

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Robert Eastman, Planning Manager, Land Development & Community Services
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: SUP-39-2020 **St. Martin's Anglican Church**
Date: October 15, 2020

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code – Titles 15 and 16, NRS 278* and accepted *Clark County Area Uniform Standard Drawings*, the Department of Public Works recommends the following conditions of approval:

1. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
3. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040. Conformance may require modifications to the site.
4. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1 and 225.
5. The property owner is required to grant a roadway easement for commercial driveways.
6. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
7. Dedication and construction of the following streets and/or half streets is required per the Master Plan of Streets and/or Highways and City of North Las Vegas Municipal Code section 16.24.100:
 - a. Lone Mountain Road
 - b. Donna Street
8. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.
9. Approval of a traffic study or traffic study waiver is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.

Utilities – For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
- Submittal of a Hydraulic Analysis per the *Uniform Design and Construction Standards (UDACS) for Potable Water Systems* is required and will be subject to the review and approval of the Utilities Department.
- The property owner may apply for a vacation of ten feet of right-of-way along Lone Mountain Road.

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide**:
<http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>.

Robert Weible, Land Development Project Leader
Department of Public Works

St. Martin's Anglican Church

2314 Bahama Point Ave.

North Las Vegas, NV 89031

Phone: 1-702-670-2844

Email: info@stmartinsanglicanlasvegas.org

September 23, 2020

Mr. Robert Eastman

Planning and Zoning Manager

City of North Las Vegas

2250 Las Vegas Blvd., North, #114

North Las Vegas, NV 89030

Mr. Eastman,

Please accept this letter of intent for our organization to receive a special use permit for the property owned by Mr. Boyd Bulloch located at 821 E. Lone Mountain Road, North Las Vegas, 89081 for use as a small church building.

The property currently is a stand-alone large residence not in a developed neighborhood, located on approximately 1.2 acres of ground, with a 4,791 sq ft structure. It has a large full "round-about" asphalt driveway, additional paved parking area in both the front and rear, and another large concrete pad parking area in the rear upon the removal of the storage sheds. Using the standard (18' length x 9' wide) parking space dimensions, the property can easily accommodate sixteen vehicles which is more than double our current requirement. Should the need arise, there is ample additional area on the property that can be paved and used for added parking capacity in the future.

We are a very small new church congregation forming in North Las Vegas, under the Diocese of Western Anglicans and part of the Anglican Church North America (ACNA). Our current group consists of five (5) couples and others for a total group size of 15 persons. We would expect to use the property for Sunday morning worship services, study and prayer group meetings, and other normal related church activities.

As part of leasing this property, we would expect to significantly and substantially clean and maintain the premises as well as remove the large rear storage sheds and other items Mr. Bulloch currently uses at this property.

We respectfully request that Planning and Zoning approve our request for the special use permit for this property in the current state, as we do not plan any major changes to the premise beyond minor repairs and clean-up.

