City of Las Vegas

PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS · 400 STEWART AVENUE · PHONE 229-6011
CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov

LAS VEGAS CITY COUNCIL

Mayor Oscar B Goodman, (At-Large)
Mayor Pro-Tem Gary Reese, (Ward 3)
Councilman Larry Brown, (Ward 4)
Councilman Steve Wolfson, (Ward 2)
Councilwoman Lois Tarkanian, (Ward 1)
Councilman Steven D. Ross, (Ward 6)
Councilman Ricki Y. Barlow (Ward 5)
City Manager Douglas Selby

COMMISSIONERS

Byron Goynes, Chair
Glenn E. Trowbridge, Vice Chair
Richard Truesdell
Steven Evans
Vicki Quinn
Keen Ellsworth
Vacant

Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.

January 8, 2009

6:00 PM

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Bulletin Board, City Hall Plaza (next to Metro Records)

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.

2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.

3. If areas of concern are known in advance, or if the applicant does not accept staff's condition, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.

4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.

5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.

6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.

7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.

8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

BUSINESS ITEMS:

1. CALL TO ORDER

2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

3. ROLL CALL

4. MINUTES

5. Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

6. **TMP-31246 - TENTATIVE MAP - FARM/95 COMMERCIAL - APPLICANT/OWNER: FARM & I95, LLC** - Request for a Tentative Map FOR A FIVE-LOT COMMERCIAL SUBDIVISION on 15.80 acres at the southeast corner of Farm Road and U.S. 95 (APNs 125-17-210-448 and 125-17-301-006), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) and GC-TC (General Commercial - Town Center) Special Land Use Designations] , Ward 6 (Ross)

7. **TMP-31945 - TENTATIVE MAP - FARM AND HUALAPAI - APPLICANT/OWNER: HARMONY 2, LLC AND FARM HUALAPAI, LLC** - Request for a Tentative Map FOR A 70-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.52 acres at the northwest corner of Farm Road and Hualapai Way (APNs 126-13-612-001 through 072), R-PD7 (Residential Planned Development - 7 Units Per Acre), Ward 6 (Ross)

8. **ROC-32150 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NEVADA, INC.** - Request for a Review of Condition #3 of an approved Tentative Map (TMP-6609) WHICH REQUIRED STRIPED ON-STREET PARKING SPACES at a 252-lot single-family residential subdivision on 40.4 acres adjacent to the southwest corner of Farm Road and Shaumber Road (APNs 126-13-311-001 thru 014; 126-13-312-001 thru 125, 036 thru 152 and 160; 126-13-313-001-086), PD (Planned Development) [L (Low Density Residential) Cliff's Edge Land Use Designation] Zone, Ward 6 (Ross)

ONE MOTION - ONE VOTE

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

9. **ZON-32101 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 0.44 acres at 110 North Torrey Pines Drive (APN 138-26-801-002), Ward 1 (Tarkanian)

10. **ZON-32102 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 1.61 acres at 4205 West Bonanza Road (APN 139-30-801-002), Ward 5 (Barlow)

11. **ZON-32103 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 0.17 acres at 4501 West Bonanza Road (APN 139-30-401-002), Ward 5 (Barlow)

12. **ZON-32104 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 0.24 acres at 5927 Smoke Ranch Road (APN 138-24-101-002), Ward 5 (Barlow)

13. **SUP-31893 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: AD AMERICA, INC** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN (BILLBOARD) at 2310 Western Avenue (APN 162-04-404-002), M (Industrial) Zone, Ward 3 (Reese)

14. **SUP-32016 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE INDIAN GOURMET CURRY BOWL, INC - OWNER: CENTENNIAL GATEWAY, LLC** - Request for a Special Use Permit FOR BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED RESTAURANT at 5643 Centennial Center Boulevard, Suite #130 (APN 125-27-411-013), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)

15. **SUP-32134 - SPECIAL USE PERMIT - PUBLIC HEARING- APPLICANT: HEAVEN CAN WAIT SANCTUARY - OWNER: AAMAX ENTERPRISES, LLC** - Request for a Special Use Permit FOR A PROPOSED ANIMAL HOSPITAL, CLINIC, OR SHELTER (WITH NO OUTSIDE PENS) at 546 North Eastern Avenue, Suite's #170 & #175 (APN 139-36-110-040), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

16. **RQR-31529 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: GOLDEN ARCH LP** - Required Review of an approved Special Use Permit (U-53-87) FOR A 40-FOOT, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN (BILLBOARD) at 4400 East Charleston Boulevard (APN 140-32-401-004), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

17. **RQR-31547 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: HAL-STAN, INC.** - Required Review of an Approved Special Use Permit (U-0038-95) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN (BILLBOARD) at 3500 North Rancho Drive (APN 138-12-710-044), C-1 (Limited Commercial) Zone, Ward 6 (Ross)

18. **RQR-31586 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: STORAGE EQUITIES** - Required Review for an approved Special Use Permit (U-0159-89) FOR A 55-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN (BILLBOARD) at 275 South Martin L. King Boulevard (APN 139-33-501-012), M (Industrial) Zone, Ward 5 (Barlow)

19. **SDR-32155 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA - OWNER: U.S.A.** - Request for a Site Development Plan Review FOR A PROPOSED TRANSIT PASSENGER FACILITY (PARK AND RIDE) WITH A WAIVER OF TOWN CENTER STREETSCAPE REQUIREMENTS on 10.38 acres located west of US 95, east of Durango Drive south of Oso Blanca Road (a portion of APN 125-17-801-001), T-C (Town Center) Zone [PF-TC (Public Facilities - Town Center) Special Land Use designation], Ward 6 (Ross)

PUBLIC HEARING ITEMS

20. **GPA-27003 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to adopt a Transportation and Streets and Highways Element and revise the 2020 Master Plan, All Wards

21. **GPA-31296 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 0.14 acres at 194 Upland Boulevard (APN 138-36-110-001), Ward 1 (Tarkanian)

22. **ZON-31277 - REZONING RELATED TO GPA-31296 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 0.76 acres located at 190 and 194 Upland Boulevard (APN 138-36-101-002 and 138-36-110-001), Ward 1 (Tarkanian)

23. **GPA-32099 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT** - Request to amend a portion of the Southeast Sector of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 0.95 acres at 901 South Jones Boulevard (APN 138-35-807-001), Ward 1 (Tarkanian)

24. **ZON-32100 - REZONING RELATED TO GPA-32099 - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 0.95 acres at 901 South Jones Boulevard (APN 138-35-807-001), Ward 1 (Tarkanian)

25. **GPA-32129 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: GATEWAY MOTEL, INC.** - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: MXU (Mixed Use) TO: C (Commercial) on 0.55 acres at 928 South Las Vegas Boulevard (APN 139-34-410-139), Ward 3 (Reese)

26. **GPA-32130 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to amend the trail alignment maps of the Master Plan Transportation Trails and Recreation Trails Elements TO REVISE TRAIL ALIGNMENTS, All Wards

27. **GPA-32139 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: MESQUITE CLUB, INC** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 1.13 acres at 702 East St. Louis Avenue (APN 162-03-801-002), Ward 3 (Reese)

28. **ZON-32142 - REZONING RELATED TO GPA 32139 - PUBLIC HEARING - APPLICANT/OWNER: MESQUITE CLUB, INC** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 1.13 acres at 702 East St. Louis Avenue (APN 162-03-801-002), Ward 3 (Reese)

29. **GPA-32164 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CRISTINA STEPHENS** - Request to amend a portion of the Southeast Sector of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.14 acres at 2404 East Kirk Avenue (APN 139-26-712-137), Ward 3 (Reese)

30. **ZON-32169 - REZONING RELATED TO GPA-32164 - PUBLIC HEARING - APPLICANT/OWNER: CRISTINA STEPHENS** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.14 acres at 2404 East Kirk Avenue (APN 139-26-712-137), Ward 3 (Reese)

