



December 18, 2009

Mr. Fouston Jordan
1230 Adams Street
Las Vegas, Nevada 89106

RE: SDR-35931 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 2, 2009
RELATED TO SUP-35932

Dear Mr. Jordan:

The City Council at a regular meeting held December 2, 2009 APPROVED the request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 2,871 SQUARE-FOOT RESIDENCE TO A CHURCH/HOUSE OF WORSHIP WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW BUFFER WIDTHS OF FIVE FEET, TWO FEET, AND SEVEN FEET ALONG THE EAST, WEST, AND NORTH PERIMETERS, RESPECTIVELY; WHERE EIGHT FEET IS REQUIRED AND SIX FEET ALONG THE FRONT PERIMETER WHERE 15 FEET IS REQUIRED on 0.60 acres at 1230 West Adams Avenue (APN 139-28-607-009), R-1 (Single Family Residential) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 3, 2009. This approval is subject to:

Added Conditions

- A. Prior to the issuance of an additional building permit or Certificate of Occupancy, whichever occurs first, the applicant shall submit floor plans to scale to the Planning and Development Department, to verify building square footage.
- B. Four additional 24-inch box trees shall be added in the north landscaping buffer area to meet the Code requirement abutting the neighboring residential property.
- C. The north perimeter wall must comply with Title 19.12 and there shall be no chain link fencing allowed on the property perimeter.

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-35932) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

LAS VEGAS CITY COUNCIL

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MAYOR

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MAYOR PRO TEM

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176877

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

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3. All required building permits must be obtained, fees paid, and a final inspection approved prior to occupancy of the building for a church/house of worship use.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/18/09, and the floor plan, date stamped 09/09/09, except as amended by conditions herein.
5. Waivers from 19.12.040 are hereby approved to allow buffers of five, two, and seven feet along the east, west and north perimeters, respectively, where eight feet is required and a buffer of six feet along the south perimeter where 15 feet is required.
6. Deleted at City Council.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. The applicant shall submit plans depicting all exterior lighting to meet requirements of Title 19.08.050
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

CITY of LAS VEGAS

OFFICE OF THE CITY CLERK
CITY HALL
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101-2986

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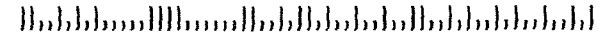
Mr. Fouston Jordan
1230 Adams Street
Las Vegas, Nevada 89106

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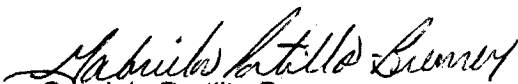


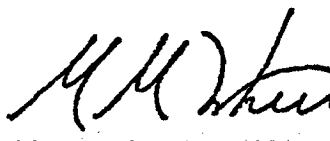
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Public Works

14. 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 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. The existing driveway for ingress and the proposed driveway for egress for this site are acceptable as "pan" style driveways.
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time building permits are issued.
18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Sincerely,


Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk


M. Margo Wheeler, AICP
Director
Planning and Development

cc: Ms. Joey DeBlanco
Las Vegas Civil Engineering
2251 North Rampart Boulevard, Suite #418
Las Vegas, Nevada 89128