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CITY of LAS VEGAS



December 24, 1997

Mr. Richard Ziser
Canyon Ridge Christian Church
2620 Regatta Drive, #206
Las Vegas, Nevada 89128

RE: U-88-95(3) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Ziser:

The City Council at a regular meeting held December 8, 1997 considered the Appeal filed by Canyon Ridge Christian Church from the denial by the Planning Commission on a request for a Site Development Plan Review on property located on the northwest corner of Lone Mountain Road and Jones Boulevard for ONE PROPOSED 3,600 SQUARE FOOT MODULAR OFFICE AND FOUR PROPOSED 1,440 SQUARE FOOT MODULAR CLASSROOMS IN CONJUNCTION WITH AN APPROVED CHURCH, R-E (Residence Estates) Zone.

The City Council granted a portion of the Appeal; thereby APPROVING the Site Development Plan Review for the modular office only, subject to:

1. Prior to any additional development approvals, a revised site plan, detailing project phasing for the entire site, shall be submitted to the Planning and Development Department.
2. The office modular building shall be removed in three years or whenever Phase 2 is completed, whichever occurs first, with the applicant providing a status report to Staff every six months commencing January 1, 1998.
3. Construct appropriate on-site paving to allow two-way traffic circulation from the public street system to and from this site prior to occupancy of this site as required by the Department of Public Works.
4. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainage- ways as recommended in the approved drainage plan/study.
5. Site development is to comply with all applicable Conditions of Approval for U-88-95 and all subsequent site-related actions as required by the Planning and Development Department and the Department of Public Works.

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6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
7. All City Code requirements and design standards of all City departments must be satisfied.
8. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
9. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
10. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.
11. 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.
12. 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 to provide for transportation hazards.
13. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Sincerely,


BARBARA JO RONEMUS
City Clerk *PSK*

/ac

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

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