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June 2, 2016

Mr. Edgar Montalvo
8913 Danza Del Sol
Las Vegas, Nevada 89129

**RE: SDR-63550 [PRJ-63446] – SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-63547, ZON-63548, WVR-63549
CITY COUNCIL MEETING OF JUNE 1, 2016**

Dear Mr. Montalvo:

The City Council at a regular meeting held on June 1, 2016 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED 2,220 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND A 2,787 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ON PORTIONS OF THE EAST AND SOUTH PROPERTY LINES WHERE EIGHT FEET IS REQUIRED AND A FOUR-FOOT WIDE LANDSCAPE BUFFER ON A PORTION OF THE NORTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 0.80 acres at 4955 and 4965 Bevvie Drive (APNs 138-13-801-030, 031 and 032), R-E (Residence Estates) Zone [PROPOSED: C-V (Civic)], Ward 5 (Barlow) [PRJ-63446].

Planning

1. Approval of a General Plan Amendment (GPA-63547) and Rezoning (ZON-63548), and approval of and conformance to the Conditions of Approval for a Waiver (WVR-63549) 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 02/25/16, except as amended by conditions herein.
4. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot wide landscape buffer on portion of the east property line where eight feet is required and to allow a 10-foot wide landscape buffer on a portion of the north property line where 15 feet is required.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

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333 NORTH RANCHO DRIVE
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/city of las vegas

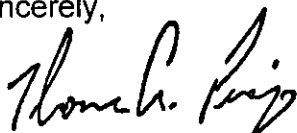
5. An Exception from Title 19.08.040 is hereby approved, to allow 20 trees in perimeter landscape buffers where 26 trees are required.
6. An Exception from Title 19.08.110 is hereby approved, to allow seven parking lot trees where 12 trees are required.
7. Prior to issuance of a building permit, the applicant shall obtain and submit to the Department of Planning an approval letter from a waste management company that allows curbside refuse pickup at this location.
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 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.
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. The following changes from the conceptual landscape plan shall be made to the technical landscape plan:
 - A. Plant one 24" additional box shade tree within the landscape buffer along the west property line for a total of eight trees.
 - B. Replace the proposed Red Leaf Flowering Plum trees with mulga (acacia aneura) trees.
13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Construct half-street improvements including appropriate transition paving on Bevvie Drive adjacent to this site meeting current City Standards concurrent with development of this site unless a Waiver, such as WVR-63549, is approved to defer such improvements. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). 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. Extend public sewer in Bevvie Drive to the western edge of this site at a size, depth and location acceptable to the Collection System Planning section of the Department of Public Works. This condition shall not be enforced if all the parcels comprising this site are combined into one parcel and a Waiver, such as WVR-63549, is approved to defer the sewer extension.
17. Landscape and maintain all unimproved rights-of-way on Bevvie Drive 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 in the Bevvie Drive public right 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 applicant and any successors in interest to the property and assigns pursuant to the terms 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).

The Notice of Final Action was filed with the Las Vegas City Clerk on June 2, 2016.

Sincerely,



Thomas A. Perrigo *az*
Director
Department of Planning

TAP:nl

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cc: Iglesia El Gran Yo Soy
7245 Madona Drive
Las Vegas, Nevada 89156