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May 14, 2014

Ms. Catherine Hou
Living Word Christian Church
1202 Vista Drive
Las Vegas, Nevada 89102

**RE: SDR-53302 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-53303
PLANNING COMMISSION MEETING OF MAY 13, 2014**

Dear Applicant:

Your request for a Site Development Plan Review FOR A 4,500 SQUARE-FOOT EXPANSION OF AN EXISTING CHURCH/HOUSE OF WORSHIP on 0.95 acres located at 1202 Vista Drive (APN 162-06-510-006), R-E (Residence Estates) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on May 13, 2014.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-53303) 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 floor plan date stamped 04/21/14 and the building elevations date stamped 03/17/14, except as amended by conditions herein.
4. 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:
 - a. The provision of one 24-inch box tree per 20 linear feet along east property line in accordance with the approved landscaping plan associated with Special Use Permit (U-0007-98).
 - b. Shall be revised to reflect the existing landscaping that is to remain and include all proposed landscaping.
 - c. Shall be revised to reflect the existing parking-lot landscaping that will remain in accordance with Special Use Permit (U-0007-98).

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov

5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. In accordance with code requirements of Title 13.56, construct all incomplete half-street improvements on Vista Drive adjacent to this site concurrent with development of this site as required by the Department of Public Works. 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.
10. This site shall connect to public sewer and abandon the existing ISDS according to SNHD regulations concurrent with on-site development activities.
11. If the proposed gates are to be electrically opened and closed, the gates may be placed immediately behind the street right-of-way line (i.e., on the private property side of where the sidewalk is located). If the entry gate is to be manually opened and closed, the gates shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right-of-way before parking to manually operate the gate; alternatively the gates shall remain open during regular business hours. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way. The crash gate is allowed to open into the public right-of-way, however it can only be used by emergency service vehicles.
12. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this site.
13. The southern driveway shall be a one-way exit only, however, the northern driveway can either be a one-way entrance or for both ingress and egress.
14. 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, whichever may occur first. Provide and improve all drainage ways as recommended.

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This item will be considered by the City Council on June 18, 2014, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. *The Council requires that you or your representative be present at this meeting.* If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in dark ink, appearing to read 'P. Lowenstein', with a stylized flourish at the end.

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

cc:

Ms. Catherine Hou
11473 Parkersburg Avenue
Las Vegas, Nevada 89102