



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

September 1, 2000

Mr. Stanley Stewart  
Calvary Community Assembly of God  
2900 North Torrey Pines Drive  
Las Vegas, Nevada 89108

RE: Z-0086-99(1) - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF AUGUST 16, 2000

Dear Applicant:

The City Council at a regular meeting held August 16, 2000 APPROVED the request for a Site Development Plan Review on property located adjacent to the southeast corner of the intersection of Torrey Pines Drive and Brooks Avenue FOR A PROPOSED 14,980 SQUARE FOOT DAYCARE AND A 20,539 SQUARE FOOT COMMUNITY CENTER IN CONJUNCTION WITH AN EXISTING CHURCH (CALVARY COMMUNITY ASSEMBLY OF GOD), U (Undeveloped) Zone [R (Rural Density) General Plan Designation], R-E (Residence Estates), and C-V (Civic) Zones PROPOSED C-V (CIVIC) ZONE, Size: 11.22 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on August 17, 2000. This approval is subject to:

1. Construct a 6-foot high decorative block wall on the north half of the eastern property line prior to the issuance of any other grading, building or construction permits. The remainder of the perimeter wall shall be completed prior to the issuance of the certificate of occupancy.
2. The landscape plan shall be revised to depict a minimum six foot wide planter along the east property boundary.
3. The elevations for the proposed buildings shall be revised to depict the same colors used as the existing church building, or the exterior material colors of the existing building shall be changed to match the colors of the proposed buildings.
4. Wallpack lighting shall not be allowed. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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



002113

Mr. Stanley Stewart  
Z-0086-99(1) – Page Two  
September 1, 2000

6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission 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.
7. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

Sincerely,

  
BEVERLY K. BRIDGES  
Chief Deputy City Clerk

/vwd

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

Mr. John Lopeman  
JMA Architecture Studios  
10150 Covington Cross Drive  
Las Vegas, Nevada 89144