

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Planner, Land Development & Community Services
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: SUP-14-2022 **Abundant Heart Community Church**
Date: May 10, 2022

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code* - Titles 15 and 16, the *Development Standards for Park Highlands*, NRS 278 and accepted *Clark County Area Uniform Standard Drawings*, the Department of Public Works recommends the following conditions of approval:

1. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
3. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040 and *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1. Conformance may require modifications to the site.
4. All driveway geometrics shall be in compliance with the applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers.
5. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
6. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
7. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. Gilmore Ave.
 - b. Simmons St. (sidewalk & streetlights)
8. The property owner is required to grant a roadway easement for commercial driveway(s).

9. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.
10. Right-of-way dedication and construction of a RTC bus turn-out is required on Simmons Street south of Gilmore Avenue per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.

Utilities – For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
- Submittal of a Hydraulic Analysis per the *Uniform Design and Construction Standards (UDACS) for Potable Water Systems* is required and will be subject to the review and approval of the Utilities Department.

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide**: <http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>.



Duane McNelly, Land Development Coordinator
Department of Public Works



April 2, 2022

City of North Las Vegas
Planning and Zoning Division
2250 Las Vegas Blvd., North
North Las Vegas, NV 89030

Letter of Intent: Parcel No. 139-08-201-006

To Whom It May Concern:

Abundant Heart Community Church is submitting this Letter of Intent on behalf of Pastor Donald McCoy to apply for a Special Use Permit.

Parcel No. 139-08-201-006 (otherwise known as Abundant Heart Community Church project) is a 2.04 acres (88862.4 square foot) vacant lot and is located on the corner of Simmons and Gilmore. Our intent is to develop a 30,000 (+/-) square foot, two story facility, church and school for the community.

The facility will house a 500 seat sanctuary; a nursery and toddler room; a commercial kitchen; a fellowship hall/indoor play area; a cry room and an elementary school with 21 classrooms. The church will operate on weekends and during the week (after 5 pm) for Bible Study, Awana club (an international evangelical Christian nonprofit organization in child and youth discipleship), leadership meetings and choir practices. Church administration or business will operate Monday through Friday from 8-5 pm and be limited to the church staff and pastoral staff. The school will operate August through May, Monday through Friday, from 6:30 am to 4:00 pm. Our curriculum will focus on Science, Technology, Engineering, Math (STEM), Financial Literacy, Business and Leadership.

