



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-51784 <=>

Subject of Notice: Brendan Keating/TEG Charleston Decatur, LLC - .47 acres at 4717 West Charleston Boulevard <=>

Record Series: Legal Notices

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File By: Meeting Date



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Scanned By:

QC By:



LAS VEGAS
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ELIZABETH N. FRETWELL
CITY MANAGER

January 27, 2014

Mr. Brendan Keating
TEG Charleston Decatur, LLC
6018 South Durango Drive, Suite #110
Las Vegas, Nevada 89113

RE: SDR-51784 (PRJ-50710) - SITE DEVELOPMENT PLAN REVIEW RELATED
TO VAR-51936
CITY COUNCIL MEETING OF JANUARY 22, 2014

Dear Mr. Keating:

The City Council at a regular meeting held January 22, 2014, APPROVED the request for a Site Development Plan Review FOR A PROPOSED 1,750 SQUARE-FOOT RESTAURANT WITH WAIVERS TO ALLOW TEN-FOOT LANDSCAPE BUFFERS ALONG A PORTION OF THE NORTH AND WEST PERIMETERS WHERE 15 FEET IS REQUIRED, A FOUR-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER WHERE EIGHT FEET IS REQUIRED, AND TO ALLOW A BUILDING ORIENTATION TO BE AWAY FROM THE STREET CORNER WHERE SUCH IS REQUIRED on 0.47 acres at 4717 West Charleston Boulevard (APN 162-06-102-001), 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. 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, date stamped 11/12/13 and the landscape plan, floor plan and building elevations, date stamped 10/24/13, except as amended by conditions herein.
3. A Waiver from Title 19.08.070 is hereby approved to allow a ten-foot landscape buffer along a portion of the north and west perimeters and a four-foot landscape buffer along the south perimeter.
4. A Waiver from Title 19.08.040 is hereby approved to allow the building orientation to be away from the street corner.
5. An Exception from Title 19.08.110(C)(12) is hereby approved to allow three shade trees in the parking lot where four are required.

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

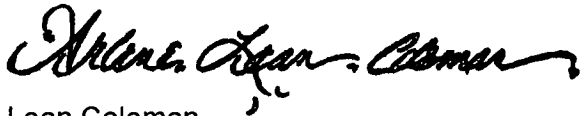
VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

6. An Exception from Title 19.08.040 is hereby approved to allow 14 perimeter landscape buffer trees where 21 are required.
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 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.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
12. In accordance with code requirements of Title 13.56, remove all substandard improvements adjacent to this site, if any, and replace with new improvements meeting Current City Standards concurrent with development of this site.
13. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on site with a handicap ramp.
14. 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.
15. 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.
16. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements, if any, in the Charleston Boulevard public right of way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

Mr. Brendan Keating
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17. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the Decatur Boulevard 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).
18. 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,



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

cc: Starbucks Coffee Company
2401 Utah Avenue South
Seattle, Washington 98134

Mr. TJ Kucewesky
SCM Solutions, LLC
1281 East Magnolia Street, Suite #186
Fort Collins, Colorado 80524