



Las Vegas
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Office of the
City Manager
Scott D. Adams
City Manager

July 20, 2017

Mr. and Mrs. James Bracy Jr.
330 North 9th Street
Las Vegas, Nevada 89101

**RE: ABEYANCE ITEM - SDR-69227 [PRJ-67965] - SITE DEVELOPMENT
PLAN REVIEW RELATED TO SUP-69226
CITY COUNCIL MEETING OF JULY 19, 2017**

Dear Mr. and Mrs. Bracy

The City Council at a regular meeting held on July 19, 2017 voted to **APPROVE** a request for a Site Development Plan Review FOR THE CONVERSION OF A MULTI-FAMILY RESIDENCE TO A PROPOSED 3,184 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP on a 0.25 acres at 330 North 9th Street (APN 139-35-112-001), R-4 (High Density Residential) Zone, Ward 5 (Barlow) [PRJ-67965].

This approval is subject to the following conditions

Planning

- 1 Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-69226) shall be required.
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, landscape plan, and building elevations, date stamped 04/13/17, except as amended by conditions herein.
- 4 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.
- 5 These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

DEPARTMENT OF PLANNING

Development Services Center | 333 N. Rancho Drive | 3rd Floor | Las Vegas, NV 89106 | 702.229.6301 | FAX 702.474.0352 | TTY 7-1-1

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6. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
7. All utility or mechanical equipment shall comply with the provisions of the Downtown Centennial Plan, unless approved by a separate waiver.
8. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan: the specific species of the five-gallon shrubs and quantities of the proposed and existing trees.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Remove all substandard street improvement (including streetlights) and replace meeting Downtown Centennial Standards to the satisfaction of the City Engineer concurrent with development of this site, except as amended by conditions herein. The "pan style" driveways on 9th Street and Mesquite Avenue may remain as long as the sidewalk path along these streets complies with Americans with Disabilities Act (ADA) guidelines.
11. Prior to the issuance of any permits, grant a "Pedestrian Access Easements" where public sidewalk exists outside of the public rights-of-way along 9th Street and Mesquite Avenue.
12. 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.

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- 13 Submit a License Agreement for landscaping and private improvements in the 9th Street and Mesquite Avenue public rights-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836)

The Notice of Final Action was filed with the Las Vegas City Clerk on July 20, 2017.

Sincerely,

A handwritten signature in black ink that reads "Robert Summerfield". The signature is fluid and cursive, with the first name "Robert" and last name "Summerfield" clearly legible.

Robert Summerfield, AICP[®]
Acting Director
Department of Planning

RTS:PL:clb

cc Mr Gary Carlsson
6440 Brisol Way
Las Vegas, Nevada 89107