



September 19, 2013

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

Rancho Verde Apartments, LLC
8350 West Sahara Avenue, Suite #210
Las Vegas, Nevada 89117

RE: SDR-50098 (PRJ-49907) - SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-50095 AND SUP-50096
CITY COUNCIL MEETING OF SEPTEMBER 18, 2013

Dear Applicant:

The City Council at a regular meeting held September 18, 2013, APPROVED the request for a Site Development Plan Review FOR A PROPOSED 10,665 SQUARE-FOOT GENERAL RETAIL BUILDING on 1.2 acres at the northwest corner of Martin L King Boulevard and Mineral Avenue (APN 139-28-402-004), R-5 (Apartment) Zone [PROPOSED C-1 (Limited Commercial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on September 19, 2013. This approval is subject to:

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-50095) and Special Use Permit (SUP-50096) 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, date stamped 06/27/13, landscape plan date stamped 07/17/13 and building elevations, date stamped 07/24/13, except as amended by conditions herein.
4. Four, five-gallon shrubs shall be provided for every one tree planted.
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
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



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 13.56, remove all substandard improvements (sidewalk), if any, and replace with new improvements meeting Current City Standards concurrent with development of this site.
11. This site shall connect to the public sewer line in Martin L King Boulevard concurrent with development.
12. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan Prior to submittal of construction drawings for this site.
13. Landscape and maintain all unimproved rights-of-way, if any, 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.
14. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the installation of landscaping, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,



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

cc: Mr. Jim Gallagher
Madison Development Group, LLC
10510 NE Northup Way, Suite #120
Kirkland, Washington 98033

Ms. Andrea Cole
GC Garcia, Inc.
1711 Whitney Mesa Drive, #110
Henderson, Nevada 89014