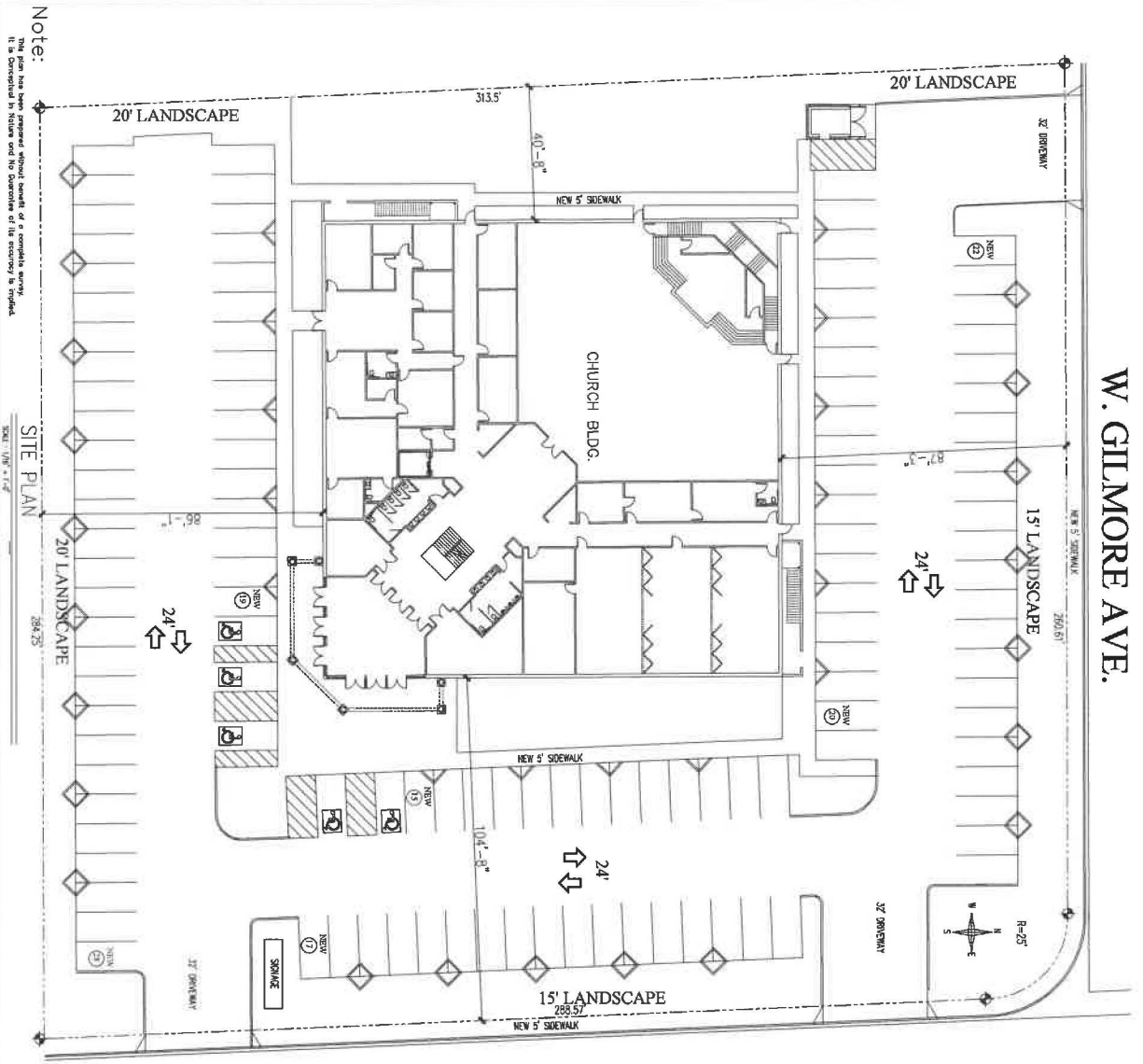
In order to meet parking requirements, we will develop approximately 121 parking spaces that will be for joint use by the school and church. There will also be 46 off street parking available as well. There will be no church activities or events held during the school year that conflict with the operating hours of the school or that interfere or impede parking requirements for the school. The only exception to this will be for the church administrative and pastoral staff. The church and pastoral staff will only require 3 to 12 parking spaces Monday through Friday. The school only requires 14 parking spaces of 121 parking spaces available. There is sufficient parking to accommodate the needs of the school and church and their respective staffs.

Abundant Heart Community Church and school will promote employment in the 89032 area. We will staff the church and school with a total of 45 employees (office staff; teachers; ministers, custodians, kitchen workers, nurses, security and STEM specialists). General Steel Corporation has provided the floor plans and graphic design attached. General Steel Corporation, as well, will build the frame and assist in selection of a general contractor located in Las Vegas. If you have any questions about this project please contact Kim McCoy at 702-561-4178 or kim.mccoy65@gmail.com.

Sincerely,


Donald McCoy, Senior Pastor
6935 Aliante Parkway 104-294
North Las Vegas, NV 89084
pastordon@abundant-heart.org

W. GILMORE AVE.



SIMMONS ST.



Site Information

ZONING
R-1 (EXISTING)
R-2 (PROPOSED)

Address: 12345-30-005

Parcel: 12345-30-005

Building Area: 32,491 sqft

Church Building: 32,491 sqft

Total Building Area: 32,491 sqft

FAIR: 0.25

Parking Analysis

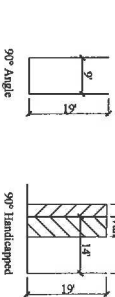
SANCTUARY: 502 SEATS / 1 PER 3 = 167 SPACES NEED

SCHOOL: 30 ROOMS / 1.5 PER 1 = 20 SPACES NEED

TOTAL REQUIRED PARKING: 187 SPACES NEED

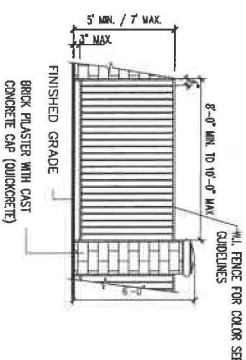
TOTAL PROVIDED PARKING: 116 STD + 5HC = 121 TOTAL PARKING STALLS + 46 OFF-STREET PARKING

Typical Parking Spaces



VICINITY MAP

SCALE: N.T.S.



