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DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101
702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

December 16, 2021

Ms. Cindy McAlexander
Twin Lakes Baptist Church dba King's Church Las Vegas
5700 Vegas Drive
Las Vegas, Nevada 89108

**RE: 21-0531-SDR1
CITY COUNCIL MEETING OF DECEMBER 15, 2021**

Dear Ms. McAlexander:

The City Council at a regular meeting held on **December 15, 2021** voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED 9,600 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND 3,200 SQUARE-FOOT MULTIPURPOSE BUILDING WITH A WAIVER TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED on 10.00 acres at the northwest corner of Westcliff Drive and Rainbow Boulevard (APN 138-27-802-004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

This approval is subject to the following conditions:

Planning

1. The existing Site Development Plan approval (SDR-78237) for this site shall be expunged upon final approval of this Site Development Plan Review (21-0531-SDR1).
2. Areas on the site plan labeled "Future Development" or "Not a Part" shall require a separate Site Development Plan Review approval prior to issuance of building permits for improvement of those areas.
3. 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.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/27/21, except as amended by conditions herein.
5. A Waiver from Title 19.08.040 is hereby approved, to not orient the building to the corner where such is required.

6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
 - a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77.
 - b. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
 - c. Applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
 - d. Applicant is advised that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.
9. 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.
10. 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.

11. Prior to the submittal of a building permit application, the applicant shall meet with 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Prior to the issuance of any permits, a Petition of Vacation shall record to eliminate any conflicting U.S. Government Patent Easements.
14. Dedicate the appropriate right-of-way adjacent to this site for Rainbow Boulevard, corresponding to that area encumbered by Nevada Department of Transportation (NDOT) roadway easement, 60 feet of right-of-way for Westcliff Drive and an appropriate radius coinciding with existing improvements on the northwest corner of Westcliff Drive and Rainbow Boulevard adjacent to this site prior to the issuance of any permits.
15. The sidewalk along Westcliff Drive 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 development of this site. Grant any Pedestrian Access Easement, if any, needed to complete this requirement. 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.
16. This site shall connect to the public sewer located in Westcliff Drive at a size and location acceptable to the City of Las Vegas Public Works Sanitary Sewer Section.
17. Landscape and maintain all unimproved right-of-way, if any, 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.

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18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

The Notice of Final Action was filed with the Las Vegas City Clerk on December 16, 2021.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Mr. Jay Otado
JVC Architects
5385 Cameron Street, Suite #15
Las Vegas, Nevada 89118