



Legal Notices Transmittal and Scanning Separator Sheet

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Meeting Type: City Council <=>

Date of Letter: 2/16/2012

Case Number(s): SDR-43960 <=>

Subject of Notice: Randy Becker/ADSC, LLC - .43 acres at the southeast corner of Mayflower Lane and Decatur Boulevard <=>

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File By: Meeting Date



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QC By: _____



February 16, 2012

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Randy Becker
ADSC, LLC
50 South Jones Boulevard, Suite #101
Las Vegas, Nevada 89107

RE: SDR-43960 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 15, 2012

Dear Mr. Becker:

The City Council at a regular meeting held February 15, 2012, APPROVED the request for a Site Development Plan Review FOR A PROPOSED 1,921 SQUARE-FOOT RESTAURANT (WITH DRIVE-THROUGH) WITH WAIVERS OF PERIMETER LANDSCAPING BUFFER WIDTH STANDARDS TO ALLOW 10 FEET WHERE 15 FEET IS REQUIRED ALONG THE NORTH AND WEST PROPERTY LINES on 0.43 acres at the southeast corner of Mayflower Lane and Decatur Boulevard (APN 139-31-221-001), C-2 (General Commercial) Zone, . The Notice of Final Action was filed with the Las Vegas City Clerk on February 16, 2012. This approval is subject to:

Planning

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/22/11, except as amended by conditions herein.
3. A Waiver from Title 19.08.080 is hereby approved, to allow 10-foot perimeter landscape buffers along the north and west property lines where 15-foot buffers are required.
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 11/22/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

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400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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5. The existing freestanding sign shall be maintained pursuant to Title 19.08.120(D) standards or shall be removed.
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. The technical landscape plan shall include the addition of two 24 inch box trees and eight five gallon shrubs within the north perimeter landscape buffer for a total of eight trees.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

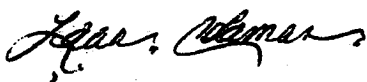
11. Dedicate an additional 10 feet of right-of-way for a total radius of 25 feet on the southeast corner of Decatur Boulevard and Mayflower Lane prior to the issuance of any permits.
12. Remove and replace all substandard improvements on Decatur Boulevard and Mayflower Lane adjacent to this site and replace with Current City Standards concurrent with on-site development activities.
13. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Decatur and Charleston Intersection Widening" project (H#37187) and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
14. A Traffic Impact Analysis or other information acceptable to the City Traffic Engineer must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way

Mr. Randy Becker
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requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

15. 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 drainageways as recommended.

Sincerely,



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

cc: Mr. Dewey Doolen
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Las Vegas, Nevada 89146

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