REVERSIONARY MAP

FOR "A PORTION OF THE H.F.M. & M. ADDITION TO CITY OF LAS VEGAS"
BEING LOTS 1-2 AND 6-12 OF BLOCK 19 OF H.F.M. & M. ADDITION TO CITY OF LAS VEGAS
BOOK 1, PAGE 47 OF PLATS ALSO BEING A PORTION OF THE WEST HALF (W 1/2)
OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE

PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST, INC., A NEVADA CORPORATION, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PARCEL OF LAND SHOWN UPON THIS REVERSIONARY MAP AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP FOR THE PURPOSE OF REVERSION TO ACREAGE

PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST, INC.

DATED THIS 19 DAY OF MAY, 2009.

BY _____

JAMES H. CHAPMAN, TREASURER
PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST, INC.

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS

ON THIS 19 DAY OF MAY, 2009 JAMES H. CHAPMAN, TREASURER PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, AND HE ACKNWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT.

_____

JAMES H. CHAPMAN, TREASURER
PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST, INC.

VICKIE K. DWYER

NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE
MY COMMISSION EXPIRES ON: MAY 1, 2011

Notary Public - State of Nevada
County of Clark
VICKIE K. DWYER
My Appointment Expires
May 1, 2011
Reg: 07-3000-1

Notary Public - State of Nevada
County of Clark
VICKIE K. DWYER
My Appointment Expires
May 1, 2011
Reg: 07-3000-1

CERTIFICATE OF DIRECTOR OF PLANNING AND DEVELOPMENT

I CERTIFY THAT THE DIRECTOR OF PLANNING AND DEVELOPMENT, ON THE 1st DAY OF June 2009, DID APPROVE THIS MAP, IN ACCORDANCE WITH NRS 278.010 TO 278.630, INCLUSIVE, FOR THE PURPOSES OF REVERTING TO ACREAGE THE PROPERTY DESCRIBED HEREIN.

_____ 6-1-09
DATE

DIRECTOR OF PLANNING AND DEVELOPMENT
M. MARGO WHEELER, AICP, DIRECTOR
CITY OF LAS VEGAS, NEVADA.

DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES, AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Walter B. Ross 05/26/2009
WALTER B. ROSS DATE

DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT TO THE REVIEW AND APPROVAL ON FILE IN THIS OFFICE.

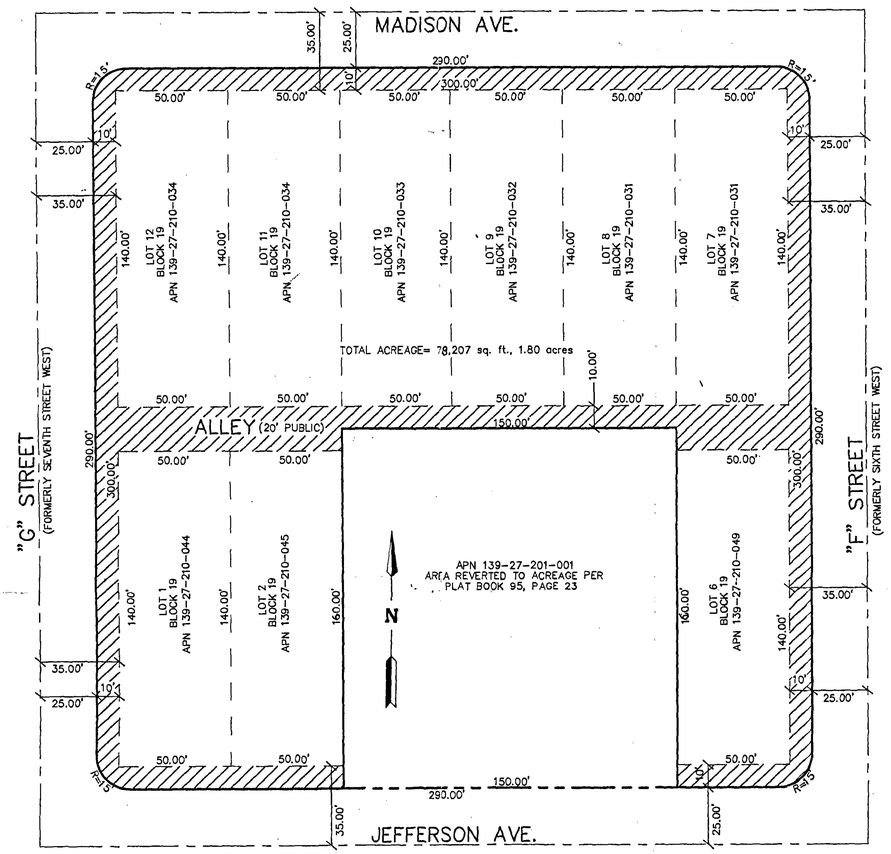
_____, P.E. 5/26/09
DIVISION OF WATER RESOURCES DATE
JOHN GULLOZY, P.E.

LEGEND

CENTERLINE
RIGHT-OF-WAY
BOUNDARY LINE
EXISTING REVERTED PROPERTY LINE

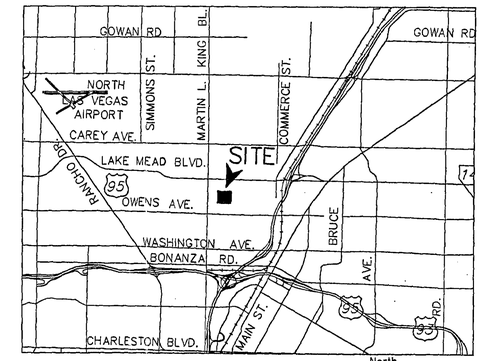
APN ASSESORS PARCEL NUMBER
ROW RIGHT-OF-WAY

VACATED PER 20081015:0002750



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE:

I, PAUL A. SANSOUCY JR., A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JAMES CHAPMAN.
2. THE LANDS SURVEYED LIE WITHIN THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 27, TOWNSHIP 20, RANGE 61 EAST, MOUNT DIABLO MERIDIAN, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON 12-8-07.
3. THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED AND WAS PERFORMED IN ACCORDANCE WITH THE NEVADA ADMINISTRATIVE CODE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS.
4. THIS REVERSIONARY MAP HAS BEEN PREPARED FROM INFORMATION ON THE RECORDED MAP(s) BOOK 1, PAGE 47 OF PLATS WHICH IS BEING REVERTED TO ACREAGE I ASSUME NO RESPONSIBILITY FOR THE EXISTENCE OF MONUMENTS OR FOR THE CORRECTNESS OF THE INFORMATION SHOWN OR COPIED FROM SAID DOCUMENT BEING REVERTED.

PAUL A. SANSOUCY JR.
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE No. 18180

PROFESSIONAL LAND SURVEYOR PAUL A. SANSOUCY JR. Exp: 6/30/10 No. 18180 NEVADA
11 MAY 09

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY I HAVE EXAMINED THIS REVERSIONARY MAP OF BLOCK 19 OF H.F.M. & M. ADDITION TO LAS VEGAS AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

_____ 6/23/09
ALAN R. RIEKKI, PLS 12469 DATE
CITY SURVEYOR, LAS VEGAS, NEVADA

CITY OF LAS VEGAS DEPARTMENT OF PUBLIC WORKS NEVADA

BASIS OF BEARINGS

THE COURSES GIVEN HERE ARE TAKEN FROM THE RIGHT OF WAY MAP OF THE S.P.L.A. AND S.L. RAILWAY ON FILE IN THE U.S. LAND OFFICE AT CARSON CITY, NEVADA, AS STATED ON THAT CERTAIN PLAT MAP ON FILE IN THE OFFICE OF THE RECORDER CLARK COUNTY, NEVADA BOOK 1, PAGE 47 OF PLATS

LEGAL DESCRIPTION

LOTS 1-2, 6-12 IN BLOCK 19 OF H.F.M. & M ADDITION TO CITY OF LAS VEGAS BOOK 1, PAGE 47 OF PLATS ALSO BEING A PORTION OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST. M.D.M & M., CLARK COUNTY, NEVADA.

SDR-36985
02/11/10 PC - ADMIN

NOTE:

THE INTENT OF THIS MAP IS TO REVERT INTO ACREAGE LOTS: 1-2, 6-12, BLOCK 19 OF THE H.F.M. & M. ADDITION TO LAS VEGAS. RECORDED IN BOOK 1, PAGE 47 OF PLATS.

FMP 26247

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX.
N.R.S. 278.5695

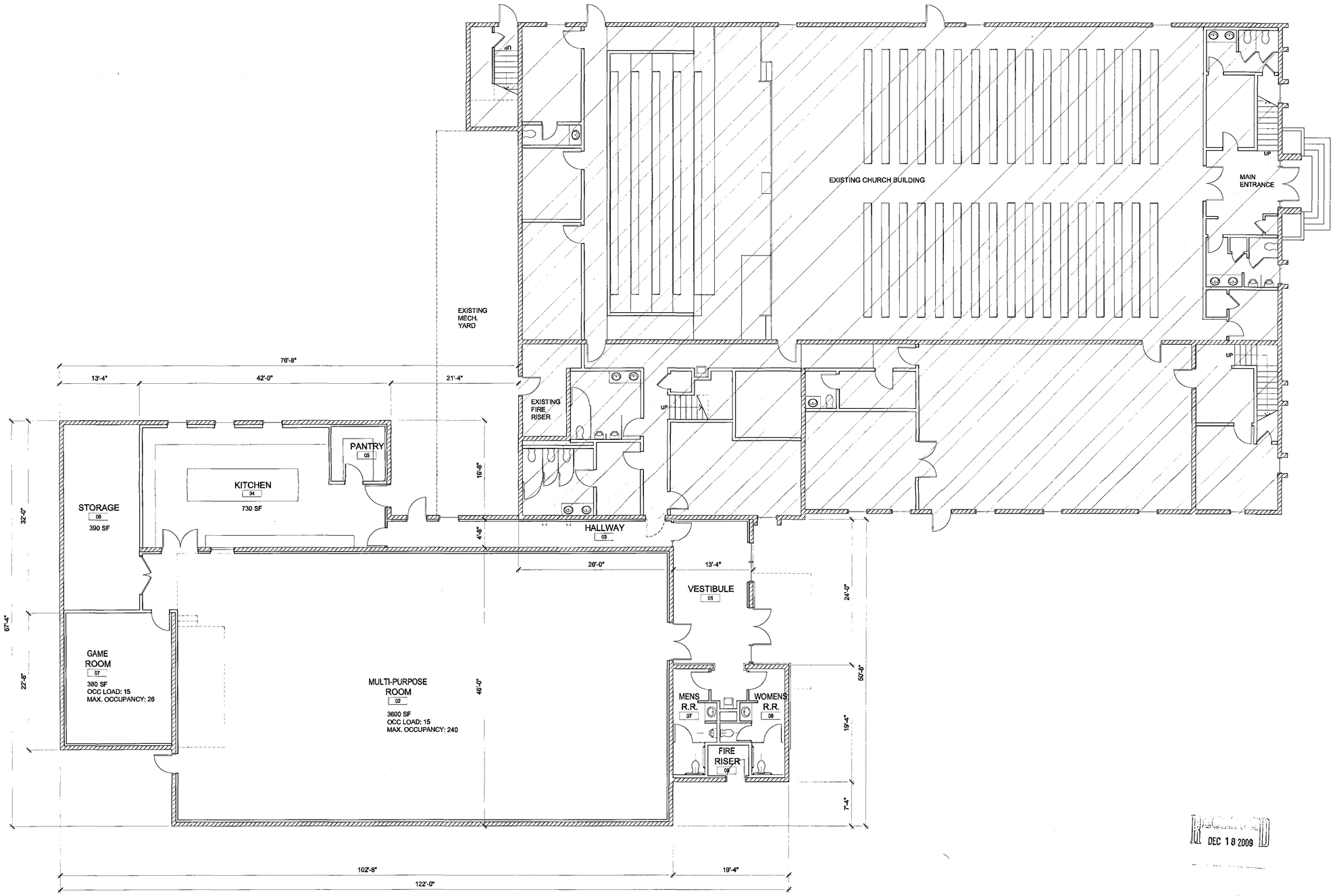
DWYER ENGINEERING INC.
CIVIL ENGINEERS WATER RIGHTS
LAND SURVEYORS LAND USE PLANNING
7330 SMOKE RANCH RD., SUITE B (702) 254-2200
LAS VEGAS, NEVADA 89128 fax: (702) 254-2238

