

FILE HISTORY

[illegible]

FILE NO.:

Z-0047-02(1)

PROPERTY OWNERS

PROTESTS

APPROVALS

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FILE NO.: _____

TELEPHONE COMMUNICATION LOG

DATE	PERSON & NUMBER CALLED	P&D STAFF PERSON CALLING

NATURE OF CALL:

RESPONSE OF CALL:

FILE NUMBER: _____

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).

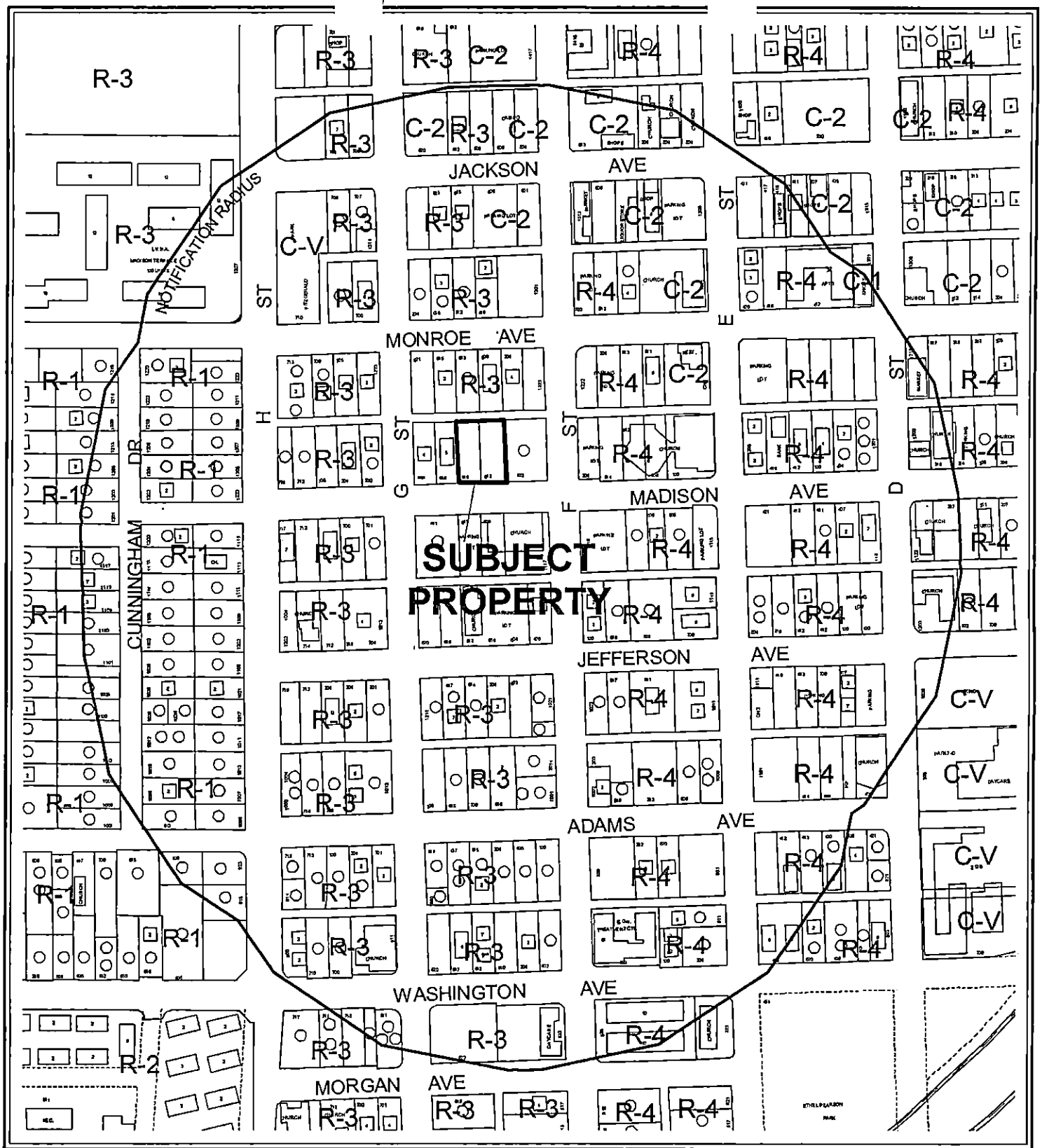
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

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 written objections 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 this request may be determined by 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(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).

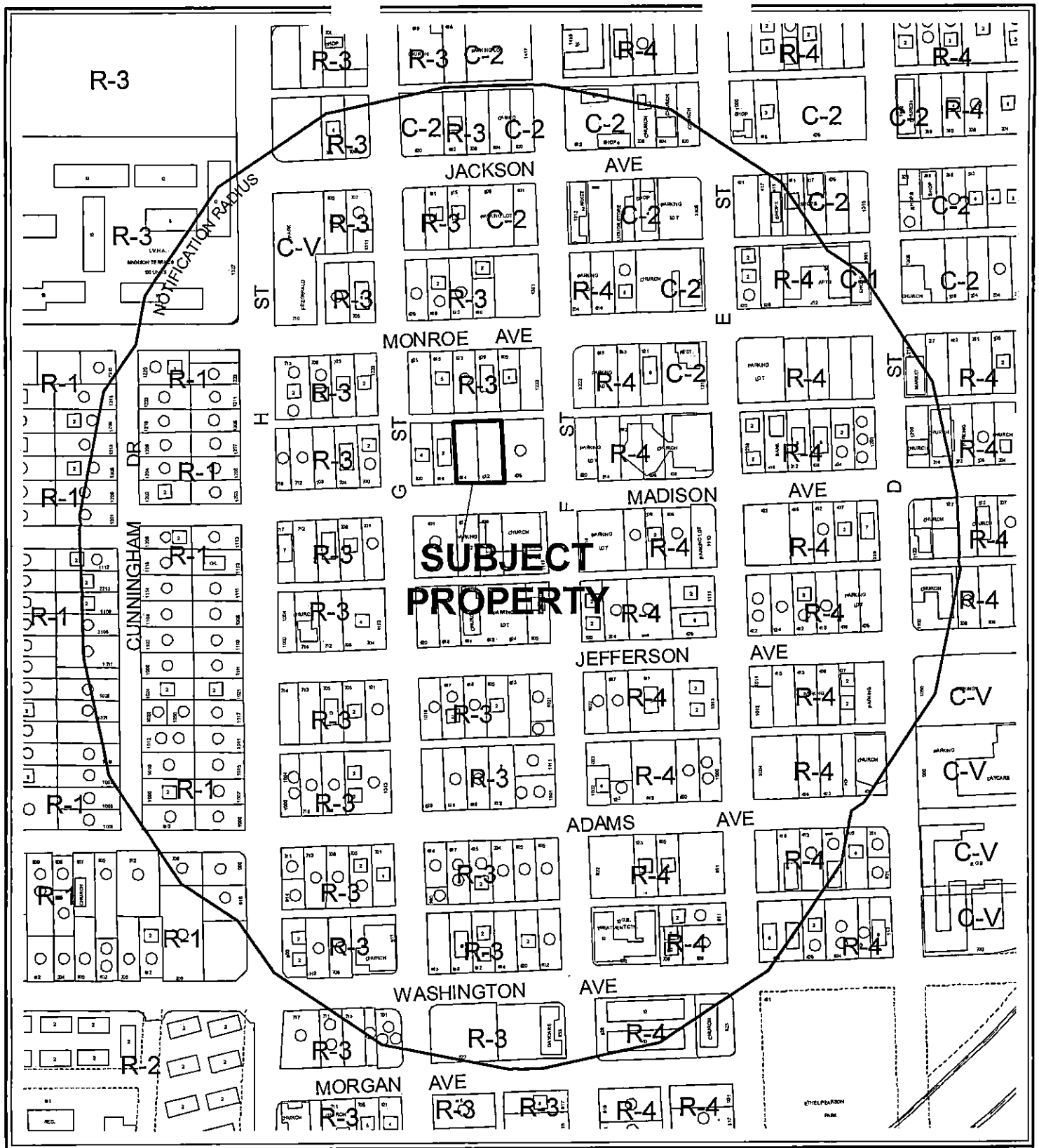
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JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

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)

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).

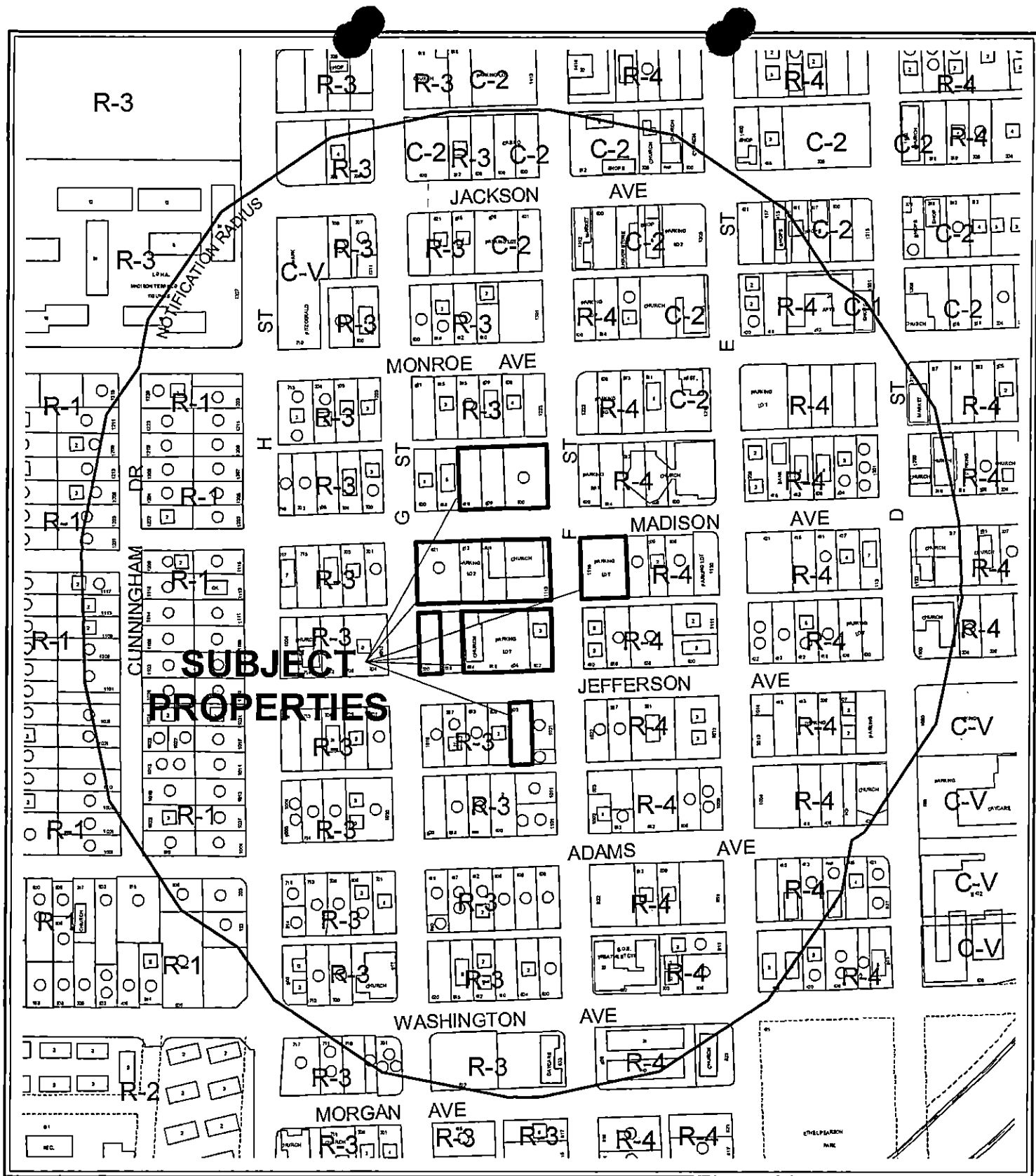
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JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

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)



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).

