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68112-012-8/02



039679

file

June 12, 2003

Mr. Benny Jaques
Victory Outreach, Inc.
P.O. Box 3637
North Las Vegas, Nevada 89030

RE: ZON-1919 - REZONING
CITY COUNCIL MEETING OF MAY 7, 2003
Related to GPA-1922 & SDR-1921

Dear Mr. Jaques:

The City Council at a regular meeting held May 7, 2003 APPROVED the request for a Rezoning FROM: R-E (Residence Estates) TO: C-V (Civic) on 2.68 acres at 500 North 28th Street (APN: 139-36-110-034 & 035), PROPOSED USE: 20,376 SQUARE FOOT CHURCH, DAYCARE FACILITY, RECTORY, AND PLAYGROUND. The Notice of Final Action was filed with the Las Vegas City Clerk on May 8, 2003. This approval is subject to:

Planning and Development

1. There shall not be a rescue mission at this particular location.
2. A General Plan Amendment (GPA-1922) to a PF (Public Facility) land use designation approved by the City Council.
3. A Resolution of Intent with a two-year time limit.
4. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

5. This site shall abandon the existing onsite septic tank system and connect to the public sewer system concurrent with development of this site.
6. Construct all incomplete half-street improvements on Julian Street, Cedar Avenue, and 28th Street. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.



7. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.
8. A Traffic Impact Analysis 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

9. 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 recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the 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

Mr. Benny Jaques
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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.

Sincerely,



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

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

Sincerely,



M. Margo Wheeler, AICP
Planning Manager, Current Planning Division
Planning and Development Department

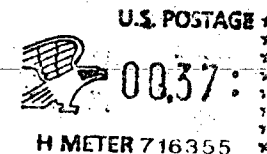
Mr. Melvin D. Green
Perez-Green Architects
3305 W. Spring Mountain Rd, Suite #92
Las Vegas, Nevada 89102

CITY of LAS VEGAS

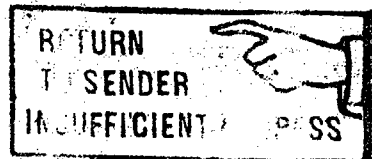
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CITY HALL
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101-2986

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