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CITY MANAGER
VIRGINIA VALENTINE



006813

August 17, 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:

Your 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, was considered by the Planning Commission on August 12, 1999.

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

1. 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.
2. 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.
3. Landscape and maintain all unimproved right-of-way on Bonanza Road adjacent to this site as required by the Department of Public Works.
4. 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.
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. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. 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.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

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

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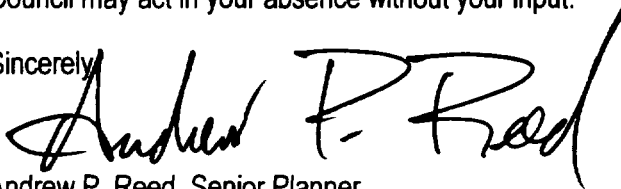


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8. All City Code requirements and design standards of all City departments must be satisfied.
9. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
10. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
11. 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.
12. 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.
13. 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.

This item will be considered by the City Council on September 15, 1999, 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 choose not to attend, the City Council may act in your absence without your input.

Sincerely,



Andrew P. Reed, Senior Planner
Current Planning Division

APR:sd

cc: Mr. Bump Hudson
Las Vegas Rescue Mission
480 West Bonanza Road
Las Vegas, Nevada 89106

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