



May 13, 2014

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Mr. Jose Hernandez
Church of God (Seventh Day) – English
9161 Ivory Beach Drive
Las Vegas, Nevada 89147

RE: SDR-52099 (PRJ-51204) – SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-52399 AND ZON-52401
CITY COUNCIL MEETING OF MARCH 5, 2014

Dear Mr. Hernandez:

The City Council at a regular meeting held March 5, 2014, APPROVED request for a Site Development Plan Review FOR A PROPOSED 4,945 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP WITH A WAIVER TO ALLOW A NINE-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE 15 FEET IS REQUIRED on 2.00 acres at 3523 North Jones Boulevard (APN 138-11-704-009), R-E (Residence Estates) Zone [PROPOSED: C-V (Civic)]. The Notice of Final Action was filed with the Las Vegas City Clerk on March 6, 2014. This approval is subject to:

Added at City Council

- A. Future development phases shall require an eight-foot decorative block wall with 20% contrasting material along the north, south and west property lines.
- B. No temporary parking shall be permitted on the undeveloped Phase II portion of the property.
- C. A revised landscape plan shall be submitted to the Department of Planning for review and approval, showing increased landscape materials in the buffer areas along the north and south property lines.

Planning

- 1. Approval of General Plan Amendment (GPA-52399) and Rezoning (ZON-52401) shall be required, if approved.
- 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.

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3. An additional Site Development Plan Review will be required prior to issuance of building permits for any portion of phase two on the subject site.
4. All development shall be in conformance with the site plan date stamped 12/18/13, the landscape plan date stamped 12/16/13, the floor plan date stamped 12/11/13 and building elevations date stamped 12/10/13, except as amended by conditions herein.
5. A Waiver from Title 19.08.070 is hereby approved, to allow a nine-foot landscape buffer along a portion of the east perimeter.
6. An Exception from Title 19.08.110(C)(12) is hereby approved to allow zero shade trees in the parking lot where 11 are required.
7. An Exception from Title 19.08.040 is hereby approved to allow five perimeter landscape buffer trees along the north and south perimeters where ten are required.
8. 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 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. This site is required to connect to the public sewer system. Coordinate potential connection locations with the Sanitary Sewer Planning Section of the Department of Public Works prior to the issuance of a Certificate of Occupancy.
13. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
14. Vehicular movements at the entry drive on Jones Boulevard may be limited in the future to right-in and right-out at the discretion of the City Traffic Engineer, if traffic patterns or accident histories develop that warrant the construction of a median island in Jones Boulevard.
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.

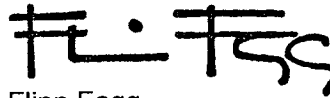
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16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide 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 II for
Beverly K. Bridges, MMC, City Clerk



Flinn Fagg
Director
Planning and Development

cc: Mr. Jose Hernandez
6132 Mott Smith Street
North Las Vegas, Nevada 89081