31. **SDR-32170 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-32164 AND ZON-32169 - PUBLIC HEARING - APPLICANT/OWNER: CRISTINA STEPHENS** - Request for a Site Development Plan Review FOR THE PROPOSED OFFICE CONVERSION OF AN EXISTING 1,140 SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH WAIVERS TO ALLOW FOR A FIVE-FOOT LANDSCAPE BUFFER ALONG THE NORTH AND EAST PERIMETER WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH AND WEST PERIMETER WHERE EIGHT FEET AND FIVE FEET, RESPECTIVELY, ARE REQUIRED on 0.14 acres at 2404 East Kirk Avenue (APN 139-26-712-137), Ward 3 (Reese)

32. **GPA-32167 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: P'S AUTO SALES - OWNER: BEARD FAMILY TRUST** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 0.55 acres at 3920 West Sahara Avenue (APN 162-06-801-005), Ward 1 (Tarkanian)

33. **ZON-32168 - REZONING RELATED TO GPA-32167 - PUBLIC HEARING - APPLICANT: P'S AUTO SALES - OWNER: BEARD FAMILY TRUST** - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.55 acres at 3920 West Sahara Avenue (APN 162-06-801-005), Ward 1 (Tarkanian)

34. **ZON-31384 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY PARKWAY IV A, INC** - Request for a Rezoning TO G-O (GAMING ENTERPRISE OVERLAY) implementing a gaming enterprise district on 6.42 acres located southeast of City Parkway and Grand Central Parkway (APN 139-34-110-005), Ward 5 (Barlow)

35. **SUP-32617 - SPECIAL USE PERMIT RELATED TO ZON-31384 - PUBLIC HEARING - APPLICANT: FOREST CITY - OWNER: CITY PARKWAY IV A, INC and OFFICE DISTRICT PARKING I INC** - Request for a Special Use Permit FOR A 592-FOOT HIGH BUILDING WHERE 175 FEET IS THE MAXIMUM HEIGHT ALLOWED IN THE AIRPORT OVERLAY DISTRICT on 6.54 acres located southeast of City Parkway and Grand Central Parkway (APN 139-34-110-005 and a portion of 139-34-110-002), PD (Planned Development) Zone, Ward 5 (Barlow)

36. **SDR-32128 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-31384 AND SUP-32617 - PUBLIC HEARING - APPLICANT: FOREST CITY - OWNER: CITY PARKWAY IV A, INC and OFFICE DISTRICT PARKING I INC** - Request for a Site Development Plan Review FOR A 1,600,000 SQUARE-FOOT, 47 STORY HOTEL AND NON-RESTRICTED GAMING ESTABLISHMENT on 6.54 acres located southeast of City Parkway and Grand Central Parkway (APN 139-34-110-005 and a portion of APN 139-34-110-002), PD (Planned Development) Ward 5 (Barlow)

37. **VAR-32152 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MERITAGE HOMES OF NEVADA, INC.** - Request for a Variance TO ALLOW FOR FIVE-FOOT REAR YARD SETBACKS WHERE 10 FEET IS REQUIRED ON 85 LOTS FOR OPEN PATIO COVERS on 6.49 acres adjacent to the northwest corner of Farm Road and Egan Crest Drive (APN's 126-13-113-001 through 015; 126-13-113-027 through 040; 126-13-113-062 through 067; 126-13-113-071 through 100; and 126-13-113-112 through 125), PD (Planned Development) Zone [ML (Medium Low) Cliff's Edge Master Development Plan], Ward 6 (Ross)

38. **VAR-32153 - VARIANCE - PUBLIC HEARING - APPLICANT: VERIZON WIRELESS - OWNER: SUN CITY SUMMERLIN COMMUNITY ASSOCIATION, INC.** - Request for a Variance TO ALLOW A 158-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 180 FEET FOR A PROPOSED WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN on 0.17 acres on the west side of Del Webb Boulevard, approximately 225 feet north of Lake Mead Boulevard (APN 138-18-897-002), P-C (Planned Community) Zone, Ward 4 (Brown)

39. **SUP-32151 - SPECIAL USE PERMIT RELATED TO VAR-32153 - PUBLIC HEARING - APPLICANT: VERIZON WIRELESS - OWNER: SUN CITY SUMMERLIN COMMUNITY ASSOCIATION, INC.** - Request for a Special Use Permit FOR A 60-FOOT WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN on the west side of Del Webb Boulevard, approximately 225 feet north of Lake Mead Boulevard (APN 138-18-897-002), P-C (Planned Community) Zone, Ward 4 (Brown)

40. **RQR-31588 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: BEARD FAMILY TRUST** - Required Review of an approved Variance (V-0136-95) TO ALLOW A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN (BILLBOARD) WHERE SUCH USE WAS NOT PERMITTED at 3920 West Sahara Avenue (APN 162-06-801-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

41. **WVR-32158 - WAIVER - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: SPINNAKER HOMES V LLC** - Request for a Waiver of Town Center Development Standards TO ALLOW A FOUR-FOOT SIDEWALK WITHOUT AN AMENITY ZONE ALONG A 40-FOOT AND A 50-FOOT PORTION OF DEER SPRINGS WAY WHERE A FIVE-FOOT SIDEWALK WITH A THREE-FOOT AMENITY ZONE IS REQUIRED on 0.21 acres adjacent to Deer Springs Way, approximately 400 feet east of Fort Apache Road (APNs 125-20-214-040, 041, 059 and 125-20-297-018), T-C (Town Center) Zone [ML-TC (Medium-Low Residential - Town Center) Special Land Use Designation], Ward 6 (Ross)

42. **SUP-31891 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MAGDA MALDONADO - OWNER: REFUGIO AND MARIA MARTINEZ** - Request for a Special Use Permit FOR A PROPOSED MORTUARY at 2590 East Bonanza Road (APN 139-25-410-029), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

43. **SUP-32144 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TCB LAS VEGAS, LLC - OWNER: MUSTANG MAN, LLC** - Request for a PROPOSED SUPPER CLUB WITH A WAIVER TO ALLOW A ZERO-FOOT SEPARATION FROM A CHURCH WHERE 400 FEET IS REQUIRED at 6750 West Sahara Avenue (APN 163-02-415-012), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

44. **SUP-32148 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUMMERLIN MASSAGE NV, LLC - OWNER: JMK/BOCA PAD, LLC** - Request for a Special Use Permit FOR A PROPOSED 3,193 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW FOR THE ESTABLISHMENT TO REMAIN OPEN UNTIL 10:00 P.M. WHERE 9:00 P.M. IS THE LATEST ALLOWED AND TO ALLOW FOR A ZERO-FOOT DISTANCE SEPARATION FROM ANOTHER MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS THE MINIMUM DISTANCE REQUIRED at 8950 West Charleston Boulevard, Suite #7 (APN 138-32-412-026), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

45. **RQR-31565 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: RANCHO PARK RESIDENTIAL LLC** - Required Review of an approved Special Use Permit (U-0059-01) FOR TWO (2) 14-FOOT X 48-FOOT OFF-PREMISE SIGNS (BILLBOARDS) at the northeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-18-410-012), C-M (Commercial/ Industrial) Zone under Resolution of Intent to R-PD16 (Residential Planned Development - 16 Units Per Acre) Zone, Ward 5 (Barlow)

DIRECTOR'S BUSINESS:

46. **TXT-32131 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend the Downtown Centennial Plan to update and revise trail alignments in the downtown area, Wards 3 and 5 (Reese and Barlow)

47. **DIR-32666 - DIRECTOR'S BUSINESS - NON-PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Election of the 2009 Planning Commission Officers

CITIZENS PARTICIPATION:

48. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

City of Las Vegas Agenda Item No.: **1.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
CALL TO ORDER

City of Las Vegas Agenda Item No.: **2.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

City of Las Vegas Agenda Item No.: **3.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF JANUARY 8, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
ROLL CALL

City of Las Vegas Agenda Item No.: **4.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF JANUARY 8, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF DECEMBER 4, 2008

