

Carman Burney

From: Steve Gebeke
Sent: Wednesday, June 29, 2011 3:53 PM
To: Yorgo Kagafas
Cc: Carman Burney
Subject: FW: Town Center permissible uses - pet boarding
Attachments: Request for Text Amendment.pdf

Yorgo-

Please work on this TXT. It will be a new application for the 08/09 PC meeting, so enter it into Hansen ASAP so that Carman can get it in SIRE. The attached letter is from the original email, and is for reference only. Thanks.

Steve Gebeke, AICP

Planning Supervisor
City of Las Vegas
Department of Planning
(702) 229-5410 Office
(702) 385-7268 Fax

From: Doug Rankin
Sent: Wednesday, June 29, 2011 3:39 PM
To: Steve Gebeke
Subject: RE: Town Center permissible uses - pet boarding

I agree

Please note that starting Monday, January 24th the Planning & Development Department will have moved to our new location at 333 N. Rancho Drive (at Bonanza Rd.). We appreciate your patience as we relocate our offices.

Doug Rankin, AICP
Planning Manager
City of Las Vegas
229-5408

From: Steve Gebeke
Sent: Wednesday, June 29, 2011 3:36 PM
To: Doug Rankin
Subject: RE: Town Center permissible uses - pet boarding

As to the districts this would be allowed in:

In TC, an Animal Hospital, Clinic, Shelter, Without Outside Pens is a permitted use in the GC-TC; requires a SUP in the SC-TC, UC-TC and SX-TC; and is conditional in the EC-TC.

In Title 19.12, Pet Boarding is a Conditional Use only, in the C-1, C-2, C-M and M zones, with the following conditions:

Description: A lot, building, premises or structure on which four or more household pets are kept regularly and for extended periods of time for the benefit of persons who do not reside on the premises. This use includes facilities that provide shelter, care, feeding,

exercising, grooming or incidental medical care for household pets for remuneration or otherwise on a commercial basis, as well as a kennel operation.

Conditional Use Regulations:

1. All animals shall be confined within an enclosed area or on a leash at all times.
2. Structures shall be designed to provide reasonable sound barriers and odor protection for adjoining properties.
3. Pens shall be screened from view from adjacent streets and adjoining properties.
4. Any exterior pens that are adjacent to a residential parcel shall be located a minimum of 50 feet from the parcel.
5. All operations and activities shall be in accordance with LVMC Title 7.

On-site Parking Requirement: One space for each 250 square feet of gross floor area

I think we could go Conditional (same cond's as T-19) in the GC-TC, SC-TC, UC-TC, SX-TC and EC-TC. What do you think?

Steve Gebeke, AICP

Planning Supervisor
City of Las Vegas
Department of Planning
(702) 229-5410 Office
(702) 385-7268 Fax

From: Flinn Fagg
Sent: Tuesday, June 28, 2011 3:33 PM
To: Doug Rankin
Subject: FW: Town Center permissible uses - pet boarding

Doug – please assign someone to write this text amendment. Let's look and see if this is appropriate in other districts of Town Center, or just SC-TC. August 9th agenda?

From: Michael Shohet [<mailto:mshohet@territoryinc.com>]
Sent: Thursday, June 23, 2011 11:28 AM
To: Flinn Fagg
Cc: Peter Lowenstein
Subject: Town Center permissible uses

Flinn,

Attached is a letter requesting consideration for a text amendment to add the Pet Boarding use (as described in Title 19) as a Conditional Use within the TC-SC zoning. I spoke with Peter briefly about this yesterday. Please call me if you would like to discuss.

Michael Shohet
VICE PRESIDENT OF DEVELOPMENT
Territory Incorporated
5785 Centennial Center Blvd., Suite 230
Las Vegas, NV 89149
(702) 822-8200
(702) 822-8201 - fax
www.territoryinc.com

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

Stacey M. Lewis, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK

2296311LV

7721990

was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 02/04/2012 to 02/04/2012, on the following days:

02/04/2012

BILL NO. 2012-3
ORDINANCE NO. 6175

AN ORDINANCE TO AMEND THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL TO ADJUST THE LAND USE TREATMENT OF PET BOARDING, SOLAR PANELS, AND SMALL WIND ENERGY SYSTEMS, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilman Steven D. Ross
Summary: Amends the Town Center Development Standards Manual to adjust the land use treatment of pet boarding, solar panels, and small wind energy systems.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 4th day of January 2012 and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 1st day of February 2012, which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as introduced and was adopted by the following vote:

VOTING "AYE": Mayor Goodman and Councilmembers Anthony, Tarkanian, Ross, Barlow, and Coffin
VOTING "NAY": NONE
EXCUSED: NONE
NOT VOTING: Councilman Wolfson

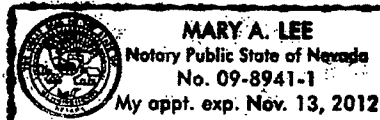
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: February 4, 2012
LV Review-Journal

Signed:

SUBSCRIBED AND SWORN BEFORE ME THIS, THE

6th day of February, 2012.

