



Legal Notices Transmittal and Scanning Separator Sheet

Legal Notice Type: Action Letter

Date of Transfer to ERM: 1/30/2014

Page Count: 2

Meeting Date: 1/22/2014

Meeting Type: City Council <=>

Date of Letter: 1/27/2014

Case Number(s): SDR-51621 <=>

Subject of Notice: George Shakiban/Southwestern Holdings, LLC - on a 3.41-acre portion of an 8.99 acre commercial subdivision at 4833 West Charleston Boulevard <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date



Prepared By: acoleman

Scanned By: _____

QC By: _____



LAS VEGAS
CITY COUNCIL

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ELIZABETH N. FRETWELL
CITY MANAGER

January 27, 2014

Mr. George Shakiban
Southwestern Holdings, LLC
23945 Calabasas Road, Suite #101
Calabasas, California 91302

RE: SDR-51621 (PRJ-51350) – SITE DEVELOPMENT PLAN REVIEW RELATED
TO VAR-51622
CITY COUNCIL MEETING OF JANUARY 22, 2014

Dear Mr. Shakiban:

The City Council at a regular meeting held January 22, 2014, APPROVED the request for a Site Development Plan Review FOR A PROPOSED 5,359 SQUARE-FOOT RETAIL BUILDING WITH A WAIVER TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER WHERE FIVE FEET IS REQUIRED ALONG A PORTION OF THE WEST PROPERTY LINE on a 3.41-acre portion of an 8.99 acre commercial subdivision at 4833 West Charleston Boulevard (APN 162-06-111-001), C-1 (Limited Commercial) Zone.

The Notice of Final Action was filed with the Las Vegas City Clerk on January 23, 2014. This approval is subject to:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-51622) 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 dated stamped 11/04/13, and building elevations, date stamped 10/14/13, except as amended by conditions herein.
4. A Waiver from Title 19.08.070 is hereby approved, to allow a zero-foot wide landscape buffer along the east property lines where an eight-foot wide buffer is required.
5. An Exception from Title 19.08.110(C)(12) is hereby approved, to allow no landscape islands where one is required for every six parking spaces for the 22 parking spaces in lots east of the subject pad.

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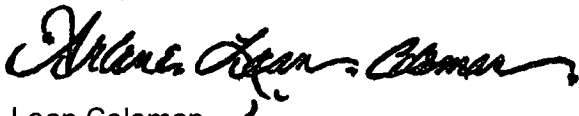
Mr. George Shakiban
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6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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. 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. Fire Department access shall be maintained at all times per Fire Department Standards.
11. 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,

A handwritten signature in black ink, appearing to read "Lean Coleman", with a stylized flourish at the end.

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Todd Vedelago
Vedelago Petsch Architects, Inc.
3535 Executive Terminal Drive, Suite #310
Henderson, Nevada 89052