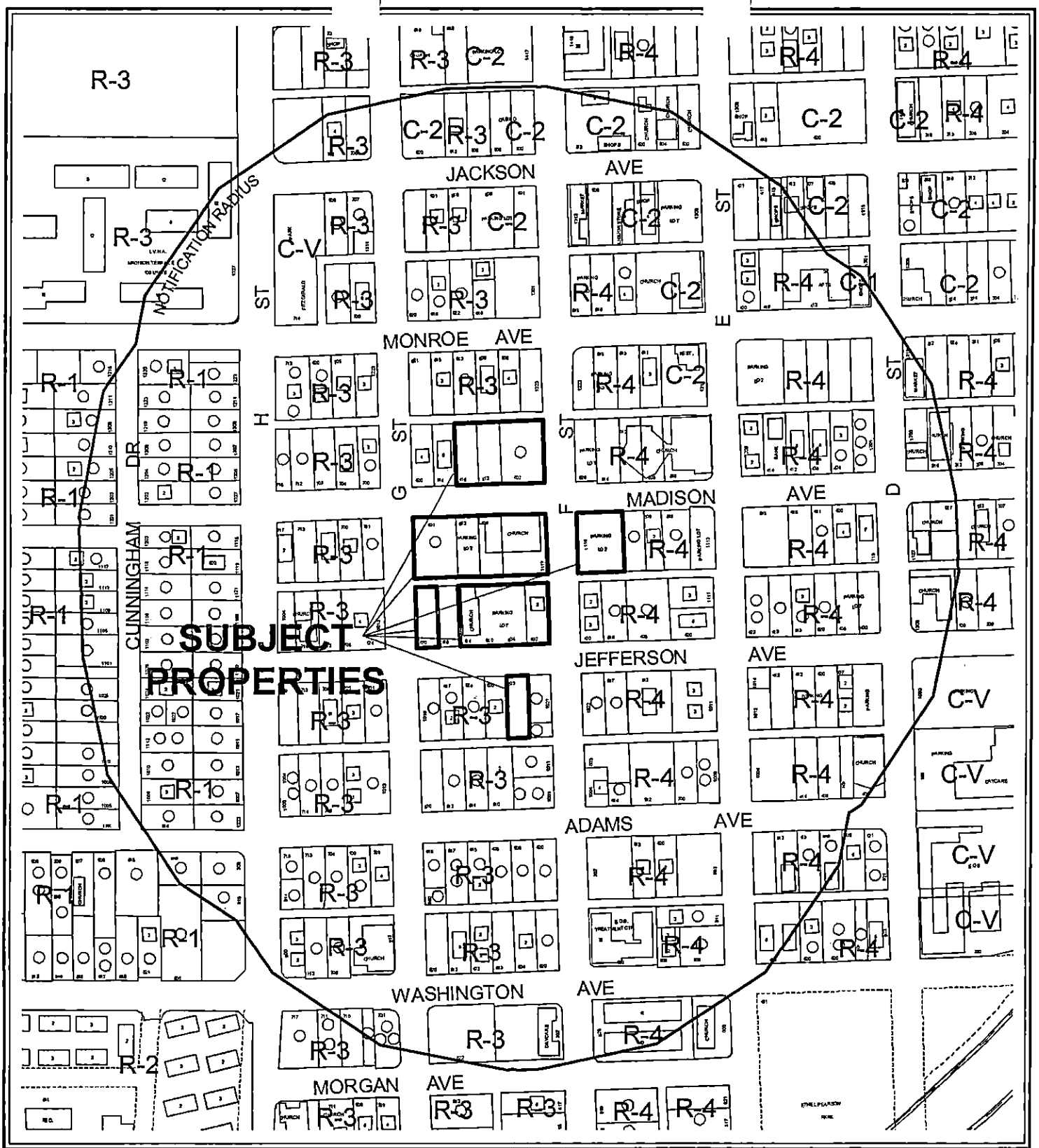
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JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

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).

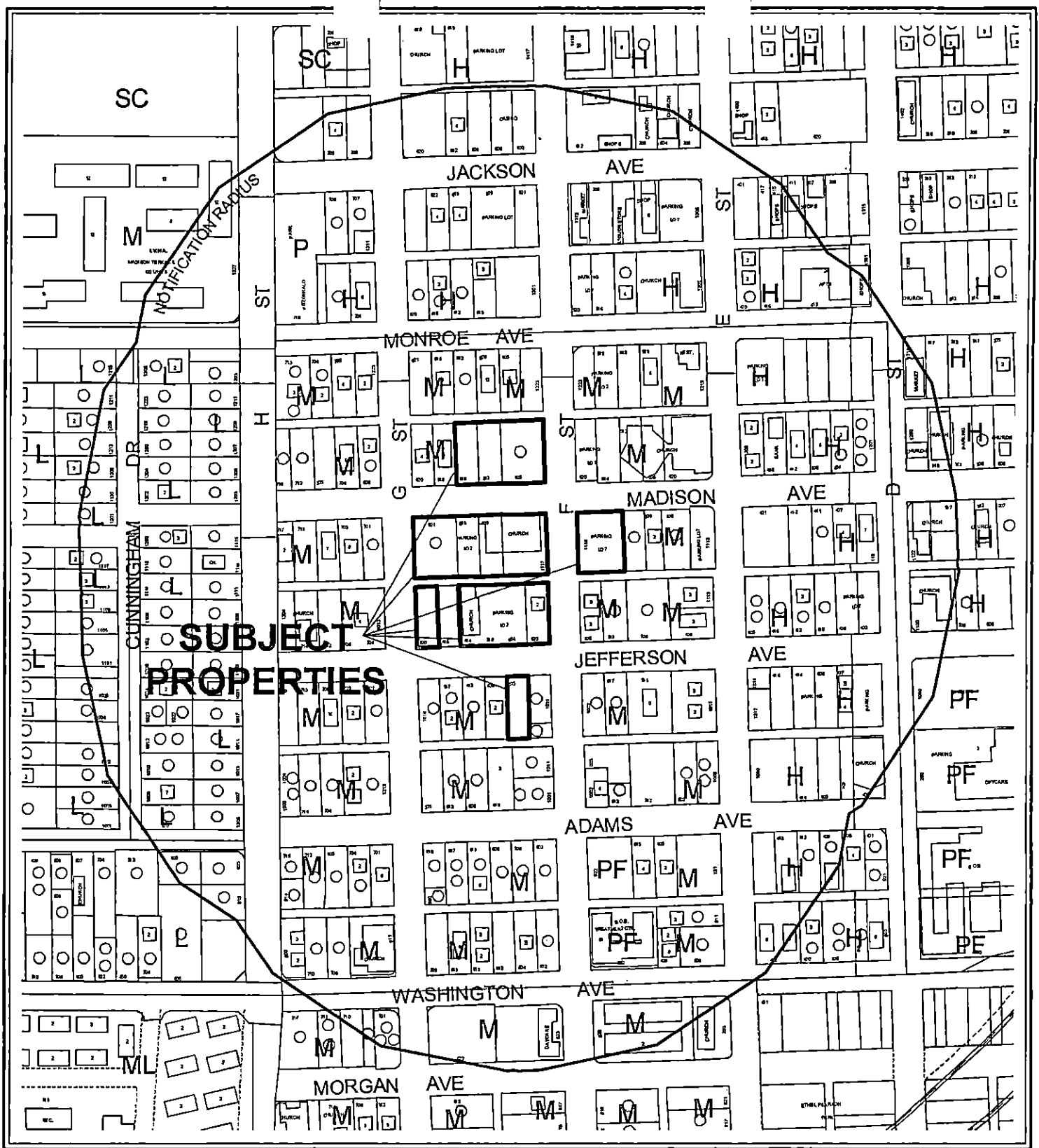
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JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

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)



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>400</u> \$ _____ \$ _____ \$ _____		☐	☐
☒	☐	☒	☐	Statement of Financial Interest		☐	☐
☐	☒	☐	☒	Development Impact Notice and Assessment (DINA)		☐	☐
SITE PLAN — 19 Folded, 1 Rolled.							
☒	☐	☒	☐	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 — 2 Folded, 1 Rolled							
☒	☐	☒	☐	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 — Not Needed.							
☐	☐	☐	☐	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 — Not Needed.							
☒	☐	☒	☐	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: Site Dev. Plan Reve.
 APN: _____ Location: 6012 Madison
 Planner: TROY JESUNKE Pre-App Meeting Date: 15 MAY 02



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(1) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 21, 2002
Related to GPA-0022-02 and Z-0047-02

Dear Mr. Smith:

The City Council at a regular meeting held August 21, 2002 APPROVED the request 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)]. 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 by the City Council of a General Plan Amendment to a PF (Public Facility) land use designation and a Rezoning to a C-V (Civic) Zoning District.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan, except as amended by conditions herein.
4. The applicant shall meet with Planning and Development staff and a Traffic Engineering Representative in Land Development for assistance in the redesign of the parking lot layout, on-site circulation and driveway access prior to the issuance of any permits.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to provide a minimum fifteen-foot wide landscape planter along Madison Avenue; an eight-foot wide landscape planter along the west (side) property line; and a five-foot wide landscape planter along the north (rear) property line. All landscape planters shall consist of 24-inch box trees

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

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

spaced twenty feet on center and appropriate shrub and groundcover as required by the Las Vegas Urban Design Guidelines and Standards.