DRAWN BY: PASJ | DATE: 08 MAY 09 | JOB No.: 72078

NO. 05405
FILED AT THE REQUEST OF:
DWYER ENGINEERING INC.
DATE 6-25-09 AT 14:18
BOOK 142 PAGE 0001
OF PLAT MAPS
OFFICIAL RECORDS
BOOK NO. 20090625
CLARK COUNTY, NEVADA
RECORDS
DEBBIE CONWAY, RECORDER
FEE 54.00 DEPUTY BGN

SHEET 1 OF 1

142-0001



1 FLOOR PLAN

SCALE 1/8" = 1'-0"

DEC 18 2009

NORTH

SDR-36985
02/11/10 PC
ADMIN

designcell
1077 W TWAIN AVE STE 125, LAS VEGAS, NEVADA 89135
WWW.DESIGNCELL.CC
T 702-403-1575

PENTECOSTAL TEMPLE OF GOD
ADDITION
1117 F. STREET, LAS VEGAS, NEVADA

These drawings are not to be scaled. The contractor shall check and verify all dimensions and report all errors and omissions to this office prior to commencing work.
COPYRIGHT DESIGNCELL ARCHITECTURE

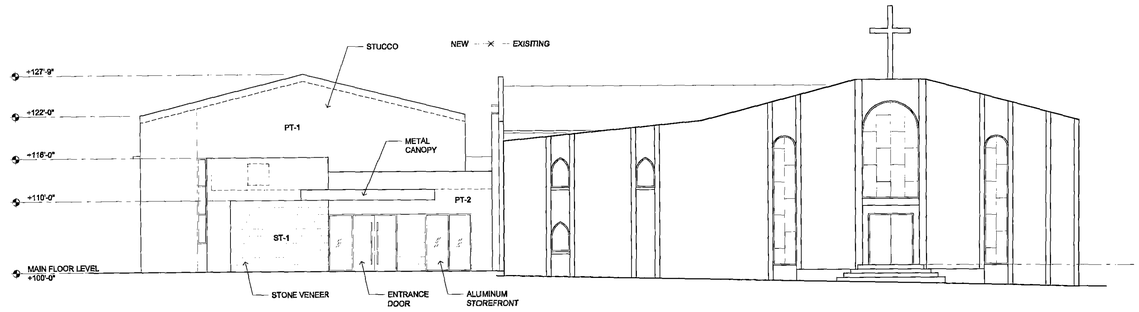
12/16/9
DATE

KASTYTIS CECHAVICIUS
CONTACT PERSON

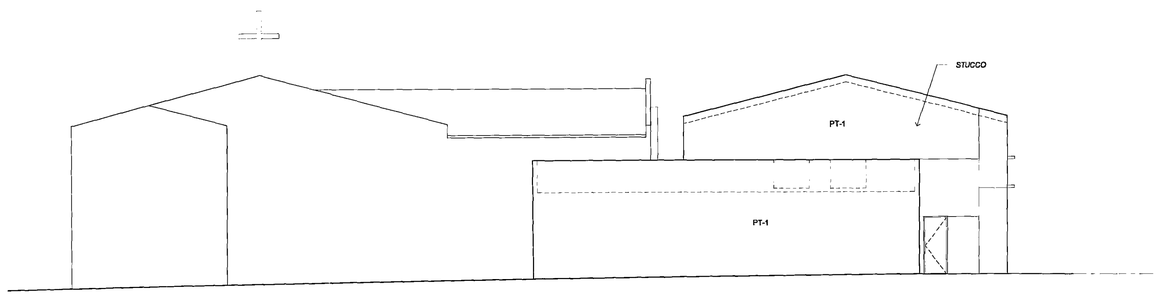
09 066
PROJECT NUMBER

FLOOR PLAN

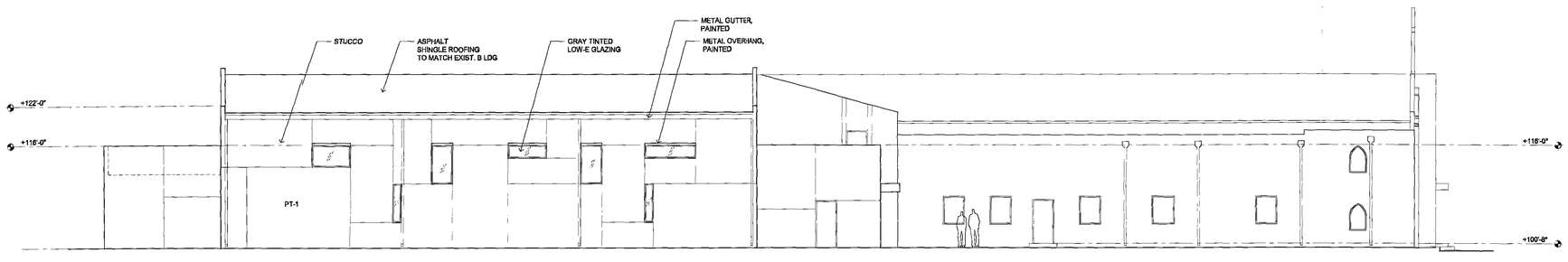
DR-3



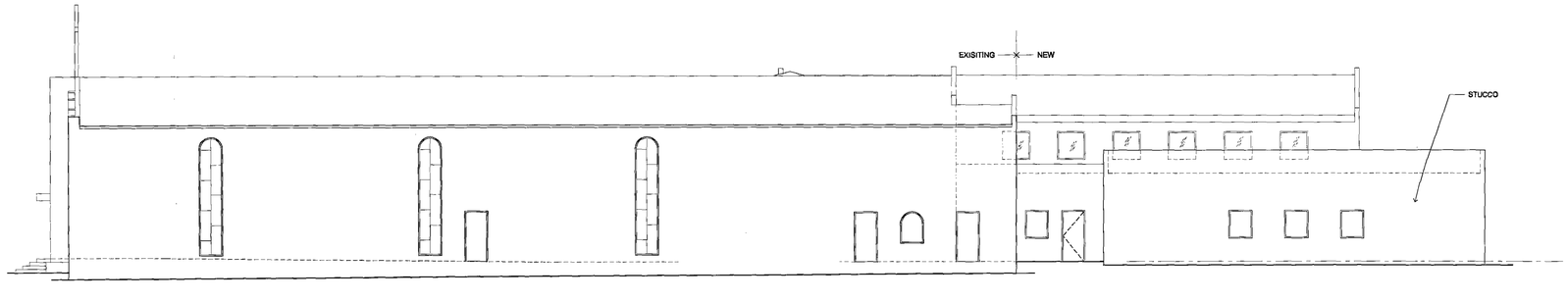
1 EAST ELEVATION
SCALE 1" = 10'-0"



2 WEST ELEVATION
SCALE 1" = 10'-0"



3 SOUTH ELEVATION
SCALE 1" = 10'-0"



4 NORTH ELEVATION
SCALE 1" = 10'-0"

RECEIVED
DEC 18 2009

SDR-36985
02/11/10 PC
ADMIN

designcell
1077 W TWAIN AVE STE 125, LAS VEGAS, NEVADA 89135
WWW.DESIGNCELL.CC T 702-403-1575

PENTECOSTAL TEMPLE OF GOD
ADDITION
1117 F. STREET, LAS VEGAS, NEVADA

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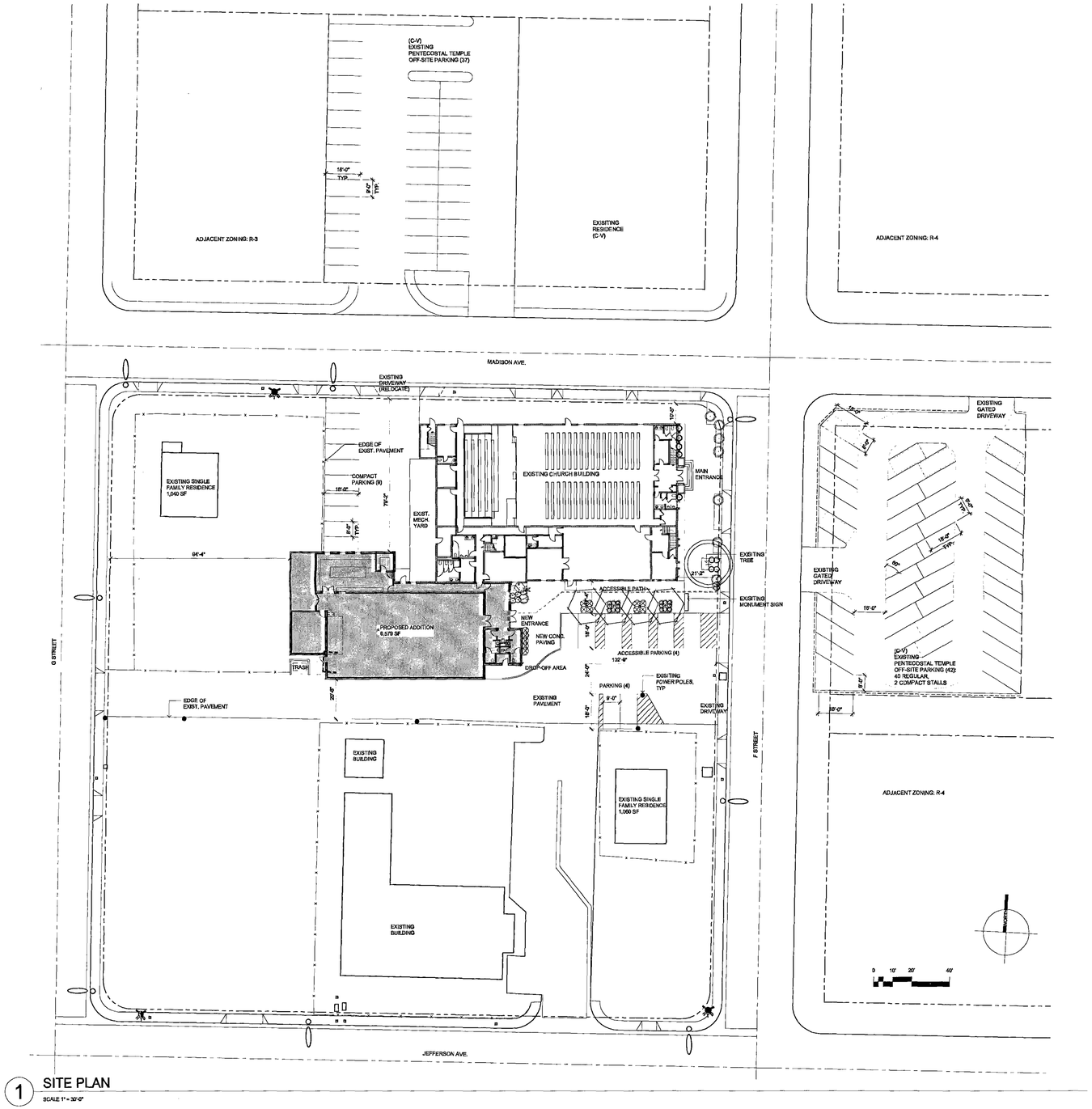
COPYRIGHT DESIGNCELL ARCHITECTURE

