PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-34254 APN: 12535201006

Name of Property Owner: RIVER OF LIFE MINISTRIES INC

Name of Applicant: RIVER OF LIFE MINISTRIES INC

Name of Representative: GEORGE R HIGGINS

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: George R Higgins

Print Name: GEORGE R HIGGINS

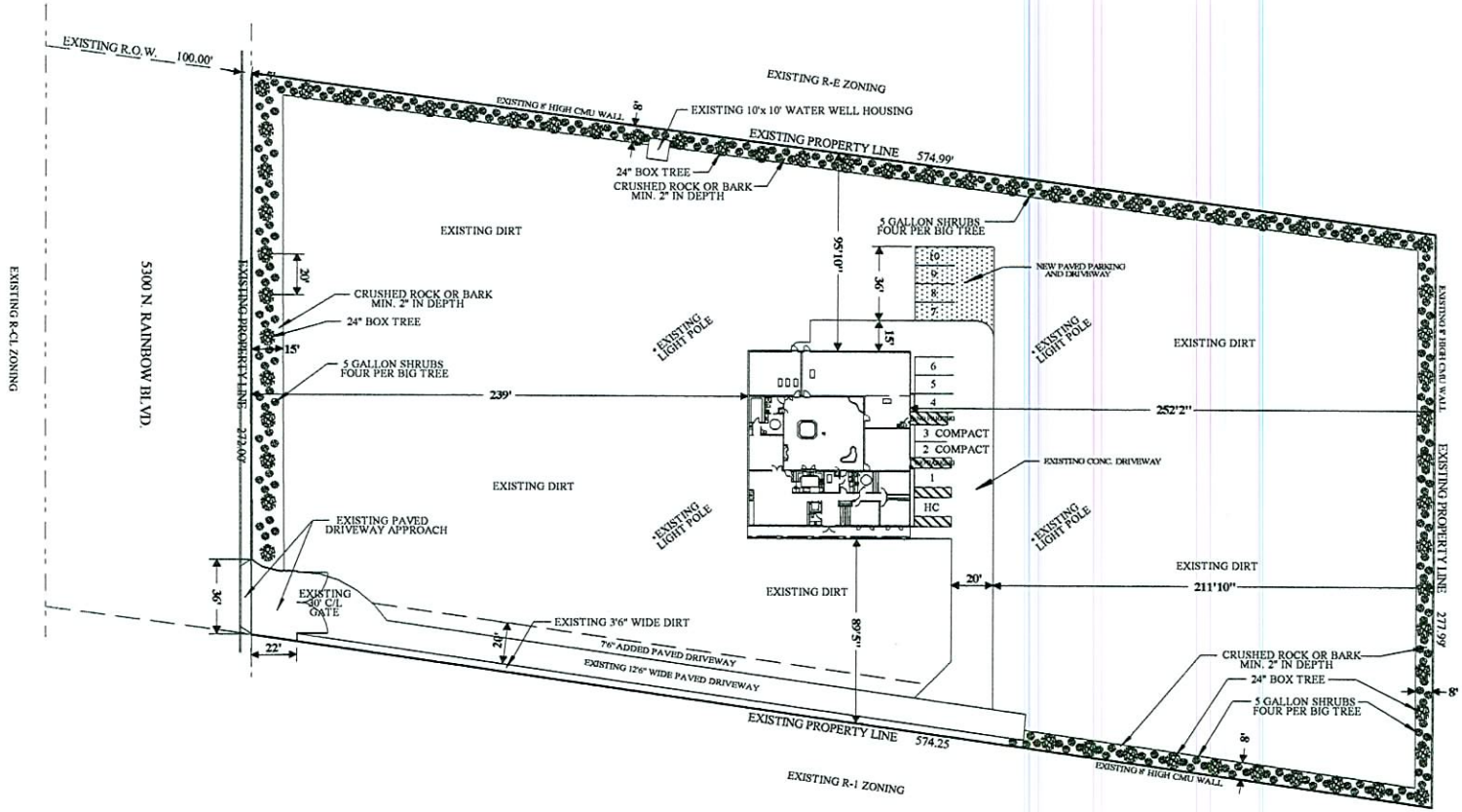
Subscribed and sworn before me

This 21st day of April, 2009

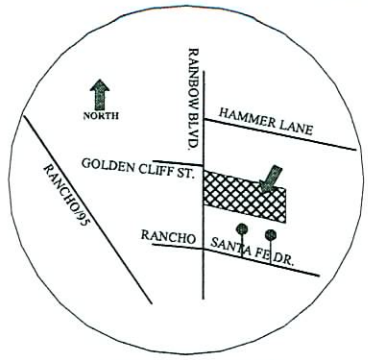
Diana Rae Thomason

Notary Public in and for said County and State

DIANA RAE THOMASON
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 03-20-2010
Certificate No: 94-1277-1



