



Legal Notices Transmittal and Scanning Separator Sheet

Legal Notice Type: Action Letter

Date of Transfer to ERM: 10/27/2011

Page Count: 3

Meeting Date: 10/19/2011

Meeting Type: City Council <=>

Date of Letter: 10/27/2011

Case Number(s): SDR-42682 <=>

Subject of Notice: APPLICANT/OWNER: EMERALD RE, LLC - 2400 West Charleston Boulevard <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date



Prepared By: acrolli

Scanned By:

QC By:

SCANNED

NOV - 2 2011



October 27, 2011

LAS VEGAS CITY COUNCIL

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MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
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RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Carlos Anaya
Emerald RE, LLC
7370 Bachelors Button Drive
Las Vegas, Nevada 89131

RE: SDR-42682 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 19, 2011

Dear Mr. Anaya:

The City Council at a regular meeting held October 19, 2011, APPROVED the request for a Site Development Plan Review FOR A PROPOSED 20-FOOT TALL, 4,939 SQUARE-FOOT SINGLE-STORY OFFICE, MEDICAL WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW ZERO FEET ALONG THE WEST AND NORTH PERIMETERS WHERE EIGHT FEET IS REQUIRED on 1.17 acres at 2400 West Charleston Boulevard (APN 139-32-802-026), C-D (Designed Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 20, 2011. This approval is subject to:

Added Condition

- A. The south elevation of the building, as shown on the elevations date stamped 07/28/11, shall be revised and reviewed and approved by the Department of Planning prior to the issuance of a building permit. The revisions to the elevation shall place greater emphasis on the door and windows so as to give the appearance as the principal elevation of the structure.

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0068-71) 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 19.16. 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, date stamped 8/16/11, landscape plan date stamped 10/03/11 and building elevations date stamped 07/28/11, except as amended by conditions herein.
4. A Waiver from Title 19.08 is hereby approved, to allow a zero landscape buffer along the west and north perimeter where an eight-foot wide landscape buffer is required.

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400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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5. 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 08/16/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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.

Mr. Carlos Anaya
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October 27, 2011

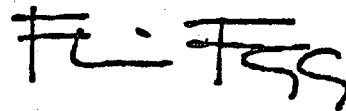
Public Works

15. Remove all substandard sidewalk improvements, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. The existing "pan style" driveways accessing this site may remain.
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. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all new private improvements, if any, in the West Charleston Boulevard public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
18. The east driveway shall be ingress only, with appropriate signage meeting the approval of the City Traffic Engineer. The west driveway may remain two-way, in its current configuration, at this time. The existing pan-style driveways may remain.
19. 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



Flinn Fagg
Director
Planning

cc: Mr. Jim Ash
Affordable Concepts, Inc.
2975 West Lake Mead Boulevard
North Las Vegas, Nevada 89032