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August 20, 2015

Captives Free Christian Center
2741 Saber Drive
North Las Vegas, Nevada 89032

**RE: SDR-59317 [PRJ-59184] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO SUP-59316
CITY COUNCIL MEETING OF AUGUST 19, 2015**

Dear Applicant:

The City Council at a regular meeting held on August 19, 2015 **APPROVED** a request for a Site Development Plan Review FOR A PARKING LOT WITH A WAIVER TO ALLOW A 12-FOOT WIDE LANDSCAPE BUFFER ALONG THE NORTHERN PROPERTY LINE WHERE 15 FEET IS REQUIRED ADJACENT TO PUBLIC RIGHT-OF-WAY on 0.24 acres at 1329 Balzar Avenue (APNs 139-21-610-340 and 341), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Barlow) [PRJ-59184].

The approval is subject to the following conditions:

Planning

1. Access to Balzar Avenue is to be gated. The gate shall remain open during services and closed during non-operational hours.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-59316) 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 and landscape plan, date stamped 06/15/15, except as amended by conditions herein.
5. A Waiver from Title 19.06.100 is hereby approved, to allow a 12-foot wide landscape buffer along the north property line where a 15-foot wide buffer is required.
6. An Exception from Title 19.08.040(F) is hereby approved, to allow 13 landscape buffer trees where 22 trees are required.
7. An Exception from Title 19.08.110(12) (a) is hereby approved, to allow four parking lot islands where six feet is required.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

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/city of las vegas

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8. An Exception from Title 19.08.110(12) (b) is hereby approved, to allow zero parking lot landscape island trees where 10 trees are required.
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

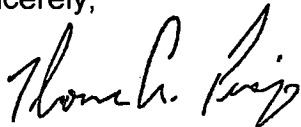
12. Dedicate a 20-foot foot radius on the southwest corner of Balzar Avenue and Lexington Street prior to the issuance of any permits.
13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current city standards concurrent with development of this site, except as amended by conditions herein. 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. The "pan style" driveway on Balzar Avenue may remain as long as the sidewalk path along Balzar Avenue complies with Americans with Disabilities Act (ADA) guidelines.
14. Landscape and maintain all unimproved right-of-way 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.
15. Submit an Encroachment Agreement for landscaping and private improvements in the Balzar Avenue and Lexington Street public rights-of-way prior to this 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 (702-229-4836).

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16. Contact the City Engineer's Office at (702-229-6272) to coordinate the development of this project with the "Lexington Street Storm Drain" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
17. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on August 20, 2015.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. Khosrow Alighchi
1012 Matagorda Lane
Las Vegas, Nevada 89128