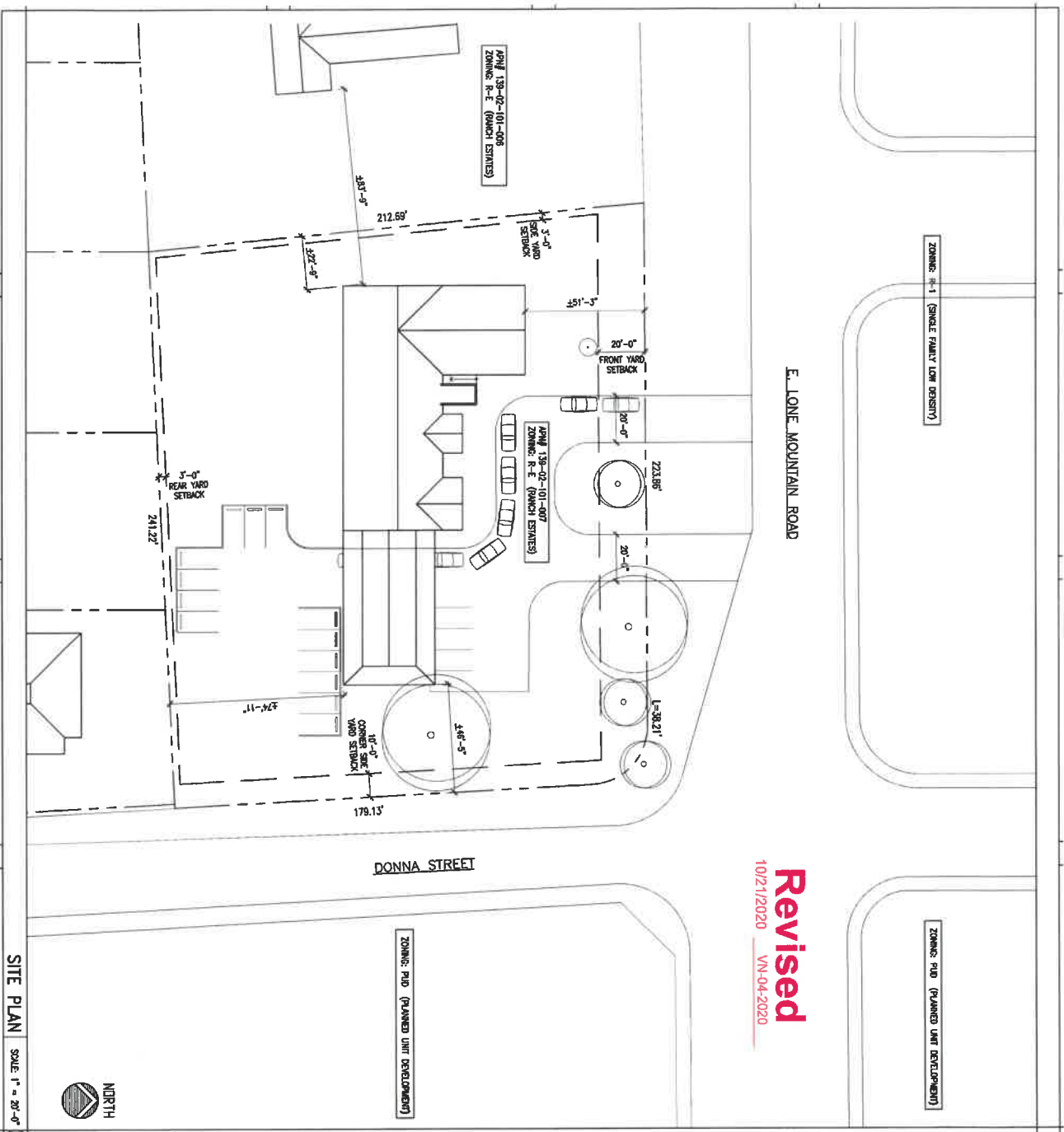
With this submittal are current use and planned use drawings for the property.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Nacin". The signature is fluid and cursive, with a large initial "P" and a long, sweeping underline.

The Reverend Paul Nacin
Rector, St. Martin's Anglican Church



SITE PLAN
SCALE: 1" = 20'-0"
1

Revised
10/21/2020
VN-04-2020

PROJECT DATA:

A. GENERAL:
PROJECT NO.: VN-04-2020
CITY OF NORTH LAS VEGAS, NEVADA
CURRENT ZONING: R-E (RANCH ESTATES)
PROPOSED ZONING: R-E (RANCH ESTATES)
SPECIAL USE PERMITS REQUIRED: YES NO
ZONING CHANGES REQUIRED: YES NO
WATER/SEWERAGE REQUIRED: YES NO
SITE AREA: 1.16 ACRE / 50,028 S.F.
EXISTING BUILDING AREA: 7,650 S.F.
PERCENTAGE OF SITE COVERED BY EXISTING BLDG. FOOTPRINT: 15.1%
EXISTING BUILDING FOOTPRINT: 1,500 S.F.
B. STORIES & BUILDING HEIGHT:
MAX. BUILDING HEIGHT: 20'-0"
MAX. FRONT YARD SETBACK: 20'-0"
MAX. SIDE YARD SETBACK: 10'-0"
MAX. CORNER SIDE YARD SETBACK: 10'-0"
MAX. LOT WIDTH: 100'-0"
MAX. LOT OVERLAP: NONE
C. PARKING PROVIDED: 17 SPACES (REQUIRED ACCESSIBLE SPACES INCLUDED)