6. The applicant shall construct a six-foot tall decorative block wall, with at least 20 percent contrasting materials, along the west property line where no block wall exists, utilizing Title 19A standards for the adjacent zoning district for wall heights. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. If it is determined the existing conditions on the property adjacent to the west property line of the subject site, deem the six-foot tall decorative block wall to be impracticable; the applicant shall meet with Planning and Development Department staff for assistance in determining a mutually acceptable alternative to the block wall requirement.
7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
10. All City Code requirements and design standards of all City departments must be satisfied.

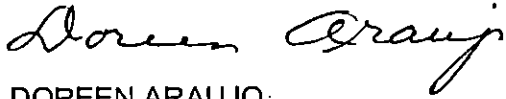
Public Works

11. Construct full-width alley paving adjacent to this site and extend the paving eastward to "F" Street and construct sidewalk ramps on the north and south side of the alley at "F" Street concurrent with development of this site.
12. 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 development of this site.
13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

Mr. Leon Smith
Z-0047-02(1) – Page Three
August 26, 2002

14. Site development to comply with all applicable conditions of approval for Z-47-02 and all other subsequent site-related actions.

Sincerely,



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

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

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

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**REVIEW OF CONDITION****Report Date** 02/04/2003 03:25 PM**Submitted By**

Page 1

A/P # 1798 **Type** ROC **Issued Date** **Issued By****Parcel** 13927210008**Location****Owner** CHURCH PENTECOSTAL TEMPLE GOD**Phone****Address** 1117 N F ST
LAS VEGAS NV 89106-3119**Country** ☐ Foreign**Applicant's Full Name** CHURCH PENTECOSTAL TEMPLE GOD**Day Phone****Fax****Address** 1117 N F ST
LAS VEGAS NV
89106-3119**Pager****Fees****Total Paid**

0.00

Declared Value 0.00**Type of Work****Calculated Value** 0.00**Square Footage** 0.00**Actual Value** 0.00**Comments**

ROC-1798 - PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST- Request for a Review of Condition Numbers 5 and 6 of Site Development Plan Review [Z-0047-02(1)], pertaining to landscaping and construction of a six foot high decorative block wall on property located at 612 and 616 Madison Avenue (APNs: 139-27-210-008 and 009), R-3 (Medium Density Residential) Zone under Resolution of Intent to C-V (Civic), Ward 5 (Weekly).

Signature of Owner (If Owner Builder)

Date

Signature of Contractor or Authorized Agent

Date

Memorandum

City of Las Vegas
Planning and Development
Fax 385-7268

Date: 11/04/02

To: Land Development

From: Tom Burkart

Phone: 229-6708

Re: Parking lot for Pentecostal Temple Cogie 6061

Planning and Development has reviewed the submitted civil plans. Please note the following comments:

1. Revise chain link fence on west property line to 6 foot decorative block wall.
2. Revise north, south and west property lines to reflect landscaping buffers (5 foot buffer on north, 8 foot buffer on west and 15 foot buffer on south property lines).
3. Due to the required landscape buffers the parking lot layout must be modified. Condition #4 of Z-0047-02(1) states the applicant shall meet with Planning staff and a traffic engineer from Land Development for redesign of parking lot.
4. Add planning signature line to plans. 'M. Margo Wheeler, AICP, Current Planning Manager'.

- BY 1/30 FOR 2/19 CC

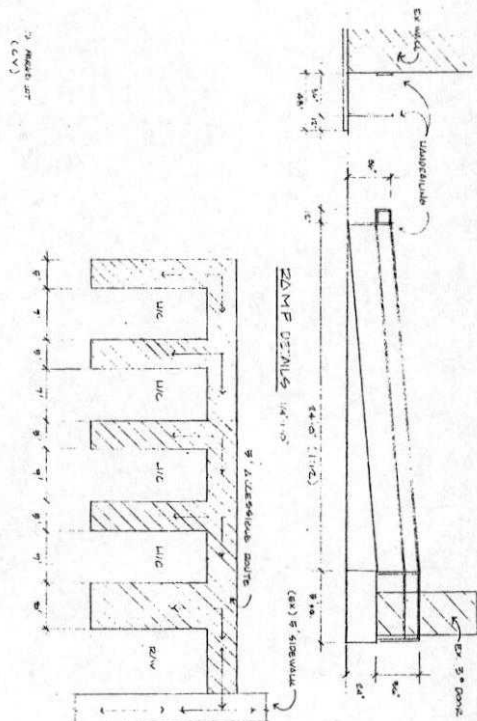
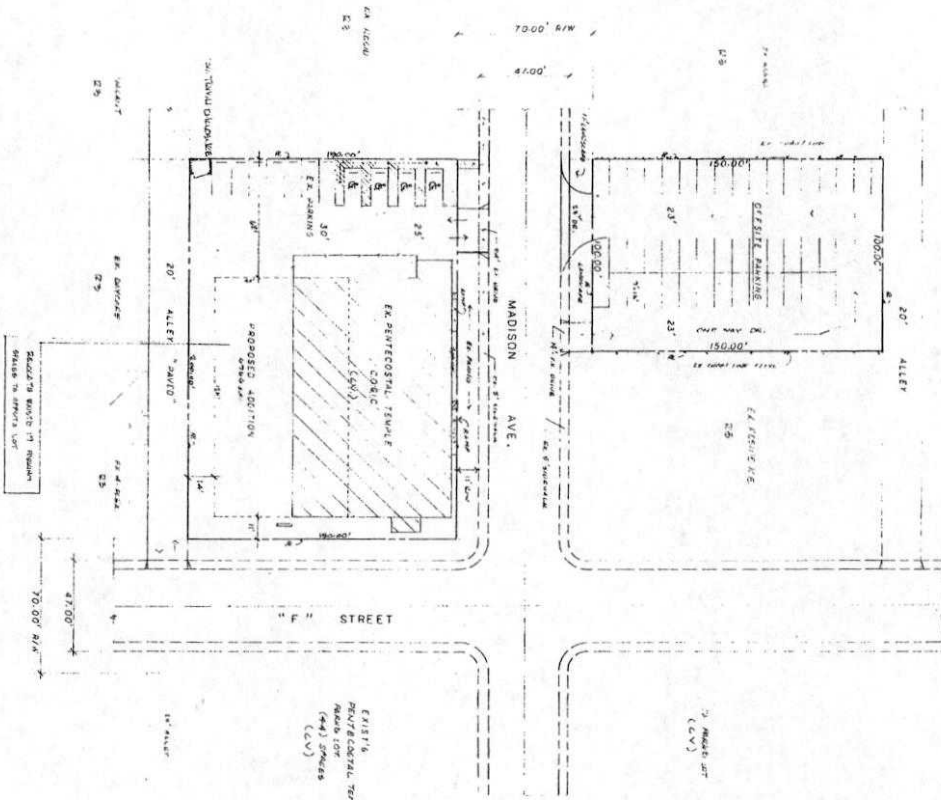
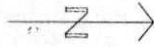
- Today met w/ owner's Rep
AND EXPLAINED ROC REQUIREMENTS 647
6835

- I contacted Koz
on 1/27/03 to
RE-ITERATE THE ROC
REQUIREMENTS: DIRECT
TO City Council

~~Koz~~
947-4870
232-4758
Deacon Chapman

Lovell Taylor
324-8914

Pent Temp
648.6856



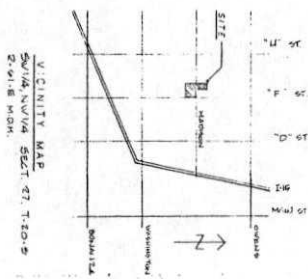
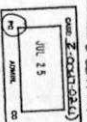
APPROVED
DATE: 10/15/10
BY: [Signature]
STAFF

Z-0047-02(1)

STAFF

7-25-02 PC

SITE PLAN



APN - 159-27-210-00B (45)

PARKING - 45 - 50000 - 7100 (CUB)

4 - 10000 - 9110 (CUB)

4 - 10000 - 9110 (CUB)

4 - 10000 - 9110 (CUB)

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R-3
LVHA
TERRACE

NOTIFICATION RADIUS

JACKSON

MONROE AVE

SUBJECT
PROPERTY

LSH

GST

OR

MADISON

AVE
1110

JEFFERSON AVE

ADAMS AVE

CASE: ROC-1798
RADIUS: 750 FT

0 200 400 Feet





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



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(1) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 21, 2002
Related to GPA-0022-02 and Z-0047-02

Dear Mr. Smith:

The City Council at a regular meeting held August 21, 2002 APPROVED the request 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)]. 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 by the City Council of a General Plan Amendment to a PF (Public Facility) land use designation and a Rezoning to a C-V (Civic) Zoning District.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan, except as amended by conditions herein.
4. The applicant shall meet with Planning and Development staff and a Traffic Engineering Representative in Land Development for assistance in the redesign of the parking lot layout, on-site circulation and driveway access prior to the issuance of any permits.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to provide a minimum fifteen-foot wide landscape planter along Madison Avenue; an eight-foot wide landscape planter along the west (side) property line; and a five-foot wide landscape planter along the north (rear) property line. All landscape planters shall consist of 24-inch box trees

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

spaced twenty feet on center and appropriate shrub and groundcover as required by the Las Vegas Urban Design Guidelines and Standards.

6. The applicant shall construct a six-foot tall decorative block wall, with at least 20 percent contrasting materials, along the west property line where no block wall exists, utilizing Title 19A standards for the adjacent zoning district for wall heights. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. If it is determined the existing conditions on the property adjacent to the west property line of the subject site, deem the six-foot tall decorative block wall to be impracticable; the applicant shall meet with Planning and Development Department staff for assistance in determining a mutually acceptable alternative to the block wall requirement.
7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
10. All City Code requirements and design standards of all City departments must be satisfied.

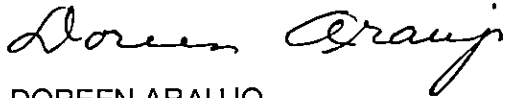
Public Works

11. Construct full-width alley paving adjacent to this site and extend the paving eastward to "F" Street and construct sidewalk ramps on the north and south side of the alley at "F" Street concurrent with development of this site.
12. 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 development of this site.
13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

Mr. Leon Smith
Z-0047-02(1) – Page Three
August 26, 2002

14. Site development to comply with all applicable conditions of approval for Z-47-02 and all other subsequent site-related actions.

