



Legal Notices Transmittal and Scanning Separator Sheet

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Meeting Date: 7/20/2011

Meeting Type: City Council <=>

Date of Letter: 7/21/2011

Case Number(s): SDR-41045 <=>

Subject of Notice: APPLICANT/OWNER: DANIEL ROSS - on 0.26 acres at 424 South 7th Street (APN 139-34-710-029) <=>

Record Series: Legal Notices

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JUL 25 2011

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July 21, 2011

LAS VEGAS CITY COUNCIL

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ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Daniel Ross
46 East Victory Road
Henderson, Nevada 89015

RE: SDR-41045 – SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-41044
CITY COUNCIL MEETING OF JULY 20, 2011

Dear Mr. Ross:

The City Council at a regular meeting held July 20, 2011, APPROVED the request for a Site Development Plan Review FOR A COVERED PARKING LOT WITH WAIVERS TO ALLOW AN 11-FOOT WIDE LANDSCAPE BUFFER ALONG THE EAST PERIMETER WHERE 15 FEET IS REQUIRED, A FIVE-FOOT WIDE LANDSCAPE BUFFER ALONG THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED, AND A THREE-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH PERIMETER WHERE FIVE FEET IS REQUIRED on 0.26 acres at 424 South 7th Street (APN 139-34-710-029), R-3 (Medium Density Residential) Zone [PROPOSED: P-O (Professional Office)]. The Notice of Final Action was filed with the Las Vegas City Clerk on July 21, 2011. This approval is subject to:

Planning

1. Approval of Rezoning (ZON-41044) shall be required, if approved.
2. 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.
3. All development shall be in conformance with the site plan date stamped 05/16/11, the elevations date stamped 03/22/11, and the sizes and species of the plantings specified on the landscape plan date stamped 02/24/11, except as amended by conditions herein.
4. A Waiver from Title 19.12 is hereby approved, to allow a 13-foot wide landscape buffer along the east perimeter where 15 feet is required, a five-foot wide landscape buffer along the west perimeter where eight feet is required, and a three-foot wide buffer along a portion of the north perimeter where five feet is required.

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5. An Exception to Title 19.12 is hereby approved, to allow eight 24-inch box trees within the perimeter landscape buffers where 14 trees are required.
6. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers from that on submitted site plans date stamped 05/16/11 or the sizes and species of the plantings specified on the landscape plan date stamped 02/24/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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 and shall match the proposed landscape buffers shown on the provided site plans date stamped 05/16/11.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Remove all substandard sidewalk improvements, if any, adjacent to this site and replace with new sidewalk meeting current City Standards concurrent with on-site development activities as shown on the approved Site Plan.

Mr. Daniel Ross
SDR-41045 – Page Three
July 21, 2011

14. The proposed new driveway accessing this site from 7th Street as depicted on the approved Site Plan is hereby approved as a deviation from standards from Standard Drawing #222a. Any further deviations, if any, to width, ingress/egress radii, or throat depth will require separate approval from the City Engineer.
15. Landscape and maintain all unimproved right-of-way on 7th Street adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Submit an Encroachment Agreement for all landscaping located in the 7th Street public right-of-way adjacent to this site prior to occupancy of this site. The installation and maintenance of all landscaping in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.
17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,



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

cc: Mr. Scott Brown
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