City of Las Vegas Agenda Item No.: **5.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:

Any items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time

City of Las Vegas Agenda Item No.: **6.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☒ **Consent** ☐ **Discussion**

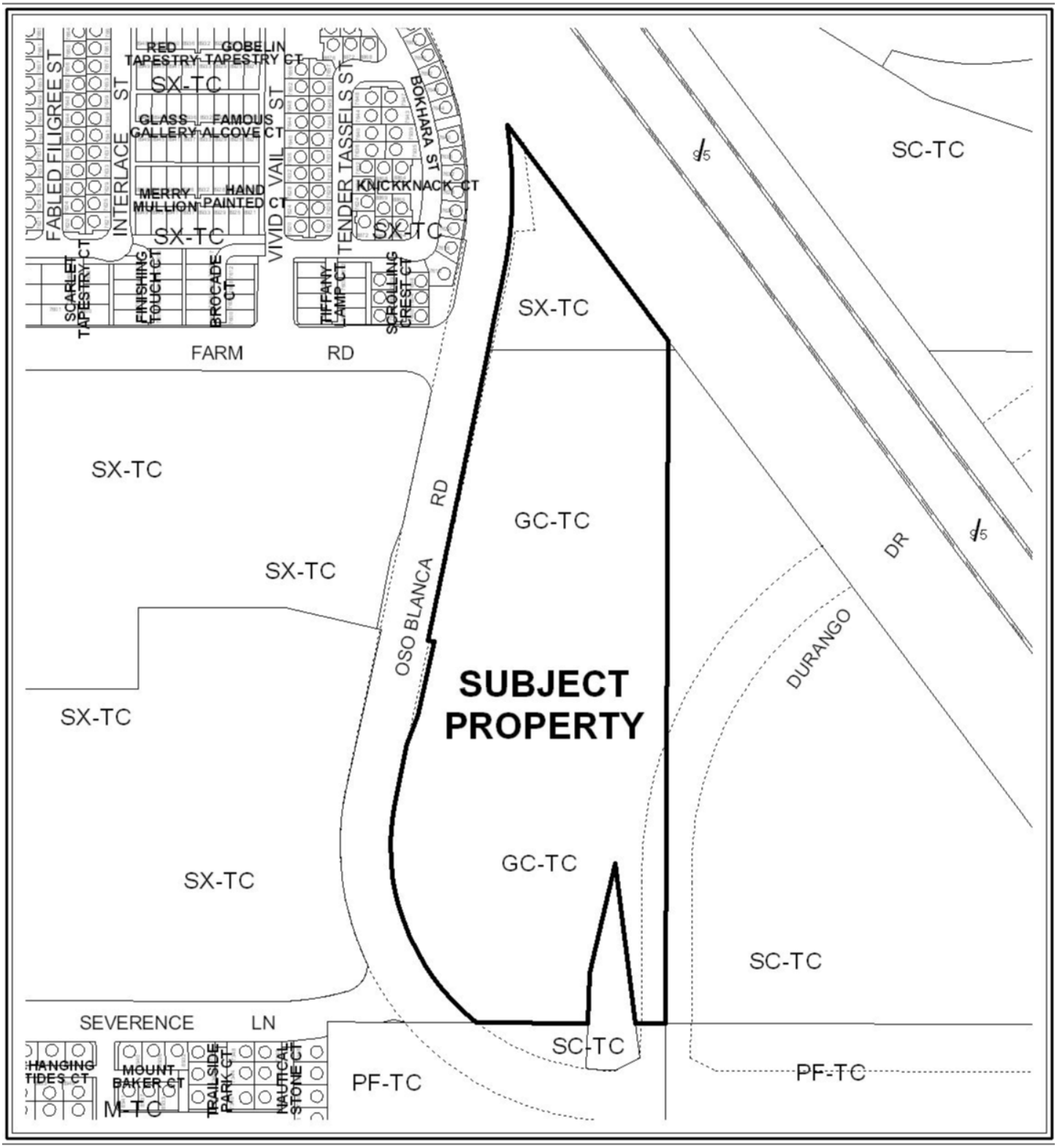
SUBJECT:
TMP-31246 - TENTATIVE MAP - FARM/95 COMMERCIAL - APPLICANT/OWNER: FARM & I95, LLC - Request for a Tentative Map FOR A FIVE-LOT COMMERCIAL SUBDIVISION on 15.80 acres at the southeast corner of Farm Road and U.S. 95 (APNs 125-17-210-448 and 125-17-301-006), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) and GC-TC (General Commercial - Town Center) Special Land Use Designations] , Ward 6 (Ross)

P.C.: FINAL ACTION (Unless Appealed Within 7 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



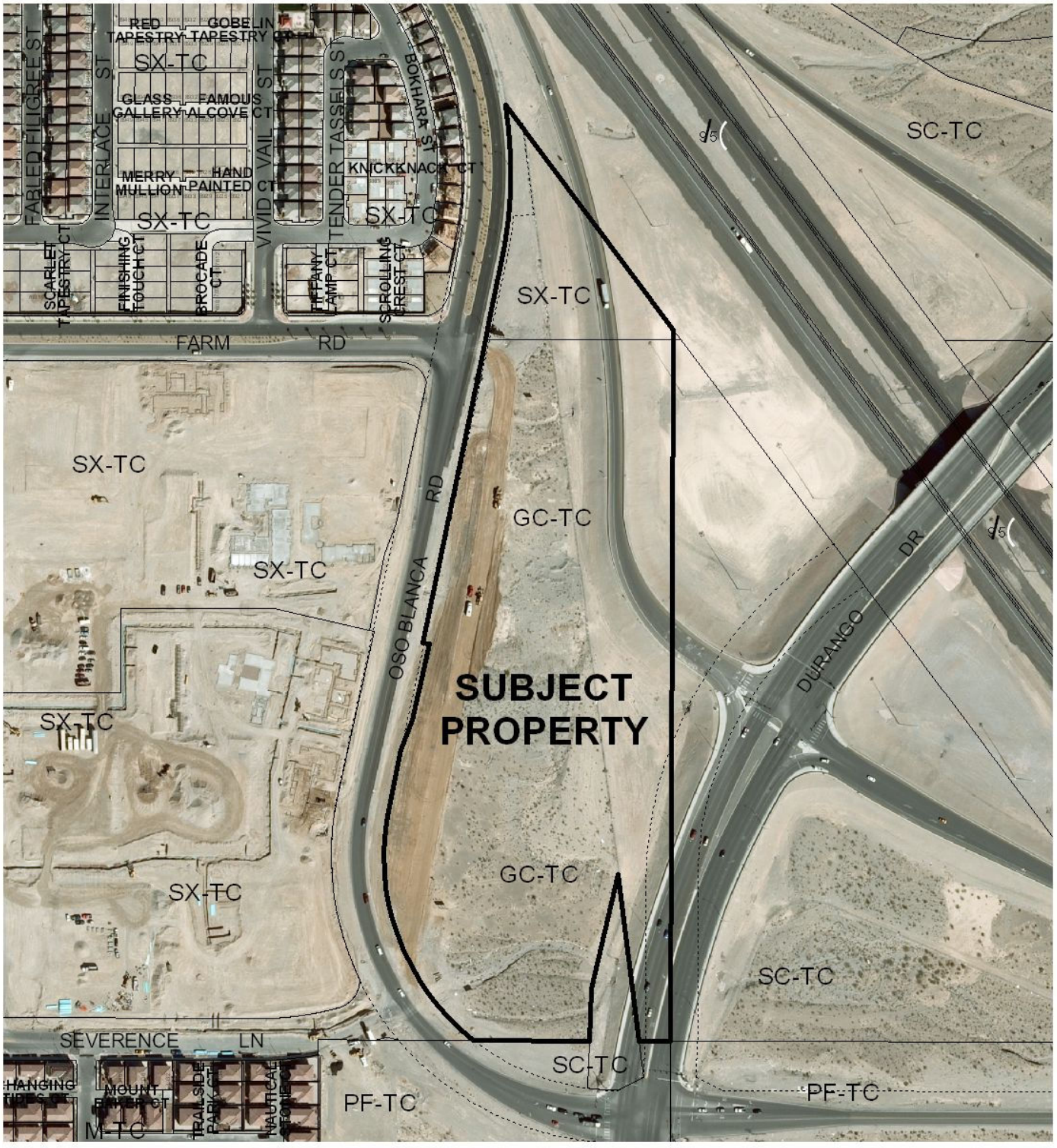
0 200 400 Feet

CASE: **TMP-31246**

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION AND GC-TC (GENERAL COMMERCIAL - TOWN CENTER) TOWN CENTER SPECIAL LAND USE DESIGNATION]

N



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CASE: **TMP-31246**

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION AND GC-TC (GENERAL COMMERCIAL - TOWN CENTER) TOWN CENTER SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: January 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-31246 - FARM/95 COMMERCIAL -
APPLICANT/OWNER: FARM & I95, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.

