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/city of las vegas

December 22, 2014

Ms. Julie Contreras
1585 North Decatur Boulevard
Las Vegas, Nevada 89108

RE: SDR-56145 [PRJ-56036] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-56142
CITY COUNCIL MEETING OF DECEMBER 17, 2014

Dear Applicant:

The City Council at a regular meeting held December 17, 2014 APPROVED the request for a Site Development Plan Review FOR THE RESTRIPIING, FENCING AND TRASH ENCLOSURE MOVEMENT WITHIN THE SITE FOR AN EXISTING 5,100 SQUARE-FOOT COMMERCIAL BUILDING WITH AN EXCEPTION TO ALLOW A TRASH ENCLOSURE ADJACENT TO THE RIGHT-OF-WAY at 1585 North Decatur Boulevard (APN 138-25-503-004), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2014. This approval is subject to:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-56142) 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 10/08/14 and the floor plan and building elevations, date stamped 09/25/14, except as amended by conditions herein.
4. The two access gates adjacent to Vegas Drive shall remain open during business hours.
5. An Exception from Title 19.08(C)(12) is hereby approved, to allow zero shade trees in the parking lot where six are required.
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.

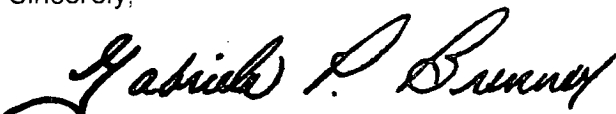
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8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
11. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this site.
12. Landscape and maintain all unimproved right-of-way 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.
13. 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,



Gabriela Portillo-Brenner
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Rene Rolin
8465 West Sahara Avenue, Ste. 111-147
Ls Vegas, Nevada 89117