12/16/9
DATE
KASTYTIS CECHAVICIUS
CONTACT PERSON
09 066
PROJECT NUMBER

BUILDING ELEVATIONS

DR-2



1 SITE PLAN
SCALE 1" = 30'-0"

SITE DATA

APN # 139-27-201-003
139-27-201-001
139-27-210-009
139-27-210-008
139-27-210-030

CURRENT ZONING - C-V

SITE AREA (NET) +/- 3.0 ACRES

BUILDING AREAS:

EXISTING CHURCH:
LEVEL 1: 10,317 SF
LEVEL 2: 3,104 SF
TOTAL: 13,421 SF
PROPOSED ADDITION: 6,579 SF

PROPOSED TOTAL: 20,000 SF

PARKING REQUIREMENTS:

EXISTING CHURCH ASSEMBLY AREA (1/100 SF):

FIRST LEVEL: 5,050 SF
SECOND LEVEL: 1,350 SF

TOTAL REQUIREMENT: 6,400 SF (1 SPACE / 100 SF): 64 SPACES

PARKING PROVIDED:

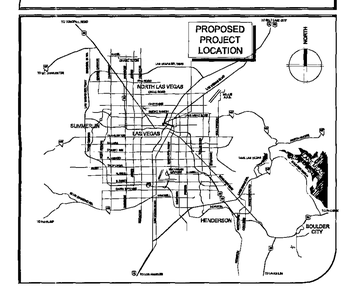
EXISTING PARKING LOT EAST: 42 SPACES
EXISTING PARKING LOT NORTH: 37 SPACES
ON-SITE PARKING: 17 SPACES (INCL. 4 ACCESSIBLE)

PROVIDED: REGULAR: 81 SPACES
COMPACT: 11 SPACES
ACCESSIBLE: 4 SPACES

TOTAL: 96 SPACES

NOTE:
SDR-24681 WITH TOTAL PROVIDED PARKING OF 97 SPACES WAS APPROVED ON DEC. 6 2007

VICINITY MAP



PLANTING LEGEND

SYMBOL	BOTANICAL-COMMON NAME
	EXISITING TREE
	RHUS LANCEA - STD AFRICAN SUMAC
	EXISITING PLANTS
	AGAVE WEBERI WEBER'S AGAVE
	DELOSPERMA NUBIGENUM YELLOW ICE PLANT
	LEUCOPHYLLUM LAEVIGATUM CHIHUAHUAN SAGE
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST DEER GRASS
	SALVIA GREGGII 'SIERRA LINDA' SIERRA LINDA AUTUMN SAGE
	YUCCA RECURVIFOLIA CURVED LEAF YUCCA

SDR-36985
ADMIN - REVISED
02/11/10 PC

RECEIVED
JAN 14 2010

designcell
1077 W TWAIN AVE STE 125, LAS VEGAS, NEVADA 89135
WWW.DESIGNCELL.CC T 702-403-1575

PENTECOSTAL TEMPLE OF GOD
ADDITION
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The contractor shall check and verify all dimensions and report all errors and omissions to this office prior to commencing work.

COPYRIGHT DESIGNCELL ARCHITECTURE

1/12/10
DATE

KASTYTIS CECHAVICIUS
CONTACT PERSON

09.066
PROJECT NUMBER

SITE AND
LANDSCAPE
PLAN

DR-1

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101
Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

January 28, 2010

Mr. Leon Smith, Sr.
Pentecostal Temple Church
1117 North "F" Street
Las Vegas, Nevada 89106

RE: SDR-36985 - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Smith:

Your request for a Minor Amendment of a previously approved Site Development Plan Review (SDR-24681) FOR A 6,579 SQUARE-FOOT ADDITION TO AN EXISTING CHURCH WHERE A 7,016 SQUARE-FOOT ADDITION WAS APPROVED on 1.80 acres at 1117 "F" Street (APN 139-27-201-003), C-V (Civic) Zone, Ward 5 (Barlow), has been be considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively APPROVED your request subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-24681) and all previous site-related actions, except as amended by conditions herein.

2. 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.

3. All development shall be in conformance with the site plan and landscape plan date stamped 01/14/10, and building elevations, date stamped 12/18/09, except as amended by conditions herein.

4. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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

Mayor
Oscar B. Goodman
City Council
Gory Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkonian
Steven D. Ross
Ricki Y. Barlow
Stovros S. Anthony
City Manager
Elizabeth N. Fretwell

Public Works

6. No new permanent structures or landscaping taller than three feet shall be allowed within the existing 20-foot public sewer easement granted by document #20081015:02750.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

8. Site development to comply with all applicable conditions of approval for SDR-24681 and all other site-related actions.

This action by the Planning and Development Department Staff is final on January 28, 2010 is final unless a written appeal is filed with the Director within ten days of the date of the Planning and Development Department decision.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. James H. Chapman
3366 Fandanso Place
Las Vegas, Nevada 89146

City of Las Vegas

AGENDA MEMO

ADMINISTRATIVE DATE: FEBRUARY 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-36985 - APPLICANT/OWNER: PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST, INC.

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-24681) and all previous site-related actions, except as amended by conditions herein.

2. 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.

3. All development shall be in conformance with the site plan and landscape plan date stamped 01/14/10, and building elevations, date stamped 12/18/09, except as amended by conditions herein.

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8. Site development to comply with all applicable conditions of approval for SDR-24681 and all other site-related actions.

SS

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Minor Amendment of a previously approved Site Development Plan Review (SDR-24681) for a 6,579 square-foot addition to an existing church where a 7,016 square-foot addition was approved on 1.80 acres at 1117 F Street. The amended addition represents a reduction in floor area of less than 10 percent from the floor area on the approved site plan. The building has been moved approximately 70 feet to the west, resulting in greater setbacks and expanded onsite parking. The height of the building remains unchanged. Staff recommends approval, as the changes are minor and will have minimal to no impact to surrounding properties compared to the approved site plan for the addition.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
03/02/94	The City Council approved the West Las Vegas Plan. On this plan, the subject properties were designated for M (Medium Density Residential) with a maximum density of 20 dwelling units per acre.
08/18/99	The City Council approved GPA-0023-99, which amended the density range for the Medium Density Residential land use category to allow a maximum of 25 dwelling units per acre.
09/06/00	The City Council approved the Las Vegas 2020 Master Plan. This site is within the Neighborhood Revitalization Area as described in the Plan.
04/17/02	The City Council approved an update of the Southeast Sector Map (GPA-0045-02) of the city of Las Vegas General Plan. On this map, the subject properties were designated for M (Medium Density Residential) land uses, with a maximum density of 25 dwelling units per acre.
07/25/02	The City Council approved a General Plan Amendment (GPA-0022-02) to amend a portion of the West Las Vegas Plan from M (Medium Density Residential) to PF (Public Facility); a Rezoning (Z-0047-02) from R-4 (High Density Residential) under Resolution of Intent to C-V (Civic), and R-3 (Medium Density Residential) to C-V (Civic); and a Site Development Plan Review [Z-0047-02 (1)] for a reduction in the on-site landscaping for an off-site parking lot on 0.33 acres at 612 and 616 Madison Avenue. Planning Commission and staff recommended approval.

02/19/03	The City Council approved a Review of Condition (ROC-1798) Numbers 5 and 6 of a previously approved Site Development Plan Review [Z-0047-02(1)] pertaining to perimeter landscaping and construction of a six-foot tall decorative block wall on property located at 612 and 616 Madison Avenue. Staff recommended approval.
04/14/04	A Code Enforcement case (#12771) was processed for high weeds at 1117 F Street. The case was resolved by Code Enforcement on 05/26/04.
12/05/07	The City Council approved a Petition to Vacate (VAC-24711) a 20-foot wide public alley between F Street and G Street, approximately 140 feet south of Madison Avenue; and a 10-foot wide portion of F Street, G Street, Jefferson Avenue and Madison Avenue. The Planning Commission and staff recommended approval.
12/06/07	The Planning Commission approved a Site Development Plan Review (SDR-24681) for a two-story, 5,524 square-foot addition to an existing 13,421 square-foot church on 0.65 acres at 1117 F Street. Condition Number 4 required conformance with the site plan date stamped 11/21/07, which showed a 7,016 square-foot addition. Staff recommended approval.
12/17/08	The City Council approved General Plan Amendment (GPA-29875) to Amend a portion of the Southeast Sector Plan of the General Plan from M (Medium Density Residential) to PF (Public Facilities) on 0.16 acres at 618 Jefferson Avenue. The Planning Commission and staff recommended approval.
12/17/08	The City Council approved Rezoning (ZON-29876) from R-3 (Medium Density Residential) to C-V (Civic) on 0.63 acres at 618-620 Jefferson Avenue and 621 Madison Avenue. The Planning Commission and staff recommended approval.
06/25/09	A Reversionary Final Map of HFM & M Addition (FMP-26247), for reversion to acreage of approximately 2.07 acres for the city block bounded by Jefferson Avenue, Madison Avenue, F Street and G Street, was recorded.
01/06/10	The City Council approved an Extension of Time (EOT-36742) of a previously approved Site Development Plan Review (SDR-24681) for a two-story, 5,524 square-foot addition to an existing 13,421 square-foot church located at 1117 F Street. Staff recommended approval.
Related Building Permits/Business Licenses	
03/23/92	A building permit (#92140171) was issued for electrical work for an addition to an existing church at 1117 F Street. A final inspection was completed 10/01/92.
06/13/96	A building permit (#96011746) was issued for a CLV design wrought iron fence at 1117 F Street. A final inspection was completed 01/06/97.