2. All development shall conform to the Conditions of Approval for Site Development Plan Reviews (SDR-23483 and SDR-29378), Major Modification (MOD-7588), and Special Use Permits (SUP-7589, SUP-7590, and SUP-7591) shall be required if approved.

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Dedicate appropriate right-of-way on Oso Blanca Road north of Farm Road.

7. The Final Map for this site shall be labeled as a Merger and Resubdivision.

8. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.

9. Provide proof of Nevada Department of Transportation (N.D.O.T.) relinquishment for this site prior to the recordation of a Final Map.

10. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:

    I. On-site sewers, 8-inches in diameter or larger, are public sewers within 20-foot wide dedicated public sewer easements.

    II. On-site sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.

    III. On-site sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

11. All subdivided parcels comprising this commercial subdivision shall provide perpetual inter-site common drainage rights across all existing and future parcel limits and a note to this effect shall appear on the Final Map for this site.

12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

13. Site development to comply with all applicable conditions of approval for SDR-23483, SDR-29378 and all other site-related actions.

TMP-31246 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a five-lot commercial subdivision on 15.72 acres at the southeast corner of Farm Road and U.S. 95. The applicant is proposing a five-lot commercial subdivision with an approved Site Development Plan Review (SDR-23483) for a 110,773 square-foot shopping center and an approved Minor Site Development Plan Review (SDR-29378) for an additional 625 square feet of retail space for a total of 111,398 square feet of commercial space within the proposed commercial subdivision.

As this request is appropriate for Town Center and in compliance with both approved Site Development Plan Reviews (SDR-23483 and SDR-29378), staff recommends approval of this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
12/07/98	The City Council approved a Rezoning (Z-0076-98) from U (Undeveloped), R-E (Residence Estates), R-PD7 (Residential Planned Development – 7 Units per Acre), R-PD11 (Residential Planned Development – 11 Units per Acre), R-PD18 (Residential Planned Development – 18 Units per Acre), R-CL (Single Family Residential Compact-Lot), C-1 (Limited Commercial), C-2 (General Commercial), C-V (Civic) and P-D (Planned Development) Zones to T-C (Town Center District). The Planning Commission and staff recommended approval of this request.
06/22/00	The Planning Commission approved (final action) a request for a Tentative Map (TM-0022-00) for 3-lots on 36.8 acres on the south side of Farm Road, approximately 300 feet west of Rancho Drive.
11/15/00	The City Council approved a Site Development Plan Review [Z-0076-98(17)] for a 284,150 square-foot commercial center on the subject property as part of a larger request. In addition, 12 associated Special Use Permit (U-0099-00 thru U-0110-00) applications were approved, allowing four supper clubs, four restaurants with drive-through facilities, a convenience store with fuel pumps, the sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility. The Planning Commission and staff recommended approval of these requests.
12/07/00	The Planning Commission approved (final action) a request for a Final Map (FM-0056-00) for 3-lots on 36.8 acres on the south side of Farm Road, approximately 300 feet west of Rancho Drive.

06/05/02	The City Council approved a request to amend (GPA-0004-02) a portion of the Town Center Plan of the General Plan from SC-TC (Service Commercial – Town Center) to SX-TC (Suburban Mixed Use – Town Center) on approximately 26 acres adjacent to the west side of I-95, north of the Farm Road alignment. The Planning Commission recommended approval.
12/18/02	The City Council approved Extension of Time (EOT-1083 thru 1095) for the Site Development Plan Review (Z-0076-98) and the 12 associated Special Use Permit (U-0099-00 thru U-0110-00) applications for the subject site. The Planning Commission and staff recommended approval of these requests.
04/07/04	The City Council approved a request for a Site Development Plan Review (SDR-3795) and Waivers of the Town Center Development Standards requiring on-site open space features; parking spaces to be set back a minimum of 15 feet from property lines; parking lots to be located away from street front; and walkways between parking lots and rows of parking spaces for a proposed 293,355 square-foot retail center on 46 acres adjacent to the northwest and northeast corners of Severance Lane and Oso Blanca Road. The Planning Commission recommended approval.
01/05/05	The City Council approved Special Use Permit applications (SUP-5427 through SUP-5435) for Restaurants with Drive-Throughs, Supper Clubs, and Restaurants with Service Bars for the subject site. The Planning Commission and staff recommended approval of these requests.
09/07/05	The City Council approved a Site Development Plan Review (SDR-7594) for a proposed 101,320 square-foot commercial and 777 unit residential development with Waivers of the parking lot, foundation and perimeter landscape requirements and Town Center Development Standards for two-story maximum height, single-story office, and 20-foot landscape berm requirements on 40 acres at the intersection of Oso Blanca Road and Severence Lane. The Planning Commission recommended approval while staff recommended denial of this request.
09/07/05	The City Council approved a request for a Major Modification (MOD-7588) of the Town Center Development Standards Manual from SC-TC (Service Commercial - Town Center) to SX-TC (Suburban Mixed Use - Town Center) and GC-TC (General Commercial – Town Center) Special Land Use Designations on 40 acres at the intersection of Oso Blanca Road and Severence Lane. The Planning Commission and staff recommended approval of this request.
09/07/05	The City Council approved a Special Use Permit (SUP-7589) for a proposed high density residential development, a Special Use Permit (SUP-7590) for a proposed Supper Club, a Special Use Permit (SUP-7591) for a proposed Liquor Establishment (Off-Sale) and a Special Use Permit (SUP-7592) for a proposed Tavern at the intersection of Oso Blanca Road and Severence Lane. The Planning Commission recommended approval while staff recommended denial of these requests.

03/01/06	Code Enforcement processed a complaint (case #38847) of mobile vendors causing hazardous traffic conditions at the intersection of Oso Blanca Road and Durango Drive. The case was resolved on 06/15/06.
03/30/07	Code Enforcement processed a complaint (case #51786) of a semi-trailer with advertising posted on the sides at the intersection of Oso Blanca Road and Durango Drive. The case was resolved on 04/16/07.
10/17/07	The City Council approved a Site Development Plan Review (SDR-23483) for a 110,773 square-foot Shopping Center; an Extension of Time (EOT-24401) for an approved Special Use Permit (SUP-7591) for a proposed Liquor Establishment (Off Sale); an Extension of Time (EOT-24402) for an approved Special Use Permit (SUP-7590) for a proposed Supper Club; and Extension of Time (EOT-24403) for an approved Special Use Permit (SUP-7594) for a proposed 101,320 square-foot commercial and 777-unit multi-family residential development; Waivers of the parking lot, foundation and perimeter landscape requirements; and to Waive Town Center Development standards for two-story maximum height, single-story office, and 20-foot landscaped berm requirements in the SX-TC district at the intersection of Oso Blanca Road and Severence Lane. The Planning Commission and staff recommended approval of this request.
09/25/08	A request for a Minor Site Development Plan Review for a Minor Amendment (SDR-29378) to an approved Site Development Plan Review (SDR-23483) for a proposed 111,398 square-foot shopping center at the southeast corner of U.S.-95 and Farm Road was administratively approved.
Related Building Permits/Business Licenses	
No related building permits or business licenses exist for this site.	
Pre-Application Meeting	
10/20/08	A pre-application meeting was held where the submittal requirements for a Tentative Map were discussed.
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	
Field Check	
10/29/08	A routine field check performed by staff revealed undeveloped land.

