



Legal Notices Transmittal and Scanning Separator Sheet

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Date of Letter: 8/18/2011

Case Number(s): SDR-41892 <=>

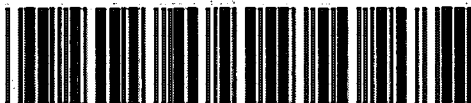
Subject of Notice: APPLICANT: O'REILLY AUTO PARTS - OWNER: LS LAS VEGAS NV RETURN, LLC - 1611 South Decatur Boulevard <=>

Record Series: Legal Notices

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August 18, 2011

LAS VEGAS CITY COUNCIL

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ELIZABETH N. FRETWELL
CITY MANAGER

Ms. Jane Dickinson Kress
LS Las Vegas NV Return, LLC
1111 Main Street, Suite #1600
Kansas City, Missouri 64105

RE: SDR-41892 – SITE DEVELOPMENT PLAN REVIEW
RELATED TO SUP-41893
CITY COUNCIL MEETING OF AUGUST 17, 2011

Dear Ms. Kress:

The City Council at a regular meeting held August 17, 2011, APPROVED the request for a Site Development Plan Review FOR A PROPOSED 14,152 SQUARE-FOOT RETAIL BUILDING on 1.25 acres at 1611 South Decatur Boulevard (APN 162-06-211-003), C-1 (Limited 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 Special Use Permit (SUP-41893) shall be required.
2. 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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/25/11, except as amended by conditions herein.
4. 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 05/25/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
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.

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LAS VEGAS, NEVADA 89101

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7. Parking lot landscape islands must conform to LVMC Title 19.08.110 standards.
8. 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.
9. 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).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.
12. 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.
13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. 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.
16. 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.
17. Per the intent of a commercial subdivision, this parcel shall allow perpetual unobstructed access to all driveways servicing the overall subdivision site.

Ms. Jane Dickinson Kress
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18. 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.

Sincerely,



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

cc: Mr. Mark Bergquist
O'Reilly Auto Parts
645 East Missouri Avenue
Phoenix, Arizona 85012