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CITY MANAGER
DOUGLAS A. SELBY

January 7, 2004

Mr. Doug Parks
Canyon Ridge Christian Church
6200 West Lone Mountain Road
Las Vegas, Nevada 89130

RE: ROC-3216 - REVIEW OF CONDITION
CITY COUNCIL MEETING OF DECEMBER 17, 2003
Related to VAR-3214 & SDR-3213

Dear Mr. Parks:

The City Council at a regular meeting held December 17, 2003 APPROVED the request for a Review of Conditions No. 3 and 4 of an approved Special Use Permit (U-0088-95) WHICH REQUIRED THE VACATION OF MAVERICK STREET WITH ALL NECESSARY CUL-DE-SAC DEDICATIONS AND STREET IMPROVEMENTS AND REQUIRED THE CONSTRUCTION OF HALF AND FULL STREET IMPROVEMENTS FOR STREETS ADJACENT TO THE SUBJECT SITE and Conditions No. 11 and 13 of an approved Plot Plan and Building Elevation Review [U-0088-95(1)] WHICH RESTRICTED THE HEIGHT OF THE ENTIRE BUILDING TO 35 FEET TO BE MEASURED FROM AVERAGE FINISHED GRADE TO THE HIGHEST EXTERIOR FEATURE OF THE BUILDING AND REQUIRED THE CREATION OF TWO HALF-ACRE PARCELS FOR FUTURE RESIDENTIAL DEVELOPMENT IN THE NORTH PORTION OF THE PARCEL AS A BUFFER FOR THE R-E HOMES ON BRONCO on 25.14 acres adjacent to the northwest corner of Lone Mountain Road and Jones Boulevard, (APN: 125-35-803-001, 002, 125-35-802-006 and 007), R-E (Residence Estates) Zone. 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. Condition # 13 shall be removed from the approval of Special Use Permit [U-0088-95(1)].

Public Works

2. Condition #3 of Special Use Permit (U-0088-95) shall be replaced with the following:

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

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

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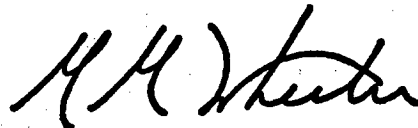
Obtain dedication or public roadway easement rights to terminate Maverick Street as shown on Zoning Reclassification ZON-1218 prior to the issuance of permits for this site. If said dedication or easement rights cannot be obtained, dedicate appropriate right-of-way for a cul-de-sac terminus, meeting current City Standards, for Maverick Street prior to the issuance of permits for any construction abutting or overlying Maverick Street. Also, submit a Petition of Vacation to vacate existing right-of-way in excess of the dedications required above for termination of Maverick Street, if any. Such vacation must be approved by City Council prior to the submittal of construction drawings for this site, and shall record prior to the issuance of permits for any permanent structures overlying the area to be vacated. Construct half-street improvements, including appropriate overpaving if legally able, on Maverick Street adjacent to this site concurrent with development of this site.

3. Condition #4 of Special Use Permit (U-0088-95) shall be replaced with the following:
Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Bronco Street adjacent to this site. This condition shall be reviewed by the Planning Commission and City Council in two years from the date of approval of this Review of Condition action, at which time the final disposition of Bronco Street adjacent to this site may be determined, improvements may be required, or another review period may be imposed.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

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

Mr. John Sawdon
Swisher & Hall, AIA, Limited
7373 Peak Drive, Suite #250
Las Vegas, Nevada 89128