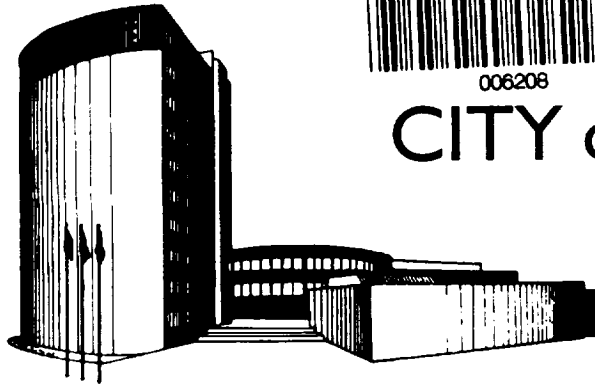


MAYOR
JAN LAVERTY JONES

COUNCILMEN
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CITY MANAGER
VIRGINIA VALENTINE



006208

CITY of LAS VEGAS

March 1, 1999

Mr. Harvey Mandel
Mr. James J. Holmberg
S.V.D.P. Management, Inc.
M.A.S.H. Village
1559 North Main Street
Las Vegas, Nevada 89101

RE: U-146-98 - SPECIAL USE PERMIT

Dear Messers Mandel and Holmberg:

The City Council at a regular meeting held February 22, 1999 APPROVED the request for a Special Use Permit on property located at 1559 North Main Street FOR A PROPOSED 66,692 SQUARE FOOT SHELTER FOR THE HOMELESS CAMPUS WITH LONG AND SHORT-TERM TRANSITIONAL HOUSING, ADMINISTRATIVE OFFICES, ANCILLARY CHILD CARE AND MEDICAL CLINIC FACILITIES IN CONJUNCTION WITH AN EXISTING 40,377 SQUARE FOOT TRANSITIONAL LIVING CENTER. The Notice of Final Action was filed with the Las Vegas City Clerk on February 23, 1999. This approval is subject to:

1. An additional 46 parking spaces shall be provided on site, for a total of 175 parking spaces on site.
2. The landscape plan shall be amended to conform with the requirements of Title 19A and the Las Vegas Urban Design Guidelines and Standards.
3. Building 1 shown on the preliminary site plan shall meet the residential adjacency requirements of Title 19A unless a Variance is obtained.
4. An amended site plan and landscape plan depicting conformance with these conditions shall be submitted for approval by the Planning and Development Department prior to any site development activity and prior to the issuance of any permits.
5. The driveway layout shall meet the intent of Standard Drawing #222a as required by the Department of Public Works.



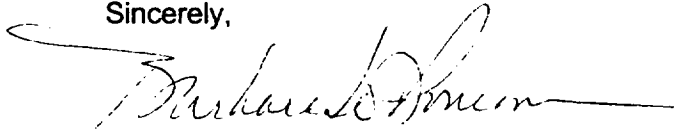
Mr. Harvey Mandel
Mr. James J. Holmberg
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6. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study.
7. Site development to comply with all applicable Conditions of Approval for Z-109-93 and all other site-related actions as required by the Department of Public Works.
8. All development shall be in conformance with the plot plan and building elevations.
9. 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.
10. 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.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
12. All City Code requirements and design standards of all City departments must be satisfied.
13. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
14. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
15. 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.
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. 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.

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18. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
19. 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,



BARBARA JO RONEMUS
City Clerk

BJR

/ac

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