



Legal Notices Transmittal and Scanning Separator Sheet

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Meeting Date: 9/21/2011

Meeting Type: City Council <=>

Date of Letter: 10/4/2011

Case Number(s): SDR-41925 <=>

Subject of Notice: APPLICANT/OWNER: SECOND BAPTIST CHURCH, INC. - on 0.66 acres at the southwest corner of Madison Avenue and "E" Street <=>

Record Series: Legal Notices

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File By: Meeting Date



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SCANNED

QC By: OCT - 4 2011



October 4, 2011

LAS VEGAS CITY COUNCIL

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MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

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BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. John Tippet
Second Baptist Church, Inc.
500 West Madison Avenue
Las Vegas, Nevada 89106

RE: SDR-41925 – SITE DEVELOPMENT PLAN REVIEW
RELATED TO SUP-41927
CITY COUNCIL MEETING OF SEPTEMBER 21, 2011

Dear Mr. Tippet:

The City Council at a regular meeting held September 21, 2011, APPROVED the request for a Site Development Plan Review FOR EXPANSION OF AN EXISTING PARKING LOT AND WAIVERS OF PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW ZERO-FOOT BUFFERS ALONG THE NORTH AND EAST PERIMETERS WHERE 15 FEET IS REQUIRED AND A SIX-FOOT BUFFER ALONG THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.66 acres at the southwest corner of Madison Avenue and "E" Street (APNs 139-27-210-026 through 029), R-4 (High Density Residential) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 22, 2011. This approval is subject to:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-41927) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 06/21/11, except as amended by conditions herein.
4. A Waiver from Title 19.06.120 is hereby approved, to allow a zero-foot buffer along the north and east perimeters where 15 feet is required and a six-foot buffer along the west perimeter where eight feet is required.
5. An Exception from 19.08.040 is hereby approved, to allow 12 perimeter trees where 15 trees are required.

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov



6. An Exception from 19.08.110 is hereby approved, to allow 16 parking lot trees where 29 trees are required.
7. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 06/21/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
8. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. 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. Installed landscaping shall not impede visibility of any traffic control device.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

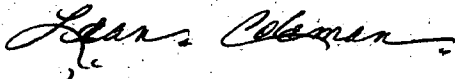
Public Works

14. Remove all substandard sidewalk improvements and unused curb cuts adjacent to this site 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.
15. The mid-block crossing shown on the submitted site plan is hereby approved by the Traffic Engineering section of the Department of Public Works. Civil improvement drawings, when submitted, shall show the appropriate signing and sidewalk ramps.

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16. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements 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. Submit an Encroachment Agreement for all landscaping located in the Madison Avenue and "E" Street public rights-of-way adjacent to this site prior to occupancy of this site. The installation and maintenance of all landscaping in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Ms. Lazell Preator
Preator Consulting, LLC
1012 Silver Retreat Court
Henderson, Nevada 89002