



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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DIRECTOR

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January 17, 2024

Hellen Stanley  
CHURCH BAPTIST SECOND INC  
500 Madison Avenue  
Las Vegas, Nevada 89106

**RE: 23-0524 [ZON1 AND SDR1]  
CITY COUNCIL MEETING OF JANUARY 17, 2024**

Dear Applicant:

The City Council at a regular meeting held on *January 17, 2024* voted to **APPROVE** the following Land Use Entitlement project requests on 1.16 acres (APNs 139-27-210-024 through 029) at the southwest and southeast corners of Madison Avenue and E Street, Ward 5 (Crear).

23-0524-ZON1 - REZONING - FROM: T4-MS (T4 MAIN STREET) TO: T4-N (T4 NEIGHBORHOOD) [APN 139-27-210-024]

23-0524-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED EXPANSION OF AN EXISTING PARKING LOT WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS

This approval is subject to the following conditions:

**23-0524-SDR1 Conditions:**

**Planning**

1. Approval of a Rezoning (23-0524-ZON1) 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 the landscape plan, date stamped 11/20/23, except as amended by conditions herein.
4. A Waiver from Title 19.09 is hereby approved to allow 238 parking spaces where 210 is the maximum allowed for the Church/House of Worship.



5. A Waiver from Title 19.09 is hereby approved to allow a 24-foot two-way driveway where 32 feet is the minimum allowed.
6. A Waiver from Title 19.09 is hereby approved to allow zero square feet of open space where 2,527 square feet is required.
7. A Waiver from Title 19.09 is hereby approved to allow zero bicycle parking spots where five bicycle parking spots are required.
8. A Waiver from Title 19.09 is hereby approved to allow 34 landscape buffer trees where 38 are required for surface parking lots.
9. An Exception from Title 19.08 is hereby approved to allow zero landscape planter fingers within the parking area where 26 planter fingers are required.
10. An Exception from Title 19.08 is hereby approved to allow nine parking lot trees where 35 are required.
11. 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 Building and Safety Division.
12. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
13. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
14. 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. The technical landscape plan shall include the following change from the conceptual landscape plan:
  - All trees shall be species as reflected by R-43-2022, the resolution forming the City of Las Vegas Urban Forestry program. The Mexican Plum tree will be substituted for a drought-tolerant tree species.
  - All trees shall be species as reflected by Title 19.09.040(c) District-specific tree palette for the Historic Westside District for right-of-ways less than 81 feet wide. The Mexican Plum tree will be substituted for an allowed species.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

1. Per Title 13.12, dedicate a 10-foot radius at the southeast and southwest corners of Madison Avenue and E Street prior to the issuance of permits for this site or the recordation of a map, whichever occurs first.
2. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveways and replace with new improvements meeting Current City Standards concurrent with 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.
3. 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.
4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

The Notice of Final Action was filed with the Las Vegas City Clerk on January 17, 2024.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:jr

cc:

Landon Christopherson  
2885 East Quail Avenue  
Las Vegas, Nevada 89120