



Legal Notices Transmittal and Scanning Separator Sheet

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Meeting Date: 1/22/2014

Meeting Type: City Council <=>

Date of Letter: 1/27/2014

Case Number(s): SDR-51779 <=>

Subject of Notice: Southern Nevada Housing Authority - .71 acres at 330 North 13th Street <=>

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Scanned By: _____

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CITY MANAGER

January 27, 2014

Southern Nevada Housing Authority
340 North 11th Street, Unit #170
Las Vegas, NV 89101

RE: SDR-51779 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 22, 2014

Dear Applicant:

The City Council at a regular meeting held January 22, 2014, APPROVED the request for a Major Amendment to an approved Site Development Plan Review (Z-0024-83) FOR A PROPOSED 3,313 SQUARE-FOOT ADDITION TO AN EXISTING 4,161 SQUARE-FOOT INDIVIDUAL CARE FACILITY (ADULT DAY CARE) on 0.71 acres at 330 North 13th Street (APN 139-35-212-122), 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. 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 10/24/13, except as amended by conditions herein.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. 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

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- (5. cont'd.) 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.
6. An Exception from Title 19.08.040(F) is hereby approved, to allow 10 five-gallon shrubs within the northeast perimeter landscape buffer where six 24-inch box shade trees are required.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. 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. The sidewalk ramp at the southeast corner of North Rue 13 and 13th Street shall meet Current City Standards.
10. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the North Rue 13 and 13th Street public rights-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).
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 or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,



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

cc: Mr. Christopher Vito
NV Adult Day Healthcare Centers
2008 South Jones Boulevard
Las Vegas, Nevada 89123

Mr. Mark Labaj
GGW Architects
4945 West Patrick Lane
Las Vegas, Nevada 89118