Details of Application Request	
Site Area	
Net Acres	15.72

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Land	T-C (Town Center District)	T-C (Town Center District) [SX-TC (Suburban Mixed Use – Town Center) Special Land Use Designation] & [GC-TC (General Commercial – Town Center) Special Land Use Designation]
North	US-95	ROW (Right-of-Way)	ROW (Right-of-Way)
South	Undeveloped Land	T-C (Town Center District)	T-C (Town Center District) [SC-TC (Service Commercial – Town Center) Special Land Use Designation]
East	Undeveloped Land	T-C (Town Center District)	T-C (Town Center District) [SC-TC (Service Commercial – Town Center) Special Land Use Designation] & [GC-TC (General Commercial – Town Center) Special Land Use Designation]
West	Under Construction – Condominiums	T-C (Town Center District)	T-C (Town Center District) [SX-TC (Suburban Mixed Use – Town Center) Special Land Use Designation]

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan	X		Y
Centennial Hills Sector Plan	X		Y
Northwest Open Space Plan	X		Y
T-C Town Center District	X		Y
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts	X		Y
T-C Town Center District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is a request for a Tentative Map for a five-lot commercial subdivision on 15.72 acres at the southeast corner of Farm Road and U.S. 95. A previous Site Development Plan Review (SDR-23483) entitled this property for an 110,773 square-foot shopping center, and a Minor Site Development Plan Review (SDR-29378) entitled this property for an additional 625 square feet of retail space for a total of 111,398 square feet of commercial space within the proposed commercial subdivision.

FINDINGS

- **General information**

  The subject site is designated SX-TC (Suburban Mixed Use – Town Center), and GC-TC (General Commercial – Town Center) within the Town Center Special Land Use Plan. The Suburban Mixed Use District is characterized as being similar to the Service Commercial District (low to medium intensity retail such as shopping centers) with the addition of medium density residential being a permitted use and is intended to enable development with imaginative adjacency standards. This district is more reflective of suburban development than the Urban Center Mixed Use category (which maximizes the use of the property with a mixture of land uses). The General Commercial District allows all types of retail, service, office and other general business uses of a more intense commercial character. These uses will normally require a Special Use Permit and will commonly include limited outdoor display of product and lights or other characteristics not generally compatible with the adjoining residential areas without significant transition. Examples include new and used car sales, highway commercial uses such as hotels and motels, and tourist commercial uses such as resorts and recreational facilities. Local supporting land uses such as parks, other public

recreational facilities, some schools and churches are also allowed in both the Suburban Mixed Use and General Commercial districts.

- **Cross Section**

  Pursuant to Section 18.08.110, cross sections have been submitted for the proposed Tentative Map. There is a 1.26-foot grade change across the subject site, south to north representing less than a one-percent change in grade. A grade change of 2.38 feet is demonstrated on the northern end of the subject side west to east, and a grade change of 6.42 feet is shown west to east on the southern end of the subject site.

  The applicant is proposing no perimeter walls for the subject commercial subdivision.

- **Trails**

  No required trails are directly adjacent to this development.

- **Special Conditions of Approval (SDR-29378)**

  4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made prior to civil improvement plan approval. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan:

     - Design the streetscape of Oso Blanca Road to conform to the standards of a Town Center Frontage Road.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-31246 APN: 125-17-210-448, 125-17-301-006

Name of Property Owner: Farm/I95, LLC

Name of Applicant: Greenstreet Properties, LLC

Name of Representative: Ian Johnston

To the best of your knowledge, does the Mayor or any member of the City Council or Planning commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the names(s) of the person or persons with whom the city Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s) _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Keith Lyon

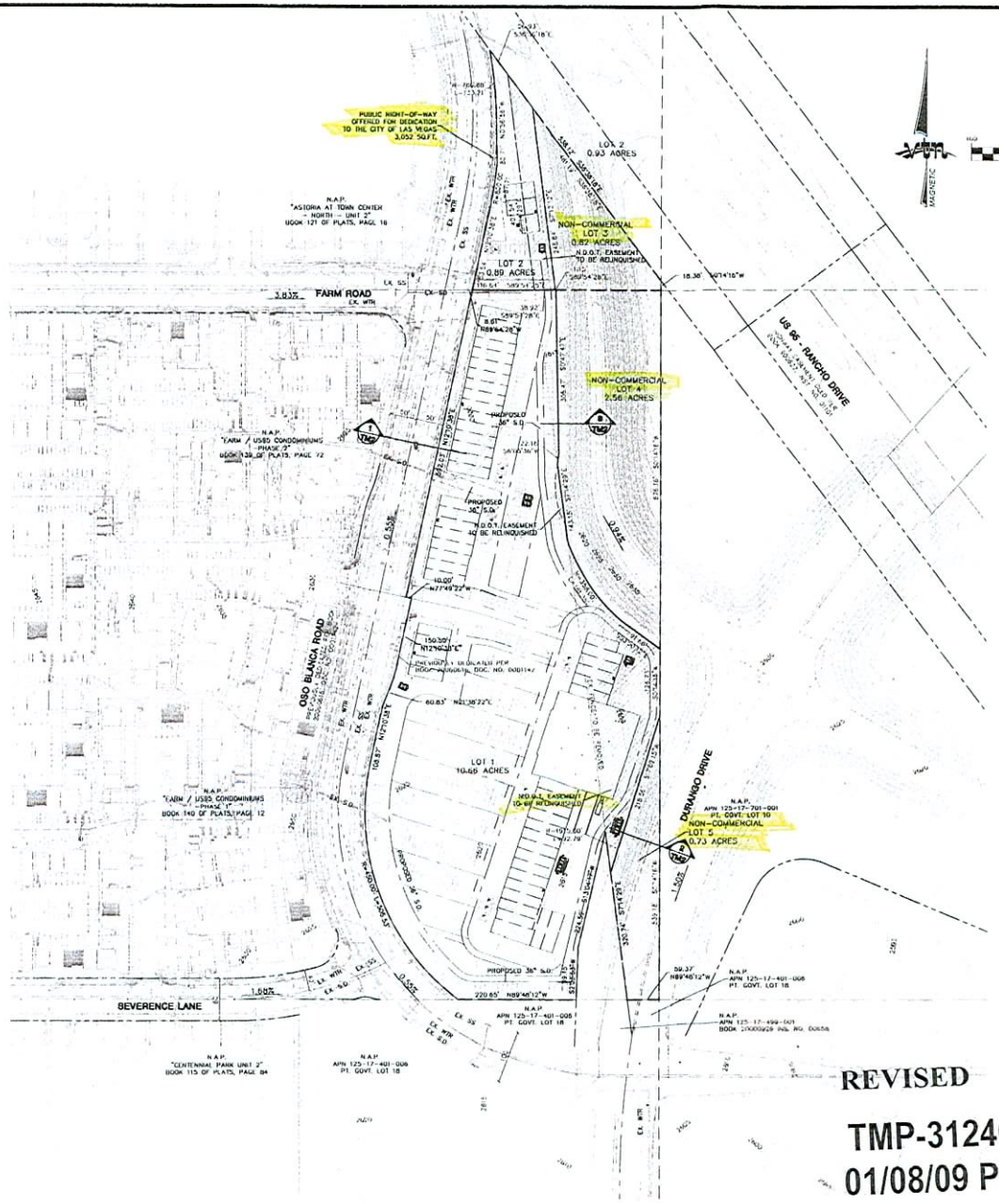
Subscribed and sworn before me

This 14th day of July ,20 08

Marie Vozikis

Notary Public in and for said County and State

MARIE VOZIKIS
Notary Public State of Nevada
No. 05-99386-1
My appt. exp. Aug. 10, 2009