SITE PLAN
SCALE: 1"= 30'



VICINITY MAP
NO SCALE

RIVER OF LIFE MINISTRIES INC.
5300 N. RAINBOW BLVD.
APN 125-35-201-006
3.52 ACRES

JURISDICTION - LAS VEGAS - 89130
ZONING CLASSIFICATION - R-E - RESIDENTIAL ESTATES
USE PERMIT APPLICATION - A3 - CHURCH/PLACE OF WORSHIP

TYPE OF CONSTRUCTION - 5B
OCCUPANT LOAD - 50
OCCUPANCY CLASSIFICATION - A3
FIRE SPRINKLERS - NO
STORIES - 1
HEIGHT - 16'
AREA - 5323 S.F.
NUMBER OF EXITS - 5

PLAN INDEX	
SHEET	DESCRIPTION
	ARCHITECTUAL
A1	SITE PLAN
A2	EXTERIOR ELEVATIONS
A3	EXISTING FLOOR PLAN
A4	NEW FLOOR PLAN
A5	DIMENSION PLAN

THIS PROJECT SHALL COMPLY WITH THE 2006 IRC, IBC, UPC AND UMC, 2005 NEC, & 2006 IECC AND ALL SOUTHERN NEVADA CODE AMENDMENTS

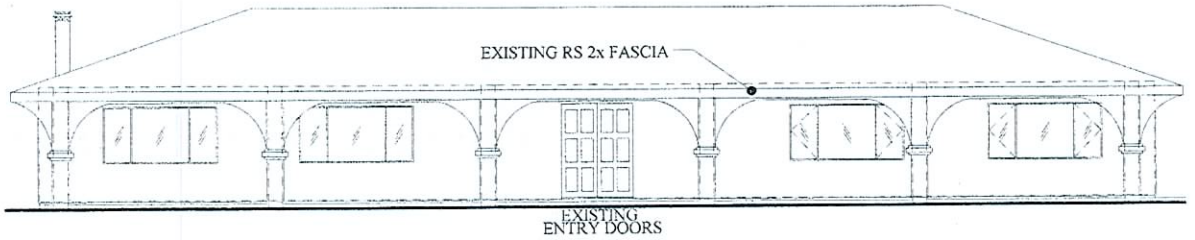
LANDSCAPE LEGEND		
	62	24" BOX - TALL TREE DECIDUOUS OR EVERGREEN EVERY 20' & EA. END OF PLANTER
	248	5 GALLON SHRUB PRIVOT OR JUNIPER FOUR PER TREE
CRUSHED ROCK OR BARK MIN. 2" IN DEPTH GROUND COVER		

SUP-34255
SDR-34254
06/11/09 PC - REVISED

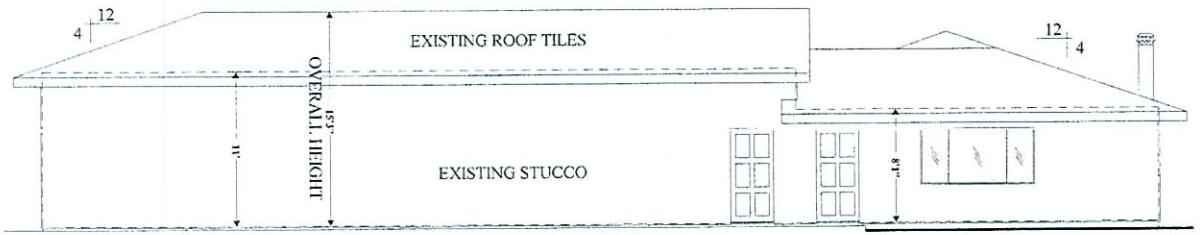
RECEIVED
MAY 11 2009

PLANS DRAWN & PREPARED BY CONTRACTOR:
JERRY RAMSEY CONSTRUCTION INC
4595 N. KEVIN WAY
LAS VEGAS, NEVADA 89129
LIC. NO. 0030551

