



October 5, 2001



019611

Mr. and Mrs. Arthur Cole
3000 Holly Avenue
Las Vegas, Nevada 89106

RE: ABEYANCE - U-0122-01 - SPECIAL USE PERMIT

Dear Mr. and Mrs. Cole:

Your request for a Special Use Permit FOR A PROPOSED CHURCH at 3000 Holly Avenue (APN's: 139-20-301-013 and 014), R-E (Residence Estates) Zone, Ward 5 (Weekly), was considered by the Planning Commission on October 5, 2001.

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

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to all Minimum requirements under Title 19A.040.050 for a church/house of worship use.
3. The applicant shall submit a Site Development Plan Review prior to the construction of new buildings.

Public Works

4. Dedicate 30 feet of right-of-way adjacent to this site for Holly Avenue, 30 feet for Ferrell Street and a 15-foot radius on the northeast corner of Holly Avenue and Ferrell Street prior to the issuance of any permits.
5. Construct half-street improvements on Holley Avenue and Ferrell Street adjacent to this site concurrent with development of this site. 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.
6. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.
7. 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. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #224.
8. Provide a copy of a recorded Joint Access and Parking Agreement between both parcels comprising this overall site, or submit a Reversionary Map to remove the existing lot line between the two parcels prior to the issuance of any permits.

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

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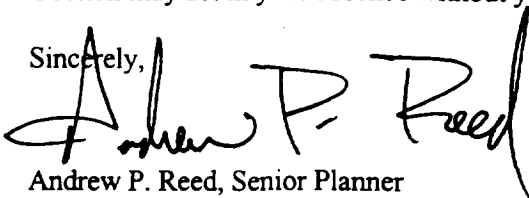
9. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior 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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. 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.

10. Meet with the Flood Control Section of the Department of Public Works to discuss drainage related issues for this site prior to the issuance of any building or grading permits, whichever may occur first.

This item will be considered by the City Council on November 7, 2001, 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 choose not to attend, the City Council may act in your absence without your input.

Sincerely,



Andrew P. Reed, Senior Planner
Planning and Development Department
Current Planning Division

APR:va