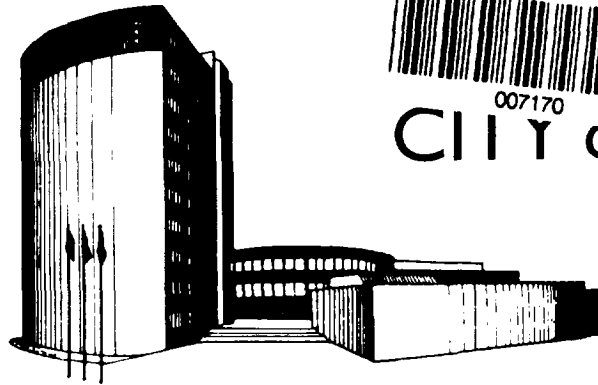


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CITY OF LAS VEGAS

April 22, 1999

Mr. Joe Schlageter
The Schlageter Family Trust on behalf of Roman Catholic Bishop of Las Vegas
625 South Tonopah Drive
Las Vegas, Nevada 89106

RE: U-21-99 - SPECIAL USE PERMIT

Dear Mr. Schlageter:

The City Council at a regular meeting held April 12, 1999, APPROVED the request for a Special Use Permit on property located at 1900 and 1920 Martin L. King Boulevard FOR A PROPOSED 15,283 SQUARE FOOT CHURCH, R-E (Residence Estates) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 13, 1999. This approval is subject to:

1. Submit a revised site plan showing a decorative six foot high block wall along the north and south property lines, and moving the southeast trash enclosure a minimum of 50 feet from existing residential to the south prior to issuance of any permits.
2. Submit a revised landscape plan showing ground cover on the area set aside for future development prior to the issuance of any permits.
3. Delete both driveways to Lexington Street. This condition may be deferred until such time as the proposed application to vacate Lexington Street is submitted to and acted upon by the City Council.
4. The applicant shall provide revised elevations to staff that break down the mass and scale of the building by incorporating such features as score lines, reveals, or contrasting brick colors along the base of the building.
5. The site shall not be used as a rescue mission or homeless shelter.
6. A Site Development Plan Review will be required before the Planning Commission prior to any development on the area set aside for future development.
7. Construct all incomplete half-street improvements on Lexington Street adjacent to this site concurrent with development of this site as required by the Department of Public Works. Also, 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.

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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 aligned either opposite to or offset a distance acceptable to the Traffic Engineer from existing driveways or streets opposite this site. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
9. Meet with the City Traffic Engineer to determine an appropriate amount for traffic signal contribution(s) to partially fund the future upgrading of the existing traffic signal system at the intersection of Lake Mead Boulevard and Martin L. King Boulevard and a new signal at the intersection of Jimmy Avenue and Martin L. King Boulevard; such contributions shall be paid prior to the issuance of building or off-site permits 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. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.
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. All development shall be in conformance with the plot plan and building elevations as amended by the above conditions.
12. 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.
13. 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.
14. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
15. All City Code requirements and design standards of all City departments must be satisfied.

Mr. Joe Schlageter
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16. Remove all substandard public street improvements and all 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.
17. 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.
18. 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.
19. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
20. 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,


BARBARA JO RONEMUS
City Clerk

/gpb

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

Mr. John Dodd
Roman Catholic Bishop of Las Vegas
P. O. Box 18316
Las Vegas, Nevada 89114-8316

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4588 Coachman Circle
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