

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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December 7, 2007

Mr. James Chapman
Pentecostal Temple Church
1117 North F Street
Las Vegas, Nevada 89106

RE: SDR-24681 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Chapman:

Your Request for a Site Development Plan Review FOR A TWO-STORY, 5,524 SQUARE-FOOT ADDITION TO AN EXISTING 13,421 SQUARE FOOT CHURCH on 0.65 acres at 1117 F Street (APNs 139-27-210-031 through 033), C-V (Civic) Zone, Ward 5 (Barlow), was considered by the Planning Commission on December 6, 2007.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Approval of and conformance to the conditions of approval for a Petition of Vacation (VAC-24711).
2. Conformance to the conditions for Rezoning (Z-0047-02) and Site Development Plan Review [Z-0047-02(1)], if approved.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. 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 date stamped 11/21/07, landscape plan stamped 11/02/07 and building elevations date stamped 11/15/07, except as amended by conditions herein.
5. 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, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

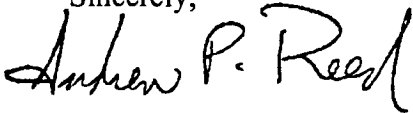
13. Coordinate with the Department of Building and Safety to determine if existing property lines have any impact to development of this site.
14. A Petition of Vacation, such as VAC-24711, shall record prior to the issuance of any permits unless otherwise allowed by the City Engineer.

15. Dedicate a 15-foot radius corner on the southeast corner of Madison Avenue and F Street prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents prior to the issuance of any permits for this site.
16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. The existing driveway geometrics are acceptable.
17. Landscape and maintain all unimproved right-of-way adjacent to this site, unless a Petition of Vacation, such as VAC-24711, eliminates unnecessary right-of-way. 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.
18. Submit an Encroachment Agreement for all landscaping and private improvements located within the public right-of-way adjacent to this site prior to occupancy of this site unless a Petition of Vacation, such as VAC-24711, eliminates unnecessary right-of-way.
19. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
20. 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, submittal of any construction drawings or the submittal of a Map subdividing this site, 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.

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This action by the Planning Commission on *December 6, 2007* is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on *December 7, 2007*.

Sincerely,

A handwritten signature in black ink that reads "Andrew P. Reed". The signature is written in a cursive style with a large, prominent "R" at the end.

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:dm