



**LAS VEGAS  
CITY COUNCIL**

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SCOTT D. ADAMS  
City Manager

October 22, 2020

First Thai-Loatian Presbyterian Church  
2744 Childress Drive  
Las Vegas, Nevada 89134

**RE: 20-0071-SUP1 AND 20-0071-SDR1  
CITY COUNCIL MEETING OF OCTOBER 21, 2020**

Dear Applicant:

The City Council at a regular meeting held on **October 21, 2020** voted to **APPROVE** your request for the following Land Use Entitlement project requests on 2.50 acres at 2400 North Michael Way (APN 138-13-403-001), R-E (Residence Estates) Zone, Ward 5 (Crear).

**20-0071-SUP1 - FOR A CHURCH/HOUSE OF WORSHIP USE.**

**20-0071-SDR1 - FOR A 16,870 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP.**

**20-0071-SUP1** approval is subject to the following conditions:

**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Church/House of Worship use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (20-0071-SDR1) shall be required, if approved.
3. 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.
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.

DEPARTMENT OF PLANNING  
**ROBERT SUMMERFIELD**  
DIRECTOR

**DEVELOPMENT  
SERVICES CENTER**

333 N. RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NV 89106  
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**22-0472**  
08/25/2022

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

20-0071-SDR1 approval is subject to the following conditions:

**Planning**

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0071-SUP1) 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.

**22-0472**  
08/25/2022

3. All development shall be in conformance with the site plan and landscape plan date stamped on 08/24/20, and the building elevations date stamped on 09/02/20, except as amended by conditions herein.
4. An Exception from 19.06.0400 is hereby approved to allow 24-inch box trees to be planted at 35 feet on center where 20 feet is required along right-of-way lines.
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 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, which 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.
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. 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 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. 7460-1) would (a) constitute a hazard to air navigation, or (b) result in

22-0472  
08/25/2022



- 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

11. 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 and the right turn lane/bus turnout on Smoke Ranch Road as shown on the site plan. Additionally, grant a Bus Shelter Pad Easement on Smoke Ranch Road adjacent to this site prior to the issuance of permits unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required.
12. Construct all incomplete half-street improvements on Michael Way meeting current City Standards concurrent with development of this site. 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.
13. The sidewalk along Smoke Ranch Road 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.
14. This site shall connect to the public sewer line in Michael Way.
15. Submit a License Agreement for landscaping and private improvements in the public rights of way, if any, adjacent to this site 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 adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement.

22-0472  
08/25/2022

First Thai-Loatian Presbyterian Church  
20-0071-SUP1 and 20-0071-SDR1  
Page Five  
October 22, 2020

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 October 22, 2020.

Sincerely,



Robert Summerfield, AICP<sup>®</sup>  
Director  
Department of Planning

RTS:PL:clb

cc: Pastor Richard Box  
Living Grace Fourquare Church  
3013 North Rancho Drive, Suite #128  
Las Vegas, Nevada 89130

22-0472  
08/25/2022