

Extraction List



EXTRACTION LIST

Separator Sheet

6 / 4

NLV

PARCELS	73
LABELS	59

Report of All Selected Parcels

Case Number: SDR-16188

Printed On: Fri: August 25, 2006

Owner	Address	Parcel Number
AGUIRRE DANIEL H & AMELIA	2244 TRIUMPH HILLS LN NO LAS VEGAS NV	13927598002
APPELHANS JERRY	2049 W BONANZA LAS VEGAS NV	13927698001
ARRIAGA FERNANDO & PATRICIA	4175 W MAULE AVE LAS VEGAS NV	13922898002
ARTEAGA PABLO A & ROSA E	16 ROSE CIR NO LAS VEGAS NV	13927598001
BENITEZ RENE	25 BRITZ CIR #B NO LAS VEGAS NV	13922898001
BRITZ FLORENCE	1657 STOCKER NO LAS VEGAS NV	13922810025
BRITZ LARRY A ETAL	7898 NAUTILUS SHELL ST LAS VEGAS NV	13927502007
CANNAVO SUSAN M TRUST	3966 RUSKIN ST LAS VEGAS NV	13922811005
CANNON IVIN B & HELEN C FAM TR	P O BOX 15291 LAS VEGAS NV	13922810020
CHURCH UNIVERSAL	220 E 23RD ST #509 NEW YORK NY	13922810023
CITY OF LAS VEGAS	400 E STEWART LAS VEGAS NV	13922811002
CITY OF NORTH LAS VEGAS	%CITY CLERK P O BOX 4086 NO LAS VEGAS NV	13922811001
ENRIQUEZ ELOY B	24 ROSE CIR NO LAS VEGAS NV	13922803002
EWING BROS INC	%EWING INVEST 1200 N A ST LAS VEGAS NV	13922811030
EWING BROS INC	1200 N A ST LAS VEGAS NV	13922810034
EWING INVESTMENTS	1300 N A ST LAS VEGAS NV	13927502016
EWING INVESTMENTS	1200 N A ST LAS VEGAS NV	13922811010
EWING INVESTMENTS	1200 A ST LAS VEGAS NV	13922810022
EWING INVESTMENTS	1200 A ST LAS VEGAS NV	13922404001
EWING REX C JR	1200 N A ST LAS VEGAS NV	13927501006
EWING REX C JR	%EWING BROS AUTO BODY 1200 N A ST LAS VEGAS NV	13927501005
EWING REX C JR ETAL	1200 N A ST LAS VEGAS NV	13927501004
FIORENZA RUDOLF & LINDA LEE	P O BOX 72635 LAS VEGAS NV	13927601006
GIBBS FAMILY TRUST	7345 LAREDO ST LAS VEGAS NV	13927501003
GORE-OVERGAARD BROADCASTING INC	P O BOX 2164 LAGRANGE IL	13927501008
HEFETZ YAKOV 2002 REVOCABLE TR	3575 SHELOME LAS VEGAS NV	13927501007
HELP LAS VEGAS HOUSING CORP II	%C GALATI PRESIDENT %L GALATI 500 PILOT RD LAS VEGAS NV	13927601001
		13922810035
		13927601002
		13922404005
		13927502003
		13927502015

Report of All Selected Parcels

Case Number: SDR-16188

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Owner	Address	Parcel Number
HUERTA IRMA L	1520 RED ROCK LAS VEGAS NV	13922811029
MARILES FELIPE REYNOSO	9 ROSE CIR NO LAS VEGAS NV	13922810016
MARTINEZ ARACELI T	22 ROSE CIR NO LAS VEGAS NV	13922810021
MARTINEZ SERGIO A & MARIA E	25 ROSE CIR NO LAS VEGAS NV	13922810013
MAUPIN RANDY & MARIANNE	5205 YOUR AVE LAS VEGAS NV	13922810019
MCKINNEY JERRINA J TRUST	1039 VIA SAN GALLO CT HENDERSON NV	13922811011
MUNOZ ROBERT	22284 MISSION BLVD #4 HAYWARD CA	13922810014
NEVADA H A N D INC	295 E WARM SPRINGS RD #101 LAS VEGAS NV	13922810038
NEVADA H A N D INC	295 E WARM SPRINGS RD #101 LAS VEGAS NV	13922810036
NEVADA H A N D INC	295 E WARM SPRINGS RD #101 LAS VEGAS NV	13922810037
OWENS LIMITED PARTNERSHIP	1626 DAVIS PL NO LAS VEGAS NV	13922810039
PALM MORTUARY INC	1325 N MAIN ST LAS VEGAS NV	13927504007
PALM MORTUARY INC	1325 N MAIN LAS VEGAS NV	13927603001
PALM MORTUARY INC	1325 N MAIN ST LAS VEGAS NV	13927603002
PEREZ ROSENDO & NORMA	3708 RUSSIAN OLIVE ST NO LAS VEGAS NV	13922810024
RIEGER 1982 REVOCABLE TRUST	38 PRINCEVILLE LN LAS VEGAS NV	13922803001
ROSE GARDENS HOUSING LTD PTNRSHIP	%MARVIN F POER & CO 410 17TH ST #1730 DENVER CO	13922810012
ROSE GARDENS HOUSING LTD PTNRSHIP	%MARVIN F POER & CO 410 17TH ST #1730 DENVER CO	13922810011
ROSE GARDENS HOUSING LTD PTNRSHIP	%MARVIN F POER & CO 410 17TH ST #1730 DENVER CO	13922810033
SALAZAR LUIS A & SIRIA V	6201 HARGROVE AVE LAS VEGAS NV	13922811003
SALAZAR LUIS A & SIRIA V	6201 HARGROVE AVE LAS VEGAS NV	13922811004
SALVATION ARMY	180 E OCEAN BLVD LONG BEACH CA	13927502018
SALVATION ARMY	%MR SULLIVAN P O BOX 28369 LAS VEGAS NV	13927502001
SALVATION ARMY	P O BOX 28369 LAS VEGAS NV	13927502002
SANCHEZ MIGUEL & PATRICIA	7921 MIDNIGHT RIDE ST LAS VEGAS NV	13922810017
SCHMIDT FRANCIS H	3343 PIONEER AVE LAS VEGAS NV	13922411036
SHADE TREE INC	%B DIZON P O BOX 669 LAS VEGAS NV	13927502017
SHADE TREE INCORPORATED	P O BOX 669 LAS VEGAS NV	13927502008
SMITH FAMILY TRUST	26900 JEFFERSON AVE MURRIETA CA	13927501009
SMITH FAMILY TRUST	26900 JEFFERSON AVE MURRIETA CA	13927501001
SOUTHWEST GAS CORPORATION	LVS435 P O BOX 98510 LAS VEGAS NV	13927501002
THROWER HERMAN JR & CHARLENE	3305 KEMP ST NO LAS VEGAS NV	13927504001

Report of All Selected Parcels

Case Number: SDR-16188

Printed On: Fri: August 25, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
TREJO MARIO	13 ROSE CIR NO LAS VEGAS NV	13922810015
UNITED OCEAN ENTERPRISES INC	1609 STOCKER ST NO LAS VEGAS NV	13922811012
UNITED OCEAN ENTERPRISES INC	1609 STOCKER ST NO LAS VEGAS NV	13922811013
UNITED OCEAN ENTERPRISES INC	1609 STOCKER ST NO LAS VEGAS NV	13922811014
USA LV INDIAN RESERVATION	WASHINGTON DC	13927502006
USA TRUST LAS VEGAS PAIUTE TRIBE	1 PAIUTE DR LAS VEGAS NV	13927502013
USA TRUST LAS VEGAS PAIUTE TRIBE	1 PAIUTE DR LAS VEGAS NV	13927602002
USA TRUST LV PAIUTE INDIANS	%G YAZZIE 1321 N KEN ST LAS VEGAS NV	13927602001
VIDA ENTERPRISE L L C	%A SUSTAITA 914 E SAHARA AVE LAS VEGAS NV	13927602003
VIZCARRA FERNANDO & MARTINA	3859 PUMPKIN CREEK ST LAS VEGAS NV	13922810018
YALE KEYES L P	2009 ALTA DR LAS VEGAS NV	13922810051

Deed



Separator Sheet

QUITCLAIM DEED

RPT: 63250

For a valuable consideration, receipt of which is acknowledged, SOUTHWEST GAS CORPORATION, a
Nevada corporation, the surviving corporation and successor in interest
of NEVADA SOUTHERN GAS, a Nevada corporation, by merger on March 8, 1957
do es hereby quitclaim to THE SALVATION ARMY, a California corporation

the real property in the

City of ***** County of Clark, State of Nevada, described as:

That portion of the Northwest Quarter (NW1) of the Northeast Quarter
(NE1) of Section 27, Township 20 North, Range 61 East, M.D.B. & M.,
described on EXHIBIT "A" hereto, which exhibit is made a part hereof.

SDR-16188
10/05/06 PC

Witness his hand this 4th day of January, 1990

STATE OF NEVADA }
COUNTY OF Clark } SS.

SOUTHWEST GAS CORPORATION

By: Fred Cover

Fred Cover,
Senior Vice-President of
Administration

On January 4, 1990
before me a Notary Public, personally appeared

Fred Cover

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person whose name is
subscribed to this instrument and acknowledged that he
(she or they) executed it.

Signature Annette Beach
(Notary Public)

ANNETTE BEACH
Notary Public, State of Nevada
COUNTY OF CLARK
WHEN RECORDED MAIL TO 60101

Name
Street Address
City & State
Salvation Army
30840 Hawthorne Blvd.
Rancho Palos Verdes, CA 90274

RETURN TO:
Title Order No. NEVADA TITLE CO.
Escrow or Loan No. 89-12-0284 JM
SPACE BELOW THIS LINE FOR RECORDER'S USE

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
NEVADA TITLE CO
01-12-90 08:00 PRI 2
BOOK: 500112 INST. 00100
FEE: 6.00 RPIT: 532.50
DEED
CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL

CONFORMED COPY

FORM NO. 47-A
PDQ Printing 878-1701

SDR-16188
10/05/06 PC

EXHIBIT "A"

Beginning at the intersection of the East line of the Los Angeles and Salt Lake Railroad Company right of way with the North line of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4);

Thence East along the North line of the said Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) a distance of 364.02 feet to a point;

Thence South and parallel with the East line of the said Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) a distance of 718 feet to a point;

Thence West and parallel with the North line of the said Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) a distance of 364.02 feet to a point in the aforementioned East line of the railroad company right of way;

Thence North along the last mentioned East line a distance of 718 feet to the point of beginning.

Excepting therefrom the Northerly 50.00 feet as conveyed to the City of Las Vegas for road purposes.

Further excepting therefrom that portion of said land as conveyed to the City of Las Vegas by "Final Order of Condemnation", recorded November 17, 1971 in Book 182 as Document No. 145283 of Official Records, Clark County, Nevada.