Pre-Application Meeting	
11/16/09	At a pre-application meeting with the applicant and representative, the following items were discussed: • Submittal requirements for a Site Development Plan Review application • The applicant will revise the site plan and floor plan to show less than a 10 percent reduction in floor area from the approved site plan (7,016 square feet) • There will be no changes in height • Move the driveway on F Street to align with drive aisle • Landscape plans will be required • Include a full parking analysis of the site
Neighborhood Meeting	
A neighborhood meeting was not required for this item, nor was one held.	
Field Check	
01/07/10	During a site check, staff noted the following: • An existing church is located on the subject site, with onsite handicap accessible parking in the rear; • The existing landscaping consists of a large tree at the front of the building and several small trees along F Street; • The overall site contains several vacant areas with some trash and debris. • Offsite parking areas are paved, gated and well maintained; • Mechanical areas are not adequately screened from views from abutting streets.

Details of Application Request	
Site Area	
Net Acres	1.80

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Church	PF (Public Facilities)	C-V (Civic)
North	Parking Lot	PF (Public Facilities)	C-V (Civic)
	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential
	Single-Family Residential	PF (Public Facilities)	C-V (Civic)

SS

South	Child Care Center	PF (Public Facilities)	C-V (Civic)
East	Parking Lot	PF (Public Facilities)	C-V (Civic)
	Apartments	M (Medium Density Residential)	R-4 (High Density Residential)
West	Single Family Residential/Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
West Las Vegas Plan	X		Y
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
C-V Civic District	X		Y
A-O Airport Overlay District (175 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

The following changes are proposed to the previously approved Site Development Plan Review (SDR-24681):

Standards Category	Approved SDR-24681	Proposed SDR-36985	Pct Change
Church Addition Building Size	7,016 SF	6,579 SF	-6.2%
Building Height	25 feet	25 feet	0%
Overall Floor Area	20,437 SF	20,000 SF	-2.1%
Parking Required*	39 spaces	64 spaces	+64%
Parking Provided	103 spaces	96 spaces	-6.8%
Max. Lot Coverage**	66%	28%	-58%
Setbacks			
Front	11 feet	103 feet	+836%
Side	14 feet	21 feet	+50%
Corner	0 feet	10 feet	N/A
Rear	62 feet	95 feet	+53%

SS

**The previously approved floor plans did not provide an accurate floor area for the existing gathering space, which has not changed from the previous approval.*
***The extent of the original Site Development Plan Review included only the lots where the church and expansion area were located, and did not include vacated right-of-way or adjacent lots that were reverted to acreage in a single lot as at the present time.*

Pursuant to the approved Site Development Plan Review (SDR-24681), the following landscape standards apply to the subject site:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Parking Area	N/A	0 Trees	4 Trees	Y
Buffer: Min. Trees	N/A	4 Trees	4 Trees	Y
TOTAL PERIMETER TREES		4 Trees	4 Trees	Y
Min. Zone Width: • Adjacent to ROW • Interior	5 Feet 0 Feet		5 Feet 0 Feet	Y Y

Pursuant to Title 19.10, the following parking standards apply to the subject proposal:

Parking Requirement						
Use	*Gross Floor Area or Number of Units*	*Recommended Parking Ratio*	*Recommended Parking*		*Provided Parking*	
			Regular	Handi-capped	Regular	ADA Accessible
Church/House of Worship	6,400 sf (Gathering Area)	1/100 sf of gathering area (non-fixed seating)	62	2	92	4
TOTAL			**64**		**96**	

ANALYSIS

Many of the conditions of approval for SDR-24681 have been met; however, the building has not yet been constructed. The Site Development Plan Review (SDR-24681) was approved in December 2007 and no building permits have been issued for the church; an Extension of Time of the approved Site Development Plan Review (SDR-24681) was approved in January 2010.

This minor amendment to the approved Site Development Plan Review represents a 6.2 percent reduction from the floor area on the approved site plan. Overall floor area will decrease by about two percent. According to the applicant, the building was moved to the west approximately 70 feet in order to address structural and building code issues. This has resulted in greater building setbacks and expanded onsite parking than shown on the previously approved site plan.

The church expansion is located to the south of the existing church, adjacent to a paved driveway that previously had served as a public alley. Since the addition has been pushed back toward the interior of the site, a paved gathering area has now been included and a small parking area that includes the onsite handicap accessible spaces has been added. Four additional trees have also been added in this parking area. The applicant intends to maintain the existing perimeter landscaping on site and no additional perimeter landscaping will be provided. The addition does not affect parking requirements, as no gathering space is proposed to be added; however, the area of the sanctuary had been previously miscalculated, resulting in a low parking requirement. Of the 96 parking spaces provided, 17 are onsite spaces and the remainder is located on satellite lots owned by the applicant north of Madison Avenue and east of F Street. The existing onsite and offsite parking areas are more than adequate to meet the revised parking requirements.

The submitted floor plan shows a proposed single-story, 6,579 square-foot addition with a 3,600 square-foot multi-purpose room, vestibule, kitchen, restrooms, game room and storage rooms where previously the plan had indicated a two-story addition. However, no changes will be made to the building height.

FINDINGS

The following findings must be made for a Site Development Plan Review:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed building addition maintains a similar character and color scheme to the existing church. No change in height is proposed. The addition is proposed to be pushed into the interior of the site, resulting in greater setbacks and thereby lessening the impact to nearby residential properties.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed church addition is consistent with requirements of the PF (Public Facilities) General Plan Designation, the West Las Vegas Plan and the C-V (Civic) zoning district. Parking requirements are met by the proposal.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. Access to the site has not changed from the previously approved site plan.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed church will implement building materials that are consistent with the existing church and appropriate for the area. New trees to be located in the parking lot are appropriate for the area.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The proposed elevations are similar in architectural style to the existing church, creating an orderly and aesthetically pleasing environment. They are compatible with the predominantly civic and residential character of the area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The development will be subject to requirements of the International Building Code and therefore will not compromise the public health, safety and welfare or the overall objectives of the General Plan.

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

January 29, 2010

Mr. Leon Smith, Sr.
Pentecostal Temple Church
1117 North "F" Street
Las Vegas, Nevada 89106

RE: SDR-36985 - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW

Dear Applicant:

Your request for a Minor Amendment of a previously approved Site Development Plan Review (SDR-24681) FOR A 6,579 SQUARE-FOOT ADDITION TO AN EXISTING CHURCH WHERE A 7,016 SQUARE-FOOT ADDITION WAS APPROVED on 1.80 acres at 1117 F Street (APN 139-27-201-003), C-V (Civic) Zone, Ward 5 (Barlow), will be considered administratively by the Planning and Development Department staff.

Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702) 229-6301.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:nl

cc: Mr. James H. Chapman
3366 Fandanso Place
Las Vegas, Nevada 89146

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell

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: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)
Date: January 14, 2010
Re: **SDR-36985** Pentecostal Temple Church of God In Christ, Inc. 1117 F St.
Request for a Minor Amendment to a previously approved Site Development Plan Review for an addition to a church

REVISED COMMENTS: -- These comments supersede all previous memos/comments:

CONDITIONS OF APPROVAL:

1. No new permanent structures or landscaping taller than 3 feet shall be allowed within the existing 20-foot public sewer easement granted by document #20081015:02750.

2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

3. Site development to comply with all applicable conditions of approval for SDR-24681 and all other site-related actions.

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: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)
Date: January 12, 2010
Re: **SDR-36985** Pentecostal Temple Church of God In Christ, Inc. 1117 F St.
Request for a Minor Amendment to a previously approved Site Development Plan Review for an addition to a church

CONDITIONS OF APPROVAL:

1. No permanent structures shall be constructed within the sewer easement granted by document #20081015:02750.

2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

3. Site development to comply with all applicable conditions of approval for SDR-24681 and all other site-related actions.

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-36985 - SITE DEVELOPMENT PLAN REVIEW - ADMINISTRATIVE - APPLICANT/OWNER: PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST, INC. *- Request for a Minor Amendment of a previously approved Site Development Plan Review (SDR-24681) FOR A 6,579 SQUARE-FOOT ADDITION TO AN EXISTING CHURCH WHERE A 7,016 SQUARE-FOOT ADDITION WAS APPROVED on 1.80 acres at 1117 F Street (APN 139-27-201-003), C-V (Civic) Zone, Ward 5 (Barlow)*

PLANNING COMMISSION: ***FEBRUARY 11, 2010*** *CITY COUNCIL:* ***MARCH 17, 2010***

PLANNING SUPERVISOR: ***STEVE GEBEKE*** ☒ ***ADMINISTRATIVE***

Comments Due: ***JANUARY 14, 2010***

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 Nora Lares ***(nlares@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 Law Enforcement Issue

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: February 11, 2010

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-36985

Berkley Square NA

Bonanza Village NA

Cultural Corridor Coalition NCG

Desert Garden HOA

Diamond Point NA

Downtown Business Operators Council

Fremont Street Experience Business Association

G-704 NA

Marble Manor Resident Council

Rancho Manor NA

Rancho Oakey NA

Vegas Heights NA

WLV-NAA1

WLV-NAA2

WLV-NAA4

WLV-NAA6

110

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT	**SDR-36985 – ADMIN 02/11/10 PC**

HAND DELIVERED

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

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4212 EUCALYPTUS ANNEX
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*TEFO **(DPW)**	REBECCA WHITLOCK	3104 BONANZA ROAD
*STREETS & SANITATION **(DPW)**	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES **(DPW)**	JOHN BLACK	2900 RONEMUS
*SID **(DPW)**	PATRICK MURPHY	4th 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)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) **(NO PLANS)**	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4th Floor
NELLIS AFB **(NO PLANS)**	DEBORAH MACNEILL	4430 Grissom Avenue, Building 11, Suite 103D

*** 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
12/30/2009

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-36985 - SITE DEVELOPMENT PLAN REVIEW - ADMINISTRATIVE - APPLICANT/OWNER: PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST, INC. *- Request for a Minor Amendment of a previously approved Site Development Plan Review (SDR-24681) FOR A 6,579 SQUARE-FOOT ADDITION TO AN EXISTING CHURCH WHERE A 7,016 SQUARE-FOOT ADDITION WAS APPROVED on 1.80 acres at 1117 F Street (APN 139-27-201-003), C-V (Civic) Zone, Ward 5 (Barlow)*

PLANNING COMMISSION: ***FEBRUARY 11, 2010*** *CITY COUNCIL:* ***MARCH 17, 2010***

PLANNING SUPERVISOR: ***STEVE GEBEKE*** ☒ ***ADMINISTRATIVE***

Comments Due: ***JANUARY 14, 2010***

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 Nora Lares ***(nlares@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:

REVISED 11/19/09 SDR

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST	PLANNING & DEVELOPMENT
Item Required			
YES	NO		

YES	NO	APPLICATION PACKET	NOTES:
☒	☐	Application signed and notarized by ***all*** property owners or authorized agent(s)	
☒	☐	Grant deed and legal description	**Visit the CLV website** for blank application, SDFI & DINA forms @ **http://www.lasvegasnevada.gov/** (Follow - "I Want To . . ." --> "Apply for -> Planning Applications")
☒	☐	***Detailed*** justification letter	
☒	☐	Correct fee(s): $ 500.00 (Application) + $ 0.00 (Notification) + $ 30.00 (Recordation) = **$ 530.00 Total**	
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by ***all*** property owners or authorized agent(s)	
☒	☐	Assessor's Parcel Map	
☐	☒	Development Impact Notice and Assessment (DINA)	
☐	☒	Project of Regional Significance (PRS)	
☒	☐	Color & Materials Board per Site Development Plan Review Submittal Requirements	
☒	☐	Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: ☒)	

