



**LAS VEGAS
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DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

**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

November 26, 2018

Church La Luz Del Mundo
2413 East Cedar Avenue
Las Vegas, Nevada 89101

**RE: SDR-74326 [PRJ-74222] - SITE DEVELOPMENT PLAN REVIEW -
RELATED TO GPA-74325 AND ZON-74324
CITY COUNCIL MEETING OF NOVEMBER 21, 2018**

Dear Applicant

The City Council at a regular meeting held on November 21, 2018 voted to **APPROVE** a request for a Site Development Plan Review FOR PROPOSED PARKING FACILITIES on 2.06 acres at 2412, 2408, 2404 and 2324 Mesquite Avenue, and 2413, 2412, 2408, 2407, 2400 and 2324 Cedar Avenue (APNs Multiple), R-1 (Single Family Residential) Zone [PROPOSED. C-V (Civic)], Ward 3 (Coffin) [PRJ-74222]

This approval is subject to the following conditions

Planning

- 1 Approval of and conformance to the Conditions of Approval for Rezoning (ZON-74324) 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 and landscape plan date stamped 08/27/18, except as amended by conditions herein.
- 4 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.
- 5 These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

- 6 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.
7. ~~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. The technical landscape plan shall include the following changes from the conceptual landscape plan.~~
 - An eight-foot wide landscape buffer adjacent to residentially zoned property
 - Four, five-gallon shrubs planted for every required shade tree.
8. 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
- 9 All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein

Public Works

10. Dedicate a 25-foot radius on the northwest corner of Eastern Avenue and Mesquite Avenue and a 25-foot radius at the northwest corner of Cedar Avenue and Eastern Avenue prior to the issuance of any permits.
11. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks and driveways adjacent to this site in accordance with code requirements of Title 13 56 040, if any, to the satisfaction of the City Engineer concurrent with development of this site
12. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Eastern and Nellis Bus Turnout" improvement project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer

13. Landscape and maintain all unimproved rights-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.
14. Submit a License Agreement for landscaping and private improvements in the Eastern Avenue, Mesquite Avenue and Cedar Avenue public rights of way, if any, prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License 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 License 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 License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).
15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

The Notice of Final Action was filed with the Las Vegas City Clerk on November 26, 2018.

Sincerely,



Robert Summerfield, AICP[®]
Director
Department of Planning

RTS.PL clb

cc. Mr. Oskar O'Keefe
2256 Savannah River Street
Las Vegas, Nevada 89044