

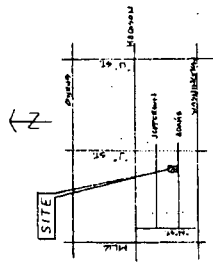
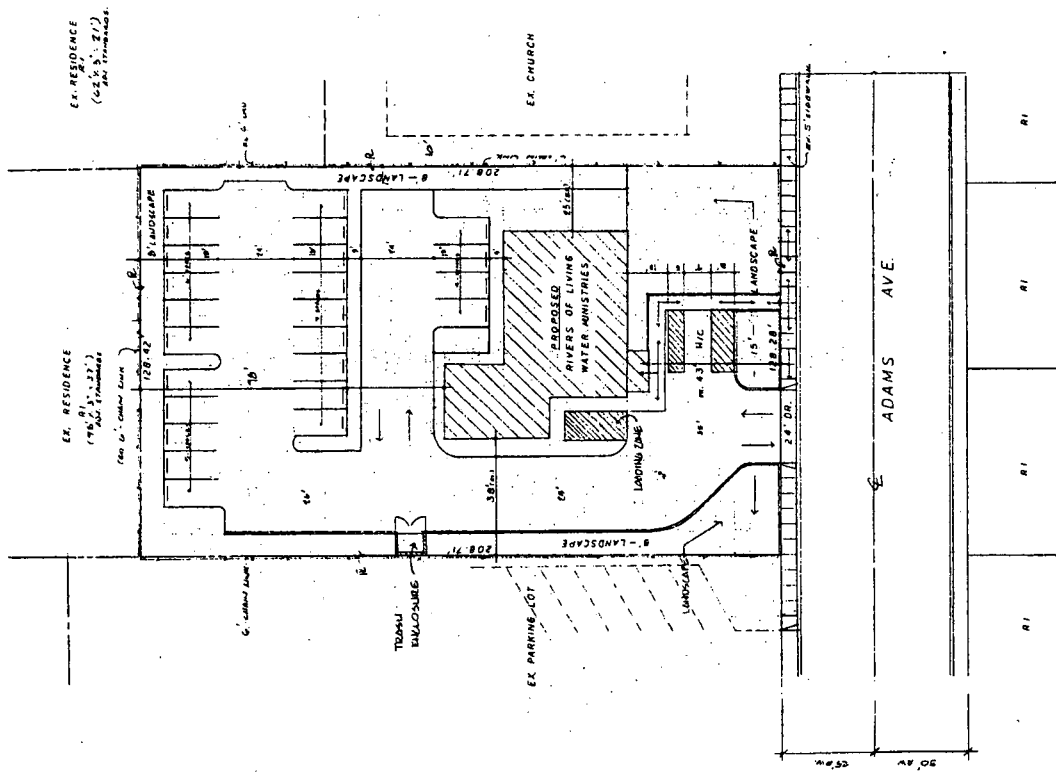
Plans (PMT)



Separator Sheet

ABBY TO 5/3/06

PENTAL 4/19/06 CC 13



VICINITY MAP

APN: 139-28-607-009
ZONED RI
LOT SIZE 26857 s.f.
BUILDING SIZE 1102 s.f.
SANCTUARY 1102 s.f.
OTHER 174 s.f. TL - 2571 s.f.
PARKING
SANCTUARY 1102 s.f. x 100 s.f. (12) SEATS
PARKED SEATING (CH) x 4 SEATS ARE SINCE 25 SEATS
REQUIRED 23 SPACES (1) 1 HIC SPACE
PROVIDED 25 SPACES TL

SITE PLAN 1"-20'

RECEIVED
FEB 2 2006

SUP-11104 SDR-11103
REVISED 03/23/06 PC

1300000000
1300000000
1300000000

8-7

206-1120 : 206-1120 1601260 - 3 10-03-83-02

5 ~~11/10~~ 11/10
03-20-66

REVISIONS	BY

RIVERS OF LIVING WATER MINISTRIES
1230 ADAMS AVE
LV

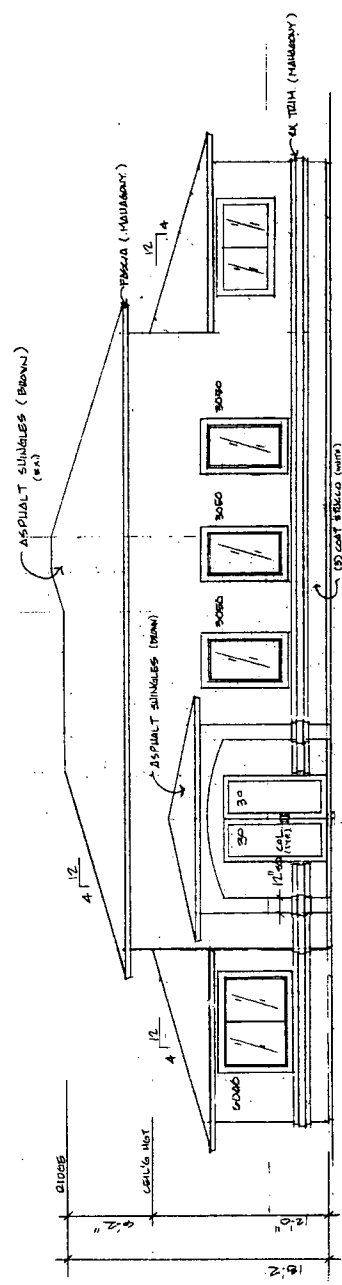
ELEVATIONS

Sheet	A.2
Date	
Drawn	
Check	
Scale	

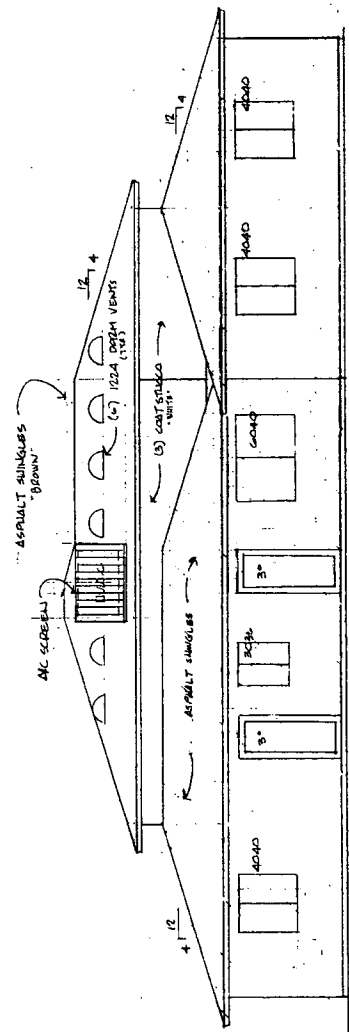
RECEIVED
JAN 03 2006

SDR-11103
02/23/06 PC

SOUTH ELEV.



NORTH ELEV.



REVISIONS	BY

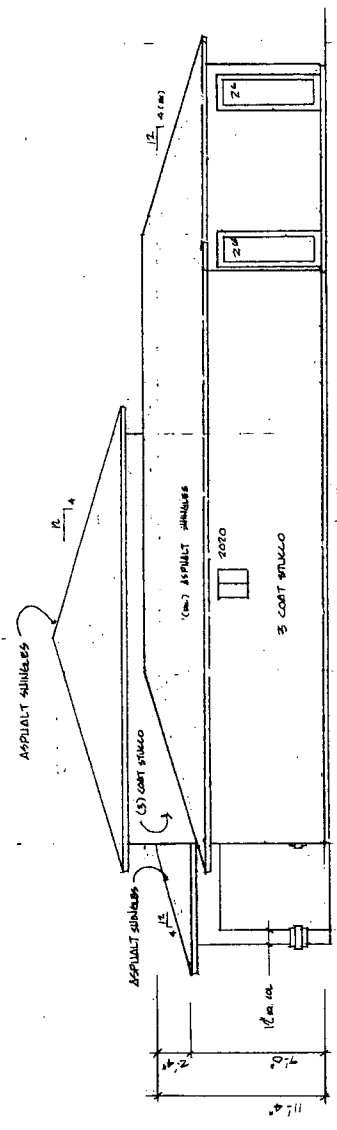
RIVERS OF LIVING WATER MINISTRIES
1230 ADAMS AVE.
LV

ELEVATIONS

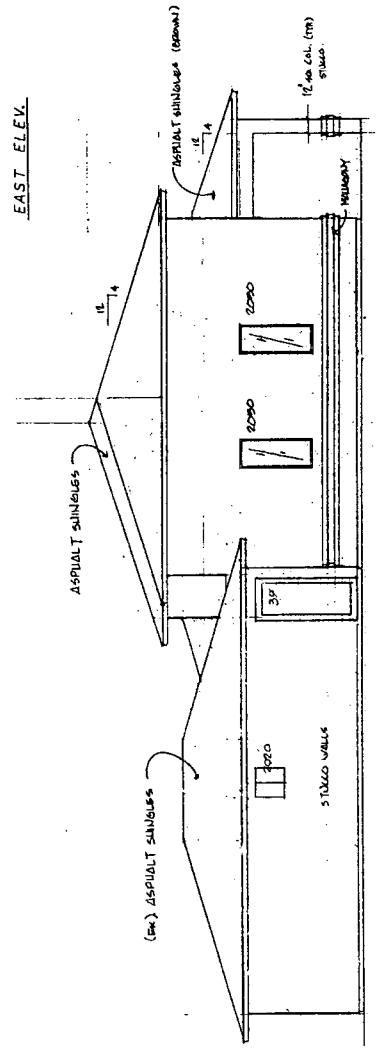
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DRAWN	
CHECKED	
DATE	
BY	
SCALE	A.3

