



007047

October 26, 1999

Mr. Ed Compton  
Las Vegas Rescue Mission  
480 West Bonanza Road  
Las Vegas, Nevada 89106

RE: U-81-99 - SPECIAL USE PERMIT

Dear Mr. Compton:

The City Council at a regular meeting held October 6, 1999 APPROVED the request for a Special Use Permit on property located on the northwest corner of Bonanza Road and D Street FOR A PROPOSED 8,000 SQUARE FOOT DORMITORY IN CONJUNCTION WITH THE EXISTING LAS VEGAS RESCUE MISSION, C-2 (General Commercial) Zone, Ward 3 (Reese), APN's: 139-27-310-080 and 081. The Notice of Final Action was filed with the Las Vegas City Clerk on October 7, 1999. This approval is subject to:

1. This use shall be reviewed in two years from the date of the City Council action on this request, at which time the City Council may require the use to be discontinued or altered.
2. Dedicate a 25 foot radius on the northwest corner of Bonanza Road and D Street prior to the issuance of any permits as required by the Department of Public Works. This condition shall not be enforced if the applicant provides proof of existing signage or other permanent private improvements within the area requested for dedication.
3. 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 as required by the Department of Public Works.
4. Landscape and maintain all unimproved right-of-way on Bonanza Road adjacent to this site as required by the Department of Public Works.
5. Submit an Encroachment Agreement for all landscaping and private improvements located in the Bonanza Road public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
6. 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. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

MAYOR  
OSCAR B. GOODMAN

CITY COUNCIL  
MICHAEL J. McDONALD  
(MAYOR PRO-TEM)  
GARY REESE  
LARRY BROWN  
LYNETTE B. McDONALD

CITY MANAGER  
VIRGINIA VALENTINE

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7. 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.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
9. All City Code requirements and design standards of all City departments must be satisfied.
10. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
11. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
12. 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.
13. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.
14. 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 Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Sincerely,

  
by BKB

BARBARA JO RONEMUS  
City Clerk

/vwd

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

Mr. Bump Hudson  
2900 S. Valley View Boulevard  
Las Vegas, Nevada 89102

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Las Vegas Rescue Mission  
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