YES	NO	SITE PLAN		
☒	☐	11" x 17" min. to 24" x 36" max. page size	**Folded Plans:**	**19**
☒	☐	North arrow, scale, and vicinity map	**Colored, Rolled Plans:**	**1**
☒	☐	***All*** property lines and present dimensions labeled	**Reduced Copy (8-1/2x11 B/W):**	**1**
☒	☐	***All*** building setbacks labeled	**NOTES:**	
☒	☐	***All*** adjacent existing land uses and street names labeled		
☒	☐	***All*** points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized:		
☒	☐	Parking space count and typical dimensions labeled ____ # regular + [30% or less of total] # compact + ____ # handicap = ____ Total		
☒	☐	***All*** free-standing sign locations shown and heights and sizes noted		

YES	NO	LANDSCAPE PLAN		
☒	☐	11" x 17"min. to 24" x 36" max. page size	**Folded Plans:**	**3**
☒	☐	North arrow, scale, and vicinity map	**Colored, Rolled Plans:**	**1**
☒	☐	***All*** property lines and present dimensions labeled	**Reduced Copy (8-1/2x11 B/W):**	**1**
☒	☐	***All*** required perimeter landscape planters shown	**NOTES:**	
☒	☐	***All*** required parking lot fingers/islands shown		
☒	☐	Quantity, size, species/variety of ***all*** trees, shrubs, and ground cover		

YES	NO	BUILDING ELEVATIONS		
☒	☐	11" x 17" min. to 24" x 36" max. page size	**Folded Plans:**	**2**
☒	☐	Scale and building dimensions labeled	**Colored, Rolled Plans:**	**1**
☒	☐	North, south, east, and west elevations of ***all*** buildings	**Reduced Copy (8-1/2x11 B/W):**	**1**
☒	☐	***All*** building materials and colors noted	**NOTES:**	
☒	☐	8" x 10" photo of original color and material board		
☒	☐	***All*** wall sign locations shown and sizes noted		

YES	NO	FLOOR PLANS		
☒	☐	11" x 17" min. to 24" x 36" max. page size	**Folded Plans:**	**1**
☒	☐	Scale and building dimensions labeled	**Colored, Rolled Plans:**	**1**
☒	☐	***All*** building entrances/exits shown	**Reduced Copy (8-1/2x11 B/W):**	**1**
☒	☐	Use of ***all*** rooms noted/labeled	**NOTES:**	
☒	☐	Maximum Occupancy (per I.B.C.)		
☒	☐	Seating Capacity (where applicable)		

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

Owner / Applicant:	Church Pentecostal Temple God / Kastytis Cechavicius		**Application Type:**	Site Development Plan Review	
Representative:	(Same as Applicant)		**Application Purpose:**	Minor Amd of SDR-24681 for 6,579 SF expansion of an existing church	
APN:	139-27-201-003		**Site Location:**	1117 F Street	
Planner's Signature:	S Swanton 11/19/09		**Pre-App. Meeting Date:**	11/16/09	
			Earliest Submittal Deadline:	**12/01/09 - *no later than 2:00 pm***	
Planner:	Steve Swanton, Senior Planner - 229-4714 Jonathan Boyles, Planner I (229-6031)		**Earliest PC / CC Meeting Dates:**	**01/14/09 - PC**	**02/17/09 - CC**

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

☒ **Meeting**
☐ **Conversation Record**
☐ **Telephone**

Page: 1 of 1
Date: 11/16/09
Time: 9:00 a.m.

Project Name: 1114 F Street Church Expansion

Conversation between CLV P&D Representative: Steve Swanton, Senior Planner (229-4714 Office / 385-7268 Fax / sswanton@lasvegasnevada.gov), **and:** Jonathan Boyles, Planner I (229-6031)

Name	Company/Department	Phone	Fax	Email
1. Kastis Cechavicius	DesignCell Architecture	702-403-1575		
2.				
3.				
4.				
5.				
6.				
7.	CLV - PW - Dev Co	229-6578	474-7599	
8.	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11.	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ **see Meeting Attendance Sheet**

Is this project intended to meet the City of Las Vegas Green Building Rebate Program? ☐ **YES** ☐ **NO**
Please refer to http://www.lasvegasnevada.gov/sustaininglasvegas for more information on rebates and incentives.

The following Special Area/Master Plan(s)/Overlay District(s) apply to the project site: N/A

Meeting Notes:

1. DevCo: Follow existing conditions of approval; remove labels for alley now that it has been vacated; move driveway over to align with drive aisle; remove & replace substandard offsite improvements
2. Applicant will revise plan to be within a 10% reduction of floor area from the approved site plan (7,016 SF) to qualify for consideration as a minor amendment to SDR-24681.
3. No changes in height
4. Landscape plans will be required.
5. Indicate parking requirements on the site plan

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:
In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us *no later than 15 days prior* to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --
Complete Submittal Packets **MUST be received by Planning staff no later than **2:00 PM** of the Submittal Deadline Date, no exceptions**

A/P # 36985 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/18/2009 11:00	984662	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work		# Plans	0
Dept of Commerce		# Plans	0
Priority	☒ Auto Reviews	Bill Group	

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

SDR-36985 - SITE DEVELOPMENT PLAN REVIEW - ADMINISTRATIVE - APPLICANT/OWNER: PENTECOSTAL TEMPLE CHURCH OF GDD IN CHRIST, INC. - Request for a MINDR AMENDMENT OF SDR-24681 FOR 6,579 SF EXPANSION OF AN EXISTING CHURCH on 1.80 acres at 1117 F Street (APNs 139-27-210-031 through 034), C-V (Civic) Zone, Ward 5 (Barlow)

Parent A/P # 24681
Project # 36985 **Project/Phase Name** PENTECOSTAL TEMPLE CHURCH OF G **Phase #**
Size/Area 1.80 ACRE **Size Description** **Subdivision Code**
Proposed Start **Proposed Stop** **% Completed** 0.00
% Complete Formula

Property/Site Information

Parcel 13927201003

Location

Owner/Tenant

Contact ID AC152628 **Name** CHURCH PENTECOSTAL TEMPLE GDD
Mailing Address 1117 F ST **Organization** LEON SMITH SR.
City LAS VEGAS **State/Province** NV
ZIP/PC 89106-3119 **Country** ☐ Foreign
Day Phone **Evening Phone**
Fax **Mobile #**

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1117 F ST
LAS VEGAS, 89106-

1117 F ST 1
LAS VEGAS, 89106-

1101 F ST
LAS VEGAS, 89106-

1103 F ST
LAS VEGAS, 89106-

620 JEFFERSON AVE
LAS VEGAS, 89106-

Address	Parcel Link	A/P Link

602 JEFFERSON AVE
LAS VEGAS, 89106-

618 JEFFERSON AVE
LAS VEGAS, 89106-

609 MADISON AVE
LAS VEGAS, 89106-

613 MAOISON AVE
LAS VEGAS, 89106-

621 MAOISON AVE
LAS VEGAS, 89106-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13927201003

Applicants/Contacts

Primary N **Capacity** OWNER **Contact ID** AC152628 ☐ **Foreign**
Effective **Expire**
Name CHURCH PENTECOSTAL TEMPLE GOD
Day Phone **Eve Phone** **Organization** LEON SMITH SR.
Pager **PIN #** **Position**
Fax **Mobile** **Profession**
E-Mail
Address 1117 F ST
LAS VEGAS, NV 89106-3119
Seasonal Addr

Valid From **To**
Comments No Comments

Applicants/Contacts

Primary Y **Capacity** APPL **Contact ID** AC1715055 ☐ **Foreign**
Effective **Expire**
Name LEON SMITH SR.
Day Phone (702)648-6856 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax **Mobile** **Profession**
E-Mail
Address 1117 N. F ST.
LAS VEGAS, NV 89106
Seasonal Addr

Valid From **To**
Comments JAMES H. CHAPMAN 3366 FANDANSO PLACE 89146 702.279.0461 IS THE REPRESENTATIVE

Contractors

No Contractors

Item Description	Item Status
Check Fees	Fees Successful
PROCESSING FEE ($500.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION ($30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
372004 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
372003 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
372013 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
372005 FLOOD #1 (FLOOD CONTRDL)	Incomplete
372012 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
372006 ROW #1 (RIGHT-OF-WAY)	Incomplete
372011 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
372010 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
372009 SURVEY #1 (SURVEY)	Incomplete
372008 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
372007 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Failed
(ASSIGN CASE TO A PLANNER)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Fees	Status	Paid Date	Amount
RECORDING OF NOTICE OF ZONING ACTION	P	12/18/2009 11:12	30.00
PROCESSING FEE	P	12/18/2009 11:12	500.00
	Total Unpaid	0.00 **Total Paid**	530.00

Inspections

There are no Inspections for this Report

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

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
372003	DEVCO	1	Incomplete	☐	12/29/2009 16:59			
372004	B&S PLAN	1	Incomplete	☐	12/29/2009 16:59			
372005	FLOOD	1	Incomplete	☐	12/29/2009 16:59			
372006	ROW	1	Incomplete	☐	12/29/2009 16:59			
372007	TRAFFIC	1	Incomplete	☐	12/29/2009 16:59			
372008	TEFO	1	Incomplete	☐	12/29/2009 16:59			
372009	SURVEY	1	Incomplete	☐	12/29/2009 16:59			
372010	SID	1	Incomplete	☐	12/29/2009 16:59			
372011	SEWER	1	Incomplete	☐	12/29/2009 16:59			
372012	LAND DEV	1	Incomplete	☐	12/29/2009 16:59			
372013	FIRE ENG	1	Incomplete	☐	12/29/2009 16:59			

Activity Review Details

Detail AGENDA TECH ITEMS (SDR) **Modified By** NLARES **Modified Date/Time** 12/29/2009 13:27

Comments

No Comments

AGENDA TECH ITEMS

Before Planning Commission Items

DRT Process Complete 01/12/2010

Plans Routed for Review 12/31/2009

Sent to Review Journal (if applicable) 01/26/2010

Public Hearing Notice Sent (if applicable) 01/29/2010

After Planning Commission items

Action Letter Completed 02/12/2010

Notice of Final Action form completed 02/12/2010

Appeal Memo Completed

Detail SUBMITTAL CHECKLIST (SDR) **Modified By** JALABADO **Modified Date/Time** 12/18/2009 11:00

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

Y Business Licensing Requirements Met

N Business License Exempt

Detail LINKED PROJECTS **Modified By** JALABADO **Modified Date/Time** 12/18/2009 11:00

Comments

No Comments

LINKED PROJECT

Grid Template Type	Project Number	APKEY	COMMENTS	Proj Type
PRJ	24681	205395	SITE DEVELOPMENT PLAN REVIEW	SDR

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
Z-LEGAL N				984662	12/18/2009 11:00	

Project #	A/P Type	Status	Stage	Relation

No children exist for this project

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?
Y Parent Project link required?
N Will this go to the City Council?
Hearing Type
Public, Non-Public, Admin? ADMIN

Staff Recommendation
Meeting Information

Final City Council letter received
Annotated minutes recieved
Is there a condition of approval for a Required Review?
If yes, when does it need to be reviewed?