BUILDING USE PERMIT SET

ST. MARTIN'S ANGELICAN CHURCH
821 EAST LONE MOUNTAIN ROAD
BUILDING USE PERMIT
FOR: ROBERT EASTMAN
CITY OF NORTH LAS VEGAS, NEVADA 89001

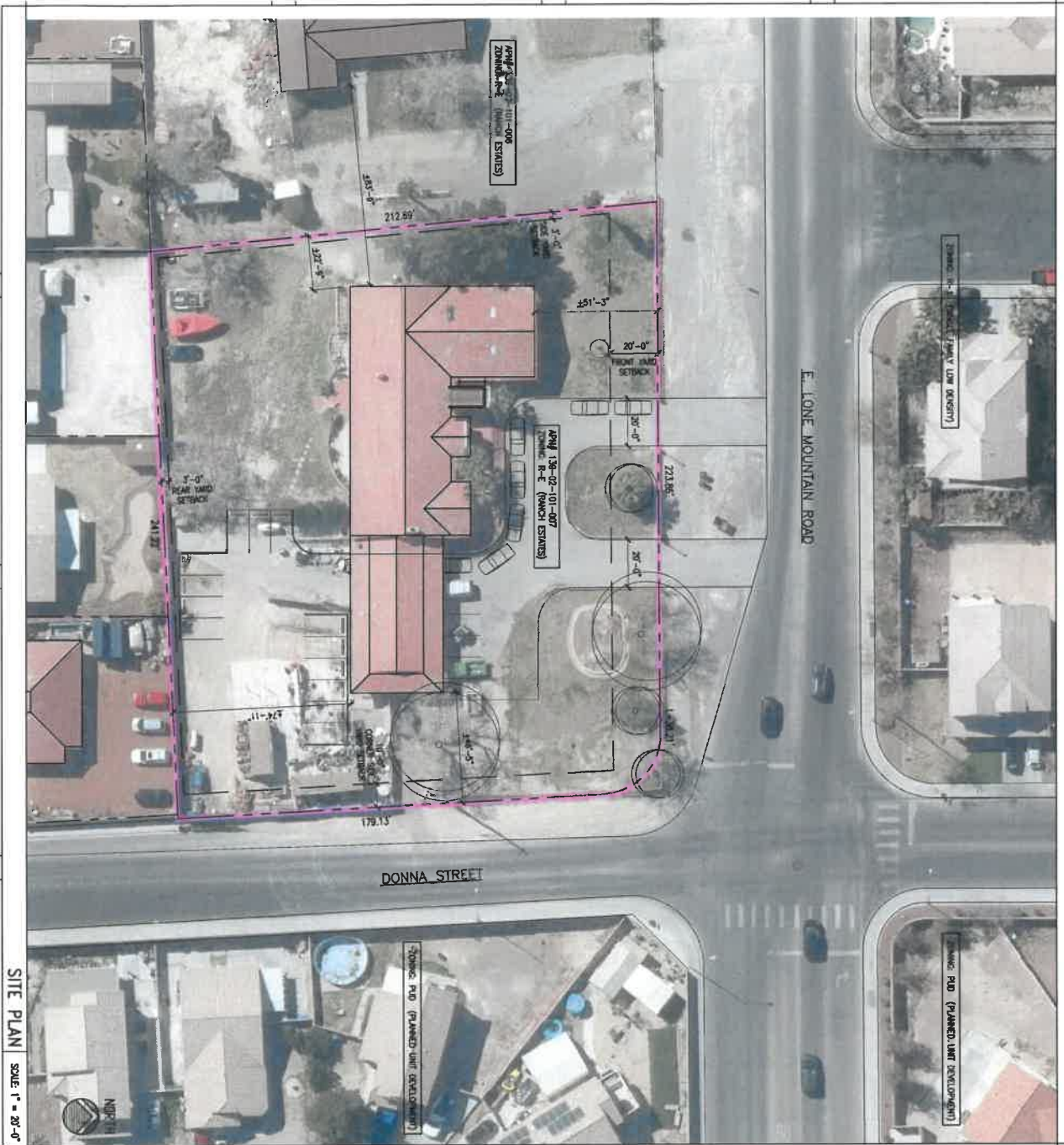
architecture/engineering/site
GARY GUY WILSON
4845 West Patrick Ave.
Las Vegas, Nevada 89118

planning/interior design
AA ARCHITECTS, PC
(702) 514-1888
info@aaarchitects.com
www.aaarchitects.com

