



**LAS VEGAS
CITY COUNCIL**

SHELLEY BERKLEY
Mayor

OLIVIA DÍAZ
Mayor Pro Tem

BRIAN KNUDSEN

FRANCIS ALLEN-PALENSKE

NANCY E. BRUNE

SHONDRA
SUMMERS-ARMSTRONG

KARA KELLEY

MIKE JANSSEN
City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD

EXECUTIVE DIRECTOR

CITY HALL

495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



cityoflasvegas
lasvegasnevada.gov

July 15, 2026

David Webb
Church of God in Christ Inc.
839 Balzar Avenue
Las Vegas, Nevada 89106

**RE: 26-0157 [VAR1 AND SDR1]
PLANNING COMMISSION MEETING OF JULY 14, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on **July 14, 2026** voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 0.49 acres at 839 Balzar Avenue (APNs 139-21-610-025 and 026), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Summers-Armstrong).

26-0157-VAR1 - VARIANCE - TO ALLOW A PROPOSED BUILDING AND AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [PATIO COVER] TO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR DISTANCE BETWEEN BUILDINGS AND SEPARATION

26-0157-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW AND SPECIAL USE PERMIT (U-0053-00) FOR THE PROPOSED ADDITION OF A ONE-STORY, 1,800 SQUARE-FOOT BUILDING AND PARKING LOT RECONFIGURATION TO AN EXISTING CHURCH DEVELOPMENT WITH A WAIVER OF TITLE 19 DEVELOPMENT STANDARDS FOR LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following **AMENDED** conditions:

26-0157-VAR1 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a six-foot distance between the proposed and existing building where 10 feet is required.
2. A Variance is hereby approved to allow a Residential Accessory Structure [patio cover] to have a zero-foot separation from the main (existing) building where six feet is the minimum required.

3. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (26-0157-SDR1) shall be required, if approved.
4. 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.
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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

26-0157-SDR1 CONDITIONS:

Planning

- A. Fast growing large shade trees with a minimum three-inch trunk caliper measured six inches from the base of the trunk shall be planted in lieu of 24-inch box trees.
- B. The 5-gallon shrubs located at the northeast corner of the fellowship portable building shall be relocated to the northeast corner of the site where space allows.
- C. The use of Mondell Pine and Mexican Fan Palm trees shall be prohibited.
1. Approval of and conformance to the Conditions of Approval for Variance (26-0157-VAR1) shall be required, if approved.
2. Conformance to the Conditions of Approval for Site Development Plan Review and Special Use Permit (U-0053-00) shall be required, except as amended herein.
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 development shall be in conformance with the site plan and landscape plan, date stamped 06/15/26, and building elevations, date stamped 05/14/26, except as amended by conditions herein.
5. A Waiver of Title 19.06 is hereby approved, to allow a five-foot wide landscape buffer on the northern property line where 15 feet is the minimum required.

6. An Exception of Title 19.06 is hereby approved, to allow three parking lot trees where five are required.
7. 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.
8. No Outdoor Storage is permitted on the subject site.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. 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. If a mapping action is required, the mapping action shall be completed and recorded prior to, or concurrent with, the issuance of any building permits.
11. 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 require the maintenance of private improvements, including, but not limited to, stormwater facilities, sewer lines/laterals, easements, fire apparatus, perimeter landscape buffers, parking lot landscaping, foundation landscaping, building elevations, parking lot striping, trash enclosures and driveway pans. The DPMR shall include a statement that the owner is 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. 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). Following recordation, the Developer shall submit a copy of the recorded DPMR document to the City of Las Vegas Department of Community Development.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. 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.
15. 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.
16. An encroachment into the public right-of-way has not been approved by the City Engineer for the existing fence adjacent to this site. Any encroachment into the public right-of-way must be approved by the City Engineer prior to the submittal of an application for a permit. If approved, submit a License Agreement for private improvements in the Balzar Avenue public right-of-way prior to the issuance of permits for these improvements. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Community Development (702-229-5460).
17. Gates shall not open into the public right-of-way.
18. 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

19. 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 item will be considered by the City Council on August 19, 2026. 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:bp

cc:

David Webb
1325 Mount Augusta Court
Las Vegas, Nevada 89117