



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN

STEVEN G. SEROKA
MICHELE FIORE

SCOTT D. ADAMS
City Manager

September 21, 2017

Church First Thai-Laotian Presby
P.O. Box 370699
Las Vegas, Nevada 89137

**RE: SDR-71095 [PRJ-67966] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-71093 AND SUP-71094
CITY COUNCIL MEETING OF SEPTEMBER 20, 2017**

Dear Applicant.

The City Council at a regular meeting held on September 20, 2017 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 17,210 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP WITH WAIVERS TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ALONG THE EAST PERIMETER AND A SIX-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED on 2.50 acres at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), R-E (Residence Estates) Zone, Ward 5 (Barlow) [PRJ-67966].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-71093), Special Use Permit (SUP-71094) 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, date stamped 07/24/17, landscape plan, date stamped 07/24/17, and building elevations, date stamped 06/26/17, except as amended by conditions herein.
4. A Waiver from 19.06.060 is hereby approved, to allow a six-foot wide perimeter landscape buffer along the south property line.

**DEVELOPMENT
SERVICES CENTER**
DEPARTMENT OF PLANNING
333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

- 5 A Waiver from 19.06.060 is hereby approved, to allow a five-foot wide perimeter landscape buffer along the east property line
- 6 An Exception from Title 19 08 110 is hereby approved, to allow no shade trees at the end of the parking row located in the northeast corner of the site
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 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.
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 Prior to the issuance of any permits, dedicate an additional 10 feet of right-of-way for a total half street width of 40-feet on Michael Way
- 13 Construct all incomplete half-street improvements on Michael Way meeting current City Standards concurrent with development of this site. 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.

14. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks on Smoke Ranch Road adjacent to this site in accordance with code requirements of Title 13.56 040 to the satisfaction of the City Engineer concurrent with development of this site
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
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.

The Notice of Final Action was filed with the Las Vegas City Clerk on September 21 2017

Sincerely,



Robert Summerfield, AICP~~®~~
Acting Director
Department of Planning

RTS:PL:clb

cc Mr. Pachala Dechawan
2477 Childress Drive
Las Vegas, Nevada 89134

Mr. David Dwyer
Dwyer Engineering
7310 Smoke Ranch Road, Suite E
Las Vegas, Nevada 89128