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TABULATION

APN NUMBER(S)	125-17-301-006 & 125-17-210-448
EXISTING ZONING	GC PC & GC TC
TOTAL ACREAGE	15.66 ACRES
AREA TO BE DEVELOPED AS COMMERCIAL	11.43 ACRES
NUMBER OF LOTS	EXISTING - 2 PROPOSED - 5
NOTE:	LOTS 3, 4 AND 5 ARE NOT TO BE ZONED FOR COMMERCIAL USE.
OWNER(S)	GREENSTREET PROPERTIES, LLC 2300 PASEO DEL PRADO, BLDG B, SUITE 305 LAS VEGAS, NEVADA 89102 KEITH LYON (702) 365-8998

GENERAL NOTES:

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY AREA, NEVADA
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   WATER - LAS VEGAS VALLEY WATER DISTRICT
   ELECTRIC - NEVADA POWER COMPANY
   GAS - SOUTHWEST GAS CORPORATION
   SEWER - CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL - REPUBLIC SERVICES
   TELEPHONE - EMBARQ
3. UTILITY EASEMENTS TO BE DEDICATED AS RESPECTIVE AGENCIES
4. SEWER CONTRIBUTION: AVERAGE FLOW = 0.000000 MGD
   PEAK FLOW = 0.0078615 MGD
5. GRADING SHALL BE TO COMPLY WITH ALL APPLICABLE ORDINANCES
6. STORM WATER TO SURFACE DRAIN OFF STREETS OR TO STORM DRAINS AS SHOWN
7. THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF THIS TENTATIVE MAP
8. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE
9. ALL INTERIOR ROADS ARE PRIVATE UNLESS OTHERWISE SHOWN
10. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE
11. NO EXISTING IRRIGATION OR DRAINAGE CHANNEL RIGHTS OF WAY
12. NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS OR OTHER PUBLIC USES PUBLIC USES
13. WATER, SEWER, OR OTHER INDICATIONS OF HIGH GROUND WATER LEVELS WERE NOT NOTED ON THE SUBJECT PROPERTY. GROUND WATER IS NOT ANTICIPATED TO ADVERSELY AFFECT PLANNED DEVELOPMENT
14. ALL EASEMENTS TO BE PROVIDED ON SITE FOR WATER AND SEWER PER THE CC&RS AND FOR POWER, GAS AND PHONE PER THE FINAL MAP
15. ALL ONSITE AND OFFSITE ROADS TO BE CONSISTENT WITH CITY OF LAS VEGAS PUBLIC WORKS AND DEVELOPMENT DEPARTMENT REQUIREMENTS
16. CC&R TO ADDRESS CROSS ACCESS EASEMENTS PUBLIC PEDESTRIAN ACCESS AGREEMENTS TO BE GRANTED FOR DRIVEWAYS
17. DRAINAGE IS ASSUMED TO BE CONSISTENT WITH CITY OF LAS VEGAS PUBLIC WORKS DEPARTMENT REQUIREMENTS
18. PROTECTIVE COVENANTS AND DESIGN STANDARDS WILL BE ENFORCED BY THE CC&R'S WHICH THE DEVELOPER WILL PROVIDE
19. LANDSCAPE MAINTENANCE AGREEMENT WILL BE PROVIDED BY OWNER PER TITLE 7

LEGEND

- SITE BOUNDARY
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- PROPERTY LINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- PROPOSED PROPERTY LINE
- PROPOSED CENTERLINE
- PROPOSED PAVING
- PROPOSED CURB LINE
- EXISTING UTILITY POLE
- EDGE OF ASPHALT
- VILLAGE
- EX SS — EXISTING SEWER LINE AND MANHOLE
- EX WTR — EXISTING WATER LINE
- 8" SS — PROPOSED SEWER LINE AND MANHOLE
- 8" WTR — PROPOSED WATER LINE
- EX SD — EXISTING STORM DRAIN
- POINT OF CONNECTION TO EXISTING UTILITIES
- RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH SHEET AND SEWER UNLESS OTHERWISE NOTED)
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- STREET LIGHT
- FIRE HYDRANT
- "HIGHWAY EASEMENT DEED" PER BOOK 960622 INST. NO. 0160 OF OFFICIAL RECORDS AND "RELINQUISHMENT OF MANAGEMENT"
- "HIGHWAY EASEMENT DEED" PER BOOK 960622 INST. NO. 0160 OF OFFICIAL RECORDS TO BE RELINQUISHED

FLOODZONE NOTE:

THIS SITE IS LOCATED IN A ZONE "X" ACCORDING TO FIRM PANEL #, 32003C0815E WHICH IS EFFECTIVE ON THE FIRM FLOOD INSURANCE RATE MAP (FIRM) PANEL #32003C0815E, EFFECTIVE DEC 4, 2006

NAVD88 BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CITY OF LAS VEGAS DESIGNATION: NONE KNOWN

DISTANCE BETWEEN: (SHOW IN FEET) (USGS NO FEET)

NOTE AND PLOT IF NOT IN SAME LINE OF PERSPECTIVE OR IF NOT WITHIN 1/8 OF A MILE OF PROJECT SITE

BASIS OF BEARING

SOUTH 00°49'19" WEST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 60 EAST, MDB&M, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 114 OF SURVEYS, AT PAGE 32.

LEGAL DESCRIPTION

BEING A PARCEL AND RESUBDIVISION OF LOT A OF THAT CERTAIN FINAL MAP AS "ASTORIA AT TOWN CENTER NORTH - UNIT 1" OF FILE 99 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, AND BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 60 EAST, M.D.B.&M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

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TMP-31246
01/08/09 PC

Call before you Underground 1-702-455-7511 (CLARK COUNTY TRAFFIC OPERATIONS) OR 1-702-432-5500 (LAS VEGAS VALLEY CONSTRUCTION TRAFFIC SYSTEM)

Call before you Dig 811 OR 1-800-227-2600

Call before you Overhead 1-702-227-2929

GREENSTREET PROPERTIES, LLC
2300 PASEO DEL PRADO, BLDG B, SUITE 305
LAS VEGAS, NEVADA 89102
KEITH LYON (702) 365-8998

CITY OF LAS VEGAS

TENTATIVE MAP

FARM/95/COMMERCIAL

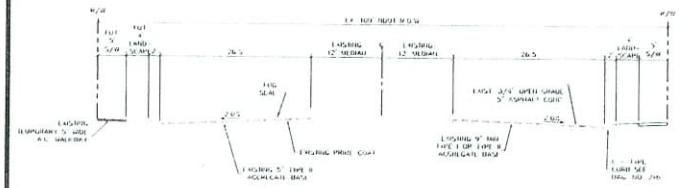
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5145
PH: (702) 873-7500 FAX (702) 365-2697 WEB: WWW.VTNV.COM
CONSULTING ENGINEERS ■ PLANNERS ■ LAND SURVEYORS

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			

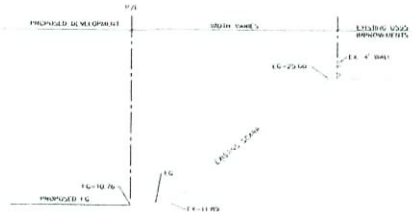
DRAWN BY: MG — 12/12/2008
DESIGNED BY: NG — 12/12/2008
CHECKED BY: KFN — 12/12/2008
PROJECT NO: 8693 — SCALE: 1"=100' HORZ, N/A VERT

KENNETH F. NICHOLSON
10639
EXPIRES 12-31-09

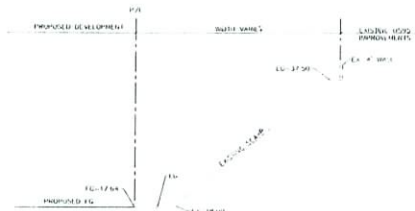
SHEET TM1
1 OF 3 SHEETS
DRAWING NO



TYPICAL 100' STREET SECTION
OSO BLANCA ROAD



EAST PROPERTY LINE



EAST PROPERTY LINE

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TMP-31246
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GREENSTREET PROPERTIES, LLC
2320 PASEO DEL PRADO, BLDG B, SUITE 305
LAS VEGAS, NEVADA 89102
KEITH LYON (702) 365-8995

