



August 22, 2008

LAS VEGAS CITY COUNCIL

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Mr. Jason West
American Wheelchair V
5355 Madre Mesa Drive
Las Vegas, Nevada 89108

RE: SDR-28517 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 20, 2008
RELATED TO GPA-28505 AND ZON-28506

Dear Mr. West:

The City Council at a regular meeting held August 20, 2008 APPROVED the request for a Site Development Plan Review FOR A PROPOSED TWO-STORY 106,500 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP WITH ACCESSORY PRIVATE SCHOOL AND CHILDCARE on 11.18 acres at the southeast corner of Madre Mesa Drive and Michael Way (APNs 138-13-701-010, 011, 012 and 036), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and R-D (Single Family Residential-Restricted) Zone [PROPOSED: C-V (Civic)]. The Notice of Final Action was filed with the Las Vegas City Clerk on August 21, 2008. This approval is subject to:

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 and landscape plan, date stamped 07/07/08, and building elevations, date stamped 06/10/08, except as amended by conditions herein.
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.
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.

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5. 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 mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Provide a Trash Enclosure in accordance with the requirements of Title 19.08.50(E)(4) with a minimum distance of 50 feet from residential properties.
10. 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.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. A Petition of Vacation for all rights-of-way in conflict with this site shall be submitted prior to the issuance of any permits or the recordation of a map for this site, whichever may occur first.
14. Submit a Reversionary Map for this site or coordinate with the City Surveyor to determine an acceptable mapping method; comply with the recommendations of the City Surveyor.
15. Dedicate appropriate right-of-way adjacent to this site for Madre Mesa Drive and dedicate a 25 foot radius on the southeast corner of Michael Way and Madre Mesa Drive prior to the issuance of any permits.
16. Construct all incomplete half-street improvements on Madre Mesa Drive, Michael Way and the terminus of Roberta Lane adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

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17. 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.
18. 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.
19. Submit an application to the Land Development section of the Department of Public Works for a deviation from Standard Drawing #222a for the driveways accessing this site from Madre Mesa Drive, Michael Way and Roberta Lane. The cul-de-sac terminus of Roberta Lane shall be posted as a no parking zone.
20. All private improvements and landscaping 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.
21. 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.

Sincerely,



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

cc: Mr. Ernest Frequez
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