



**LAS VEGAS
CITY COUNCIL**

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cityoflasvegas
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December 28, 2022

R. Scott Lystrup
The Church of Jesus Christ of Latter-day Saints
50 East North Temple Street, 12th Floor
Salt Lake City, UT 84150

RE: 22-0612-CRG1 - CITY REFERRAL GROUP

Dear Applicant:

The City Referral Group at a regular meeting held on **December 28, 2022** **APPROVED** your request FOR A PROPOSED RELIGIOUS FACILITY on 5.89 acres located on the north side of Crossbridge Drive, approximately 1,341 feet south of the intersection of Sky Vista Drive and Crossbridge Drive (APN 164-03-115-001), P-C (Planned Community) Zone, Ward 2 (Seaman).

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 date stamped 12/20/22 and landscape plan and building elevations, date stamped 11/14/22, except as amended by conditions herein.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. 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.

6. 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.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. Dedicate the appropriate right-of-way for any new left turn lanes proposed with this site prior to the issuance of permits for this site.
9. The sidewalk adjacent and driveways 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 needed to complete this requirement.
10. Prior to the approval of construction drawings for this site, the Master Developer shall submit a landscaping plan for Crossbridge Drive that removes or modifies landscaping such that the new driveways meet Site Visibility Restriction Zone requirements. This landscape plan must meet the approval of the City Traffic Engineer.
11. Landscape and maintain all unimproved right-of-way 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.
12. 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.

22-0612-CRG1 - Page Three
December 28, 2022

This administrative action by the City Referral Group on December 28, 2022 is final unless a written appeal is filed with the Director of the Department of Planning within ten (10) days of the date of the City Referral Group's decision.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:nl

c.c.:

Tim Hurley
Brittany White Johnson
4040 W. Daybreak Parkway
South Jordan, UT 84009