



May 5, 2008

LAS VEGAS CITY COUNCIL

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Mr. Michael Singer
Nels Trust
4475 South Pecos
Las Vegas, Nevada 89119

RE: SDR-25247 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF APRIL 16, 2008

Dear Mr. Singer:

The City Council at a regular meeting held April 16, 2008 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 5,991 SQUARE FOOT, SINGLE STORY CHURCH/HOUSE OF WORSHIP AND COMMUNITY CENTER on 1.09 acres at the southeast corner of Charleston Boulevard and Cahlan Drive (APN 162-05-512-020), C-D (Designed Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 17, 2008. This approval is subject to:

Added Conditions:

- A. Handicap parking shall meet all Code requirements.
- B. This site shall take vehicular access from Charleston Boulevard via one new commercial style driveway that meets the intent of Standard Drawing #222a; submit an application to the Land Development section of the Department of Public Works for a deviation from this Standard. If necessary due to drainage or other concerns, (i) driveway grades in excess of typical City Standards shall be allowed and (ii) finish floor level less than eighteen inches above the flood water level shall be allowed if in conformance with Municipal Code section 20.08.420. Vehicular access from this site to Cahlan Drive shall be limited to emergency vehicles only, and no formal driveway will be allowed.

Planning & 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, date stamped 4/16/08 and the building elevations and floor plan, date stamped 10/27/07.



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3. 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. A minimum 15-foot wide landscape buffer shall be provided along Cahlan Drive.
4. 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.
5. 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).
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. Trash enclosures shall have solid metal gates, a roof, and match the color and building finish of the main structure as required by Title 19.08
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 luminaires. 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 maximum building height shall be 20 feet per Title 19.08.
13. Parking area shall be secured during hours when the facility is not in operation subject to approval of plans by the Planning and Development and Public Works Departments.

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Public Works

14. Coordinate with the City Surveyor to discuss recordation of a Reversionary Map for this site; comply with the recommendations of the City Surveyor.
15. 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.
16. Construct all incomplete half-street improvements on Cahlan Drive, including appropriate transition paving, adjacent to this site concurrent with development of this site.
17. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
18. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements, if any, in the Charleston Boulevard public right-of-way adjacent to this site.
19. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the ITS Communication Infrastructure, Phase 1B project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
20. 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.
21. 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 drainageways recommended by the Flood Control Section.

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Eugene Hirahara
Soka Gakkai International-USA
606 Wilshire Boulevard
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