RECEIVED
JAN 03 2006

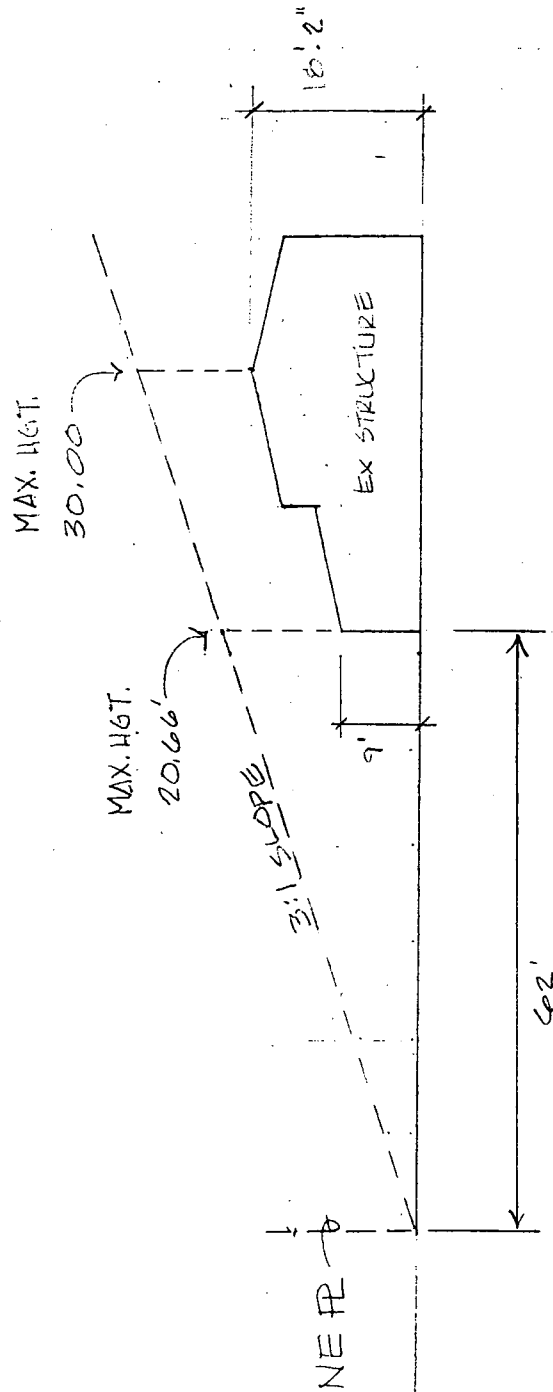
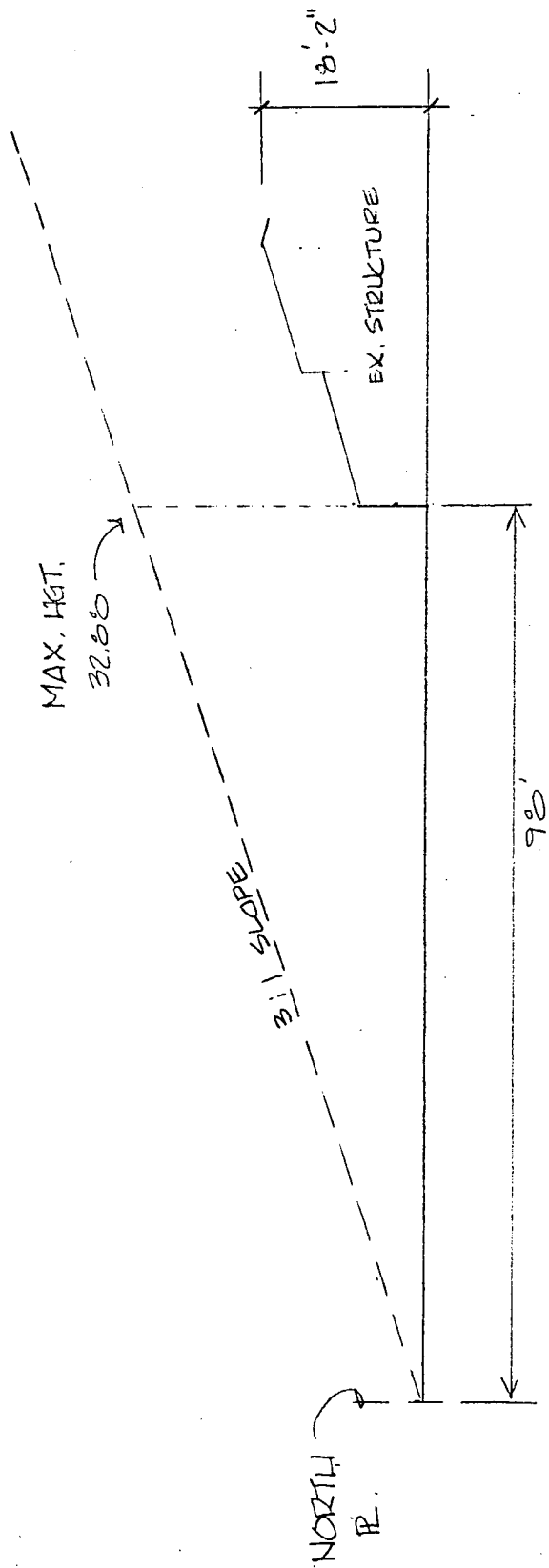
SDR-11103
02/23/06 PC



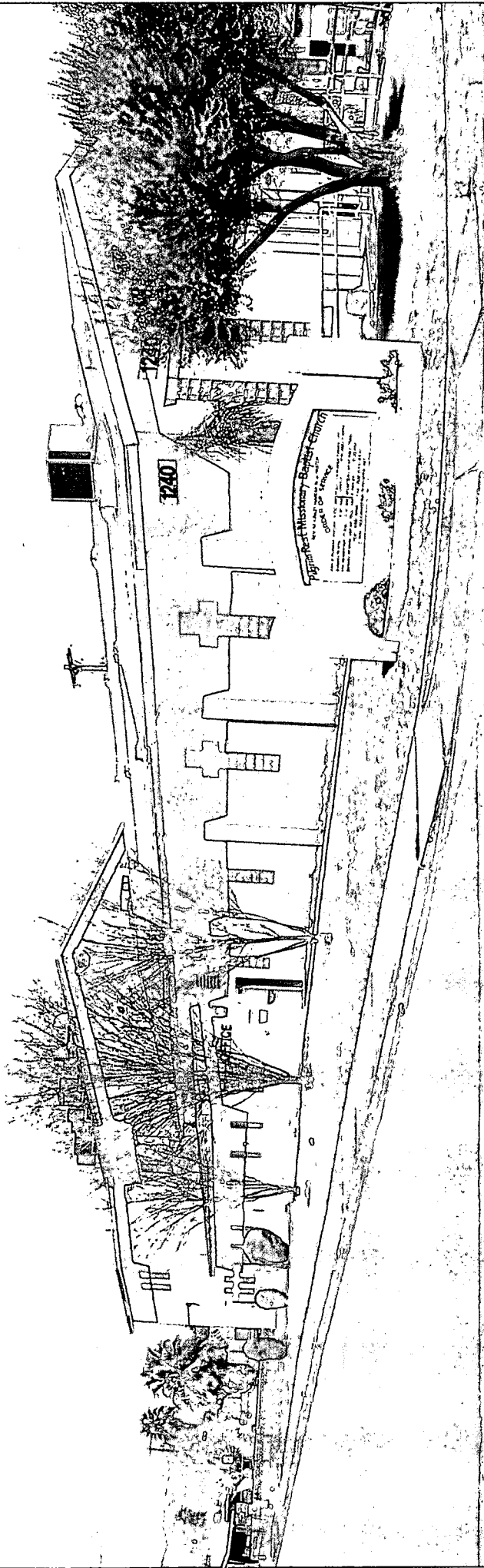
EAST ELEV.



WEST ELEV.



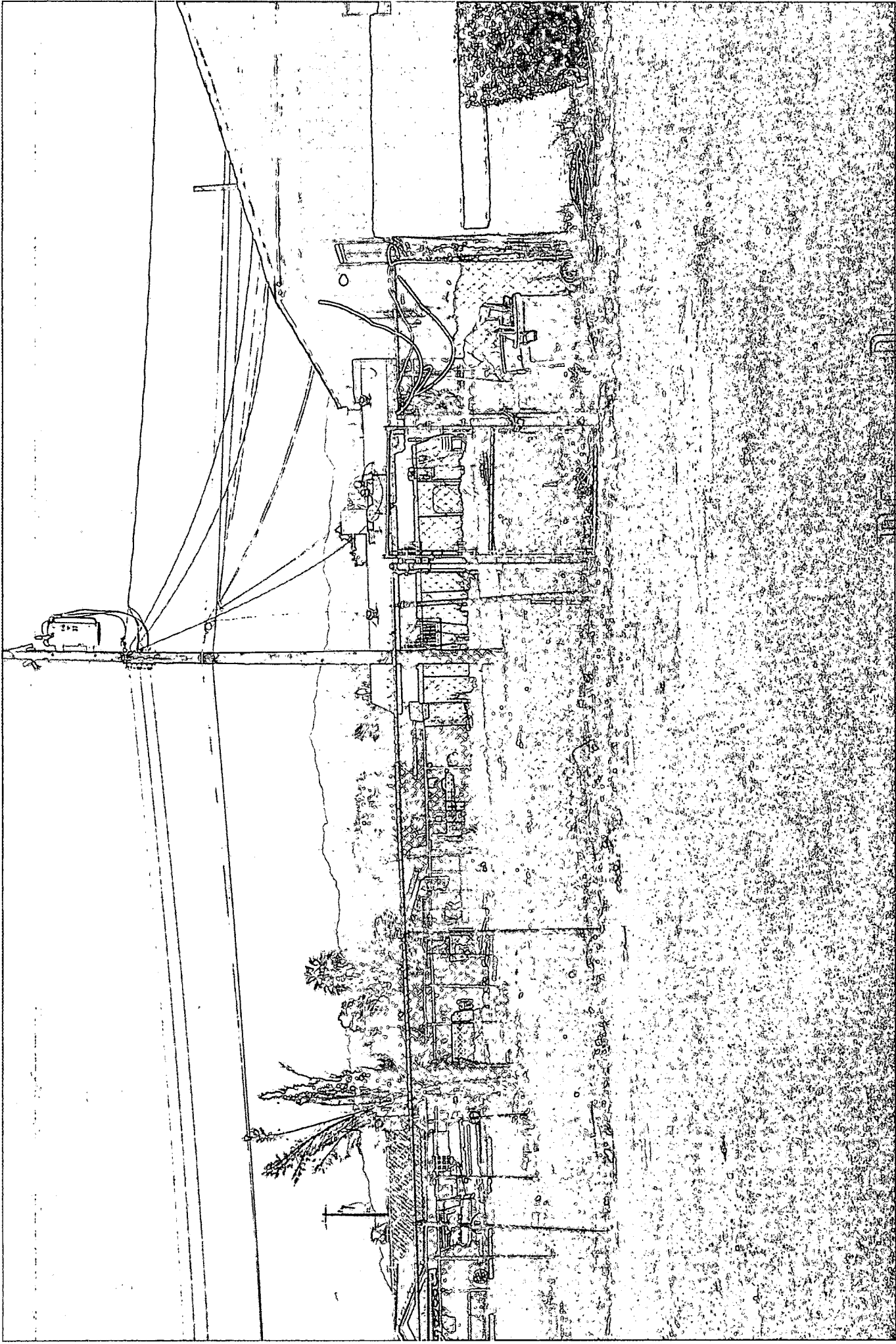
RESIDENTIAL PROXIMITY SLOPE
 SDR-11103
 02/23/06 PC