PROJECT NO.: 7116700A
PROJ. ARCH.: GUY GUY WILSON
PROJ. CIVIL: GUY GUY WILSON
PROJ. MECH.: GUY GUY WILSON
PROJ. ELECTR.: GUY GUY WILSON
PROJ. PLUMBING: GUY GUY WILSON
PROJ. HVAC: GUY GUY WILSON
PROJ. LANDSCAPE: GUY GUY WILSON
PROJ. OTHER: GUY GUY WILSON

DATE: 1 OCTOBER 2020
SHEET: A1.1

STAMP: GUY GUY WILSON
REGISTERED ARCHITECT
STATE OF NEVADA
NO. 448
EXPIRATION DATE: 10/31/2024



SITE PLAN
SCALE: 1" = 20'-0"
1

PROJECT DATA:

A. GENERAL:	
APPLICANT:	CITY OF NORTH LAS VEGAS, NEVADA
PROJECT NAME:	ST. MARTIN'S ANGLICAN CHURCH
PROPOSED ZONING:	R-E (RANCH ESTATES)
SPECIAL USE PERMITS REQUIRED:	YES <input type="checkbox"/> NO <input type="checkbox"/>
WATER/SEWERAGE REQUIRED:	YES <input type="checkbox"/> NO <input type="checkbox"/>
SITE AREA:	1.16 ACRE / 50,000 S.F.
EXISTING BUILDING AREA:	7,840 S.F.
PERCENTAGE OF SITE COVERED BY EXISTING BLDG. FOOTPRINT:	1.51 %
EXISTING BUILDING HEIGHT:	1 STORY
B. SETBACKS & BUILDING HEIGHT:	
MINIMUM BUILDING HEIGHT:	20'
MIN. FRONT YARD SETBACK:	20'
MIN. SIDE YARD SETBACK:	5'
MIN. CORNER SET YARD SETBACK:	10'
MIN. LOT WIDTH:	100'
MIN. LOT COVERAGE:	10%
C. PARKING PROVIDED, IF STALLS (REQUIRED ACCESSIBLE STALLS INCLUDED)	

Revised
10/21/2020
VN-04-2020

BUILDING USE PERMIT SET

ST. MARTIN'S ANGLICAN CHURCH
821 EAST LONE MOUNTAIN ROAD
BUILDING USE PERMIT
FOR: ROBERT EASTMAN
CITY OF NORTH LAS VEGAS, NEVADA 89001

architecture/engineering/site
GARY GUY WILSON
4945 West Patrick Lane
Las Vegas, Nevada 89118
(702) 534-7888

planning/interior design
AA ARCHITECTS, PC
(702) 534-7888
interior design corp. certified cdd 000000