SDR-16188
10/05/06 PC

Legal Description



Separator Sheet

Legal Description

That portion of the Northwest Quarter (NW1/4) of the North east Quarter (NE1/4) of Section 27, Township 20 South, Range 61 East, M.D.M.

Beginning at the intersection of the East Line of the Los Angeles and Salt Lake Railroad Company right of way with the North line of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4): Thence East along the North line of the said Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) a distance of 364.02 feet to a point, Thence South and parallel with the East Line of the said Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) a distance of 718 feet to a point; Thence West and parallel with the North line of the said Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) a distance of 364.02 feet to a point in the aforementioned East line of the railroad company right of way; Thence North along the last mentioned East line a distance of 718 feet to the point of beginning.

Excepting there from the Northerly 50.00 feet as conveyed to the City of Las Vegas for road purposes.

Further excepting there from that portion of said land as conveyed to the City of Las Vegas by "Final Order of Condemnation", recorded November 17, 1971 in Book 182 as Document No. 145283 of Official Records, Clark County, Nevada.

SDR-16188
10/05/06 PC

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-16188** APN: 139-27-502-002

Name of Property Owner: Salvation Army

Name of Applicant: JVC Architects / Roy Burson, AIA

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN _____

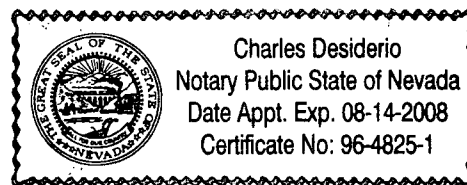
Signature of Property Owner: Will. S. Rahl, Mayor

Print Name: William S. Rahl, Mayor

Subscribed and sworn before me

This 16th day of August, 2006
Charles Desiderio

Notary Public in and for said County and State



Justification Letter

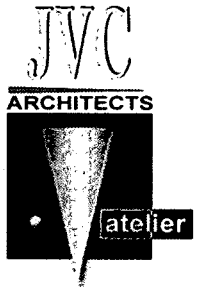


Separator Sheet

August 22, 2006

City of Las Vegas
Planning and Development Department
731 S. 4th Street
Las Vegas, NV 89101

Re: Salvation Army Chapel
APN 139-27-502-002
Justification Letter



To whom it may concern;

The Salvation Army Chapel is a proposed 2,580 square foot chapel, and a 590 square foot annex building. Between the two buildings is a proposed 1,950 square foot courtyard. The property is located at 47 W. Owens Ave., within the existing Salvation Army campus. The proposed location for the new chapel is in the same location as the existing 4,368 square foot chapel in the center of the campus.

The project is in conformance with the current zoning "M"-Industrial.

The existing entrance into the campus for vehicular traffic is along Owens Ave. Although many recipients of the Salvation Army do not own vehicles, and parking is not an issue, there are 107 total existing parking spaces, including 9 handicap spaces. 14 parking spaces adjacent to the existing chapel will be removed during the demolition. A total of 5 new spaces will be provided for a total of 98 spaces.

We respectfully request your approval of the project. Please contact our office with any questions or comments.

Sincerely;

A handwritten signature in black ink, appearing to be "Roy Burson", written over a horizontal line.

Roy Burson, AIA
JVC Architects

SDR-16188
10/05/06 PC

5385 South Cameron Suite 15
Las Vegas, NV 89118
ph 702.871.3416
fx 702.871.2630
web jvcarchitects.biz



SDR 16188				
JVC Architects				
47 W Owens Avenue				
Proposed 3.17 thousand square foot chapel expansion.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	3.17	9.11	29
AM Peak Hour			0.72	2
PM Peak Hour			0.66	2
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Owens Avenue				
Average Daily Traffic (ADT)	14,924			
PM Peak Hour	1194			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Owens Avenue	34300			
This project will add approximately 29 trips per day on Owens.				
This will increase expected volumes by less than 1 percent on Owens.				
Owens is at about 44 percent of capacity.				
Based on Peak Hour use, this development will add roughly 2 additional cars into the area; which works out to about one every thirty minutes.				
Note that this report assumes all traffic from this development uses all named streets.				

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Plan Review
 Project Address (Location) 47 W. Owens Ave.
 Project Name Salvation Army Chapel Proposed Use Chapel
 Assessor's Parcel #(s) 139-27-502-002 Ward # 5
 General Plan: existing _____ proposed _____ Zoning: existing M proposed _____
 Commercial Square Footage 5,000 s.f. Floor Area Ratio _____
 Gross Acres 5.67 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Salvation Army Contact MAJ. William Rahl
 Address 2900 Palomino Lane Phone: 870-4430 Fax: 870-4087
 City Las Vegas State NV Zip 89107

APPLICANT JVC Architects Contact Roy Burson, AIA
 Address 5385 S. Cameron, Suite 15 Phone: (702) 871-3416 Fax: (702) 871-2630
 City Las Vegas State NV Zip 89118

REPRESENTATIVE JVC Architects Contact Roy Burson, AIA
 Address 5385 S. Cameron, Suite 15 Phone: (702) 871-3416 Fax: (702) 871-2630
 City Las Vegas State NV Zip 89118

FOR DEPARTMENT USE ONLY

Property Owner Signature* Will. S. Rahl, MAJOR

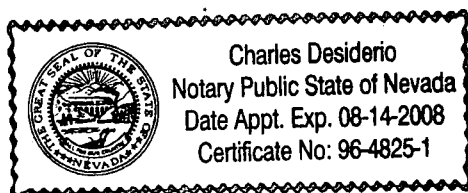
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name William S. Rahl, MAJOR

Subscribed and sworn before me

This 16th day of August, 2006
Charles Desiderio

Notary Public in and for said County and State



Case #	<u>SDP-16188</u>
Meeting Date:	<u>10/5/06</u>
Total Fee:	<u>\$800.00</u>
Date Received:*	<u>8/22/06</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Project Checklist

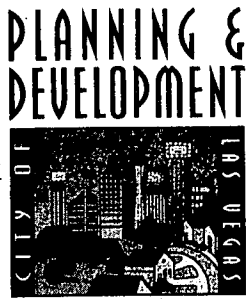


Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes	
Item Required					
YES	NO				
APPLICATION					
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		INCLUDE DETAILED DISCUSSION OF PARKING REQUIREMENT WITHIN JUSTIFICATION LETTER.	
☒	☐	Grant deed and legal description			
☒	☐	<i>Detailed</i> justification letter			
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations			
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations			
☒	☐	Correct fee(s): \$ <u>500</u> \$ <u>300</u> \$ _____ Total = \$ <u>800.00</u>			
☒	☐	Statement of Financial Interest			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance			
SITE PLAN Folded Plans: <u>10</u> Rolled/Colored Plans: <u>1</u>					
☒	☐	11" x 17" min. to 24" x 36" max. page size		INDICATE # OF PARKING SPACES ON SITE PLAN. GAIN/LOSS?	
☒	☐	North arrow, scale, and vicinity map			
☒	☐	<i>All</i> property lines and present dimensions labeled			
☒	☐	<i>All</i> building setbacks labeled			
☒	☐	<i>All</i> adjacent existing land uses and street names labeled			
☒	☐	<i>All</i> points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☒	☐	Parking standard(s) utilized: _____			
☒	☐	Parking space count and typical dimensions labeled			
		#regular	#compact	#handicap	Total
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN Folded Plans: <u>3</u> Rolled/Colored Plans: <u>1</u>					
☒	☐	11" x 17" min. to 24" x 36" max. page size			
☒	☐	North arrow, scale, and vicinity map			
☒	☐	<i>All</i> property lines and present dimensions labeled			
☒	☐	<i>All</i> required perimeter landscape planters shown			
☒	☐	<i>All</i> required parking lot fingers/islands shown			
☒	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover			
BUILDING ELEVATIONS Folded Plans: <u>2</u> Rolled/Colored Plans: <u>1</u>					
☒	☐	11" x 17" min. to 24" x 36" max. page size			
☒	☐	Scale and building dimensions labeled			
☒	☐	North, south, east, and west elevations of <i>all</i> buildings			
☒	☐	<i>All</i> building materials and colors noted			
☒	☐	8" x 10" photo of original color and material board			
☒	☐	<i>All</i> wall sign locations shown and sizes noted			
FLOOR PLANS Folded Plans: <u>1</u> Rolled Plans: <u>1</u>					
☒	☐	11" x 17" min. to 24" x 36" max. page size			
☒	☐	Scale and building dimensions labeled			
☒	☐	<i>All</i> building entrances/exits shown			
☒	☐	Use of <i>all</i> rooms noted/labeled			

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: ROY BURSON / SVC ARCH Application Type: SITE PLAN REVIEW
 APN: 139-27-502-002 Location: 47 W. OWENS AVE
 Planner: A. Lopez Pre-App Meeting Date: 8/8/06 Earliest PC Date: 10/5/06



☒ Meeting

☐ Telephone

☐ Conversation Record

Page 1 of 1
Date 8/8/06
Time 9:00 am pm

Project Name SALVATION ARMY CHAPEL

Conversation between CLV Representative(s): ANDY REED, GARY REID, RICK SCHROEDER
and,

Name	Company/Department	Phone	FAX
<u>ROY BURSON</u>	<u>JVC ARCHITECTS</u>	<u>871-3416</u>	

☐ see Meeting Attendance Sheet

Comments: GARY REID - JOINT ACCESS AGREEMENT
(SEPARATE PARCELS). MAY ALREADY HAVE
PERMITS IN PROCESS. REVERSIONARY
MAP WOULD WORK AS WELL.

MEET WITH FLOOD CONTROL.

REPAIR/REPLACE SUBSTAND ~~SB~~
OFFSITES, IF NECESSARY

REVIEW FIRE LANE ACCESS WITH
OZZIE (LVFR).

RICK S. - MAY REQUIRE A TRAFFIC SIGNAL
IMPACT FEE, IF BUILDING SIZE
INCREASES.

Hansen Sheet



Separator Sheet

Report Date 08/23/2006 10:45 AM

Submitted By

Page 1

A/P # 16188 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages		Date / Time	By	Date / Time	By
Processed		08/22/2006 13:58	984478	Temp COO	
Approved				COO Issued	
Final				Expires	

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

SDR-16188 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JVC ARCHITECTS - OWNER: SALVATION ARMY - Request for a Site Development Plan Review FOR A 2580 SQUARE-FOOT CHAPEL AND 590 SQUARE-FOOT ANNEX BUILDING on 5.67 acres at 47 W. Owens Avenue (APN 139-27-502-002), M (Industrial) Zone, Ward 5 (Weekly).

