



May 27, 2014

LAS VEGAS CITY COUNCIL

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Dr. Rogers
Church Mount Sinai Missionary
1025 Balzar Avenue
Las Vegas, Nevada 89109

RE: SDR-52956 - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-52964 AND ZON-52961
CITY COUNCIL MEETING OF MAY 21, 2014

Dear Applicant:

The City Council at a regular meeting held May 21, 2014 APPROVED the request for a Site Development Plan Review TO ADD RELIGIOUS CLASSROOMS AND OFFICES TO AN EXISTING RELIGIOUS FACILITY on 1.28 acres at the northeast and southeast corner of Concord Street and Balzar Avenue (APNs 139-21-610-012, 013, 014 and 139-21-510-281 and 282). The Notice of Final Action was filed with the Las Vegas City Clerk on May 22, 2014. The approval is subject to:

Planning

1. Approval of General Plan Amendment (GPA-52964), and Rezoning (ZON-52961) 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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/13/14, except as amended by conditions herein.
4. An Exception from Title 19.08.110 is hereby approved, to allow a parking lot to not be screened from the public rights-of-way and to have no landscape islands where one is required for every six uncovered parking spaces.
5. All mechanical equipment shall be screened from view from all public rights-of-way.

CITY OF LAS VEGAS
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LAS VEGAS, NEVADA 89101

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6. A trash enclosure shall be provided on site and developed per Title 19 requirements.
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. 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.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

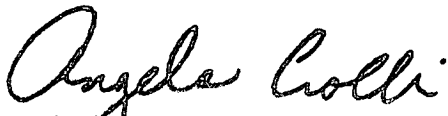
12. Remove all substandard public street improvements and unused driveways adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
 13. 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.
 14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this site.
 15. An encroachment for any landscaping in the Balzar Avenue and Concord Street public rights-of-way as shown on the approved Site Plan is hereby approved and staff is directed to process an encroachment application that is in conformance with this approved Site Plan after the applicant provides appropriate documentation and fees for such application. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of
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Dr. Rogers
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the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

16. An Update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of construction drawings or the submittal of a Final map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

Sincerely,

A handwritten signature in cursive script that reads "Angela Colli".

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