Notary Public





Ordinance & Resolutions Transmittal Scanning & Separator Page

RECORD TYPE: ORDINANCE

Date of Transfer: 2/13/2012

Page Count: 6

Retention: Permanent

Meeting Type: City Council<=>

File By: Meeting Date

Bill No: 2012-3

Ordinance No: 6175<=>

Date Read: 1/4/2012

Date Adopted: 2/1/2012

Ordinance Title: AN ORDINANCE TO AMEND THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL TO ADJUST THE LAND USE TREATMENT OF PET BOARDING, SOLAR PANELS, AND SMALL WIND ENERGY SYSTEMS, AND TO PROVIDE FOR OTHER RELATED MATTERS. <=>

Ordinance Summary: Amends the Town Center Development Standards Manual to adjust the land use treatment of pet boarding, solar panels, and small wind energy systems. <=>

Ordinance Sponsor: Councilman Steven D. Ross<=>



Prepared By: tdresser

Scanned By:

SCANNED

FEB 13 2012

QC By:

BILL NO. 2012-3

ORDINANCE NO. 6175

AN ORDINANCE TO AMEND THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL TO ADJUST THE LAND USE TREATMENT OF PET BOARDING, SOLAR PANELS, AND SMALL WIND ENERGY SYSTEMS, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilman Steven D. Ross

Summary: Amends the Town Center Development Standards Manual to adjust the land use treatment of pet boarding, solar panels, and small wind energy systems.

**THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN
AS FOLLOWS:**

SECTION 1: The Town Center Development Standards Manual, adopted under Section 19.10.060(B) of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended as set forth in Sections 2 to 4, inclusive, of this Ordinance.

SECTION 2: Table 1 (the Permitted Uses Matrix), as found at the end of Section B.2 of the Manual, is amended by adding, at the appropriate places, entries for three additional uses, as follows:

USES	GC	SC	UC	SX	MS	EC	L	ML	MLA	M	PF
Pet Boarding	C	C	C	S		C					
Small Wind Energy System	C	C	C	C	C	C	C	C	C	C	C
Solar Panel	C	C	C	C	C	C	C	C	C	C	C

SECTION 3: Section B.3.B of the Manual, pertaining to conditions applicable to Conditional Uses, is amended by adding three new entries, at the appropriate locations, reading respectively as follows:

PET BOARDING

- a. The use shall comply with all minimum conditions, standards and requirements applicable to the use "Pet Boarding" in LVMC Chapter 19.12.

SMALL WIND ENERGY SYSTEM

- a. The use shall comply with all minimum conditions, standards and requirements applicable to the use "Small Wind Energy System" in LVMC Chapter 19.12.

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

Stacey M. Lewis, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK

2296311LV

7688802

was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 01/19/2012 to 01/19/2012, on the following days:

01/19/2012

BILL NO. 2012-3

AN ORDINANCE TO AMEND THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL TO ADJUST THE LAND USE TREATMENT OF PET BOARDING, SOLAR PANELS, AND SMALL WIND ENERGY SYSTEMS, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilman Steven D. Ross

Summary: Amends the Town Center Development Standards Manual to adjust the land use treatment of pet boarding, solar panels, and small wind energy systems.

At the City Council meeting of JANUARY 4, 2012
BILL NO. 2012-3 WAS READ BY TITLE
AND REFERRED TO A
RECOMMENDING COMMITTEE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA.

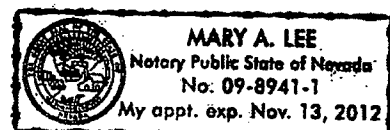
PUB: January 19, 2012
LV Review-Journal

Signed: Stacey M. Lewis

SUBSCRIBED AND SWORN BEFORE ME THIS, THE

19th day of January, 2012.

Mary Lee
Notary Public



1 The above and foregoing ordinance was first proposed and read by title to the City Council
2 on the 4th day of January, 2012, and referred to a committee for recommendation;
3 thereafter the committee reported favorably on said ordinance on the 1st day of February,
4 2012, which as a regular meeting of said Council; that at said regular meeting, the
5 proposed ordinance was read by title to the City Council as first introduced and adopted by
6 the following vote:

7 VOTING "AYE": Mayor Goodman and Councilmembers Anthony, Tarkanian, Ross,
Barlow and Coffin

8 VOTING "NAY": None

9 EXCUSED: None

10 ABSTAINED: None

11 DID NOT VOTE: Councilmember Wolfson

12
13 APPROVED:

14 
15 CAROLYN G. GOODMAN, Mayor

16 ATTEST:

17 
18 BEVERLY K. BRIDGES, MMC City Clerk

1 **SOLAR PANEL**

- 2 a. The use shall comply with all minimum conditions, standards and requirements
3 applicable to the use "Solar Panel" in LVMC Chapter 19.12.