CITY OF LAS VEGAS
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

TENTATIVE MAP

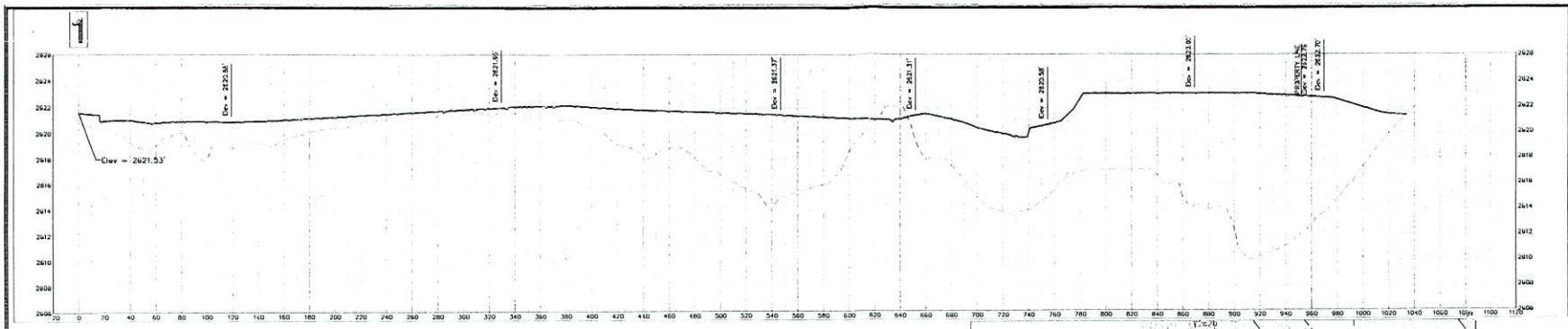
FARM/95/COMMERCIAL

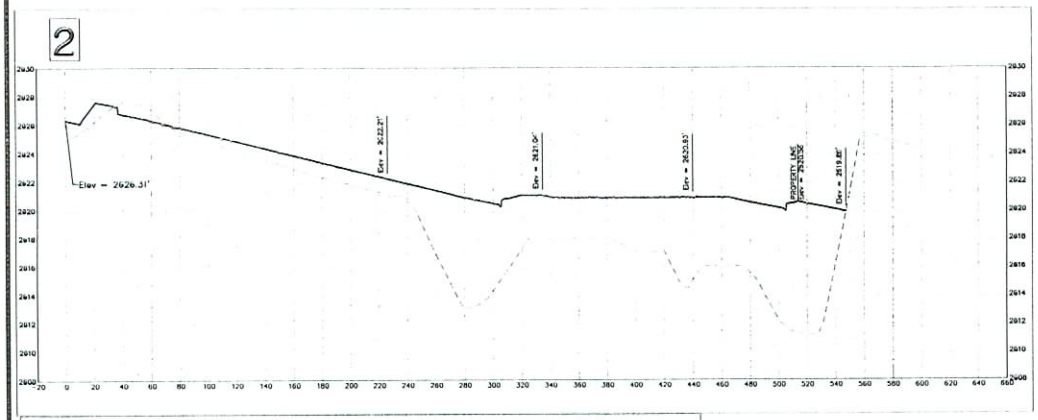
DRAWN BY: MVC	11/20/2008
DESIGNED BY: RMS	11/20/2008
CHECKED BY: KEN	11/20/2008
PROJECT NO: 8875	SCALE: 1"=100' HORIZ N/A VERT

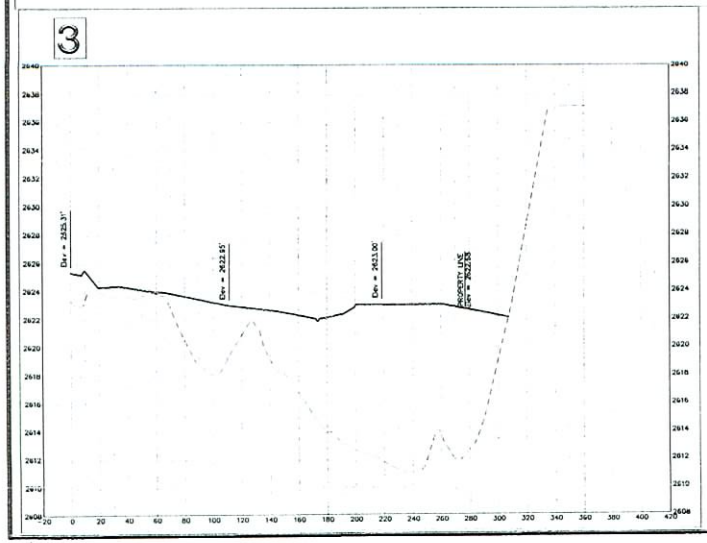
KENNETH F. NICHOLSON
Civil
70539
EXPIRES 12 31 09

SHEET
TM2
2 OF 3 SHEETS
DRAWING NO.

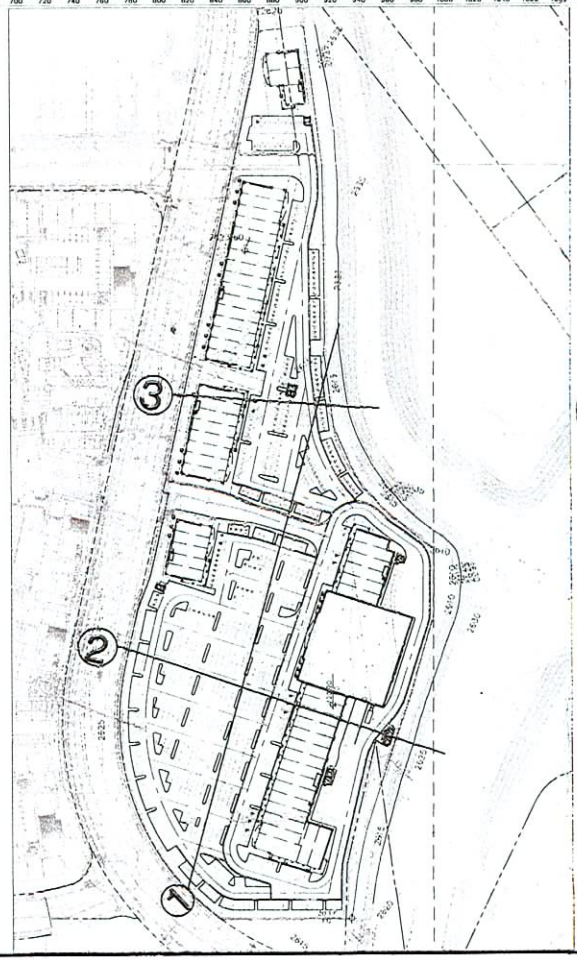
REV	DATE	BY	REVISION







PROFILE SCALES:
HORZ. = 1"=40'
VERT. = 1"=4'



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DEC 15 2008

GRAPHIC SCALE

GREENSTREET PROPERTIES, LLC
CITY OF LAS VEGAS
SECTION VIEWS
FARM/95/COMMERCIAL

KENNETH F. NICHOLSON
10539

SHEET
TM5
3 OF 3 SHEETS



TMP-31246 - APPLICANT/OWNER: FARM & I95
AT THE SOUTHEAST CORNER OF FARM ROAD AND U.S. 95
JANUARY 8, 2009 PLANNING COMMISSION

10/29/08



TMP-31246 - APPLICANT/OWNER: FARM & I95
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JANUARY 8, 2009 PLANNING COMMISSION

10/29/08

vtn nevada

CONSULTING ENGINEERS • PLANNERS • SURVEYORS
PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

October 1, 2008
W.O. 6879

City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89101

Re: Farm/95/Commercial Tentative map

Pre-application date – 7-22-08

Staff,

The tentative map is for a Commercial project located between U.S. 95/Durango off ramp and the frontage road Oso Blanca. Due to the site location and the unique configuration, the site is surrounded by either roadways or the US 95 Beltway on all sides. There will be no perimeter 6 foot walls as is typical for a commercial site. The only proposed perimeter walls will be for flood protection with anticipated height of less than 6 feet. The rear of the site is adjacent to the US 95 Beltway. The Nevada Department of Transportation fencing standards will be utilized for the site's beltway frontage.

