



March 24, 2014

LAS VEGAS
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Mr. Gary Vause
Vause Family Trust
3020 Plaza De Monte
Las Vegas, Nevada 89102

RE: SDR-51412 - SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-51413, VAR-51414 AND SUP-51415
CITY COUNCIL MEETING OF MARCH 19, 2014

Dear Applicant:

The City Council at a regular meeting held March 19, 2014 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 24-FOOT TALL, 3,475 SQUARE-FOOT FINANCIAL INSTITUTION, GENERAL AND DRIVE-THROUGH WITH A WAIVER TO ALLOW A FIVE-FOOT PERIMETER LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE WHERE 10 FEET IS REQUIRED on 0.70 acres at 2301 and 2319 West Charleston Boulevard (APNs 162-05-511-015 and 016), C-D (Designed Commercial) Zone [PROPOSED: O (Office)]. The Notice of Final Action was filed with the Las Vegas City Clerk on March 20, 2014. This approval is subject to:

Planning

1. Approval of a Rezoning (ZON-51413) and approval of and conformance to the Conditions of Approval for a Variance (VAR-51414) and Special Use Permit (SUP-51415) 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 landscape plan date stamped 01/15/14 and building elevations date stamped 09/25/13, except as amended by conditions herein.
4. An Exception from UDC Chapter 19.08.110(C)(12) is hereby approved, to allow eight parking lot trees where 10, 24-inch box shade trees are required.
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.

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6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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.
8. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan at the time application is made for a building permit:
 - a. Provide one additional 24-inch box deciduous shade or evergreen tree in the perimeter buffer along the south property line.
 - b. Provide a minimum of two 24-inch shade trees in the five-foot amenity zone along Charleston Boulevard. The trees may be located within a planter or within grates spaced no more than 45 feet on center.
 - c. The proposed strawberry trees within the north perimeter buffer shall be changed to a species with a larger canopy acceptable to the Department of Planning.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

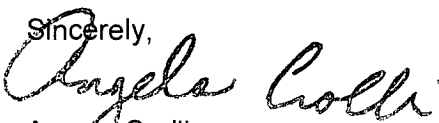
Public Works

10. Grant an easement for a bus shelter on Rancho Drive and grant a Pedestrian Access Easement for any public sidewalk not within the public right of way prior to the issuance of permits.
11. Remove all existing substandard street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards and abandon unused sewer laterals as required by the Department of Public Works.
12. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Charleston Boulevard public right of way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
13. All private improvements and landscaping 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. Submit an Encroachment Agreement for landscaping and private improvements in the Rancho Drive public right of way prior to this issuance of permits for these improvements. 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. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
15. 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, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. 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.
16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, 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. Ted Watson
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