4 SECTION 4: Section B.4.B of the Manual, pertaining to minimum requirements
5 applicable to Special Use Permits, is amended by adding, at the appropriate location, a new entry
6 reading as follows:

7 **PET BOARDING**

- 8 a. The use shall comply with all minimum conditions, standards and requirements
9 applicable to the use "Pet Boarding" in LVMC Chapter 19.12.

10 SECTION 5: The Department of Planning is authorized and directed to incorporate
11 into the Town Center Development Standards Manual the amendments made by this Ordinance,
12 including, as deemed necessary or appropriate, any rearrangement and renumbering of entries and any
13 parallel reference changes.

14 SECTION 6: If any section, subsection, subdivision, paragraph, sentence, clause or
15 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
16 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
17 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
18 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
19 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
20 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
21 invalid or ineffective.

22 ...

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1 SECTION 7: All ordinances or parts of ordinances or sections, subsections, phrases,
2 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
3 1983 Edition, in conflict herewith are hereby repealed.

4 PASSED, ADOPTED and APPROVED this 1ST day of February, 2012.

5 APPROVED:

6
7 By Carolyn G. Goodman
8 CAROLYN G. GOODMAN, Mayor

9 ATTEST:

10 Beverly K. Bridges
11 BEVERLY K. BRIDGES, MMC
City Clerk

12 APPROVED AS TO FORM:

13 Val Steed 12-13-11
14 Date

RECEIVED

By Robert T Summerfield at 8:25 am, Dec 07, 2011

BILL NO. 2012-

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL TO ADJUST THE LAND USE TREATMENT OF PET BOARDING, SOLAR PANELS, AND SMALL WIND ENERGY SYSTEMS, AND TO PROVIDE FOR OTHER RELATED MATTERS.

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18 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
19 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
20 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
21 invalid or ineffective.

22 ...

23 ...

24 ...

25 ...

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27 ...

28 ...

SECTION 7: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2012.

APPROVED:

By CAROLYN G. GOODMAN, Mayor

ATTEST:

BEVERLY K. BRIDGES, MMC
City Clerk

APPROVED AS TO FORM:

Date _____

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 ____ day of _____, 2012, and referred to the following committee composed of
3 _____ and _____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the ____ day of
5 _____, 2012, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council
7 as first introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11

12 APPROVED:

13

14 By _____
CAROLYN G. GOODMAN, Mayor

15 ATTEST:

16

17 BEVERLY K. BRIDGES, MMC
City Clerk

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August 10, 2011

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Flinn Fagg
City of Las Vegas
Department of Planning
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

**RE: TXT-42360 - TEXT AMENDMENT
PLANNING COMMISSION MEETING OF AUGUST 9, 2011**

Dear Mr. Fagg:

Your request to amend Table 1 of Town Center Development Standards to establish regulations, applicable zoning districts, and requirements for Pet Boarding, Small Wind Energy System and Solar Panel uses, was considered by the Planning Commission on August 9, 2011.

The Planning Commission voted to recommend **APPROVAL** of your request.

This request will be forwarded to the City Council for consideration of adopting an ordinance to amend the Zoning Code.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov





LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

July 27, 2011

Mr. Flinn Fagg
City of Las Vegas
Department of Planning
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

**RE: TXT-42360 - TEXT AMENDMENT
PLANNING COMMISSION MEETING OF AUGUST 9, 2011**

Dear Mr. Fagg:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **August 9, 2011** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, August 3, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov



Report Date 06/30/2011 01:54 PM

Submitted By

Page 1

A/P # 42360 TEXT AMENDMENT

Application Information

Stages

	<u>Date / Time</u>	<u>By</u>		<u>Date / Time</u>	<u>By</u>
<u>Processed</u>	06/30/2011 13:45	981094	<u>Temp COO</u>		
<u>Approved</u>			<u>COO Issued</u>		
<u>Final</u>			<u>Expires</u>		

Associated Information

<u>Type of Work</u>	<u># Plans</u>	0	<u>Declared Valuation</u>	0.00
<u>Dept of Commerce</u>	<u># Plans</u>	0	<u>Calculated Valuation</u>	0.00
<u>Priority</u>	☒ <u>Auto Reviews</u>	<u>Bill Group</u>	<u>Actual Valuation</u>	0.00

Description of Work

TXT-42360 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to amend Table 1 of Town Center Development Standards to establish regulations, applicable zoning districts, and requirements for Pet Boarding use.

