



September 25, 2012

Mr. Marcelino Basallaje
Iglesia Ni Cristo – Church of Christ
2929 Cedar Avenue
Las Vegas, Nevada 89101

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

**RE: SDR-46829 – MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - SEPTEMBER 2012**

Dear Mr. Basallaje:

Your request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION AND 92 SQUARE-FOOT ADDITION TO AN EXISTING 7,596 SQUARE-FOOT HOUSE OF WORSHIP on 4.06 acres at the 2929 Cedar Avenue (APN 139-36-110-036), C-V (Civic) Zone, Ward 3 (Coffin), has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request, subject to the following:

Planning

1. Conformance to the plot plan and approved conditions for Special Use Permit (U-0029-62), Variance (V-0170-94) and [Z-0006-01(1)], except as modified herein.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. 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 Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

6. In accordance with code requirements of Title 13.56, remove and replace all substandard improvements adjacent to this site and replace with new improvements meeting 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. The existing and proposed pan style driveways are acceptable as shown on the approved site plan.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov



-
7. Construct all incomplete half-street improvements (sidewalk) on 30th Street adjacent to this site concurrent with development of this site.
 8. The proposed gates shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right-of-way before parking to manually operate the gate; alternatively the gates shall remain open during regular business hours. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right of way.
 9. 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.
 10. 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 as recommended.

This action by the Department of Planning staff on September 25, 2012 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Paul Almond
Almond ADG Architects
7330 East Earl Drive
Scottsdale, Arizona 85251