Parent A/P #

Project #	16188	Project/Phase Name	SALVATION ARMY CHAPEL AT 43 W.	Phase #	
Size/Area	5.67 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13927502002

Location

Owner/Tenant

Contact ID	AC229326	Name	SALVATION ARMY	Organization	
Mailing Address	2900 PALOMINO LN			State/Province	NV
City	LAS VEGAS			Country	☐ Foreign
ZIP/PC	89107-4506			Evening Phone	
Day Phone	(702)870-4430 x			Mobile #	
Fax	(702)870-4087				

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

35 W OWENS AVE
LAS VEGAS, 89106-

33 W OWENS AVE
LAS VEGAS, 89106-

37 W OWENS AVE
LAS VEGAS, 89106-

39 W OWENS AVE
LAS VEGAS, 89106-

41 W OWENS AVE
LAS VEGAS, 89106-

Report Date 08/23/2006 10:45 AM

Submitted By

Page 2

Address	Parcel Link	A/P Link
45 W OWENS AVE LAS VEGAS, 89106-		
47 W OWENS AVE LAS VEGAS, 89106-		
43 W OWENS AVE LAS VEGAS, 89106-		
47 W OWENS AVE C LAS VEGAS, 89106-		
47 W OWENS AVE A LAS VEGAS, 89106-		
47 W OWENS AVE B LAS VEGAS, 89106-		

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13927502002

Item Description	Item Status

Review Activities	Act #	Act Type	Status	Waived	Issued	Started	Completed
Comp By		Comments					

There are no Review Activities for this Report

Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR) Modified By DSULLIVAN Modified Date/Time 08/22/2006 13:57
Comments
No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plans (19 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	Y Landscape Plan
Y Deed and Legal Description	Y Building Elevations (2 Folded, 1 Rolled Color)
Y Justification Letter	Y Floor Plan (1 Folded, 1 Rolled)
Y Color and Material Board	Y Laser Print Site Plan
N DINA (Not Always Required)	Y Laser Print Floor Plan
Y Statement of Financial Interest	Y Laser Print Elevation

Report Date 08/23/2006 10:45 AM

Submitted By

Page 3

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance? Final City Council letter received
N Parent Project link required? Annotated minutes recieved
Y Will this go to the City Council? Is there a condition of approval for a Required Review?
Hearing Type
Public, Non-Public, Admin?PUBLIC If yes, when does it need to be reviewed?

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
10/05/2006	PC	SCHEDULED			
DSULLIVAN	08/22/2006		0	0	0

Template Type A/P #	A/P Type	Status	Stage
---------------------	----------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME.# WHO PICKED UP PERMIT the salvation army ck 71003 / Roy Burson / 871-3416	983657	08/22/2006 14:08		0.00

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

SDR-16188 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JVC ARCHITECTS - OWNER: SALVATION ARMY - Request for a Site Development Plan Review FOR A 2580 SQUARE-FOOT CHAPEL AND 590 SQUARE-FOOT ANNEX BUILDING on 5.67 acres at 47 West Owens Avenue (APN 139-27-502-002), M (Industrial) Zone, Ward 5 (Weekly).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

PLANNING COMMISSION: **OCTOBER 5, 2006**

CITY COUNCIL: **NOVEMBER 1, 2006**

CASE PLANNER: **DOUG RANKIN**



PUBLIC HEARING

Comments Due: **SEPTEMBER 6, 2006**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-16188

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEMUS
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

SDPR
08/22/2006

Comments



Separator Sheet

MEMORANDUM

City of Las Vegas Planning & Development Department

To: Land Development
From: Steve Gebeke
Phone: (702) 229-5410 Fax: (702) 385-7268
CC: Land Development Civil Plan Ref. # 22722
Date: 06/21/07 1st Review
Re: Salvation Army Chapel

The Planning Department has reviewed the aforementioned plans and has the following comments:

1. The signature line on the cover sheet should state "Doug Rankin, AICP, Planning Manager" and "This plan meets the applicable standards of the Planning and Development Department."
2. Las Vegas Zoning Code Title 19.10.G Handicap Parking Requirements: Design standards require a minimum 5' wide access aisle on each side of the parking space and at least one minimum 8' access aisle for the van accessible space (see detail attached to Horizontal Control Plan). Revise handicap-parking areas accordingly.
3. Please place a general note within the Utility Plan stating "All above ground utility appurtenances shall conform to the requirements of Title 19.12.040."
4. Revise the Grading Plan, and all applicable plans, to show the location of a trash enclosure, as shown in plans approved for SDR-16188. The trash enclosure shall have block walls at least 6'-0" in height of materials that compliment the proposed chapel, a roof or trellis structure and solid metal gates. Include a Construction Note # 12 stating "Trash enclosure per Title 19.08.050, see architectural plans."
5. Civil plan redlines must be returned with mylars for planning signature.

NOTE: Please be aware that it is the applicant's responsibility to ensure that all plans submitted for permits; including, civil improvement plans, building permit submittals and final maps, must be identical in terms of site design.

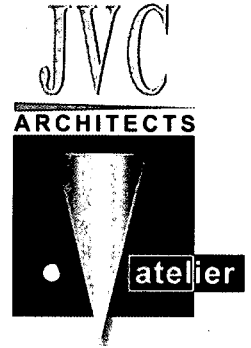
at·elier (at'l-yā')n. [Fr.] a workshop; a studio

May 10, 2007

City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

CLV Project Number: C-0048-07
Description: Salvation Army Chapel

Attn: John Korkosz



Mr. Korkosz:

Due to design concerns, the initial design for the Edmond Oquendo office building that was approved by Clark County had to be slightly modified. While the height, size, material and character of the building have stayed the same, modifications occurred to the exterior that slightly change the appearance of the approved building. The original colors included earth tones of beige and brown, gray and blue accent. The colors were modified to be all earthtone colors to be more harmonious with the rest of the campus.

JVC Architects requests the Department of Planning and Development make a determination as to whether or not the proposed revisions will constitute a Minor or Major Amendment to the approved Site Development Plan Review [SDR-16188]. Included is a 11x17 colored elevations that reflect the updated proposed color scheme for your review.

Thank you in advance for your consideration, and please contact our office with any questions or comments.

Sincerely,

Roy Burson, AIA
JVC Architects

RECEIVED
MAY 10 2007

APPROVED
Admin Approved per John K
BY James Humarong 5/16/07
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

5385 South Cameron Suite 15
Las Vegas, NV 89118
ph 702.871.3416
fx 702.871.2630
web jvcarchitects.biz



Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riecki, Survey (FM, PM, & A's only)
Date: September 11, 2006
Re: **SDR-16188** JVC Architects 47 West Owens Avenue
Request for a Site Development Plan Review for additional buildings

CONDITIONS OF APPROVAL:

1. Remove all substandard public street improvements, if any, adjacent to both parcels comprising this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
2. Provide proof of a recorded joint access agreement between this site and the adjacent parcel to the east, prior to the issuance of any permits for this site.
3. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
4. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
5. Landscape and maintain all unimproved right-of-way, if any, on Owens Avenue adjacent to this site concurrent with development of this site.
6. Submit an Encroachment Agreement for all landscaping, if any, located in the Owens Avenue public right-of-way adjacent to this site prior to occupancy.
7. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

August 31, 2006

City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

Attention: Flinn Fagg, Planning Manager

SUBJECT: CITY OF LAS VEGAS ZONING APPLICATION REVIEW

The Las Vegas Valley Water District Design and the Production Divisions have reviewed the attached zoning applications and determined that the proposed projects will have no conflict with the District's existing telemetry antenna locations.

If you require any additional information or have any questions, please call me at 822-8574.

Sincerely,

Jennifer Ferdinand for

Doa Meade, P.E.
Senior Civil Engineer

DJM:TLL:sdc
Attachment

Jim Ross, Electronics Supervisor, w/attch, M/S 1080

LAS VEGAS VALLEY
WATER DISTRICT

PEOPLE
LEADING
THE WAY

1001 SOUTH VALLEY VIEW BLVD.
LAS VEGAS, NV 89153
TELEPHONE: 702/870-2011

Board of Directors
Myrna Williams
PRESIDENT

Yvonne Atkinson Gates
VICE PRESIDENT

Tom Collins

Chip Maxfield

Lynette Boggs McDonald

Rory Reid

Bruce Woodbury

Patricia Mulroy
GENERAL MANAGER

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

SDR-16188 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JVC ARCHITECTS - OWNER: SALVATION ARMY - Request for a Site Development Plan Review FOR A 2580 SQUARE-FOOT CHAPEL AND 590 SQUARE-FOOT ANNEX BUILDING on 5.67 acres at 47 West Owens Avenue (APN 139-27-502-002), M (Industrial) Zone, Ward 5 (Weekly).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

PLANNING COMMISSION: **OCTOBER 5, 2006**

CITY COUNCIL: **NOVEMBER 1, 2006**

CASE PLANNER: **DOUG RANKIN**



PUBLIC HEARING

Comments Due: **SEPTEMBER 6, 2006**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

**Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services**

No Significant Law Enforcement Issue

[Signature] 8/29/06

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

SDR-16188 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JVC
ARCHITECTS - OWNER: SALVATION ARMY - Request for a Site Development Plan Review FOR A 2580
SQUARE-FOOT CHAPEL AND 590 SQUARE-FOOT ANNEX BUILDING on 5.67 acres at 47 West Owens
Avenue (APN 139-27-502-002), M (Industrial) Zone, Ward 5 (Weekly).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½)
OF THE NORTHEAST QUARTER (NE¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST,
M.D.M.

PLANNING COMMISSION: **OCTOBER 5, 2006**

CITY COUNCIL: **NOVEMBER 1, 2006**

CASE PLANNER: **DOUG RANKIN**



PUBLIC HEARING

Comments Due:

SEPTEMBER 6, 2006

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

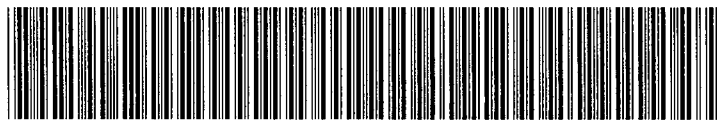
LIST COMMENTS BELOW:

**Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services**

No Significant Law Enforcement Issue

[Signature] 8/27/06

Neighborhood Services List



NEIGHBORHOOD SERVICES LIST

Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: October 5, 2006

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

SDR-16188

Archie C. Grant NA

Berkley Square NA

Biltmore Bungalows NA

Biltmore West NA

Cultural Corridor Coalition

Downtown Business Operators Council

Downtown Central Development Committee
(DCDC)

East Las Vegas Community Development Corp.