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
02/11/2010 JALABADO	PC 12/18/2009	SCHEDULED		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 KASTYTIS CECHAVICIUS;PENTECOSTAL TEMPLE; CK#11394; 702-403-1575	CO NAME WHO PICKED UP CONTACT#	890381	12/18/2009 11:13		0.00
FEE Removed notification fee as this will be a minor review (administrative)	FEE	983922	12/18/2009 11:07	12/18/2009 11:07	0.00

No Model Home Details

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED DEC 18 2009

APPLICATION / PETITION FORM

Application/Petition For: PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST, INC.

Project Address (Location) 1117 North F Street, Las Vegas, Nev. 89106

Project Name Extention for Multi-Purpose Building **Proposed Use** Youth Activities

Assessor's Parcel #(s) 139 27 201 003 **Ward #** 5

General Plan: existing PF proposed – **Zoning:** existing CV proposed –

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 1.80 **Lots/Units** _____ **Density** _____

Additional Information Extention for the building project SDR 24681

PROPERTY OWNER PENTECOSTAL TEMPLE CHURCH **Contact** LEON SMITH SR.

Address 1117 North F Street, L.V. Nev. **Phone:** 648-6856 **Fax:** _____

City Las Vegas, Nevada 89106 **State** Nev. **Zip** 89106

E-mail Address _____

APPLICANT LEON SMITH SR. **Contact** LEON SMITH SR.

Address 1117 North F Street **Phone:** 277-3434 **Fax:** _____

City Las Vegas, Nevada 89106 **State** Nev. **Zip** 89106

E-mail Address _____

REPRESENTATIVE James H. Chapman **Contact** James H. Chapman

Address 3366 Fandanso Pl **Phone:** 279-0461 **Fax:** _____

City Las Vegas **State** Nev. **Zip** 89146

E-mail Address _____

Property Owner Signature* Leon Smith

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

Print Name Leon Smith Sr.

Subscribed and sworn before me

This 14 day of December, 20 09.

Leslie Blake

Clark NV

Notary Public in and for said County and State

LESLIE BLAKE
Notary Public, State of Nevada
Appointment No. 05-99421-1
My Appt. Expires Sep 6, 2013

FOR DEPARTMENT USE ONLY

Case #	SDR 36985
Meeting Date:	2.11.10
Total Fee:	$530.–
Date Received:*	12.18.09
Received By:	JFA

*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.

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

LESLIE BLAKE
Notary Public, State of Nevada
Appointment No. 05-99421-1
My Appt. Expires Sep 8, 2013

designcell
ARCHITECTURE

Re: SDR-24681
Changes to the Approved Site Development Plan Review
Addition to the Existing Church
1117 F Street, Las Vegas, NV
APN# 139-27-201-003

Justification Letter
Revised: December 17, 2009

The purpose of this letter is to request an administrative review and approval to the minor site plan and building elevation changes from the approved Site Development Plan Review.

The proposed addition has been re-designed with new consideration of structural integrity and support, existing utilities, exiting requirements form the existing building, and ease of public access. The most appropriate design solution to address the above concerns was to re-position the proposed addition approximately 70 feet west along the south elevation of the existing building. This change allowed for accessible parking to be located closer to the main entrances to the facility, created the drop-off area, tree-lined promenade along the existing south façade: a more appropriate area off the street for people to congregate before or after functions to take place in the proposed multi-purpose room. This solution also addressed structural and code issues: the existing south wall was not an appropriate support for the new roof, nor the previous design could meet exiting requirements of IBC.

The total floor area of proposed addition is 6,579 SF, which is within 10% of the approved 7,016 SF building. The height, function and the purpose of the proposed addition has not changed.

We appreciate your assistance in moving forward with this proposed project.

Sincerely,

Kastytis Cechavicius, AIA, LEED AP
Principal
DesignCell Architecture

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DEC 18 2009

SDR-36985
02/11/10 PC - ADMIN

10777 W. TWAIN AVE. #125 LAS VEGAS NV 89135 T 702 403 1575 F 877 403 1575 WWW.DESIGNCELL.CC

RECEIVED
DEC 18 2009

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-36985** APN: 139 27.201 003 LS

Name of Property Owner: PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST, INC.

Name of Applicant: LEON SMITH SR.

Name of Representative: LEON SMITH 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**

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: Leon Smith

Print Name: Leon Smith Sr.

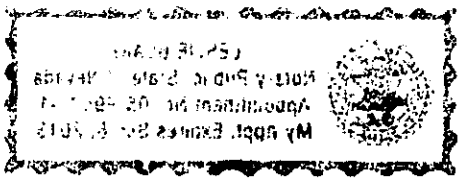
Subscribed and sworn before me

This 14 day of December, 20 09.

Leslie Blake

Notary Public in and for said County and State
Clark NV

LESLIE BLAKE
Notary Public, State of Nevada
Appointment No. 05-99421-1
My Appt. Expires Sep 6, 2013



BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: Q09-00135-6-148283 **DATE ISSUED:** 12/09/09

TYPE OF LICENSE: ARCHITECTURAL FIRM

1 PROS

BUSINESS LOCATION: 10777 W TWAIN AV 125

ISSUE TO: DESIGNCELL LLC

DBA:
DESIGNCELL
10777 W TWAIN AV 125
LAS VEGAS NV 89135

PRINCIPAL(S)
CECHAVICIUS, KASTYTIS, MGR 50%
BROWN, SCOTT, MGR 50%

Director, Department of Finance and Business Services

SDR-36985
02/11/10 PC - ADMIN

Failure to maintain any required state license renders this Business License invalid.

Post in a conspicuous place.

08602-081-04-07
Form 187 53

PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST, INC.

Business Entity Information

Status:	Active	File Date:	10/12/1981
Type:	Domestic Non-Profit Corporation	Entity Number:	C6901.5-1981
Qualifying State:	NV	List of Officers Due:	10/31/2010
Managed By:		Expiration Date:	
NV Business ID:	NV19811012015	Business License Exp:	

Registered Agent Information

Name:	ELDER LEON SMITH	Address 1:	1117 F STREET
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89106
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	$ 0

No stock records found for this company

Officers

☐ Include Inactive Officers

Treasurer - JAMES H CHAPMAN			
Address 1:	3366 FANDANSO PLACE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89146	Country:	
Status:	Active	Email:	
Director - RODGER GARDNER			
Address 1:	5504 BIG SKY LANE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89149	Country:	
Status:	Active	Email:	
President - ELDER LEON S SMITH, SR.			
Address 1:	8520 HIGHLAND VIEW	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89145	Country:	
Status:	Active	Email:	
Secretary - BENNYE MAE WILLIAMS			
Address 1:	415 RECCO AVE.	Address 2:	
City:	N. LAS VEGAS	State:	NV
Zip Code:	89030	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Incorporation		
Document Number:	C6901.5-1981-001	# of Pages:	0
File Date:	10/12/1981	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	C6901.5-1981-003	# of Pages:	1
File Date:	2/14/1994	Effective Date:	
E.N. WEBB			
1941 GOLDHILL AVE. LAS VEGAS NV 89100 M K			
Action Type:	Amendment		
Document Number:	C6901.5-1981-004	# of Pages:	1
File Date:	8/22/1994	Effective Date:	
(1)PG. DMF			
CHURCH OF GOD IN CHRIST, INC. (NEVADA 1ST JURISDICTION)			
DMFBqP w 001			
Action Type:	Annual List		
Document Number:	C6901.5-1981-009	# of Pages:	1
File Date:	11/04/1998	Effective Date:	
(No notes for this action)			
Action Type:	Amendment		
Document Number:	C6901.5-1981-005	# of Pages:	7
File Date:	3/16/2001	Effective Date:	
CERTIFICATE OF AMENDMENT FILED AMENDING ARTICLES I, II, III, IV, V, VI VII			
VIII AND IX. (7 PAGES) RAJ			
Action Type:	Annual List		
Document Number:	C6901.5-1981-006	# of Pages:	1
File Date:	9/04/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C6901.5-1981-007	# of Pages:	1
File Date:	9/06/2002	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C6901.5-1981-008	# of Pages:	1
File Date:	9/18/2003	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C6901.5-1981-002	# of Pages:	1
File Date:	9/01/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050434629-05	# of Pages:	1
File Date:	9/27/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060553926-48	# of Pages:	1
File Date:	8/29/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080011041-07	# of Pages:	1
File Date:	1/03/2008	Effective Date:	
2007/2008			

Action Type:	Annual List		
Document Number:	20080610804-39	# of Pages:	1
File Date:	9/12/2008	Effective Date:	
08-09			
Action Type:	Annual List		
Document Number:	20090636741-38	# of Pages:	1
File Date:	8/25/2009	Effective Date:	
09/10			

Pentecostal Temple
Supt. Leon Smith, Pastor
Church Of God In Christ, Inc.

December 22, 2009

TO WHOM IT MAY CONCERN:

The Trustee Board of Pentecostal Temple Church of God in Christ, Inc. met on December 22, 2009 and voted unanimously for Leon Smith Sr., Pastor and CEO to sign all documents pertaining to the building project SDR 24681. It is the understanding of the Trustee Board that the city of Las Vegas has a case # SDR 36985.

Any matters pertaining to the Trustee Board meeting should be directed to James H. Chapman, Chairman, phone 702-279-0461.

Sincerely,

James H. Chapman
Chairman

Sandy C. Thomas,
Secretary of Trustee Board

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DEC 22 2009

SDR-36985
02/11/10 PC - ADMIN

1117 North "F" Street • Las Vegas, Nevada 89106 • Office: (702) 648-6856

Supt. Leon Smith, BEd, MA
Administrative Assistant
Las Vegas District Superintendent

The Desert Shall Rejoice, And Blossom As The Rose. Isaiah 35:1

BOOK 1740

Order No. BOOK 1773

RE-RECORDED 1699128

Escrow No.

WHEN RECORDED, MAIL TO:
PENTECOSTAL TEMPLE C.O.G.I.C.
1117 N. "F" STREET
LAS VEGAS, NV 89106

Space above this line for recorder's use

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is acknowledged,

Ten Dollars ($10.00)

Herman L. and Magnolia L. Moody

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

Church of God In Christ, Inc.
% Pentecostal Temple Church of God In Christ
1117 North "F" Street, Las Vegas, NV 89106

all the right, title, and interest of the undersigned in and to the real property situate in the County of Clark, State of Nevada, described as follows:

Lots eleven (11) and Twelve (12) in Block Fourteen (14) of H. F. M. &M. Addition to the City of Las Vegas, as shown by map thereof on file in Book 1 of Plats, page 47, in the Office of the County Recorder of Clark County, Nevada.

Recorded to show grantors name

Dated May 25, 1983.

Herman L. Moody
Herman L. Moody

Magnolia L. Moody
Magnolia L. Moody

STATE OF NEVADA)
: ss.
County of Clark)

On May 25, 1983 personally appeared before me, a Notary Public, Herman L. Moody and Magnolia L. Moody, Husband and wife

who acknowledged that the~~y~~ executed the above instrument.