Sincerely,



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

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

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
CITY COUNCIL MEETING OF: AUGUST 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN RELATED TO GPA-0022-02 AND Z-0047-02 - PUBLIC HEARING - **Z-0047-02(1) - PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST** - Request 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). The Planning Commission (6-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

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 156 – Z-0047-02(1)

CONDITIONS:

Planning and Development

1. Approval by the City Council of a General Plan Amendment to a PF (Public Facility) land use designation and a Rezoning to a C-V (Civic) Zoning District.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan, except as amended by conditions herein.
4. The applicant shall meet with Planning and Development staff and a Traffic Engineering Representative in Land Development for assistance in the redesign of the parking lot layout, on-site circulation and driveway access prior to the issuance of any permits.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to provide a minimum fifteen-foot wide landscape planter along Madison Avenue; an eight-foot wide landscape planter along the west (side) property line; and a five-foot wide landscape planter along the north (rear) property line. All landscape planters shall consist of 24-inch box trees spaced twenty feet on center and appropriate shrub and groundcover as required by the Las Vegas Urban Design Guidelines and Standards.
6. The applicant shall construct a six-foot tall decorative block wall, with at least 20 percent contrasting materials, along the west property line where no block wall exists, utilizing Title 19A standards for the adjacent zoning district for wall heights. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. If it is determined the existing conditions on the property adjacent to the west property line of the subject site, deem the six-foot tall decorative block wall to be impracticable; the applicant shall meet with Planning and Development Department staff for assistance in determining a mutually acceptable alternative to the block wall requirement.
7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

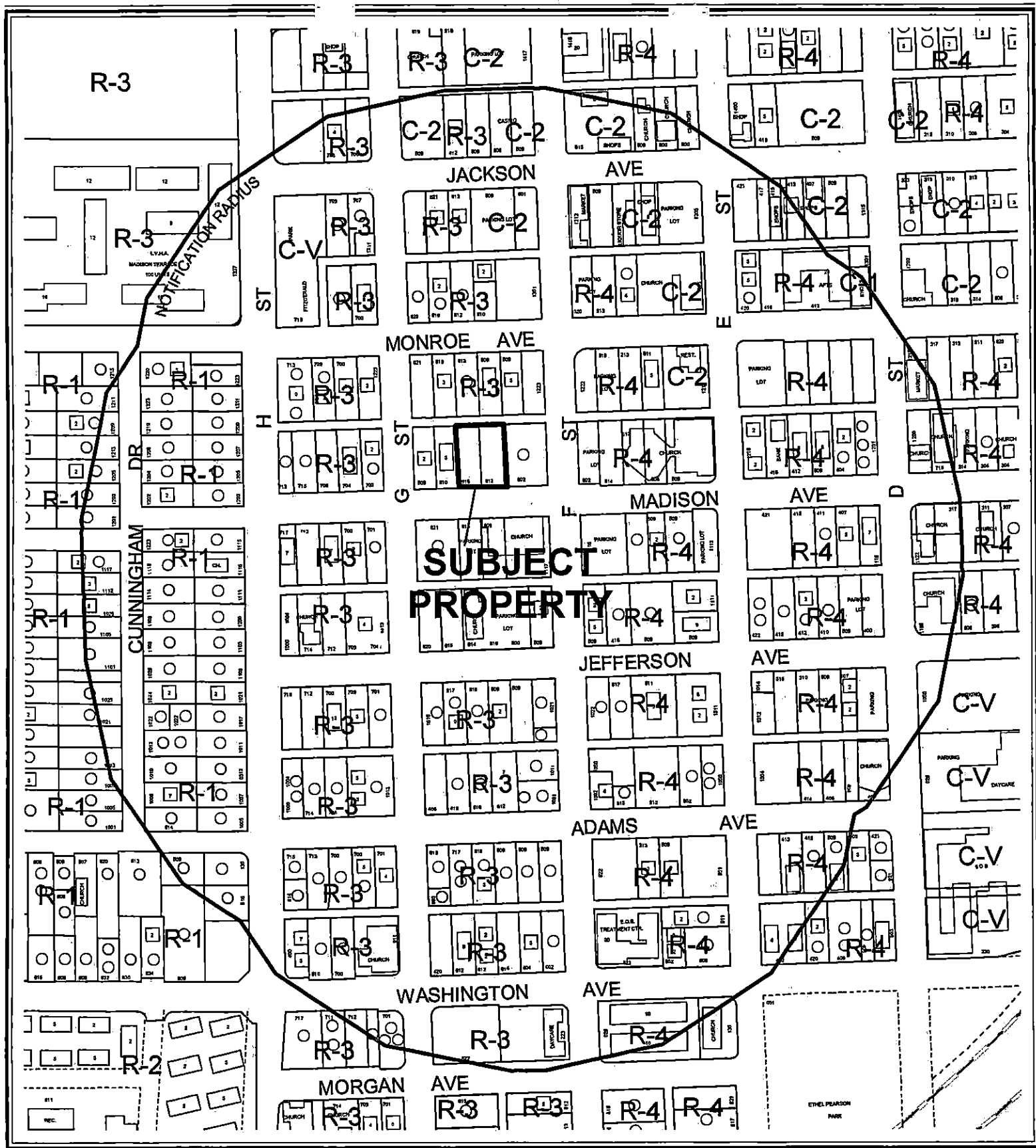
CITY COUNCIL MEETING OF AUGUST 21, 2002
Planning and Development Department
Item 156 – Z-0047-02(1)

CONDITIONS – Continued:

8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

11. Construct full-width alley paving adjacent to this site and extend the paving eastward to “F” Street and construct sidewalk ramps on the north and south side of the alley at “F” Street concurrent with development of this site.
12. 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 development of this site.
13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
14. Site development to comply with all applicable conditions of approval for Z-47-02 and all other subsequent site-related actions.



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)



**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Site Development Plan Review and a Reduction in the on-site landscaping for an off-site parking lot on 0.33 acres at 612 and 616 Madison Avenue. The justification letter indicates the purpose for the request is to allow the development of a parking lot to accommodate the tremendous current overflow in the existing parking. The letter continues to state the city of Las Vegas will benefit from the conversion of the said (property) 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 (streets) will no longer burden home owners.

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 Rezoning (Z-0047-02) from R-4 (High Density Residential) under Resolution of Intent to C-V (Civic), and R-3 (Medium Density Residential) to C-V (Civic).

DETAILS OF APPLICATION REQUEST

Site Area: 0.33 acres
Total Parking Provided: 42 parking spaces (including 0 handicap spaces)

The proposed off-site parking lot will serve as overflow parking for Pentecostal Temple Church of God in Christ located directly across the street to the south. The off-site parking lot as proposed will provide 42 regular parking spaces with one-way 23-foot wide drive aisles. A single row of parking is proposed along the west property line and a double-row of parking stalls is proposed central to the site. Two existing driveway cuts are proposed to be utilized for ingress and egress. No perimeter landscaping and parking lot landscape finger islands are proposed.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-3 (Medium Density Residential)	Multi-Family Residential Single-Family Residential
South	R-3 (Medium Density Residential) R-4 (High Density Residential)	Multi-Family Residential Multi-Family Residential Single-Family Residential
East	ROI to C-V (Civic) R-3 (Medium Density Residential)	Religious Facility Parking Lot
West	R-3 (Medium Density Residential)	Multi-Family Residential

ANALYSIS & FINDINGS

ZONING

Staff notes that the applicant has requested a General Plan Amendment (GPA-0022-02) to PF (Public Facility) and a Rezoning (Z-0047-02) to a C-V (Civic) zoning district in conjunction with this application. Staff finds the General Plan Amendment and Rezoning requests are appropriate in that it will provide a unified zoning for all the subject properties owned by the Pentecostal Temple Church of God in Christ.

SITE PLAN

The submitted site plan indicates paving that extends across the entire lot with virtually no landscaping, which is not desirable in a residential area. Staff is recommending a condition to meet with Planning and Development staff and a Traffic Engineering Representative in Land Development for assistance in the redesign of the parking lot layout, on-site circulation and driveway access prior to the issuance of any permits. Also, staff recommends a condition to provide a minimum fifteen-foot setback for landscaping from Madison Avenue in order to be sensitive to the view of the residential environment and a condition to construct a six-foot tall decorative block wall on west property line, utilizing Title 19A standards for the adjacent zoning district for wall heights to further protect the adjacent residential property from the proposed parking lot use.

LANDSCAPE PLAN

The submitted site plan does not indicate perimeter landscaping and parking lot landscape finger islands. Staff finds the proposed parking lot is not desirable without the addition of adequate landscaping to soften the affect of the largely paved area. Staff recommends a condition to provide a fifteen-foot wide landscape planter along Madison Avenue; an eight-foot wide landscape planter along the west (side) property line adjacent to residential development; and a five-foot wide landscape planter along the north (rear) property line with 24-inch box trees spaced twenty feet on center and appropriate shrub and groundcover as required by the Las Vegas Urban Design Guidelines and Standards. Staff is not recommending any landscaping along the east property line because the property to the east is also owned by the church which plans to redevelop the site within the next few years. It would therefore be unwise to require landscaping that may have to be removed in a short time period.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, the Planning Commission or City Council must affirm all of the following:

- 1. "The proposed development is compatible with adjacent development and development in the area."**

The submitted site plan indicates paving that extends across the entire lot with virtually no landscaping, which is not desirable in a residential area. Staff recommends conditions regarding site redesign and landscaping to offset the impact of the proposed parking lot in order to be more compatible with adjacent residential development in the area.

2. **“The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards.”**

Staff finds the parking lot development, as proposed, is not consistent with the General Plan and Title 19A, Las Vegas Urban Design Guidelines and Standards. However, staff finds with the incorporation of the conditions relating to site design and landscaping, the proposed parking lot will be more consistent with the above-mentioned plans, policies and standards.

3. **“Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.”**

Staff finds that the proposed off-site parking lot will not negatively impact adjacent roadways or neighborhood traffic as it will not generate a significant amount of additional traffic and will help alleviate the problem of vehicles parking on city streets in front of residences.

4. **“Building and landscape materials are appropriate for the area and for the City.”**

Staff finds the site plan does not indicate any perimeter and parking lot landscaping for the proposed parking lot. The submitted site plan indicates paving that extends across the entire lot with virtually no landscaping, which is not desirable in a residential area. Therefore, staff recommends conditions regarding site redesign and landscaping to offset the impact of the proposed parking lot.

5. **“Building elevations, design characteristics, and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.”**

Staff finds the off-site parking, as proposed, is not compatible with residential development in the area. Therefore, staff recommends conditions regarding site redesign and landscaping to offset the impact of the proposed parking lot in order to make it compatible with adjacent residential development in the area.

6. **“Appropriate measures taken to secure and protect the public health, safety and general welfare.”**

Staff finds the proposed development will be subject to inspections for permitting, and therefore will not compromise the public health, safety or welfare.

