



December 18, 2003

Nancy Matthews D1/2 Brown E&G Survivor's Trust 1/2%R Brown
3060 South Tioga Way
Las Vegas, Nevada 89117

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
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CITY MANAGER
DOUGLAS A. SELBY

RE: SUP-3304 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 17, 2003
Related to MOD-3206 & ZON-3209

Dear Applicant:

The City Council at a regular meeting held December 17, 2003 considered the Appeal filed by International Church of Las Vegas from the Denial by the Planning Commission of a request for a Special Use Permit FOR A CHURCH/HOUSE OF WORSHIP AND ASSOCIATED ANCILLARY USES; INCLUDING A PRESCHOOL, ELEMENTARY SCHOOL, AND A BIBLE COLLEGE on the south side of Cliff Shadows Parkway, approximately 375 feet west of the 215 Beltway (APN: 137-12-401-011), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)].

The City Council granted the Appeal; thereby APPROVING the Special Use Permit. The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2003. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-3206) and Rezoning (ZON-3309).
2. A Site Development Plan Review application shall be approved by the City Council prior to issuance of any permits, any site grading, and all development activity for the site.
3. This approval is limited to the church and preschool uses. Any future elementary school and/or bible college use will require additional Special Use Permit applications, either individually or jointly, to be submitted concurrently with a Site Development Plan Review application to demonstrate the physical ability of the site to accommodate multiple uses, given the significant grade differences.
4. Conformance to all Minimum Requirements within Section 2.4.2 of the Lone Mountain West Master Development Plan and Design Standards.

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5. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
6. All City Code requirements and design standards of all City departments must be satisfied.

Sincerely,



Kristene Honzik
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Mr. Ron Portaro
International Church of Las Vegas
8100 Westcliff Drive
Las Vegas, Nevada 89145

Mr. Brent Wilson
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

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