



**LAS VEGAS  
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cityoflasvegas  
lasvegasnevada.gov

October 19, 2022

Jose Hernandez  
Church of God (Seventh Day) English  
6116 Fantastic Tachi Street  
North Las Vegas, Nevada 89081

**RE: 22-0226 [VAR1 AND SDR1]  
CITY COUNCIL MEETING OF OCTOBER 19, 2022**

Dear Applicant:

The City Council at a regular meeting held on **October 19, 2022** voted to **APPROVE** the following Land Use Entitlement project requests on 2.00 acres at 3523 North Jones Boulevard (APN 138-11-704-009), C-V (Civic) Zone, Ward 5 (Crear)

**22-0226-VAR1 - VARIANCE - TO ALLOW VARIATIONS FROM THE C-V (CIVIC) ZONING DISTRICT STANDARDS**

**22-0226-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 10,420 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP**

This approval is subject to the following conditions:

**22-0226-VAR1 Conditions:**

**Planning**

1. A Variance is hereby approved to allow deviations from Title 19 C-V (Civic) development standards.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0226-SDR1) shall be required, if approved.
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 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

**22-0226-SDR1 Conditions:**

**Planning**

1. Approval of conformance to the Conditions of Approval for Variance (22-0226-VAR1), 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 and landscape plan, date stamped 05/24/22 and building elevations, date stamped 04/27/22, except as amended by conditions herein.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
7. 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.
8. 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.

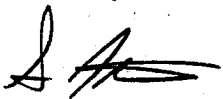
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

10. Construct all incomplete half street improvements on Jones Boulevard adjacent to this site concurrent with the first phase of development of this site. 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.
11. Extend Public Sewer for the full frontage of the parcel on Jones Boulevard. Coordinate the sewer point of connection at a size, depth, and location acceptable to the Sanitary Sewer Section of the Department of Public Works.
12. 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.
13. Coordinate the construction of this project with the Nevada Department of Transportation (NDOT) "Cheyenne/Jones" safety project. Prior to issuance of permits for this site, provide written verification the sufficient coordination between NDOT and this project has occurred.
14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works for the first phase of this development 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 October 19, 2022.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:ew