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007140

February 23, 2000

Serob Hocharian on behalf of
Saint George's Episcopal Church
110 Timmy Avenue
Clovis, California 93612

RE: U-138-99 - SPECIAL USE PERMIT

Dear Applicant:

The City Council at a regular meeting held February 16, 2000 APPROVED the request for a Special Use Permit and a Site Development Plan Review on property located on the northeast corner of Gilmore Avenue and Quadrel Street FOR A PROPOSED 11,806 SQUARE FOOT CHURCH, U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], Ward 4 (Brown), APN: 138-09-501-040. The Notice of Final Action was filed with the Las Vegas City Clerk on February 17, 2000. This approval is subject to:

1. All signage proposed for the church shall be monument type and shall not exceed six feet in height.
2. A Site Development Plan Review is required for Phase 2.
3. Additional uses, not specified in this request such as day care, require an additional public hearing to add the use.
4. Prior to the issuance of a building permit, submit to the Planning and Development Department a revised site plan depicting: a van accessible handicap parking space with access aisle widths of five feet on one side and eight feet on the other, internal driveway widths of 24 feet for two-way traffic, and the trash receptacle located 50 feet from the residential property line.
5. Prior to obtaining a building permit, submit for approval by the Planning and Development Department a revised landscape plan depicting: an 8 foot wide landscaping planter with 24 inch box trees spaced a maximum of 20 linear feet on-center adjacent to the north property line, one 24 inch box tree for every six proposed parking spaces, and a minimum tree size of 24 inch not 15 gallon.
6. Dedicate 30 feet of right-of-way adjacent to this site for Gilmore Avenue, 30 feet for Quadrel Street and a 15 foot radius on the northeast corner of Gilmore Avenue and Quadrel Street prior to the issuance of any permits as required by the Department of Public Works.
7. Construct all incomplete half-street improvements on Gilmore Avenue and Quadrel Street adjacent to this site concurrent with development of this site as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

8. 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 as required by the Department of Public Works.
9. 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, whichever may occur first. 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 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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for 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. 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.
10. 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.
11. If this Special Use Permit is not exercised within one year after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
12. All City Code requirements and all City departments' design standards shall be met.
13. All development shall be in conformance with the Site Development plan and building elevations.

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14. 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.
15. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
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. 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.

Sincerely,


BEVERLY K. BRIDGES
Chief Deputy City Clerk

/ac

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

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