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October 19, 2006

Mr. Norm Peters  
First Good Shepherd Lutheran Church  
Evangelical Lutheran Church  
301 South Maryland Parkway  
Las Vegas, Nevada 89101

RE: SDR-15762 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF OCTOBER 18, 2006

Dear Mr. Peters:

The City Council at a regular meeting held October 18, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 12,480 SQUARE-FOOT PRIVATE SCHOOL AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS on 0.85 acres at 312, 318, 324, and 330 South 13th Street (APNs 139-35-410-001 through 004), R-4 (High Density Residential) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 19, 2006. This approval is subject to:

**Planning and Development**

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/08/06, except as amended by conditions herein.
3. A Waiver from perimeter landscape buffer width requirements is hereby approved, to allow an exterior landscape buffer width of 10 feet adjacent to the right-of-way where a 15-foot buffer is the minimum required, and an interior landscape buffer width of 6 feet where 8 feet is the minimum required.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect an additional parking island located within the designated parking area near the north property line of the site.
5. 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

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

VOICE 702.229.6011  
TTY 702.386.9108

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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.

6. 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).
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
8. 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.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

#### Public Works

11. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such map is required, it should record prior to the issuance of any permits for this site.
12. Dedicate a 20-foot radius on the northwest corner of Lewis Avenue and Thirteenth 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.
13. Construct all incomplete half-street improvements on Lewis Avenue and Thirteenth Street adjacent to this site concurrent with development of this site.
14. 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. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
15. The proposed entry gates shall remain open during pick-up and drop off times.

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16. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
17. Landscape and maintain all unimproved rights-of-way, if any, on Lewis Avenue and Thirteenth Street 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.
18. Submit an Encroachment Agreement for all landscaping, if any, located in the Lewis Avenue and Thirteenth Street public rights-of-way adjacent to this site prior to the issuance of any building permits.
19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,



Angela Crolli  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk

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

Ms. Darcey Wenzel  
KGA Architecture  
4195 South Polaris Avenue  
Las Vegas, Nevada 89103