



January 29, 2013

LAS VEGAS
CITY COUNCIL

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CITY MANAGER

Mr. Dan Winckler
The Word Alive Church
2412 Tam Drive
Las Vegas, Nevada 89102

RE: SDR-47310 – SITE DEVELOPMENT PLAN REVIEW
RELATED TO SUP-47311
CITY COUNCIL MEETING OF JANUARY 13, 2013

Dear Mr. Winckler:

The City Council at a regular meeting held January 23, 2013, APPROVED the request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF AN EXISTING 4,800 SQUARE-FOOT MULTI-FAMILY RESIDENTIAL COMPLEX TO A HOUSE OF WORSHIP WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN SETBACK AND ARCHITECTURAL DESIGN STANDARDS on 0.16 acres at 2412 Tam Drive (APN 162-04-811-038), R-4 (High Density Residential) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on January 24, 2013. This approval is subject to:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-47311) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. 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, landscape plan, and building elevations, date stamped 10/25/12, except as amended by conditions herein.
4. A Waiver from Downtown Centennial Plan Section VII.G.1 is hereby approved, to allow a front yard setback of 11 feet where 70 percent of the front façade is required along the front property line.
5. A Waiver from Downtown Centennial Plan Section VII.G.5 is hereby approved, to allow an existing building without an articulated design using arcades, awnings and canopies at the main entry where such features are required, to allow existing mechanical equipment visible from Tam Drive where screening is required and to allow the existing building to not carry architectural details around all sides of the building where such is required.

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6. 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 Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
10. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Casa de Luz
2412 Tam Drive
Las Vegas, Nevada 89102

Mr. Steve Evans
1705 Cochran Avenue
Las Vegas, Nevada 89102