W.I. FENCE DETAIL

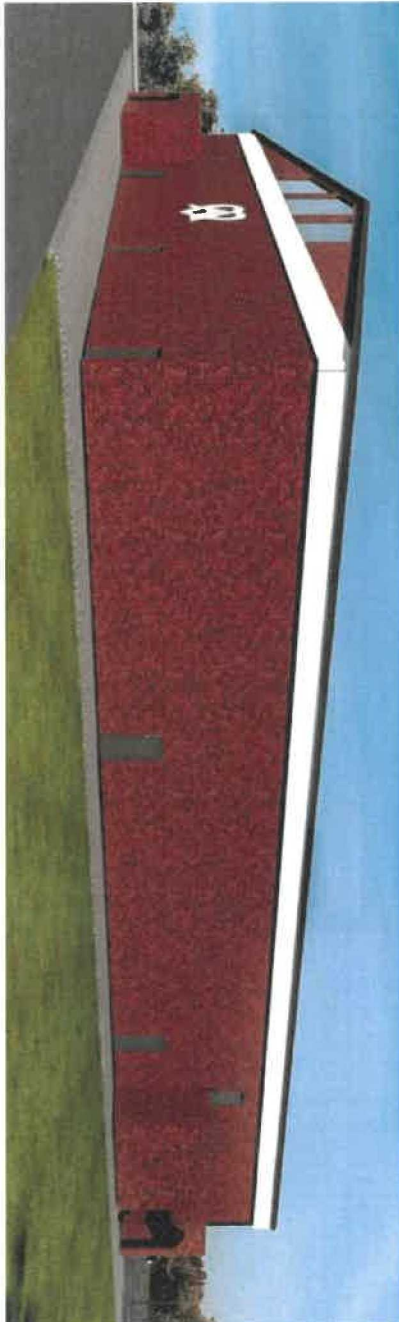
SCALE: N.T.S.

ABUNDANT HEART COMMUNITY CHURCH



FRONT COLOR ELEVATION

SCALE: 1/8" = 1'-0"



REAR COLOR ELEVATION

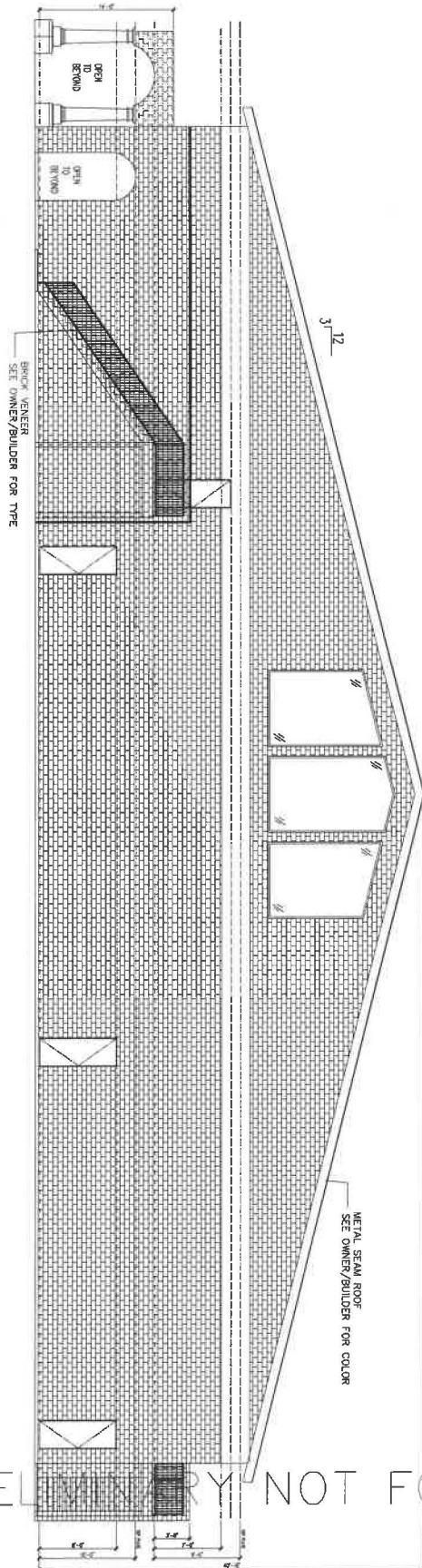
SCALE: 1/8" = 1'-0"