NOTICES MAILED 229

APPROVALS 14

PROTESTS 0

UPDATE:

On August 6, 2002, staff met with the applicant at the direction of the Planning Commission. At the meeting the design of the site was revised to reflect the deletion of three parking spaces to accommodate additional internal and perimeter landscaping. A total of twenty feet of landscaping will be provided along the Madison Avenue Frontage. In addition, the applicant stated they would provide additional landscaping on an abutting lot that is under common ownership, to make up for part of the landscape deficiency within the parking lot. The revised site plan meets the front landscaping requirements and is substantially closer to meeting the internal and rear landscaping than the applicant's previous requests. Staff will have the revised site plan at the City Council Meeting.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: Z-0047-02(1) 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): _____

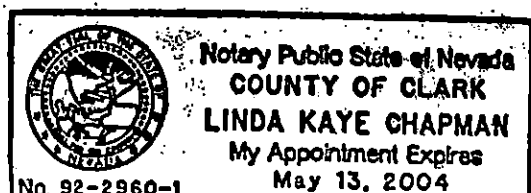
APN: _____

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





PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST

GPA-0022-02

Z-0047-02

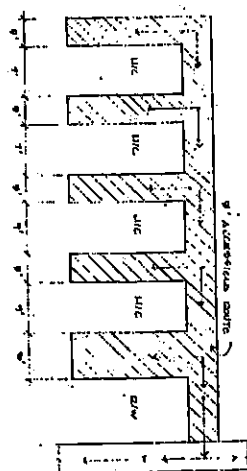
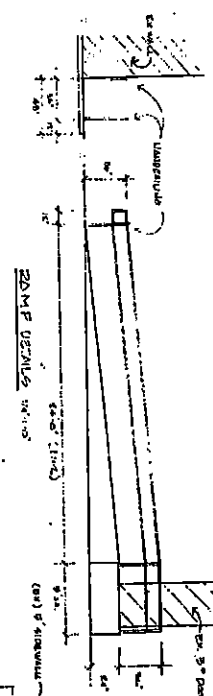
Z-0047-02(1)

0 200 400 Feet

STAFF



7-25-02 PC



V: CINCINITY MAP
50114, NW1/4 SECT. 27, T.50-S
R.41-B M.D.M.

TOTAL = 77 acres
SITE 1 = 14,286.60 sq. ft. = .52 ac

STP

SITE PLAN 2-0047-02

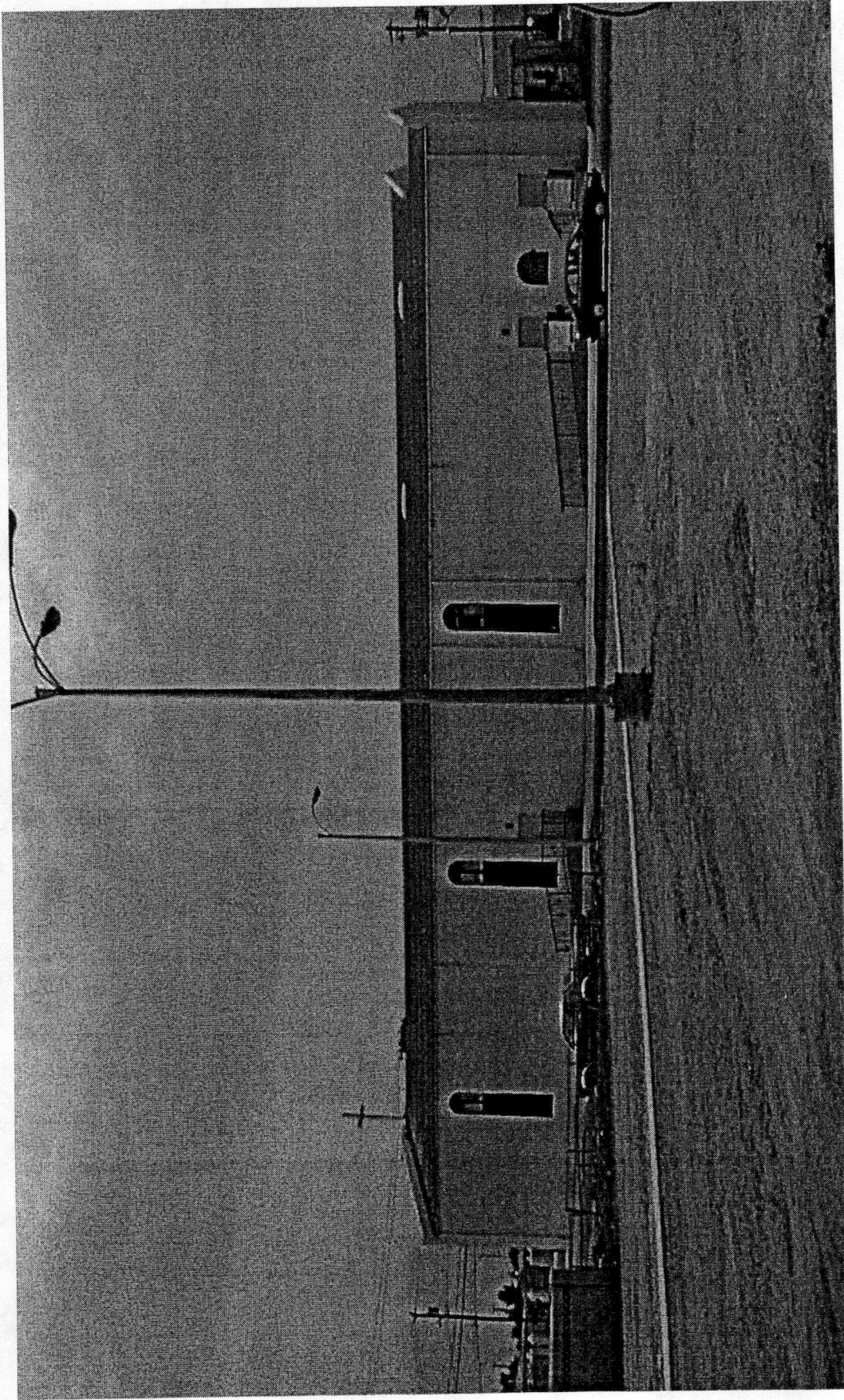
STAFF

7-25-02 PC

PENTECOSTAL TEMPLE
1117 "F" STREET
LV. NV.

PREPARED BY WILLIE J. LANFORD
1224 W MONROY AVE.
LY. NY. 28106

							名称(中文、英文)
							数量



Z-0047-02(1) - 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.

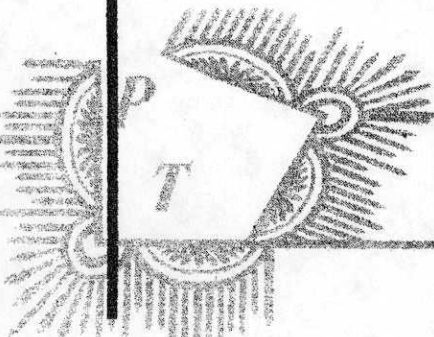
Our organization has grown significantly and the need for additional parking and acquisition of properties to meet the challenge of providing quality services to the community and membership is the focus of our church as we attempt to operate within the master plan of the City of Las Vegas.

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 35:1



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.las-vegas.nv.us

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(1) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Smith:

Your request 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), 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 by the City Council of a General Plan Amendment to a PF (Public Facility) land use designation and a Rezoning to a C-V (Civic) Zoning District.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan, except as amended by conditions herein.
4. The applicant shall meet with Planning and Development staff and a Traffic Engineering Representative in Land Development for assistance in the redesign of the parking lot layout, on-site circulation and driveway access prior to the issuance of any permits.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to provide a minimum fifteen-foot wide landscape planter along Madison Avenue;

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



an eight-foot wide landscape planter along the west (side) property line; and a five-foot wide landscape planter along the north (rear) property line. All landscape planters shall consist of 24-inch box trees spaced twenty feet on center and appropriate shrub and groundcover as required by the Las Vegas Urban Design Guidelines and Standards.

6. The applicant shall construct a six-foot tall decorative block wall, with at least 20 percent contrasting materials, along the west property line where no block wall exists, utilizing Title 19A standards for the adjacent zoning district for wall heights. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. If it is determined the existing conditions on the property adjacent to the west property line of the subject site, deem the six-foot tall decorative block wall to be impracticable; the applicant shall meet with Planning and Development Department staff for assistance in determining a mutually acceptable alternative to the block wall requirement.
7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

11. Construct full-width alley paving adjacent to this site and extend the paving eastward to "F" Street and construct sidewalk ramps on the north and south side of the alley at "F" Street concurrent with development of this site.
12. 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 development of this site.

Mr. Leon Smith
Z-0047-02(1) - Page Three
July 26, 2002

13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
14. Site development to comply with all applicable conditions of approval for Z-47-02 and all other subsequent site-related actions.

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,



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(1) - PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST - Request 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).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

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 the off-site parking lot will service overflow parking for the church located directly across the street to the south. The site plan does not indicate any perimeter and parking lot landscaping for the 42-space parking lot. The submitted site plan indicates paving that extends across the entire lot with no landscaping, which is not desirable in a residential area. There is a condition for site redesign and landscaping to offset the impact of the proposed parking lot, which includes a 15-foot landscaping planter along Madison Avenue, eight feet on the west side and five feet on the rear. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 20 – Z-0047-02(1)

MINUTES – Continued:

ROBERT GENZER, Planning and Development, explained that the applicant submitted a letter to staff at this meeting questioning a couple of the conditions. One condition is in terms of the block wall and landscaping. He recommended that this item be approved as it is written and staff will work with the applicant prior to the City Council meeting to resolve any issues on those conditions.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: COMMISSIONER McSWAIN indicated that she tries to look at many of the properties prior to the Planning Commission meetings, but would prefer to see more pictures in the back-up materials.

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 by the City Council of a General Plan Amendment to a PF (Public Facility) land use designation and a Rezoning to a C-V (Civic) Zoning District.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan, except as amended by conditions herein.
4. The applicant shall meet with Planning and Development staff and a Traffic Engineering Representative in Land Development for assistance in the redesign of the parking lot layout, on-site circulation and driveway access prior to the issuance of any permits.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to provide a minimum fifteen-foot wide landscape planter along Madison Avenue; an eight-foot wide landscape planter along the west (side) property line; and a five-foot wide landscape planter along the north (rear) property line. All landscape planters shall consist of 24-inch box trees spaced twenty feet on center and appropriate shrub and groundcover as required by the Las Vegas Urban Design Guidelines and Standards.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 20 – Z-0047-02(1)

CONDITIONS – Continued:

6. The applicant shall construct a six-foot tall decorative block wall, with at least 20 percent contrasting materials, along the west property line where no block wall exists, utilizing Title 19A standards for the adjacent zoning district for wall heights. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. If it is determined the existing conditions on the property adjacent to the west property line of the subject site, deem the six-foot tall decorative block wall to be impracticable; the applicant shall meet with Planning and Development Department staff for assistance in determining a mutually acceptable alternative to the block wall requirement.
7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
10. All City Code requirements and design standards of all City departments must be satisfied.

