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GURDWARA BABA DEEP SINGH JI (SHAHEED)

6341 W. Lone Mountain Rd. • Las Vegas, NV 89130 • Telephone: (702) 839-1890

(Contributions Tax Exemption No. 88-0395798)

www.lasvegassgurdwara.com

March 15, 2010

Revised April 23, 2010

City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, NV 89101

Subject: *Gurdwara Baba Deep Singh (Sikh Temple) 6341 W Lone Mountain Road
Site Development Plan Review, Special Use Permit for Extension and Waiver
in Development Standards
APN Numbers 138-02-501-002 & 138-02-501-014*

To Whom It May Concern:

On behalf of Las Vegas Sikh Community, we respectfully submit the subject application for your consideration. The proposed site currently Zoned R-E is approximately 3.12 Acre, generally located on 6341 W Lone Mountain Road and is bordered by a Baptist Church and Single Family Residence to the East, A Vacant Lot and Four Single Family Residences to the West, Lone Mountain Road to the North and Kraft Avenue to the South.

We intend to extend the existing Sikh Temple as necessitated by the growth of Sikh Community in Las Vegas area. The extension includes Building of approx. 5,300 sq. ft prayer hall. Ancillary facilities to the religious activities such as formal education programs, community kitchen and other recreational as well as social activities will constitute total proposed building area of approximately 24,200 sq. ft. The proposed extension shall be undertaken two phases as shown on plans. The proposed extension justifies Title 19 requirements in the following manner-

- 1) The site is suitable for type and intensity of the land use proposed.
- 2) The Proposed development is compatible with the Current Zoning and adjacent development
- 3) Site is directly accessed from Lone Mountain Road and do not negatively impact adjacent roadways and /or traffic. Onsite circulation also meets fire department standards
- 4) Building and landscaping materials are intended to blend with the surroundings.
- 5) Building design will create an aesthetically pleasing and desirable structure in the neighborhood
- 6) The overall design will meet with the public health, safety, welfare to the surrounding area as well as meet overall objectives of the City's General Plan, Policies and Standards.

A waiver in development standards is also requested for an existing concrete sidewalk, in the landscape area on west side of property, leading to the existing opening in the wall into the residence where the priest is living. A gate will be added in the opening.

Should you have any further questions, please do not hesitate to call at 702-287-0347

Sincerely,
Gurdwara Baba Deep Singh, Inc.

Sukhjot "Tony" Singh
President

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SDR-37929
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