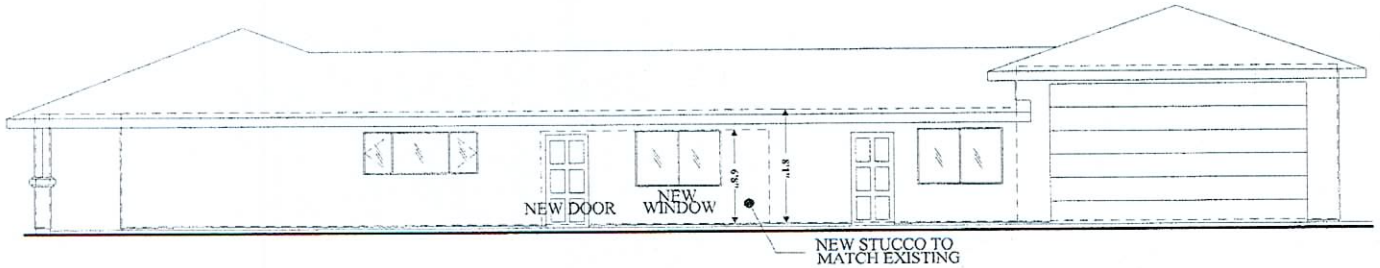
SHEET: A1
PROJECT: RIVER OF LIFE MINISTRIES INC.
USE PERMIT - R-E/RESIDENTIAL ESTATES TO UC/CHURCH OR PLACE OF WORSHIP
LOCATION: 5300 N. RAINBOW BLVD. LAS VEGAS, NEVADA 89130
SHEET TITLE: SITE PLAN
SCALE: 1"= 30'
DATE: MARCH 2009



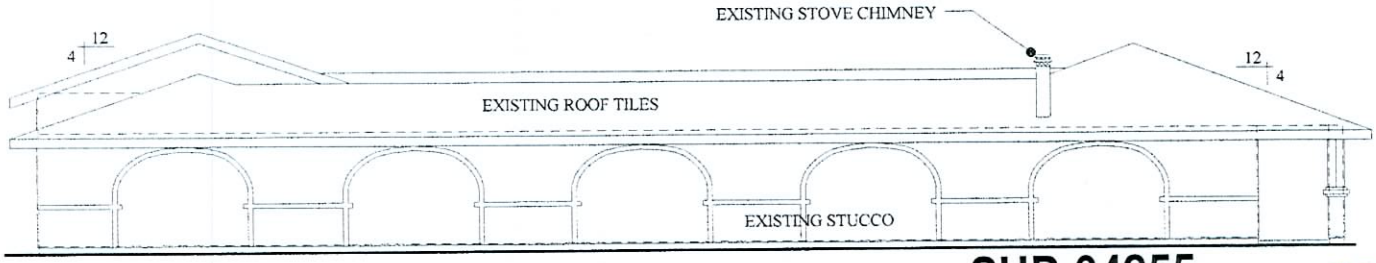
RIGHT ELEVATION
SCALE: 3/16"= 1'- 0"



LEFT ELEVATION
SCALE: 3/16"= 1'- 0"



REAR ELEVATION
SCALE: 3/16"= 1'- 0"



FRONT ELEVATION
SCALE: 3/16"= 1'- 0"

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06/11/09 PC

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PLANS DRAWN & PREPARED BY CONTRACTOR:
JERRY RAMSEY CONSTRUCTION INC
4595 N. KEVIN WAY
LAS VEGAS, NEVADA 89129
LIC. NO. 0039551
APPROVED BY

PROJECT: RIVER OF LIFE MINISTRIES INC.
USE PERMIT - R-E/RESIDENTIAL ESTATES TO U/CHURCH OR PLACE OF WORSHIP
LOCATION: 5300 N. RAINBOW BLVD.
LAS VEGAS, NEVADA 89130
SHEET TITLE: EXTERIOR ELEVATIONS
DATE: MARCH 2009
SCALE: 3/16"= 1'- 0"
SHEET: A2

PLANS DRAWN & PREPARED BY CONTRACTOR

JERRY RAMSEY CONSTRUCTION INC
4595 N. KEVIN WAY
LAS VEGAS, NEVADA 89129
LIC. NO. 0030551

APPROVED BY

PROJECT	RIVER OF LIFE MINISTRIES INC USE PERMIT - R-E/RESIDENTIAL ESTATES TO U/CHURCH OR PLACE OF WORSHIP
LOCATION	5300 N. RAINBOW BLVD. LAS VEGAS, NEVADA 89130
SHEET TITLE	DIMENSION PLAN
DATE	MARCH 2009
SCALE	3/16"= 1'- 0"
SHEET	A5