Parent A/P #

<u>Project #</u>	42360	<u>Project/Phase Name</u>	<u>Phase #</u>
<u>Size/Area</u>	0.00	<u>Size Description</u>	<u>Subdivision Code</u>
<u>Proposed Start</u>		<u>Proposed Stop</u>	<u>% Completed</u> 0.00
<u>% Complete Formula</u>			

Property/Site Information

Parcel
Location

Owner/Tenant

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

No Parcels are linked to this Application

Applicants/Contacts

No Applicant Contacts

Contractors

No Contractors

<u>Project #</u>	<u>A/P Type</u>	<u>Status</u>	<u>Stage</u>	<u>Relation</u>
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No children exist for this project

<u>Planning Condition</u>	<u>Description</u>	<u>Effective</u>	<u>Expire</u>	<u>Comments</u>
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There is no planning condition for this project.

Report Date 06/30/2011 01:54 PM

Submitted By

Page 2

TEXT AMENDMENTText Amendment InformationStaff Recommendation APPROVALMeeting Info**MEETING GRID**

<u>Meeting Date</u>	<u>Meeting Type</u>	<u>Meeting Status</u>
<u>Comments</u>		
<u>Added By</u>	<u>Add Date</u>	<u>Modified By</u>
	<u>Modified Date</u>	

08/09/2011 PC SCHEDULED

GKAGAFAS 06/30/2011

Text Amendment Info

<u>Enter A</u>	<u>Subject</u>	<u>Final PC Mtg</u>	<u>Sent to Sponsor</u>	<u>Sponsor</u>	<u>Draft Ord to Planning</u>
<u>Draft Ord to Other Dept</u>	<u>Recommending Committee</u>	<u>CC Second Reading</u>	<u>Sent to City Attorney</u>	<u>CC Adoption</u>	<u>CC First Reading</u>
<u>Bill Number</u>	<u>Ordinance Adopted</u>	<u>Ordinance Received</u>	<u>Added By</u>	<u>Modified By</u>	<u>Ordinance Number</u>

There are no items in this list

<u>Template Type</u>	<u>A/P #</u>	<u>A/P Type</u>	<u>Status</u>	<u>Stage</u>
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No children exist for this project

<u>Employee</u>	<u>Last</u>	<u>First</u>	<u>MI</u>	<u>Comments</u>
<u>Employee ID</u>				

No Employee Entries

<u>Log</u>	<u>Description</u>	<u>Entered By</u>	<u>Start</u>	<u>Stop</u>	<u>Hours</u>
<u>Action</u>					
<u>Comments</u>					

No Log Entries



June 23, 2011

Flinn Fagg, Planning Director
City of Las Vegas, Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Town Center Permissible Uses – Pet Boarding

Dear Flinn,

Centennial Gateway is currently in discussions with a prospective tenant for Centennial Gateway, our shopping center at Ann Rd. and Centennial Center Blvd. As you know, this property falls within the Town Center Specially Planned Area and has a zoning designation of SC-TC. The proposed use is a pet boarding facility to include daycare and overnight boarding as well as grooming services. The use will be restricted to indoor care of animals with no outside pens. The tenant intends to occupy 6400 square feet at the Centennial Gateway shopping Center.

The Pet Boarding use is defined under UDC 19.12.010 and is a Conditional Use within a C-1 zoning, however, the use is not contemplated by Section B of the Town Center Development Standards. Town Center does contemplate Animal Hospital/Shelter as a Special Use which mirrors the same in the C-1 zoning.

As long as the same conditions as under the C-1 zoning are followed, Centennial Gateway does not believe that the proposed use represents a danger or nuisance to public health and safety. The use is not inconsistent with other uses within Town Center (including Animal Hospital) and furthermore should be considered an amenity by the local residents.

Centennial Gateway requests that Planning Staff propose a Text Amendment to add Pet Boarding as a Conditional Use within the SC-TC zoning to mirror the current C-1 zoning. If outdoor pens are not desirable in Town Center, we would propose that the use be restricted to indoor only with adequate noise and odor controls.

RECEIVED

JUN 27 2011

Real Estate & Development

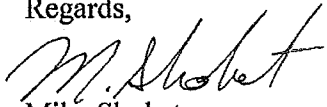
5785 Centennial Center Blvd., Suite 230 • Las Vegas, Nevada 89149 • Phone 702-822-8200 • Fax 702-822-8201

Please visit our web site at: www.territoryinc.com

TXT-42360

Thank you for your consideration.

Regards,

A handwritten signature in black ink, appearing to read 'M. Shohet', written in a cursive style.

Mike Shohet
Vice President of Development

RECEIVED

JUN 27 2011

TXT-42360