ABUNDANT HEART COMMUNITY CHURCH

PRELIMINARY NOT FOR CONSTRUCTION 98%

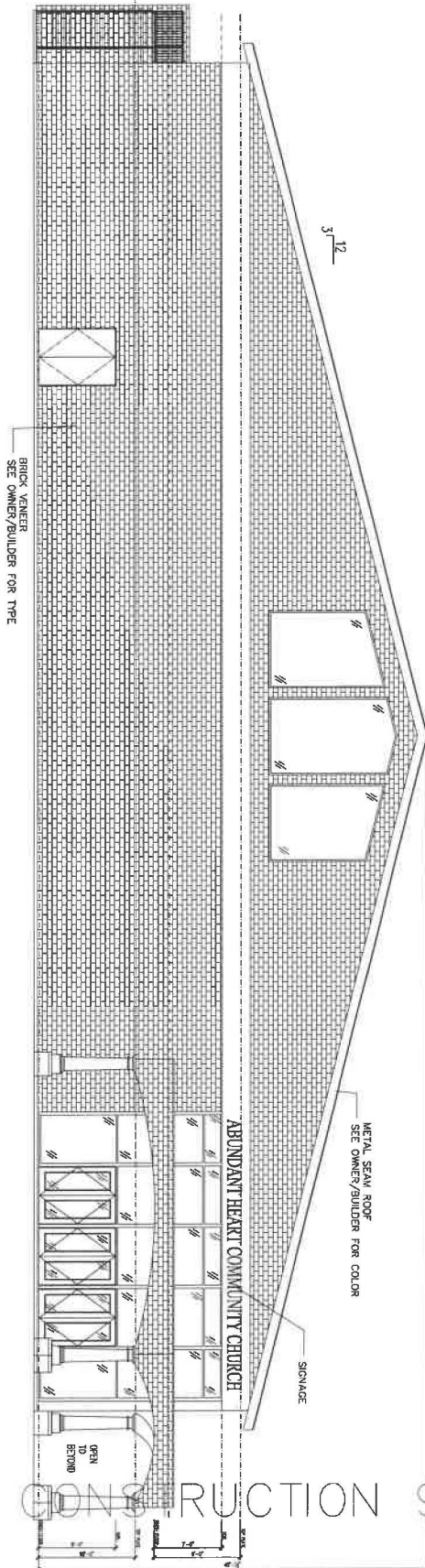
NORTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"



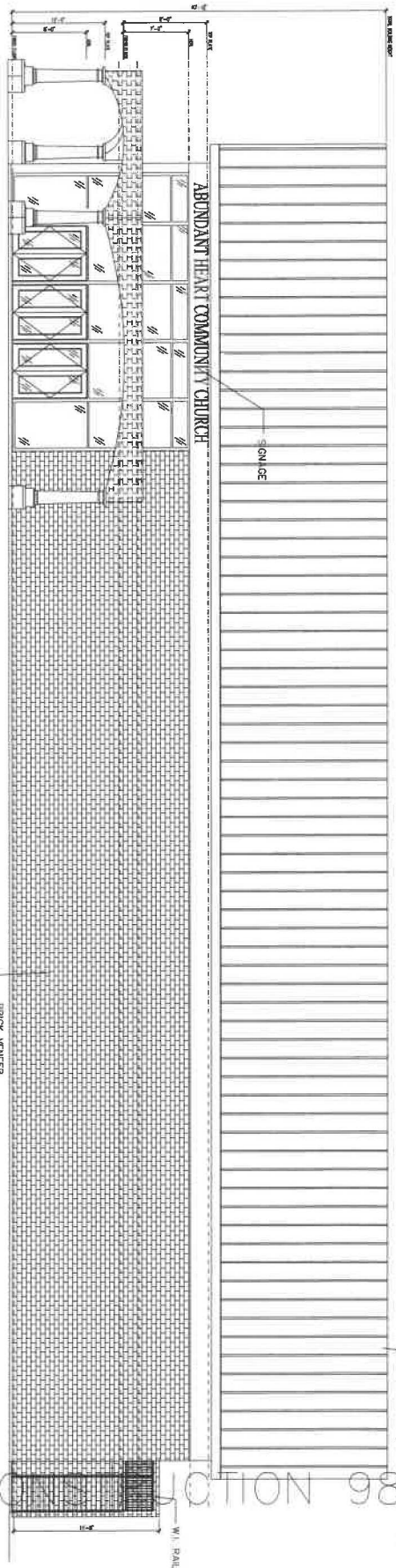
SOUTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"



