



008615

March 9, 2001

Reverend Bertie McCoy
Echoes of Faith
1401 East Washington Avenue
Las Vegas, Nevada 89101

RE: SD-0005-01 - SITE DEVELOPMENT PLAN REVIEW

Dear Reverend McCoy:

Your request for a Site Development Plan Review FOR TWO PROPOSED BUILDINGS CONTAINING OFFICE/MEETING ROOMS IN CONJUNCTION WITH AN EXISTING CHURCH on 4.25 acres at 1401 East Washington Avenue (APN: 139-26-201-013), C-V (Civic) Zone, Ward 5 (Weekly), was considered by the Planning Commission on March 8, 2001.

The Planning Commission voted to recommend APPROVAL of your request, subject to the following:

Planning and Development

1. If this Site Development Plan Review is not exercised within two years from date of approval, the Site Development Plan Review shall be void unless an Extension of Time is granted.
2. The landscape plan shall indicate a minimum fifteen (15') foot wide landscape planter with 24-inch box trees planted 20-feet on center along the Washington Avenue frontage, and eight (8') foot wide landscape planters with 24-inch box trees planted 30-feet on center along Fantasy Lane and the north and east property lines. All landscaping shall adhere to the minimum requirements of the Las Vegas Urban Design Guidelines and Standards.
3. The landscape plan shall depict all parking lot landscape islands be a minimum of five-feet in width with one 24-inch box tree provided for every six parking spaces. All landscaping for parking areas shall adhere to the minimum requirements of the Las Vegas Urban Design Guidelines and Standards.
4. The landscape plan shall depict the long row of parking indicated north of the proposed structures to depict one landscape finger island, with a minimum width of five-feet and one 24-inch box tree, to be provided for every six parking spaces. All landscaping shall adhere to the minimum requirements of the Las Vegas Urban Design Guidelines and Standards.

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5. The site plan shall be revised to indicate a minimum of five (5) handicap parking spaces; one handicap space shall be designated as van accessible.
6. All parking surfaces must be paved before the issuance of the Certificate of Occupancy for the two proposed building additions.
7. The applicant shall remove the mobile home structure before the issuance of the Certificate of Occupancy for the two proposed building additions.

Public Works

8. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the northeast corner of Washington Avenue and Fantasy Lane.
9. Construct half-street improvements including appropriate overpaving on Fantasy Lane adjacent to this site concurrent with development of this site.
10. Remove all substandard public street improvements and unused driveway cuts adjacent to this site along Washington Avenue, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site.
11. The proposed vehicular gate on Fantasy Lane may be placed immediately behind the right-of-way line as proposed, if remotely operated, or, if not remotely operated if the gate is to remain open during normal business hours and provided the gate is oriented so that no part of the gate encroaches into the public right-of-way in either the open or closed position. If the gate is proposed to be closed during normal business hours, it shall be set back a minimum of 18 feet from the right-of-way line. The proposed vehicular gates on Washington Avenue shall be set back a minimum of 18 feet from the right-of-way line and shall remain open during normal business hours.
12. 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 #234.2 and #234.3 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 for exclusive right turn lanes and dual left turn lanes 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. 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.

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.

13. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway 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.
14. A 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. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the Planning Engineer.

Standard Conditions

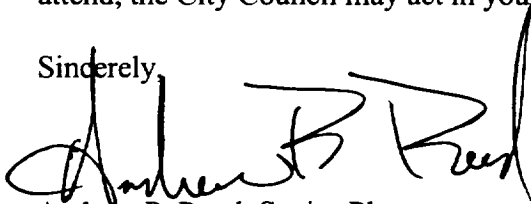
15. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

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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.
18. All City Code requirements and design standards of all City departments must be satisfied.

This item will be considered by the City Council on April 18, 2001, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative choose not to attend, the City Council may act in your absence without your input.

Sincerely,



Andrew P. Reed, Senior Planner
Planning and Development Department
Current Planning Division

APR:sd

cc: Mr. Dennis Louks
Quality Choice Construction
4180 South Sandhill Road
Las Vegas, Nevada 89121