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cityoflasvegas  
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April 16, 2020

Mr. Ernest Calderon, Chairman  
Twin Lakes Baptist Church  
5700 Vegas Drive  
Las Vegas, Nevada 89108

**RE: SDR-78237 [PRJ-78208] - SITE DEVELOPMENT PLAN REVIEW  
RELATED TO VAC-78236  
CITY COUNCIL MEETING OF APRIL 15, 2020**

Dear Mr. Calderon:

The City Council at a regular meeting held on April 15, 2020 voted to **APPROVE** your request for a Site Development Plan Review FOR A PROPOSED ONE-STORY, 14,625 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP INCLUDING A FELLOWSHIP HALL AND ADMINISTRATION BUILDING; AND A TWO-STORY, 5,790 SQUARE-FOOT MULTIPURPOSE BUILDING WITH A WAIVER TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED on 10.00 acres at the northwest corner of Westcliff Drive and Rainbow Boulevard (APN 138-27-802-004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-78208].

This approval is subject to the following conditions:

**Planning**

1. Approval of and conformance to the Conditions of Approval for Petition of Vacation (VAC-78236) 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 02/12/20, and building elevations date stamped 01/16/20, except as amended by conditions herein.
4. A Waiver from Title 19.08.040 is hereby approved, to not orient the building to the corner where such is required.

5. An Exception from Title 19.08.040 is hereby approved, to allow 14 24-inch box trees in the interior parking lot area where 24 trees are required within parking lot islands or at the end of a row of parking.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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.
9. 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.
10. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
  - a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation;
  - b. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

- c. Applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
  - d. Applicant is advised that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

12. A Petition of Vacation, such as VAC-78236, shall record prior to the issuance of any permits to eliminate any conflicting U.S. Government Patent Easements.
13. Dedicate 75-feet of right-of-way adjacent to this site for Rainbow Boulevard, 60-feet of right-of-way for Westcliff Drive and an appropriate radius coinciding with existing improvements on the northwest corner of Westcliff Drive and Rainbow Boulevard adjacent to this site prior to the issuance of any permits.
14. The sidewalk along Westcliff Drive adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
15. Concurrent with development this site shall construct median modifications to allow left turns in from Westcliff Drive while preventing left turns out to Westcliff Drive.
16. This site shall connect to the public sewer located in Westcliff Drive.
17. Landscape and maintain all unimproved right-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.

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18. 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 April 16, 2020.

Sincerely,



Robert Summerfield, AICP  
Director  
Department of Planning

RTS:PL:clb

cc: Ms. Cindy McAlexander  
Twin Lakes Baptist Church  
5700 Vegas Drive  
Las Vegas, Nevada 89108

Mr. Roy Burson  
JVC Architects  
5385 Cameron Street, Suite #15  
Las Vegas, Nevada 89118