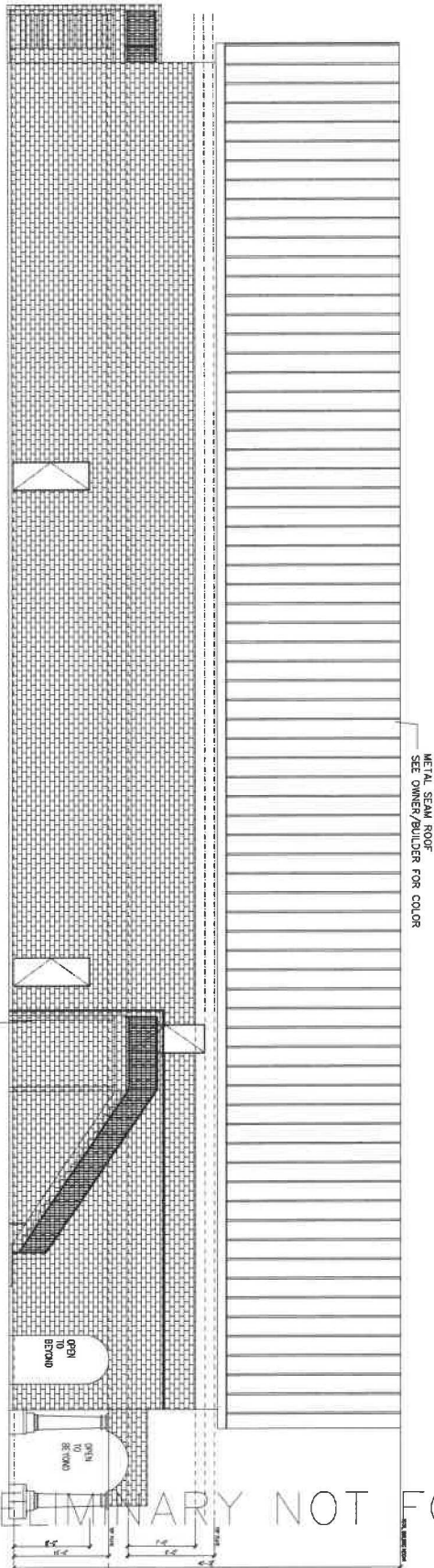
PRELIMINARY NOT FOR CONSTRUCTION 98%

ABUNDANT HEART COMMUNITY CHURCH



EAST ELEVATION

SCALE: 3/8" = 1'-0"



WEST ELEVATION

SCALE: 3/8" = 1'-0"