WLV-NAA1

WLV-NAA2

WLV-NAA3

WLV-NAA4

Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

September 22, 2006

Mr. Roy Burson, AIA
JVC Architects
5385 South Cameron, Suite 15
Las Vegas, Nevada 89118

RE: SDR-16188 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Burson:

Please be advised the City Planning Commission at its regular meeting on **October 5, 2006** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Douglas J. Rankin, Acting Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:dm

cc: Maj William Raihl
Salvation Army
2900 Palomino Lane
Las Vegas, Nevada 89107

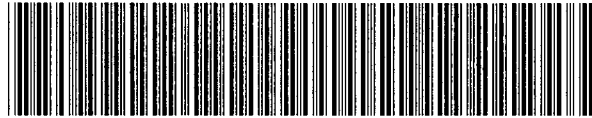
Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



Public Hearing Notice



PUBLIC HEARING NOTICE

Separator Sheet

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: OCTOBER 5, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SDR-16188

APPLICANT: JVC ARCHITECTS - OWNER: SALVATION ARMY - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 2,580 SQUARE FOOT CHAPEL AND A 590 SQUARE FOOT ANNEX BUILDING ON 5.67 ACRES AT 47 WEST OWENS AVENUE (APN 139-27-502-002), M (INDUSTRIAL) ZONE, WARD 5 (WEEKLY).

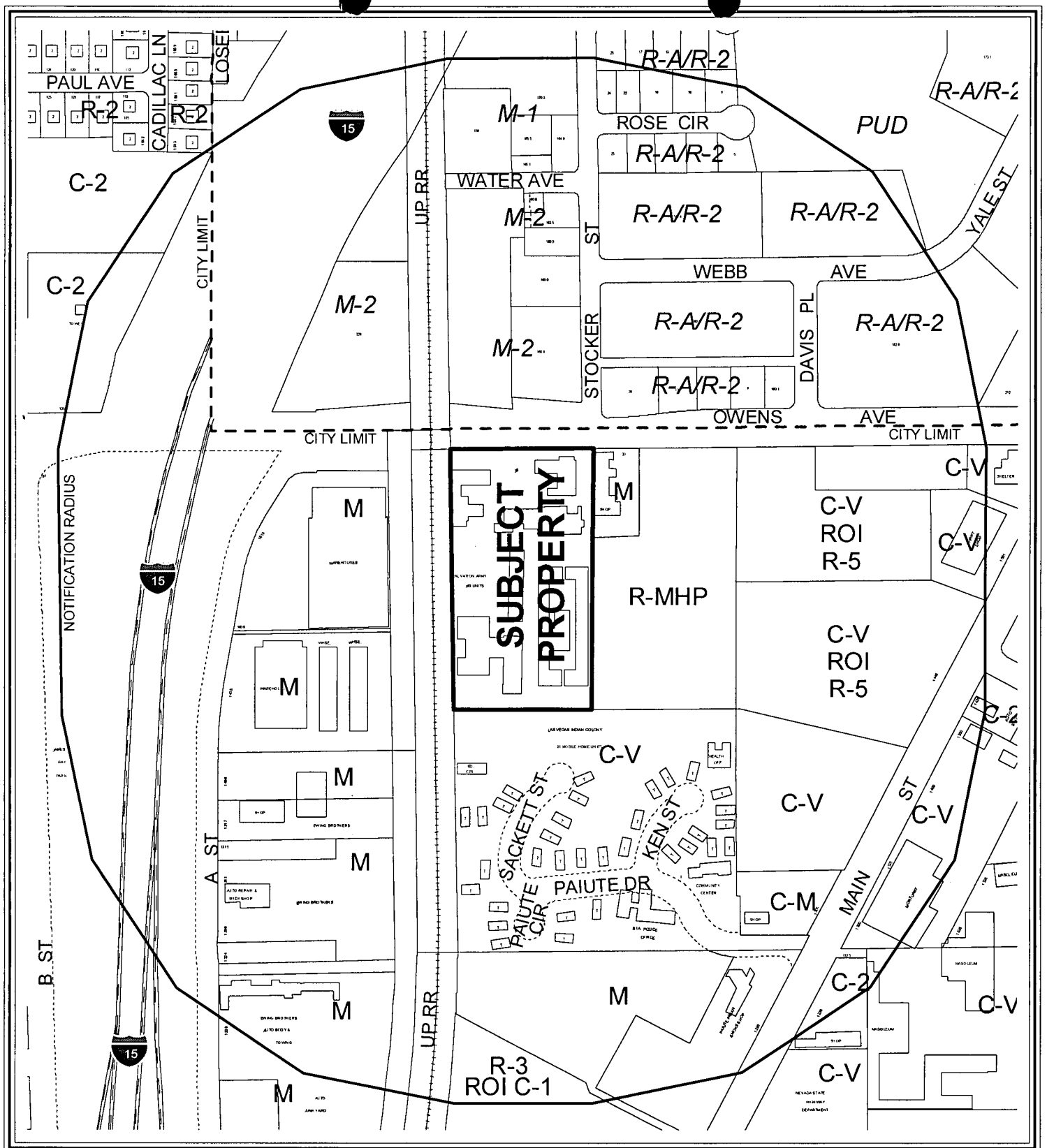
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



DOUGLAS J. RANKIN, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

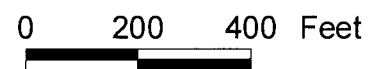
SEE LOCATION MAP ON REVERSE SIDE



CASE: **SDR-16188**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



Action Letter



Separator Sheet

October 6, 2006

INTER-OFFICE MEMORANDUM

TO: PLANNING AND DEVELOPMENT DEPARTMENT	FROM: CITY CLERK
SUBJECT: APPEAL OR CITY COUNCIL REVIEW INFORMATION ON PLANNING COMMISSION ACTIONS	COPIES TO:

This is to certify that the following action relative to the Planning Commission decision on the application of:

FILE NO.: SDR-16188 - SITE DEVELOPMENT PLAN REVIEW

APPLICANT: APPLICANT: JVC ARCHITECTS - OWNER: SALVATION ARMY

WARD: 5 (WEEKLY)

Appeal by applicant or any other aggrieved person:

Yes

No

Review requested by City Council:

Yes

No

10/17/06
DATE

Vicky Darling
CITY CLERK

By: Vicky Darling,
Assistant Deputy City Clerk

PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Planning Commission Action

October 5, 2006

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 10 days after the date of the PC decision).

October 16, 2006

Last day for a review being requested by the City Council. (Review period is 10 days after the date of the PC decision.)

October 16, 2006

CITY OF LAS VEGAS**ONE MOTION / ONE VOTE****Planning and Development Department****Current Planning Division****731 South Fourth Street****Las Vegas, Nevada 89101****(702) 229-6301 Phone (702) 385-7268 Fax**

SUBJECT: SDR-16188 - APPLICANT: JVC ARCHITECTS - OWNER: SALVATION ARMY

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **October 5, 2006** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to Dorothy Marsili at 385-7268. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions.

A handwritten signature in black ink that reads "William S. Raith".

Signature

10-02-2006

Date

William S. Raith

Please print name

The Salvation Army

Company Name

Sincerely,

Doug Rankin
Planning Supervisor
Current Planning Division

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

October 6, 2006

Mr. Roy Burson, AIA
JVC Architects
5385 South Cameron, Suite 15
Las Vegas, Nevada 89118

RE: SDR-16188 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Burson:

Your request for a Site Development Plan Review FOR A 2,580 SQUARE FOOT CHAPEL AND A 590 SQUARE FOOT ANNEX BUILDING on 5.67 acres at 47 West Owens Avenue (APN 139-27-502-002), M (Industrial) Zone, Ward 5 (Weekly), was considered by the Planning Commission on October 5, 2006.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/22/06, except as amended by conditions herein.
3. 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.
4. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



5. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
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 the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Remove all substandard public street improvements, if any, adjacent to both parcels comprising this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
13. Provide proof of a recorded joint access agreement between this site and the adjacent parcel to the east, prior to the issuance of any permits for this site.
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

Mr. Roy Burson, AIA
SDR-16188 - Page Three
October 6, 2006

15. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
16. Landscape and maintain all unimproved right-of-way, if any, on Owens Avenue adjacent to this site concurrent with development of this site.
17. Submit an Encroachment Agreement for all landscaping, if any, located in the Owens Avenue public right-of-way adjacent to this site prior to occupancy.
18. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

This action by the Planning Commission on **October 5, 2006** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **October 6, 2006**.

Sincerely,



Douglas J. Rankin, Acting Current Planning Manager
Planning and Development Department
Current Planning Division

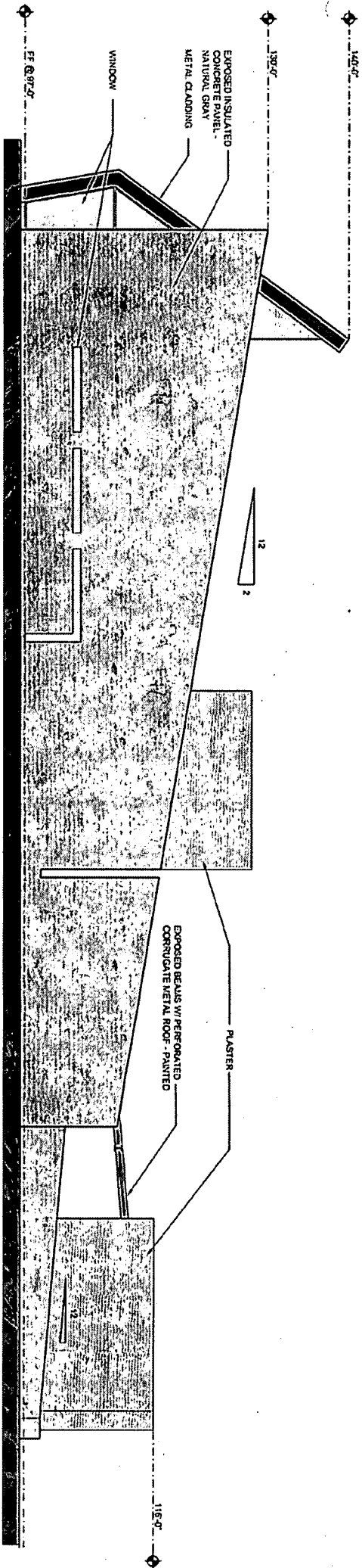
DJR:dm

cc: Maj William Raihl
Salvation Army
2900 Palomino Lane
Las Vegas, Nevada 89107

Plans (Elevations)

