



002985

October 24, 2000

Mr. and Mrs. James Bracy
330 North 9th Street
Las Vegas, Nevada 89101

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

RE: U-0072-00 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF OCTOBER 18, 2000

Dear Mr. and Mrs. Bracy:

The City Council at a regular meeting held October 18, 2000 APPROVED the request for a Special Use Permit FOR A PROPOSED 1,744 SQUARE FOOT CHURCH at 330 North 9th Street (APN: 139-35-112-001), R-4 (High Density Residential) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 19, 2000. This approval is subject to:

Planning and Development

1. The three spaces shown adjacent to the north wall of the proposed church building shall be deleted.
2. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first. The plan shall show the addition of 24 inch box trees spaced 20 feet on center along the north and west property lines.
3. Replace the existing chain link fence on the south property line with a 6 foot tall decorative perimeter wall with a minimum of 20 percent contrasting material, as required by the Planning and Development Department.
4. The Special Use Permit includes only such activities as religious services, religious instruction, church club activities and similar activities. Functions such as child care facilities, formal educational programs preschool classes and similar related activities shall require an additional public hearing.
5. Thrift shops, homeless shelters and other similar activities are prohibited.
6. The property will have to meet all requirements of a commercial structure, as required by the Building and Safety Department.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

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Public Works

7. Dedicate a 25 foot radius on the southeast corner of 9th Street and Mesquite Avenue prior to the issuance of any permits.
8. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards prior to occupancy of this site.
9. Construct full-width alley paving adjacent to this site concurrent with development of this site.
10. Landscape and maintain all unimproved rights-of-way on 9th Street and Mesquite Avenue adjacent to this site.
11. Submit an Encroachment Agreement for all landscaping and private improvements located in the 9th Street and Mesquite Avenue public rights-of-way adjacent to this site prior to occupancy of this site.
12. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways should be designed, located and constructed to meet the intent of Standard Drawing #224.
13. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

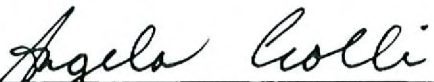
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Planning and Development

14. All development shall be in conformance with the Site Development plan and building elevations.
15. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
16. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
17. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
18. All City Code requirements and design standards of all City departments must be satisfied.
19. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.
20. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

Sincerely,



ANGELA CROLLI FOR
BARBARA JO RONEMUS, City Clerk

/ac

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

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