

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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January 29, 2010

Pastor Jose Jimenez  
Aguilas CFC  
1721 North Mallard Street  
Las Vegas, Nevada 89108

**RE: ABEYANCE - SDR-36787 - SITE DEVELOPMENT PLAN REVIEW**

Dear Pastor Jimenez:

Your request for a Major Amendment to a previously approved Site Development Plan Review (SDR-28517) TO ALLOW SITE MODIFICATIONS FOR AN APPROVED TWO-STORY, 106,500 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND PRIVATE SCHOOL, PRIMARY WITH WAIVERS OF BUILDING PLACEMENT STANDARDS AND LANDSCAPE BUFFER STANDARDS TO ALLOW A BUFFER WIDTH OF EIGHT FEET ALONG A PORTION OF THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED on 11.18 acres at the southeast corner of Madre Mesa Drive and Michael Way (APNs 138-13-701-010, 011, 012 and 036), C-V (Civic) Zone, Ward 5 (Barlow), was considered by the Planning Commission on January 28, 2010.

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

### Planning and Development

1. Conformance to the conditions for Rezoning (ZON-28506) and Site Development Plan Review (SDR-28517), except as amended herein.
2. 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.
3. All development shall be in conformance with the site plan, landscape plan, floor plan and building elevations, date stamped 12/10/09, except as amended by conditions herein.
4. Phasing shall comply with the submitted phasing plan date stamped 12/10/09 with all on-site improvements completed in conformance with the overall site plan date stamped 12/10/09 with the final phase.

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



5. 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.
6. A Waiver from Title 19.08.050(D)(e) is hereby approved to allow building placement that is not oriented to the corner and street fronts.
7. A Waiver from Title 19.12.040 is hereby approved to allow a landscape buffer width of eight-feet along a portion of the south perimeter adjacent to Roberta Lane where 15 feet is required.
8. 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.
9. 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.
10. 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).
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
13. 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.

14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

16. A Petition of Vacation for all rights-of-way in excess of a 60 foot right-of-way width along Madre Mesa Drive shall be submitted prior to the issuance of any permits or the recordation of a map for this site, whichever may occur first.
17. Prior to the approval of construction drawings for this site, the submitted Reversionary Map PMP-36474 shall record unless otherwise allowed by the City Engineer.
18. Dedicate appropriate right-of-way adjacent to this site for Madre Mesa Drive such that a 60 foot right-of-way width is maintained and dedicate a 25 foot radius on the southeast corner of Michael Way and Madre Mesa Drive prior to the issuance of any permits.
19. 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).
20. 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.
21. 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.

22. The cul-de-sac terminus of Roberta Lane shall be posted as a no parking zone.
23. 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.
24. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
25. Coordinate with the Collection Systems Planning Section of the Department of Public Works to construct public sewer to the intersection of Michael Way and Alfred Drive concurrent with development of this site. Public sewer shall be extended west on Alfred Drive past permanent pavement constructed with this project. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
26. 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, or the submittal of any construction drawings for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the 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. 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.

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27. 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.

This action by the Planning Commission on January 28, 2010 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.

Sincerely,



Steve Gebeke  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Mr. Matt Caddy  
Catalist Consulting  
405 SE 52 Avenue  
Ocala, Florida 34471