



Legal Notices Transmittal and Scanning Separator Sheet

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Meeting Date: 11/16/2011

Meeting Type: City Council <=>

Date of Letter: 11/22/2011

Case Number(s): SDR-42843 <=>

Subject of Notice: Pam Ufer/Lutheran Evangelical Church - 301 South Maryland Parkway <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

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File By: Meeting Date



Prepared By: scolem@nv

Scanned By:

SCANNED

NOV 22 2011

QC By:



November 22, 2011

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Ms. Pam Ufer
Lutheran Evangelical Church
301 South Maryland Parkway
Las Vegas, Nevada 89101

RE: SDR-42843 – SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-42845
CITY COUNCIL MEETING OF NOVEMBER 16, 2011

Dear Ufer:

The City Council at a regular meeting held November 16, 2011, APPROVED the request for a request for a Site Development Plan Review FOR A PROPOSED PLAYGROUND WITH A WAIVER TO ALLOW NO LANDSCAPE BUFFER ON A PORTION OF THE WEST PERIMETER WHERE 10 FEET IS THE MINIMUM REQUIRED AND A CORRESPONDING REQUEST FOR ENCROACHMENT INTO THE MARYLAND PARKWAY PUBLIC RIGHT-OF-WAY on 0.77 acres at 301 South Maryland Parkway (APN 139-34-712-121), R-4 (High Density Residential) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 17, 2011. This approval is subject to:

Added Condition

A. The masonry wall facing Maryland Parkway shall be reinforced with dual rebar in accordance with code requirements for retaining walls.

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-42845) 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 and landscape plan date stamped 08/17/11 and building elevations, date stamped 09/13/11, except as amended by conditions herein.
4. A Waiver from Title 19.06.120 is hereby approved, to allow no landscape buffer on a portion of the west perimeter, where 10 feet is the minimum requirement.
5. 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.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



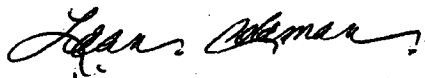
Ms. Pam Ufer
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6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures, if required.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein for new construction.

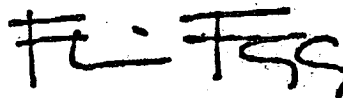
Public Works

9. Remove all substandard sidewalk improvements adjacent to the proposed playground, 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.
10. 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.
11. An encroachment for the private improvements and any landscaping in the Maryland Parkway public right-of-way as shown on the approved Site Plan is hereby approved and staff is directed to process an encroachment application that is in conformance with this approved Site Plan. The applicant must carry an insurance policy for the term of the encroachment agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove landscaping and private improvements encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all private structures 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. This encroachment will supersede the existing encroachment (L-ENCR #17359) on file with the Building and Safety Department.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk



Flinn Fagg, Director
Planning Department

cc: Mr. Sam Dunnam
Poggemeyer Design Group, Inc.
6960 Smoke Ranch Road
Las Vegas, Nevada 89128