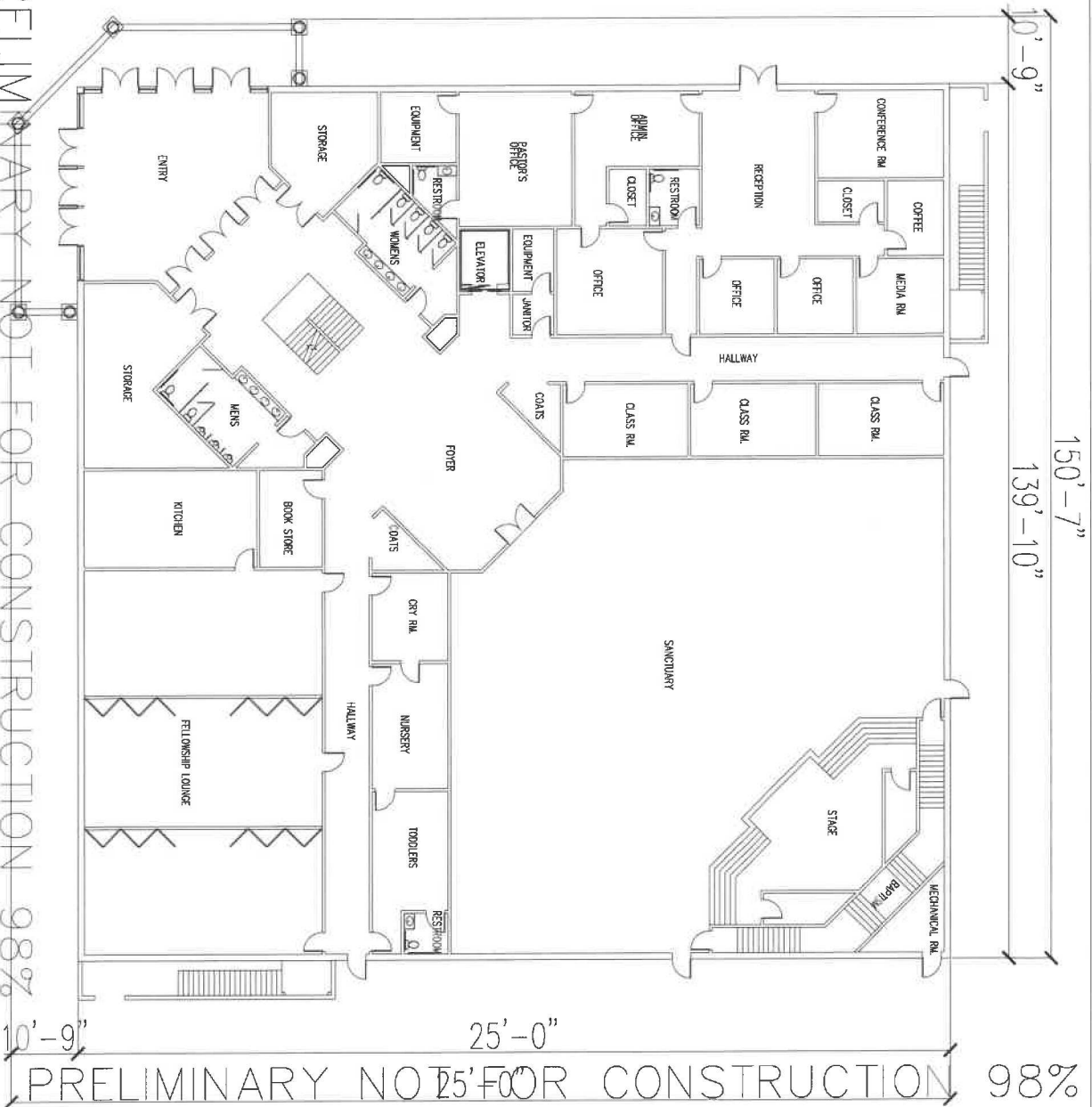
PRELIMINARY NOT FOR CONSTRUCTION 98%

PRELIMINARY NOT FOR CONSTRUCTION 98%

ABUNDANT HEART COMMUNITY CHURCH

CHURCH BUILDING 1ST FLOOR PLAN LAYOUT

PRELIMINARY NOT FOR CONSTRUCTION 98%



ABUNDANT HEART COMMUNITY CHURCH

Site Information

ZONING
R-1 (EXISTING)
AREA (Approximate)
130.65 301.006
88.000-6
3.61

1977/688	000-107-90-687	1977/687
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BUILDING AREA

CHURCH BUILDING	32,491 gnt
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Total Building Area	32,491 gsf
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FAR	0.25
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Total Building Area	32,491 gsf
FAR	0.25

TREE / PLANT SCHEDULE

SYN	QTY	SIZE	SHADING	COMMON NAME	BOTANICAL NAME
	104	20" Box	20" - 30" On Center	COMMON ASH	<i>Fraxinus velutina</i> "Hodgson"
	20*	Box	20" - 30" On Center	CALIFORNIA JUEDE	Unidentified californicus
	20*	Box	20" - 30" On Center	TEXAS PRICK	Unidentified "Kesteven"
	20*	Box	20" - 30" On Center	MODEL ONE	Pine pipe
	---	Height Varies	Varies See schedule	REDWOOD PIN PALM	Unidentified Redwood Pin Palm
	1528	5' Galvanized Steel Pipe Schedule 40	Varies See schedule	FLOWERING PLANT	Purple flowers
	413	3 Gallon	N/A	Ornamental Ground Covers and Cover	
	N/A		N/A	DECORATIVE ROCK	
					Purple flowers



VICINITY MAP

SCALE : N.T.S.

LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

This plan has been prepared without benefit of a complete survey. It is Conceptual in Nature and No Guarantee of its accuracy is implied.

ABUNDANT HEART COMMUNITY CHURCH

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL.

0 100 200 300 400 500

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PLAT BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE POL.
- RIGHT OF WAY POL.
- SUB-SURFACE POL.

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Brian Johnson - Assessor

Scale: 1" = 200'

Rev: 1/8/2019

CLARK COUNTY NEVADA

139-08-2

8

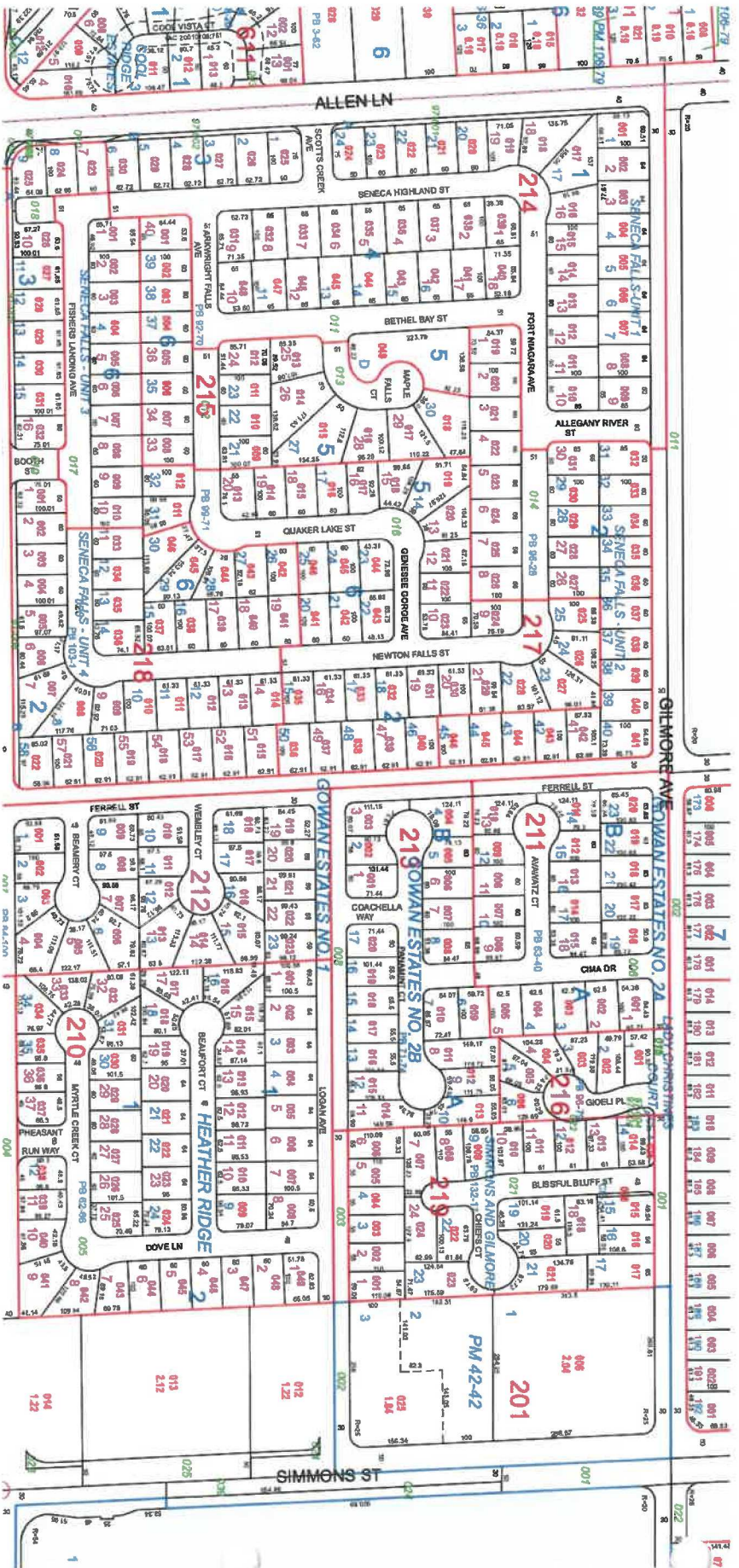
S 2 NW 4

120S R61E

26125 124 123

37138 139 140

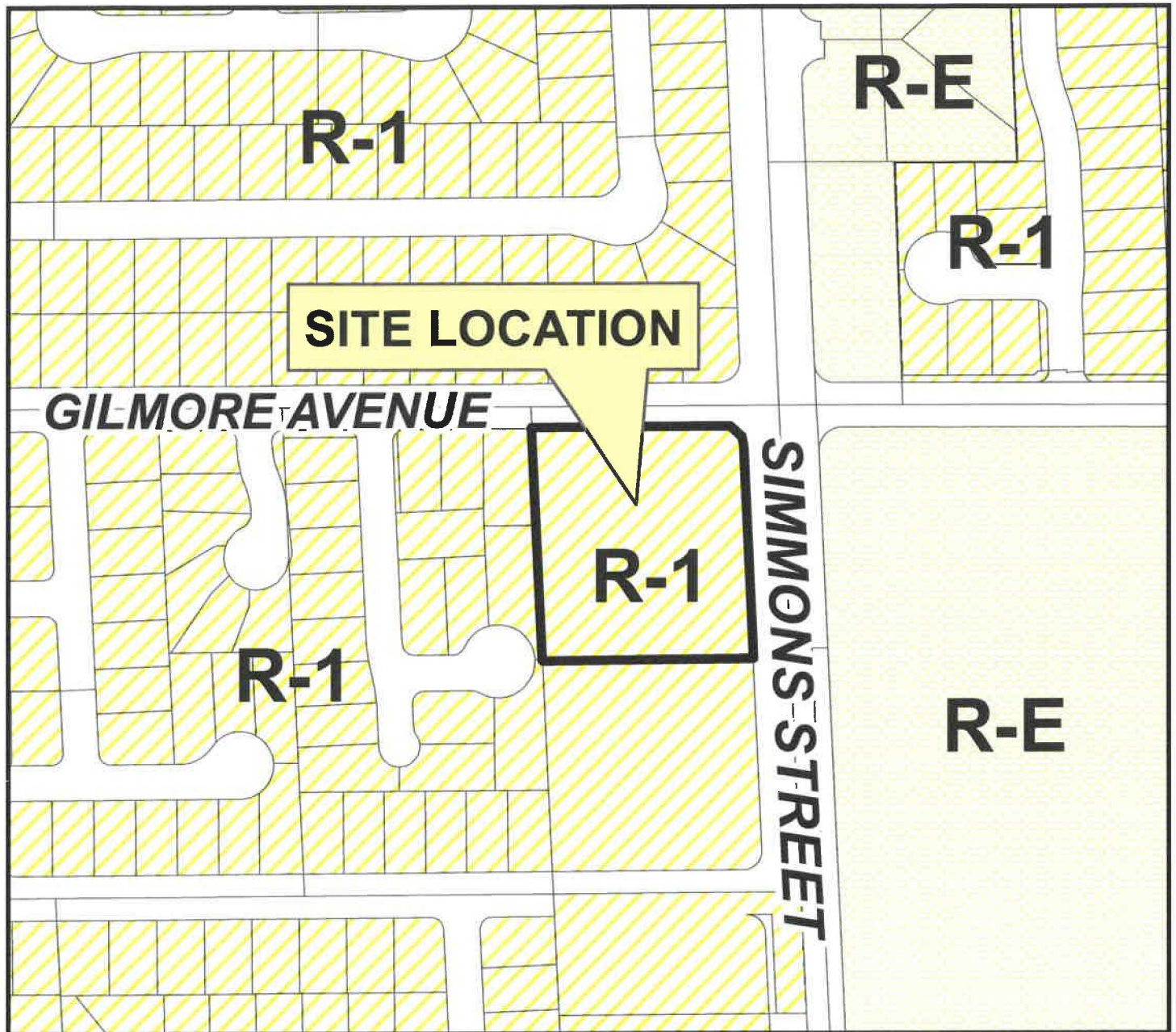
54163 162 161





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Donald L. McCoy
Application Type: Special Use Permit
Request: To Allow a Religious Institution (Church)
Project Info: Southwest corner of Simmons Street and Gilmore Avenue
Case Number: SUP-14-2022

5/17/2022

