



Legal Notices Transmittal and Scanning Separator Sheet

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Meeting Date: 8/17/2011

Meeting Type: City Council <=>

Date of Letter: 8/25/2011

Case Number(s): SDR-41799 <=>

Subject of Notice: APPLICANT/OWNER: CONTINENTAL BEAD SUPPLIERS, LLC - 612 North Jones Boulevard <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date



Prepared By: actrolli

SCANNED

Scanned By: AUG 29 2011

QC By: _____



August 25, 2011

LAS VEGAS CITY COUNCIL

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MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
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BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Greg Aaron
Continental Bread Suppliers, LLC
7825 Magnolia Glen Avenue
Las Vegas, Nevada 89128

RE: SDR-41799 – SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-41798, VAR-41800, AND VAR-41801
CITY COUNCIL MEETING OF AUGUST 17, 2011

Dear Mr. Aaron:

The City Council at a regular meeting held August 17, 2011, APPROVED the request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE FAMILY RESIDENCE INTO A 2,576 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF SIX FEET ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED AND ZERO FEET ALONG THE NORTH AND A PORTION OF THE SOUTH PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.19 acres at 612 North Jones Boulevard, (APN 138-25-310-006), R-1 (Low Density Residential) Zone [PROPOSED: P-O (Professional Office)]. The Notice of Final Action was filed with the Las Vegas City Clerk on August 18, 2011. This approval is subject to:

Added Condition

Planning

1. Deleted at City Council.
2. Approval of Rezoning (ZON-41798) and conformance to the Conditions of Approval for Variances (VAR-41800) and (VAR-41801) shall be required, if approved.
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. This approval is for an office building with a maximum area of 2,146 square feet.
5. All development shall be in conformance with the site plan and, landscape plan date stamped 08/10/11, and building elevations, date stamped 05/16/11, except as amended by conditions herein.

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

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6. A Waiver from Title 19.08.050 is hereby approved, to allow perimeter landscape buffer widths of six feet along the west perimeter where 15 feet is required and zero feet along a portion of the south perimeters where five feet is required.
7. An Exception from Title 19.08.040 is hereby approved, to allow zero trees where seven trees are required along the south perimeter.
8. An Exception from Title 19.08.110 is hereby approved, to allow zero shade trees where five shade trees are required for the parking lot.
9. Prior to issuance of a building permit, the applicant shall provide a letter from the service provider that approves the continuation of curb side trash pickup once the subject site is converted to commercial use.
10. 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 05/16/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
11. 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.
12. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
13. 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.
14. 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).
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.
16. 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.

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

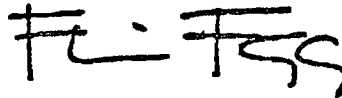
Public Works

19. Remove all substandard 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 "pan" style driveway may remain.
20. 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.
21. As appropriate, submit an Encroachment Agreement to the City of Las Vegas or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements, if any, in the Jones Boulevard public right-of-way adjacent to this site.
22. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor 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 drainage ways as recommended. A previously approved drainage study for this site is on file with the City and an update to this study may be required.

Sincerely,



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



Flinn Fagg
Director
Planning

cc: Mr. Bob Genzer
Genzer Consulting
9612 Hawksbill Court
Las Vegas, Nevada 89117