



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-43961 <=>

Subject of Notice: Michael Bellon/Danielle Realty/Centennial Azure - 3.55 acres at 7000 West Sahara Avenue <=>

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FEB 23 2012



February 16, 2012

LAS VEGAS CITY COUNCIL

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ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Michael Bellon
Danielle Realty/Centennial Azure
5850 Centennial Center Boulevard
Las Vegas, Nevada 89149

RE: SDR-43961 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 15, 2012

Dear Mr. Bellon:

The City Council at a regular meeting held February 15, 2012, APPROVED the request for a Major Amendment to previously approved Site Development Plan Reviews [Z-0057-98 and Z-0057-98(3)] FOR A PROPOSED MOTOR VEHICLE SALES (NEW) DEALERSHIP on 3.55 acres at 7000 West Sahara Avenue (APNs 163-03-806-012 and 013), 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. Conformance to the Conditions of Approval for Rezoning (Z-0057-98) 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, and building elevations, date stamped 11/22/11 and landscape plans date stamped 12/05/11, except as amended by conditions herein.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

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

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7. 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.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

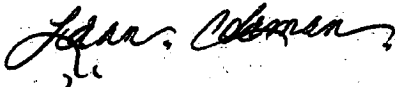
Public Works

10. In accordance with code requirements of Title 13.16 and 13.56, remove all substandard improvements adjacent to this site 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.
11. 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.
12. The site shall be designed such that all delivery vehicles can maneuver for loading and unloading on site. Vehicles shall neither be displayed nor stored within the public right-of-way adjacent to this site.
13. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site. 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. Coordinate with the Land Development Section in the Department of Building and Safety (229-6371) to determine how existing encroachments will affect this Encroachment application.
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the use of the existing facilities.

Mr. Michael Bellon
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15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

Sincerely,



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

cc: Mr. John Staluppi, Jr.
5850 Centennial Center Boulevard
Las Vegas, Nevada 89149

Mr. Michael Bellon
Elysium Enterprises, Inc.
1408 Saintsbury Drive
Las Vegas, Nevada 89144