



010560

May 25, 2001

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

Rev. Gordon Hines
St. George's Episcopal Church
P. O. Box 355578
Las Vegas, Nevada 89133-5578

RE: U-0138-99(1) - REVIEW OF CONDITION
CITY COUNCIL MEETING OF MAY 2, 2001

Dear Rev. Hines:

The City Council at a regular meeting held May 2, 2001 considered the Appeal filed by Alpha Engineering from the Denial by the Planning Commission of a request by St. George Episcopal Church for a Review of Condition #7 on an approved Special Use Permit and Site Development Plan Review WHICH REQUIRED HALF-STREET IMPROVEMENTS FOR AN 11,806 SQUARE FOOT CHURCH at the northeast corner of the intersection of Gilmore Avenue and Quadrel Street (APN: 138-09-501-040), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation].

The City Council granted the Appeal; thereby APPROVING the Review of Condition. The Notice of Final Action was filed with the Las Vegas City Clerk on May 3, 2001. This approval is subject to:

Planning and Development

1. Condition No. 7 amended to read:

Construct all incomplete half-street improvements on Gilmore Avenue adjacent to this site concurrent with development of this site. Permanent improvements along Quadrel Street shall be deferred for 24 months at which time this action may be reconsidered by City Council. The applicant shall construct a permanent half-cross gutter per Standard Drawing #229 including appropriate paving and drainage transitions, acceptable to the Flood Control Section, to connect to existing improvements on Quadrel Street and Gilmore Avenue concurrent with development of this site. The streetlighting on Quadrel Street shall be stubbed out for future use, but the installation of the streetlights shall be deferred provided that the applicant provide to the City such streetlights for future installation. Alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the Department of Public Works. The applicant shall sign and record a Covenant Running with Land agreement of the possible future installation of half-street improvements (including curb and gutter, sidewalks, permanent paving and possibly fire hydrants and sewers) on Quadrel Street adjacent to this site prior to the issuance of permits.

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

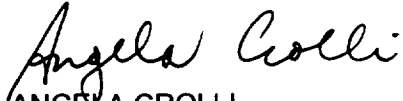
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2. Compliance with all other Conditions of Approval of the Special Use Permit and Site Development Plan Review (U-0138-99).

Sincerely,



ANGELA CROLLI
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

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

Mr. Ed Bowes
1612 Breezewood Drive
Las Vegas, Nevada 89109

Ms. Kelli Galagan
Alpha Engineering
50 South Jones Boulevard, Suite #202
Las Vegas, Nevada 89107