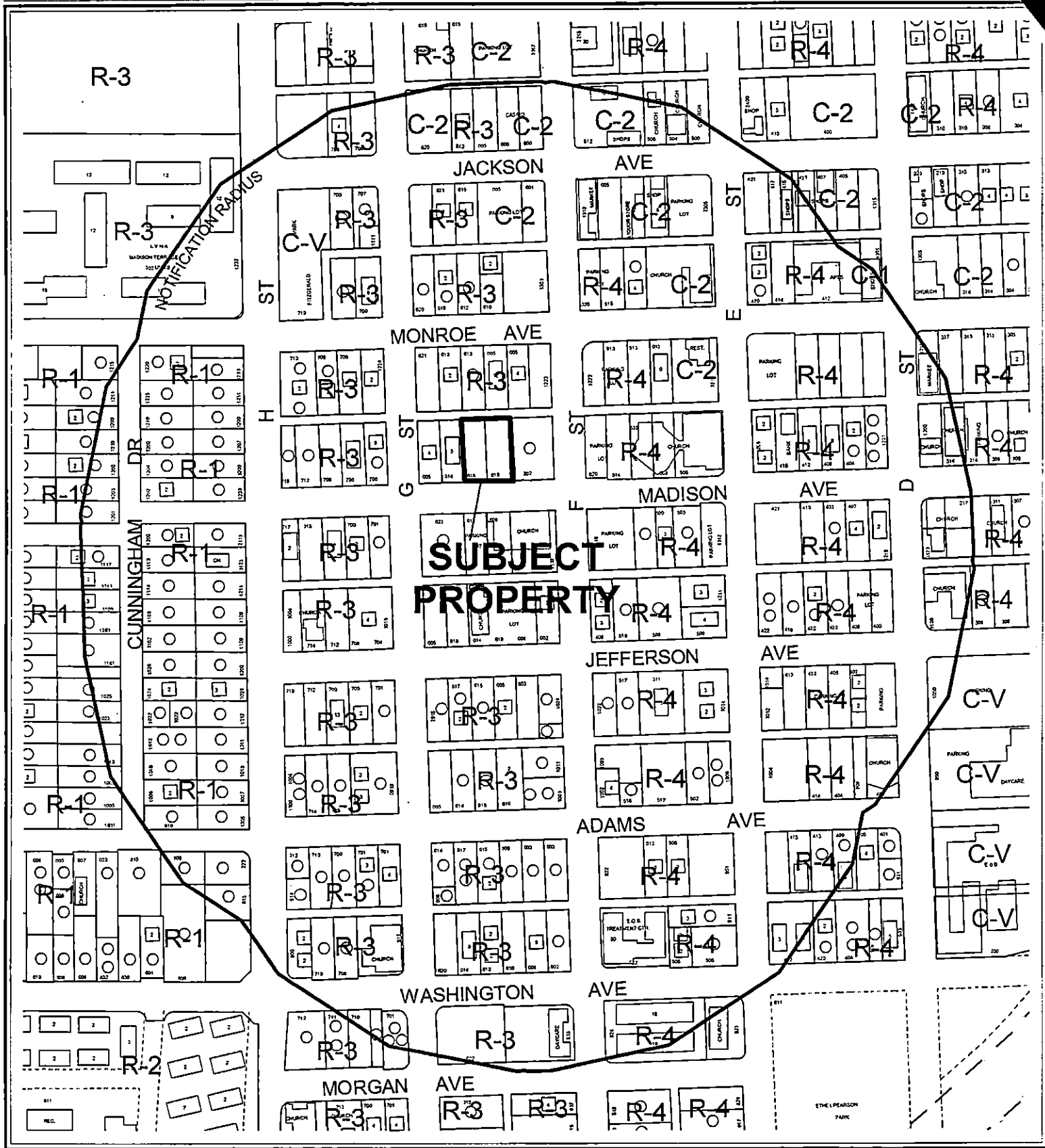
Public Works

11. Construct full-width alley paving adjacent to this site and extend the paving eastward to "F" Street and construct sidewalk ramps on the north and south side of the alley at "F" Street concurrent with development of this site.
12. 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 development of this site.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 20 – Z-0047-02(1)

MINUTES – Continued:

13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
14. Site development to comply with all applicable conditions of approval for Z-0047-02 and all other subsequent site-related actions.

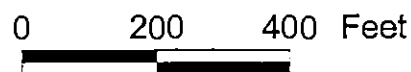


CASE: Z-0047-02(1)

RADIUS: 750 FT

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

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



**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Site Development Plan Review and a Reduction in the on-site landscaping for an off-site parking lot on 0.33 acres at 612 and 616 Madison Avenue. The justification letter indicates the purpose for the request is to allow the development of a parking lot to accommodate the tremendous current overflow in the existing parking. The letter continues to state the city of Las Vegas will benefit from the conversion of the said (property) 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 (streets) will no longer burden home owners.

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 Rezoning (Z-0047-02) from R-4 (High Density Residential) under Resolution of Intent to C-V (Civic), and R-3 (Medium Density Residential) to C-V (Civic).

DETAILS OF APPLICATION REQUEST

Site Area: 0.33 acres
Total Parking Provided: 42 parking spaces (including 0 handicap spaces)

The proposed off-site parking lot will serve as overflow parking for Pentecostal Temple Church of God in Christ located directly across the street to the south. The off-site parking lot as proposed will provide 42 regular parking spaces with one-way 23-foot wide drive aisles. A single row of parking is proposed along the west property line and a double-row of parking stalls is proposed central to the site. Two existing driveway cuts are proposed to be utilized for ingress and egress. No perimeter landscaping and parking lot landscape finger islands are proposed.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-3 (Medium Density Residential)	Multi-Family Residential Single-Family Residential
South	R-3 (Medium Density Residential) R-4 (High Density Residential)	Multi-Family Residential Multi-Family Residential Single-Family Residential
East	ROI to C-V (Civic) R-3 (Medium Density Residential)	Religious Facility Parking Lot
West	R-3 (Medium Density Residential)	Multi-Family Residential

ANALYSIS & FINDINGS

ZONING

Staff notes that the applicant has requested a General Plan Amendment (GPA-0022-02) to PF (Public Facility) and a Rezoning (Z-0047-02) to a C-V (Civic) zoning district in conjunction with this application. Staff finds the General Plan Amendment and Rezoning requests are appropriate in that it will provide a unified zoning for all the subject properties owned by the Pentecostal Temple Church of God in Christ.

SITE PLAN

The submitted site plan indicates paving that extends across the entire lot with virtually no landscaping, which is not desirable in a residential area. Staff is recommending a condition to meet with Planning and Development staff and a Traffic Engineering Representative in Land Development for assistance in the redesign of the parking lot layout, on-site circulation and driveway access prior to the issuance of any permits. Also, staff recommends a condition to provide a minimum fifteen-foot setback for landscaping from Madison Avenue in order to be sensitive to the view of the residential environment and a condition to construct a six-foot tall decorative block wall on west property line, utilizing Title 19A standards for the adjacent zoning district for wall heights to further protect the adjacent residential property from the proposed parking lot use.

LANDSCAPE PLAN

The submitted site plan does not indicate perimeter landscaping and parking lot landscape finger islands. Staff finds the proposed parking lot is not desirable without the addition of adequate landscaping to soften the affect of the largely paved area. Staff recommends a condition to provide a fifteen-foot wide landscape planter along Madison Avenue; an eight-foot wide landscape planter along the west (side) property line adjacent to residential development; and a five-foot wide landscape planter along the north (rear) property line with 24-inch box trees spaced twenty feet on center and appropriate shrub and groundcover as required by the Las Vegas Urban Design Guidelines and Standards. Staff is not recommending any landscaping along the east property line because the property to the east is also owned by the church which plans to redevelop the site within the next few years. It would therefore be unwise to require landscaping that may have to be removed in a short time period.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, the Planning Commission or City Council must affirm all of the following:

- 1. "The proposed development is compatible with adjacent development and development in the area."**

The submitted site plan indicates paving that extends across the entire lot with virtually no landscaping, which is not desirable in a residential area. Staff recommends conditions regarding site redesign and landscaping to offset the impact of the proposed parking lot in order to be more compatible with adjacent residential development in the area.

2. **"The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards."**

Staff finds the parking lot development, as proposed, is not consistent with the General Plan and Title 19A, Las Vegas Urban Design Guidelines and Standards. However, staff finds with the incorporation of the conditions relating to site design and landscaping, the proposed parking lot will be more consistent with the above-mentioned plans, policies and standards.

3. **"Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic."**

Staff finds that the proposed off-site parking lot will not negatively impact adjacent roadways or neighborhood traffic as it will not generate a significant amount of additional traffic and will help alleviate the problem of vehicles parking on city streets in front of residences.

4. **"Building and landscape materials are appropriate for the area and for the City."**

Staff finds the site plan does not indicate any perimeter and parking lot landscaping for the proposed parking lot. The submitted site plan indicates paving that extends across the entire lot with virtually no landscaping, which is not desirable in a residential area. Therefore, staff recommends conditions regarding site redesign and landscaping to offset the impact of the proposed parking lot.

5. **"Building elevations, design characteristics, and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area."**

Staff finds the off-site parking, as proposed, is not compatible with residential development in the area. Therefore, staff recommends conditions regarding site redesign and landscaping to offset the impact of the proposed parking lot in order to make it compatible with adjacent residential development in the area.

6. **"Appropriate measures taken to secure and protect the public health, safety and general welfare."**

Staff finds the proposed development will be subject to inspections for permitting, and therefore will not compromise the public health, safety or welfare.