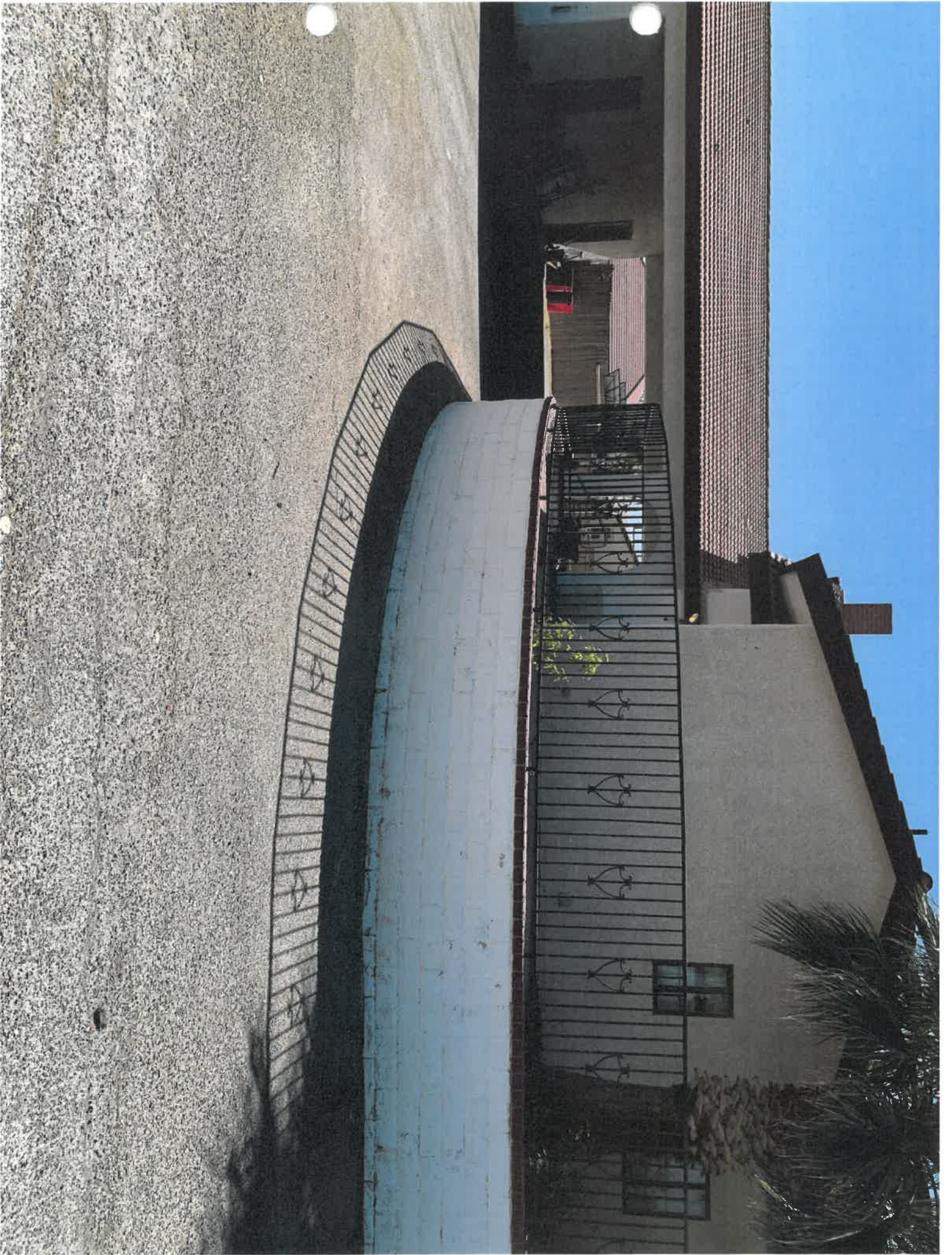
FOR SIGNATURE OF ARCHITECT OR ENGINEER
DATE: 10/21/2020
ALL RIGHTS RESERVED

STAMP: REGISTERED ARCHITECT
GARY GUY WILSON
STATE OF NEVADA
EXPIRATION DATE: 10/31/2023

STAMP: REGISTERED ARCHITECT
AA ARCHITECTS, PC
STATE OF NEVADA
EXPIRATION DATE: 10/31/2023

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GARY GUY WILSON
STATE OF NEVADA
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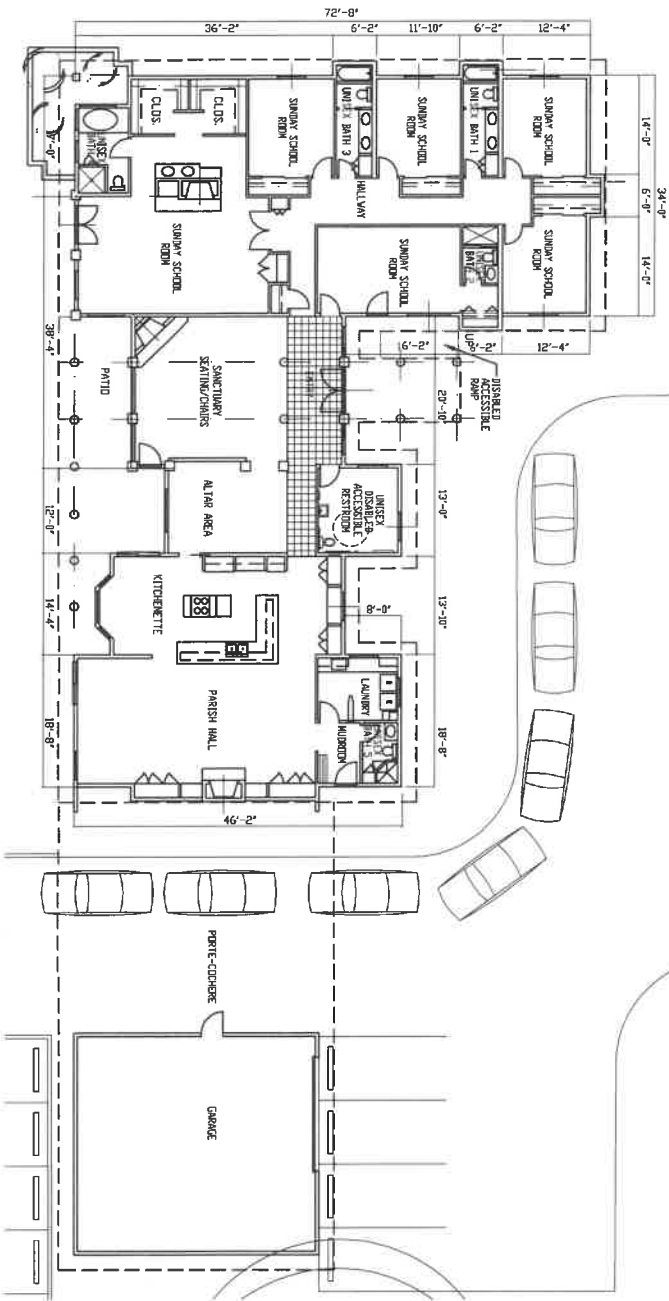






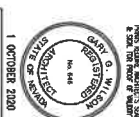






FLOOR PLAN SCALE 1/8" = 1'-0" 1

SHT. NO. A2.1 1 OCTOBER 2000



REVISIONS	DATE	BY	DESCRIPTION
1	10/01/00	GW	ISSUED FOR PERMIT

ST. MARTIN'S ANGELICAN CHURCH
821 EAST LONE MOUNTAIN ROAD
 BUILDING USE PERMIT
 FOR: ROBERT EASTMAN
 CITY OF NORTH LAS VEGAS, NEVADA 89001

architecture/engineering/site
GARY GUY WILSON
 4045 West Pollock, Suite
 Las Vegas, Nevada 89118

BUILDING USE PERMIT SET

planning/interior design
ARCHITECTS, PC
 (702) 534-7888
 Nevada State Board of Architecture
 License No. 10000

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF ARCHITECTS, PC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ALL RIGHTS RESERVED.

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE/FEET WHEN MAP REDUCED FROM 1:10,000 ORIGINAL.