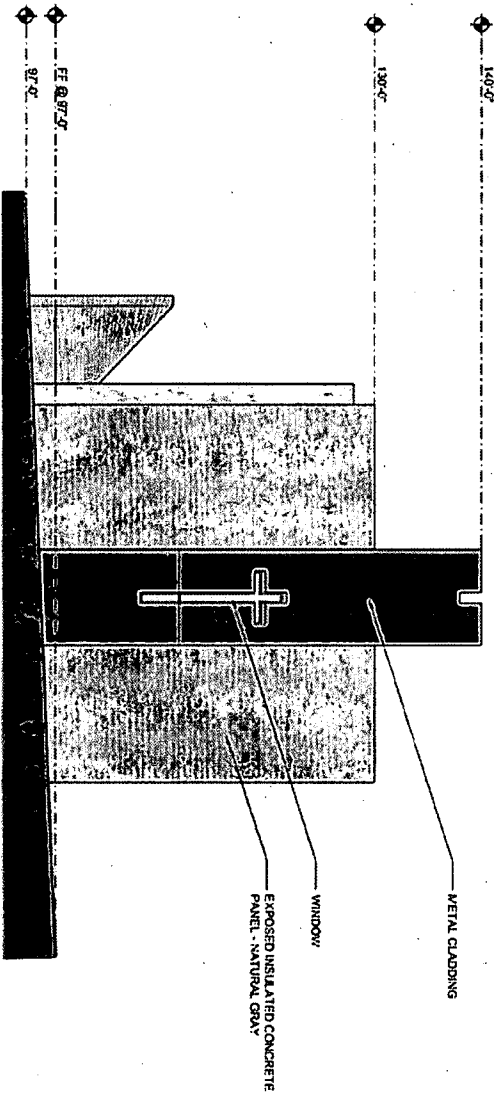


Separator Sheet



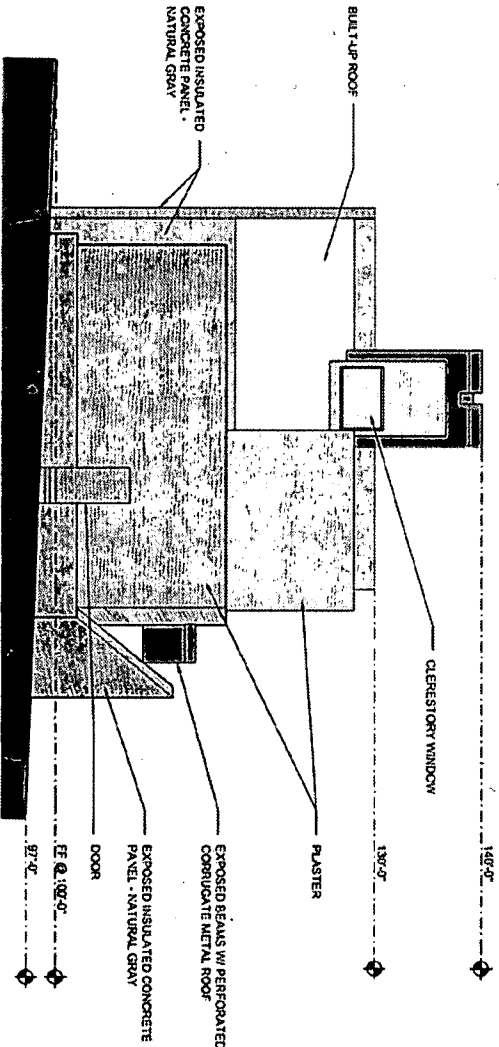
= 04 = WEST ELEVATION

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



= 02 = NORTH ELEVATION

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

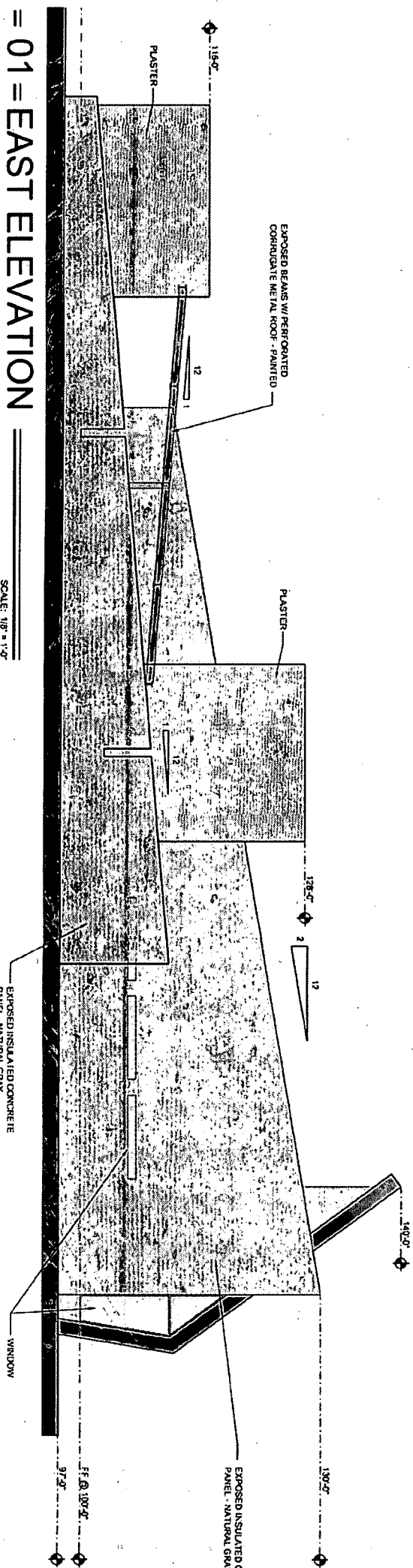


= 03 = SOUTH ELEVATION

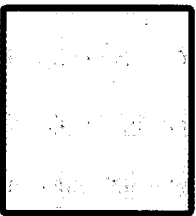
SCALE: 1/8" = 1'-0"

= 01 = EAST ELEVATION

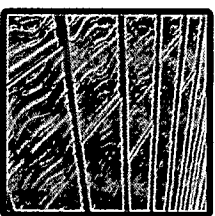
SCALE: 1/8" = 1'-0"



Plaster
Dunn Edwards
DEC 753
Almond



Stained Concrete
Davis Color
Sangria 1117



Metal Shingles
(cladding)
Color: Rust

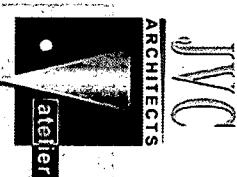
REVISED

0612-SA
04.25.07

APPROVED

Admin Approved Per blank

BY *Pamela Henderson* 5/16/07
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS



3385 Canyon Ave. 15
Las Vegas, NV 89103
ph 702.871.3416
fax 702.871.3406
jvcarchitects@aol.com
att: Ed Litter (at 1-97) n.
a workshop, a studio

SALVATION ARMY CHAPEL

43 WEST OWENS AVENUE
LAS VEGAS, NEVADA

EXTERIOR
ELEVATION
SCHEMATIC
DESIGN

Plans (Approved Site Plan)



Separator Sheet

ADJACENT USE ZONED M

U. P. R. R.

SHEET NOTES

PROJECT DATA

CODE: 2003 18C
EXITS: PREFER TO EXISTING PLAN
ZONING: M (INDUSTRIAL) - CHAPEL ALLOWED
STORIES: ONE STORY
OCCUPANCY TYPE: A-3 (SECTION 303)
TYPE OF CONSTRUCTION: V-B
NOTE: EXISTING 4,368 SQ. FT. CHAPEL TO BE DEMOLISHED AND REPLACED WITH NEW 4,820 SQ. FT. CHAPEL.

ACTUAL AREA: CHAPEL BUILDING: 2,500 SQ. FT.
ANNEX BUILDING: 590 SQ. FT.
COVERED COURTYARD: 1,730 SQ. FT.
TOTAL AREA: 4,820 SQ. FT.

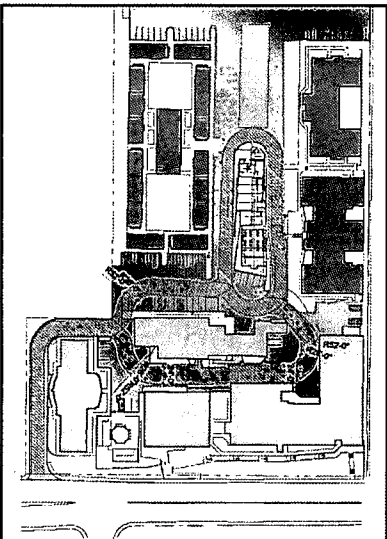
ALLOWABLE AREA: 6,000 SQ. FT. (TABLE 303)
ALLOWABLE HEIGHT: 40'-0" (TABLE 503)
ALLOWABLE STORIES: 1 STORY (TABLE 503)

PARKING DATA

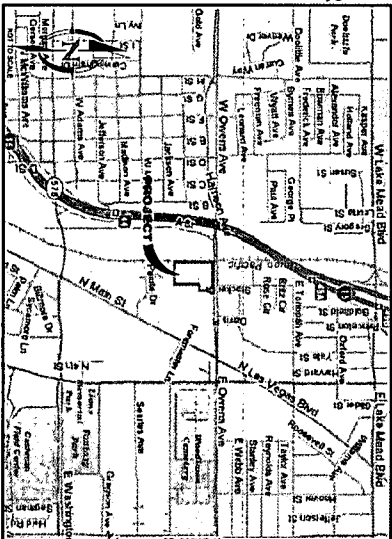
EXISTING PARKING ON CAMPUS: 107 SPACES
(INCLUDING 8 H.C. SPACES)
PARKING REMOVED FOR NEW CHAPEL: 14 SPACES
NEW PARKING SPACES PROVIDED: 5 SPACES
TOTAL PARKING AVAILABLE: 98 SPACES

APPROVED
CITY COUNCIL DATE: N/A
PLANNING COMMISSION DATE: 10/05/06
BY: [Signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