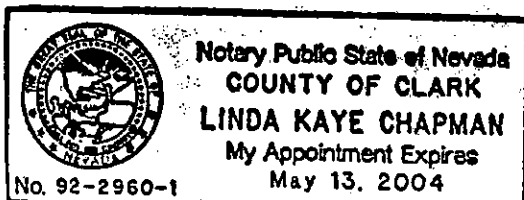
Z-0047-02(1) - Staff Report Page Five
July 25, 2002 Planning Commission Meeting

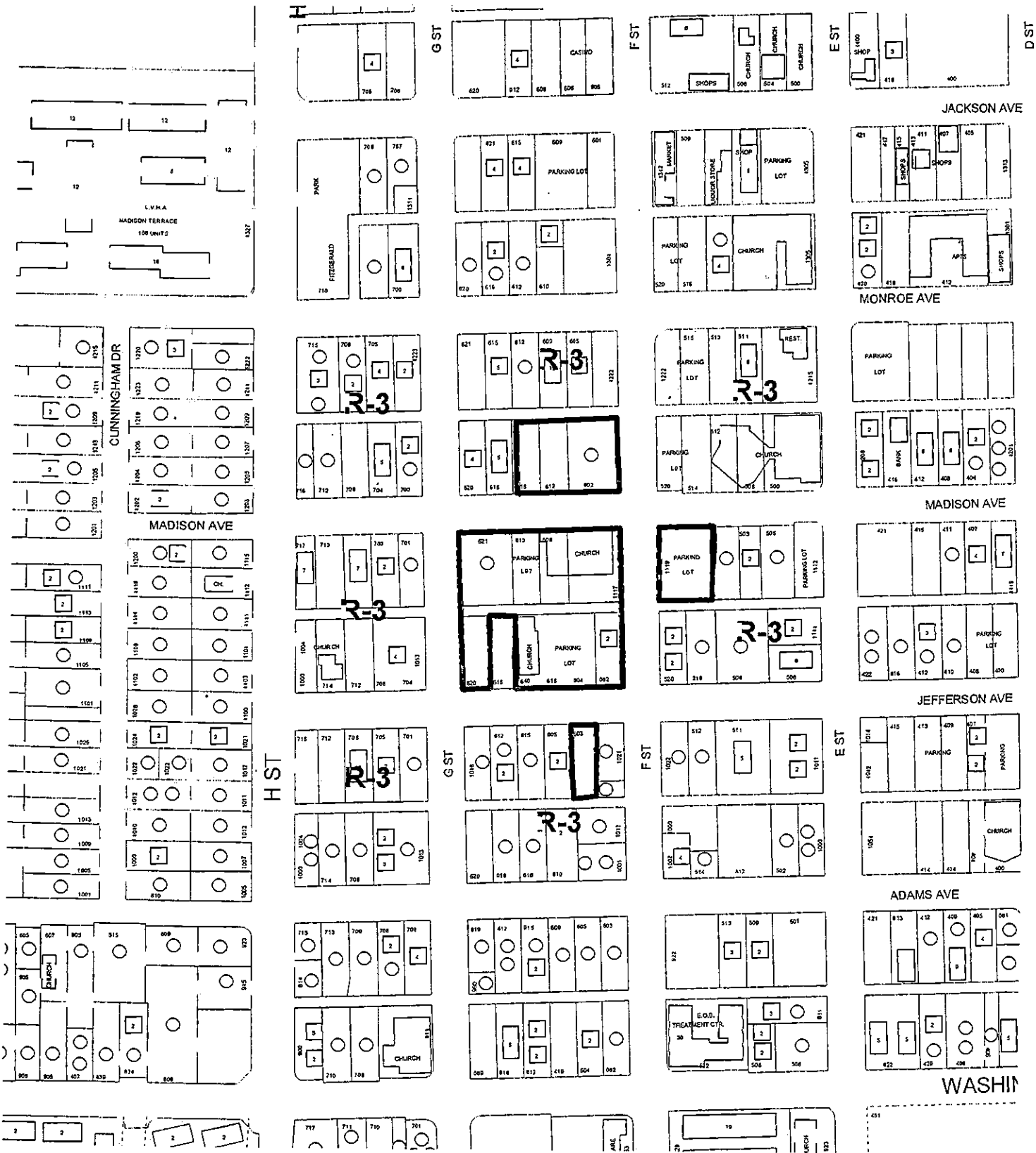
NOTICES MAILED 229 [Mailed with GPA-0022-02 and Z-0047-02]

APPROVALS 0

PROTESTS 0

STATEMENT OF FINANCIAL INTEREST



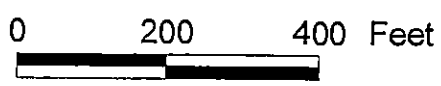


PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST

GPA-0022-02

Z-0047-02

Z-0047-02(1)



7-25-02 PC

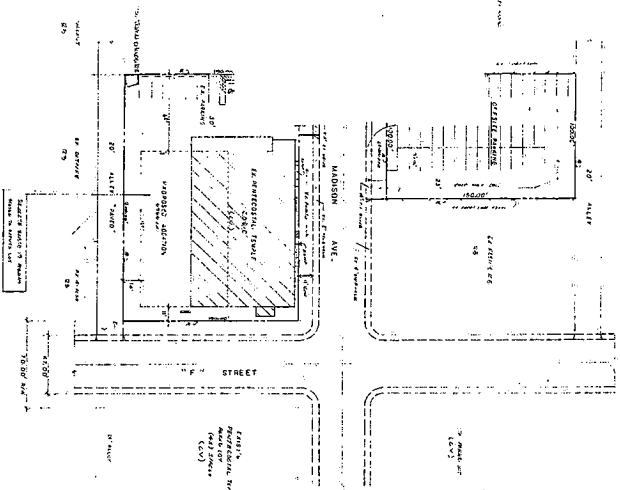
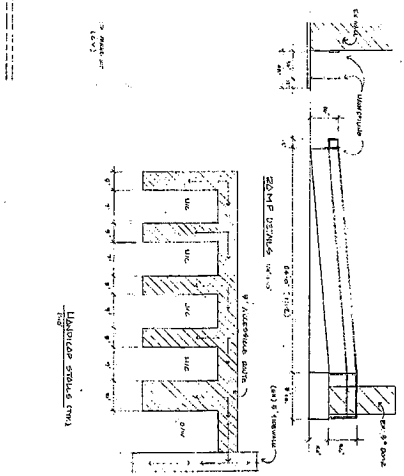
STAFF

REVISION	DATE

PREPARED BY
WILLIE J. LANFORD
1224 W. MONROE AVE.
L.V., KY. 40306

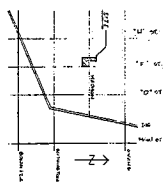
PENTECOSTAL TEMPLE
117 "F" STREET
L.V., NV.

DATE	BY



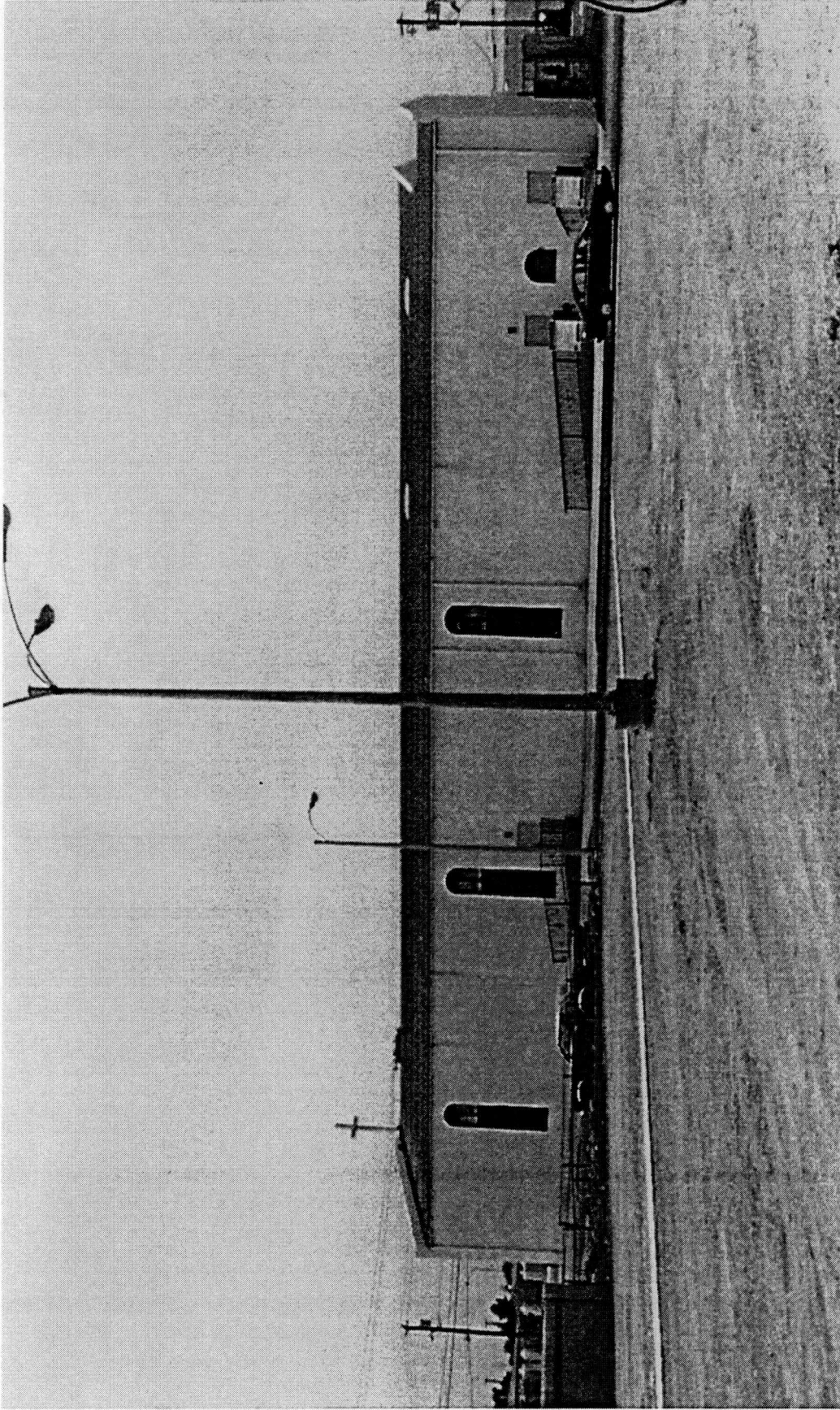
STAFF
Z-0047-02(1)
7-25-02 PC

STAFF
SITE PLAN
117 F STREET
L.V., NV.



UTILITY MAP
SOUTHERN STATE ST. 117 F STREET
L.V., NV.