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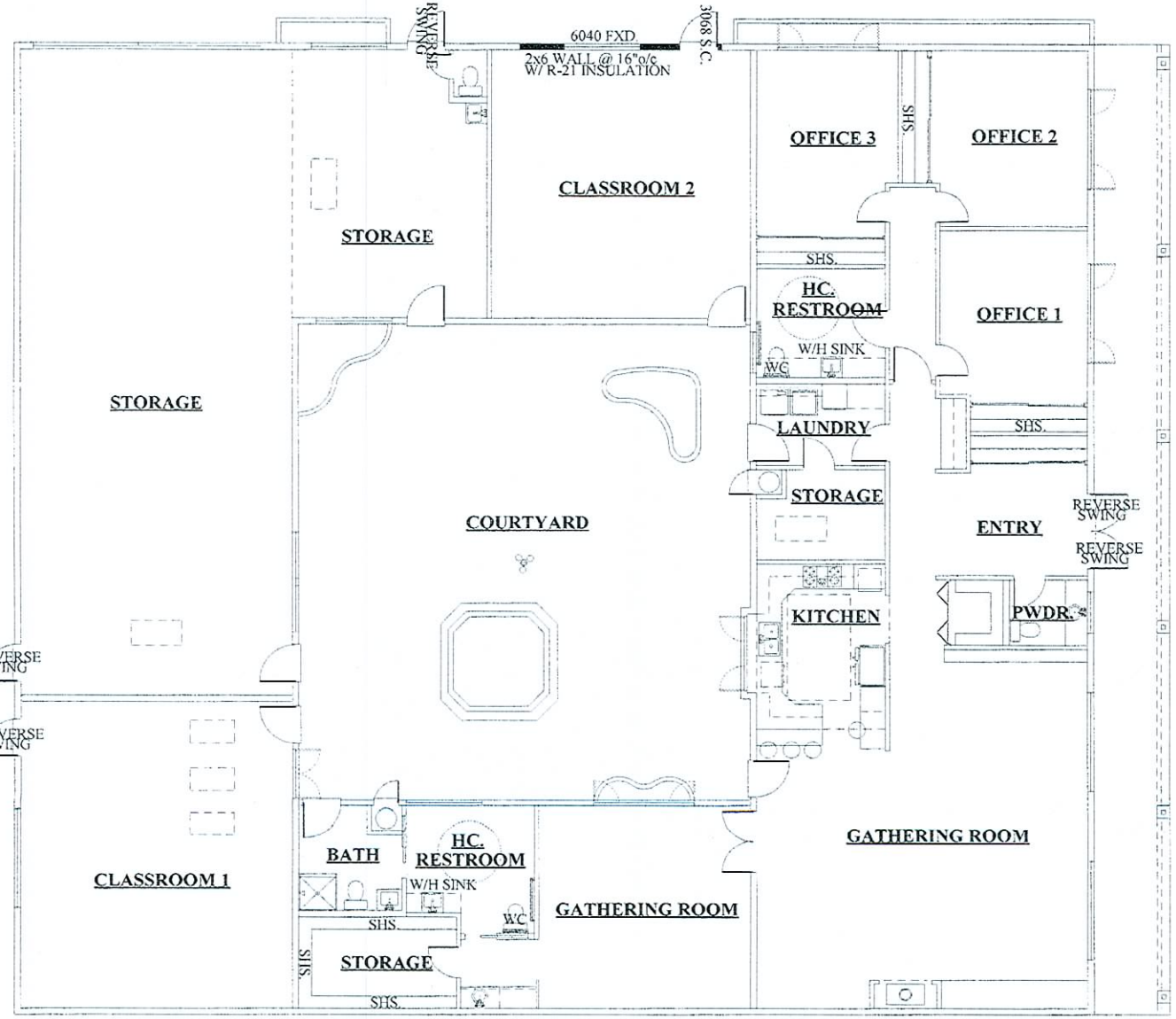
06/11/09 PC

DIMENSION PLAN
SCALE: 3/16"= 1'- 0"



NEW FLOOR PLAN
SCALE: 3/16"= 1'- 0"