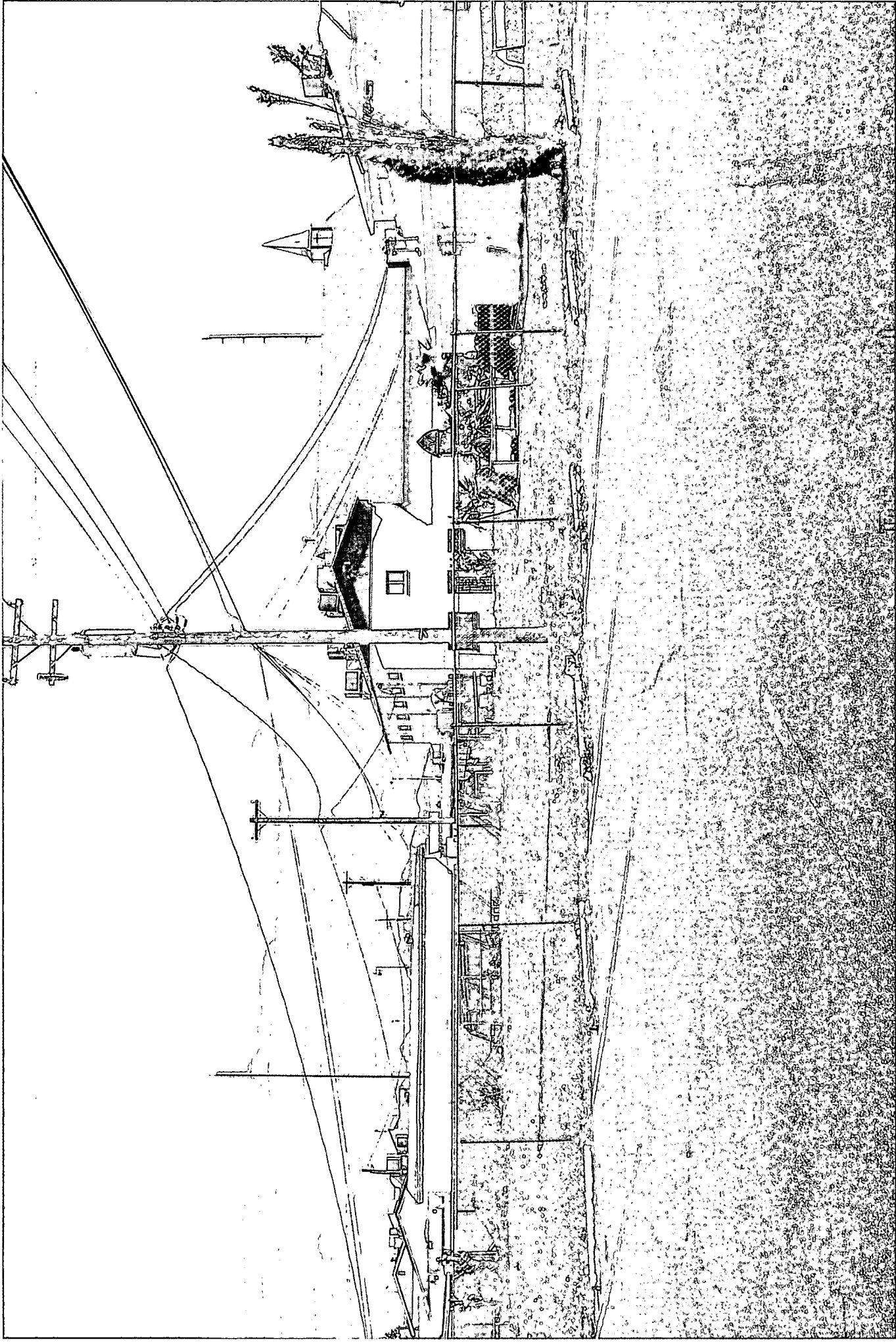
RECEIVED
MAR 13 2006



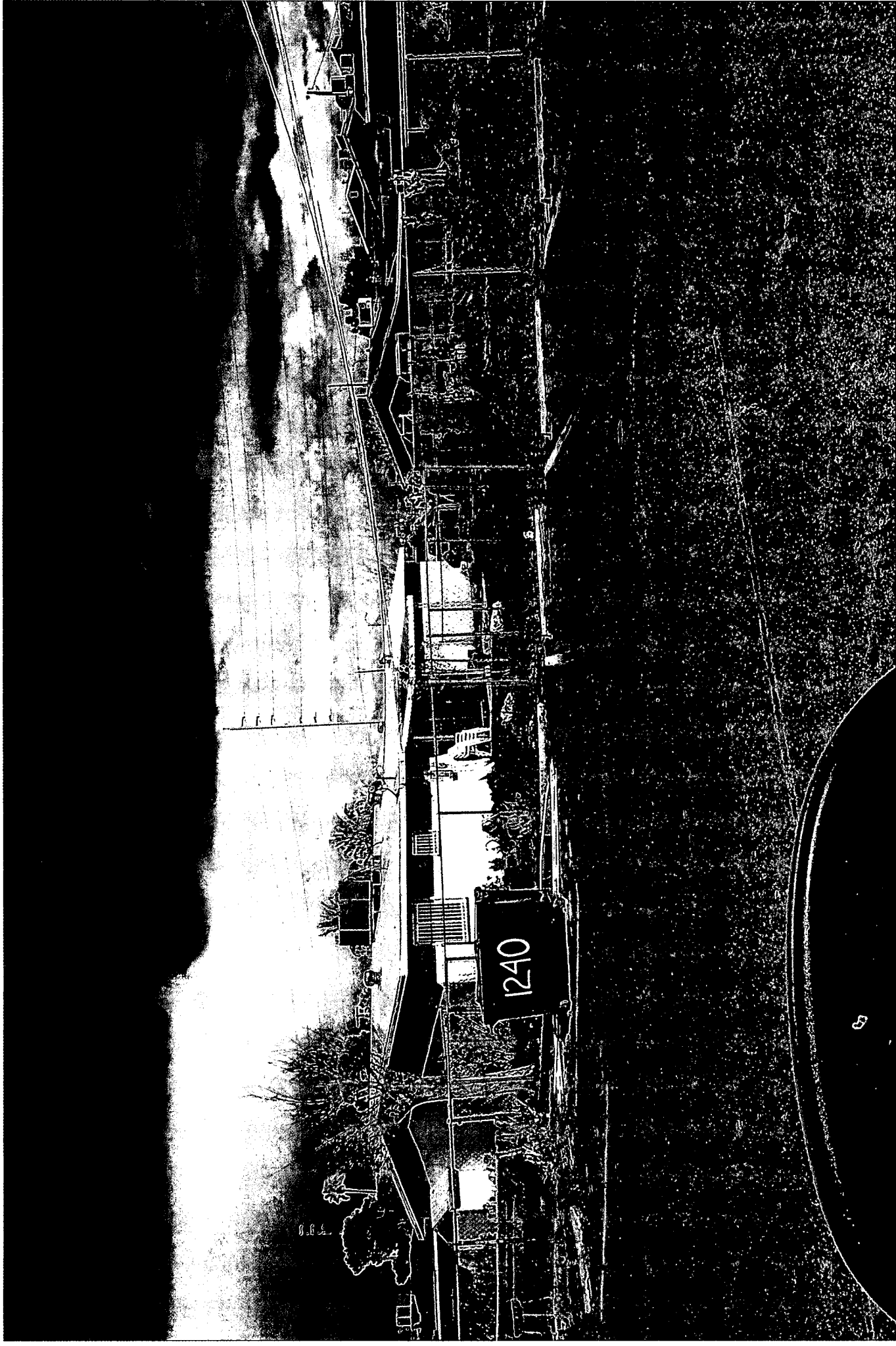
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MAR 13 2006