STAFF
Z-0047-02(1)
7-25-02 PC



Z-0047-02(1) - 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(1) - SITE DEVELOPMENT PLAN REVIEW

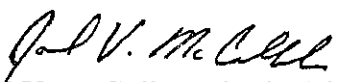
Dear Mr. Smith:

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 Brawn
Lynette Baggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Virginia Valentine



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(1)** Pentecostal Temple Church of God in Christ N. of Adams Ave., E. of "G" St.
SDPR for a parking lot



CONDITIONS OF APPROVAL:

1. Construct full-width alley paving adjacent to this site and extend the paving eastward to "F" Street and construct sidewalk ramps on the north and south side of the alley at "F" Street concurrent with development of this site.
2. 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 development of this site.
3. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
4. Site development to comply with all applicable conditions of approval for Z-47-02 and all other subsequent site-related actions.

City of Las Vegas - Neighborhood Services Division
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(1)

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

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).

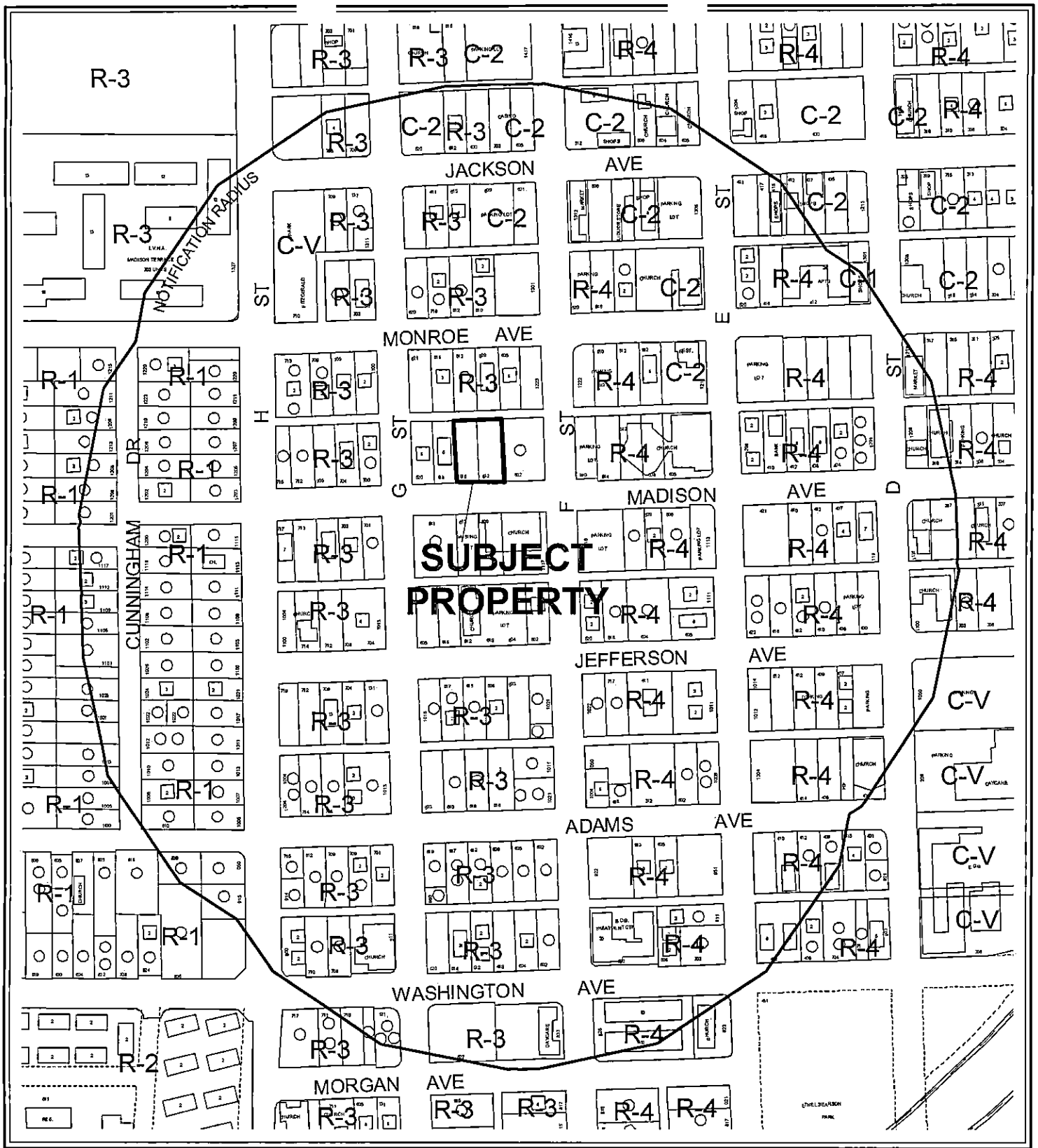
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

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 written objections 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 this request may be determined by 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



0 200 400 Feet

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)



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(1) - PENTECOSTAL TEMPLE OF GOD IN CHRIST CHURCH - Request 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).

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 :SDPR - PARKING LOT

Accepted : 6/3/2002

Public Hearing : Y

Meeting Date : 7/25/2002

Meeting Type : P

200 Scale Map : M-27-3

Size : 0.33

Lots :

Request : Z-0047-02(1) - CHURCH PENTECOSTAL TEMPLE OF GOD IN CHRIST - Request for a Site Development Plan Review FOR AN OFF-SITE PARKING LOT on 0.33 acres located at 612 and 616 Madison Avenue (APN's: 139-27-210-008 and -009), R-3 (Medium Density Residential) Zone [PROPOSED: C-V (Civic)], Ward 5 (Weekly).

Location : 612 and 616 Madison Avenue

Proposed : Parking Lot for Church

Notice :

Comments :

Parcel : 139 27 210 008 PT S2 NW4 27 20 61 CHURCH GOD CHRIST INC

Parcel : 139 27 210 009 PT S2 NW4 27 20 61 CHURCH GOD CHRIST INC

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 89106; 648-6856

Actions/Conditions :

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: REZONING TO CV Site Development Plan Review

Project Address (Location) 612 Madison Avenue and 616 Madison Avenue.

Project Name PENTECOSTAL TEMPLE CHURCH OF GOD IN Proposed Use _____

Assessor's Parcel #(s) 139 27 210 009 and 139 27 210 008 ^{CHRIST} Ward # _____

General Plan: existing _____ proposed X Zoning: existing RE proposed CV

Commercial Square Footage 14,000 SQ FT Floor Area Ratio _____

Gross Acres .032 Lots/Units 2 lots Density _____

Additional Information _____

PROPERTY OWNER PENTECOSTAL TEMPLE C.O.G.I.C. Contact LEON SMITH

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

City LAS VEGAS, NEVADA State NEVADA Zip 89106

APPLICANT LEON SMITH Contact LEON SMITH

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

City LAS VEGAS State NEVADA Zip 89106

REPRESENTATIVE JOHN DAVIS Contact JOHN DAVIS

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

City LAS VEGAS State NEVADA 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 6th day of May, 2002

Linda Kaye Chapman



Revised 2/12/02

FOR DEPARTMENT USE ONLY

Case #	<u>Z-0047-02(1)</u>
Meeting Date:	<u>7/25/02</u>
Signs Required:	<u>YES</u>
Map #	<u>M-27-3</u>
Total Fee:	<u>\$400.00</u>
Receipt #	<u>86531</u>
Date Accepted:	<u>3 JUN 02</u>
Accepted By:	<u>TJS</u>

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: REZONING TO CV

Project Address (Location) 612 Madison Avenue and 616 Madison Avenue.

Project Name PENTECOSTAL TEMPLE CHURCH OF GOD IN Proposed Use CHRIST

Assessor's Parcel #(s) 139 27 210 009 and 139 27 210 008 Ward #

General Plan: existing proposed X Zoning: existing RE proposed CV

Commercial Square Footage 14,000 SQ FT Floor Area Ratio

Gross Acres .032 Lots/Units 2 lots Density

Additional Information

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APPLICANT LEON SMITH Contact LEON SMITH

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REPRESENTATIVE JOHN DAVIS Contact JOHN DAVIS

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

City LAS VEGAS State NEVADA Zip 89106

Property Owner Signature* Leon Smith

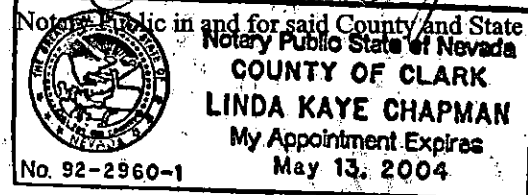
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name LEON SMITH

Subscribed and sworn before me

This 18th day of May, 2002

Linda Kaye Chapman



Revised 2/12/02

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Signs Required:
Map #
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:

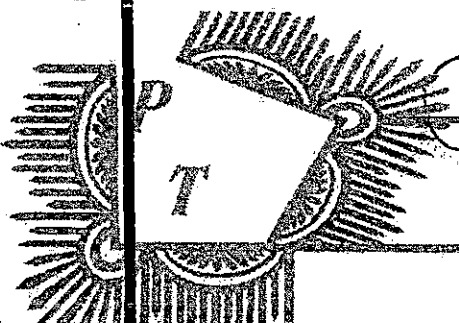
This correspondence is submitted on behalf of Pentecostal Temple Church of God in Christ located at 1117 N. F Street. In January 3, 1997 the church purchased the property located at 612 Madison lot 4 block 20 parcel number 139 27 210 009 and 616 Madison lot 3 block 20 parcel number 139 27 210 008 which 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 55:1





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

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 RPIT: 16.90

ABSOLUTE DEED

[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:

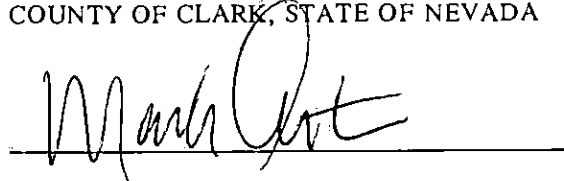
H F M & M ADD
PLAT BOOK 1 PAGE 47
LOT 4 BLOCK 20

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.

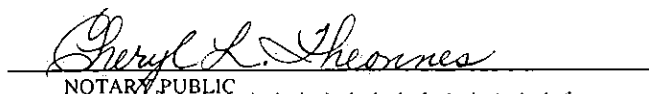
MARK ASTON, COUNTY TREASURER AND
EX-OFFICIO TAX RECEIVER OF THE
COUNTY OF CLARK, STATE OF NEVADA

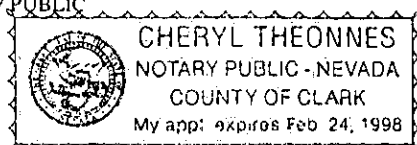


STATE OF NEVADA)
)ss
COUNTY OF CLARK)

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



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

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

SEE OTHER SIDE FOR ADDITIONAL INFORMATION

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

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

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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

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

SEE OTHER SIDE FOR ADDITIONAL INFORMATION

02



149700

