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CITY MANAGER
VIRGINIA VALENTINE



000647

March 24, 2000

Mr. and Mrs. Orlando Auteri
9361 Chilly Pond Drive
Las Vegas, Nevada 89129

RE: SD-0010-00 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. and Mrs. Auteri:

Your request for a Site Development Plan Review FOR A PROPOSED 16,500 SQUARE FOOT CHURCH on 4.09 acres at the northwest corner of the intersection of Cimarron Road and Windrush Avenue (APN: 163-04-101-011), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], Ward 1 (McDonald), was considered by the Planning Commission on March 23, 2000.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning

1. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
2. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).
3. Wallpack lighting shall not be allowed. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and shields to prevent glare to off-site locations.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission 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.
5. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

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

VOICE 702.229.6011
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Public Works


6. Dedicate 25 feet of right-of-way adjacent to this site for Tomsik Street, 25 feet for Windrush Avenue, also, dedicate a 15 foot radius on the northeast corner of Tomsik Street and Windrush Avenue, and a 20 foot radius at the northwest corner of Cimarron Road and Windrush Avenue prior to the issuance of any permits. (Public Works)
7. Construct half-street improvements on Tomsik Street, Windrush Avenue and Cimarron Road adjacent to this site 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. (Public Works)
8. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. (Public Works)
9. 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 for this site. 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 and #234.2 to determine additional right-of-way requirements 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 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. 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. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or 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. (Public Works)

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10. 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 for this site. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible 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. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/ Study concurrent with development of this site if allowed by the Planning Engineer. (Public Works)

This item will be considered by the City Council on May 3, 2000, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely



Chris Glore, Senior Planner
Planning and Development Department
Current Planning Division

CG:clb

cc: Pastor Michael Hayes
Daybreak Christian Fellowship, Inc.
7018 West Charleston Boulevard
Las Vegas, Nevada 89117

Mr. Harold P. Foster
3230 Polaris Avenue, Suite #23
Las Vegas, Nevada 89102