



Legal Notices Transmittal and Scanning Separator Sheet

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Meeting Date: 8/17/2011

Meeting Type: City Council <=>

Date of Letter: 8/18/2011

Case Number(s): SDR-41235 <=>

Subject of Notice: APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC - 2320 Fremont Street <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

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File By: Meeting Date



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QC By:

SCANNED

AUG 23 2011



August 18, 2011

LAS VEGAS CITY COUNCIL

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MAYOR PRO TEM

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ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Bill Bhatti
United Brothers Enterprises, Inc.
2320 Fremont Street
Las Vegas, Nevada 89115

RE: SDR-41235 - SITE DEVELOPMENT PLAN REVIEW
RELATED TO SUP-41384 AND VAR-41386
CITY COUNCIL MEETING OF AUGUST 17, 2011

Dear Mr. Bhatti:

The City Council at a regular meeting held August 17, 2011, APPROVED the request for a Major Amendment of a previously approved Site Development Plan Review (SD-0039-02) FOR A PROPOSED 2,600 SQUARE-FOOT COMMERCIAL DEVELOPMENT AND A 2,324 SQUARE-FOOT FUEL CANOPY WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE NORTH AND SOUTH PERIMETERS AND A TWO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE 15 FEET IS REQUIRED on 0.92 acres at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 18, 2011. This approval is subject to:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-41386); Special Use Permit (SUP-41384) shall be required, if approved.
2. Conformance to the approved conditions for Site Development Plan Review (SD-0039-02), 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 19.16. 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, and building elevations, date stamped 06/21/11, except as amended by conditions herein.
5. A Waiver is approved to allow no landscape buffers along portions of the north and south perimeters and a seven-foot wide landscape buffer along a portion of the east perimeter where fifteen feet is required.

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6. An Exception to Title 19.08 is approved to allow 7 trees where 15, 24-inch box sized trees are required within the perimeter landscape buffers.
7. An Exception to Title 19.08 is approved to allow no trees where two 24-inch box sized trees are required within the parking lot.
8. 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, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 06/21/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. 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.
12. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
15. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. 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.
16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

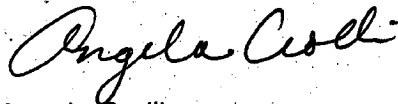
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17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. Remove all substandard sidewalk improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. The existing driveways accessing this site may remain.
19. 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.
20. The finished floor elevations of proposed new structures and drainage patterns shall comply with the recommendations made at the meeting held with the Flood Control Section on 3/14/2011.
21. Site development to comply with all previous conditions of approval for SD-39-02 and all other site-related actions.

Sincerely,



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

cc: Ms. Pat Samson
Ace Engineering
6283 Dean Martin Drive, Suite B
Las Vegas, Nevada 89118