EXISTING WALLS - 2x6 EXTERIOR STUDS @ 16"o/c
W/ R-21 INSULATION
2x4 INTERIOR STUDS @ 16"o/c - UNO
2x6 PLUMBING WALLS

NEW WALLS - NOTED

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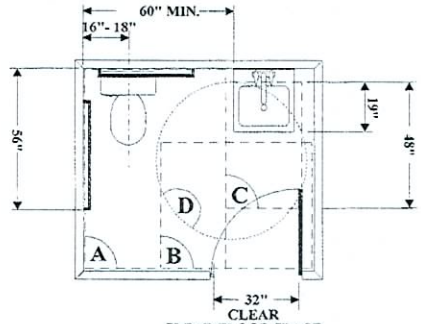
APR 22 2009



CLEAR FLOOR SPACE
SCALE: 1/2"= 1'- 0"

NON-RESIDENTIAL TOILET ROOMS FOR INDIVIDUAL USE
GRAB BARS TO COMPLY WITH ICC/ANSI A117.1-2003 SECTIONS 604.5 - 604.5.2

A CLEAR FLOOR SPACE AT WATERCLOSET.
B CLEAR DOOR SPACE AT DOOR PER ICC/ANSI CHAPTER 4
C CLEAR FLOOR SPACE AT LAVATORY 30"x 48" FOR FORWARD APPROACH AND MAY EXTEND A MAX. OF 19" UNDER THE LAVATORY.
D WHEELCAHAIR TURNING SPACE: 60" DIA. CIRCLE OR T-SHAPE PER ANSI 4.2.3

CLEAR FLOOR SPACE MAY OVERLAP EACH OTHER.

DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE REQUIRED FOR ANY FIXTURE UNLESS THE TOILET ROOM IS FOR INDIVIDUAL USE ONLY OR A CLEAR FLOOR SPACE 30"x 48" IS PROVIDED BEYOND THE ARC OF THE DOOR SWING IN THE TOILET ROOM.

RESTROOMS:

FLOORS TO BE EPOXY-SEALED CONCRETE OR CERAMIC TILES EXTENDED UPWARD ONTO THE WALLS AT LEAST 6" HIGH.

WALLS WITHIN 2 FEET OF URINALS AND WATERCLOSETS TO HAVE A SMOOTH, HARD, NON-ABSORBANT SURFACE TO A HEIGHT OF 4 FEET ABOVE THE FLOOR, EXCEPT FOR STRUCTURAL ELEMENTS. THE MATERIAL USED SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.

