

SUP-53303
SDR-53302
REVISED



Date: February 17, 2014; Revised April 16, 2014

City of Las Vegas
Department of Planning
333 No. Rancho Drive
Las Vegas, Nevada 89106

Attn: Yorgo Kagafas, AICP
Senior Planner

RE: Christian Living Word Church (APN 162-06-510-006)
1202 Vista Drive
Justification Letter

On behalf of Christian Living Word Church, Horizon Consultants of Nevada would like to request your review and approval of a Site Development Plan Review (SDR) and a Special Use Permit (SUP) to allow for a new building. The existing facility will only be used for a storage area for the worship facility.

The property owner is requesting construction of a 4500 square foot wood frame structure independent of the existing worship building. The chapel area consist of 2100 square feet and will be removable seating (folding chairs). The proposed building will require 21 parking stalls. These stalls will be restriped to allow for a handicapped stall. There is no permanent seating in this area.

The fire access will be a 20' wide lane along the north side of the existing site and will be required to access the existing public alley along the north side of the property. A crash gate will be required along the north property line as indicated on the Site Development Plan.

The site will be landscaped along both the north and south property lines with 5 gallon shrubs as indicated on the landscape plan. The interior islands will consist of 5 gallon shrubs and 24" box trees. Due to the site constraints the island that should be provided at every six spaces has been eliminated. The east property line will consist of 15 feet of landscaping having both the 5 gallon shrubs and the 24" box trees.

The existing facility has a septic system which will be abandoned and new sewer service will be provided via the existing public main south of the property.

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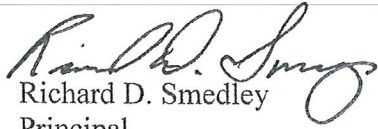
HORIZON CONSULTANTS OF NEVADA 1895 NO. MICHAEL WAY, LAS VEGAS, NEVADA 89108
PHONE 702-427-9350 FAX 702-347-4846

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Should you need any additional information please feel free to call us at 702-427-9350.

Sincerely,



Richard D. Smedley

Principal

Horizon Consultants of Nevada

1895 Michael Way

Las Vegas, Nevada 89108

Ph. 702-427-9350 Fax. 702-347-4846

Cc: James Brewer, P.E.

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