



**Legal Notices Transmittal and Scanning Separator Sheet**

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**Legal Notice Type: Action Letter**

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Date of Transfer to ERM: 7/28/2011

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Meeting Date: 7/20/2011

Meeting Type: City Council <=>

Date of Letter: 7/27/2011

Case Number(s): SDR-41059 <=>

Subject of Notice: APPLICANT/OWNER: RIVER OF LIFE WORD MINISTRIES - 4944 Vegas Drive  
<=>

Record Series: Legal Notices

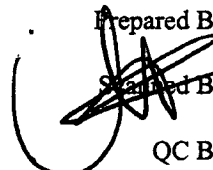
LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date

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Prepared By: acrolli  
Scanned By:  SCANNED  
QC By: JUL 28 2011



July 27, 2011

LAS VEGAS CITY COUNCIL

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MAYOR

STAVROS S. ANTHONY  
MAYOR PRO TEM

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LOIS TARKANIAN  
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BOB COFFIN

ELIZABETH N. FRETWELL  
CITY MANAGER

Mr. Sullivan Causey, Sr.  
River of Life Word Ministries  
4944 Vegas Drive  
Las Vegas, Nevada 89108

RE: SDR-41059 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF JULY 20, 2011

Dear Mr. Causey:

The City Council at a regular meeting held July 20, 2011, APPROVED the request for a Site Development Plan Review FOR A PROPOSED 4,428 SQUARE-FOOT CHURCH AND A 2,880 SQUARE-FOOT MODULAR CLASSROOM BUILDING WITH WAIVERS TO ALLOW NO LANDSCAPE BUFFERS ALONG THE NORTH, EAST AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED AND A FIVE FOOT WIDE LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED on 0.54 acres at 4944 Vegas Drive (APN 138-24-803-022), C-1 (Limited Commercial) Zone.

**Added Condition**

A. Exceptions to Title 19.08 are approved to allow:

(a) No trees along the north perimeter where one is required, two trees along the south perimeter where three are required, eight trees along the east perimeter where 10 are required, and two trees along the west perimeter 10 are required.

(b) No parking lot trees or islands where six are required.

(c) No parking lot screening where a berm or wall is required.

**Planning**

1. The modular shall be painted to match the existing church.
2. The modular structure shall comply with all ADA accessibility requirements.
3. Conformance to the Conditions of Approval for Variances (VAR-41060 and VAR-41216) shall be required.

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011  
TTY 702.386.9108  
www.lasvegasnevada.gov



4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All development shall be in conformance with the site plan date stamped 02/28/2011, the landscape plan date stamped 06/28/2011, and building elevations date stamped 07/05/2011, except as amended by conditions herein.
6. A waiver from Title 19.08 is hereby approved, to allow no landscape buffers along portions of the east and west perimeters where eight feet is required, and a five foot landscape buffer along the south perimeter where 15 feet is required.
7. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 02/28/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
8. 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 Department of Building and Safety.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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. Installed landscaping shall not impede visibility of any traffic control device.
11. 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).
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

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

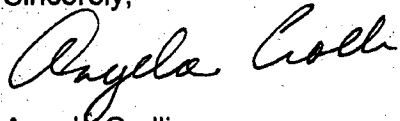
#### Public Works

17. Prior to the issuance of any permits for this site, provide proof of a perpetual 24-foot wide legal access across parcel #138-24-803-033 and parcel #138-24-803-032 for the proposed fire access road. Additionally, to ensure the required fire access to this site, walls or barriers shall not be allowed between assessor parcel numbers #138-24-803-033 and #138-24-803-032 for the entire width of the approved fire access route. Alternatively, the proposed building shall be sprinkled and meet the requirements of the Fire Department.
18. Remove all substandard sidewalk improvements, if any, adjacent to this site and replace with new sidewalk meeting current City Standards concurrent with on-site development activities as shown on the approved Site Plan. The existing "pan" style driveways may remain until they are reconstructed to align with Laurelhurst Drive.
19. The owner shall sign a Covenant Running with Land agreement for the future construction of a single driveway per Uniform Standard Drawing #222a that will be aligned with Laurelhurst Drive and will accommodate the future signalization of this driveway prior to the approval of construction drawings for this site or the recordation of a map, whichever may occur first. Provide traffic signal easements as required per the Traffic Engineering Section of the Department of Public Works to accommodate the future signalization of this driveway.
20. 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. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Vegas Storm Drain project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

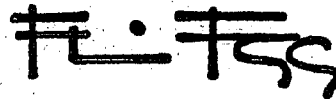
Mr. Sullivan Causey, Sr.  
SDR-41059 – Page Four  
July 27, 2011

22. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,



Angela Crolli  
Deputy City Clerk II for  
Beverly K. Bridges, MMC, City Clerk



Flinn Fagg, Director  
Planning Department

cc: Mr. David Dwyer  
Dwyer Engineering  
7310 Smoke Ranch Road, Suite E  
Las Vegas, Nevada 89128