



**LAS VEGAS
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cityoflasvegas
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June 17, 2021

Vegas Ventura, LLC
1930 Village Center Circle, Suite #3-435
Las Vegas, Nevada 89134

**RE: 20-0383-VAR1, 20-0383-SUP1, AND 20-0383-SDR1
CITY COUNCIL MEETING OF JUNE 16, 2021**

Dear Applicant:

The City Council at a regular meeting held on **June 16, 2021** voted to **APPROVE** the following Land Use Entitlement project requests on 0.50 acres at the southeast corner of Del Monte Avenue and Arville Street (APN 162-06-601-027), R-E (Residence Estates) Zone, Ward 1 (Knudsen).

- **20-0383-VAR1** - VARIANCE - TO ALLOW A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A 10-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 75 FEET IS REQUIRED
- **20-0383-SUP1** - SPECIAL USE PERMIT - FOR A PROPOSED CHURCH/HOUSE OF WORSHIP USE
- **20-0383-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 4,400 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS

20-0383-VAR1 approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0383-SUP1) and Site Development Plan Review (20-0383-SDR1) 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.

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3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

20-0383-SUP1 approval is subject to the following conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Church/House or Worship use.
2. Approval of and conformance to the Conditions of Approval for Variance (20-0383-VAR1) and Site Development Plan Review (20-0383-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.
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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

20-0383-SDR1 approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (20-0383-VAR1) and Special Use Permit (20-0383-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.
3. All development shall be in conformance with the site plan, landscape plan and building elevations date stamped 05/27/21, except as amended by conditions herein.
4. A Waiver from Title 19.06.060 is hereby approved, to allow a 10-foot landscape buffer on the west perimeter and five-foot buffer in the north perimeter where 15 feet is required.
5. A Waiver from Title 19.06.060 is hereby approved, to allow a five-foot landscape buffer on the east perimeter and south perimeter where eight feet is required.
6. An Exception from Title 19.08.110 is hereby approved, to allow eight interior parking lot islands and end caps where nine islands with 24-inch box trees and four shrubs are required.
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, 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.
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. Construct all incomplete half-street improvements on Del Monte Avenue concurrent with development of this site.

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13. Concurrent with development, connect to the public sewer and extend it along the full frontage of Del Monte Avenue adjacent to this site.
14. Landscape and maintain all unimproved right-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.
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, 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 June 17, 2021.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Mr. John Nguyen
9609 Twin Rivers Court
Las Vegas, Nevada 89139

Ms. Raven Nathan
K&N General Construction, Inc.
414 West Basic Road
Henderson, Nevada 89015

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