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February 7, 2013

Bishop James M. Rogers
Greater New Jerusalem Church
1100 North D Street
Las Vegas, Nevada 89106

RE: SDR-47542 – SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-47539, ZON-47540, VAR-47541 AND SUP-47543
CITY COUNCIL MEETING OF FEBRUARY 6, 2013

Dear Mr. Rogers:

The City Council at a regular meeting held February 6, 2013, APPROVED the request for a Site Development Plan Review FOR A PROPOSED 25,972 SQUARE-FOOT CHURCH on 2.40 acres at the southeast corner of Martin Luther King Boulevard and Doolittle Avenue (APNs 139-21-801-001, 002, and 006), R-E (Residential Estates) and R-4 (High Density Residential) Zones [PROPOSED: R-3 (Medium Density Residential)]. The Notice of Final Action was filed with the Las Vegas City Clerk on February 7, 2013. This approval is subject to:

Planning

1. Approval of General Plan Amendment (GPA-47539) and Rezoning (ZON-47540) shall be required, if approved.
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-47541) and Special Use Permit (SUP-47543) shall be required, if approved.
3. 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.
4. All development shall be in conformance with the site plan date stamped 12/12/12 and the building elevations date stamped 11/20/12, except as amended by conditions herein.
5. 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

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visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:

- a. The provision of one 24-inch box tree per 20 linear feet along the in accordance with 19.08.040(F)(8).
 - b. The provision of landscape islands for every six uncovered parking spaces, in accordance with 19.08.110(C)(12).
6. 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.
 7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
 8. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
 9. 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.
 10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Dedicate a 25-foot radius on the northeast corner of Martin Luther King Boulevard and Wyatt Street prior to the issuance of any permits.
12. Construct half-street improvements on Doolittle Avenue adjacent to this site including appropriate overpaving concurrent with on-site development activities. Remove all substandard public street improvements and unused driveways on Martin L. King Boulevard and Wyatt Avenue adjacent to this site 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. The driveway on Martin L. King Boulevard shall be constructed to meet Standard Drawing #222.1. The driveway on Doolittle Avenue is hereby approved as a deviation from Standards as shown on the approved site plan. Any further deviations, if any, to width, ingress/egress radii, or throat depth will require separate approval from the City Engineer. Final driveway geometrics for this site must be approved by the City Traffic Engineer.

Bishop James M. Rogers
SDR-47542 – Page Three
February 7, 2013

14. 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.
15. 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. 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 for
Beverly K. Bridges, MMC, City Clerk

cc: Bishop James M. Rogers
Greater New Jerusalem Church
1100 North D Street
Las Vegas, Nevada 89106

Mr. Charles Lee Bilberry
6215 Cape Canaveral Court
Las Vegas, Nevada 89149