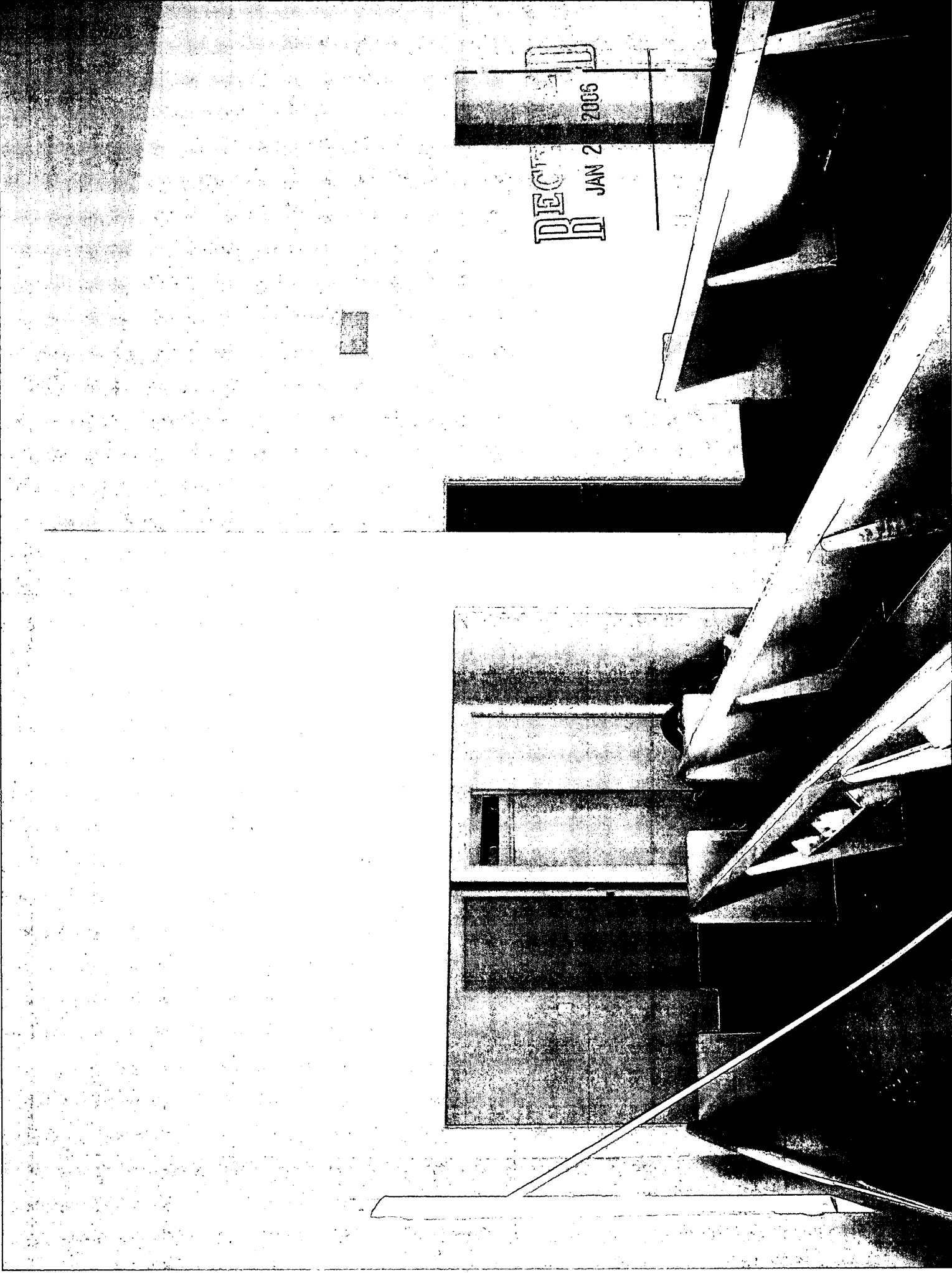
RECEIVED
MAR 13 2006



REGISTRY
MAR 13 2006

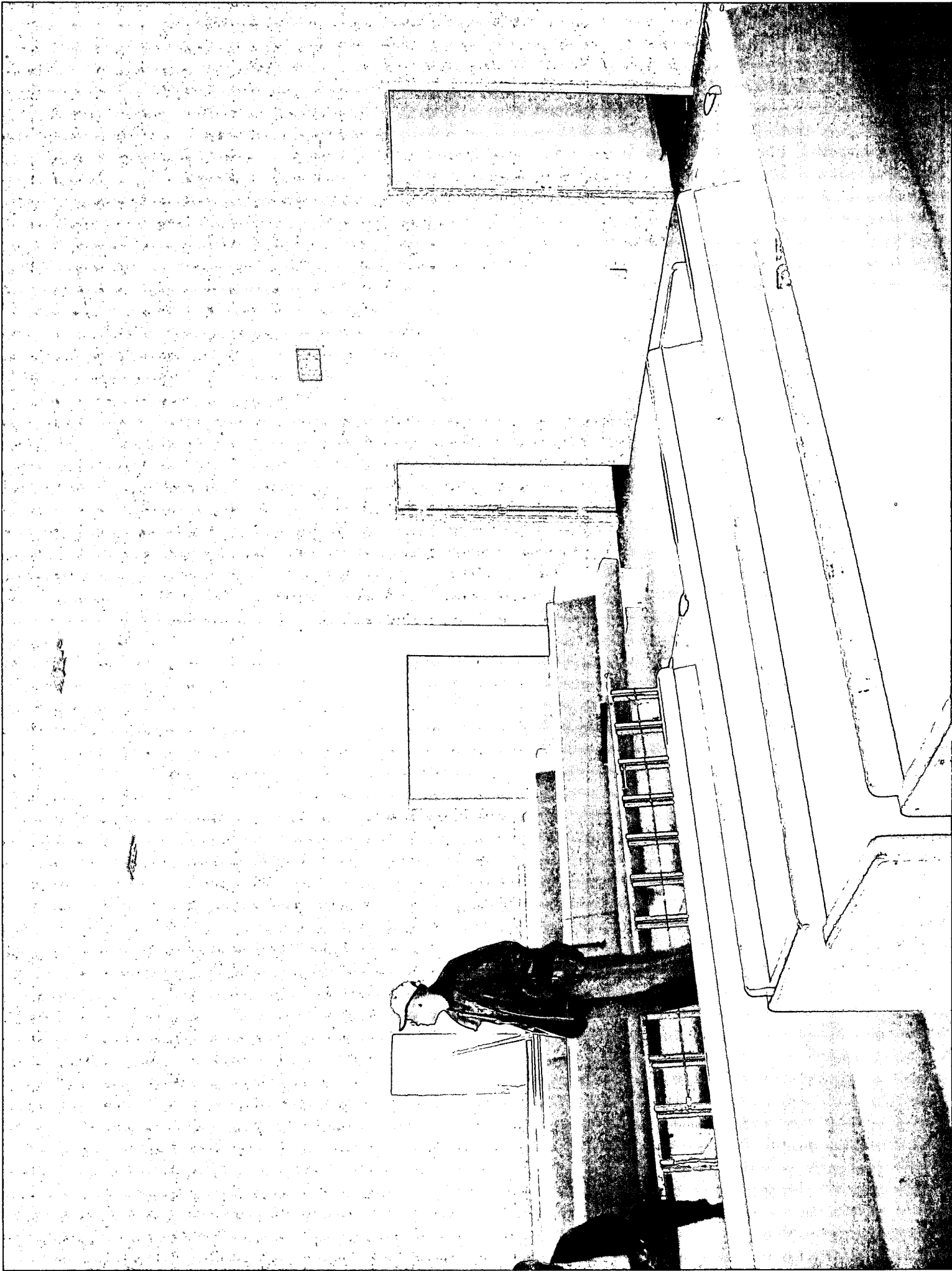


RECEIVED
MAR 13 2006



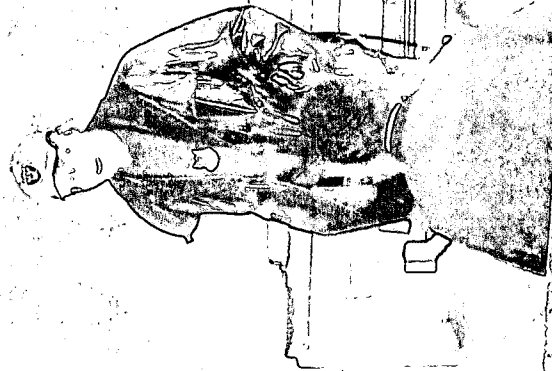
DEC 2005
JAN 2

SDR-11103



SDR-11103

RECEIVED
JAN 25 2006



SDR-11103

Comments



Separator Sheet



May 4, 2006

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

Mr. Fouston Jordan, Sr.
1230 West Adams Avenue
Las Vegas, Nevada 89106

RE: SDR-11103 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 3, 2006
RELATED TO SUP-11104

Dear Mr. Jordan:

The City Council at a regular meeting held May 3, 2006 DENIED the request for a Site Development Plan Review FOR THE CONVERSION OF A RESIDENCE TO A CHURCH/HOUSE OF WORSHIP on 0.60 acres at 1230 West Adams Avenue (APN 139-28-607-009), R-1 (Single Family Residential) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 4, 2006.

Sincerely,

A handwritten signature in cursive script that reads "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Fouston Jordan, Sr.
4044 Bold Drive
North Las Vegas, Nevada 89032

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009





April 21, 2006

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

Mr. Fouston Jordan, Sr.
1230 West Adams Avenue
Las Vegas, Nevada 89106

RE: SDR-11103 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF APRIL 19, 2006
RELATED TO SUP-11104

Dear Mr. Jordan:

The City Council at a regular meeting held April 19, 2006 HELD IN ABEYANCE the request for a Site Development Plan Review FOR THE CONVERSION OF A RESIDENCE TO A CHURCH/HOUSE OF WORSHIP on 0.60 acres at 1230 West Adams Avenue (APN 139-28-607-009), R-1 (Single Family Residential) Zone.

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the May 3, 2006 City Council Meeting. It is recommended that you or your representative be in attendance 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 cursive script that reads "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Fouston Jordan, Sr.
4044 Bold Drive
North Las Vegas, Nevada 89032

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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18112-001-06-05
CLV 7009



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

March 24, 2006

Mr. Fouston Jordan, Sr.
1230 West Adams Avenue
Las Vegas, Nevada 89106

RE: SDR-11103 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Jordan:

Your request for a Site Development Plan Review FOR THE CONVERSION OF A RESIDENCE TO A CHURCH/HOUSE OF WORSHIP on 0.60 acres at 1230 West Adams Avenue (APN 139-28-607-009), R-1 (Single Family Residential) Zone, Ward 5 (Weekly), was considered by the Planning Commission on March 23, 2006.

The Planning Commission voted to recommend **DENIAL** of your request as it was deemed inappropriate based on the saturation of such existing uses within the surrounding area.

This item will be considered by the City Council on *April 19, 2006*, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, 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,

Gary Leobold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Mr. Fouston Jordan, Sr.
4044 Bold Drive
North Las Vegas, Nevada 89032

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



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

March 10, 2006

Mr. Fouston Jordan, Sr.
4230 West Adams Avenue
Las Vegas, Nevada 89106

RE: SDR-11103 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Jordan:

Please be advised the City Planning Commission at its regular meeting on *March 23, 2006* has 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,

Gary Leobold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Mr. Fouston Jordan, Sr.
4044 Bold Drive
North Las Vegas, Nevada 89032

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



City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: February 23, 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-11103

Aida Brents Resident Council

Berkley Square NA

Biltmore West NA

Bonanza Village NA

Downtown Business Operators Council

Downtown Central Development Committee
(DCDC)

Fremont Street Experience

G-704 NA

Harry Levy Gardens Resident Council

Rancho Manor NA

Rancho Oakey NA

Rancho South NA

West Las Vegas Neighborhood Executive Board

WLV-NAA1

WLV-NAA2

WLV-NAA3

WLV-NAA4

WLV-NAA6

WLV-NAA7

WLV-NAA8

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-11103

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ROSA CORTEZ	DSC
*LAND DEVELOPMENT (DPW)	KENT CHANG	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	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES	JOHN BLACK	3124 BONANZA ROAD
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<SPRINT> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD

*** 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
01/03/2006

Daily Inspections

PARCEL / BLDG #	DIR	STREET	WARD	ISSUES	CASE #	INSP DATE	FOLLOW UP	ACTION	TYPE	BY
1230	W	Adams		Inspect res const for setbacks--SB's meet R-1 req's but do not match submitted plans (45' v. 50' shown); contractor will resubmit a new site plan		08/05/05			Staff	sg
1230	W	Adams	5	Residence may be used as church; could not tell; will set up site inspection w/ owner		11/17/05		Info.	Staff	sg
1230	W	Adams	5	Ck res addn--to be used as a church--no approval		11/29/05		Info.	Staff	sg
1230	W	Adams	5	Check site for use as church--no signs of occupancy (no SUP application on file yet)		12/29/05		Info	Staff	sg

Steve Gebeke

From: Eddie Dichter
Sent: Friday, November 18, 2005 9:49
To: Ricki Barlow
Cc: Margo Wheeler; Steve Gebeke
Subject: RE: Church pic

A site visit was completed yesterday but no one was at the site. We will still need to complete an additional inspection when they are ready for a final. At that time, we will verify that the inside is completed as was shown on the approved plans. We will follow up with you after the next inspection.

Comments from the planning inspector:

I went out to this property yesterday, but there was no one at the site. The residence is as shown in the plans, with the exception of being slightly taller (approximately 1-1 1/2 feet) at the top of the exterior wall than is shown in the elevation submitted. The overall height is still less than the allowed 35 feet in the R-1 zone. I could not see the interior of the building very well due to plastic over the windows, but it seemed to be as shown in the plan--a large open space.

From: Ricki Barlow
Sent: Wednesday, November 16, 2005 2:29 PM
To: Eddie Dichter
Cc: Margo Wheeler; Lawrence Weekly
Subject: RE: Church pic

Eddie, thank you for your assistance.

R

From: Eddie Dichter
Sent: Wednesday, November 16, 2005 12:03 PM
To: Ricki Barlow
Cc: Margo Wheeler; Flinn Fagg
Subject: RE: Church pic

They are close to calling in for a final. There is an inspection hold on the final building inspection until Planning has completed a final inspection. Planning will conduct an inspection by noon tomorrow to compare what was approved and what was constructed. I will provide an update after the inspection has been completed.

From: Ricki Barlow
Sent: Wednesday, November 16, 2005 11:57 AM
To: Margo Wheeler; Eddie Dichter
Cc: Lawrence Weekly
Subject: FW: Church pic

3/10/2006

FYI...

This is our lovely residential property located on Adams...