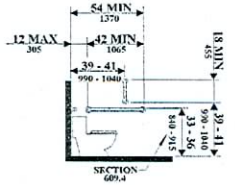


FIG. 604.5.1
SCALE: 1/4"= 1'- 0"
SIDE WALL GRAB BAR FOR WATER CLOSET

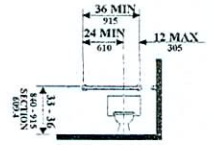


FIG. 604.5.2
SCALE: 1/4"= 1'- 0"
REAR WALL GRAB BAR FOR WATER CLOSET

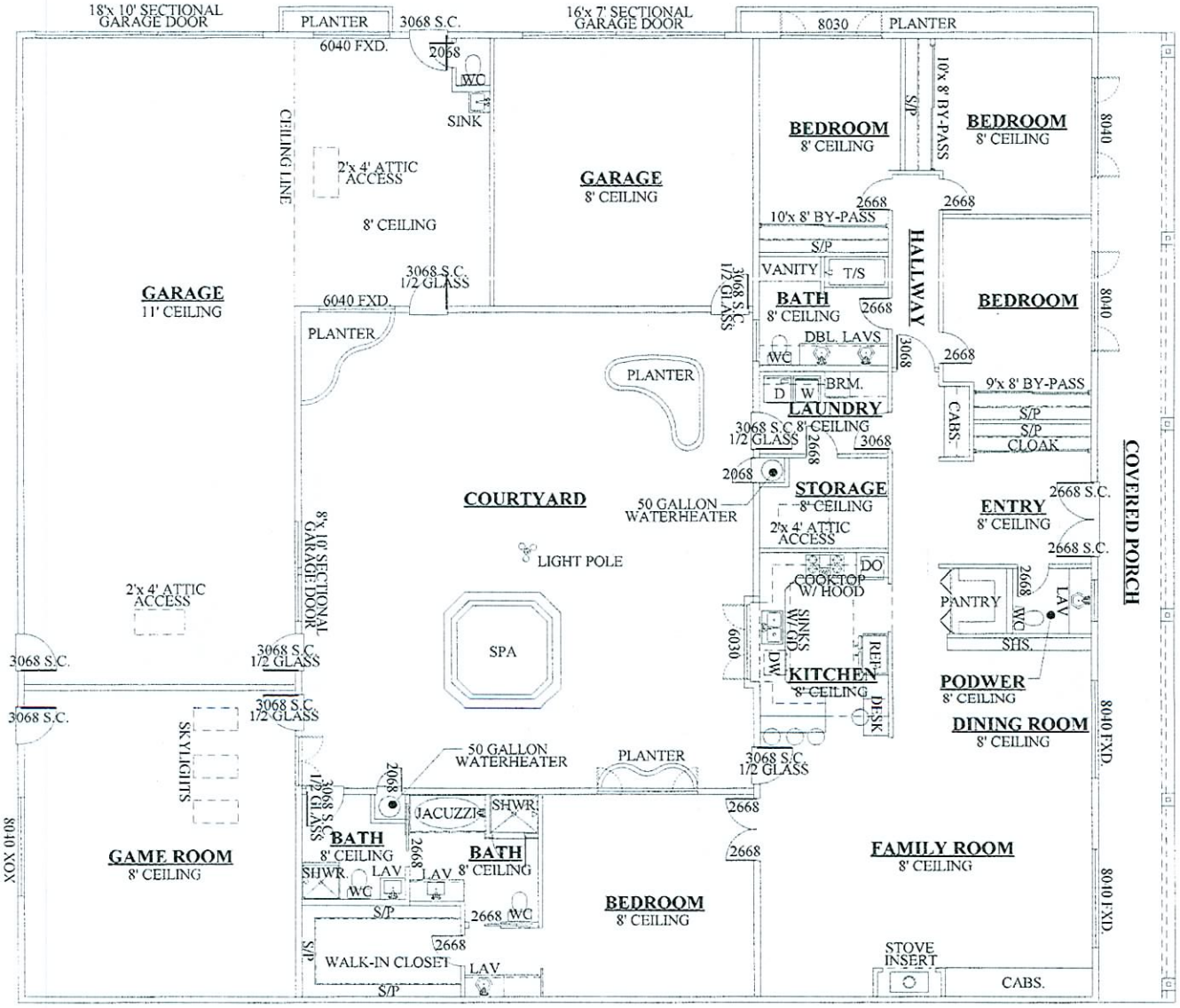
OFFICES	612 S.F.
GATHERING ROOMS	1011 S.F.
CLASSROOMS	1044 S.F.
STORAGE AREAS	1709 S.F.
REMAINING AREAS	937 S.F.
TOTAL CHURCH AREA	5313 S.F.

COURT YARD	1370 S.F.
COVERED PORCH	470 S.F.
TOTAL	1840 S.F.

OVERALL TOTAL 7153 S.F.

PLANS DRAWN & PREPARED BY CONTRACTOR
JERRY RAMSEY CONSTRUCTION INC
4595 N. KEVIN WAY
LAS VEGAS, NEVADA 89129
LIC. NO. 0030851
APPROVED BY:

PROJECT: RIVER OF LIFE MINISTRIES INC.
USE PERMIT - R-E RESIDENTIAL ESTATES TO U/CHURCH OR PLACE OF WORSHIP
LOCATION: 5300 N. RAINBOW BLVD.
LAS VEGAS, NEVADA 89130
SHEET TITLE: NEW FLOOR PLAN
DATE: MARCH 2009
SCALE: 3/16"= 1'- 0"
SHEET: A4



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EXISTING FLOOR PLAN
SCALE: 3/16"= 1'- 0"

LIVING AREA	3320 S.F.
GARAGES	1993 S.F.
COURT YARD	1370 S.F.
COVERED PORCH	470 S.F.
TOTAL	7153 S.F.

PLANS DRAWN & PREPARED BY CONTRACTOR:
JERRY RAMSEY CONSTRUCTION INC
4595 N. KEVIN WAY
LAS VEGAS, NEVADA 89129
LIC. NO. 0030551
APPROVED BY

PROJECT: RIVER OF LIFE MINISTRIES INC
USE PERMIT - R-E RESIDENTIAL ESTATES TO CHURCH OR PLACE OF WORSHIP
LOCATION: 5300 N. RAINBOW BLVD
LAS VEGAS, NEVADA 89130
SHEET TITLE: EXISTING FLOOR PLAN
DATE: MARCH 2009
SCALE: 3/16"= 1'-0"
SHEET: A3