

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Miranda Cain, Planner, Land Development & Community Services
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: SUP-61-2024 **Hello Hello Ministries**
Date: November 18, 2024

In addition to the requirement to comply with the City of North Las Vegas Municipal Code – Titles 15 and 16, NRS 278 and accepted Clark County Area Uniform Standard Drawings, the Department of Public Works recommends the following conditions of approval:

1. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633 2676 to request a scope.

Jimmy Love



Digitally signed by Jimmy Love
DN: C=US,
E=jlove@cityofnorthlasvegas.com, O=City of
North Las Vegas, OU=Development & Flood
Control, CN=Jimmy Love
Reason: I am the author of this document
Date: 2024.11.18 10:35:19-08'00'

Jimmy Love, Major Projects Coordinator
Department of Public Works

Hello Hello Ministries
DBA Santuario San Benito
3050 West Cheyenne Avenue
North Las Vegas, NV 89032

Mailing address:
8465 West Sahara Avenue
Suite 111-PMB 33
Las Vegas, NV 89117

October 16, 2024

City of North Las Vegas Planning Commission
2250 Las Vegas Boulevard North #114
North Las Vegas, NV 89030

RE: Special Use Permit Application Letter of Intent - (SUP 61 2024)

The Santuario San Benito is a worship site for Hello Hello Ministries, a Nevada Non-profit and IRS 501c3 organization founded in 2022. The Santuario San Benito (Saint Benedict Shrine) focuses on meeting the spiritual needs of the growing Latino population of North Las Vegas.

Hello Hello Ministries purchased this building located at 3040 West Cheyenne in October 2024. We are establishing regular church services at Santuario San Benito in Spanish at this location on Sundays at 10 AM, 2PM and 7PM, and may also schedule religious services on special feast days and religious holidays. Hello Hello Ministries acquired this location knowing that a prior tenant had obtained a special use permit to operate as religious worship site.

Please direct any inquiries or follow up needed to the church Secretary/Treasurer, Caryn Bing, at hellohelloministries@gmail.com, cell 702-236-7858.

I am looking forward to our church becoming a thriving member of the City of North Las Vegas.

Most sincerely,

A handwritten signature in dark ink, appearing to read "Adam Kotas", with a stylized flourish at the end.

