



**LAS VEGAS
CITY COUNCIL**

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cityoflasvegas
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February 18, 2021

Ms. Loretta Coleman
Cogic Faith Temple True Holiness
c/o /s & M Tanner
300 Perkins Circle
Las Vegas, Nevada 89106

**RE: 20-0336-VAR1, 20-0336-SUP1 AND 20-0336-SDR1
CITY COUNCIL MEETING OF FEBRUARY 17, 2021**

Dear Ms. Coleman:

The City Council at a regular meeting held on **February 17, 2021** voted to **APPROVE** the following Land Use Entitlement project requests on 0.16 acres at 903 and 907 West Adams Avenue and 906 West Washington Avenue (APNs 139-28-609-005, 006, and 013), R-1 (Single Family Residential) Zone, Ward 5 (Crear).

- **20-0336-VAR1** - TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A 16-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, AND A FOUR-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 50 FEET IS REQUIRED.
- **20-0336-SUP1** - FOR A PROPOSED 2,670 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP USE.
- **20-0336-SDR1** - FOR A PROPOSED 1,377 SQUARE-FOOT ADDITION TO AN EXISTING 1,293 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS.

20-0336-VAR1 approval is subject to the following conditions:

Planning

1. A Variance is hereby approved to allow the continuation of an existing legal-nonconforming 4.5-foot setback where five feet is required.
2. A Variance is hereby approved to allow a proposed 16-foot front yard setback where 20 feet is required.

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3. A Variance is hereby approved to allow a 4.5-foot residential adjacency setback from the western property line for a proposed trash enclosure where 50 feet is required.
4. A Variance is hereby approved to allow a 4.5-foot residential adjacency setback from the western property line for building height where 51 feet is required.
5. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0336-SUP1) and Site Development Plan Review (20-0336-SDR1) shall be required, if approved.
6. 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.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

20-0336-SUP1 approval is subject to the following conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Church/House of Worship use.
2. Approval of and conformance to the Conditions of Approval for Variance 20-0336-VAR1) and Site Development Plan Review (20-0336-SDR1) shall be required, if approved.
3. Uses such as thrift shops, homeless shelters, and other similar activities may not be conducted and are not eligible for approval as part of this Special Use Permit application.

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4. 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.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

20-0336-SDR1 approval is subject to the following conditions:

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1. Approval of and conformance to the Conditions of Approval for Variance (20-0336-VAR1) and Special Use Permit (20-0336-SUP1) 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 11/23/20, except as amended by conditions herein.
4. A Waiver from Title 19.06 is hereby approved, to allow a zero-foot-wide landscape buffer along the southern property line where 15 feet is required.
5. A Waiver from Title 19.06 is hereby approved, to allow zero-foot-wide landscape buffers along portions of the western and eastern property lines where eight feet is required.
6. An Exception from Title 19.06 is hereby approved, to allow one parking lot tree where five are required.
7. An Exception from Title 19.06 is hereby approved, to allow 22 trees where 37 are required within the perimeter landscape buffers on the property.

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8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
11. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
12. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

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

Public Works

16. The sidewalk on Owens Avenue and Washington Avenue adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
17. The gate on Washington Avenue shall be primarily for emergency access only.
18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

The Las Vegas City Council requires that you or your representative be present at this meeting.

Sincerely,



Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Ms. Loretta Coleman, Pastor
907 West Adams Avenue
Las Vegas, Nevada 89106

Mr. David Strait
DW Strait Architecture
1223 Heather Oaks Way
North Las Vegas, Nevada 89031

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