



October 15, 2014

Ms. Janet Kennedy
International Church of Las Vegas
8100 Westcliff Road
Las Vegas, Nevada 89145

LAS VEGAS
CITY COUNCIL

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CITY MANAGER

**RE: SDR-55723 [PRJ-55315] - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-55721 AND VAC-55722
PLANNING COMMISSION MEETING OF OCTOBER 14, 2014**

Dear Applicant:

Your request to reinstate a previously approved Site Development Plan Review FOR A PROPOSED TWO-STORY, 35-FOOT TALL, 66,192 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND SCHOOL WITH WAIVERS OF THE LONE MOUNTAIN WEST WALL AND LANDSCAPE STANDARDS TO ALLOW RETAINING WALLS UP TO 16 FEET IN HEIGHT WHERE THREE-FOOT, SIX-INCH WALLS ARE REQUIRED AND ZERO-FOOT LANDSCAPE BUFFERS ALONG PORTIONS OF THE NORTH, SOUTH, EAST AND WEST PERIMETERS WHERE SEVEN FEET IS REQUIRED on a portion of 9.12 acres at the southwest corner of Cliff Shadows Parkway and Clark County 215 (portions of APNs 137-12-401-001, 137-12-401-011 and 040; and 137-12-410-003), PD (Planned Development) and C-V (Civic) Zones, Ward 4 (Anthony) [PRJ-55315], was considered by the Planning Commission on October 14, 2014.

The Planning Commission voted to **APPROVE** of your request, subject to the following:

Planning

1. Approval of and conformance to the Conditions of Approval for a Variance (VAR-55721) and Petition to Vacate (VAC-55722) shall be required, if approved.
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 08/21/14, except as amended by conditions herein.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
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4. A Waiver from the Lone Mountain West Wall and Landscape Standards is hereby approved, to allow retaining walls of up to 16 feet in height without intermediate terracing, and to allow a zero-foot landscape buffer along portions of the north, south, east and west property lines.
5. An Exception from Title 19.08.110(C)(10) is hereby approved, to allow 78 parking lot trees for the overall site where 87 trees are required and four diamond planters within the east lot where eight parking lot islands are 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. This approval shall apply to the site as a whole. Any proposed phasing plan for site construction shall be submitted to the Planning and Development Department for consideration prior to issuance of any building permits to determine whether a Minor or Major Site Development Plan Review is required for approval.
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, 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: on the south side of Cliff Shadows Parkway, west of the intersection with the future Desert Hope Drive, a Multi-Use Transportation Trail is required and shall meet all minimum standards of the Trails Element of the Las Vegas 2020 Master Plan.
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. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Coordinate with the Right-of-Way Section of the Department of Operations and Maintenance to obtain a Bureau of Land Management (BLM) Right-of-Way Grant Easement at the northwest corner of this site (Assessor's Parcel #137-12-401-001), including the existing circular turn around and roadway providing access to both Assessor's Parcel #137-12-401-010 and this site from Cliff Shadows Parkway prior to the issuance of any permits for this site. Comply with the requirements of the Right-of-Way Section.
14. Prior to the issuance of permits for the parking areas that is not owned by the applicant, coordinate with the Department of Operations and Maintenance to obtain agreements to construct and operate these parking areas. Provide written proof that the required parking agreements meet the satisfaction of the Operations and Maintenance Department.
15. Complete the required improvements for the Multi-Use Non-Equestrian Trail along Cliff Shadows Parkway for all portions of this site that are adjacent to Cliff Shadows Parkway. Coordinate with the Right-of-Way Section of the Department of Operations and Maintenance to determine BLM document requirements to construct the portions of the Multi-Use Non-Equestrian Trail that are on Assessor's Parcel #137-12-401-040. Comply with the requirements of the Right-of-Way Section.
16. A Petition of Vacation for the existing Cheyenne Avenue right-of-way adjacent to the southwest corner of this site shall be submitted to the City and shall be approved by the City Council prior to the submittal of any construction drawings for this site. The Order of Vacation shall record prior to the issuance of any permits for this site. If such Petition of Vacation is not approved by City Council, this site shall be redesigned to accommodate dedication of appropriate right-of-way to extend or terminate Cheyenne Avenue.
17. Petition of Vacation VAC-55722 shall record prior to the issuance of permits.
18. If not already in place at the time of development of this site, construct all incomplete street improvements on Cliff Shadows Parkway and full street improvements on Desert Hope Drive concurrent with development. Desert Hope Drive improvements shall be built per the approved construction drawings for "Improvement Plans for Desert Hope Drive Access Road, Reverence (Village 26)," modified as approved by the Department of Public Works. Required improvements on Desert Hope Drive may be phased in accordance with the submitted phasing plan as follows:

Phase I: Construct the full width of the intersection of Desert Hope Drive and Cliff Shadows Parkway, including curb, gutter, sidewalk, bases, conduits, and poles for the future signalization of the Desert Hope Drive / Cliff Shadows Parkway intersection, on both southwest and southeast quadrants concurrent with on-site development activities. Construct permanent improvements including curb/gutter, sidewalk and asphalt paving on the west half of Desert Hope Drive from the intersection with Cliff Shadows Parkway extending south to the first driveway into the proposed site, and including the northern curb return for the driveway. A minimum of two lanes of temporary asphalt roadway shall be

constructed for the east half of Desert Hope Drive, extending southward a minimum of 150 feet from the intersection, before transitioning to the permanent improvements on the west half. The developer shall work with the Traffic Engineering Division to ensure that the temporary improvements accommodate the proposed grade differences between east and west halves in an appropriate and safe manner.

Phase II: Construct all remaining permanent improvements on the full width of Desert Hope Drive, removing and replacing all temporary improvements as needed, extending to the southern edge of this site concurrent with on-site development activities.

Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

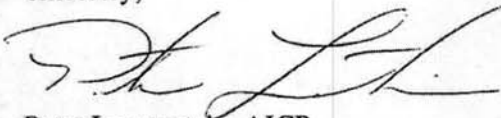
19. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the Cliff Shadows Parkway and Desert Hope Drive public rights-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement 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 encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).
20. If not already in place, extend public sewer in Desert Hope Drive to the southern edge of this site at a size, depth and location acceptable to the Collection System Planning Section of the Department of Public Works. Provide public sewer easements for all public sewers not located within existing public street right-of-way or public sewer easements prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
21. 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.
22. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

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23. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
24. 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, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainage ways 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. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

This action by the Planning Commission on **October 14, 2014** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **October 27, 2014**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

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cc:

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