



041000



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

January 7, 2004

Mr. Doug Parks
Canyon Ridge Christian Church
6200 West Lone Mountain Road
Las Vegas, Nevada 89130

RE: SDR-3213 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 17, 2003
Related to VAR-3214 & ROC-3216

Dear Mr. Parks:

The City Council at a regular meeting held December 17, 2003 APPROVED the request for a Site Development Plan Review FOR TWO PROPOSED CLASSROOM/ YOUTH BUILDINGS, AN EXPANSION OF AN EXISTING CHURCH AND A WAIVER OF THE PARKING LOT LANDSCAPING REQUIREMENTS on 25.14 acres adjacent to the northwest corner of Lone Mountain Road and Jones Boulevard, (APN: 125-35-803-001, 002, 125-35-802-006 and 007), R-E (Residence Estates) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2003. This approval is subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff prior to the time application is made for the building permit to reflect one 24-inch box tree for every six parking spaces within the landscape planters.
4. The landscape plan shall be revised and approved by the Planning and Development Department; prior to the time application is made for a building permit, to reflect perimeter landscape planters for the portions of the site that are currently undeveloped. The planters shall be 15 feet in width when adjacent to public rights-of-way and 8 feet in width in all other instances. The planters shall include a minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

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

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

5. The proposed cross shall not exceed an overall height of 77 feet.
6. The west elevation of the Youth Center (building A) shall be revised in accordance with Title 19.08.045 which requires that building surfaces over 20 feet height or 50 feet in length shall be relieved with a change of wall plane or other means to provide strong shadow and visual interest.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. 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.
13. All City Code requirements and design standards of all City departments must be satisfied.
14. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

Public Works

15. Submit a Petition of Vacation to vacate the existing cul-de-sac terminus for Bronco Street in conflict with this site plan. Such vacation must be approved by City Council prior to the submittal of construction drawings and shall record prior to the issuance of any permits for any construction adjacent to or overlying the area to be vacated.

16. Dedicate appropriate right-of-way to terminate Bronco Street in accordance with this site plan and current City Standards prior to the issuance of any permits. Also, dedicate or obtain dedication of appropriate right-of-way to terminate Maverick Street in a manner acceptable to the Department of Public Works prior to the issuance of any permits for this site.
17. Construct all incomplete half-street improvements on La Madre Way adjacent to this site concurrent with development on this site abutting La Madre Way. Improvements on Maverick Street and Bronco Street shall be in accordance with the requirements of Review of Condition ROC-3216.
18. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
19. A Traffic Impact Analysis 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

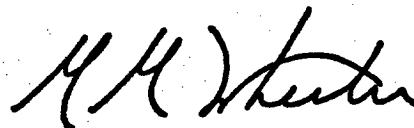
Mr. Doug Parks
SDR-3213 – Page Four
January 7, 2004

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 or submittal of any construction drawings, 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. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.
21. Site development to comply with all applicable conditions of approval for Special Use Permit U-88-95 and all other subsequent site-related actions.

Sincerely,



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



M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

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

Mr. John Sawdon
Swisher & Hall, AIA, Limited
7375 Peak Drive, Suite #250
Las Vegas, Nevada 89128