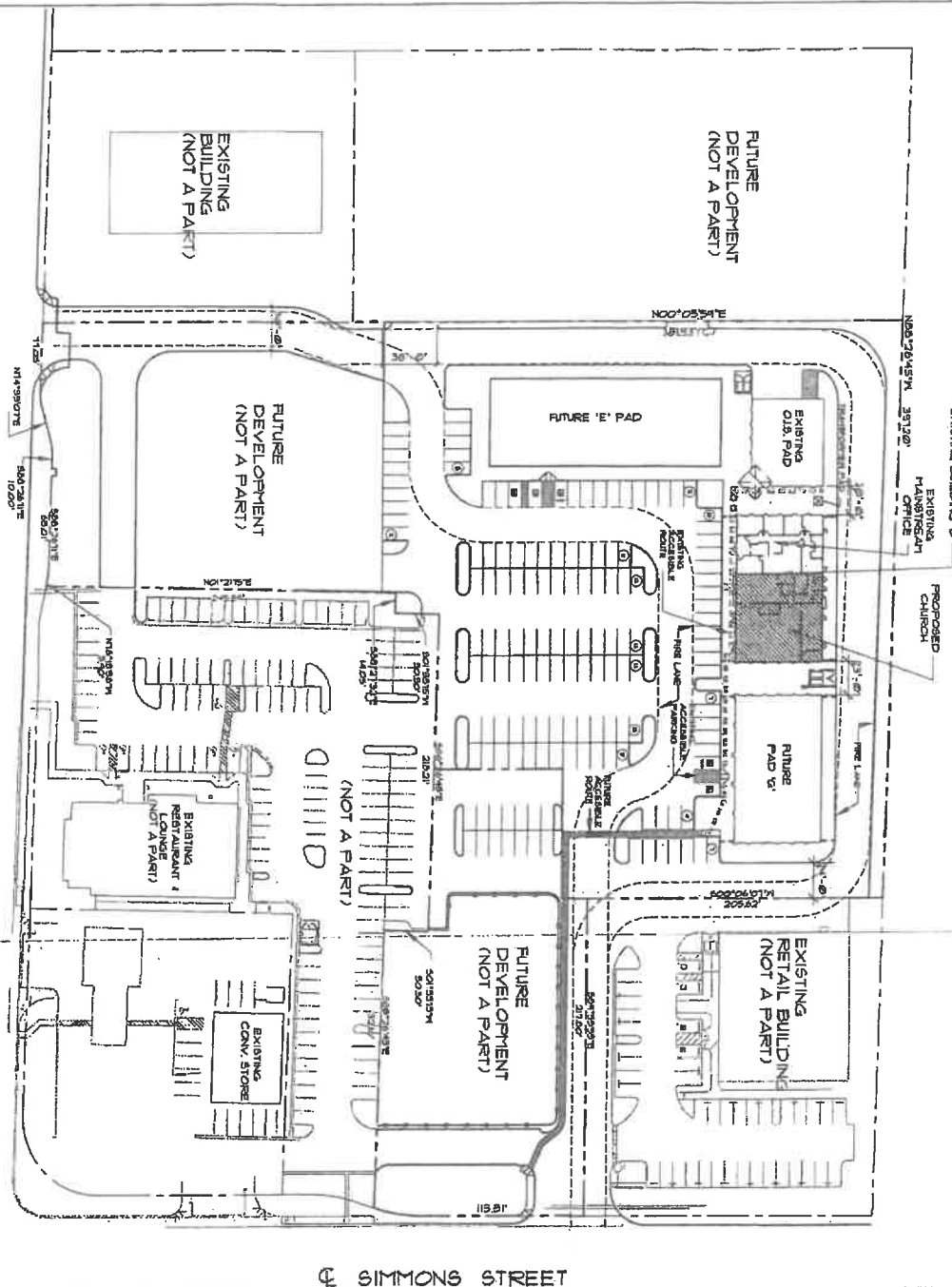
Padre Adam Kotas
Pastor

OVERALL SITE PLAN



LEGEND

EXISTING ACCESSIBLE ROUTE TO MAIN ENTRANCE OF BUILDING FROM DRIVEWAY



PROJECT DATA:

APPLICABLE PARCEL NUMBER: 109-00-016-0009
ACTION REFERENCE NUMBER: N/A
DEVELOPMENT CODE: NORTH LAS VEGAS TITLE II

GOVERNING JURISDICTION: NORTH LAS VEGAS

EXISTING LAND USE ZONE: PUD (N-18-ST)

PROPOSED LAND USE ZONE: N/A

GENERAL MASTER PLAN: COMMUNITY COMMERCIAL

SPECIAL OVERLAY DISTRICTS: N/A

SITE AREA: 2.6 ACRES / 105,616 SQ. FT.

BUILDING AREA: 3,344 SQ. FT.

PROPOSED CHURCH: 1,466 SQ. FT.

EXISTING MAINSTAY OFFICE AREA: 6,000 SQ. FT.

TOTAL BUILDING AREA: 30 FT.

PARKING ANALYSIS: 32 SPACES

CHURCH WITH 25 SEATS - 1 SPACE PER FOUR SEATS

EXISTING MAINSTAY OFFICE 1466 SQ. FT. - 410000

EXISTING OLD PAD BUILDING 2,570 SQ. FT. - 410000

FUTURE PAD 'C' 6,000 SQ. FT. - 410000

FUTURE PAD 'E' 3,600 SQ. FT. - 410000

TOTAL PARKING REQUIRED: 118 SPACES

TOTAL PARKING PROVIDED: 106 SPACES

(INCLUDING 5 ACCESSIBLE SPACES)

LOCATION MAP:



ARCHITECTURAL SITE PLAN
LAND USE SUBMITTAL



PROJECT TITLE:
THE POTTERS PLACE
AT CHEYENNE AND SIMMONS
3040 W. CHEYENNE AVE.
NORTH LAS VEGAS, NEVADA 89032

pacific design concepts, llc
3005 W. HORIZON RIDGE PARKWAY, SUITE 200
HENDERSON, NEVADA 89052
(702) 454-6842 FAX (702) 454-7842

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NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE BETWEEN MAP REDUCED FROM 11X17 ORIGINAL.

