



July 20, 2010

LAS VEGAS CITY COUNCIL

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Pastor Robert Goulet  
International Church of Las Vegas  
8100 Westcliff Drive  
Las Vegas, Nevada 89145

RE: SDR-37942 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF JULY 7, 2010  
RELATED TO MOD-30617, ZON-31062, VAC-30622 AND VAR-37943

Dear Pastor Goulet:

The City Council at a regular meeting held July 7, 2010, APPROVED the request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 35-FOOT HIGH, 66,192 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP WITH WAIVERS OF THE LONE MOUNTAIN WEST WALL AND LANDSCAPE STANDARDS TO ALLOW RETAINING WALLS UP TO 16 FEET IN HEIGHT AND ZERO-FOOT LANDSCAPE BUFFERS ALONG PORTIONS OF THE NORTH, SOUTH, EAST AND WEST PERIMETERS on 9.12 acres at the southwest corner of Cliff Shadows Parkway and the 215 Beltway (APNs 137-12-401-001, 011, 040 and 137-12-410-003), PD (Planned Development) Zone, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], and C-V (Civic) Zone [PROPOSED: PD (Planned Development) and C-V (Civic)]. The Notice of Final Action was filed with the Las Vegas City Clerk on July 8, 2010. This approval is subject to:

Added Conditions

- A. All landscaping on Desert Hope Drive from Cliff Shadow Parkway to Western Drive shall be completed per landscaping plan submitted 5/4/2010.
- B. A minor site plan review shall be submitted to show how access to Phase II area shall be controlled and shall be approved by Planning and Development staff.

Planning and Development

1. Approval of Major Modification (MOD-30617) and Rezoning (ZON-31062)
2. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-30617), Rezoning (ZON-31062), Vacation (VAC-30622) and Variance (VAR-37943) shall be required.

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FM-0044-08-09

3. 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.
4. All development shall be in conformance with the landscape plan date stamped 05/04/10, and the site plan and building elevations date stamped 04/13/10, except as amended by conditions herein.
5. A Waiver of the Lone Mountain West Wall and Landscape standards is hereby approved, to allow retaining walls up to 16 feet in height without intermediate terracing, and to allow a zero-foot landscape buffer along portions of the north, south, east and west property lines.
6. An Exception from Title 19.10 is hereby approved, to allow 78 parking lot trees for the overall site where 87 trees are required and four diamonds within the east lot where eight parking lot islands are required.
7. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
8. These Conditions of Approval shall be affixed to the cover sheet of the plan set submitted for building permit.
9. This approval shall apply to the site as a whole. Any proposed phasing plan for site construction shall be submitted to the Planning and Development Department for consideration prior to issuance of any building permits to determine whether a Minor or Major Site Development Plan Review is required for approval.
10. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan: on the south side of Cliff Shadows Parkway, west of the intersection with the future Desert Hope Drive, a Multi-Use Transportation Trail is required and shall meet all minimum standards of the City of Las Vegas Master Plan, Transportation Trails Element.
11. 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.
12. 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).
  13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
  14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
  15. 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.
  16. 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.
  17. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
  18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

#### Public Works

19. Coordinate with the Right-of-Way Section of the Department of Public Works to obtain a Bureau of Land Management (BLM) Right-of-Way Grant Easement at the northwest corner of this site, including the existing circular turn around and roadway providing access to both Assessors' Parcel # 137-12-401-010 and this site from Cliff Shadows Parkway prior to the issuance of any permits for this site. Comply with the requirements of the Right-of-Way Section.
20. Construct a multi-use non-equestrian trail along Cliff Shadows Parkway for all portions of this site that are adjacent to Cliff Shadows Parkway. Grant a multi-use non-equestrian trail easement for all portions of the required trail on Assessor's Parcel #137-

12-401-010 that are outside of the public right-of-way. Coordinate with the Right-of-Way Section to determine BLM document requirements to construct the portions of the multi-use non-equestrian trail that are on Assessor's Parcel #137-12-410-040. Comply with the requirements of the Right-of-Way Section.

21. A Petition of Vacation for the existing Cheyenne Avenue right-of-way adjacent to the southwest corner of this site shall be submitted to the City and shall be approved by the City Council prior to the submittal of any construction drawings for this site. The Order of Vacation shall record prior to the issuance of any permits for this site. If such Petition of Vacation is not approved by City Council, this site shall be redesigned to accommodate dedication of appropriate right-of-way to extend or terminate Cheyenne Avenue.
22. Petition of Vacation VAC-30622 shall record prior to the issuance of any building permits.
23. If not already in place at the time of development of this site, construct all incomplete street improvements on Cliff Shadows Parkway and full street improvements on Desert Hope concurrent with development. Desert Hope Drive improvements shall be built per the approved construction drawings for "Improvement Plans for Desert Hope Drive Access Road, Reverence (Village 26)", modified as approved by the Department of Public Works. Required improvements on Desert Hope Drive may be phased in accordance with the submitted phasing plan as follows:

Phase I: Construct the full width of the intersection of Desert Hope Drive and Cliff Shadows Parkway, including curb, gutter, sidewalk, bases, conduits, and poles for the future signalization of the Desert Hope Drive/Cliff Shadows Parkway Intersection, on both southwest and southeast quadrants concurrent with on-site development activities.

Construct permanent improvements including curb/gutter, sidewalk and asphalt paving on the west half of Desert Hope Drive from the intersection with Cliff Shadows Parkway extending south to the first driveway into the proposed site, and including the northern curb return for the driveway. A minimum of two lanes of temporary asphalt roadway shall be constructed for the east half of Desert Hope Drive, extending southward a minimum of 150 feet from the intersection, before transitioning to the permanent improvements on the west half. The developer shall work with the Traffic Engineering Division to ensure that the temporary improvements accommodate the proposed grade differences between east and west halves in an appropriate and safe manner.

Phase II: Construct all remaining permanent improvements on the full width of Desert Hope Drive; removing and replacing all temporary improvements as needed, extending to the southern edge of this site concurrent with on-site development activities. 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).

24. Submit an Encroachment Agreement for the rockery wall located along Desert Hope Drive adjacent to this site prior to the issuance of permits for this site.
25. If not already in place, extend public sewer in Desert Hope Drive to the southern, edge of this site at a size, depth and location acceptable to the Collection System Planning section of the Department of Public Works. Provide public sewer easements for all public sewers not located within existing public street right-of-way or public sewer easements 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. 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.
27. 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.
28. 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, submittal of any construction drawings. 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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. 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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29. 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, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainage ways 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. In lieu of constructing improvements, in whole or in part, the developer may agree 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, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,



Gabriela Portillo-Brenner  
Deputy City Clerk II for  
Beverly K. Bridges, MMC, City Clerk



M. Margo Wheeler, AICP  
Director  
Planning and Development Department

cc: Mr. Michael Casanova  
Southwest Engineering  
3610 North Rancho Drive  
Las Vegas, Nevada 89130