R

From: Harry Williams

Sent: Wednesday, November 16, 2005 11:44 AM

To: Ricki Barlow

Subject: Church pic

Harry D. Williams Jr.

Neighborhood Planner

Neighborhood Initiatives Division

400 Stewart Avenue

Las Vegas, NV 89101

702-229-2079

hwilliams@lasvegasnevada.go

Steve Gebeke

From: Eddie Dichter
Sent: Friday, December 02, 2005 10:18 AM
To: Steve Gebeke
Subject: RE: 1230 W Adams

They may not be able to meet that deadline since they do not have a site plan depicting the parking.

Thanks for the update

-----Original Message-----

From: Steve Gebeke
Sent: Friday, December 02, 2005 10:11 AM
To: Eddie Dichter
Subject: RE: 1230 W Adams

I met with the owner, Fouston Jordan, this morning to give him the paperwork for Site Development Review (including parking Variance, if necessary) and Special Use Permit. I stressed the Monday 12/05 deadline for the pre-app request form, so I hope they will follow through by then.

-----Original Message-----

From: Eddie Dichter
Sent: Thursday, December 01, 2005 1:22 PM
To: Ricki Barlow
Cc: Margo Wheeler; Steve Gebeke; Mike Hazard; Flinn Fagg; Mario Suarez; Pam Hines
Subject: RE: 1230 W Adams

A final Planning inspection was completed on Tuesday. The attached photo shows they are placing bench seating within the new addition. This is no longer a residential addition and the use has changed. Planning will contact the applicant and inform them the inspection cannot be passed since the use has changed. We will provide the applicant the necessary paperwork to move forward to request a church use at this location.

Building will also follow up on this issue. Mike agreed the use has changed and is no longer consistent with the approved plans for the addition.

Comments from the Planning Inspector:

I was at this site for a final inspection. They have moved benches into the addition and intend to use it for a church. From my conversation with Rev. Fouston Jordan, he intends to live there and provide services, as well as guidance for area youth. There is no SUP on file for a church use. Since the structure is built as a residential addition, there was no review of parking, landscaping, ADA access, required exits, etc., so I believe that Building and Safety and Fire may have issues with the use as well. Do we have them set up a pre-ap meeting for the SUP for a church, or do you have another suggestion?

Please let me know if you need any additional information.

Thank you,

-----Original Message-----

From: Ricki Barlow
Sent: Friday, November 18, 2005 10:17 AM
To: Eddie Dichter
Cc: Margo Wheeler; Steve Gebeke
Subject: Re: Church pic

Thanks for the update Eddie.
Ricki

-----Original Message-----

From: Eddie Dichter <edichter@LasVegasNevada.GOV>
To: Ricki Barlow <RBarlow@LasVegasNevada.GOV>
CC: Margo Wheeler <mwheeler@LasVegasNevada.GOV>; Steve Gebeke <sgebeke@LasVegasNevada.GOV>
Sent: Fri Nov 18 09:48:33 2005
Subject: RE: Church pic

A site visit was completed yesterday but no one was at the site. We will still need to complete an additional inspection when they are ready for a final. At that time, we will verify that the inside is completed as was shown on the approved plans. We will follow up with you after the next inspection.

Comments from the planning inspector:

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Sent: Wednesday, November 16, 2005 11:44 AM
To: Ricki Barlow

Subject: Church pic

Harry D. Williams Jr.
Neighborhood Planner
Neighborhood Initiatives Division
400 Stewart Avenue
Las Vegas, NV 89101
702-229-2079
hwilliams@lasvegasnevada.go

Steve Gebeke

From: Eddie Dichter
Sent: Monday, December 05, 2005 7:39 AM
To: Steve Gebeke
Subject: FW: 1230 W Adams

Please print and keep a copy of this in the file that I am sure you have created for this address. Please document each time you have been to the site, the date that you took photos, and the date you provided them the paperwork for the SDR and SUP.

Thanks,

-----Original Message-----

From: Pam Hines
Sent: Friday, December 02, 2005 4:33 PM
To: Robert Kaempfer
Cc: Eddie Dichter
Subject: FW: 1230 W Adams

PLEASE KEEP AN EYE ON THIS FOR PLANNING. JUST TAKE PICS IF ANYTHING IS GOING ON & THEN IF PLANNING WANTS, WE'LL PROCEED WITH ENFORCEMENT LATER.

THANKS, PAM

-----Original Message-----

From: Eddie Dichter
Sent: Friday, December 02, 2005 4:25 PM
To: Pam Hines
Cc: Mike Hazard; Steve Gebeke
Subject: RE: 1230 W Adams

Planning has provided the applicant the necessary paperwork to submit for a site review and special use permit for a church use. Planning has not given final building approval on the addition since it is no longer for a residential use.

Could you have your crew keep an eye on this location to ensure they are not holding services or meetings at this location.

Again no approval has been given for a church at this location.

Thank you

-----Original Message-----

From: Pam Hines
Sent: Thursday, December 01, 2005 1:29 PM
To: Eddie Dichter
Subject: RE: 1230 W Adams

Let us know if we can assist.

Pam

-----Original Message-----

From: Eddie Dichter
Sent: Thursday, December 01, 2005 1:22 PM
To: Ricki Barlow
Cc: Margo Wheeler; Steve Gebeke; Mike Hazard; Flinn Fagg; Mario Suarez; Pam Hines
Subject: RE: 1230 W Adams

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Cc: Margo Wheeler; Steve Gebeke
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Thanks for the update Eddie.
Ricki

-----Original Message-----

From: Eddie Dichter <edichter@LasVegasNevada.GOV>
To: Ricki Barlow <RBarlow@LasVegasNevada.GOV>
CC: Margo Wheeler <mwheeler@LasVegasNevada.GOV>; Steve Gebeke <sgebeke@LasVegasNevada.GOV>
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Harry D. Williams Jr.
Neighborhood Planner
Neighborhood Initiatives Division
400 Stewart Avenue
Las Vegas, NV 89101
702-229-2079
hwilliams@lasvegasnevada.go

Nathan Goldberg

From: Steve Gebeke
Sent: Monday, January 30, 2006 4:01 PM
To: Nathan Goldberg
Subject: RE: 1230 W. Adams

As of 01/30/06, the pews were still present, as well as a number of chairs. The owner was on site when I stopped by--he stated that he did not know what the make up of the final seating would be (probably a mix of chairs and benches) because he was trying to get donations of chairs, etc. You could consider options:

1. Have the applicant show a floor plan depicting exact seating. As stated, I don't think they can do so at this time.
2. Have them submit a letter stating that in order to meet their parking requirement of X spaces provided, the combined total seating, including individual chairs and bench seating (figured at one seat per 20 lineal inches of bench), shall not exceed Y seats. I don't know if this will be sufficient--you may want to run it by Gary first.

From: Nathan Goldberg
Sent: Monday, January 30, 2006 2:23 PM
To: Steve Gebeke
Cc: Gary Leobold
Subject: 1230 W. Adams

Steve,

Well it is our favorite church again. They have submitted revised plans stating that they have "73 chairs" that would mean that they require 19 parking spaces. However as you are aware the photos that you took show pew seating. This would require that we know the linear footage of the pews to calculate parking. They insist they have chairs. Could you go back out and figure out what they have at this time, as the pictures were from November, they may in fact have changed their seating from pews to chairs (not likely but possible).

If they have chairs we can go forward with the information provided, if they have pews and require a Variance then they will be off the current agenda and placed on 3/23.

Thanks

Nathan Goldberg
Planner I
City of Las Vegas
702-229-5447

TRANSMISSION VERIFICATION REPORT

TIME : 01/31/2006 13:19
NAME : PLANNING & DEVELOPMT
FAX : 7023857268
TEL : 7023857268
SER.# : BROL3J937062

DATE, TIME
FAX NO./NAME
DURATION
PAGE(S)
RESULT
MODE

01/31 13:18
6317436
00:01:53
02
OK
FINE

CITY OF LAS VEGAS
FAX

**PLANNING &
DEVELOPMENT**



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101
702-229-6301

FAX 385-7268

Date: 1/31/06 **# Pages** 2
including this sheet

To: 631-7436

From: Nathan Goldberg

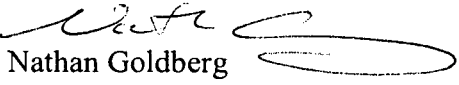
Subject: 1230 W. Adams

Message: See attached sheet.

Rev. Jordan,

I sent Steve Gebeke out to your site on 01/30/06, and per my conversation with Steve after his site visit I have been made aware that you are unsure at this time what your seating arrangements will be. As your parking calculations are based on seating it has been determined that your applications are not ready to move forward at this time. We will need an exact breakdown of your seating once you know what you are providing. This will include the lineal feet of the pew seating and the numbers of chairs, as the Code requirements are different for each type of seating. Then we can properly calculate how many parking spaces you will require and determine if a Variance is necessary. Please advise me when you know what your seating arrangements will be so that we can proceed.

Thank You


Nathan Goldberg

JAN 31 '06
1230 WADAMS
SDR-11103

Deed



Separator Sheet

20041124-0001060

APN: 139-28-607-009
ESCROW NO: 01801720-180-KS
WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:

Fouston Jordan
4044 Bola Dr
N. Las Vegas, NV 89030

3

Fee: \$16.00 RPTT: \$1,198.50
N/C Fee: \$0.00

11/24/2004 09:03:49
T20040137517

Requestor:
LAWYERS TITLE OF NEVADA

Frances Deane KGP
Clark County Recorder Pgs: 3

GRANT, BARGAIN, SALE DEED

R.P.T.T. \$1,198.50

THIS INDENTURE WITNESSETH: That

George B. Kline and Minnie L. Kline, husband and wife as joint tenants

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby
Grant, Bargain, Sell and Convey to

Fouston Jordan, a married man as his sole and separate property,

all that real property situated in the County of Clark, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: 1. Taxes for the fiscal year 2004 - 05
2. Rights of Way, reservations, restrictions, easements, and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining.

Witness my hand this 9th day of November, 2004.

George B. Kline
George B. Kline

Minnie L. Kline
Minnie L. Kline

STATE OF NEVADA

COUNTY OF CLARK } ss:

On Nov 9, 2004, personally appeared before me, a Notary Public in and for said
County and State, CLARK Nevada
who acknowledged to me that they executed the same.

WITNESS my hand and official seal.

Jesse Mullins
NOTARY PUBLIC in and for said County and State.

