



Legal Notices Transmittal and Scanning Separator Sheet

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Date of Letter: 3/22/2012

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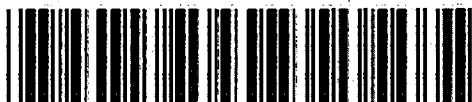
Subject of Notice: APPLICANT/OWNER: WSC REO, LLC - at the northwest corner of Sahara Avenue and Richfield Boulevard <=>

Record Series: Legal Notices

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File By: Meeting Date



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SCANNED

QC By: MAR 26 2012



March 22, 2012

LAS VEGAS
CITY COUNCIL

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MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
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BOB COFFIN
WARD 2, VACANT

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Richard Crighton
WSC REO, LLC
2015 East Windmill Lane
Las Vegas, NV 89123

RE: SDR-44168 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MARCH 21, 2012

Dear Mr. Crighton:

The City Council at a regular meeting held March 21, 2012, APPROVED the request for a request for a Major Amendment to an approved Site Development Plan Review (SDR-18693) FOR A PROPOSED 2,800 SQUARE-FOOT RESTAURANT (WITH DRIVE-THROUGH) WITH WAIVERS TO ALLOW NO LANDSCAPE BUFFER ALONG THE NORTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on approximately 0.77 acres at the northwest corner of Sahara Avenue and Richfield Boulevard (APN 162-05-403-003), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 22, 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 building elevations and floor plans, date stamped 12/19/11 and the site and landscape plans, date stamped 01/12/12, except as amended by conditions herein.
3. A Waiver from Unified Development Code 19.08.070 is hereby approved, to allow no north or west perimeter landscape buffers where eight foot wide buffers are required.
4. Exceptions from Unified Development Code 19.08.110 are hereby approved as follows: To allow no parking lot screening where one is required; and to allow 10 parking lot shade trees where 22 shade trees are required.
5. An Exception from Unified Development Code 19.08.040 is hereby approved, to allow 8 perimeter landscape trees where 32 trees are required.

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



6. 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 01/12/12. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to create a new legal lot. The mapping action shall be completed and recorded prior to the issuance of any building permits.
10. 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.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. In accordance with code requirements of Title 13.16 and 13.56, remove all substandard improvements 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. The existing "pan style" driveway on Sahara Avenue accessing this site may remain.
14. The applicant shall post a separate bond for the removal of the existing on-site "slip" lane between Sahara Avenue and the proposed drive thru lane. At the request of the applicant, the City will release this bond one year after the Certificate of Occupancy has been issued unless the City Traffic Engineer determines it must be held longer for further review. If the City Traffic Engineer determines that the "slip" lane must be removed, the property owner must close the "slip" lane within the time specified by the City Traffic Engineer or the bond will be used to close the existing "slip" lane.

Mr. Richard Crighton
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15. Landscape and maintain all unimproved rights-of-way adjacent to this site. 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.
16. As appropriate, submit an Encroachment Agreement to the City of Las Vegas and/or obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all landscaping and private improvements in the West Sahara Avenue and Richfield Boulevard public rights-of-way adjacent to this site prior to the issuance of any building permits. 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 property 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 improvements 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.
17. A Traffic Impact Analysis 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 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.
18. 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,



Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Kastytis Cechavicius
DesignCell
10777 West Twain Avenue
Las Vegas, NV 89135