



Legal Notices Transmittal and Scanning Separator Sheet

Legal Notice Type: Action Letter

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Meeting Date: 10/17/2012

Meeting Type: City Council <=>

Date of Letter: 10/22/2012

Case Number(s): SDR-46278 <=>

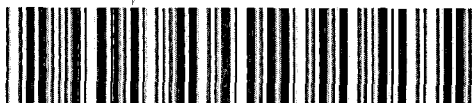
Subject of Notice: APPLICANT: COLLISION AUTHORITY C/O SUN WEST HOMES - OWNER:
CENTENNIAL 95 LIMITED PARTNERSHIP - 7280 West Azure Drive <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date



Prepared By: acroll

Scanned By:

QC By:

SCANNED

OCT 22 2012



October 22, 2012

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Joe Gwerder
Centennial 95, Limited Partnership
2810 West Charleston Boulevard, Suite #80
Las Vegas, Nevada 89102

RE: SDR-46278 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 17, 2012
RELATED TO MOD-46280 AND SUP-46275

Dear Mr. Gwerder:

The City Council at a regular meeting held October 17, 2012, APPROVED the request for a Site Development Plan Review FOR AN AUTO BODY PAINT AND BODY REPAIR SHOP WITH A WAIVER TO ALLOW A ZERO FOOT LANDSCAPE BUFFER ALONG THE NORTH PERIMETER WHERE A MINIMUM EIGHT-FOOT BUFFER IS REQUIRED on 5.36 acres at 7280 West Azure Drive (APN 125-27-113-006), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation] [PROPOSED: GC-TC (General Commercial - Town Center)]. The Notice of Final Action was filed with the Las Vegas City Clerk on October 18, 2012. This approval is subject to:

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning [Z-76-98(20)], Modification (MOD-46280) and Special Use Permit (SUP-46275) 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. A six-foot tall wrought-iron fence shall be installed along the portion of the north perimeter that is adjacent to the secured outside storage area. No CMU or solid wall is permitted along the north perimeter.
4. All development shall be in conformance with the site plan and landscape plan, date stamped 08/14/12 and building elevations, date stamped 08/10/12, and the phasing plan date stamped 08/14/12, except as amended by conditions herein.
5. A Waiver from Town Center Development Standards to allow a zero-foot landscape buffer along the north perimeter, where a minimum of eight-feet is required is hereby approved.

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

VOICE 702.229.6011
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6. The Phase II, 6,000 square-foot building pad shall be subject to a Minor Site Development Plan Review by Department of Planning staff.
7. 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. 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. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

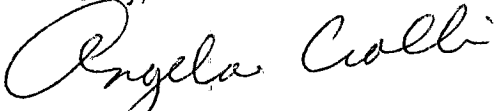
Public Works

12. In accordance with code requirements of Title 13.56, remove and replace all substandard improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting 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. The approved civil drawings for this site shall show the Site Visibility Restriction Zones (SVRZ) at all driveways abutting Azure Drive. 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. If required, comply with SVRZ related landscaping modifications for this site as recommended by the City Traffic Engineer.
14. 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, submittal of any construction drawings or the submittal of a Map subdividing this site, 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

Mr. Joe Gwerder
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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,

A handwritten signature in black ink, appearing to read "Angela Crolli". The signature is fluid and cursive, with the first name "Angela" written in a larger, more prominent script than the last name "Crolli".

Angela Crolli
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Dan Coletti
Collison Authority
Sun West Homes
2575 Montessori Street
Las Vegas, Nevada 89117

Mr. Joe Gwerder
RHS Management, LLC
2810 West Charleston Boulevard, Suite #80
Las Vegas, Nevada 89102