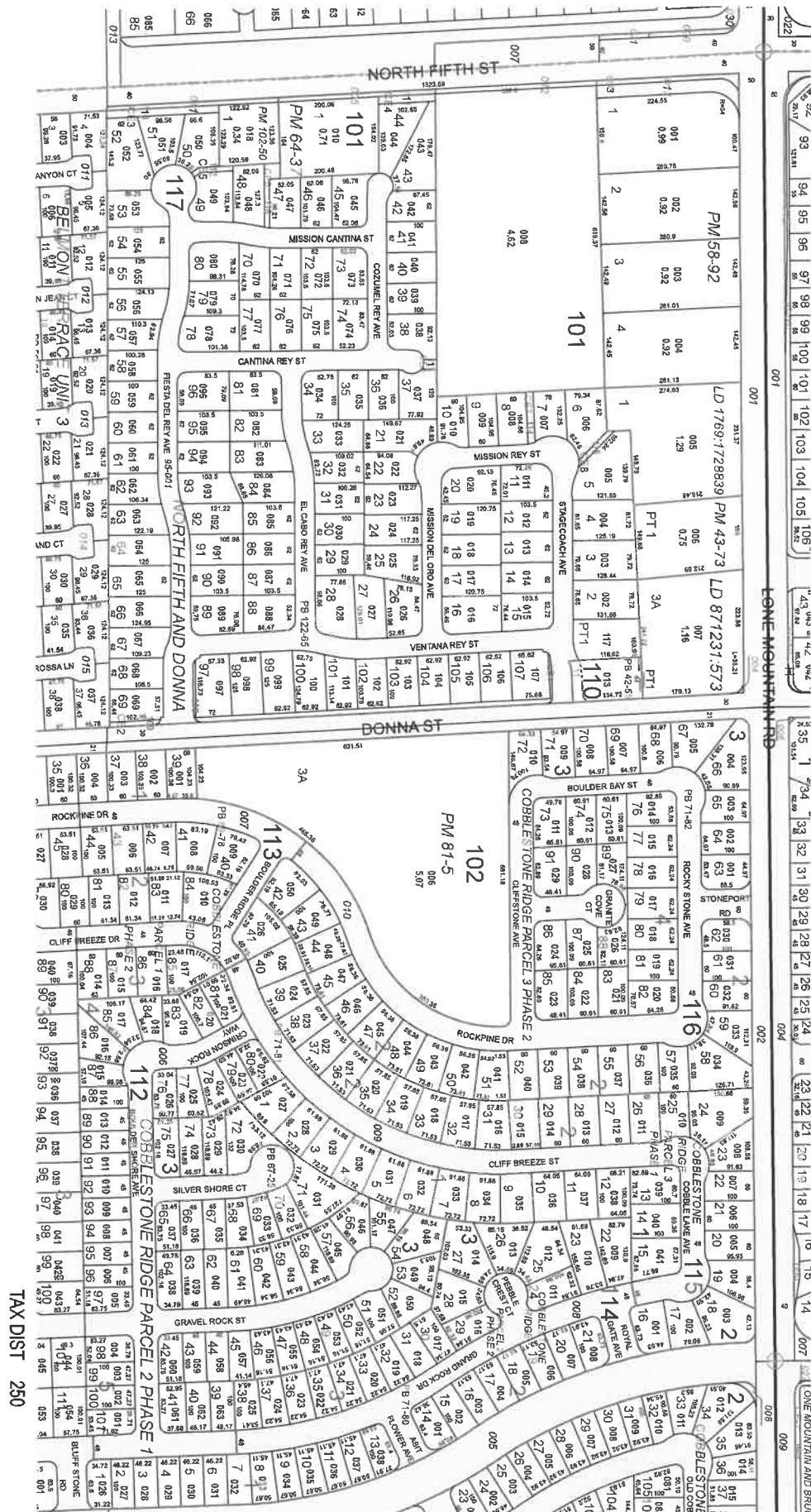
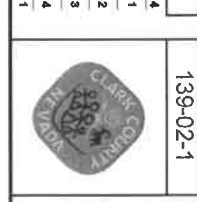
MAP LEGEND

- ☐ PARCEL BOUNDARY
- ☐ SUB BOUNDARY
- ☐ PAVED BOUNDARY
- ☐ ROAD EASEMENT
- ☐ MATCH/LEADER LINE
- ☐ HISTORIC LOT LINE
- ☐ HISTORIC SUB BOUNDARY
- ☐ HISTORIC PAVED BOUNDARY
- ☐ SECTION LINE
- ☐ CONDOMINIUM UNIT
- ☐ AIR SPACE PCL
- ☐ RIGHT OF WAY PCL
- ☐ SUB-SURFACE PCL

1001 ROAD PARCEL NUMBER	001 PARCEL NUMBER
1001	001
1002	002
1003	003
1004	004
1005	005
1006	006
1007	007
1008	008
1009	009
1010	010
1011	011
1012	012
1013	013
1014	014
1015	015
1016	016
1017	017
1018	018
1019	019
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1100	100