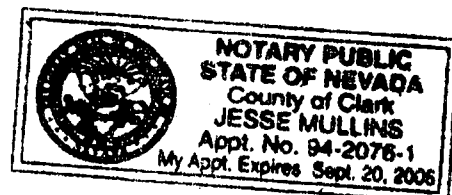


Exhibit A

All that certain real property situated in the County of Clark, State of Nevada, described as follows:

Being a portion at the Northwest Quarter (Northwest $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (Southwest $\frac{1}{4}$) of the Northeast Quarter (Northeast $\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, M.D.B. & M. more particularly described as follows:

COMMENCING at the Southwest corner of the Northwest Quarter (Northwest $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (Southwest $\frac{1}{4}$) of the Northeast Quarter (Northeast $\frac{1}{4}$) of said Section 28; thence North $0^{\circ} 26' 28''$ West, a distance of 25.00 feet to a point; thence North $89^{\circ} 53' 11''$ East, a distance of 183.71 feet to the true point of beginning; thence North $0^{\circ} 26' 38''$ West, a distance of 208.71 feet to a point; thence North $89^{\circ} 53' 11''$ East to a point on the East line of the Northwest Quarter (Northwest $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (Southwest $\frac{1}{4}$) of the Northeast Quarter (Northeast $\frac{1}{4}$) of said Section 28, said point being Northerly a distance of 233.71 feet from the Southeast corner thereof; thence Southerly along the aforementioned East line, a distance of 208.71 feet to a point; thence South $89^{\circ} 53' 11''$ West to the TRUE POINT OF BEGINNING.

**STATE OF NEVADA
DECLARATION OF VALUE**

56

1. Assessor Parcel Number(s)

- a) 139-28-507-009
b) _____
c) _____
d) _____

2. Type of Property:

- a) ☐ Vacant Land b) ☒ Single Fam Res
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$235,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value per NRS 375.010, Section 2:

\$235,000.00

Real Property Transfer Tax Due:

\$1,198.50

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature George B. Kline Capacity INDIVIDUAL

Signature William W. Kline Capacity INDIVIDUAL

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: George B. Kline

Address: 1305 11th St

City/State/Zip: Las Vegas Nevada 89106

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Foustar Jordan

Address: 4044 BOLA DR

City/State/Zip: LV, NV 89030

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

LAWYERS TITLE OF NEVADA, INC.

9001 W. Sahara

Las Vegas, NV 89117

Escrow #: 1801720-180-KS

Escrow Officer: Kim Screen

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

1060

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.

NOTES

AVERAGE
OA VALUE
35

MAP LEGEND

PARCEL BOUNDARY
SUBD BOUNDARY
ROAD EASEMENT
PM/LD BOUNDARY
NON-PARCEL LOT LINE
MATCH LINE

000 ROAD ID NUMBER

GL5 GOV. LOT NUMBER

Scale: 1"=200'

Rev: 02/24/95

ASSESSOR'S PARCELS - CLARK CO., NV.
Mark W. Schofield, Assessor

BOOK
T20S R61E

SHEET
28

MAP
S 2 NE 4

139-28-6

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

R60E	R61E	R62E
125	124	123
138	139	140
163	162	161

001	PARCEL NUMBER
1.00	ACREAGE
202	PARCEL SUB/SEQ NUMBER
PB 25-45	PLAT RECORDING NUMBER
5	BLOCK NUMBER
5	LOT NUMBER

001	PARCEL NUMBER
1.00	ACREAGE
202	PARCEL SUB/SEQ NUMBER
PB 25-45	PLAT RECORDING NUMBER
5	BLOCK NUMBER
5	LOT NUMBER

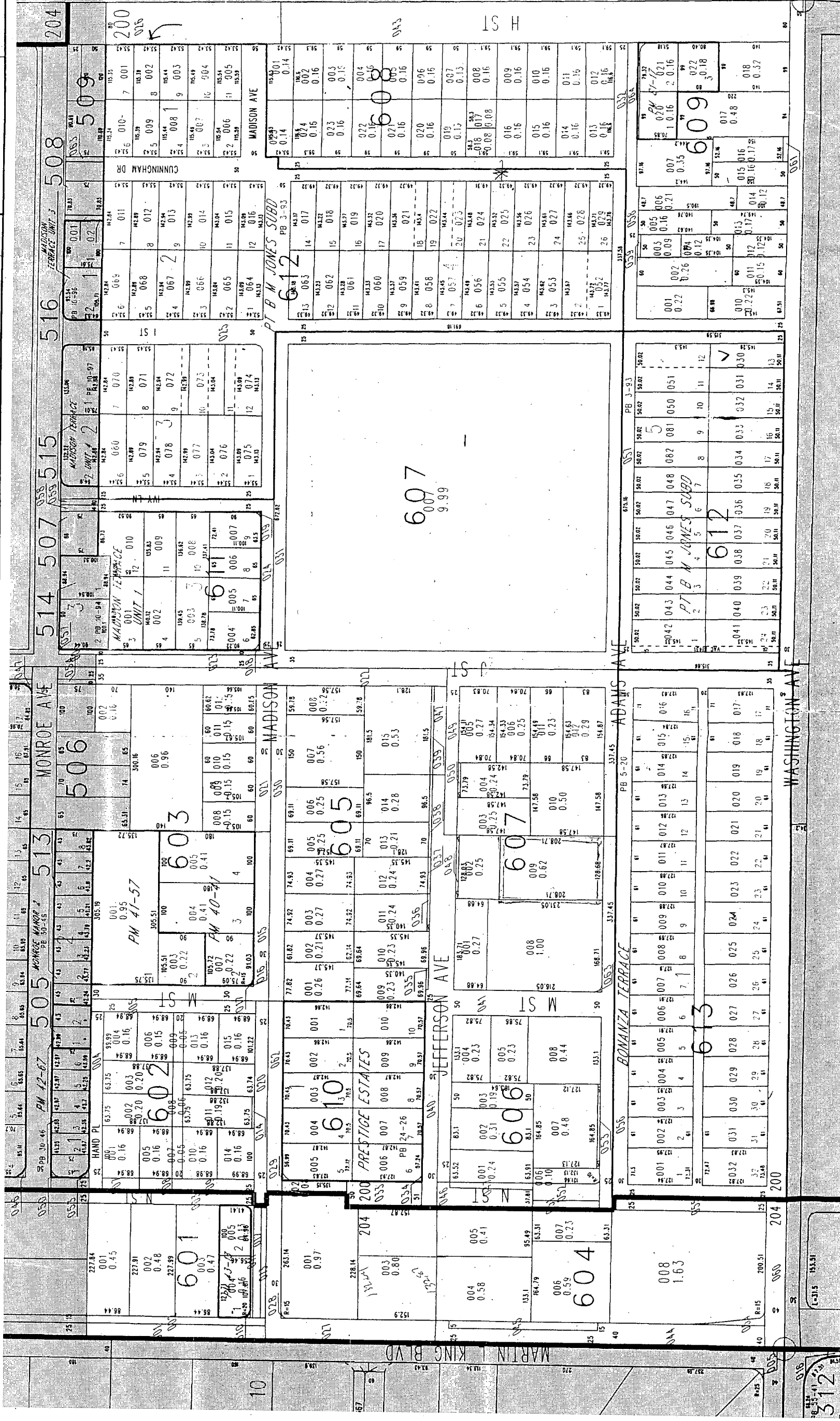
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5	BLOCK NUMBER
5	LOT NUMBER

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1.00	ACREAGE
202	PARCEL SUB/SEQ NUMBER
PB 25-45	PLAT RECORDING NUMBER
5	BLOCK NUMBER
5	LOT NUMBER



SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-11103** APN: **139-28-607-009**

Name of Property Owner: **Fouston Jordan Sr.**

Name of Applicant: **Fouston Jordan Sr.**

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 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: N/A

Partner(s): N/A N/A

APN: **139-28-607-009**

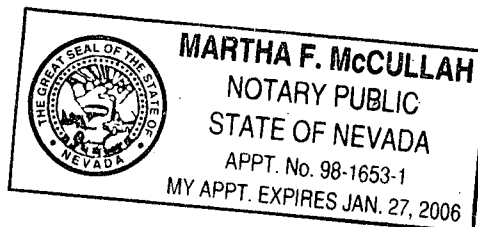
Signature of Property Owner: **Fouston Jordan Sr.**

Print Name: **Fouston Jordan Sr.**

Subscribed and sworn before me

This 14 day of Nov, 2005

Martha F. McCullah
Notary Public in and for said County and State



Justification Letter



Separator Sheet

**RIVERS OF LIVING
WATER MINISTRIES**

820 W. Bonanza Rd. Suite #130
Las Vegas, NV 89106
Phone (702) 383-0690
Home Phone 631-0775
Fax (702) 631-7436
Email Address williefo@cox.net
Fouston Jordan, Sr. Pastor

November 9, 2005

City of Las Vegas
Department Of Special Permits

Re: Property at 1230 W Adams Ave
Las Vegas, NV 89106

Dear sirs,

Rivers Of Living Water Ministries a none denominational, none profit
Organization, respectfully submit this letter of justification in regard
To the above captioned property for the following reasons.

We are presently renting a suite at 820 W. Bonanza Rd. Suite #130
Located in the Moulin Rouge. Actually we have out grown that facility.
We are a church in need of a church home. The building will be used to
Hold church services.

presently we conduct outreach services Such as family and youth
counseling, clothe give away, in house food bank where none perishable
items are given, and we minister at a convalescent home to senior citizens
On a weekly basis.

As pastor, retired probation officer, and presently religious
coordinator/chaplain at Juvenile Justice Service we will be able to help our
youth and adults alike to find themselves when they are in trouble.
We believe that this particular location is ideal to serve the youth in our
Community.

We thank God for Mr. George Kline and wife Minnie. We were able to
purchase the property due to a dream Mrs. Kline had, that the property
Was to be sold to the church.

Sincerely Yours,

Fouston Jordan, Sr. Pastor

**SDR-11103
02/23/06 PC**

Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT. SITE DEVELOPMENT
 Project Address (Location) 1230 ADAMS AVE REVIEW.
 Project Name _____ Proposed Use _____
 Assessor's Parcel #(s) 139-28-607-009 Ward # 5
 General Plan: existing _____ proposed _____ Zoning: existing R1 proposed R-1
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 0.60 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Fouston Jordan, Sr. Contact Fouston Jordan Sr.
 Address 1230 W. Adams Av. Phone: 631-0775 Fax: 631-7436
 City Las Vegas State NV. Zip 89106

APPLICANT Fouston Jordan, Sr. Contact Fouston Jordan Sr.
 Address 4044 Bold Dr. Phone: 631-0775 Fax: 631-7436
 City North Las Vegas State NV. Zip 89032

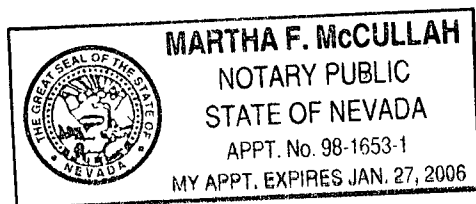
REPRESENTATIVE Willie Langford Contact Willie Langford
 Address _____ Phone: 647-7848 Fax: _____
 City LAS Vegas State NEVADA Zip 89106

Property Owner Signature* Fouston Jordan Sr.
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Fouston Jordan, Sr.

Subscribed and sworn before me

This 14th day of Nov 2005
Martha F. McCullah

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # SDR 11103
 Meeting Date: 2/23/06
 Total Fee: \$800.00
 Date Received: 1/3/06
 Received By: M. Butsch

* 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.