Verna M. Clark
Notary Public

VERNA M. CLARK
Notary Public-State of Nevada
CLARK COUNTY
My Appointment Expires Oct. 2, 1986

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
Pentecostal Temple COGIC
MAY 25 12 09 PM '83
FEE 4.00 DEPUTY DLL
OFFICIAL RECORDS
BOOK INSTRUMENT

1750 (2/71)

1740 1699128

SDR-36985
02/11/10 PC - ADMIN

970103.00855

ABSOLUTE DEED

[NRS 361.595(4)]

(2)

This Deed, made this 03rd day of January, 1997, between MARK ASTON as County Treasurer and ex-officio Trustee of the County of Clark, State of Nevada, party of the first part and PENTECOSTAL/TEMPLE CHURCH OF GOD IN CHRIST INC, party of the second part.

WITNESSETH, That Whereas, the Board of County Commissioners of the County of Clark aforesaid, on August 6, 1996, made its order, directing the publication and sale of the real property hereinafter described and,

WHEREAS, pursuant to said order first party caused said real property to be advertised for sale by publication in a local newspaper for twenty consecutive days as required by law and,

WHEREAS, on December 9, 1996, at the time and place designated in said notice of sale, the said first party did offer for sale all the rights, title and interest of said County of Clark as aforesaid, in and to said real property to the highest bidder for cash and,

WHEREAS, the said party of the first part has filed with the Clerk of said Board of County Commissioners a proper affidavit of publication of the notice of sale and made his duly verified return of said sale as required by law, which said affidavit and return are numbered (Page #18) of the records and files of the Clerk of said Board, to which reference is hereby made;

NOW, THEREFORE, The party of the first part, in consideration of the premises and of the sum of $13,000.00 to him in hand paid by the party of the second part, the receipt of which is hereby acknowledged, does by these presents, remise, release and forever quit-claim unto the party of the second part, his heirs and assigns forever, all the certain piece of land situated in the County of Clark, State of Nevada, described as follows, to-wit:

H F M & M ADD	ASSESSOR PARCEL NUMBER
PLAT BOOK 1 PAGE 47	139-27-210-009
LOT 4 BLOCK 20	SEE ATTACHED LEGAL DESCRIPTION

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

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand, the day and year first written above.

MARK ASTON, COUNTY TREASURER AND
EX-OFFICIO TAX RECEIVER OF THE
COUNTY OF CLARK, STATE OF NEVADA

Mark Aston

STATE OF NEVADA)
)ss
COUNTY OF CLARK)

On this 03rd day of January, 1997, before me, CHERYL L. THEONNES, a Notary Public, personally appeared MARK ASTON, County Treasurer and Ex-Officio Trustee of the County of Clark, State of Nevada, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes thereto mentioned.

Cheryl L. Theonnes
NOTARY PUBLIC

CHERYL THEONNES
NOTARY PUBLIC - NEVADA
COUNTY OF CLARK
My appt expires Feb 24, 1998

WHEN RECORDED MAIL TO:
SEND FUTURE TAX BILLS TO:
PENTECOSTAL/TEMPLE CHURCH
1117 N "F" STREET
LAS VEGAS NV 89106

RECEIVED
SEP 1 [illegible]

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER

20040326
.01242

RECORDED AT THE REQUEST OF:

FIDELITY NATIONAL TITLE

03-26-2004 09:29 SUO
OFFICIAL RECORDS
BOOK/INSTR:20040326-01242
PAGE COUNT: 1

FEE: 14.00
RPTT: 229.50

70

RECORDING REQUESTED BY:
Fidelity National Title Agency of Nevada, Inc.
Escrow No. 04-409222-RT
Title Order No. 00409222

When Recorded Mail Document and Tax Statement To:
Pentecostal Temple Church of God in Christ, Inc
1117 North F Street
Las Vegas, NV 89106

RPTT: 229.50
APN: 139-27-210-045

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Lillie M. Thomas, An Unmarried Woman**

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

Convey to **Pentecostal Temple Church of God in Christ, Inc.**

all that real property situated in the Clerk County, State of Nevade, bounded and described as follows:

Lot 2 in Block 19 of H.F.M.& M. Addition to the City of Les Vegas, as shown by mep thereof on file in Book 1 of Plats, Page 47 in the Office of the County Recorder of Clark County, Nevada.

SUBJECT TO: 1. Taxes for the fiscal year 2003-2004
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

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

DATED: March 22, 2004

STATE OF NEVADA
COUNTY OF CLARK

Lillie M. Thomas
Lillie M. Thomes

This instrument was acknowledged before me on March 22, 2004, by Lillie M. Thomas.

Signature _____ Notary Public

My Commission Expires: 09-01-04

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
R. TALULILI
Appt. No. 01-66462-1
My Appt. Expires Sept. 1, 2004

RECEIVED
SEP 19 2007

R.P.T.T.
Affix R.P.T.T. $ 44.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That NOAH JOHNSON and GOLDIE JOHNSON, husband and wife as Joint Tenants

in consideration of $ ....., the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to CHURCH OF GOD IN CHRIST, A Nevada Corporation

all that real property situate in the City of Las Vegas County of Clark, State of Nevada, bounded and described as follows:

Lot Six (6) In Block Nineteen (19) of H.F.M. & M. ADDITION TO THE CITY OF LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, page 47, in the Office of the COunty Recorder of Clark County, Nevada.

COPY

SUBJECT TO: 1) Taxes for the fiscal yaar 1987/88.
2) Covanants, conditions, restrictions, rights, rights of way, easments and reservations now of record.

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

Witness our hand s this 15th day of May, 19 87

Noah Johnson
NOAH JOHNSON

Goldie Johnson
GOLDIE JOHNSON

STATE OF NEVADA } ss.
County of Clark

On this 18th day of May, 19 87, personally appeared before me, a Notary Public, Noah Johnson and Goldie Johnson

who acknowledged that they executed the above instrument.

Signed Jennifer A Booth
Notary Public

JENNIFER A. BOOTH
Notary Public-State of Nevada
CLARK COUNTY
My Appointment Expires Aug. 23, 1989

CHICAGO TITLE OF LAS VEGAS INC.
701 E. BRIDGER
LAS VEGAS, NEVADA 89101
(702) 385-7100

Order No. 87100220-CK

When Recorded, mail to CHURCH OF GOD IN CHRIST,
1117 North F Street, Las Vegas, NV 89106

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
CHICAGO TITLE OF LV
BOOK 05/28/87 08:09 PGS 1
870528 00401
FEE 5.00 RPTT 44.00
CONFORMED DEED - THIS HAS NOT BEEN COMPARED TO THE ORIGINAL

D E E D

THIS INDENTURE, Made this [illegible] day of June, 1949, between CHARLES H. SLOAN, as County Treasurer and ex-officio Trustee of the County of Clark, State of Nevada, a Political Subdivision, party of the first part, and CHURCH OF GOD IN CHRIST, party of the second part.

W I T N E S S E T H:

That Whereas, the Board of County Commissioners of the County of Clark, aforesaid, did on the 5th day of July, 1939, make its order, directing the sale of the real property hereinafter described; and,

WHEREAS, The assessed value of said property was less than $100.00, and pursuant to said order said first party caused said real property to be advertised for sale by posting notice of said sale as required by law.

WHEREAS, On July 31st, 1939, at the time and place designated in said notice of sale, the said first party did offer for sale all the right title and interest of said County of Clark, as aforesaid, in and to said real property to the highest bidder for cash; and,

WHEREAS, The said party of the second part bid the sum of $36.49, that being the highest and best bid received or offered at said sale and said property was thereupon sold to said party of the second part; and,

WHEREAS, The said party of the first part has filed with the Clerk of said Board of County Commissioners a proper affidavit of posting said notice and advertisement of said sale and made his duly verified return of said sale as required by law, which said affidavit and return are numbered No. 568 of the records and files of the Clerk of said Board, to which reference is hereby made; and,

WHEREAS, Said Board of County Commissioners has approved and confirmed said sale and by their order dated

313750

RECEIVED
SEP 1 0 2007

313750

August 5, 1939, directed the party of the first part to execute and deliver to the party of the second part a deed for said property.

NOW, THEREFORE, The party of the first part, in consideration of the premises and of the sum of Thirty six and 49/100 Dollars to him in hand paid by the party of the second part, the receipt of which is hereby acknowledged, does by these presents, remise, release and forever quit claim unto the party of the second part, his heirs and assigns forever, all the certain piece of land situated in the County of Clark, State of Nevada, described as follows, to-wit:

> Lots, 7, 8, Block 19, H. F. M. & M. Addition to the City of Las Vegas, County of Clark, State of Nevada.

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

This deed is given to correct that certain deed, dated August 8, 1939, executed by W. E. MUNDY, Treasurer of Clark County, State of Nevada, in favor of the CHURCH OF GOD & CHRIST, and recorded as Instrument No. 62412, in Book 2 of Trustee Deeds, Page 187, in the office of the County Recorder, Clark County, Nevada.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand, the day and year first above written.

[illegible] ex officio
Treasurer of the County of Clark,
State of Nevada.

[illegible]

[illegible] David Farnsworth, [illegible]

[illegible]

313250

RECEIVED

[illegible] 1 3 2007

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal on the day and year in this certificate above written.

David Ferraro
County Recorder and Ex-Officio
Auditor of Clark County, Nevada

(Seal)

No. 313750

Recorded at the Request of Fed C C Cof

Date JUN - 3 1949 At 10:50 A M in Book 11 Deeds

Clark County, Nevada, Records, David Ferraro, Recorder

File 6 dh INDEXED ew By Deputy

RECEIVED
SEP 14 2007

AFFIDAVIT

THE REVEREND CLYDE C. COX, being first duly sworn, deposes and says that he is a citizen of the United States, over the age of 21 years; that he has been a resident of Las Vegas, Nevada during the period of nine years immediately preceding the making of this affidavit; that he is the State Overseer of the CHURCH OF GOD IN CHRIST for the State of Nevada; that the Las Vegas, Nevada Branch of the CHURCH OF GOD IN CHRIST is under his supervision and jurisdiction; that the CHURCH OF GOD & CHRIST, named as grantee in that certain deed, dated August 8, 1939, and filed of record as Instrument No. 82412, in the County Recorder's Office of Clark County, Nevada, is the same organization and is identical with the CHURCH OF GOD IN CHRIST, which is the correct name of said religious organization, and is the same Church as the CHURCH OF GOD IN CHRIST, named as grantee in that certain deed dated June 2, 1949 and recorded in the office of the County Recorder of Clark County, Nevada on June 2, 1949, as Instrument No. [illegible]

Subscribed and sworn to before me this 2nd day of June [illegible]

(NOTARIAL SEAL)

FRANCES H. CLARK
NOTARY PUBLIC
STATE OF NEVADA
APPOINTMENT EXPIRES
OCT. 1, 1949

RECEIVED

2006 AUG 28 A 11:52

RTT
$ 9.90

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ELIZABETH SMITH, an unmarried woman and ROSIE LEE WILLIAMS, an unmarried woman

in consideration of $ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST

all that real property situate in the _____ County of Clark, State of Nevada, bounded and described as follows:

Lot Nine (9), Block Nineteen (19) of H.F.M.& M. ADDITION TO THE CITY OF LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, page 47, in the Office of the County Recorder of Clark County, Nevada.

APN: 010-526-003

SUBJECT TO: 1. Taxes for the fiscal year 19 89 - 19 90
2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.