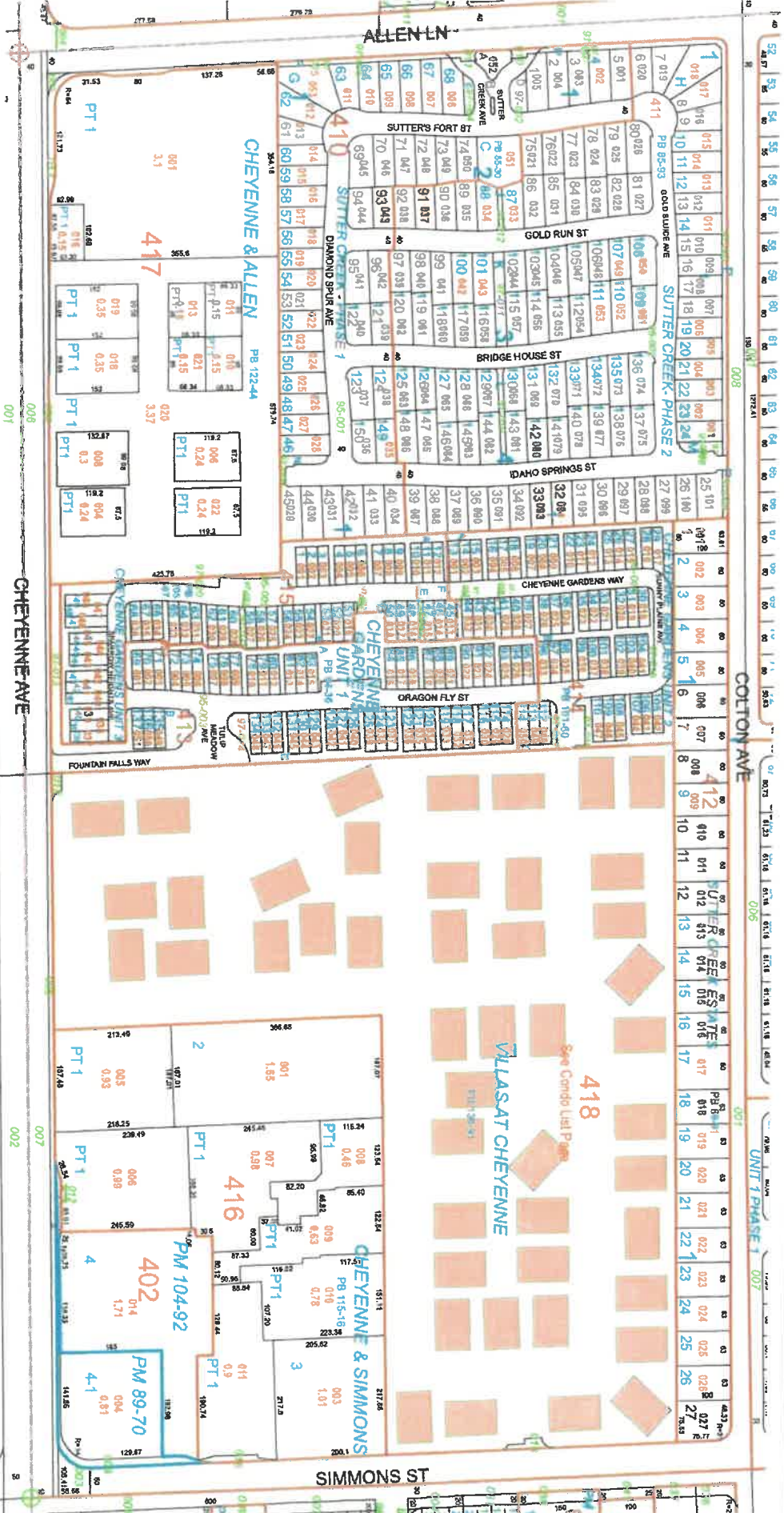
MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PMAD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUBSURFACE PCL
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 100 ACREAGE
- 202 PARCEL SUBSEQUENCE NUMBER
- PM 24-9 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 64.5 GOV LOT NUMBER