Hansen Sheet



Separator Sheet

Report Date 01/06/2006 03:37 PM

Submitted By

Page 1

A/P # 11103 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	01/03/2006 11:33	983978	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-11103 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-11104 - PUBLIC HEARING - APPLICANT/OWNER: FOUSTON JORDAN - Request for a Site Development Plan Review FOR THE CONVERSION OF A RESIDENCE TO A CHURCH on 0.60 acres at 1230 West Adams Avenue (APN 139-28-607-009), R-1 (Single Family Residential) Zone, Ward 5 (Weekly).

Parent A/P #

Project # 11103 Project/Phase Name RIVERS OF LIVING WATER CHURCH Phase #
Size/Area 0.60 ACRE Size Description
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13928607009

Location

Owner/Tenant

Contact ID AC1107970 Name FOUSTON JORDAN, SR.
Mailing Address 1230 W. ADAMS Organization
City LAS VEGAS State/Province NV
ZIP/PC 89106 Country ☐ Foreign
Day Phone (702)631-0775 x Evening Phone
Fax (702)631-7436 Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

1230 W ADAMS AVE
LAS VEGAS, 89106-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13928607009

Report Date 01/06/2006 03:37 PM

Submitted By

Page 2

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
--	----------	-------------------------	---------------	------------	--------------	----------

No Conditions

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

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 If yes, when does it need to be reviewed?
Public, Non-Public, AdminPUBLIC

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
02/23/2006	PC	SCHEDULED		0	0	0
MBUTSCH	01/03/2006					

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	983677	01/03/2006 11:43		0.00
	RIVERS OF LIVING WATER MINISTRIES, CK 2432, WILLIE LANGFORD, 647-7848				

Project Checklist



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)		<i>SUP & SDR</i> <i>(possible variance - need to clarify compliance with residential adjacency and parking.)</i>	
☒	☐	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): \$ <i>200</i> \$ <i>800</i> \$ <i>(600)</i> Total = \$ <i>1600</i>			
☒	☐	Statement of Financial Interest			
☒	☐	Development Impact Notice and Assessment (DINA)			
☒	☐	Project of Regional Significance			
SITE PLAN					
		Folded Plans:		Rolled/Colored Plans:	
☒	☐	11" x 17" min. to 24" x 36" max. page size		<i>clarify residential adjacency requirements by providing a Residential Proximity slope drawing in a separate sheet.</i>	
☒	☐	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:		Rolled/Colored Plans:	
☒	☐	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:		Rolled/Colored Plans:	
☒	☐	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:		Rolled Plans:	
☒	☐	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: Walter Langford Application Type: SUP/SDR

APN: 139-28-607-009 Location: 1230 Adams Ave.

Planner: Mario Suarez Pre-App Meeting Date: 11/28/05 Earliest PC Date: 1-24-06

☐ Meeting☐ Telephone

Conversation Record

Project Name House of worshipPage 1 of 1
Date 11/29/05
Time 9:00 am pmConversation between CLV Representative(s):
and,

Name

Company/Department

Phone

FAX

Willie Langford647-7848☐ see Meeting Attendance Sheet

Comments:

- R-1 zone -
- Church / Place of worship requires a Special Use Permit
- Site Plan Data Table - include
 - Lot coverage
 - * Break down parking per code 19.10
- Provide a floor plan
- Provide a Landscaping Plan comply with residential landscaping requirements
- Recommend to relocate front parking space ~~area~~ closer to driveway to allow for better parking access and to allow for pedestrians to safely access the lot.
- Dimension your parking spaces to comply with the minimum parking dimensions of 19.10
- one loading space is required 15' x 25'
- Residential adjacency requirements will apply when abutting / adjacent to residential property provide proximity slope to review compliance. Possible variance necessary if can't comply
- Site Development Plan Review
- SUP
- Possible variance related to ^{residential} adjacency requirements

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-11103 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-11104 - PUBLIC HEARING -
APPLICANT/OWNER: FOUSTON JORDAN - Request for a Site Development Plan Review FOR THE
CONVERSION OF A RESIDENCE TO A CHURCH/HOUSE OF WORSHIP on 0.60 acres at 1230 West Adams
Avenue (APN 139-28-607-009), R-1 (Single Family Residential) Zone, Ward 5 (Weekly).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHWEST
QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 28, TOWNSHIP 20 SOUTH,
RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **FEBRUARY 23, 2006** CITY COUNCIL: **MARCH 15, 2006**

PLANNING SUPERVISOR: **GARY LEOBOLD**



PUBLIC HEARING

Comments Due: **JANUARY 24, 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 Carman Burney (cburney@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:

Public Hearing Notice



PUBLIC HEARING NOTICE

Separator Sheet

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: MARCH 23, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SDR-11103

APPLICANT/OWNER: FOUSTON JORDAN - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR THE CONVERSION OF A RESIDENCE TO A CHURCH/HOUSE OF WORSHIP ON 0.60 ACRES AT 1230 WEST ADAMS AVENUE (APN 139-28-607-009), R-1 (SINGLE FAMILY RESIDENTIAL) ZONE, WARD 5 (WEEKLY).

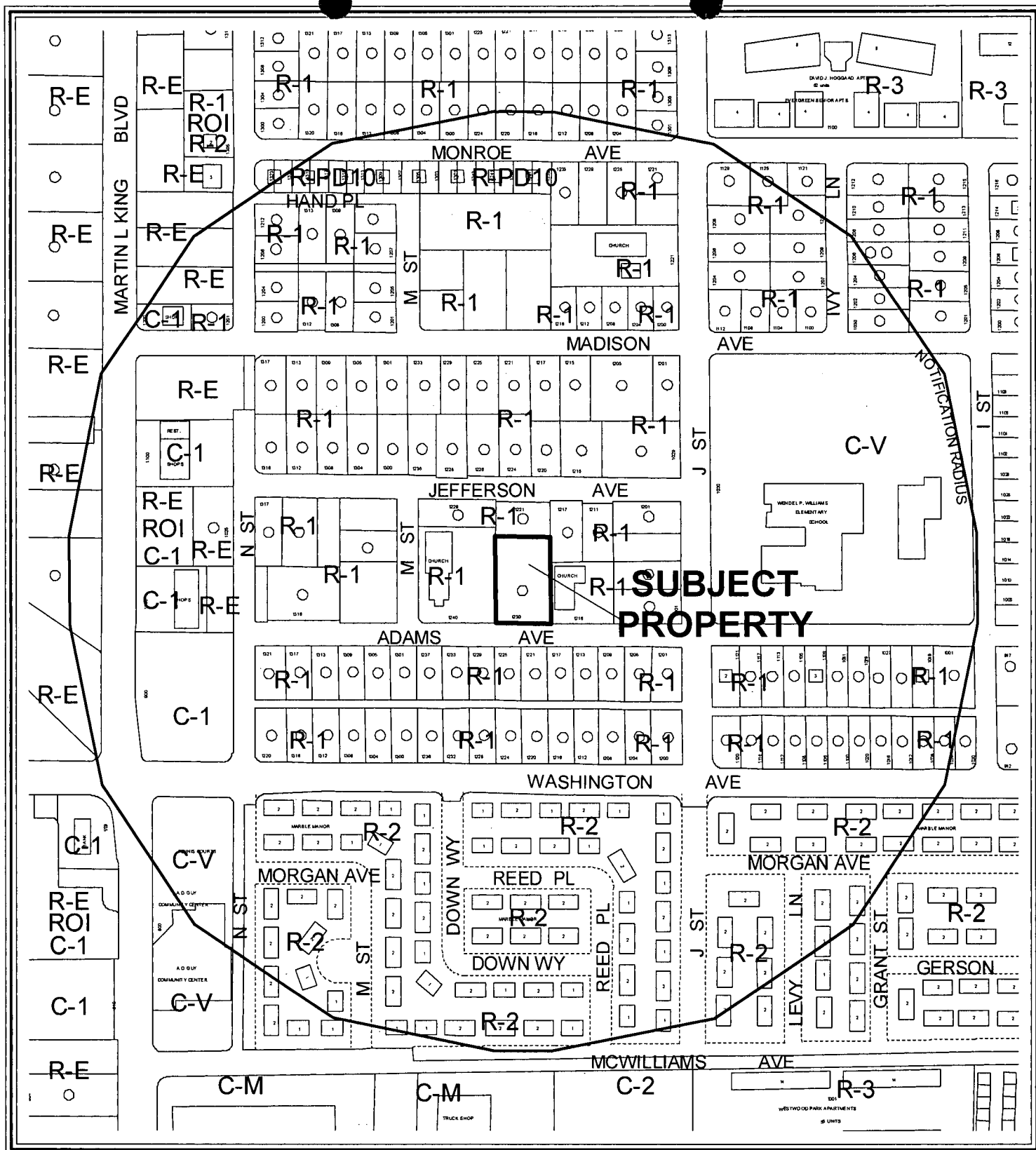
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

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>.



