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February 25, 2000

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CITY MANAGER
VIRGINIA VALENTINE

Mr. David Eddelman
Mr. Willie Langford
Mt. Jameson Missionary Baptist Church
825 "E" Street
Las Vegas, Nevada 89106

RE: ABEYANCE - SD-0038-99 - SITE DEVELOPMENT PLAN REVIEW

Dear Messieurs Eddelman and Langford:

Your request for a Site Development Plan Review on property located at 825 "E" Street FOR A PROPOSED 1,408 SQUARE FOOT ADDITION TO AN EXISTING CHURCH (MT. JAMESON MISSIONARY BAPTIST CHURCH), R-4 (High Density Residential) Zone, Ward 5 (Weekly), APN: 139-27-310-009, was considered by the Planning Commission on February 24, 2000.

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

1. A Special Use Permit must be approved for the expansion of the church use on the site prior to the issuance of any building permits for the proposed project.
2. The landscape plan shall be revised to depict landscaping for the areas between the proposed building and the landscape planters on the north and south property boundaries, including a method of planting with native low maintenance and low water-using ground cover.
3. The elevations shall be revised to depict roofing finish material consisting of concrete barrel tile.
4. All development shall be in conformance with the Site Development plan and building elevations.
5. 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.

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

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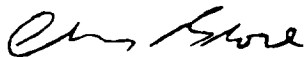
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
8. All City Code requirements and design standards of all City departments must be satisfied.
9. Submit an application to vacate unused rights-of-way on "E" Street and on Morgan Avenue adjacent to this site prior to the issuance of permits; such Vacation Application shall have been acted upon by the City Council prior to the issuance of any permits for this site. If such vacation application is not approved for any reason, this site shall be redesigned to accommodate the existing and proposed rights-of-way prior to the issuance of any permits for this site; if such vacation is approved, the Order of Vacation shall record prior to occupancy of the expanded portion of this site as required by the Department of Public Works.
10. Dedicate an additional 5 feet of right-of-way for a total half-street width of 40 feet on Washington Avenue adjacent to this site, a 20 foot radius on the southwest corner of Washington Avenue and "E" Street and a 20 foot radius on the northwest corner of "E" Street and Morgan Avenue, prior to the issuance of any permits as required by the Department of Public Works. Coordinate with the Right-of-Way section of the Department of Public Works for assistance in this dedication.
11. Construct all incomplete half-street improvements (sidewalk) on "E" Street and Morgan Avenue adjacent to this site, including a handicap ramp on the northwest corner of E Street and Morgan Avenue, concurrent with development of this site as required by the Department of Public Works.
12. 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 concurrent with development of this site as required by the Department of Public Works.
13. 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. All new or modifications to existing driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a as required by the Department of Public Works.

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14. Obtain an Encroachment Agreement for all landscaping and private improvements in the Washington Avenue, "E" Street, and Morgan Avenue public rights-of-way adjacent to this site as required by the Department of Public Works.
15. Landscape and maintain all unimproved right-of-way on Washington Avenue, "E" Street and Morgan Avenue adjacent to this site as required by the Department of Public Works.
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. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
18. 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 Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

This item will be considered by the City Council on April 5, 2000, 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 chooses not to attend, the City Council may act in your absence without your input.

Sincerely



Chris Glore, Senior Planner
Planning and Development Department
Current Planning Division

CG:clb