

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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November 6, 2009

Mr. Michael Hatch  
Prayer Center Revival Ministries  
1316 Miller Avenue  
Las Vegas, Nevada 89106

**RE: RENOTIFICATION - SDR-35912 - SITE DEVELOPMENT PLAN REVIEW**

Dear Mr. Michael Hatch:

Your request for a Site Development Plan Review FOR A PROPOSED 5,750 SQUARE-FOOT EXPANSION TO AN EXISTING 1,673 SQUARE-FOOT CHURCH WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW BUFFERS OF ONE, EIGHT AND ZERO FEET ALONG THE NORTH, SOUTH AND EAST PERIMETERS, RESPECTIVELY, WHERE 15 FEET IS REQUIRED ADJACENT TO RIGHT-OF-WAY, AND TWO FEET ALONG THE NORTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED ALONG INTERIOR LOT LINES on 0.69 acres at 1316 and 1352 Miller Avenue and 1329 West Carey Avenue (APNs 139-21-510-007, 073 and 074), C-V (Civic) Zone, Ward 5 (Barlow), was considered by the Planning Commission on November 5, 2009.

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

**Planning and 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. The applicant shall work with city staff to determine the most appropriate mapping action necessary to consolidate the existing parcels. The mapping action shall be completed and recorded prior to issuance of a building permit.
3. All development shall be in conformance with the site plan, landscape plan, and floor plan date stamped 09/11/09 and building elevations date stamped 09/08/09, except as amended by conditions herein.
4. Waivers from Title 19.12.040 are hereby approved, to allow landscape buffers of one, eight, and zero feet along the north, south, and east perimeters where 15 feet is the minimum required adjacent to right-of-way and two foot landscape buffers along the north and west perimeters where eight feet is required along interior lot lines.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross  
Ricki Y. Barlow  
Stavros S. Anthony  
City Manager  
Elizabeth N. Fretwell



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5. An Exception from Title 19.12.040 is hereby approved, to allow two trees within the north landscape buffer where three are required.
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. 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).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. 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.
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, except as modified herein.

*Public Works*

14. Coordinate with the City Surveyor to determine if a Reversionary Map or other lot consolidation is necessary prior to the approval of construction drawings; comply with the recommendations of the City Surveyor.
15. Dedicate a 15-foot radius on the northwest corner of Miller Avenue and Lexington Street and an additional 5-foot for a total radius of 25 feet on the southwest corner of Carey Avenue and Lexington Street prior to the issuance of any permits; coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents.
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. 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.
17. Provide a copy of a recorded Joint Access Agreement between the parcels that comprise this site prior to the issuance of any permits, unless the parcels are legally joined into one parcel.
18. Each parcel must have its own lateral connection to public sewer.
19. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
20. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. 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 and abutting street intersections.
21. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
22. 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 drainage ways as recommended.

Mr. Michael Hatch  
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This action by the Planning Commission on *November 5, 2009* is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on *November 6, 2009*.

Sincerely,



Steve Gebeke  
Planning Supervisor  
Case Planning Division

SG:nl

cc: Mr. Michael Livingston  
AeCP Architecture, Inc  
2844 Huber Heights Drive  
Las Vegas, Nevada 89128