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October 15, 2025

Crystal Turner
Holy Cross Missionary Baptist Church, INC
800 East Bartlett Avenue
North Las Vegas, Nevada 89030

**RE: 25-0326 [ZON1 AND SDR1]
PLANNING COMMISSION MEETING OF OCTOBER 14, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **October 14, 2025** voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 0.38 acres at 1328 West Lake Mead Boulevard (APN 139-21-610-293), Ward 5 (Summers-Armstrong).

25-0326-ZON1 - REZONING - FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL)

25-0326-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 3,500 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP DEVELOPMENT WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following conditions:

25-0326-SDR1 CONDITIONS

Planning

1. Approval of Rezoning (25-0326-ZON1).
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 date stamped 09/02/25, landscape plan date stamped 09/03/25; and building elevations date stamped 08/20/25, except as amended by conditions herein.
4. A Waiver from Title 19.08.070 is hereby approved, to allow a five-foot landscape buffer on a portion of the east perimeter where 15 feet is the minimum required.

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5. An Exception from Title 19.08.110 is hereby approved, to allow one parking lot island and end cap with 24-inch box tree and four shrubs, where seven parking lot island and end caps 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 Building and Safety Division.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. Prior to the exercising of the Site Development Plan Review as expressed in Title 19.16.100(J), the Developer shall be required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties and on behalf of all current and future property owners. The DPMR shall include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each of the subject site's landscaped areas including, but not limited to, perimeter landscape buffers, parking lot landscaping, and foundation landscaping, and shall provide a brief description of the required level of maintenance for privately maintained components including, but not limited to, building elevations, parking lot striping, trash enclosures and driveway pans. The DPMR shall be reviewed and approved by the City of Las Vegas Department of Community Development prior to the exercising of the Site Development Plan Review as expressed in Title 19.16.100(J) and must include a statement that all properties within the subject site are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Following recordation, the Developer shall submit a copy of the recorded DPMR document to the City of Las Vegas Department of Community Development.
9. 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.
10. 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.

11. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
12. All existing chain-link fencing shall be removed prior to the issuance of a Certificate of Occupancy.
13. Mechanical equipment shall be screened in conformance with Title 19 development standards.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. 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 driveway cuts, if any, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with development of this site.
16. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
17. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Lake Mead: Losee Road to Simmons project (MWA505) and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
18. 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.
19. 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 drainageways as recommended.

Fire & Rescue

20. 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.

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This item will be considered by the City Council on November 19, 2025. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", written in a cursive style.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:
Landon Christopherson
2885 East Quail Avenue
Las Vegas, Nevada 89120