202 PARCEL SURFACE NUMBER	201 PARCEL NUMBER
202	001
203	002
204	003
205	004
206	005
207	006
208	007
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5 LOT NUMBER	5 BLOCK NUMBER
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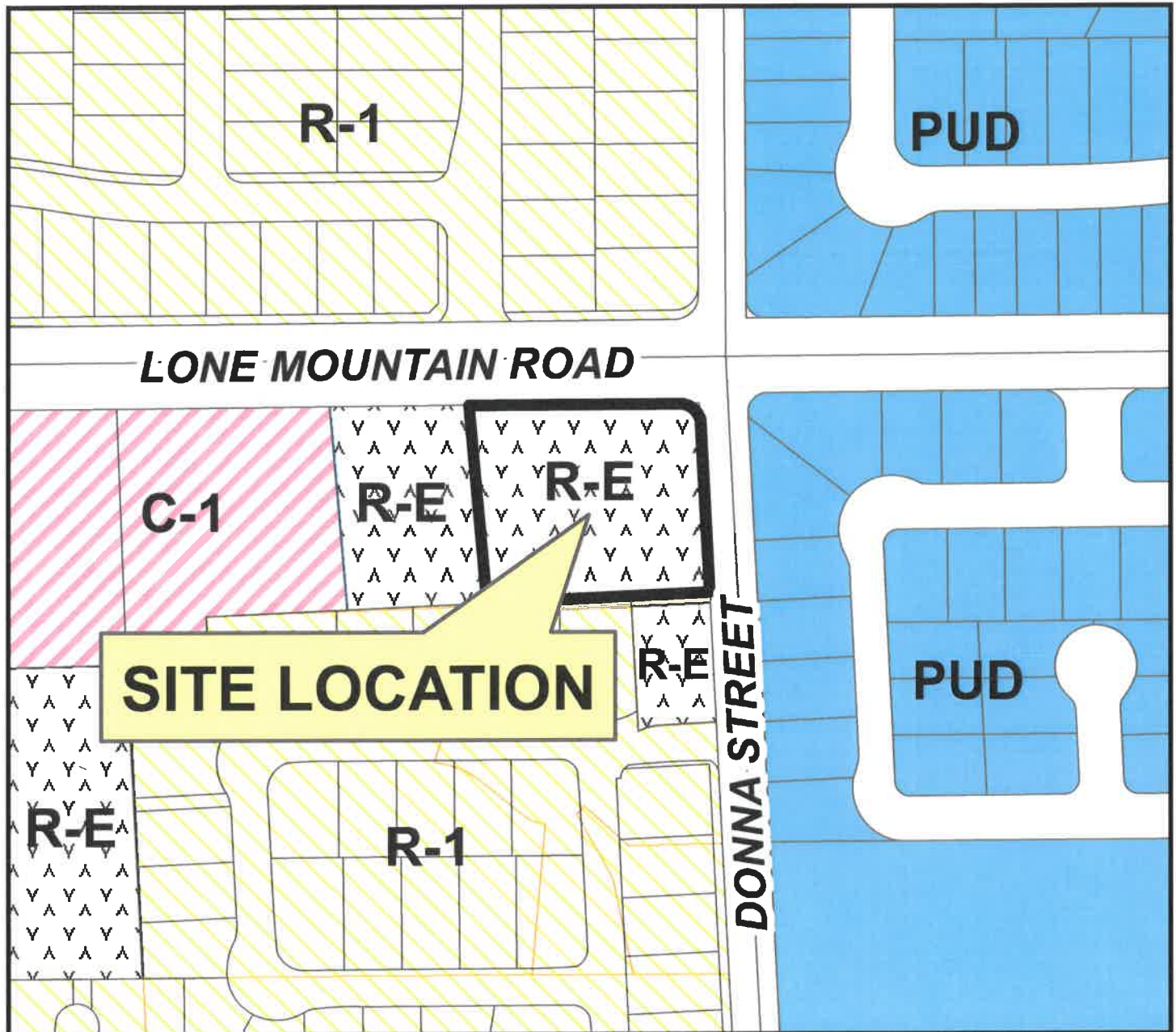


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: St. Martin's Anglican Church
Application Type: Special Use Permit
Request: To Allow a Religious Institution
Project Info: 821 East Lone Mountain Road
Case Number: SUP-39-2020

10/7/2020

