



Legal Notices Transmittal and Scanning Separator Sheet

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Date of Letter: 10/22/2012

Case Number(s): SDR-45489 <=>

Subject of Notice: APPLICANT: LAKES CONGREGATION OF JEHOVAH'S WITNESSES - OWNER:
ROBERT F/ LINDA M MOYER TRUST - at the northeast corner of Buffalo Drive and El Parque Avenue
<=>

Record Series: Legal Notices

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File By: Meeting Date



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SCANNED

QC By:

OCT 22 2012



October 22, 2012

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

Mr. Robert Moyer
Robert and Linda Moyer Trust
8021 West O'Bannon Drive
Las Vegas, Nevada 89108

RE: SDR-45489 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 17, 2012
RELATED TO SUP-45488

Dear Mr. Moyer:

The City Council at a regular meeting held October 17, 2012, APPROVED the request for a Site Development Plan Review FOR A PROPOSED 4,576 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP on 2.09 acres at the northeast corner of Buffalo Drive and El Parque Avenue (APN 163-03-301-002), R-E (Residential Estates) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 18, 2012. This approval is subject to:

Planning

1. Gates shall be installed at both parking lot ingress/egress points and will be secured when the facility is not in use. Gate locations shall be approved by the Department of Public Works.
2. An eight-foot tall wall conforming to the requirements of Title 19 shall be constructed along the east side of APN 163-03-301-002 prior to issuance of a certificate of occupancy for the primary structure. Alternatively, with the written permission of the individual property owners, the existing perimeter walls adjacent to the east side of APN 163-03-301-002 shall be raised two feet, not to exceed a maximum of eight feet in height, where structurally feasible. All required building permits shall be obtained prior to constructing new walls or raising the existing walls.
3. The maximum height of parking lot lighting poles shall be 17.5 feet.
4. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-45488) shall be required, if approved.
5. 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.

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



6. All development shall be in conformance with the building elevations, date stamped 05/23/12 and site plan and landscape plans date stamped 06/12/12, except as amended by conditions herein.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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 as Final Map submittal. 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. The landscape plan shall be revised prior to or at time of submittal for building permits to reflect 24" box Japanese Blueberry trees to be installed along the north and east landscape buffers.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. In accordance with code requirements of Title 13.56, remove all substandard improvements, including substandard sidewalk ramps, 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.
13. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Buffalo Traffic Improvement and Street Rehabilitation Project: Sahara to Charleston" and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
15. 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.

Mr. Robert Moyer
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16. 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 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.

Sincerely,



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

cc: Mr. Tom Shelton
Mr. Harry Palmore
Lakes Congregation of Jehovah's Witnesses
7184 Adobe Hills Avenue
Las Vegas, Nevada 89113

Mr. Rafael Navarro
10765 Woodlore Place
Las Vegas, Nevada 89144