



036610

May 9, 2003

MAYOR
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CITY COUNCIL
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CITY MANAGER
DOUGLAS A. SELBY

Mr. Benny Jaques
Victory Outreach, Inc.
P.O. Box 3637
North Las Vegas, Nevada 89030

RE: SDR-1921 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 7, 2003
Related to GPA-1922 & ZON-1919

Dear Mr. Jaques:

The City Council at a regular meeting held May 7, 2003 APPROVED the Request for a Site Development Plan Review FOR A PROPOSED 20,376 SQUARE FOOT CHURCH, DAYCARE FACILITY, RECTORY, AND PLAYGROUND on 2.68 acres at 500 North 28th Street (APN: 139-36-110-034 & 035), R-E (Residence Estates) Zone, [PROPOSED: C-V (Civic)]. The Notice of Final Action was filed with the Las Vegas City Clerk on May 8, 2003. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-1922) to a PF (Public Facility) land use designation approved by the City Council.
2. A Rezoning (ZON-1919) to a C-V (Civic) Zoning District approved by the City Council.
3. 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.
4. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
5. The building setbacks for this development shall be a minimum of: 15-foot front yard setback; 35-foot corner side setback, and 70-foot rear setback.
6. Any portion of the site to be used for vehicle access and parking is required to be paved.

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7. The landscape plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect a minimum fifteen wide landscape area along Twenty-Eighth Street extending to the north property line. Landscaping shall consist of minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
8. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation on the east elevation facing Julian Street for Phases II and III. The building shall have a finished appearance after the construction of each phase.
9. The block wall around the childcare area shall consist of at least 20 percent contrasting materials.
10. 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. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
11. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. Parking lot lighting standards shall be no more than 20 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. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
15. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

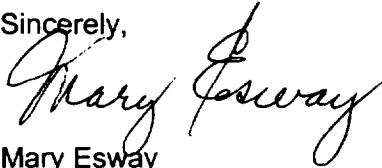
Mr. Benny Jaques
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16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
17. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

18. Meet with the Traffic Engineering Representative in Land Development 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 shall be designed, located and constructed in accordance with Standard Drawing #222a.
19. Site development to comply with all applicable conditions of approval for ZON-1919 and all other site related actions.

Sincerely,



Mary Esway
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Mr. Melvin D. Green
Perez-Green Architects
3305 W. Spring Mtn Rd #92
Las Vegas, Nevada 89102