FIRE LANE ACCESS DIAGRAM



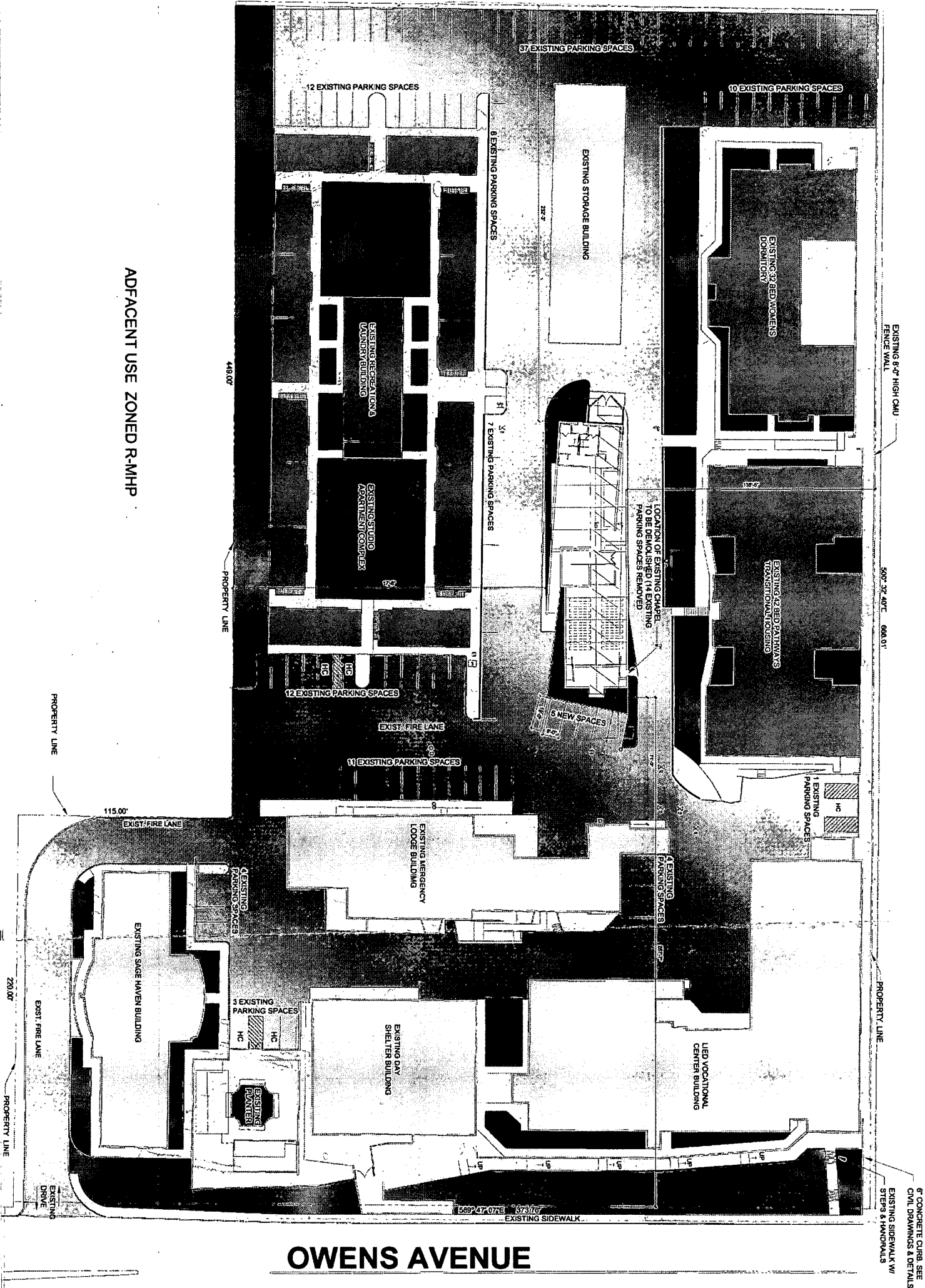
VICINITY MAP



= 01 = SITE PLAN

SCALE: 1" = 30'-0"

ADJACENT USE ZONED C-V

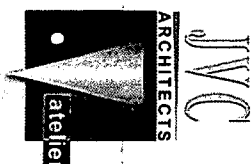


SALVATION ARMY CHAPEL

43 WEST OWENS AVENUE
LAS VEGAS, NEVADA

0612-SA
08.22.06

SITE PLAN /
TRASH ENC ELEV
SCHEMATIC
DESIGN



SDR-16188 -> PC-10-05-06 Approved (6-0) Final Action

SCANNED

90-52-80

APPROVED

CITY COUNCIL DATE: _____

PLANNING COMMISSION DATE: _____

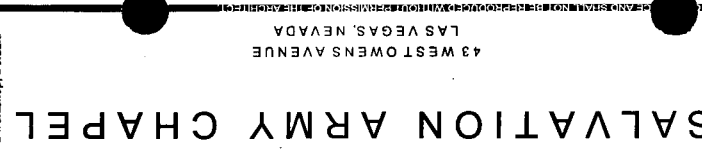
BY: _____

CITY OF LOS ANGELES
PLANNING AND DEVELOPMENT

Plans (PMT)



Separator Sheet

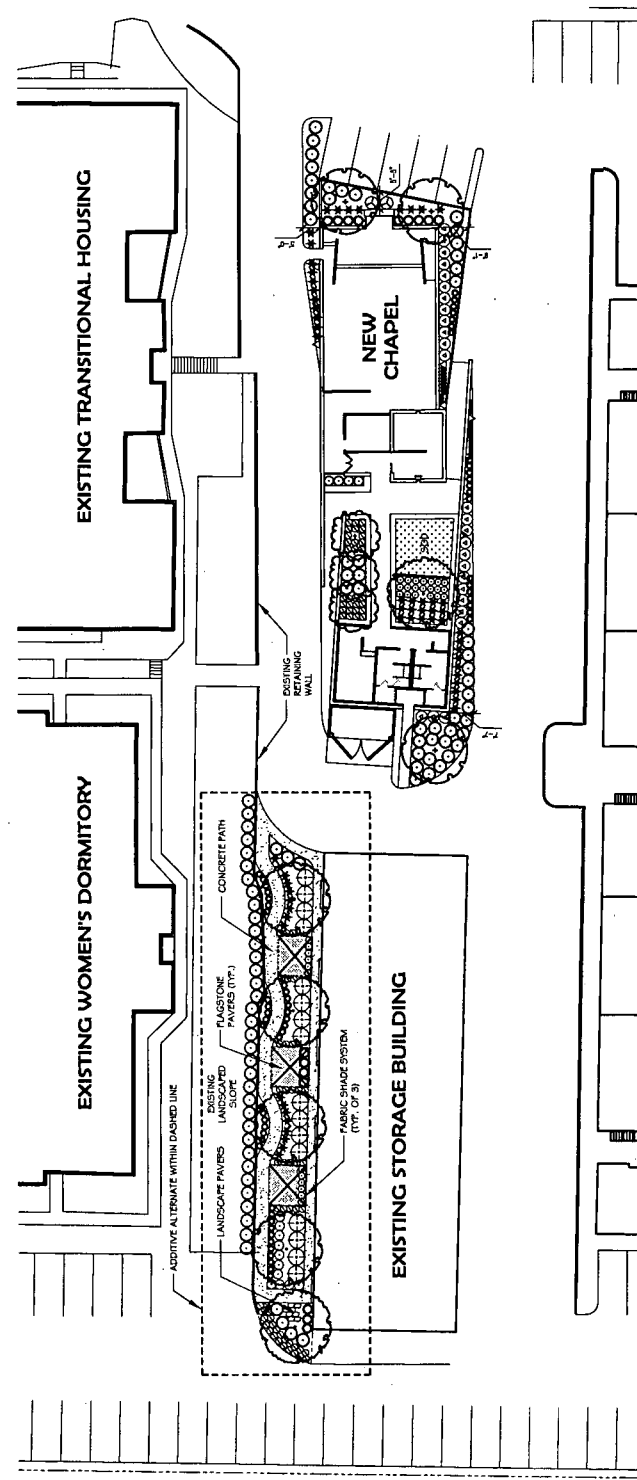


RECEIVED
AUG 22 2006

SDR-16188
10/05/06 PC

SITE NOTES:

SITE NO. 1:	
BASE RD.	
PLANTING AREA	2,455 S.F.
TURF AREA	204 S.F.
TOTAL LANDSCAPE AREA	2,661 S.F.
ALTERNATE ALTERNATIVE:	
PLANTING AREA	3,039 S.F.
TOTAL LANDSCAPE AREA	3,039 S.F.



ITEM	QUANTITY
24" BOX	3
CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS	
24" BOX	6
OLEA EUROPAEA SWAN HILL SWAN HILL POINTLESS OLIVE	
24" BOX	3
PRUNUS CHINENSIS CHINESE PEARL PLUME	

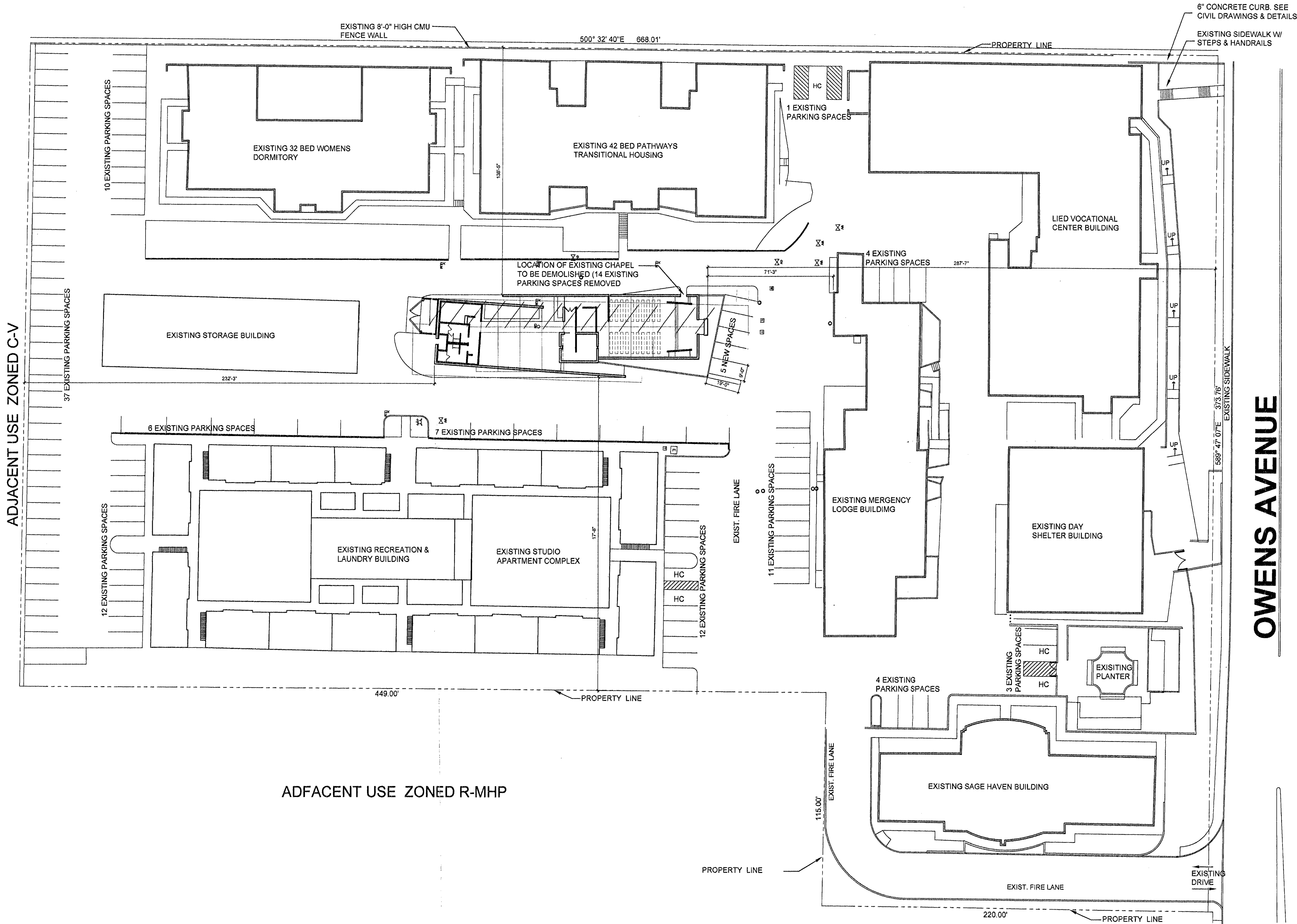
[illegible]

PLANTING NOTES:

1. DECOMPOSED GRANITE (DG) IN ALL PLANTING AREAS.
INSTALL A "2" LAYER OF 3/8" MINUS DECOMPOSED
GRANITE CONTINUOUS IN ALL PLANTINGS UNDER ALL
TREES AND SHRUBS. COLOR: "SEDONA COOK" AVAILABLE
THROUGH MARIAN LANDSCAPE DECORATIVE ROCK (702)
963-9333. SEE SPECIFICATIONS FOR DRAINAGE AND
SUB-GRADE TO ASK AND APPLY PRE-EMERGENT
HERBICIDE TO SOIL AFTER PLACING GRANITE. RAZE
EVENLY, SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY; THEN
APPLY SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE
TO BE USED ON GRASSY AREAS. GRANITE IS NOT
WATER SOLUBLE. IT WILL NOT LEACH INTO THE GROUND.
GRANITE IS NON-FLAMMABLE. DO NOT USE GRANITE AS AN
ANTHROPOLYTIC TO TOUCH THE TRUNK OF ANY PLANT. INSTALL
AFTER INSTALLATION OF PLANT MATERIAL.

