



July 7, 2005

Mr. Melvin Green
Holy Cross Missionary Baptist Church
1328 West Lake Mead Boulevard
Las Vegas, Nevada 89106

AS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
CITY MANAGER

RE: SDR-6596 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JULY 6, 2005
RELATED TO VAR-6597 and SUP-6595

Dear Mr. Green:

The City Council at a regular meeting held July 6, 2005 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 5,700 SQUARE-FOOT CHURCH AND WAIVERS TO ALLOW A 10 FOOT FRONT SETBACK WHERE 20 FEET IS REQUIRED AND THE PERIMETER AND PARKING LOT LANDSCAPING REQUIREMENTS on 0.40 acres at 1328 W. Lake Mead Boulevard (APN 139-21-610-293), R-2 (Medium-Low Residential) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 7, 2005. This approval is subject to:

Planning and Development

1. Prior to the issue of building permits a revised site plan shall be submitted to the Planning and Development Department that shows a plaza near the building a minimum of 250 square feet in area.
2. Prior to the issue of building permits revised elevations shall be submitted to the Planning and Development Department that reflect four-sided architecture. The design shall include features that increase visual interest such as pilasters, recesses, pop outs or box outs on all sides.
3. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect landscaping around the foundation of the building, one landscaped parking lot finger, and a minimum of four five?gallon shrubs for each tree within provided planters.
4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

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5. All development shall be in conformance with the site plan and building elevations, date stamped 04/26/05, except as amended by conditions herein.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. The lighting shall be directed away from adjacent property or screened, and shall not create fugitive lighting on adjacent properties.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall materials may include decorative block, split face, flute, brick, slump stone or wrought iron. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. All City Code requirements and design standards of all City departments must be satisfied.
12. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
13. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.

Public Works

14. Coordinate with the City Surveyor to determine the method of mapping necessary, if mapping is required. If mapping is required the map should record prior to the issuance of any building permits for this site.
15. 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.

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16. The proposed driveway shall be designed, located and constructed in accordance with Standard Drawing #222A.
17. Show all Sight Visibility Restriction Zones (SVRZ) as presented by Clark County Area Standard Drawing #201.2 for this site.
18. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.
19. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
20. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns 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 drainageways as recommended.

Sincerely,



Vicky Darling
Assistant Deputy City Clerk for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Melvin Green
3305 West Spring Mountain Road, Suite #92
Las Vegas, Nevada 89102

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