



045038

May 6, 2004

LAS VEGAS CITY COUNCIL

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Mr. Carl Fleming
Twin Lakes Baptist Church
5700 Vegas Drive
Las Vegas, Nevada 89108

RE. SDR-3997 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 5, 2004
Related to ZON-3995

Dear Mr. Fleming:

The City Council at a regular meeting held May 5, 2004 APPROVED the request for a Site Development Plan Review and a Waiver of the parking lot landscaping standards FOR A PROPOSED 40,649 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND A 1,200 SQUARE-FOOT TEMPORARY MODULAR BUILDING on 12.50 acres adjacent to the northwest corner of Rainbow Boulevard and Westcliff Drive (APN: 138-27-802-001; 138-27-802-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [Proposed: C-1 (Limited Commercial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on May 6, 2004. This approval is subject to:

Planning and Development

1. Rezoning (ZON-3995) to C-1 (Limited Commercial) approved by the City Council.
2. This approval shall be subject to a required three-year review by the Planning Commission as a public hearing.
3. This site development plan approval shall expire in two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. The modular trailer shall be removed in two years from the date of the issuance of a Certificate of Occupancy for the trailer.
5. A Site Development Plan Review application for Phase II of the project which shall include the development of the perimeter trail, shall be submitted and scheduled for hearing by the Planning Commission prior to the issuance of any permits for that part of the project.

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6. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop an address plan for the site.
7. The landscaping plan shall be revised to depict the minimum landscaped buffer width and number of trees for perimeter and parking landscaping prior to application for a building permit. The landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened from views of abutting streets.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize shoebox fixtures and downward directed lights. Wallpack lighting shall utilize shoebox fixtures and downward directed lights on the proposed building.
10. All utility boxes exceeding 27 feet cubic feet in size shall meet the standards of Title 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20% contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

Public Works

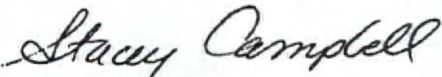
12. Provide proof acceptable to the City Engineer that this site has permission to construct a 10 foot trail path, 20 foot wide fire lane and a 25 foot wide driveway across BLM Parcel #138-27-802-006 on the northern side of this site as shown on the submitted site plan. If such proof cannot be provided, an alternative access plan must be submitted for approval by the City Engineer that excludes proposed improvements within said BLM owned parcel. Recorded Joint Access Agreements must be provided, if applicable. This condition must be satisfied prior to the issuance of any permits or the submittal of any construction drawings, whichever may occur first.
13. Provide a copy of a recorded Joint Access Agreement between all parcels that comprise this site prior to the issuance of any permits.

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14. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3995 and all other subsequent site-related actions.

Sincerely,



Stacey Campbell
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Lendall Mains
Lendall Main Architect
10624 South Eastern Avenue, Sute #A-332
Henderson, Nevada 89052

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