



Legal Notices Transmittal and Scanning Separator Sheet

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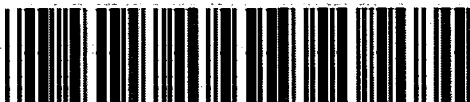
Subject of Notice: APPLICANT/OWNER: GARETH SPICER - 708 South Jones Boulevard <=>

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QC By: AUG 23 2011



August 18, 2011

LAS VEGAS CITY COUNCIL

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MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

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RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Gareth Spicer
708 South Jones Boulevard
Las Vegas, Nevada 89107

RE: SDR-41037 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JULY 20, 2011

Dear Mr. Spicer:

The City Council at a regular meeting held August 17, 2011, APPROVED the request for a Major Amendment to an approved Site Development Plan Review (SDR-35518) FOR AN OFFICE, OTHER THAN LISTED, TO ELIMINATE LANDSCAPING IN THE RIGHT-OF-WAY ALONG THE WEST PERIMETER on 0.15 acre at 708 South Jones Boulevard (APN 138-36-316-007), P-R (Professional Office and Parking) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 18, 2011.

Planning

1. The Phototinia shall be replaced with five-gallon Hawthornes.
2. Conformance to the approved conditions for Site Development Plan Review (SDR-35518), except as amended herein.
3. This approval shall be void two years from the date of final approval; unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan, landscape plan, elevation plan and floor plan date stamped 05/24/11, except as amended by conditions herein.
5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan to provide non-vegetative ground covers with rocks and small stones, crushed rock and bark, with a depth of two-inch in all areas between the proposed office building and sidewalk adjacent to the parking lot.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
10. If on-street parking is not already prohibited adjacent to this site, submit a written request to the City Traffic Engineer to eliminate parking on Jones Boulevard adjacent to this site prior to the issuance of any permits.
11. Landscape and maintain all unimproved right-of-way on Jones Boulevard adjacent to this site. Alternatively, hard surface all unimproved right-of-way on Jones Boulevard if allowed by the Planning and Development Department and/or required by the Nevada Department of Transportation prior to the issuance of a business license. Maintain all such improvements in perpetuity. All landscaping and private improvements installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
12. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Jones Boulevard public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
13. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.

Mr. Gareth Spicer
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14. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Sincerely,

A handwritten signature in black ink, reading "Angela Crolli". The signature is written in a cursive, flowing style.

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk