

FILE HISTORY

[illegible]

FILE NO.:

Z-0047-02

PROPERTY OWNERS

PROTESTS

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APPROVALS

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FILE NO.: _____

Telephone Protest/Approval Log

Meeting Date: 7/25/02

Case Number: 2-0047-02

Date: 7/25/02
Name: Toni McElroy
Address: 10639 Shifting Breeze Ave
89129
Phone: 256-6476
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

7.25.02 PL
2-0047-02 P
READ INTO RECORD

Telephone Protest/Approval Log

Meeting Date: 7/25/02

Case Number: Z-0047-02

Date: 7/25/02
Name: Kathy Speece
Address: 10638 Shifting
Brengle Avenue
Phone: 233-8860
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

RECEIVED LATE

Z-0047-02
P

TELEPHONE COMMUNICATION LOG

DATE	PERSON & NUMBER CALLED	P&D STAFF PERSON CALLING

NATURE OF CALL:

RESPONSE OF CALL:

FILE NUMBER: _____

Pre-Application Conference				CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Included in Application Submittal	
Item Required		Item Submitted				YES	NO
YES	NO	YES	NO				
APPLICATION							
☒	☐	☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		☐	☐
☒	☐	☒	☐	Grant deed and legal description		☐	☐
☒	☐	☒	☐	<i>Detailed</i> justification letter		☐	☐
☒	☐	☐	☒	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		☐	☐
☒	☐	☐	☒	Full size, rolled, color copy of <i>all</i> plans and elevations		☐	☐
☒	☐	☐	☒	Correct fee(s): \$ <u>625</u> \$ <u>25</u> <i>per Addition Acreage</i>		☐	☐
☒	☐	☒	☐	Statement of Financial Interest		☐	☐
☐	☒	☐	☒	Development Impact Notice and Assessment (DINA)		☐	☐
SITE PLAN							
☒	☐	☒	☐	11" x 17" min. to 24" x 36" max. page size		☐	☐
☒	☐	☒	☐	North arrow, scale, and vicinity map		☐	☐
☒	☐	☒	☐	<i>All</i> property lines and present dimensions labeled		☐	☐
☒	☐	☒	☐	<i>All</i> building setbacks labeled		☐	☐
☒	☐	☒	☐	<i>All</i> adjacent existing land uses and street names labeled		☐	☐
☒	☐	☒	☐	<i>All</i> points of ingress and egress shown		☐	☐
☒	☐	☒	☐	ADA accessibility requirements shown/labeled		☐	☐
☒	☐	☒	☐	Parking standard(s) utilized: _____		☐	☐
☒	☐	☒	☐	Parking space count and typical dimensions labeled #regular #compact #handicap Total		☐	☐
☐	☒	☐	☒	<i>All</i> free-standing sign locations shown and heights and sizes noted		☐	☐
LANDSCAPE PLAN <i>- Not Needed</i>							
☐	☐	☐	☐	11" x 17" to 24" x 36" page size		☐	☐
☐	☐	☐	☐	North arrow, scale, and vicinity map		☐	☐
☐	☐	☐	☐	<i>All</i> property lines and present dimensions labeled		☐	☐
☐	☐	☐	☐	<i>All</i> required perimeter landscape planters shown; min. width(s): _____		☐	☐
☐	☐	☐	☐	<i>All</i> required parking lot fingers/islands shown		☐	☐
☐	☐	☐	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and groundcover		☐	☐
BUILDING ELEVATIONS							
☐	☐	☐	☐	11" x 17" min. to 24" x 36" max. page size		☐	☐
☐	☐	☐	☐	Scale and building dimensions labeled		☐	☐
☐	☐	☐	☐	North, south, east, and west elevations of <i>all</i> buildings		☐	☐
☐	☐	☐	☐	<i>All</i> building materials and colors noted		☐	☐
☐	☐	☐	☐	8" x 10" photo of original color and material board		☐	☐
☐	☐	☐	☐	<i>All</i> wall sign locations shown and sizes noted		☐	☐
FLOOR PLANS							
☐	☐	☐	☐	11" x 17" min. to 24" x 36" max. page size		☐	☐
☐	☐	☐	☐	Scale and building dimensions labeled		☐	☐
☐	☐	☐	☐	<i>All</i> building entrances/exits shown		☐	☐
☐	☐	☐	☐	Use of <i>all</i> rooms noted/labeled		☐	☐

THIS FORM **MUST** ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: _____ Application Type: Rezoning

APN: _____ Location: 612 Madison

Planner: TROY JESCHKE Pre-App Meeting Date: 15 MAY 02

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0047-02

REQUEST BY PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST FOR A REZONING FROM: R-4 (HIGH DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO C-V (CIVIC), R-3 (MEDIUM DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO C-V (CIVIC), AND R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-V (CIVIC) ON APPROXIMATELY 2.9 ACRES NORTH OF ADAMS, EAST OF "G" STREET (APN: 139-27-201-001, 139-27-210-008, 009, 010, 030, 031, 032, 033, 034, 044, 049, AND 072), WARD 5 (WEEKLY).

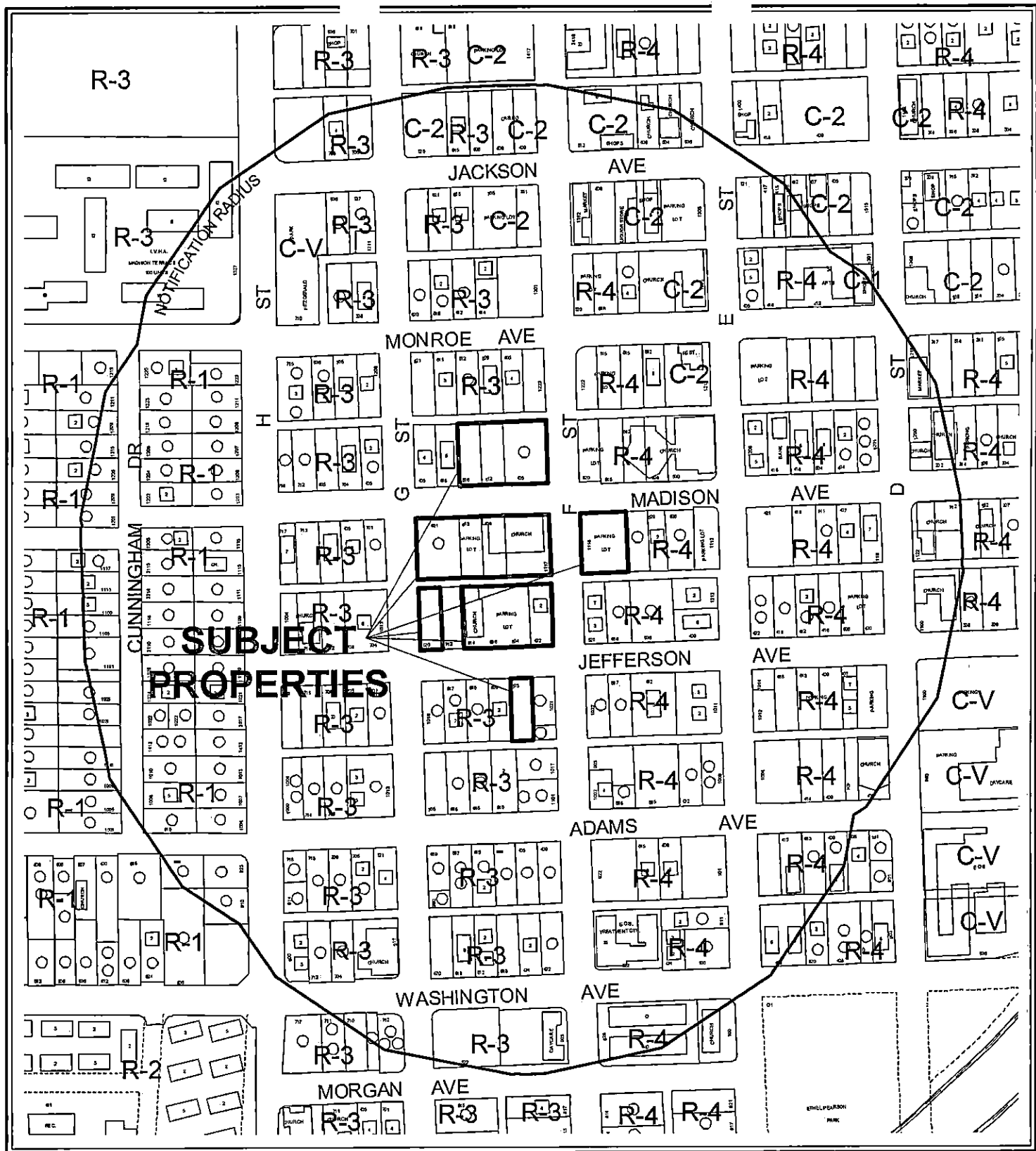
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **Z-0047-02**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL) UNDER
RESOLUTION OF INTENT TO C-V (CIVIC),
AND R-3 (MEDIUM DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0047-02

REQUEST BY PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST FOR A REZONING FROM: R-4 (HIGH DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO C-V (CIVIC), R-3 (MEDIUM DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO C-V (CIVIC), AND R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-V (CIVIC) ON APPROXIMATELY 2.9 ACRES NORTH OF ADAMS, EAST OF "G" STREET (APN: 139-27-201-001, 139-27-210-008, 009, 010, 030, 031, 032, 033, 034, 044, 049, AND 072), WARD 5 (WEEKLY).

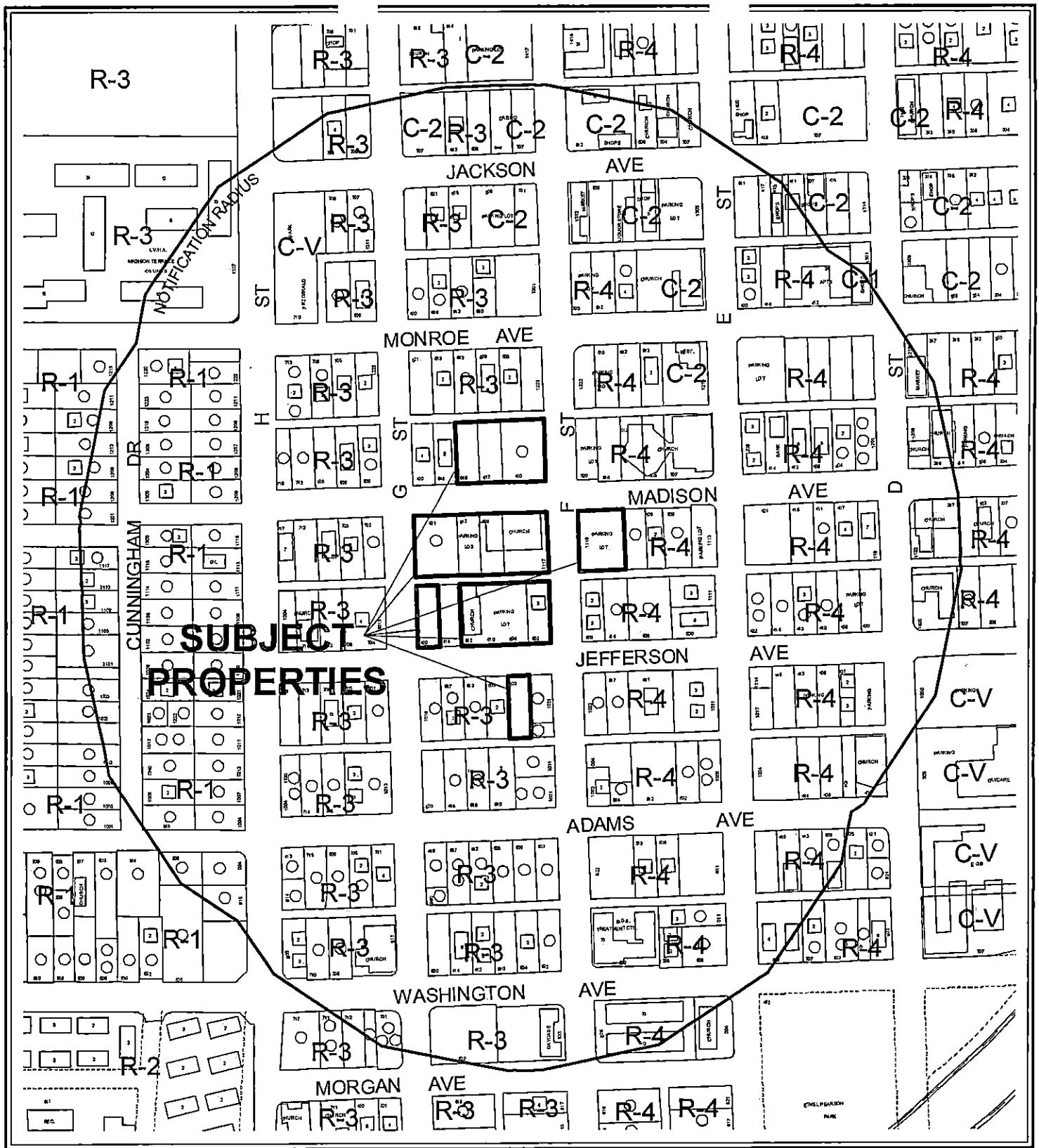
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

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JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: Z-0047-02

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL) UNDER
RESOLUTION OF INTENT TO C-V (CIVIC),
AND R-3 (MEDIUM DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 200 400 Feet



NOTICE OF PUBLIC HEARING

GENERAL PLAN AMENDMENT

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

GPA-0022-02

REQUEST BY PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST TO AMEND A PORTION OF THE WEST LAS VEGAS PLAN FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITY) ON APPROXIMATELY 2.9 ACRES NORTH OF ADAMS, EAST OF "G" STREET (APN: 139-27-201-001, 139-27-210-008, 009, 010, 030, 031, 032, 033, 034, 044, 049, AND 072), WARD 5 (WEEKLY).

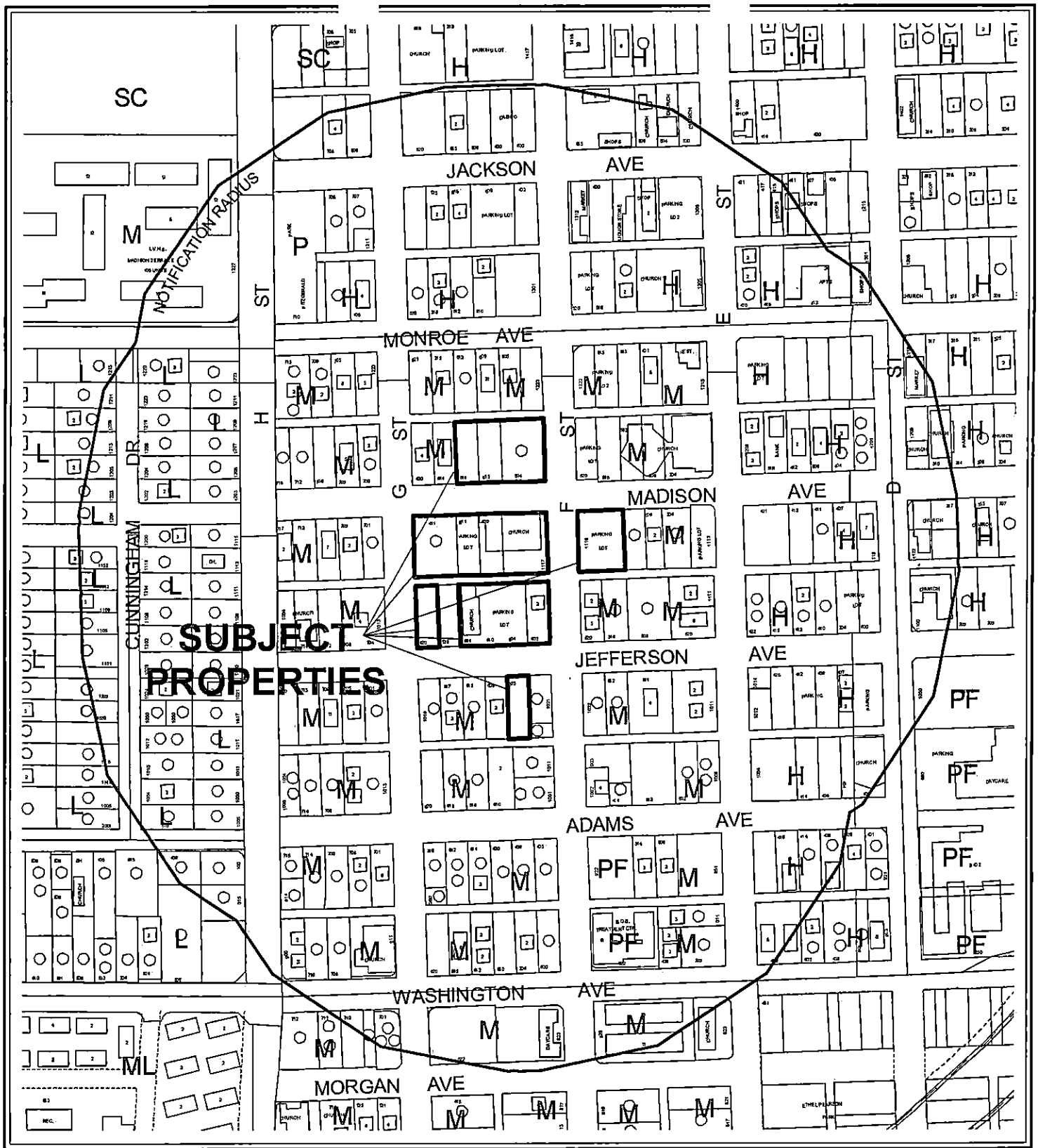
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JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

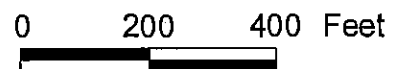


CASE: GPA-0022-02

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

PROPOSED TO: PF (PUBLIC FACILITY)



NOTICE OF PUBLIC HEARING

GENERAL PLAN AMENDMENT

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

GPA-0022-02

REQUEST BY PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST TO AMEND A PORTION OF THE WEST LAS VEGAS PLAN FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITY) ON APPROXIMATELY 2.9 ACRES NORTH OF ADAMS, EAST OF "G" STREET (APN: 139-27-201-001, 139-27-210-008, 009, 010, 030, 031, 032, 033, 034, 044, 049, AND 072), WARD 5 (WEEKLY).

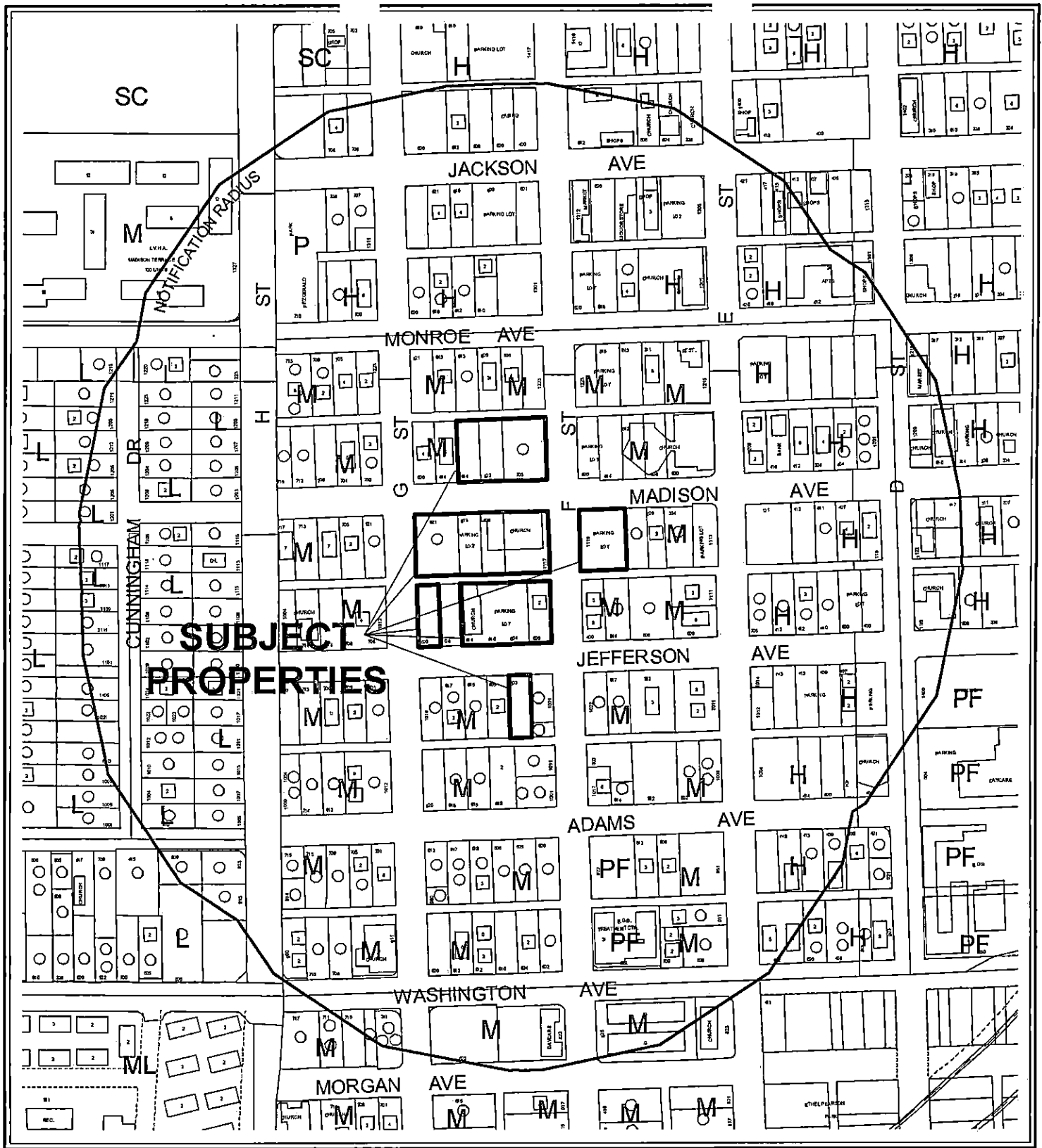
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JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: GPA-0022-02

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

PROPOSED TO: PF (PUBLIC FACILITY)

0 200 400 Feet



NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: JULY 27, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0047-02(1)

REQUEST BY PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST FOR A SITE DEVELOPMENT PLAN REVIEW AND A REDUCTION IN THE REQUIRED ON-SITE LANDSCAPING FOR AN OFF-SITE PARKING LOT ON 0.33 ACRES AT 612 AND 616 MADISON AVENUE (APN: 139-27-210-008 AND 009), R-3 (MEDIUM DENSITY RESIDENTIAL) ZONE [PROPOSED: C-V (CIVIC)], WARD 5 (WEEKLY).

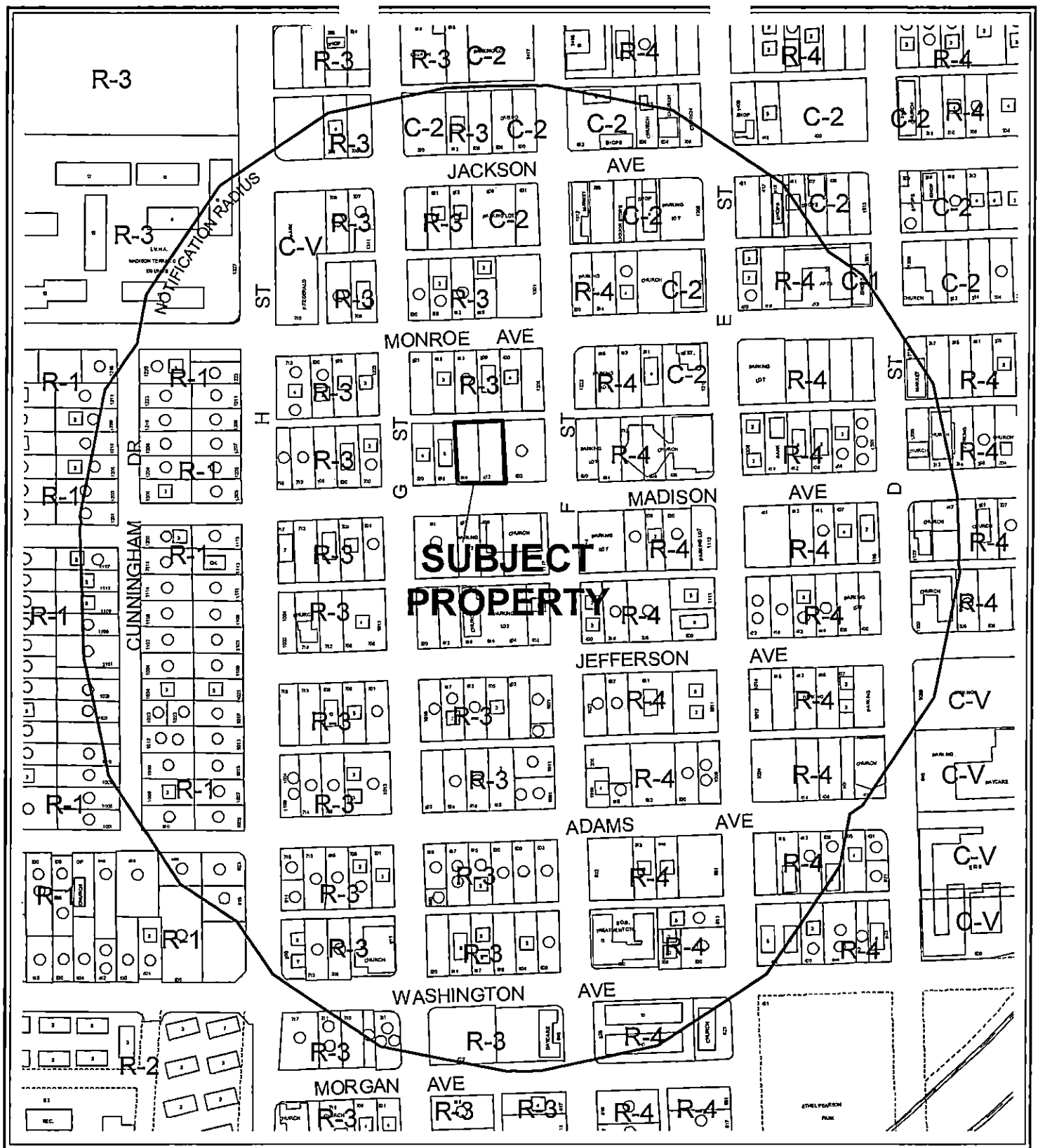
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JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: Z-0047-02(1)

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 200 400 Feet



NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: JULY 27, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0047-02(1)

REQUEST BY PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST FOR A SITE DEVELOPMENT PLAN REVIEW AND A REDUCTION IN THE REQUIRED ON-SITE LANDSCAPING FOR AN OFF-SITE PARKING LOT ON 0.33 ACRES AT 612 AND 616 MADISON AVENUE (APN: 139-27-210-008 AND 009), R-3 (MEDIUM DENSITY RESIDENTIAL) ZONE [PROPOSED: C-V (CIVIC)], WARD 5 (WEEKLY).

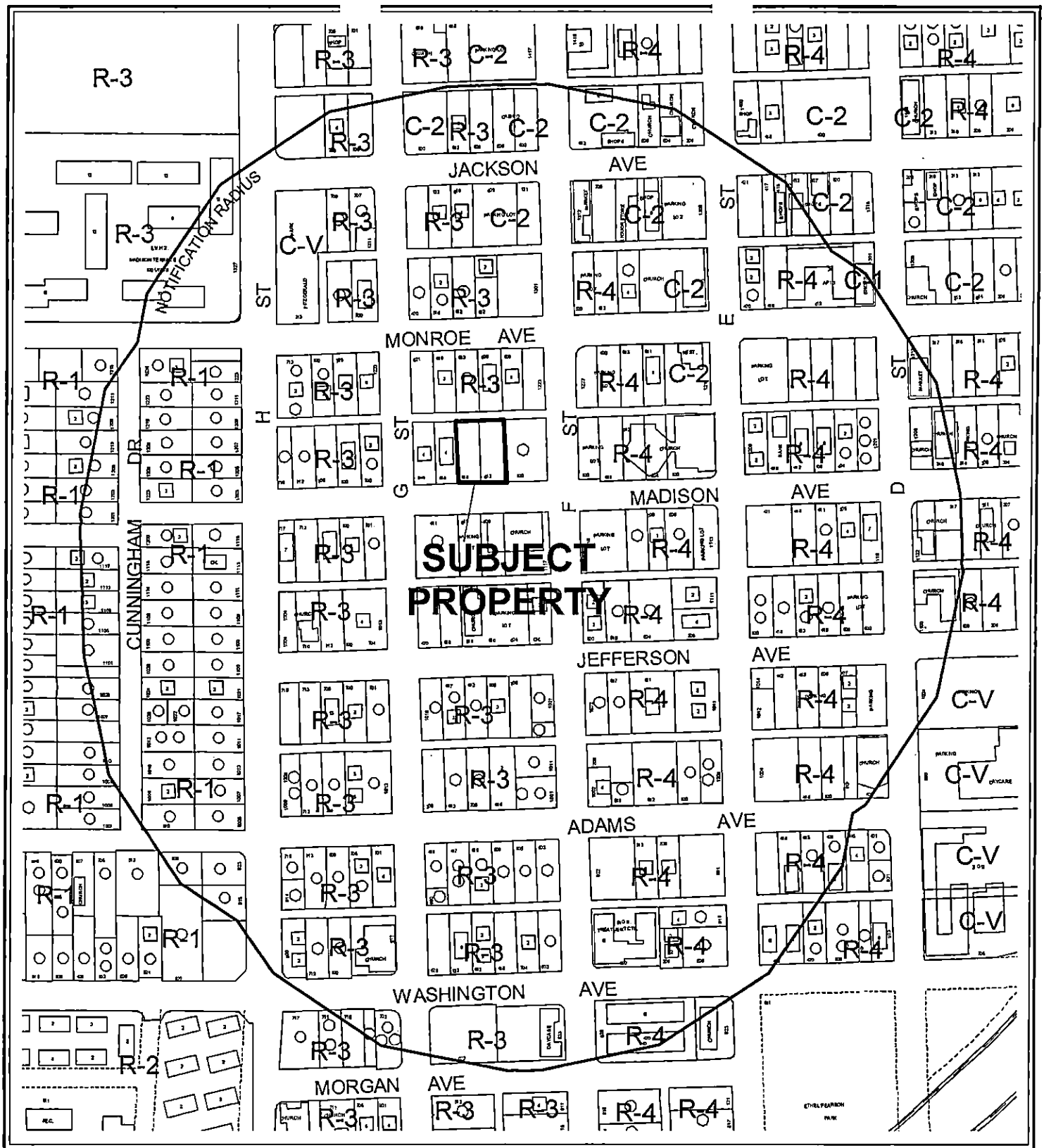
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PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: Z-0047-02(1)

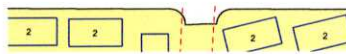
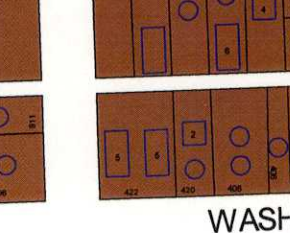
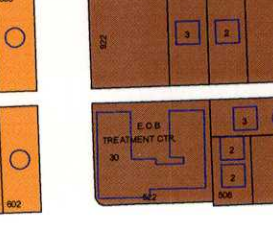
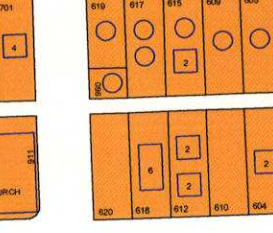
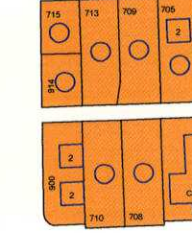
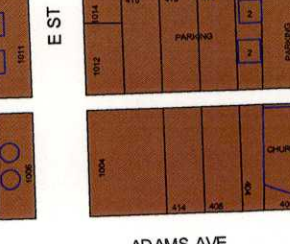
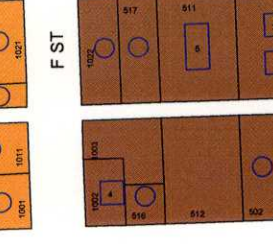
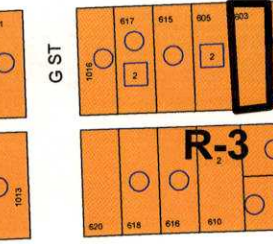
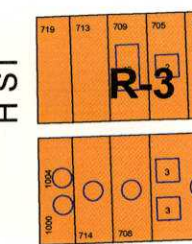
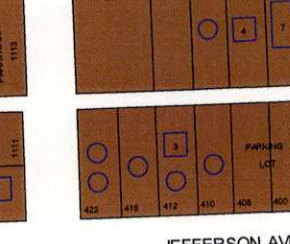
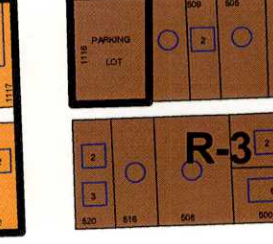
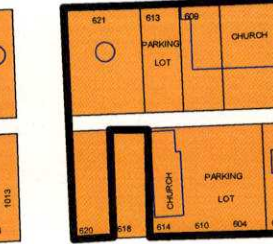
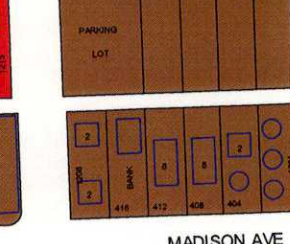
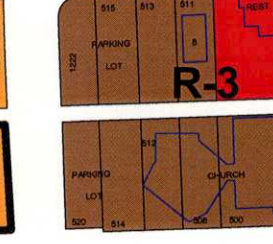
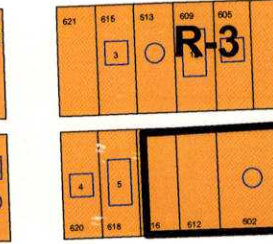
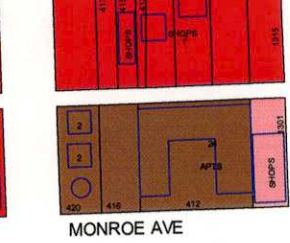
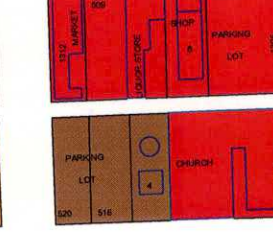
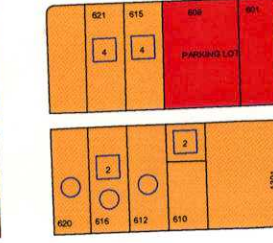
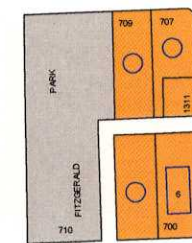
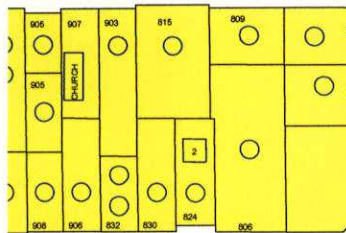
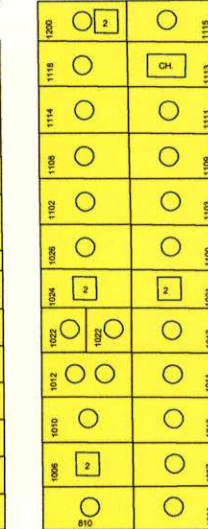
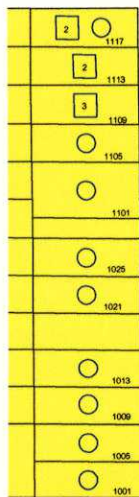
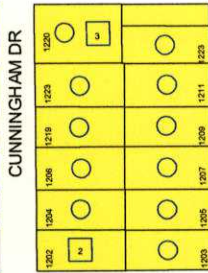
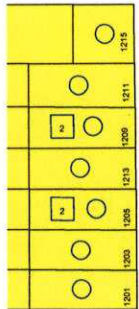
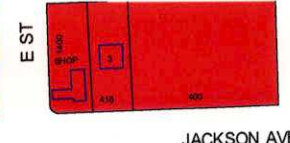
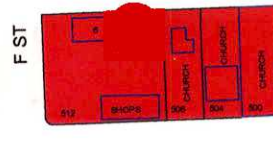
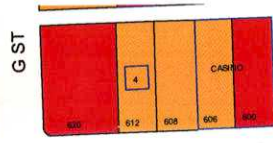
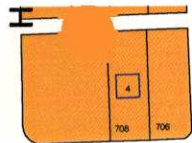
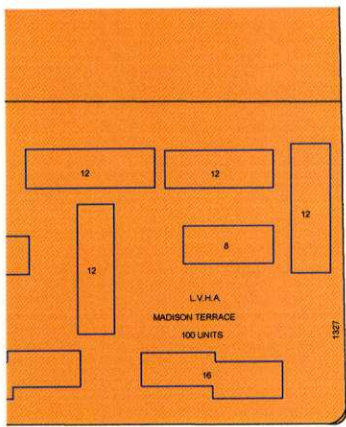
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 200 400 Feet





PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST

GPA-0022-02

Z-0047-02

0 200 400 Feet



STAFF

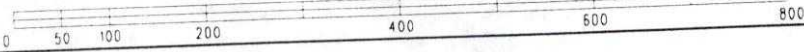
Z-0047-02(1)

7-25-02 PC

NOTES

This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained
 from the Road Document Listing in the Assessor's Office.
 This map is compiled from official records, including surveys and deeds,
 but only contains the information required for assessment. See the
 recorded documents for more detailed legal information.

SCALE IN FEET



AVERAGE
DA VALUE
38

ASSESSOR'S PARCELS
M. W. Schofiel

MAP LEGEND

- PARCEL BOUNDARY
- SUBD BOUNDARY
- ROAD EASEMENT
- PM/LD BOUNDARY
- NON-PARCEL LOT LINE
- MATCH LINE / LEADER LINE
- 000 ROAD ID NUMBER

STAFF

GPA-0022-02
 Z-0047-02
 Z-0047-02(1)
 7-25-02 PC





MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

ACTING CITY MANAGER
DOUGLAS A. SELBY

August 26, 2002

Mr. Leon Smith
Pentecostal Temple C.O.G.I.C
1117 North "F" Street
Las Vegas, Nevada 89106

RE: Z-0047-02 - REZONING
CITY COUNCIL MEETING OF AUGUST 21, 2002
Related to GPA-0022-02 and Z-0047-02(1)

Dear Mr. Smith:

The City Council at a regular meeting held August 21, 2002 APPROVED the request for a Rezoning FROM: R-4 (High Density Residential) under Resolution of Intent to C-V (Civic), R-3 (Medium Density Residential) under Resolution of Intent to C-V (Civic), and R-3 (Medium Density Residential) TO: C-V (Civic) on approximately 2.9 acres north of Adams, east of "G" Street (APN: 139-27-201-001, 139-27-210-008, 009, 010, 030, 031, 032, 033, 034, 044, 049, and 072). The Notice of Final Action was filed with the Las Vegas City Clerk on August 22, 2002. This approval is subject to:

Planning and Development

1. Approval of a General Plan Amendment by the City Council to a PF (Public Facility) land use designation for the subject parcels.
2. A Resolution of Intent with a two-year time limit.
3. The application shall be amended to delete APN: 139-27-210-072 from the Rezoning request.
4. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

5. Dedicate a 20 foot radius on the northwest corner of Madison Avenue and "F" Street, a 20 foot radius at the southwest corner of Madison Avenue and "F" Street, a 20 foot radius at the northwest corner of Jefferson Avenue and "F" Street, a 20 foot radius at the southeast corner of Madison Avenue and "F" Street, a 20 foot radius at the southeast corner of Madison Avenue and "G" Street, and a 20 foot radius at the northeast corner of Jefferson Avenue and "G" Street prior to the issuance of any permits. Coordinate with the

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

Mr. Leon Smith
Z-0047-02 – Page Two
August 26, 2002

Right-of-Way section of the Department of Public Works for assistance in preparing the necessary documentation.

6. Construct full-width alley paving adjacent to each of the parcels comprising this overall site concurrent with onsite development activities. Construction of alley improvements may be phased to coincide with the phased development of these parcels; final construction requirements shall be determined at the time of approval of individual site development plan reviews.
7. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with onsite development activities.
8. Landscape and maintain all unimproved rights-of-way on "F" Street, "G" Street, Jefferson Avenue, and Madison Avenue adjacent to this site concurrent with onsite development activities.
9. Submit appropriate Encroachment Agreements for all landscaping and private improvements located in the "F" Street, "G" Street, Jefferson Avenue and Madison Avenue public rights-of-way adjacent to this site prior to occupancy of this site as each parcel develops.
10. A Drainage Plan and Technical Drainage Study for all parcels contained in this Rezoning Request must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, if allowed by the City Engineer.

Sincerely,



DOREEN ARAUJO
DEPUTY CITY CLERK II for
BARBARA JO RONEUMUS, CITY CLERK

cc: See attached list

Mr. Leon Smith
Z-0047-02 – Page Three
August 26, 2002

cc: Planning and Development Dept. Mr. John Davis
Development Coordination-DPW 1117 North "F" Street
Dept. Of Fire Services Las Vegas, Nevada 89106

Mr. Leon Smith
1117 North "F" Street
Las Vegas, Nevada 89106

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: AUGUST 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REZONING RELATED TO GPA-0022-02 - PUBLIC HEARING - **Z-0047-02** - **PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST** - Request for a Rezoning FROM: R-4 (High Density Residential) under Resolution of Intent to C-V (Civic), R-3 (Medium Density Residential) under Resolution of Intent to C-V (Civic), and R-3 (Medium Density Residential) TO: C-V (Civic) on approximately 2.9 acres north of Adams, east of "G" Street (APN: 139-27-201-001, 139-27-210-008, 009, 010, 030, 031, 032, 033, 034, 044, 049, and 072), Ward 5 (Weekly). The Planning Commission (6-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.**

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:**Planning Commission Mtg.**

14

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

WEEKLY – APPROVED subject to conditions - UNANIMOUS with MACK excused

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

LEON SMITH, 8520 Highland, appeared on behalf of the applicant.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All discussion of Item 154 [GPA-0022-02], Item 155 [Z-0047-02] and Item 156 [Z-0047-02(1)] took place under Item 154 [GPA-0022-02].

(3:34 – 3:43)

5-1883

CITY COUNCIL MEETING OF AUGUST 21, 2002
Planning and Development Department
Item 155 – Z-0047-02

CONDITIONS:

Planning and Development

1. Approval of a General Plan Amendment by the City Council to a PF (Public Facility) land use designation for the subject parcels.
2. A Resolution of Intent with a two-year time limit.
3. The application shall be amended to delete APN: 139-27-210-072 from the Rezoning request.
4. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

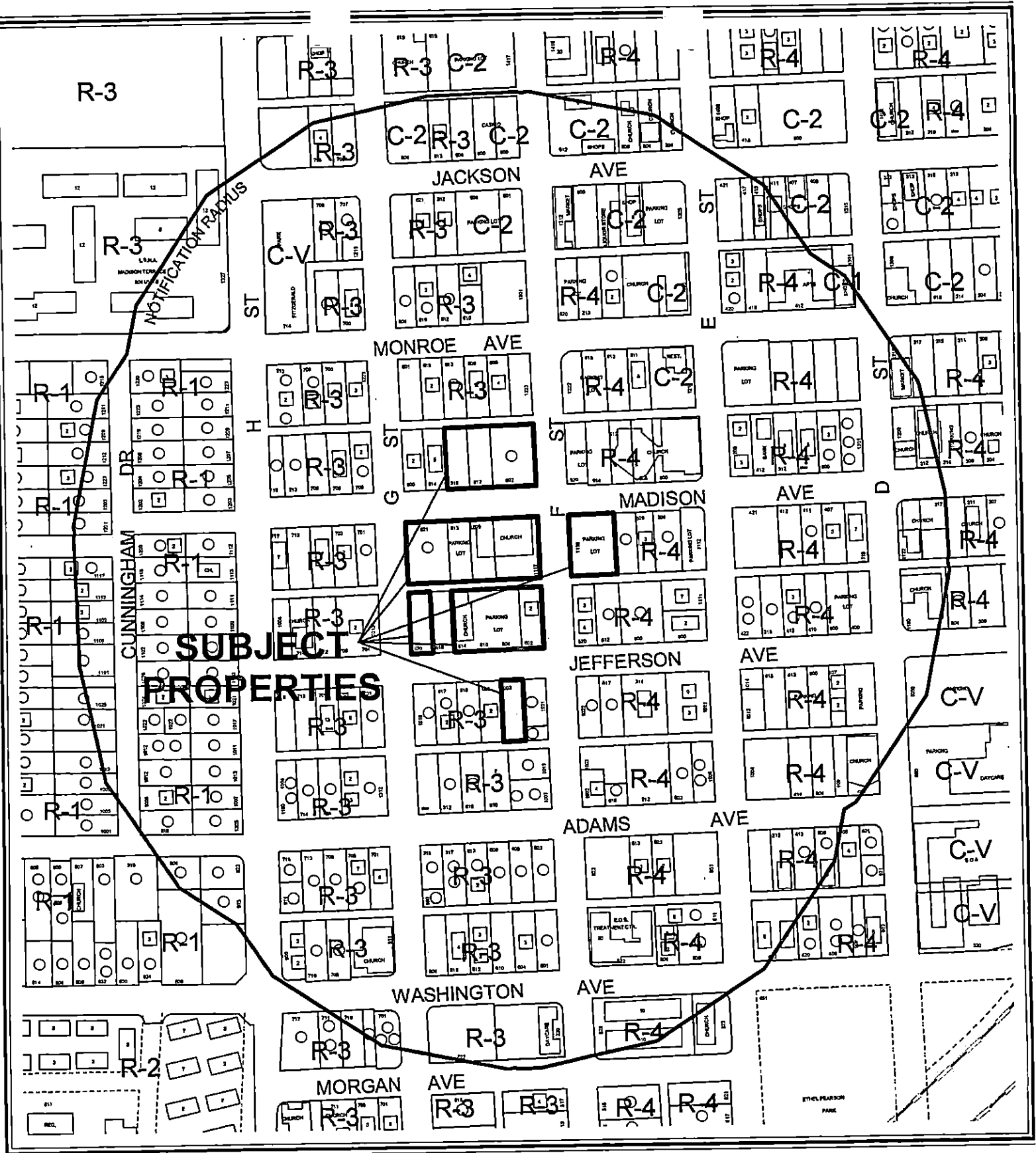
Public Works

5. Dedicate a 20 foot radius on the northwest corner of Madison Avenue and "F" Street, a 20 foot radius at the southwest corner of Madison Avenue and "F" Street, a 20 foot radius at the northwest corner of Jefferson Avenue and "F" Street, a 20 foot radius at the southeast corner of Madison Avenue and "F" Street, a 20 foot radius at the southeast corner of Madison Avenue and "G" Street, and a 20 foot radius at the northeast corner of Jefferson Avenue and "G" Street prior to the issuance of any permits. Coordinate with the Right-of-Way section of the Department of Public Works for assistance in preparing the necessary documentation.
6. Construct full-width alley paving adjacent to each of the parcels comprising this overall site concurrent with onsite development activities. Construction of alley improvements may be phased to coincide with the phased development of these parcels; final construction requirements shall be determined at the time of approval of individual site development plan reviews.
7. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with onsite development activities.
8. Landscape and maintain all unimproved rights-of-way on "F" Street, "G" Street, Jefferson Avenue, and Madison Avenue adjacent to this site concurrent with onsite development activities.
9. Submit appropriate Encroachment Agreements for all landscaping and private improvements located in the "F" Street, "G" Street, Jefferson Avenue and Madison Avenue public rights-of-way adjacent to this site prior to occupancy of this site as each parcel develops.

CITY COUNCIL MEETING OF AUGUST 21, 2002
Planning and Development Department
Item 155 – Z-0047-02

CONDITIONS – Continued:

10. A Drainage Plan and Technical Drainage Study for all parcels contained in this Rezoning Request must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, if allowed by the City Engineer.



0 200 400 Feet

CASE: Z-0047-02

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO C-V (CIVIC), AND R-3 (MEDIUM DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Rezoning from R-4 (High Density Residential) under Resolution of Intent to C-V (Civic), and R-3 (Medium Density Residential) to C-V (Civic) on approximately 2.9 acres north of Adams Avenue, east of "G" Street. The justification letter offers no justification for the rezoning request.

BACKGROUND DATA

- 03/02/94 The City Council approved the West Las Vegas Plan. On this plan, the subject properties were designated for M (Medium Density Residential) with a maximum density of 20 dwelling units per acre.
- 08/18/99 The City Council approved GPA-23-99, which amended the density range for the Medium Density Residential land use category to allow a maximum of 25 dwelling units per acre.
- 09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Neighborhood Revitalization Area as described in the Plan.
- 04/17/02 The City Council approved an update of the Southeast Sector Map (GPA-0045-02) of the city of Las Vegas General Plan. On this map, the subject properties were designated for M (Medium Density Residential) land uses, with a maximum density of 25 dwelling units per acre.
- 03/04/92 The City Council approved a Rezoning from R-3 (Medium Density Residential) and R-4 (High Density Residential) to C-V (Civic) on a portion of the subject site.
- 07/25/02 The Planning Commission considered two related items: A General Plan Amendment (GPA-0022-02) to amend a portion of the West Las Vegas Plan from M (Medium Density Residential) to PF (Public Facility) and a Site Development Plan Review [Z-0047-02(1)] and a Reduction in the Required On-Site Landscaping for an off-site parking lot on two of the subject parcels.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-3 (Medium Density Residential)	Multi-Family Residential Single-Family Residential Undeveloped Parking Lot
South	R-4 (High Density Residential) R-3 (Medium Density Residential) R-4 (High Density Residential)	Multi-Family Residential Multi-Family Residential Single-Family Residential
East	R-3 (Medium Density Residential) R-4 (High Density Residential)	Single-Family Residential Multi-Family Residential Single-Family Residential Parking Lot
West	R-3 (Medium Density Residential)	Multi-Family Residential Single-Family Residential

ANALYSIS & FINDINGS

GENERAL PLAN

The subject site is designated M (Medium Density Residential) on the West Las Vegas Plan. This category allows a residential density range of 25 dwelling units per acre. The requested Rezoning to C-V (Civic) is not consistent with this General Plan designation. The applicant has requested an amendment to the West Las Vegas Plan to PF (Public Facility) on the site, which will make the requested C-V (Civic) zoning consistent with the General Plan designation. Staff finds the requested General Plan Amendment to PF (Public Facility) to be appropriate for the site and the surrounding area with the exception of the parcel on the south side of Jefferson Avenue.

ZONING

Staff finds that the proposed rezoning to a C-V (Civic) zoning district is appropriate in that it will provide a unified zoning for all the subject properties owned by the Pentecostal Temple Church of God in Christ. Staff notes the only standards applicable in the C-V District, according to section E of section 19A.06.020 of the Zoning Code (Civic District), are those established administratively with the approval of a site development plan and that those standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area.

Staff has concern regarding the stand-alone parcel (APN: 139-27-210-072) located on the south side of Jefferson Avenue. Staff finds the inclusion of this parcel in the rezoning request is premature and therefore is recommending a condition to remove this parcel from the application request.

FINDINGS

In order to approve a Rezoning application, pursuant to Las Vegas Municipal Code Section 19A.18.040, the Planning Commission or City Council must affirm the following:

1. "The proposal conforms to the General Plan."

The subject site is designated M (Medium Density Residential) on the West Las Vegas Plan. This category allows a residential density range of up to 25 dwelling units per acre. The requested Rezoning to C-V (Civic) is not consistent with this General Plan designation. The applicant has requested an amendment to the West Las Vegas Plan to PF (Public Facility) on the site, which will make the requested C-V (Civic) zoning consistent with the General Plan designation. Staff finds the requested General Plan Amendment to PF (Public Facility) to be appropriate for the site and the surrounding area with one exception as previously noted.

2. "The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."

Staff finds that the proposed rezoning to a C-V (Civic) zoning district and the subsequent religious facility use will be compatible with the surrounding land uses and districts, in that it will provide a unified zoning for all the subject properties owned by the Pentecostal Temple Church of God in Christ with one exception as previously noted.

3. "Growth and development factors in the community indicate the need for or appropriateness of the rezoning."

Staff notes the only standards applicable in the C-V (Civic) District, according to section E of Title 19A.06.020 of the Zoning Code C-V (Civic) District, are those established administratively with the approval of a site development plan. Staff has concern that the standards, especially landscape requirements, normally applicable for proposed development could be waived or varied under the C-V zoning.

4. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."

Staff finds the existing street system is developed around the subject site, and will have adequate capacity to accommodate traffic generated by the proposed development of this site.

NOTICES MAILED 229

APPROVALS 14

PROTESTS 1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: Z-0047-02 APN: 139-27-210-008 and 139-27-210-009

Name of Property Owner: PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST

Name of Applicant: LEON SMITH, President/CEO

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer 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 X No

If yes, please indicate the member of the City Council, Planning Commission or Hearings Officer 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/Authorized Agent: 

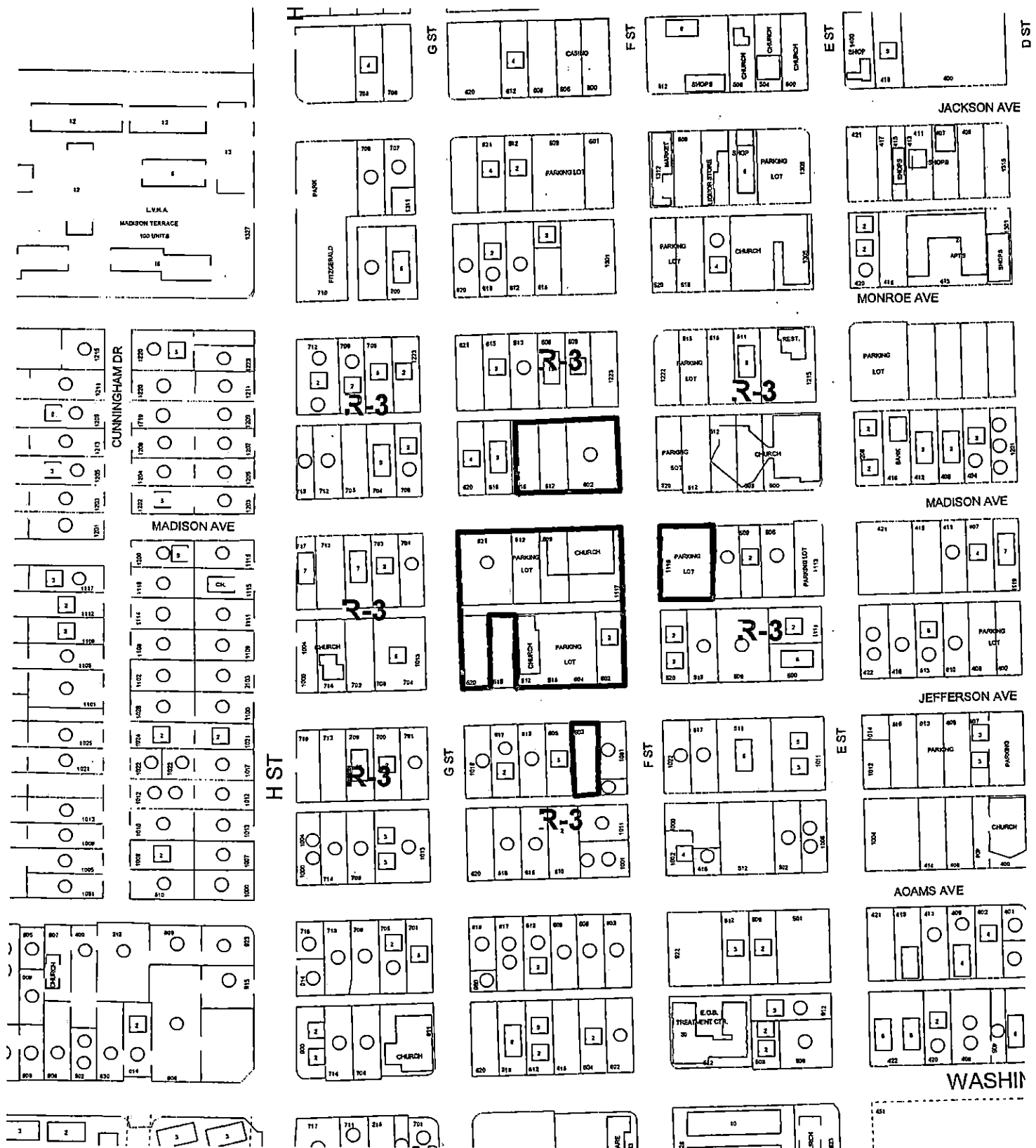
Subscribed and sworn before me

This 4 day of April .2002

Linda Kaye Chapman
Notary Public in and for said County and State



Notary Public State of Nevada
COUNTY OF CLARK
LINDA KAYE CHAPMAN
My Appointment Expires
May 13, 2004



PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST

GPA-0022-02

Z-0047-02

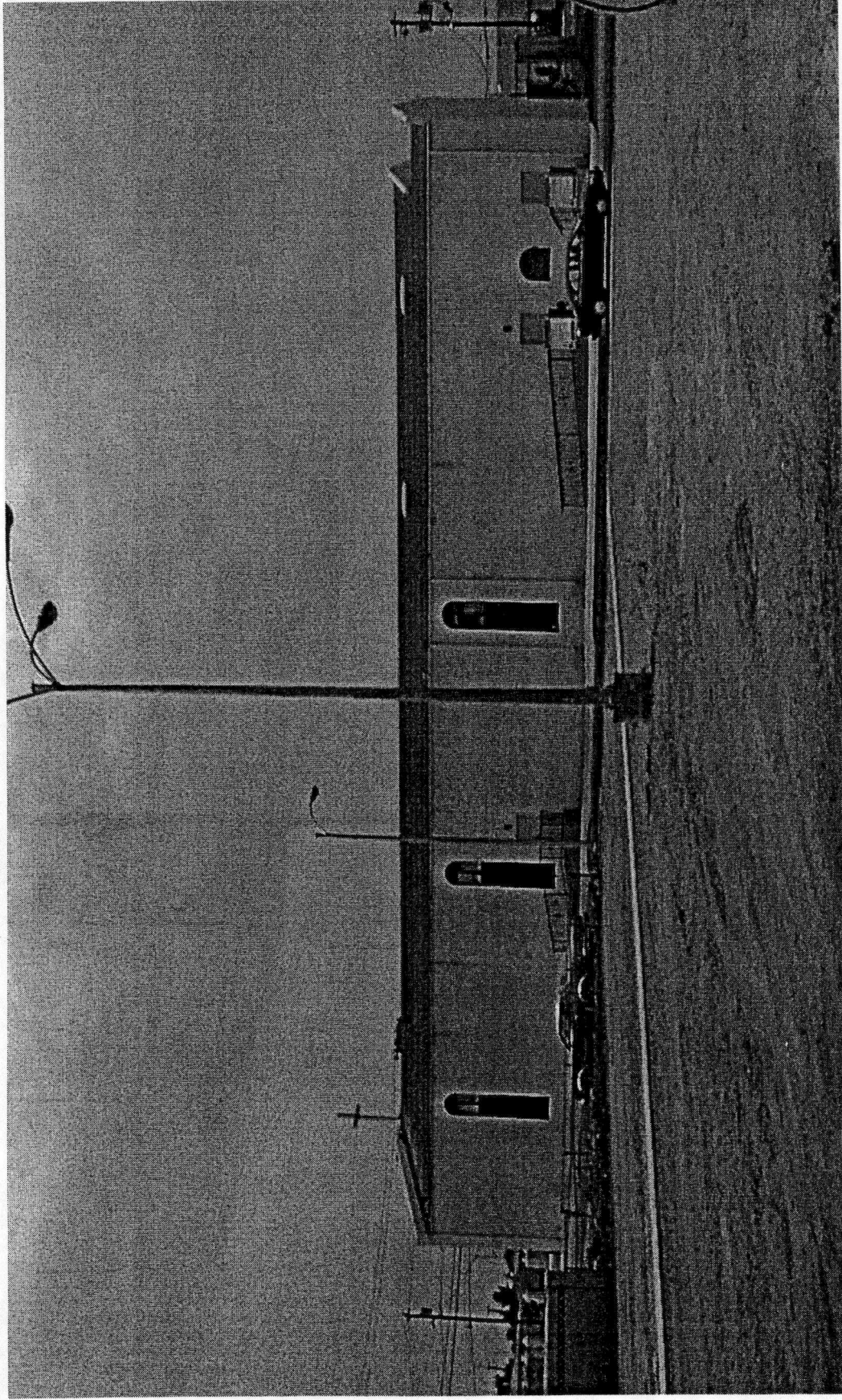
Z-0047-02(1)

0 200 400 Feet

STAFF



7-25-02 PC



Z-0047-02 - PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST
NORTH OF ADAMS, EAST OF "G" STREET
JULY 25, 2002 PLANNING COMMISSION

Pentecostal Temple

Supt. Leon Smith, Pastor

Church Of God In Christ, Inc.

July 25, 2002

City of Las Vegas Planning Commission
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: GPA 00-22-02
Z-0047-02
Z-0047-02- (#1 site development plan review)

Thank you so very much for allowing Pentecostal Temple Church of God in Christ, Inc. to present our request for rezoning before our distinguished City Planning Commission.

Pentecostal Temple Church of God in Christ has a long standing history in the community at the present location at 1117 No. F Street dating back to 1941. As Pastor of the incorporated membership and Director of the Child Development Center, located at 614 Jefferson Ave. changes are needed to be in compliance with parking regulations of the planning department and demands of the membership we serve.

History, civic, state and federal guidelines set in place in 1950 did not require the license for occupancy, specifications for off-street parking, and numerous regulations that are in place to date.

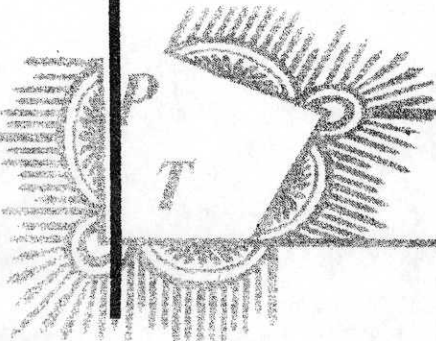
Our organization has grown significantly and the need for additional parking and acquisition of properties to meet the challenge of providing quality services to the community and membership is the focus of our church as we attempt to operate within the master plan of the City of Las Vegas.

An in-house needs analysis conducted in 2001 reflected a need for expansion of our facility, building the Child Development Center and the purchase of properties to offer quality care for children, youth and senior citizens. We have been instrumental in the revitalization of the 89106 area, which was deemed "in need of improvement" for quite some time to date. Specifically, we spearheaded

1117 North "F" Street • Las Vegas, Nevada 89106 • Office: (702) 648-6856

Supt. Leon Smith, BEd, MA
Administrative Assistant
Las Vegas District Superintendent

The Desert Shall Rejoice. And Blossom As The Rose. Isaiah 55:1



the attempt and successful demolition of a documented "drug house" on the corner of Jefferson and "F" Street. The house located at 602 Madison Ave. was rebuilt in 1976 which serves the need for senior citizen housing. The community indeed reaped the positive benefits from that change and no longer takes the "long way of avoidance" from such a negative area.

We respectfully appreciate your assistance and offer the following comments to your staff's recommendations and conditions relevant to rezoning. We submit the following information and request that you consider our concerns before agreements or stipulations:

1. Z-0047-02 (1) Item 4. The church personnel request to meet with Planning and Development staff and a traffic engineering representative in Land Development for assistance. The plan that was submitted included input from the Planning and Development staff with an approved stamp dated 10-28-99. Within this plan we were able to arrange 38 parking spaces to include three handicap parking spaces; however, due to a proposed rearrangement of handicap parking spaces adjacent to the Church parking at 1117 F Street, additional parking spaces were added to include 42 parking spaces. Upon Staff review with the personnel of the Church we're requesting that minimum change take place to accommodate 42 parking spaces as submitted on the Site Plan to your office during calendar year 2002.

2. Z-0047-02 (1) Item 5. We request a waiver of having an eight foot wide landscape planter along the west (side) property line. Sixteen spaces would be eliminated if this requirement is enforced and street parking would still be required, leaving little emphasis on the purpose for the proposed parking lot. Since the Church owns the property at 602 Madison Avenue which connects to the parking lot, we propose that beautification to involve 58 feet by 10 feet for a special planter take place on this property which will yet allow for additional parking that we have originally proposed on the property designated for parking lot. We propose the staff review would include additional beautification on the north (rear) parking line.

3. Z-0047-02 (1) Item 6. In determining a mutual acceptable alternative to the block wall requirement, we are proposing that at the end of the existing wrought iron fence we continue with a chain link blinded fence to run north and south completing the fence requirement up to the alley.

4. Z-0047-02 (1) Item 7. We propose the approval of the existing three-prong light that is equal to street light height which will give secured lighting to the parking lot that we feel would exceed the standard for lighting required by the Planning and Development Department. The light will only be used part-time, and will not be in use every night. The Department of Building and Safety has inspected the existing lighting.

5. Z-0047-02 (1) Item 13. We're requesting that any modifications to this item be considered within the document proposed.

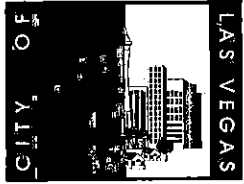
In conclusion, of paramount importance as this request comes before your commission, is our unyielding desire to increase the pride, ownership, safety and overall revitalization of a documented "depressed area" which we seek to have rezoned. Your approval will significantly enhance our ability to address the needs and numbers of our growing organization. Safely placing people in the city licensed parking lots, expansion of properties to assist child development, youth and senior citizens and the overall welfare of the community in which we occupy is our number one priority.

Thank you in advance for your approval. Your commission has an incredible charge and responsibility to evaluate each request on its merits. I am quite confident, upon approval, the initial and yearly review will reflect Pentecostal Temple Church of God in Christ and the properties we currently occupy in a positive and successful manner. Thank you for your time.

Sincerely,

Superintendent Leon Smith, Pastor

PLANNING & DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.los-vegas.nv.us

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Virginia Valentine



07101-001-2/01

July 26, 2002

Mr. Leon Smith
Pentecostal Temple C.O.G.I.C
1117 North "F" Street
Las Vegas, Nevada 89106

RE: Z-0047-02 - REZONING

Dear Mr. Smith:

Your request for a Rezoning FROM: R-4 (High Density Residential) under Resolution of Intent to C-V (Civic), R-3 (Medium Density Residential) under Resolution of Intent to C-V (Civic), and R-3 (Medium Density Residential) TO: C-V (Civic) on approximately 2.9 acres north of Adams, east of "G" Street (APN: 139-27-201-001, 139-27-210-008, 009, 010, 030, 031, 032, 033, 034, 044, 049, and 072), Ward 5 (Weekly), was considered by the Planning Commission on July 25, 2002.

The Planning Commission voted to recommend ***APPROVAL*** of your request, subject to the following:

Planning and Development

1. Approval of a General Plan Amendment by the City Council to a PF (Public Facility) land use designation for the subject parcels.
2. A Resolution of Intent with a two-year time limit.
3. The application shall be amended to delete APN: 139-27-210-072 from the Rezoning request.
4. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

5. Dedicate a 20 foot radius on the northwest corner of Madison Avenue and "F" Street, a 20 foot radius at the southwest corner of Madison Avenue and "F" Street, a 20 foot radius at the northwest corner of Jefferson Avenue and "F"

Street, a 20 foot radius at the southeast corner of Madison Avenue and "F" Street, a 20 foot radius at the southeast corner of Madison Avenue and "G" Street, and a 20 foot radius at the northeast corner of Jefferson Avenue and "G" Street prior to the issuance of any permits. Coordinate with the Right-of-Way section of the Department of Public Works for assistance in preparing the necessary documentation.

6. Construct full-width alley paving adjacent to each of the parcels comprising this overall site concurrent with onsite development activities. Construction of alley improvements may be phased to coincide with the phased development of these parcels; final construction requirements shall be determined at the time of approval of individual site development plan reviews.
7. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with onsite development activities.
8. Landscape and maintain all unimproved rights-of-way on "F" Street, "G" Street, Jefferson Avenue, and Madison Avenue adjacent to this site concurrent with onsite development activities.
9. Submit appropriate Encroachment Agreements for all landscaping and private improvements located in the "F" Street, "G" Street, Jefferson Avenue and Madison Avenue public rights-of-way adjacent to this site prior to occupancy of this site as each parcel develops.
10. A Drainage Plan and Technical Drainage Study for all parcels contained in this Rezoning Request must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, if allowed by the City Engineer.

Mr. Leon Smith
Z-0047-02 - Page Three
July 26, 2002

This item will be considered by the City Council on *August 21, 2002*, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely

A handwritten signature in black ink that reads "Laura J. Martin". The signature is written in a cursive, flowing style.

Laura Martin, Planner II
Planning and Development Department
Current Planning Division

LM:clb

cc: Mr. Leon Smith
1117 North "F" Street
Las Vegas, Nevada 89106

Mr. John Davis
1117 North "F" Street
Las Vegas, Nevada 89106

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0047-02 - PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST - Request for a Rezoning FROM: R-4 (High Density Residential) under Resolution of Intent to C-V (Civic), R-3 (Medium Density Residential) under Resolution of Intent to C-V (Civic), and R-3 (Medium Density Residential) TO: C-V (Civic) on approximately 2.9 acres north of Adams, east of "G" Street (APN: 139-27-201-001, 139-27-210-008, 009, 010, 030, 031, 032, 033, 034, 044, 049, and 072), Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

14

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with TRUESDELL voting NO

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated this rezoning to a C-V (Civic) district and subsequent religious use will be compatible with the surrounding land uses and districts and that it will provide uniform zoning for all the subject properties owned by the church. There is a condition that the stand-alone parcel south of Jefferson Avenue be eliminated from this rezoning application. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 19 – Z-0047-02

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 18 [GPA-0022-02] and Item 19 [Z-0047-02.] for related discussion.
(7:25 – 7:47)
1-3220

CONDITIONS:

Planning and Development

1. Approval of a General Plan Amendment by the City Council to a PF (Public Facility) land use designation for the subject parcels.
2. A Resolution of Intent with a two-year time limit.
3. The application shall be amended to delete APN: 139-27-210-072 from the Rezoning request.
4. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

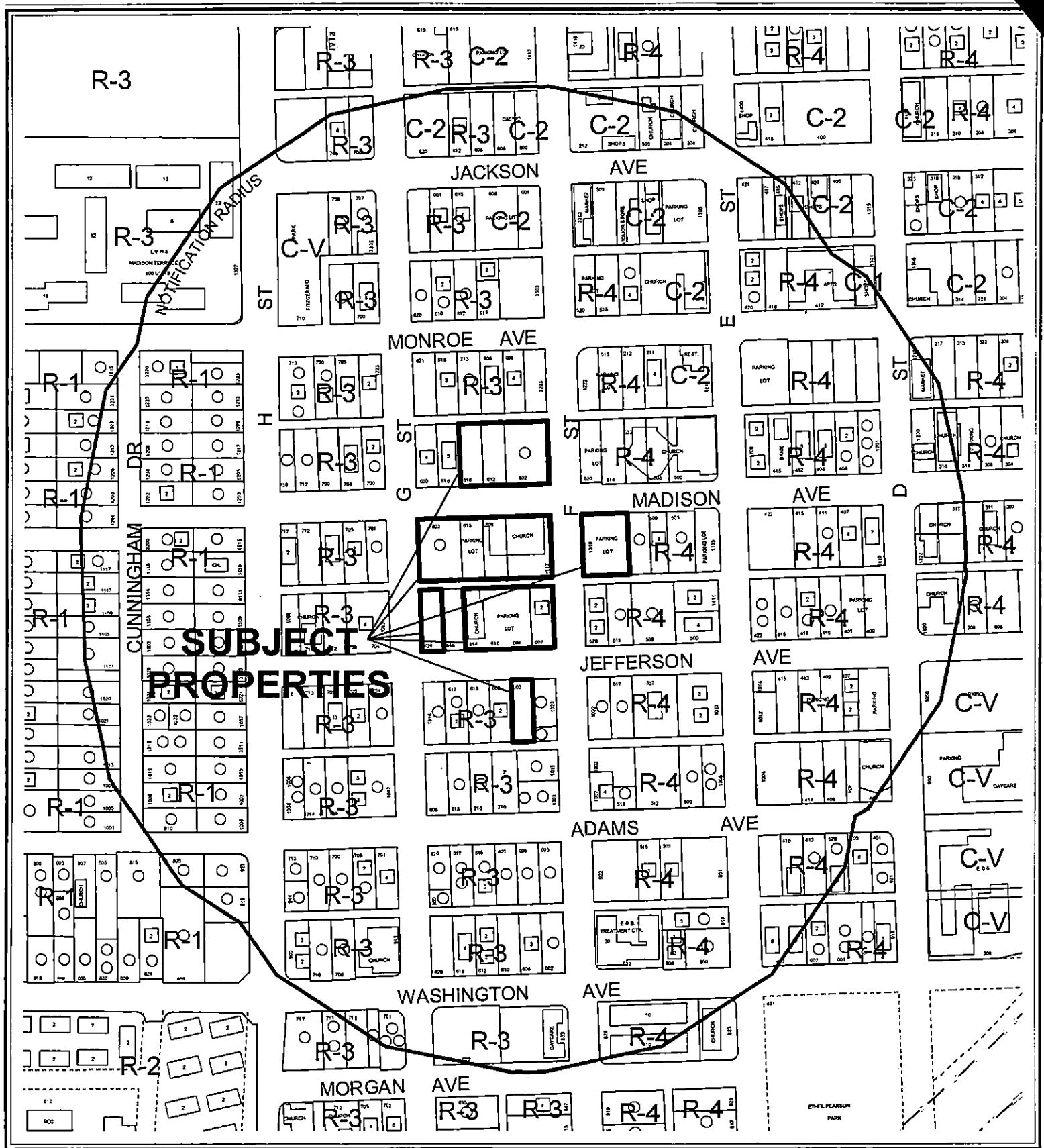
Public Works

5. Dedicate a 20 foot radius on the northwest corner of Madison Avenue and “F” Street, a 20 foot radius at the southwest corner of Madison Avenue and “F” Street, a 20 foot radius at the northwest corner of Jefferson Avenue and “F” Street, a 20 foot radius at the southeast corner of Madison Avenue and “F” Street, a 20 foot radius at the southeast corner of Madison Avenue and “G” Street, and a 20 foot radius at the northeast corner of Jefferson Avenue and “G” Street prior to the issuance of any permits. Coordinate with the Right-of-Way section of the Department of Public Works for assistance in preparing the necessary documentation.
6. Construct full-width alley paving adjacent to each of the parcels comprising this overall site concurrent with on-site development activities. Construction of alley improvements may be phased to coincide with the phased development of these parcels; final construction requirements shall be determined at the time of approval of individual Site Development Plan Reviews.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 19 – Z-0047-02

CONDITIONS – Continued:

7. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with on-site development activities.
8. Landscape and maintain all unimproved rights-of-way on “F” Street, “G” Street, Jefferson Avenue, and Madison Avenue adjacent to this site concurrent with on-site development activities.
9. Submit appropriate Encroachment Agreements for all landscaping and private improvements located in the “F” Street, “G” Street, Jefferson Avenue and Madison Avenue public rights-of-way adjacent to this site prior to occupancy of this site as each parcel develops.
10. A Drainage Plan and Technical Drainage Study for all parcels contained in this Rezoning Request must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, if allowed by the City Engineer.



CASE: Z-0047-02

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO C-V (CIVIC), AND R-3 (MEDIUM DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 200 400 Feet



**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Rezoning from R-4 (High Density Residential) under Resolution of Intent to C-V (Civic), and R-3 (Medium Density Residential) to C-V (Civic) on approximately 2.9 acres north of Adams Avenue, east of "G" Street. The justification letter offers no justification for the rezoning request.

BACKGROUND DATA

- 03/02/94 The City Council approved the West Las Vegas Plan. On this plan, the subject properties were designated for M (Medium Density Residential) with a maximum density of 20 dwelling units per acre.
- 08/18/99 The City Council approved GPA-23-99, which amended the density range for the Medium Density Residential land use category to allow a maximum of 25 dwelling units per acre.
- 09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Neighborhood Revitalization Area as described in the Plan.
- 04/17/02 The City Council approved an update of the Southeast Sector Map (GPA-0045-02) of the city of Las Vegas General Plan. On this map, the subject properties were designated for M (Medium Density Residential) land uses, with a maximum density of 25 dwelling units per acre.
- 03/04/92 The City Council approved a Rezoning from R-3 (Medium Density Residential) and R-4 (High Density Residential) to C-V (Civic) on a portion of the subject site.
- 07/25/02 The Planning Commission will consider two related items: A General Plan Amendment (GPA-0022-02) to amend a portion of the West Las Vegas Plan from M (Medium Density Residential) to PF (Public Facility) and a Site Development Plan Review [Z-0047-02(1)] and a Reduction in the Required On-Site Landscaping for an off-site parking lot on two of the subject parcels.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-3 (Medium Density Residential)	Multi-Family Residential
		Single-Family Residential
		Undeveloped
South	R-4 (High Density Residential)	Parking Lot
	R-3 (Medium Density Residential)	Multi-Family Residential
	R-4 (High Density Residential)	Multi-Family Residential
East	R-3 (Medium Density Residential) R-4 (High Density Residential)	Single-Family Residential
		Single-Family Residential
		Multi-Family Residential
West	R-3 (Medium Density Residential)	Single-Family Residential
		Parking Lot
		Multi-Family Residential
		Single-Family Residential

ANALYSIS & FINDINGS

GENERAL PLAN

The subject site is designated M (Medium Density Residential) on the West Las Vegas Plan. This category allows a residential density range of 25 dwelling units per acre. The requested Rezoning to C-V (Civic) is not consistent with this General Plan designation. The applicant has requested an amendment to the West Las Vegas Plan to PF (Public Facility) on the site, which will make the requested C-V (Civic) zoning consistent with the General Plan designation. Staff finds the requested General Plan Amendment to PF (Public Facility) to be appropriate for the site and the surrounding area with the exception of the parcel on the south side of Jefferson Avenue.

ZONING

Staff finds that the proposed rezoning to a C-V (Civic) zoning district is appropriate in that it will provide a unified zoning for all the subject properties owned by the Pentecostal Temple Church of God in Christ. Staff notes the only standards applicable in the C-V District, according to section E of section 19A.06.020 of the Zoning Code (Civic District), are those established administratively with the approval of a site development plan and that those standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area.

Staff has concern regarding the stand-alone parcel (APN: 139-27-210-072) located on the south side of Jefferson Avenue. Staff finds the inclusion of this parcel in the rezoning request is premature and therefore is recommending a condition to remove this parcel from the application request.

FINDINGS

In order to approve a Rezoning application, pursuant to Las Vegas Municipal Code Section 19A.18.040, the Planning Commission or City Council must affirm the following:

LM

1. **“The proposal conforms to the General Plan.”**

The subject site is designated M (Medium Density Residential) on the West Las Vegas Plan. This category allows a residential density range of up to 25 dwelling units per acre. The requested Rezoning to C-V (Civic) is not consistent with this General Plan designation. The applicant has requested an amendment to the West Las Vegas Plan to PF (Public Facility) on the site, which will make the requested C-V (Civic) zoning consistent with the General Plan designation. Staff finds the requested General Plan Amendment to PF (Public Facility) to be appropriate for the site and the surrounding area with one exception as previously noted.

2. **“The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”**

Staff finds that the proposed rezoning to a C-V (Civic) zoning district and the subsequent religious facility use will be compatible with the surrounding land uses and districts, in that it will provide a unified zoning for all the subject properties owned by the Pentecostal Temple Church of God in Christ with one exception as previously noted.

3. **“Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”**

Staff notes the only standards applicable in the C-V (Civic) District, according to section E of Title 19A.06.020 of the Zoning Code C-V (Civic) District, are those established administratively with the approval of a site development plan. Staff has concern that the standards, especially landscape requirements, normally applicable for proposed development could be waived or varied under the C-V zoning.

4. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”**

Staff finds the existing street system is developed around the subject site, and will have adequate capacity to accommodate traffic generated by the proposed development of this site.

NOTICES MAILED 229 [Mailed with GPA-0022-02 and Z-0047-02(1)]

APPROVALS 0

PROTESTS 0

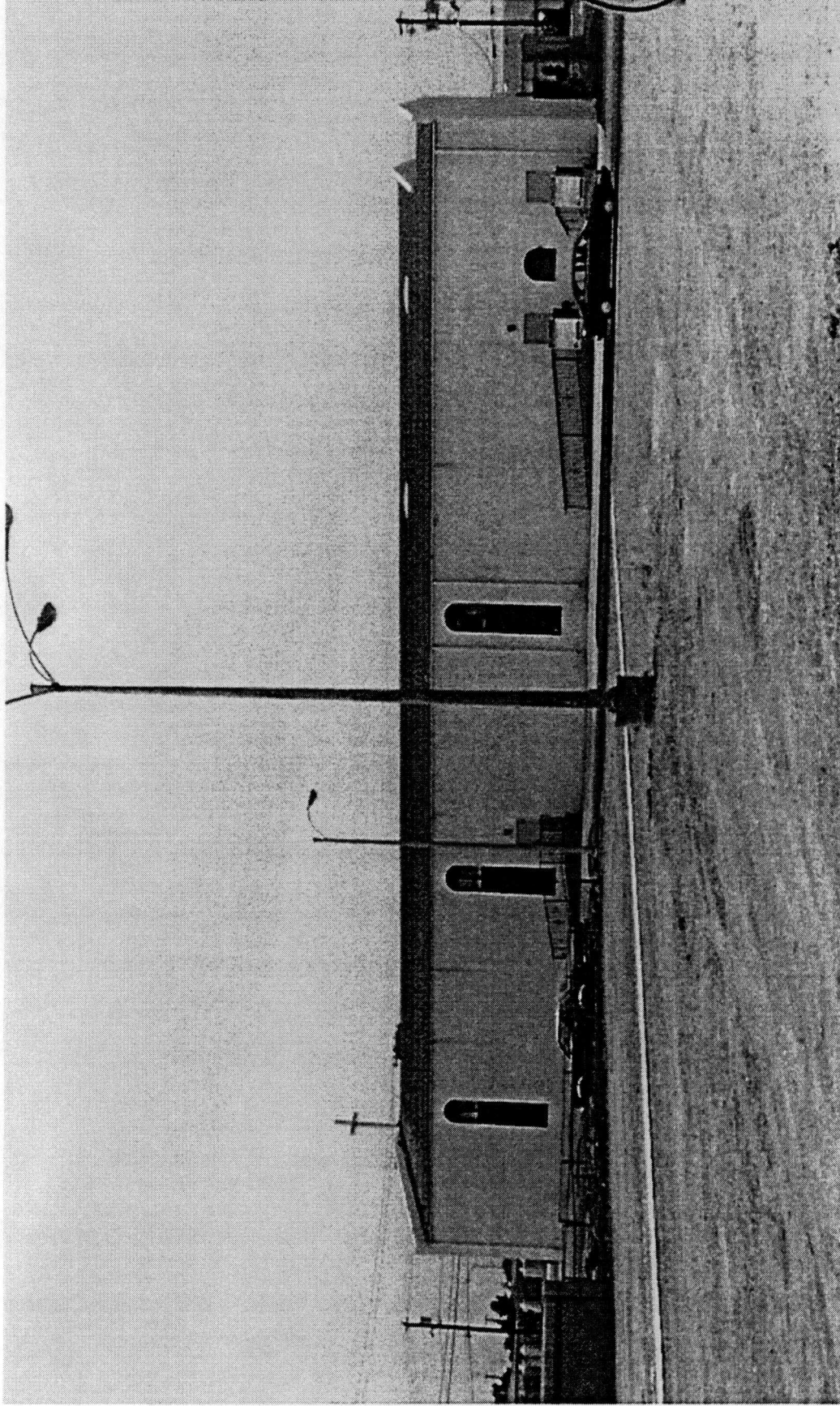
LM



STATEMENT OF FINANCIAL INTEREST

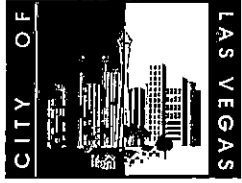
 **Notary Public State of Nevada**
COUNTY OF CLARK
LINDA KAYE CHAPMAN
My Appointment Expires
May 13, 2004

No. 92-2960-1



Z-0047-02 - PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST
NORTH OF ADAMS, EAST OF "G" STREET
JULY 25, 2002 PLANNING COMMISSION

PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108
Voice:
Administration 229-6353
Camp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

July 12, 2002

Mr. Leon Smith
Pentecostal Temple C.O.G.I.C
1117 North "F" Street
Las Vegas, Nevada 89106

RE: Z-0047-02 - REZONING

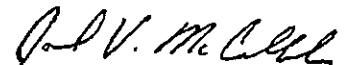
Dear Mr. Smith:

Please be advised the City Planning Commission at its regular meeting on **July 25, 2002**, as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,


Joel V. McCulloch, Senior Planner
Planning and Development Department
Current Planning Division

JVM:clb

Enclosure

cc: Mr. Leon Smith
1117 North "F" Street
Las Vegas, Nevada 89106

Mr. John Davis
1117 North "F" Street
Las Vegas, Nevada 89106

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Virginia Valentine



Memorandum

City of Las Vegas Neighborhood Services Department

To: Planning and Development Department

From: Sharon Segerblom, Director *Sharon Segerblom*
Neighborhood Services Department

CC: Stephen Harsin, Tony Longo, Anthony Willis, Lisa Lopez, Yorgo Kagafas, Patrick Murphy

Date: June 25, 2002

Re: Case Number **Z-0047-02** - CHURCH PENTECOSTAL TEMPLE OF GOD IN CHRIST - Request for a Rezoning FROM: R-4 (High Density Residential) under Resolution of Intent to C-V (Civic), R-3 (Medium Density Residential) under Resolution of Intent to C-V (Civic), and R-3 (Medium Density Residential) TO: C-V (Civic) on approximately 2.9 acres located north of Adams, east of "G" Street (APN's: 139-27-201-001, 139-27-210-008 through 010, 030 through 034, 044, 049, and 072), Ward 5 (Weekly).

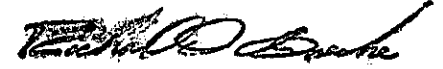
The following neighborhood associations are located within one mile of this item and are mailed a courtesy development notification by Neighborhood Services: **By July 6, 2002.**

Arbor Hill Neighborhood Group
Archie C Grant
Biltmore Bungalows
Bonanza Village HOA
City Center Neighborhood Association
Cultural Corridor Coalition
Diamond Pointe
Downtown Central Development Committee
East Las Vegas Community Outreach Corp
Fremont Street Experience
G-704 Neighborhood Assoc
Granite Ave Neighborhood Watch
Greater New Jerusalem Missionary Baptist Church
Halle Hewetson Neighborhood Association
Rancho Oakey NA
Rancho South
WLV Neighborhood Executive Board
WLV-NAA 2
WLV-NAA4
WLV-NAA6
WLVNAA1
WLVNAA3
WLVNAA5
West Las Vegas Pride Community Development Corporation
Westside New Pioneers Community Development Corporation

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Richard D. Goecke, Director Department of Public Works
CC: Cheri Edelman, Development Coordination; Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Rita Lumos, Survey (FM, PM, & A's only)
Date: June 27, 2002
Re: **Z-47-02** Pentecostal Temple Church of God in Christ N. of Adams Ave., E. of "G" St.
Rezoning from R-4 ROI C-V, R-3 ROI C-V, and R-3 to C-V



CONDITIONS OF APPROVAL:

1. Dedicate a 20 foot radius on the northwest corner of Madison Avenue and "F" Street, a 20 foot radius at the southwest corner of Madison Avenue and "F" Street, a 20 foot radius at the northwest corner of Jefferson Avenue and "F" Street, a 20 foot radius at the southeast corner of Madison Avenue and "F" Street, a 20 foot radius at the southeast corner of Madison Avenue and "G" Street, and a 20 foot radius at the northeast corner of Jefferson Avenue and "G" Street prior to the issuance of any permits. Coordinate with the Right-of-Way section of the Department of Public Works for assistance in preparing the necessary documentation.
2. Construct full-width alley paving adjacent to each of the parcels comprising this overall site concurrent with onsite development activities. Construction of alley improvements may be phased to coincide with the phased development of these parcels; final construction requirements shall be determined at the time of approval of Individual site development plan reviews.
3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with onsite development activities.
4. Landscape and maintain all unimproved rights-of-way on "F" Street, "G" Street, Jefferson Street, and Madison Street adjacent to this site concurrent with onsite development activities.
5. Submit appropriate Encroachment Agreements for all landscaping and private improvements located in the "F" Street, "G" Street, Jefferson Street and Madison Street public rights-of-way adjacent to this site prior to occupancy of this site as each parcel develops.
6. A Drainage Plan and Technical Drainage Study for all parcels contained in this Rezoning Request must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, if allowed by the City Engineer.

City of Las Vegas - Neighborhood Services I
DEVELOPMENT NOTIFICATION
PC Meeting - 7/25/2002

The following neighborhood associations are located within approximately one (1) mile of this development application and have been notified of this case by the Neighborhood Planning and Support Division:

Z-0047-02

Arbor Hill Neighborhood Group
Archie C Grant
Biltmore Bungalows
Bonanza Village HOA
City Center Neighborhood Association
Cultural Corridor Coalition
Diamond Pointe
Downtown Central Development Committee
East Las Vegas Community Outreach Corp
Fremont Street Experience
G-704 Neighborhood Assoc
Granite Ave Neighborhood Watch
Greater New Jerusalem Missionary Baptist Church
Halle Hewetson Neighborhood Association
Rancho Oakey NA
Rancho South
WLV Neighborhood Executive Board
WLV-NAA 2
WLV-NAA4
WLV-NAA6
WLVNAA1
WLVNAA3
WLVNAA5
West Las Vegas Pride Community Development Corporation
Westside New Pioneers Community Development Corporation

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0047-02

REQUEST BY PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST FOR A REZONING FROM: R-4 (HIGH DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO C-V (CIVIC), R-3 (MEDIUM DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO C-V (CIVIC), AND R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-V (CIVIC) ON APPROXIMATELY 2.9 ACRES NORTH OF ADAMS, EAST OF "G" STREET (APN: 139-27-201-001, 139-27-210-008, 009, 010, 030, 031, 032, 033, 034, 044, 049, AND 072), WARD 5 (WEEKLY).

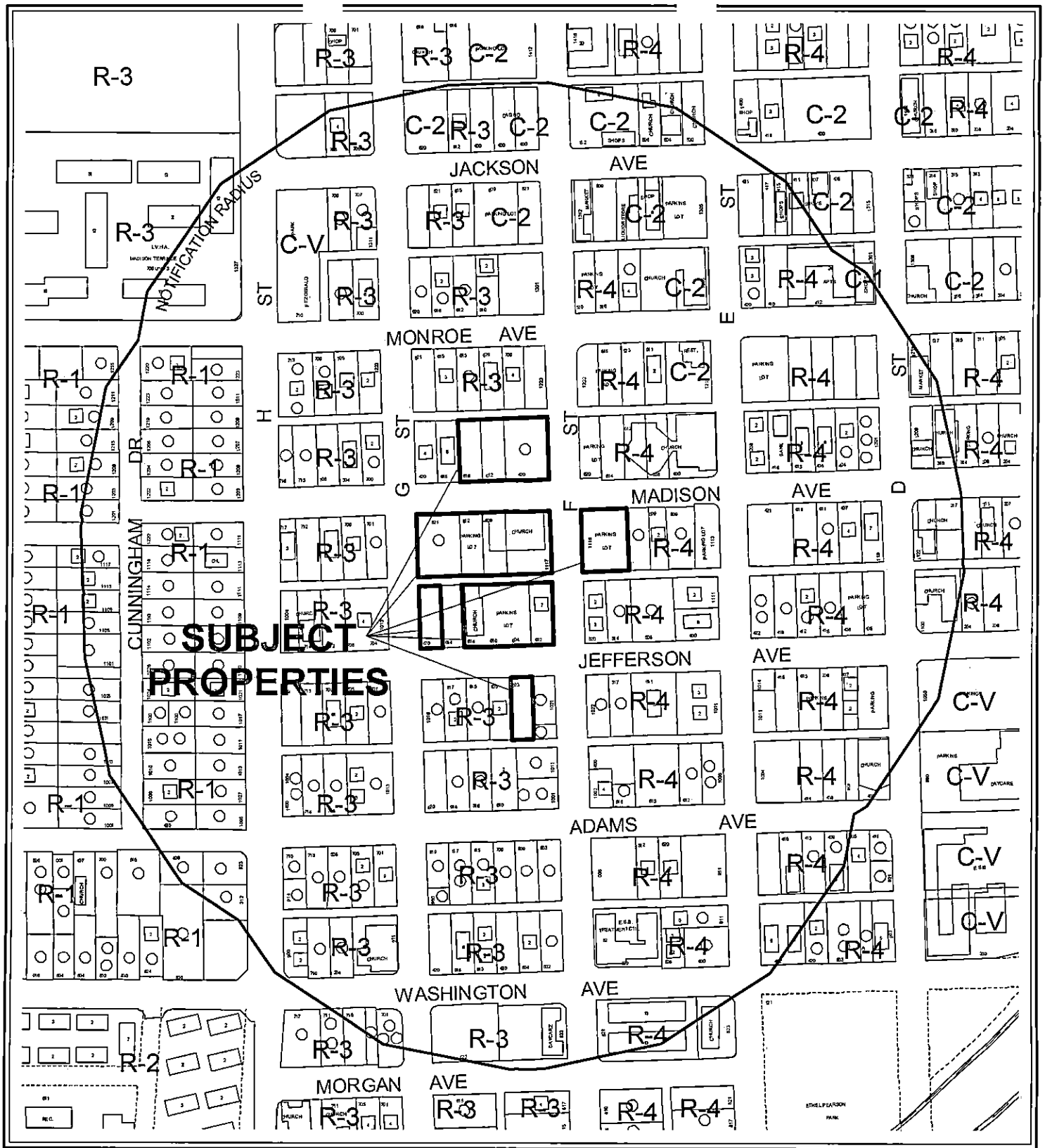
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **Z-0047-02**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL) UNDER
RESOLUTION OF INTENT TO C-V (CIVIC),
AND R-3 (MEDIUM DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 200 400 Feet



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT GPA-0022-02

FROM: PLANNING AND DEVELOPMENT D Z-0047-02

HAND DELIVERED Z-0047-02(1)

COMPREHENSIVE PLANNING	MARGO WHEELER	DSC
CURRENT PLANNING (SDPR only)	MATT PINJUV	DSC
*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
*FLOOD CONTROL (DPW)	JOHN BETTENCOURT	DSC
*LAND DEVELOPMENT (DPW)	DENNIS MOYER	DSC
NEIGHBORHOOD SERVICES (PH only)	STEPHEN HARSIN	2nd FLOOR CITY HALL
PERMITS/ INSPECTIONS	EARL RUSSELL	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	JOHN DAY	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER OR INTER-OFFICE MAIL

OFFICE OF BUSINESS DEVELOPMENT	STEVE VAN GORP	5th STREET SCHOOL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
FIRE PREVENTION	JEFF DONAHUE	500 CASINO CENTER
*SID (DPW)	T. McDANIEL	4th FLOOR CITY HALL
*SURVEY (DPW)	RITA LUMOS	WEST YARD

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. TECH**
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

Z-0047-02 - PENTECOSTAL TEMPLE OF GOD IN CHRIST CHURCH - Request for a Rezoning FROM: R-4 (High Density Residential) under Resolution of Intent to C-V (Civic), R-3 (Medium Density Residential) under Resolution of Intent to C-V (Civic), and R-3 (Medium Density Residential) TO: C-V (Civic) on approximately 2.9 acres north of Adams, east of "G" Street (APN: 139-27-201-001, 139-27-210-008, 009, 010, 030, 031, 032, 033, 034, 044, 049, and 072), Ward 5 (Weekly).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

PLANNING COMMISSION: **JULY 25, 2002** CITY COUNCIL: **AUGUST 21, 2002**

CASE PLANNER: **JOEL MCCULLOCH**



PUBLIC HEARING

Comments Due: JUNE 26, 2002

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Carman Burney (cburney@ci.las-vegas.nv.us), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Case Keywords : REZ TO C-V**Accepted :** 6/3/2002**Public Hearing :** Y**Meeting Date :** 7/25/2002**Meeting Type :** P**200 Scale Map :** M-27-3**Size :** 2.9**# Lots :**

Request : Z-0047-02 - CHURCH PENTECOSTAL TEMPLE OF GOD IN CHRIST - Request for a Rezoning FROM: R-4 (High Density Residential) under Resolution of Intent to C-V (Civic), R-3 (Medium Density Residential) under Resolution of Intent to C-V (Civic), and R-3 (Medium Density Residential) TO: C-V (Civic) on approximately 2.9 acres located north of Adams, east of "G" Street (APN's: 139-27-201-001, 139-27-210-008 through 010, 030 through 034, 044, 049, and 072), Ward 5 (Weekly).

Location : North of Adams, east of "G" Street**Proposed :****Notice :****Comments :**

Parcel : 139 27 210 008	PT S2 NW4 27 20 61	CHURCH GOD CHRIST INC
Parcel : 139 27 210 034	PT S2 NW4 27 20 61	CHURCH PENTECOSTAL TEMPLE GOD
Parcel : 139 27 210 033	PT S2 NW4 27 20 61	CHURCH PENTECOSTAL TEMPLE GOD
Parcel : 139 27 210 009	PT S2 NW4 27 20 61	CHURCH GOD CHRIST INC
Parcel : 139 27 210 032	PT S2 NW4 27 20 61	CHURCH GOD CHRIST PENTECOSTAL
Parcel : 139 27 210 010	PT S2 NW4 27 20 61	CHURCH PENTECOSTAL TEMPLE GOD
Parcel : 139 27 210 031	PT S2 NW4 27 20 61	CHURCH GOD CHRIST
Parcel : 139 27 210 030	PT S2 NW4 27 20 61	CHURCH GOD CHRIST INC
Parcel : 139 27 210 044	PT S2 NW4 27 20 61	CHURCH PENTECOSTAL TEMPLE GOD
Parcel : 139 27 210 072	PT S2 NW4 27 20 61	CHURCH PENTECOSTAL TEMPLE GOD
Parcel : 139 27 201 001	PT S2 NW4 27 20 61	CHURCH PENTECOSTAL TEMPLE GOD
Parcel : 139 27 210 049	PT S2 NW4 27 20 61	CHURCH GOD CHRIST

Owner/Applicant/Contacts

OWNER	CHURCH PENTECOSTAL TEMPLE GOD LEON SMITH 1117 N F ST LAS VEGAS NV 89106-3119; 648-6856
APPLICANT	CHURCH PENTECOSTAL TEMPLE GOD LEON SMITH 1117 N F ST LAS VEGAS NV 89106-3119; 648-6856
REPRESENTED BY	JOHN DAVIS 1117 N. "F" STREET

LAS VEGAS, NV 9106; 648-6856

Actions/Conditions :

Printed on:

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Zoning for C-V

Project Address (Location) 1223 No. "F" Street

Project Name Pentecostal Temple Church of Proposed Use Church Parking
God in Christ

Assessor's Parcel #(s) 139-27-110-131 Ward # 5

General Plan: existing M proposed PF X Zoning: existing R-3 proposed C-V

Commercial Square Footage 7,000 sq. ft. Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information Request that all church property be rezoned to C-V as specified by project address.

PROPERTY OWNER Pentecostal Temple Church Contact Leon Smith

Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938

City Las Vegas State Nv Zip 89106

APPLICANT Leon Smith Contact Leon Smith

Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938

City Las Vegas State Nv Zip 89106

REPRESENTATIVE John Davis Contact John Davis

Address 1117 NO. "F" Street Phone: 648-6856 Fax: 631-2938

City Las Vegas State Nv Zip 89106

Property Owner Signature* Leon Smith

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Leon Smith

Subscribed and sworn before me

This 25 day of May, 2002

Linda Kaye Chapman

Notary Public in and for said County and State



Notary Public State of Nevada
COUNTY OF CLARK
LINDA KAYE CHAPMAN
My Appointment Expires
May 13, 2004

FOR DEPARTMENT USE ONLY

Case #	<u>Z-0047-02</u>
Meeting Date:	<u>7/25/02</u>
Signs Required:	<u>Yes</u>
Map #	<u>M-27-3</u>
Total Fee:	<u>\$675.00</u>
Receipt #	<u>86531</u>
Date Accepted:	<u>03JUN02</u>
Accepted By:	<u>TSJ</u>

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Zoning for C-V

Project Address (Location) 621 Madison Ave.

Project Name Pentecostal Temple Church of God in Christ Proposed Use Church Parking

Assessor's Parcel #(s) 139-27-210-034 Ward # 5

General Plan: existing _____ proposed x Zoning: existing _____ proposed C-V

Commercial Square Footage 7,000 sq. ft. Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information Request that all church property be rezoned to C-V as specified by project address.

PROPERTY OWNER Pentecostal Temple Church of God in Christ Contact Leon Smith

Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938

City Las Vegas State Nv Zip 89106

APPLICANT Leon Smith Contact Leon Smith

Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938

City Las Vegas State Nv Zip 89106

REPRESENTATIVE John Davis Contact John Davis

Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938

City Las Vegas State Nv Zip 89106

Property Owner Signature* Leon Smith

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Print Name Leon Smith

Subscribed and sworn before me

This 25 day of May, 2002

Linda Kaye Chapman

Notary Public in and for said County and State

 Notary Public State of Nevada
COUNTY OF CLARK
LINDA KAYE CHAPMAN
My Appointment Expires
May 13, 2004
No. 92-2960-1

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Signs Required:
Map #
Total Fee:
Receipt #
Date Accepted:
Accepted By:

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Zoning for C-V
 Project Address (Location) 616 Madison Ave.
 Project Name Pentecostal Temple Church of God in Christ Proposed Use Church Parking
 Assessor's Parcel #(s) 139-27-210-008 Ward # 5
 General Plan: existing _____ proposed X Zoning: existing _____ proposed C-V
 Commercial Square Footage 7,000 sq. ft. Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information Request that all church property be rezoned to C-V as specified by project address.

PROPERTY OWNER Pentecostal Temple Church of God in Christ Contact Leon Smith
 Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938
 City Las Vegas State Nv Zip 89106

APPLICANT Leon Smith Contact Leon Smith
 Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938
 City Las Vegas State Nv Zip 89106

REPRESENTATIVE John Davis Contact John Davis
 Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938
 City Las Vegas State Nv Zip 89106

Property Owner Signature* Leon Smith
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 Print Name Leon Smith

Subscribed and sworn before me
 This 25 day of May, 2002.
Linda Kaye Chapman

Notary Public in and for said County and State

 Notary Public State of Nevada
 COUNTY OF CLARK
 LINDA KAYE CHAPMAN
 My Appointment Expires
 May 13, 2004
 No. 92-2960-1

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Signs Required:
Map #
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Receipt #
Date Accepted:
Accepted By:

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

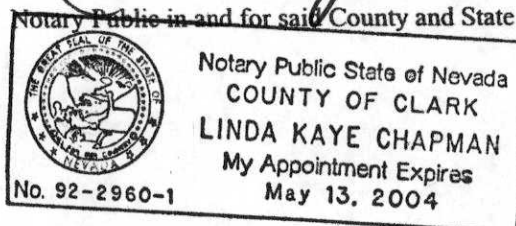
Application/Petition For: Zoning for C-V
 Project Address (Location) 613 Madison Ave.
 Project Name Pentecostal Temple Church of God in Christ Proposed Use Church Parking
 Assessor's Parcel #(s) 139-27-210-033 Ward # 5
 General Plan: existing _____ proposed X Zoning: existing _____ proposed C-V
 Commercial Square Footage 7,000 sq. ft. Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information Request that all church property be rezoned to C-V as specified by project address.

PROPERTY OWNER Pentecostal Temple Church of God in Christ Contact Leon Smith
 Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938
 City Las Vegas State NV Zip 89106

APPLICANT Leon Smith Contact Leon Smith
 Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938
 City Las Vegas State NV Zip 89106

REPRESENTATIVE John Davis Contact John Davis
 Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938
 City Las Vegas State NV Zip 89106

Property Owner Signature* Leon Smith
 *An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Leon Smith
 Subscribed and sworn before me
 This 25 day of May, 2002
Linda Kaye Chapman
 Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Signs Required:
Map #
Total Fee:
Receipt #
Date Accepted:
Accepted By:

FOR DEPARTMENT USE ONLY
Case #
Meeting Date:
Signs Required:
Map #
Total Fee:
Receipt #
Date Accepted:
Accepted By:

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Zoning for C-V
 Project Address (Location) 609 Madison Ave.
 Project Name Pentecostal Temple Church of God in Christ Proposed Use Church Parking
 Assessor's Parcel #(s) 139-27-210-032 Ward # 5
 General Plan: existing _____ proposed X Zoning: existing _____ proposed C-V
 Commercial Square Footage 7,000 sq. ft. Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information Request that all church property be rezoned to C-V as specified by project address.

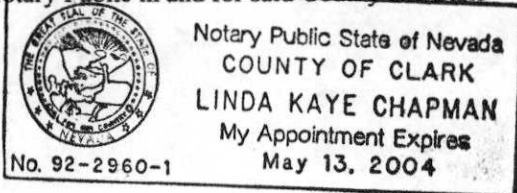
PROPERTY OWNER Pentecostal Temple Church of God in Christ Contact Leon Smith
 Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938
 City Las Vegas State Nv Zip 89106

APPLICANT Leon Smith Contact Leon Smith
 Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938
 City Las Vegas State Nv Zip 89106

REPRESENTATIVE John Davis Contact John Davis
 Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938
 City Las Vegas State Nv Zip 89105

Property Owner Signature* Leon Smith
 *An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Leon Smith

Subscribed and sworn before me
 This 25 day of May, 2002
Linda Kaye Chapman
 Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Signs Required:
Map #
Total Fee:
Receipt #
Date Accepted:
Accepted By:

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Zoning for C-V
 Project Address (Location) 602 Madison Ave.
 Project Name Pentecostal Temple Church of Proposed Use Church Parking
God in Christ
 Assessor's Parcel #(s) 139-27-210-010 Ward # 5
 General Plan: existing _____ proposed x Zoning: existing _____ proposed C-V
 Commercial Square Footage 7,000 sq. ft. Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information Request that all church property be rezoned to C-V as specified by project address.

PROPERTY OWNER Pentecostal Temple Church Contact Leon Smith
of God in Christ
 Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938
 City Las Vegas State Nv Zip 89106

APPLICANT Leon Smith Contact Leon Smith
 Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938
 City Las Vegas State Nv Zip 89106

REPRESENTATIVE John Davis Contact John Davis
 Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938
 City Las Vegas State Nv Zip 89106

Property Owner Signature* Leon Smith

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Print Name Leon Smith

Subscribed and sworn before me

This 26 day of May, 2002

Linda Kaye Chapman

Notary Public in and for said County and State



Notary Public State of Nevada
COUNTY OF CLARK

LINDA KAYE CHAPMAN

My Appointment Expires

May 13, 2004

No. 92-2960-1

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Signs Required:
Map #
Total Fee:
Receipt #
Date Accepted:
Accepted By:

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Zoning for C-V
 Project Address (Location) 1117 No. "F" Street
 Project Name Pentecostal Temple Church of Proposed Use Church Parking
God in Christ
 Assessor's Parcel #(s) 139-27-210-031 Ward # 5
 General Plan: existing _____ proposed x Zoning: existing _____ proposed C-V
 Commercial Square Footage 14,000 sq. ft. Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information Request that all church property be rezoned to C-V as specified by project address.

PROPERTY OWNER Pentecostal Temple Church Contact Leon Smith
of God in Christ
 Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938
 City Las Vegas State Nv Zip 89106

APPLICANT Leon Smith Contact Leon Smith
 Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938
 City Las Vegas State Nv Zip 89106

REPRESENTATIVE John Davis Contact John Davis
 Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938
 City Las Vegas State Nv Zip 89106

Property Owner Signature* Leon Smith

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Print Name Leon Smith

Subscribed and sworn before me

This 26 day of May, 20 02

Linda Kaye Chapman

Notary Public in and for said County and State



Notary Public State of Nevada
 COUNTY OF CLARK
 LINDA KAYE CHAPMAN
 My Appointment Expires
 May 13, 2004

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Zoning for C-V

Project Address (Location) 1116 No. "F" Street

Project Name Pentecostal Temple Church of God in Christ Proposed Use Church Parking

Assessor's Parcel #(s) 139-27-210-030 Ward # 5

General Plan: existing _____ proposed X Zoning: existing _____ proposed C-V

Commercial Square Footage 14,000 sq. ft. Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information Request that all church property be rezoned to C-V as specified by project address.

PROPERTY OWNER Pentecostal Temple Church of God in Christ Contact Leon Smith
Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938
City Las Vegas State Nv Zip 89106

APPLICANT Leon Smith Contact Leon Smith
Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938
City Las Vegas State Nv Zip 89106

REPRESENTATIVE John Davis Contact John Davis
Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938
City Las Vegas State Nv Zip 89106

Property Owner Signature* Leon Smith

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Print Name Leon Smith

Subscribed and sworn before me

This 26 day of May, 2002

Linda Kaye Chapman

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

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Meeting Date:
Signs Required:
Map #
Total Fee:
Receipt #
Date Accepted:
Accepted By:

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Zoning for C-V
 Project Address (Location) 620 Jefferson Ave.
 Project Name Pentecostal Temple Church of God in Christ Proposed Use Church Parking
 Assessor's Parcel #(s) 139-27-210-044 Ward # 5
 General Plan: existing _____ proposed X Zoning: existing _____ proposed C-V
 Commercial Square Footage 7,000 sq. ft. Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information Request that all church property be rezoned to C-V as specified by project address.

PROPERTY OWNER Pentecostal Temple Church of God in Christ Contact Leon Smith
 Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938
 City Las Vegas State Nv Zip 89105

APPLICANT Leon Smith Contact Leon Smith
 Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938
 City Las Vegas State Nv Zip 89106

REPRESENTATIVE John Davis Contact John Davis
 Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938
 City Las Vegas State Nv Zip 89106

Property Owner Signature* Leon Smith

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Print Name Leon Smith

Subscribed and sworn before me

This 26 day of May, 2002

Linda Kaye Chapman

Notary Public in and for said County and State



Notary Public State of Nevada
 COUNTY OF CLATSOP
 LINDA KAYE
 My Appointment Expires
 May 13, 2004

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Signs Required:
Map #
Total Fee:
Receipt #
Date Accepted:
Accepted By:

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Zoning for C-V

Project Address (Location) 614 Jefferson Ave.

Project Name Pentecostal Temple Church of Proposed Use Church Parking
God in Christ

Assessor's Parcel #(s) 139-27-210-046 Ward # 5

General Plan: existing _____ proposed x Zoning: existing _____ proposed C-V

Commercial Square Footage 7,000 sq. ft. Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information Request that all church property be rezoned to C-V as specified by project address.

PROPERTY OWNER Pentecostal Temple Church Contact Leon Smith
of God in Christ
Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938
City Las Vegas State Nv Zip 89106

APPLICANT Leon Smith Contact Leon Smith
Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938
City Las Vegas State Nv Zip 89106

REPRESENTATIVE John Davis Contact John Davis
Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938
City Las Vegas State Nv Zip 89106

Property Owner Signature* Leon Smith

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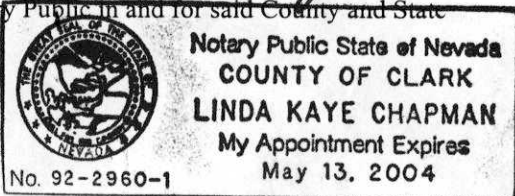
Print Name Leon Smith

Subscribed and sworn before me

This 26 day of May, 2002

Linda Kaye Chapman

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Signs Required:
Map #
Total Fee:
Receipt #
Date Accepted:
Accepted By:

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Zoning for C-V

Project Address (Location) 610 Jefferson Ave.

Project Name Pentecostal Temple Church of God in Christ Proposed Use Church Parking

Assessor's Parcel #(s) 139-27-210-047 Ward # 5

General Plan: existing _____ proposed X Zoning: existing _____ proposed C-V

Commercial Square Footage 7,000 sq. ft. Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information Request that all church property be rezoned to C-V as specified by project address.

PROPERTY OWNER Pentecostal Temple Church Contact Leon Smith

Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938

City Las Vegas State Nv Zip 89106

APPLICANT Leon Smith Contact Leon Smith

Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938

City Las Vegas State Nv Zip 89106

REPRESENTATIVE John Davis Contact John Davis

Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938

City Las Vegas State Nv Zip 89106

Property Owner Signature* Leon Smith

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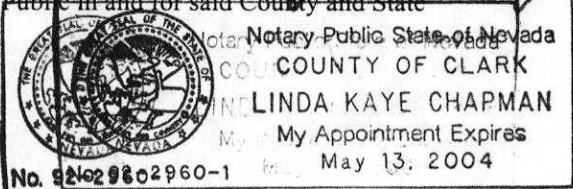
Print Name Leon Smith

Subscribed and sworn before me

This 26 day of May, 2002

Linda Kaye Chapman

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Signs Required:
Map #
Total Fee:
Receipt #
Date Accepted:
Accepted By:

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Zoning for C-V

Project Address (Location) 604 Jefferson Ave.

Project Name Pentecostal Temple Church of Proposed Use Church Parking

Assessor's Parcel #(s) 139-27-210-048 God in Christ Ward # 5

General Plan: existing _____ proposed x Zoning: existing _____ proposed C-V

Commercial Square Footage 7,000 sq. ft. Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information Request that all church property be rezoned to C-V as specified by project address.

PROPERTY OWNER Pentecostal Temple Church Contact Leon Smith
of God in Christ
Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938
City Las Vegas State Nv Zip 89106

APPLICANT Leon Smith Contact Leon Smith
Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938
City Las Vegas State Nv Zip 89106

REPRESENTATIVE John Davis Contact John Davis
Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938
City Las Vegas State Nv Zip 89106

Property Owner Signature* Leon Smith

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Print Name Leon Smith

Subscribed and sworn before me

This 26 day of May, 2002

Linda Kaye Chapman

Notary Public in and for said County and State



Notary Public State of Nevada
COUNTY OF CLARK
LINDA KAYE CHAPMAN
My Appointment Expires
May 13, 2004

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
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Accepted By:

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Zoning for C-V

Project Address (Location) 602 Jefferson Ave.

Project Name Pentecostal Temple Church of Proposed Use Church Parking

Assessor's Parcel #(s) 139-27-210- God in Christ Ward # 5

General Plan: existing _____ proposed X Zoning: existing _____ proposed C-V

Commercial Square Footage 7,000 sq. ft. Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information Request that all church property be rezoned to C-V as specified by project address.

PROPERTY OWNER Pentecostal Temple Church of God in Christ Contact Leon Smith

Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938

City Las Vegas State Nv Zip 89106

APPLICANT Leon Smith Contact Leon Smith

Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938

City Las Vegas State Nv Zip 89106

REPRESENTATIVE John Davis Contact John Davis

Address 1117 No. "F" Street Phone: 647-6835 Fax: 631-2938

City Las Vegas State Nv Zip 89106

Property Owner Signature* Leon Smith

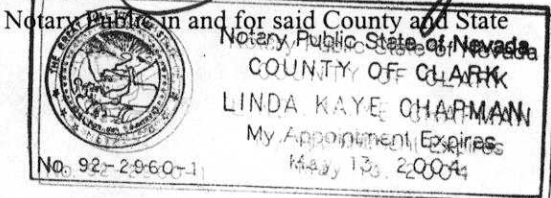
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Print Name Leon Smith

Subscribed and sworn before me

This 26 day of May, 2002

Linda Kaye Chapman



FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Signs Required:
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Receipt #
Date Accepted:
Accepted By:

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Zoning for C-V
 Project Address (Location) 603 Jefferson Ave.
 Project Name Pentecostal Temple Church of Proposed Use Church Parking
God in Christ Assessor's Parcel #(s) 139-27-210-072 Ward # 5
 General Plan: existing _____ proposed X Zoning: existing _____ proposed C-V
 Commercial Square Footage 7,000 sq. ft. Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information Request that all church property be rezoned to C-V as specified by project address.

PROPERTY OWNER Pentecostal Temple Church Contact Leon Smith
of God in Christ
 Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938
 City Las Vegas State Nv Zip 89106

APPLICANT Leon Smith Contact Leon Smith
 Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938
 City Las Vegas State Nv Zip 89106

REPRESENTATIVE John Davis Contact John Davis
 Address 1117 No. "F" Street Phone: 648-6856 Fax: 631-2938
 City Las Vegas State Nv Zip 89106

Property Owner Signature* Leon Smith

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Print Name Leon Smith

Subscribed and sworn before me

This 26 day of May, 2002

Linda Kaye Chapman

Notary Public in and for said County and State
 Notary Public State of Nevada
 COUNTY OF CLARK
 LINDA KAYE CHAPMAN
 My Appointment Expires
 May 13, 2004
 No. 92-2960-1

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Signs Required:
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Total Fee:
Receipt #
Date Accepted:
Accepted By:

Pentecostal Temple

Supt. Leon Smith, Pastor

Church Of God In Christ, Inc.

April 4, 2002

City of Las Vegas Planning and Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Dear City Officials:

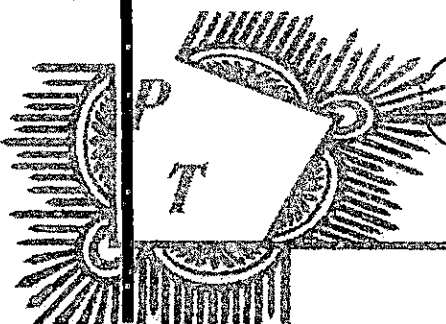
This correspondence is submitted on behalf of Pentecostal Temple Church of God in Christ located at 1117 N. F Street. In January 3, 1997 the church purchased the property located at 612 Madison lot 4 block 20 parcel number 139 27 210 009 and 616 Madison lot 3 block 20 parcel number 139 27 210 008 which is adjacent to the church. We are respectfully requesting immediate consideration and approval of this application which will allow us to develop a parking lot to accommodate our tremendous current overflow in exiting parking. The City of Las Vegas indeed will benefit from the conversion of the said proper in the following ways:

1. The property will provide off street secured parking for approximately 40 cars. Pentecostal Temple will assume the liability for any related insurance issues.
2. A safety component automatically built in to private parking lots. Security will be provided by staff as opposed by METRO. The parking lot will provide improvement which will enhance the surrounding areas.
3. Numerous vehicles which typically park on City Street will no longer burden home owners.

1117 North "F" Street • Las Vegas, Nevada 89106 • Office: (702) 648-6856

Supt. Leon Smith, BEd, MA
Administrative Assistant
Las Vegas District Superintendent

The Desert Shall Rejoice, And Blossom As The Rose. Isaiah 35:1



STATEMENT OF FINANCIAL INTEREST

 Notary Public State of Nevada
COUNTY OF CLARK
LINDA KAYE CHAPMAN
My Appointment Expires
May 13, 2004
No. 92-2960-1

ABSOLUTE DEED

970103.00855

[NRS 361.595(4)]

(2)

This Deed, made this 03rd day of January, 1997, between MARK ASTON as County Treasurer and ex-officio Trustee of the County of Clark, State of Nevada, party of the first part and PENTECOSTAL/TEMPLE CHURCH OF GOD IN CHRIST INC, party of the second part.

WITNESSETH, That Whereas, the Board of County Commissioners of the County of Clark aforesaid, on August 6, 1996, made its order, directing the publication and sale of the real property hereinafter described and,

WHEREAS, pursuant to said order first party caused said real property to be advertised for sale by publication in a local newspaper for twenty consecutive days as required by law and,

WHEREAS, on December 9, 1996, at the time and place designated in said notice of sale, the said first party did offer for sale all the rights, title and interest of said County of Clark as aforesaid, in and to said real property to the highest bidder for cash and,

WHEREAS, the said party of the first part has filed with the Clerk of said Board of County Commissioners a proper affidavit of publication of the notice of sale and made his duly verified return of said sale as required by law, which said affidavit and return are numbered (Page #18) of the records and files of the Clerk of said Board, to which reference is hereby made;

NOW, THEREFORE, The party of the first part, in consideration of the premises and of the sum of \$13,000.00 to him in hand paid by the party of the second part, the receipt of which is hereby acknowledged, does by these presents, remise, release and forever quit-claim unto the party of the second part, his heirs and assigns forever, all the certain piece of land situated in the County of Clark, State of Nevada, described as follows, to-wit:

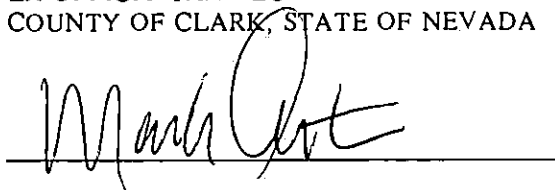
H F M & M ADD
PLAT BOOK 1 PAGE 47
LOT 4 BLOCK 20

ASSESSOR PARCEL NUMBER
139-27-210-009
SEE ATTACHED LEGAL DESCRIPTION

Together with all singular the tenements, hereditaments, and appurtenances thereunto belonging or anywise appertaining.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand, the day and year first written above.

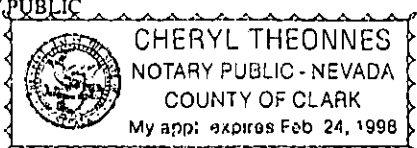
MARK ASTON, COUNTY TREASURER AND
EX-OFFICIO TAX RECEIVER OF THE
COUNTY OF CLARK, STATE OF NEVADA



STATE OF NEVADA)
)ss
COUNTY OF CLARK)

On this 03rd day of January, 1997, before me, CHERYL L. THEONNES, a Notary Public, personally appeared MARK ASTON, County Treasurer and Ex-Officio Trustee of the County of Clark, State of Nevada, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes thereto mentioned.

WHEN RECORDED MAIL TO:
SEND FUTURE TAX BILLS TO:
PENTECOSTAL/TEMPLE CHURCH
1117 N "F" STREET
LAS VEGAS NV 89106


NOTARY PUBLIC


LEGAL DESCRIPTION

SITUATE IN THE COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS
FOLLOWS:

LOT FOUR (4) IN BLOCK TWENTY (20) OF H.F.M. & M. ADDITION, AS SHOWN
BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 47 IN THE OFFICE OF
THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

* * * * *

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
TREASURER CLARK COUNTY

01-03-97 13:09 TML 2
OFFICIAL RECORDS
BOOK: 970103 INST: 00855
FEE: 8.00 RPTT: 16.90

THIS IS A NOTICE OF VALUE ONLY - READ OTHER SIDE FOR DETAILS.

COUNTY OF CLARK
500 S. Grand Central Pkwy, 2nd Floor
P.O. Box 551401
Las Vegas, NV 89155-1401

FROM: **M. W. SCHOFIELD**
ASSESSOR

PRESORTED
FIRST-CLASS MAIL
U.S. POSTAGE PAID
LAS VEGAS, NV
PERMIT No. 8

THIS IS TO INFORM YOU OF THE ASSESSED VALUE AS OF THIS DATE FOR THE
TAX YEAR BEGINNING JULY 1, ON THE PROPERTY DESCRIBED BELOW.

DISTRICT	MAILING DATE
200	12/19/2001
YEAR	YEAR
PRIOR	2002-2003
TAXABLE VALUE	TAXABLE VALUE
10,000	15,000
ASSESSED VALUES	ASSESSED VALUES
LAND	LAND
3,500	5,250
BUILDING ETC	BUILDING ETC
0	0
PERSONAL	PERSONAL
0	0
TOTAL	TOTAL
3,500	5,250

SEE OTHER SIDE FOR ADDITIONAL INFORMATION

PARCEL NUMBER

139-27-210-009



LOCATION ADDRESS:
612 MADISON AVE

68-358*****5-DIGIT 89106
CHURCH GOD CHRIST INC
1117 N F ST
LAS VEGAS, NV 89106-3119

02



149699

THIS IS A NOTICE OF VALUE ONLY - READ OTHER SIDE FOR DETAILS.

COUNTY OF CLARK
500 S. Grand Central Pkwy, 2nd Floor
P.O. Box 551401
Las Vegas, NV 89155-1401

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PERSONAL	PERSONAL
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TOTAL	TOTAL
3,500	5,250

SEE OTHER SIDE FOR ADDITIONAL INFORMATION

PARCEL NUMBER

139-27-210-008



LOCATION ADDRESS:
616 MADISON AVE

68-358*****5-DIGIT 89106
CHURCH GOD CHRIST INC
1117 N F ST
LAS VEGAS, NV 89106-3119

02



149700



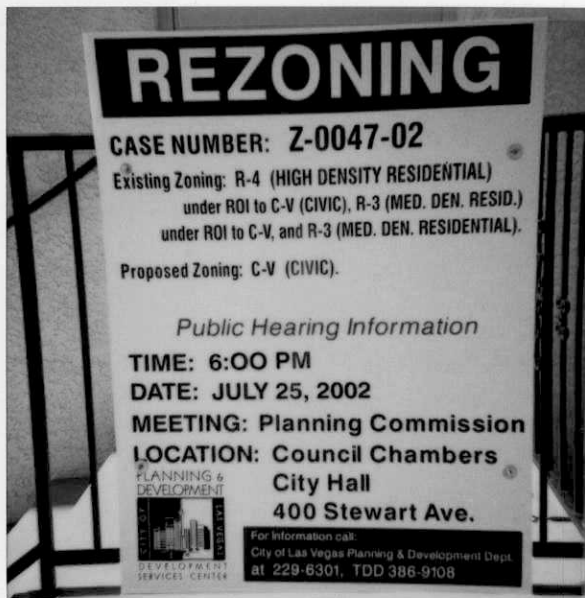
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: Z-0047-02

MEETING DATE: July 25, 2002

Sign Pro does hereby certify that a notice as required by Chapter 19A.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



Signature [Signature]

7-9-2
Date

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission, Hearings Officer or City Council.