

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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061458

April 28, 2006

Mr. Greg Olson
Calvary Lutheran Church Las Vegas
PO Box 1360
Las Vegas, Nevada 89125

RE: ZON-12371 - REZONING

Dear Mr. Olson:

Your request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 4.52 acres at 800 North Bruce Street (APNs 139-26-701-001 and 002), Ward 5 (Weekly), was considered by the Planning Commission on April 27, 2006.

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

Planning and Development

1. A General Plan Amendment (GPA-12366) to a PF (Public Facilities) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Special Use Permit (SUP-12681) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Construct incomplete half-street improvements, also remove all substandard public street improvements, if any, and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



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

This item will be considered by the City Council on *June 7, 2006*, 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,



Gary Leobold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb