



063758



September 7, 2006

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Simmie Richard
Bread of Life Ministries of His Glory
2721 Coran Lane
Las Vegas, Nevada 89106

RE: SDR-12949 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 6, 2006
RELATED TO VAR-12952

Dear Applicant:

The City Council at a regular meeting held September 6, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 6,977 SQUARE-FOOT ADDITION TO AN EXISTING 2,867 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP on 0.87 acres at 2721 Coran Lane (APN 139-20-710-001), C-V (Civic) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 7, 2006. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-12952) 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, landscape plan, and building elevations, date stamped 06/15/06, except as amended by conditions 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 a building permit, to depict three handicap-accessible parking spaces in conformance with Title 19.10 requirements and a six to eight-foot high decorative block wall along the east property line.
5. Standards for building height, setbacks and landscaping standards approved through Condition Number 2 of Rezoning Z-0077-99 shall be superseded by this Site Development Plan Review.

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18112-001-06-05
CLV 7009



6. 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.
7. 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.
8. Revised elevations shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect additional architectural elements providing visual interest on the south elevation.
9. 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).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet shall meet the standards of LVMC Title 19.12.040.
12. 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.
13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Remove and reconstruct all existing half-street improvements to the right of way line established through the Vacation recorded as Book 980324 Page 00864 on Coran Lane adjacent to this site concurrent with development of this site.

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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.
17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finish floor elevations and drainage paths 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.
18. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
19. Site development to comply with all applicable conditions of approval for Z-77-99 and all other applicable site related actions.

Sincerely,



Carmel Viado
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Mr. Winston Henderson
1555 East Flamingo Road, Suite #350
Las Vegas, Nevada 89119