T20S R61E	8	S 2 SW 4	139-08-4
6125	124	127	
7138	139	140	
1613	162	161	

Scale: 1" = 200'	Rev: 7/12/2023
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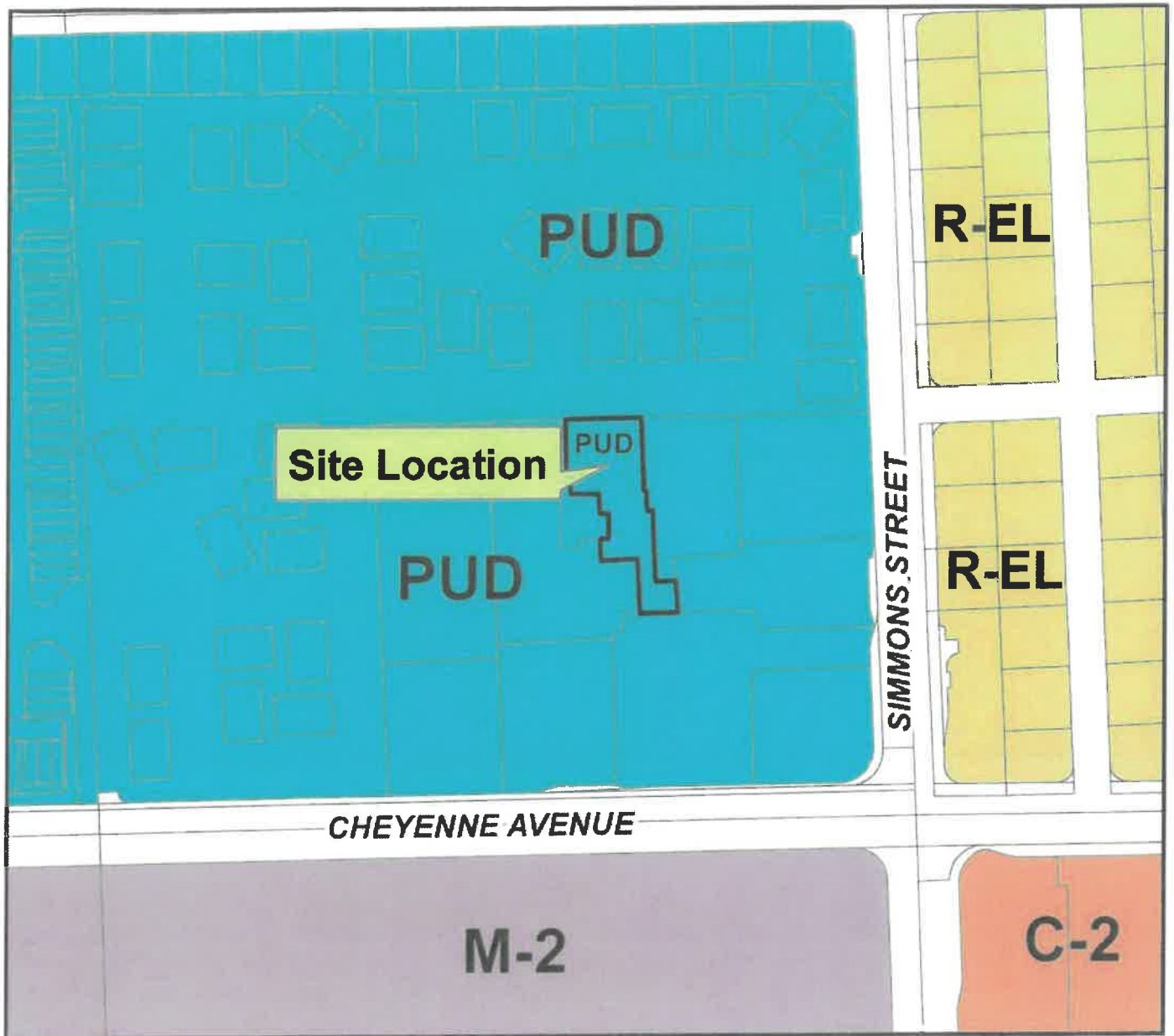
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30	29	28	27	26	25





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Caryn Bing
Application Type: Special Use Permit
Request: To Allow A Religious Institution
Project Info: 3040 West Cheyenne Avenue
Case Number: SUP-61-2024

11/06/2024

