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August 25, 2014

Prayer Central Revival Ministries
3290 East Astoria Drive
Las Vegas, Nevada 89121

RE: ABEYANCE - SDR-53435 [PRJ-53239] - SITE DEVELOPMENT PLAN
REVIEW
CITY COUNCIL MEETING OF AUGUST 20, 2014

Dear Applicant:

The City Council at a regular meeting held August 20, 2014 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 7,378 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP WITH WAIVERS TO ALLOW REDUCTIONS IN PORTIONS OF ALL LANDSCAPE BUFFERING REQUIREMENTS on 0.68 acres at 1316 and 1352 Miller Avenue and 1329 West Carey Avenue (APNs 139-21-510-007, 073 and 074), C-V (Civic) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 21, 2014. This approval is subject to:

Planning

1. 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.
2. All development shall be in conformance with the site plan date stamped 03/25/14, and landscape plan and building elevations, date stamped 04/14/14, except as amended by conditions herein.
3. Miller Avenue is hereby designated as the lot front. All development standards will be orientated with Miller Avenue as the front property line and the primary structure will be addressed off of said street.
4. Waivers from Table 4 of LVMC Title 19.08.40 are hereby approved, to allow perimeter landscape buffer widths adjacent to public rights-of-way of six feet along the northern property line, zero feet along a portion of the east property line and eight feet along the south property line where 15 feet is required.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



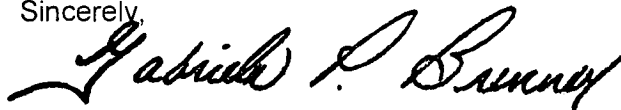
5. Waivers from Table 4 of LVMC Title 19.08.40 are hereby approved, to allow perimeter landscape buffer widths adjacent to interior property lines of two feet along the northwest property line, three feet along the north property line and three feet along the portions of southwest where eight feet is required.
6. An Exception from Title 19.08.110 is hereby approved, to allow five parking lot islands and five 24-inch box trees where nine parking lot islands and nine 24-inch box trees are required.
7. 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.
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. The trash enclosure on-site shall be constructed with solid metal gates and a roof or trellis structure.
11. 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.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Dedicate a 15-foot radius on the northwest corner of Miller Avenue and Lexington Street and an additional 5-foot for a total radius of 25 feet on the southwest corner of Carey Avenue and Lexington Street prior to the issuance of any permits; coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents.

15. Remove all substandard public street improvements and unused driveway cuts 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.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
17. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. 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.
18. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the Carey Avenue and Miller Avenue public rights-of-way prior to the issuance of permits for these improvements. 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 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. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,



Gabriela Portillo-Brenner
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Sy Dardashty
1990 Westwood Boulevard, Ste 260
Los Angeles, California 90025

Mr. Earnest Patton
5715 West Alexander Road, Ste 155
Las Vegas, Nevada 89130