



Legal Notices Transmittal and Scanning Separator Sheet

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Meeting Date: 8/15/2012

Meeting Type: City Council <=>

Date of Letter: 8/16/2012

Case Number(s): SDR-45542 <=>

Subject of Notice: APPLICANT/OWNER: JAMES & LORI JOHNSON - 2051 East Sahara Avenue <=>

Record Series: Legal Notices

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AUG 21 2012

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August 16, 2012

LAS VEGAS
CITY COUNCIL

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ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Martin Stephan
James and Lori Johnson
2051 East Sahara Avenue
Las Vegas, Nevada 89104

RE: SDR-45542 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 15, 2012
RELATED TO SUP-45540

Dear Applicants:

The City Council at a regular meeting held August 15, 2012, APPROVED the request for a Site Development Plan Review FOR A PROPOSED 2,450 SQUARE-FOOT CONVENIENCE STORE on 0.47 acres at 2051 East Sahara Avenue (APN 162-02-811-209), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 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 05/24/12, except as amended by conditions herein.
3. 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.
4. A six-foot solid wall shall be installed in compliance with Title 19.08.040(G)(2)(a) along the north and northwest property line where adjacent to residentially-zoned property prior to the issuance of a Certificate of Occupancy for the Convenience Store.
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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

CITY OF LAS VEGAS
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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. Dedicate the appropriate portions of Eastern Avenue to include the sidewalk area prior to approval of construction drawings or concurrent with the recordation of a map, whichever may occur first.
11. Remove the existing "pan" style driveways on Eastern Avenue adjacent to this site and replace them with a single radius style driveway concurrent with on-site development activities as shown on the approved site plan. The proposed new driveway accessing this site from Eastern Avenue is hereby approved as a deviation from standards. Any further deviations, if any, to width, ingress/egress radii, or throat depth will require separate approval from the City Engineer.
12. In accordance with code requirements of Title 13.56, remove all substandard sidewalk on Eastern Avenue, if any, 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.
13. 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.

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14. 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,


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

cc: Ms. Lucy Stewart
1916 Trail Peak Lane
Las Vegas, Nevada 89134