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May 13, 2026

Robert Poole
Destiny Christian Center
6210 West Cheyenne Avenue
Las Vegas, Nevada 89108

**RE: 26-0100-SDR1
PLANNING COMMISSION MEETING OF MAY 12, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on **May 12, 2026** voted to **APPROVE** the following Land Use Entitlement project request FOR A MAJOR AMENDMENT TO AN APPROVED USE PERMIT AND PLOT PLAN REVIEW (UC-0176-84) FOR A PROPOSED ONE-STORY, 12,595 SQUARE-FOOT BUILDING ADDITION TO AN EXISTING ONE-STORY, 10,322 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP DEVELOPMENT AND PARKING LOT RECONFIGURATION on 3.95 acres at 6210 West Cheyenne Avenue (APN 138-11-802-011), C-V (Civic) Zone, Ward 5 (Summers-Armstrong).

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Use Permit and Plot Plan Review (UC-0176-84) shall be required, except as amended herein.
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 building elevations, date stamped 03/13/26, and landscape plan, date stamped 04/09/26, except as amended by conditions herein.
4. The existing modular buildings at the subject site shall be removed prior to the issuance of building permits.
5. 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.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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.
8. 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.
9. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the Federal Aviation Administration (FAA), the Clark County Department of Aviation, or both, of the following:
 - a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA.
 - b. Applicant is advised that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments. Applicant is advised that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.
 - c. No building permits should be issued until the applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA. The Determination of No Hazard must not be expired.

- d. No structure greater than 35 feet in height shall be permitted to be erected or altered that would constitute a hazard to air navigation or would result in an increase to minimum flight altitudes during any phase of flight or would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

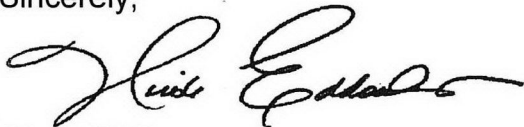
11. Dedicate a turnout /deceleration lane conforming with Standard Drawing #234.4 for the existing bus stop on Cheyenne Avenue adjacent to this site concurrent with development of this site. Additionally, grant a Bus Shelter Pad Easement for a bus shelter to the Regional Transportation Commission (RTC) prior to issuance of permits. The applicant shall construct a bus pad per Standard Drawing 234.2 on Cheyenne Avenue adjacent to this site at a location acceptable to the RTC.
12. 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. If radius style driveways are used, they shall have directional ramps.
13. If a new public sewer connection is required, connect to the existing 8" public sewer main in Maverick Street or in the 15" public sewer in Cheyenne Avenue.
14. 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.
15. 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 including any necessary Public Drainage Easements. 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.

Fire & Rescue

16. 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.

This action by the Planning Commission on **May 12, 2026** 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 <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after **May 26, 2026**. 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Steven Ward
Banneker Architecture
3753 Howard Hughes Parkway, #200
Las Vegas, Nevada 89169