GARY LEOBOLD, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

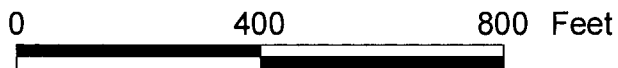
SEE LOCATION MAP ON REVERSE SIDE



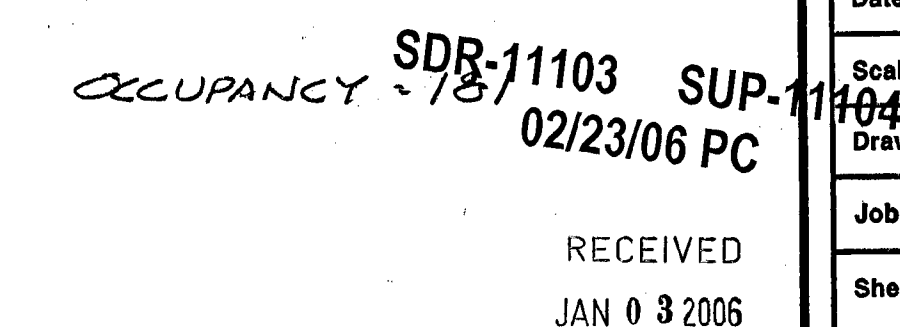
CASE: **SDR-11103**

RADIUS: 1000 FT

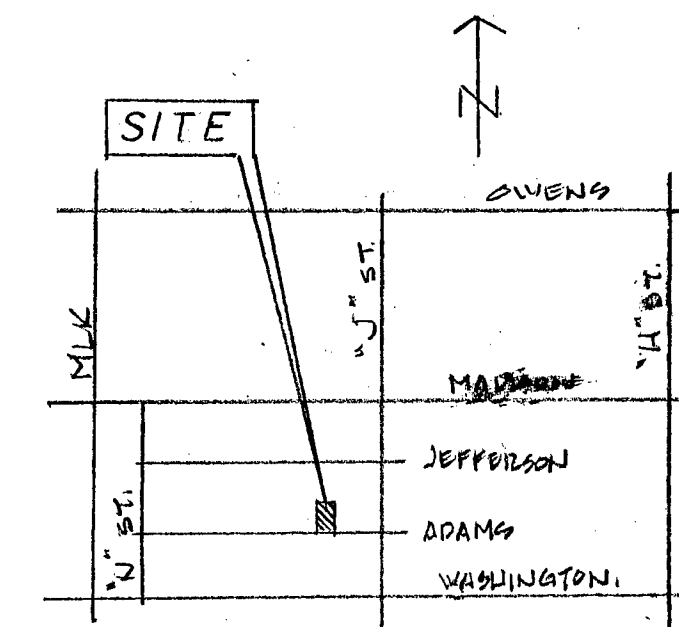
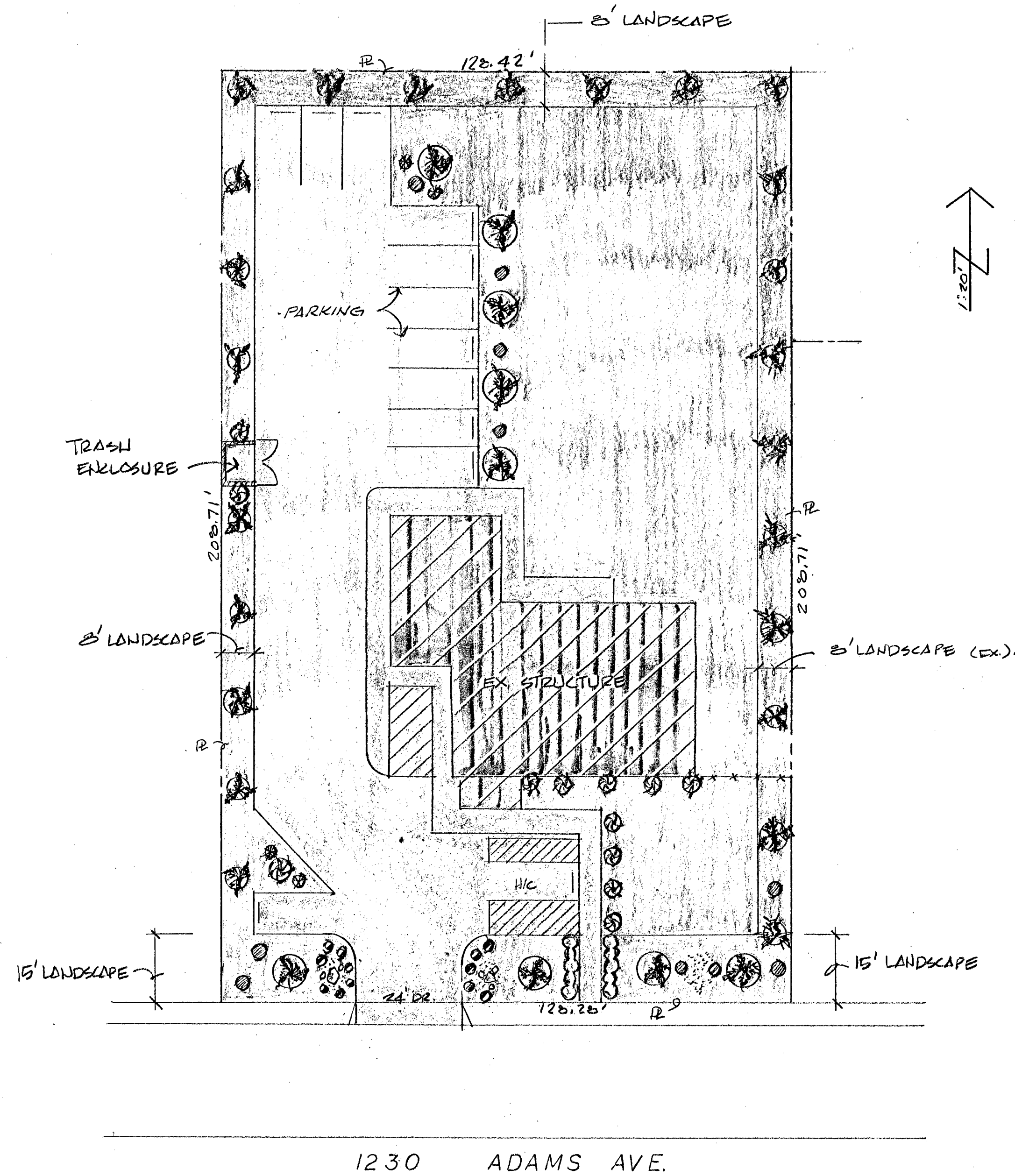
ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)



RIVERS OF LIVING WATER MINISTRIES 1230 ADAMS AVE. LV, NEV. 89106	
Date	
Scale	1/4" = 1'-0"
Drawn	1104
Job	
Sheet	A.1
Of	Sheets



REVISIONS	BY



VICINITY MAP

LEGEND:

- EX. FAN PALMS (15 GAL.)
- EVERGREEN EUONYMUS (5 GAL.)
- TEXAS RANGER (5 GAL.)
- TRAILING LANTANA (1 GAL.)
- TRAILING ROSEMARY (1 GAL.)
- RUBY SAGE (1 GAL.)
- BOULDER 2'-3' DIA.
- CRUSHED STONE (1/2")

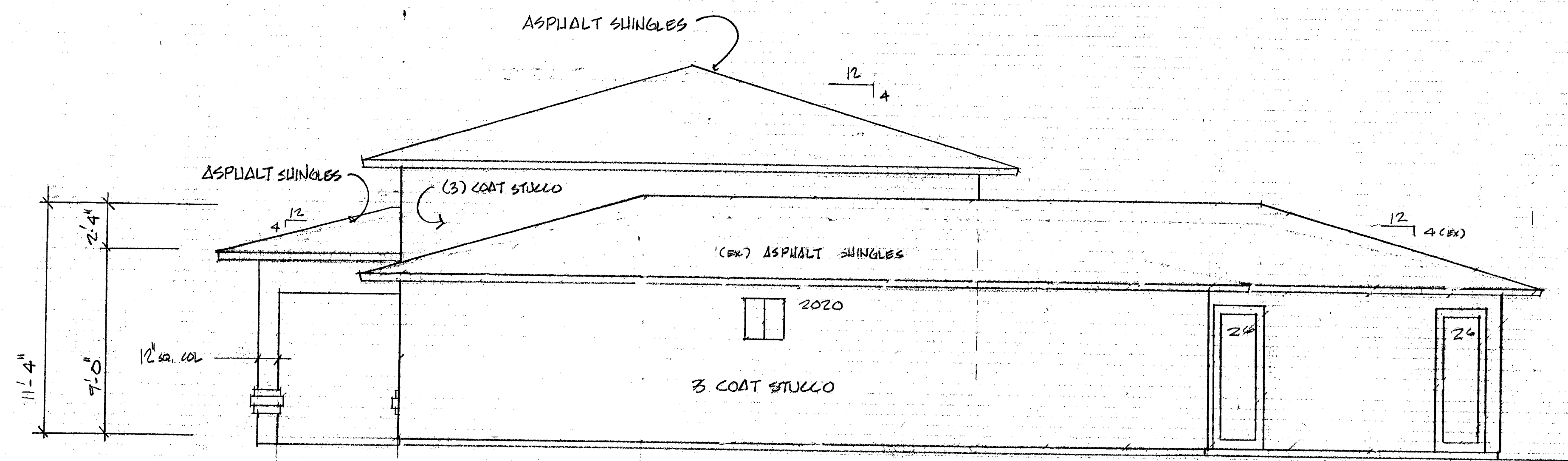
LANDSCAPE PLAN 1"=20'

SDR-11103 SUP-11104ED
02/23/06 PC JAN 03 2006

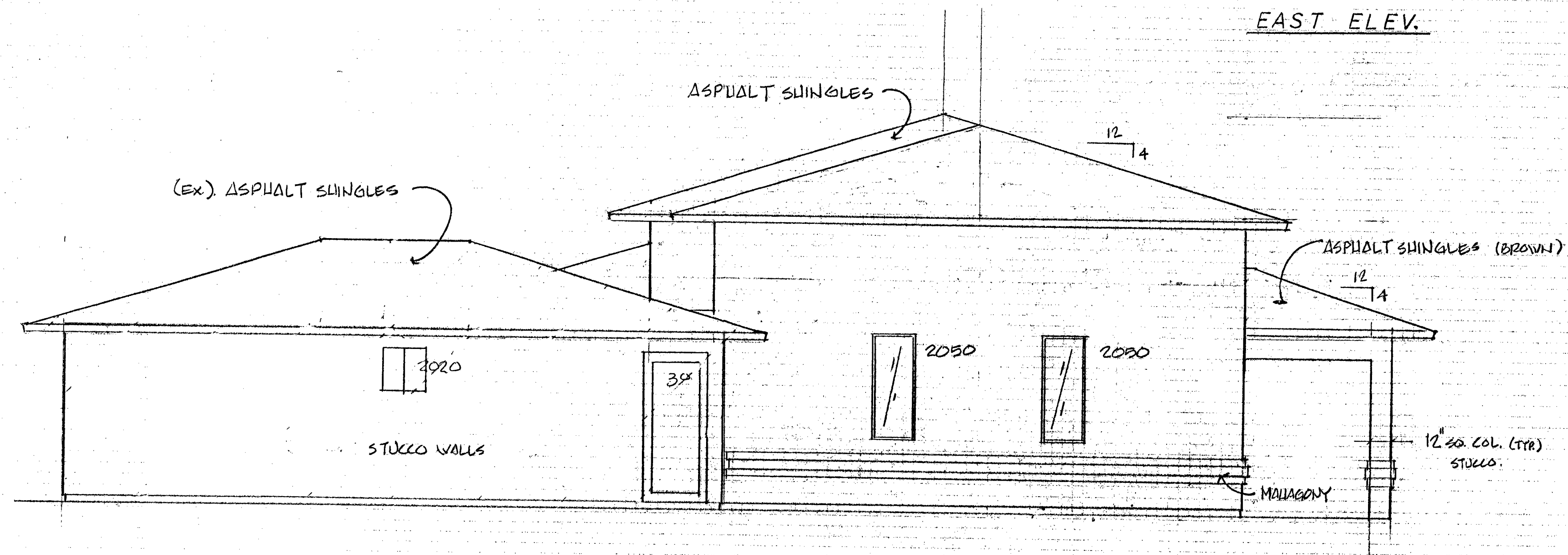
RIVERS OF LIVING WATER MINISTRIES
1230 ADAMS AVE.

Date	
Scale	1"=20'
Drawn	
Job	
Sheet	LD1
Of	Sheets

SDR-11103 SUP-11104 PC 02/23/2006 pulled



EAST ELEV.



WEST ELEV.

REVISIONS	BY

RIVERS OF LIVING WATER MINISTRIES
1230 ADAMS AVE.
LV

ELEVATIONS

Date	
Scale	
Drawn	
Job	
Sheet	A.3
Of	Sheets

RECEIVED
JAN 03 2005