



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF PLANNING

**CITY HALL**

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cityoflasvegas  
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October 7, 2021

Father Courtney Edward Krier  
St. Joseph Catholic Church  
131 North 9th Street  
Las Vegas, Nevada 89101

**RE: ABEYANCE - 21-0116-SDR1  
CITY COUNCIL MEETING OF OCTOBER 6, 2021**

Dear Father Krier:

The City Council at a regular meeting held on **October 6, 2021** voted to **APPROVE** a Land Use Entitlement project request FOR A 9,851 SQUARE-FOOT ADDITION TO AN EXISTING 3,060 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP WITH WAIVERS OF TITLE 19.09 FORM BASED CODE DEVELOPMENT STANDARDS on 0.48 acres at the southwest corner of Ogden Avenue and 9th Street (APNs Multiple), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

**Planning**

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/18/21, except as amended by conditions herein.
3. A Waiver from Title 19.09 is hereby approved, to allow a zero-foot setback on North 9th street where five feet is required.
4. A Waiver from Title 19.09 is hereby approved, to allow no façade, amenity zone, or street tree plantings along the North 9th Street frontage.

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5. A Waiver from Title 19.09 is hereby approved, to allow a 12-foot ground floor height where 13 feet is required.
6. A Waiver from Title 19.09 is hereby approved, to allow bicycle parking within 250 feet of the main entrance where 40 feet is required.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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.
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, which 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. 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.
12. Prior to the submittal of a building permit application, the applicant shall meet with the Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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**Public Works**

14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with City Standard sidewalk, curb, and gutter. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with the development of this site.
15. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with the development of this site.
16. Prior to the approval of Construction drawings for this site, sign a Covenant Running with land agreement for the possible future installation of any off-site improvements per requirements of the Downtown Masterplan (Title 19 Appendix F) that are deferred by this action including undergrounding of all existing overhead utility lines adjacent to this site not placed underground with this development. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.
17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits [or the submittal of a map for this site], whichever may occur first. Provide and improve all drainage ways as recommended.

The Notice of Final Action was filed with the Las Vegas City Clerk on October 7, 2021.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:clb

cc: Mr. Jim Naven  
Environmental Design Group  
450 Fremont Street  
Las Vegas, Nevada 89101

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