ADJACENT USE ZONED M

U. P. R. R.



ADJACENT USE ZONED R-MHP

= 01 = SITE PLAN

SCALE: 1" = 30'-0"

SHEET NOTES

PROJECT DATA

CODE: 2003 1BC
EXITS: PREFER TO EXISTING PLAN
ZONING: M (INDUSTRIAL) -- CHAPEL ALLOWED
STORIES: ONE STORY
OCCUPANCY TYPE: A-3 (SECTION 303)
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NOTE: EXISTING 4,368 SQ. FT. CHAPEL TO BE DEMOLISHED AND REPLACED WITH NEW 4,820 SQ. FT. CHAPEL.

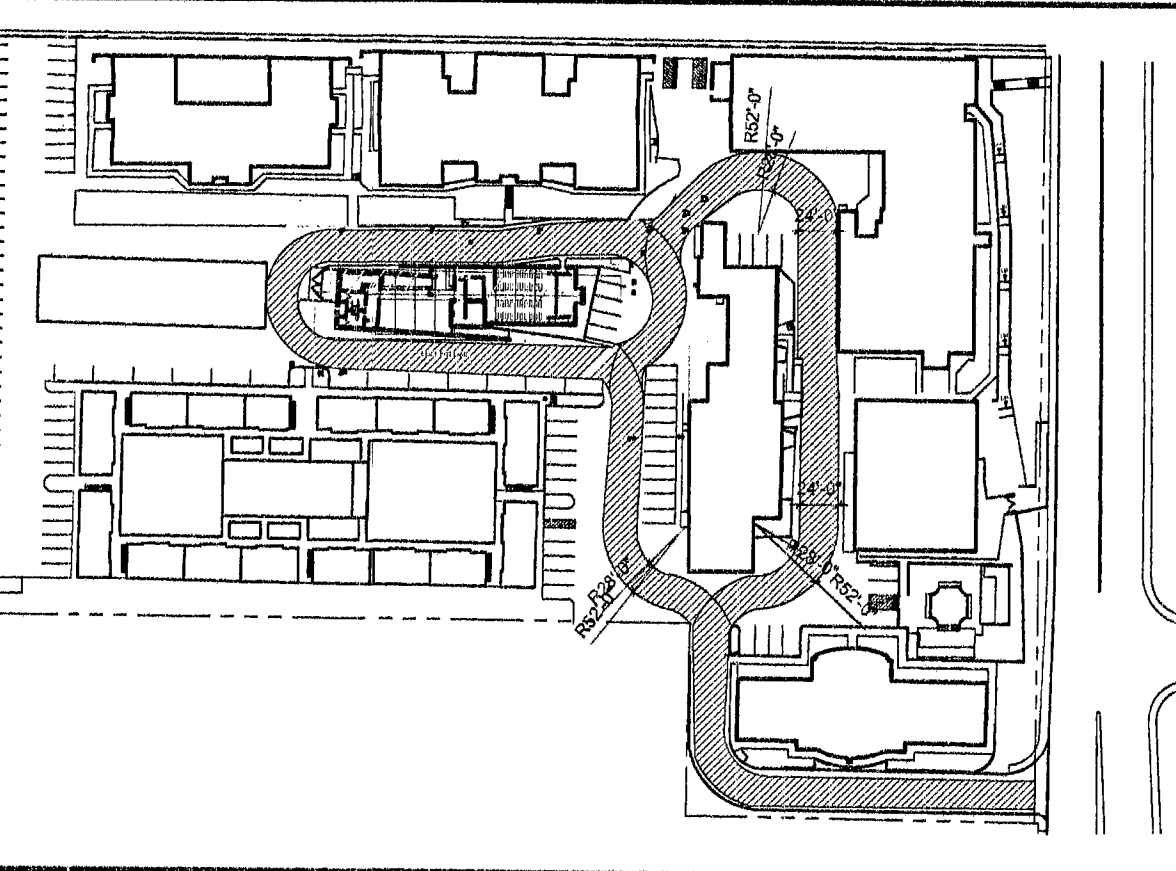
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ANNEX BUILDING: 590 SQ. FT.
COVERED COURTYARD: 1,730 SQ. FT.
TOTAL AREA: 4,820 SQ. FT.

ALLOWABLE AREA: 6,000 SQ. FT. (TABLE 503)
ALLOWABLE HEIGHT: 40'-0" (TABLE 503)
ALLOWABLE STORIES: 1 STORY (TABLE 503)

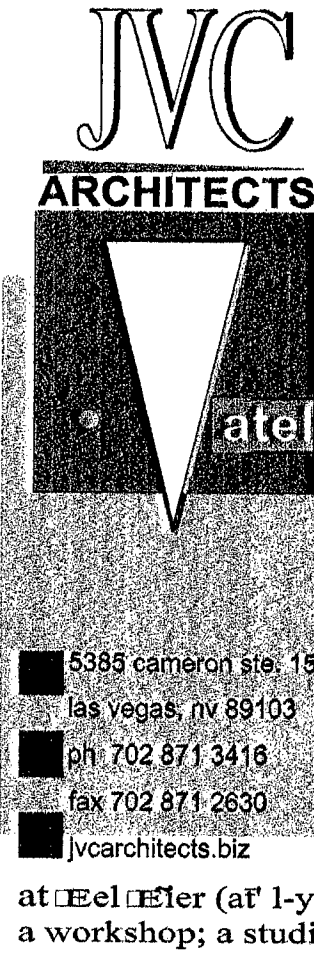
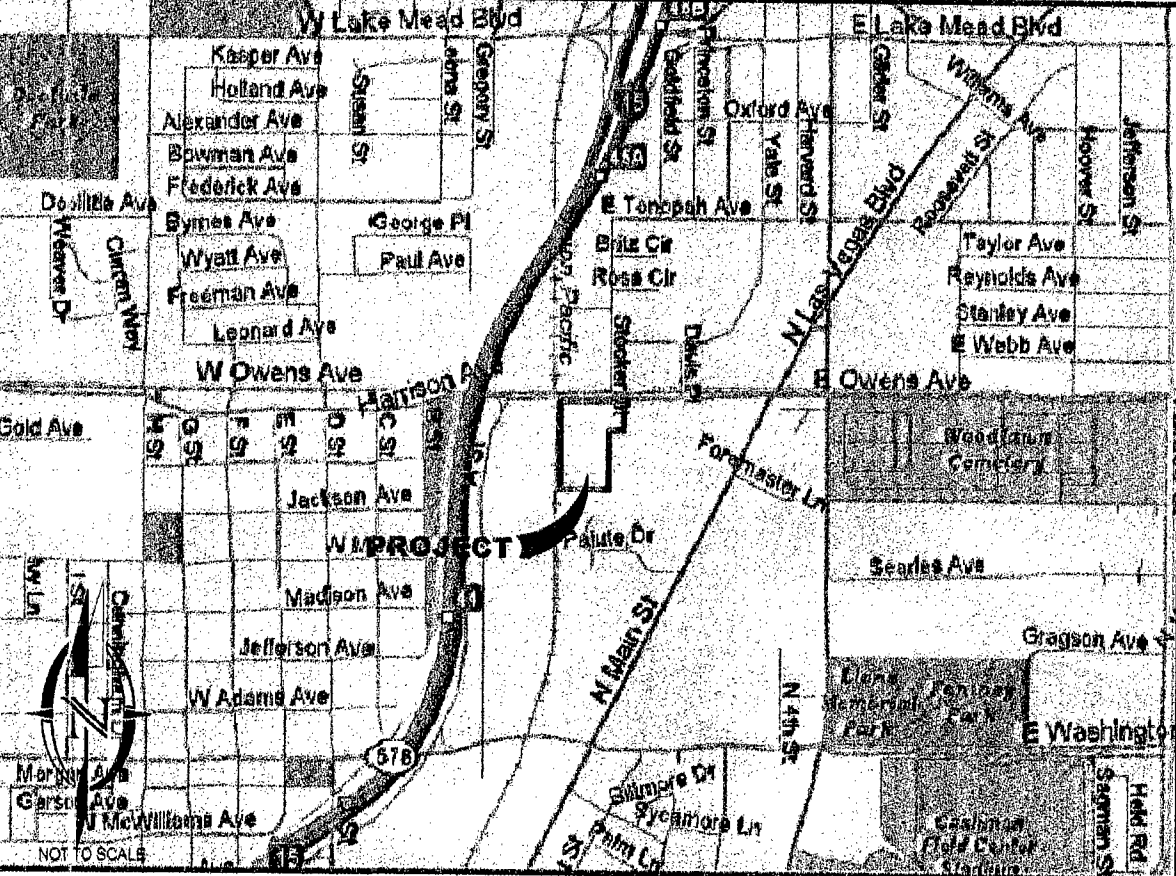
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(INCLUDING 9 H.C. SPACES)
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FIRE LANE ACCESS DIAGRAM



