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August 9, 2007

First Christian Church  
101 South Rancho Drive  
Las Vegas, Nevada 89106

RE: SDR-20483 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF JULY 11, 2007  
RELATED TO GPA-20481 AND ZON-20482

Dear Applicant:

The City Council at a regular meeting held July 11, 2007 APPROVED the request for a Site Development Plan Review FOR A PROPOSED COMMUNITY RECREATION FACILITY (PUBLIC) on 4.81 acres at 101 South Rancho Road (APN 139-32-501-001), R-1 (SINGLE FAMILY RESIDENTIAL) Zone [PROPOSED: C-V (Civic)]. The Notice of Final Action was filed with the Las Vegas City Clerk on July 12, 2007. This approval is subject to:

Planning & Development

1. Conformance to the Conditions of Approval for General Plan Amendment (GPA-20481) and Rezoning (ZON-20482) shall be required.
2. 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.
3. All development shall be in conformance with the site plan, date stamped 04/30/07; and landscape plan, date stamped 05/02/07; and lighting plans, date stamped 03/13/07, except as amended by conditions herein. An additional driveway to Mesquite Avenue shall be allowed at the eastern side of the property if in conformance with Condition 13 herein.
4. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for building permit, to reflect the changes herein: passenger drop-off and pick-up zone to be modified so as not to conflict with existing traffic calming devices on Mesquite Avenue; and five handicapped parking spaces including one van-accessible parking spaces to be provided pursuant to Title 19.10.

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

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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.
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. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. 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.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
12. The lights can only operate until 10 p.m.

#### Public Works

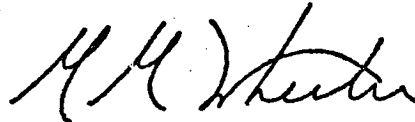
13. Meet with the Traffic Engineering Representative in Land Development to redesign the proposed driveway access to avoid conflicts with the existing traffic calming devices within Mesquite Avenue prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
14. Mesquite Avenue shall be posted as "No Parking" adjacent to this site concurrent with development of this site unless, otherwise allowed by the City Traffic Engineer.

15. Landscape and maintain all unimproved rights-of-way, if any, on Rancho Drive and Mesquite Avenue adjacent to this site. All private improvements and landscaping 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. As appropriate, submit an Encroachment Agreement to the City of Las Vegas or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Bonanza Road and Mesquite Avenue public right of way adjacent to this site prior to the issuance of any permits.
17. Site development to comply with all applicable conditions of approval for ZON-20482 and all other site-related actions.

Sincerely,



Angela Crolli  
Deputy City Clerk II for  
Beverly K. Bridges, CMC, City Clerk



Margo Wheeler, AICP  
Director  
Planning and Development Department

cc: Planning and Development Dept.  
Development Coordination-DPW  
Dept. of Fire Services

Mr. Robert Gronauer  
KKBR&F  
3800 Howard Hughes Parkway, 7<sup>th</sup> Floor  
Las Vegas, Nevada 89169