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

Witness our hand s this 10th day of NOVEMBER 19 89

Elizabeth Smith
ELIZABETH SMITH

Rosie Lee Williams
ROSIE LEE WILLIAMS

STATE OF ~~NEVADA~~ Mississippi
County of Warren } ss.
On 11/10/89 personally appeared before me, a Notary Public, Elizabeth Smith and Rosie Lee Williams

known (or proved) to me to be the person s who executed the foregoing instrument and who acknowledged that they executed the above instrument.

WITNESS my hand and official seal

Notary Public in and for said County and State

MY COMMISSION EXPIRES 12-29-91

ESCROW NO. ORDER NO. } ST 89-05-0347-JD
WHEN RECORDED MAIL TO: Pentecostal Temple Church of God in Christ 1117 North "F" Street
Las Vegas, NV 89106

SPACE BELOW FOR RECORDER'S USE ONLY

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
STEWART TITLE OF NV
11-16-89 08:00 CLK 1
OFFICIAL RECORDS
BOOK: 891116 INST: 00130
FEE: 5.00 RPTT: 9.90

FORM NO. 433
DORN PRINTING INC.—(702) 734-0664

Requested by:
Title of Nevada, Inc.
Job No.: 9408191KRC

After Recording, mail to:
Pentecostal Temple Church
1117 F. Street
Las Vegas, NV 89106

Affix R.P.T.T. $13.00
APN: 139-27 -210-033

GRANT, BARGAIN, SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GEORGE WARD, JR, A Widower and VERNER DIXON and FANNIE MAE DIXON, Husband and Wife (Who acquired Title as GEORGE WARD, JR. and FANNIE MAE DIXON, as Joint Tenants.) do(es) hereby Grant, Bargain, Sell and Convey to PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST, INC.

the following described real property situate in the County of Clark State of Nevada:

Lot Ten (10) in Block Nineteen (19) of H.F.M. & M., Addition, as shown by map thereof on file in Book 1 of Plats, Page 47, in the Office of the County Recorder, Clark County, Nevada.

COPY

Together with all tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues profits thereof.

Dated this ~~13TH~~ 15TH day of SEPTEMBER, 1994.

George W Ward Jr.
George Ward, Jr.

Fannie Mae Dixon
Fannie Mae Dixon

Verner Dixon
Verner Dixon

STATE OF NEVADA,)
) ss
COUNTY OF Clark)

On September 15, 1994 personally appeared before me, a Notary Public,
GEORGE WARD, JR.
VERNER DIXON
FANNIE MAE DIXON

personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that T be Y executed the instrument.

Signature Marion V. Haefner
(Notary Public)

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MARION V. HAEFNER
My Appointment Expires Mar. 5, 1997

This area provided for Recorders' Use

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
LAWYERS TITLE OF NEVADA
09-16-94 14:57 JMC 1
BOOK: 940916 INST: 01368
FEE: 7.00 RPTT: 13.00
DEED
CONFORMED COPY-HAS NOT BEEN COMPARED TO THE ORIGINAL

-1[illegible]87-210-034

~~Recording Requested by:~~
Lawyers Title of Nevada, ~~Inc.~~
Escrow No.: 00080138LR

20000926
00017

After Recording, mail to:
Pentecostal Temple
Las Vegas, NV

Affix R.P.T.T. $137.50
APN: 139-27 -210-034

GRANT, BARGAIN, SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

HOWARD LEE WEBB, a Single Man

do(es) hereby Grant, Bargain, Sell and Convey to

PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST, INC., a Nevada Corporation

the following described real property situate in the County of Clark State of Nevada:

Lots Eleven (11) and Twelve (12) in Block Nineteen (19) of H.F.M. & M. ADDITION TO THE CITY OF LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, Page 47, in the Office of the County Recorder of Clark County, Nevada.

SUBJECT TO:
1. Taxes for the fiscal year 2000-01.
2. Rights of way, reservations, restrictions, easements and conditions of record.

Together with all tenemants, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remaindars, rents, issues profits thereof.

Dated this 15th **day of** September, **2000.**

Howard Lee Webb

Howard Lee Webb

STATE OF NEVADA,)
) ss
COUNTY OF Clark)

On September 15, 2000 personally appeared before me, a Notary Public,

Howard Lee Webb

personally known (or proved) to me to ba the person ~~whose name is~~ subscribad to the above instrument who acknowledged that ___he___ ~~executed the~~ instrument.

Signature _____ (Notary Public)

This area provided for Recorders' Use

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:

LAWYERS TITLE OF NEVADA
09-26-2000 08:00 DB1 1
OFFICIAL RECORDS
BOOK: 20000926 INST: 00017

FEE: 7.00 RPTT: 137.50

ORIGINAL

Notarial Seal

LYNDA J. ROBINSON
Notary Public - Nevada
No. 94-4018-1
My appt. exp. May 6, 2002

NOTES

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

No liability is assumed for the accuracy of the data delineated herein.

Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the assessor's Office.

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

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

8 58 104 200 400 600 800

AVERAGE Bd VALUE 38

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

MAP LEGEND

- PARCEL BOUNDARY
- SUBD BOUNDARY
- ROAD EASEMENT
- PM/LD BOUNDARY
- NON-PARCEL LOT LINE
- MATCH LINE / LEADER LINE
- 001 ROAD ID NUMBER
- 881 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 25-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL5 GOV. LOT NUMBER

BOOK T20S R61E

	R60E	R61E	R62E
T19S	125	124	123
T20S	138	139	148
T21S	163	162	161

SEC. 27

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

MAP S 2 NW 4

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

139-27-2

Scale:1"=200' Rev:07/07/09

02/11/10 PC - ADMIN

TAX DIST 200,204

MEMORANDUM

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101
702-229-8301

To:	Land Development
From:	Peter Lowenstein, AICP
Phone:	(702) 229-4693 Fax: (702) 385-0352
CC:	Land Development Civil Plan Ref. # 37938
Date:	04/15/10 1st Review
Re:	Temple of God Pentecostal Church Addition

STATUS:
☒ Cond. Appr.
☐ Denied

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

1. Please revise the signature line on the cover sheet to state "Doug Rankin, AICP, Planning Manager" and "This plan meets the applicable standards of the Planning and Development Department".
2. Please revise Detail M on Sheet G1 to reflect the trash enclosure as having walls that are at least six feet in height and that follow the same design theme and use similar materials to those used in the principal structures or perimeter walls, as well as having a solid metal gates, and a roof or trellis structure, so as to be in conformance with Site Development Plan Review (SDR-36985) and Title 19.08.050. If the trash enclosure is to done by the architect then have the plans state that the trash enclosure is to be built per the architectural plans either in the detail or in the construction note, i.e. "Trash enclosure, per Architectural Plans." NOTE – Keep in mind that the engineering elevations must depict the walls to be accommodate the before mentioned materials and components.
3. Please revise Sheet UT1 to reflect the addition of a general note stating: "All above ground utility appurtenances shall conform to the requirements of Title 19.12.040."
4. Please revise all applicable sheets to show wheel stops adjacent to all landscape planters (regardless of planter width), walls, fences, and sidewalks that are less than 7'-0" wide. (See Grading Plan for required locations).
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.

City of Las Vegas

ADMINISTRATIVE ACTIONS

☑ Action: CIVIL REVIEW / ONSITE PARKING REDUCTION

Date: 4/15/10 Staff: PETER L

Notes: TWO ONSITE PARKING SPACES LOCATED DIRECTLY SOUTH OF THE PROPOSE HANDICAP PARKING SPACES WHERE NOT DISPLAYED W/IN THE CIVILS. THIS REDUCTIONS OF ONSITE PARKING LEAVES A TOTAL OF 94 SPACES (ON & OFF SITE) WHERE 64 SPACES ARE REQUIRED

☐ Action:

Date: Staff:

Notes:

☐ Action:

Date: Staff:

Notes:

☐ Action:

Date: Staff:

Notes:

BUILDING & SAFETY
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

CONTACT SHEET

All plan submittals shall include this form.

Call Kastis Cechavicius **at** (702) 403-1575 **when plans are ready.**

Application # 38101-C-10 **PC #** _____

OWNER / DEVELOPER Pentecostal Temple of God - Pastor Leon Smith	PHONE 702-277-3434
ADDRESS 1117 F Street Las Vegas, NV 89106 ZIP	E-MAIL FAX
ARCHITECT DesignCell Architecture - Kastis Cechavicius	PHONE 702-403-1575
ADDRESS 10777 W. Twain Ave. #125, Las Vegas, NV 89135 ZIP	E-MAIL kastis@designcell.cc FAX 877-403-1575
STRUCTURAL ENGINEER Wright Engineers - Dave Rowe, PE	PHONE 702-933-7000
ADDRESS 7425 Peak Drive Las Vegas, NV 89128 ZIP	E-MAIL drowe@wrightengineers.com FAX 702-933-7001
CIVIL ENGINEER Taney Engineering - Robert Cunningham	PHONE 702-362-8844
ADDRESS 6030 S. Jones Blvd. #100 Las Vegas, NV 89118 ZIP	E-MAIL rc@taneycorp.com FAX 702-362-5233
CONTRACTOR Not yet selected	PHONE
LICENSE #	E-MAIL
ADDRESS ZIP	FAX
ELECTRICAL ENGINEER / CONTRACTOR Jordan & Skala Engineers	PHONE 702-362-5111
LICENSE # Simon Harkins, PE	E-MAIL sharkins@jordanskala.com
ADDRESS 2900 S. Rancho Drive, #201 LV, NV ZIP 89102	FAX 702-362-5554
MECHANICAL ENGINEER / CONTRACTOR same as electrical	PHONE
LICENSE #	E-MAIL
ADDRESS ZIP	FAX
PLUMBING ENGINEERING / CONTRACTOR same as electrical	PHONE
LICENSE #	E-MAIL
ADDRESS ZIP	FAX

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

May 28, 2010

Ms. Dorothy Wright
Neon Museum
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: SDR-37021 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF MAY 27, 2010

Dear Ms. Wright:

Your request for a Major Amendment to an approved Site Development Plan Review (SDR-18751) FOR A 779 SQUARE-FOOT ADDITION TO A 2,768 SQUARE-FOOT MUSEUM AND SITE MODIFICATIONS on 1.13 acres at 770 North Las Vegas Boulevard (APNs 139-27-805-005 and 139-27-812-045), C-V (Civic) Zone, Ward 5 (Barlow), was considered by the Planning Commission on May 27, 2010.

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-18755) and Site Development Plan Review (SDR-18751) shall be required.

2. 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.

3. Pursuant to Title 19.10.010(H), an off-site parking agreement shall be submitted to the Planning and Development Department and approved by the City Attorney's office prior to issuance of a building permit.

4. All development shall be in conformance with the site plan date stamped 04/30/10, the landscape plan, building elevations, and floor plans date stamped 04/13/10, except as amended by conditions herein.

5. All signage shall be reviewed by the Downtown Design Review Committee and must adhere to the standards of the Las Vegas Scenic Byway Overlay District and Conditions of Approval for Site Development Plan Review (SDR-18757) prior to issuance of building permits for any signage.

6. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

Mayor
Oscar B. Goodman
City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell