



000595

July 19, 2000

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CITY MANAGER
VIRGINIA VALENTINE

Pastor Sylvester Rogers
Mt. Sinai Missionary Baptist Church
1025 Balzar Avenue
Las Vegas, Nevada 89106-2203

RE: U-0052-00(1) - REVIEW OF CONDITION – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JUNE 21, 2000

Dear Pastor Rogers:

The City Council at a regular meeting held June 21, 2000 APPROVED the request for a Review of Conditions of approval on an approved Special Use Permit and Site Development Plan Review FOR A 511 SQUARE FOOT EXPANSION OF AN EXISTING CHURCH on 0.30 acre at 1025 Balzar Avenue (APN: 139-21-610-012), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly). The Notice of Final Action was filed with the Las Vegas City Clerk on June 22, 2000. This approval is subject to:

Planning and Development

1. Redesign one of the northern 4 parking spaces as a van accessible handicapped space. If the requirement for 12 total spaces cannot be met, a Variance application will need to be submitted and approved for a reduction in the number of required parking spaces.
2. A three-foot wide walkway shall be provided from the handicap accessible space to the entrance of the church. The walkway shall also have access to the sidewalk on Concord Street.
3. Wheel stops shall be placed at all parking spaces to prevent vehicles from hanging over landscaped areas or pedestrian walkways.
4. A detailed landscape plan shall be submitted to the Planning and Development Department. The landscape plan shall include a seven-foot wide planter on the south property line and a five-foot wide planter on the east property line. The planter on the east property line shall consist of drought tolerant shrubs.
5. A six-foot high decorative block wall shall be provided along the south and east property lines. Construction of the wall shall be completed within six months after completion of the building addition as determined by issuance of a certificate of occupancy.

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

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6. The pavement shall be removed from the area at the north end of the proposed parking lot to the north property line and shall be replaced with landscaping.
7. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets and alleys.
8. Landscaping and a permanent underground sprinkler system shall be provided in accordance with the submitted landscape plan 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.
9. All City Code requirements and design standards of all City departments must be satisfied.

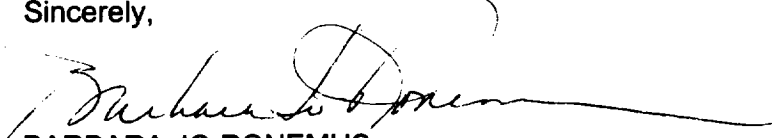
Public Works

10. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site.
11. 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.
12. 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, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible 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. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer. We note that this site is within a Special FEMA Flood Hazard Zone "AO".

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13. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works and a copy submitted to the Nevada Department of Transportation (NDOT) 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 traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits. 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.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/gpb

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

Mr. Teddy May
1151 Shady Run Terrace
Henderson, Nevada 89015