VICINITY MAP



SALVATION ARMY CHAPEL

43 WEST OWENS AVENUE
LAS VEGAS, NEVADA

0612-SA
08.22.06

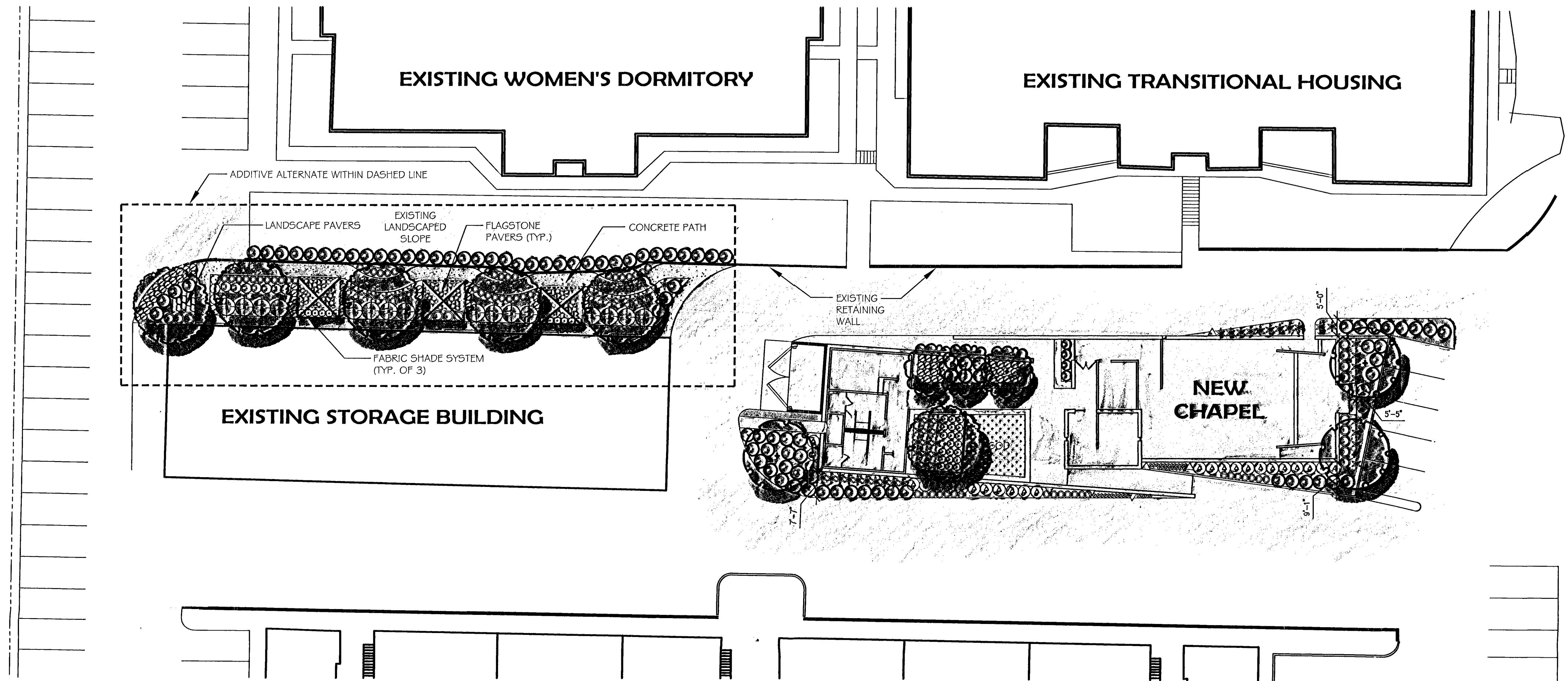
SDR-16188
10/05/06 PC

AUG 2 2 2006

SITE PLAN /
TRASH ENC ELEV
SCHEMATIC
DESIGN

APPROVED
CITY COUNCIL DATE: 10/5/06
PLANNING COMMISSION DATE: 10/5/06
BY: [Signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

SDR-16188 -> PC-10-05-06 Approved (6-0) Final Action



TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QUANTITY
	CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS	24" BOX	3
	OLEA EUROPAEA 'SWAN HILL' SWAN HILL FRUITLESS OLIVE	24" BOX	6
	PISTACIA CHINENSIS CHINESE PISTACHE	24" BOX	3

SUGGESTED SHRUB LIST

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QUANTITY
	AGAVE PARRYI 'TRUNCATA' PARRY'S AGAVE	5 GAL	2
	DIETES VEGATA WHITE FORTNIGHT LILY	5 GAL	32
	HESPERALOE PARVIFLORA RED HESPERALOE	5 GAL	61
	LANTANA SPECIES 'NEW GOLD' NEW GOLD LANTANA	1 GAL	7
	LEUCOPHYLLUM SPECIES TEXAS RANGER	5 GAL	4
	MYRTUS COMMUNIS 'COMPACTA' COMPACT MYRTLE	5 GAL	16
	MACFADYENA UNGUIS-CATI CATS CLAW VINE	5 GAL	13
	NANDINA DOMESTICA 'COMPACTA' DWARF HEAVENLY BAMBOO	5 GAL	4
	NERIUM OLEANDER 'PETITE PINK' DWARF PINK OLEANDER	5 GAL	26
	RAPHIOLEPIS INDICA INDIAN HAWTHORN	5 GAL	16
	ROSMARINUS OFFICINALIS 'PROSTRATUS' TRAILING ROSEMARY	1 GAL	90
	TETRANEURIS ACAULIS ANGELITA DAISY	1 GAL	33
	TEUCRIMUM CHAMAEDRYIS 'PROSTRATUM' PROSTRATE GERMANDER	5 GAL	60
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	5 GAL	77
	HYBRID FESCUE SOD		

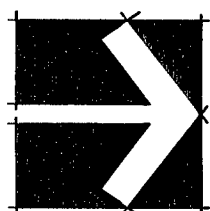
PLANTING NOTES:

1) DECOMPOSED GRANITE (DG) IN ALL PLANTING AREAS. INSTALL A 2" LAYER OF 3/8" MINUS DECOMPOSED GRANITE CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS. COLOR: 'SEDONA CORAL' AVAILABLE THROUGH MINERAL PARK DECORATIVE ROCK. (702) 275-1371. BEFORE PLACING GRANITE, COMPACT SUB-GRADE TO 85% AND APPLY PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE, RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO THE TOP OF THE GRANITE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.

SITE NOTES:

BASE BID:	
PLANTING AREA	2,455 S.F.
TURF AREA	206 S.F.
TOTAL LANDSCAPE AREA	2,661 S.F.
ADDITIVE ALTERNATE:	
PLANTING AREA	3,030 S.F.
TOTAL LANDSCAPE AREA	3,030 S.F.

APPROVED
CITY COUNCIL DATE: 8/14
PLANNING COMMISSION DATE: 10/25/06
BY: [Signature]
DRAWING AND DEVELOPMENT
CITY OF LAS VEGAS



0' 20'-0" 40'-0" 60'-0"
SCALE: 1" = 20'-0"

JVC
ARCHITECTS
5385 S CAMERON ST. #15
LAS VEGAS, NV 89118
PH: 702.871.3416
FAX: 702.871.2630
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at-el-ier (at' l-ya' n. [Fr.]
a workshop; a studio

SALVATION ARMY CHAPEL

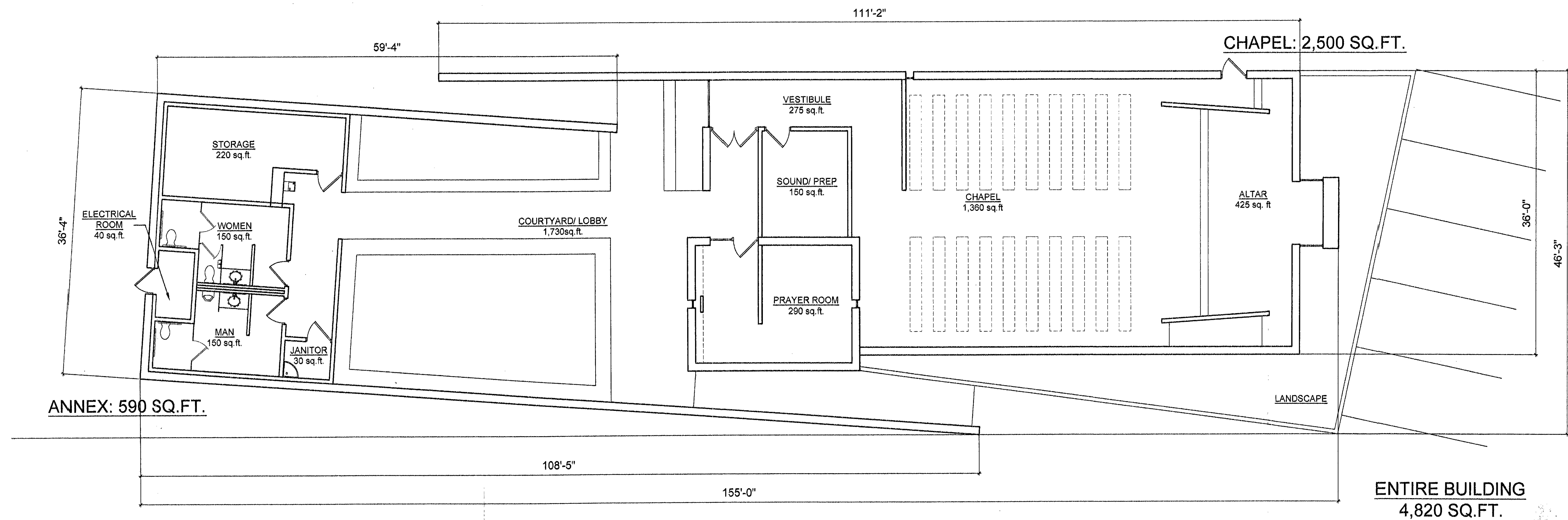
43 WEST OWENS AVENUE
LAS VEGAS, NEVADA

06-081
08/21/2006

AUG 22 2006

PRELIMINARY
PLANTING PLAN
L1.01
SCHEMATIC
DESIGN

Approved (6-0) From: [Signature]
SAR-1618 → PC 10-03-06



= FLOOR PLAN

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

APPROVED
CITY COUNCIL DATE: 11/4
PLANNING COMMISSION DATE: 11/15/04
BY: [Signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

FLOOR PLAN

SCHEMATIC DESIGN

AUG 22 2006

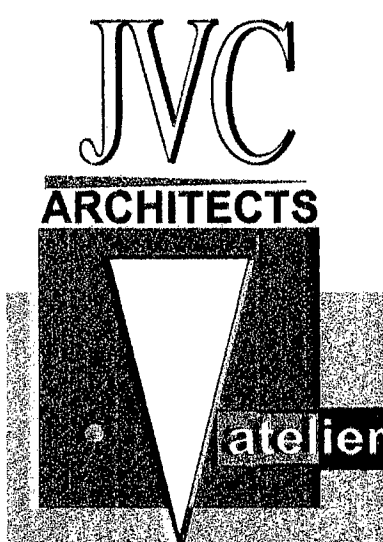
0612-SA

08.22.06



SALVATION ARMY CHAPEL

43 WEST OWENS AVENUE
LAS VEGAS, NEVADA



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SOR-16188 → PC-10-05-06 Approved (6-0) Final Action