If there are any questions concerning this matter, I can be contacted at 873-7550.

Sincerely,

VTN NEVADA

Ken F. Nicholson, P.E.
Principal

TMP-31246
12/04/08 PC

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
TEL. (702) 873-7550 FAX: 362-2597

City of Las Vegas Agenda Item No.: **7.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☒ **Consent** ☐ **Discussion**

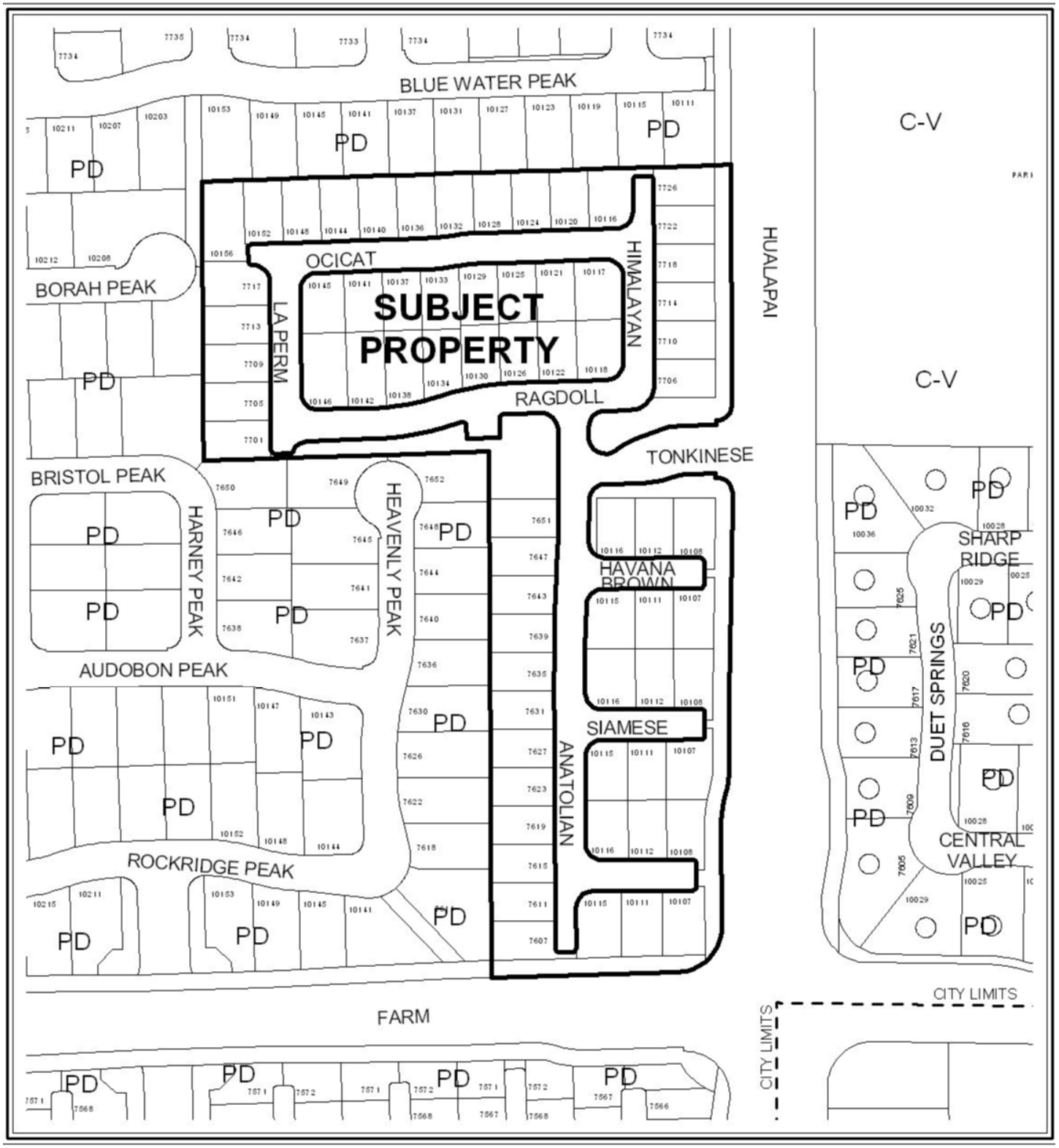
SUBJECT:
TMP-31945 - TENTATIVE MAP - FARM AND HUALAPAI - APPLICANT/OWNER: HARMONY 2, LLC AND FARM HUALAPAI, LLC - Request for a Tentative Map FOR A 70-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.52 acres at the northwest corner of Farm Road and Hualapai Way (APNs 126-13-612-001 through 072), R-PD7 (Residential Planned Development - 7 Units Per Acre), Ward 6 (Ross)

P.C.: FINAL ACTION (Unless Appealed Within 7 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos



CASE: **TMP-31945**

ZONING OF SUBJECT PROPERTY:

R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)



0 300 Feet

CASE: TMP-31945

ZONING OF SUBJECT PROPERTY:

R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-31945 - APPLICANT/OWNER: HARMONY 2, LLC AND FARM HUALAPAI, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.

2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4368), Vacation (VAC-4420) and Site Development Plan Review (SDR-29026) shall be required, if approved.

3. Any property line wall shall be decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above finished grade.

4. Street names must be provided in accordance with the City's Street Naming Regulations.

5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

6. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to

provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

7. The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. The basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

8. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

9. The Final Map for this site shall be labeled as a "Merger and Re-Subdivision".

10. The onsite streets shall be labeled as private, be designated as a common lot and shall be labeled as a private street, public utility easement (P.U.E.), public sewer easement and public drainage easement to be privately maintained by the Homeowners' Association on the Final Map for this site.

11. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-29026, Zoning Reclassification ZON-4368 and all other subsequent site-related actions.

12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Tentative Map for a proposed 70-lot single-family residential development on 10.52 acres. The site plan illustrates a total of 70 lots with 31 lots consisting of a minimum lot size of 3,312 square feet and 39 lots consisting of a minimum lot size of 3,404 square feet. The lots access private streets, which in turn access Hualapai Way.

The submitted Tentative Map is in conformance with to the approved Site Development Plan Review (SDR-29026); therefore, Staff recommends approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
08/08/02	The City Council approved a Petition to Annex (A-0035-02) parcels of land generally located adjacent to the southeast corner of Grand Teton Drive and Puli Road, containing approximately 1,187 acres
09/15/04	The City Council approved a Rezoning (ZON-4368) to R-PD7 (Residential Planned Development – 7 Units per Acre), a Site Development Plan Review (SDR-4370) for a 68-lot single-family development and a Vacation (VAC-4420) of U. S. Government Patent Easements and the Donald Nelson Avenue Right of Way, with a condition modifying the lot number to 69. The Planning Commission and staff recommended approval on.
11/07/04	The Planning Commission approved the Request for a Tentative Map (TMP-4920) for a 69-lot single-family residential subdivision on 10.52 acres adjacent to the northwest corner of Farm Road and Hualapai Way.
11/19/04	The City Council approved a Review of Condition (ROC-5445) Number 5 of an approved Site Development Plan Review (SDR-4370) to allow a 5-foot side yard setback where 10 feet is the minimum setback required for lots that have a side property line adjacent to Hualapai Way (Lots 3, 4, 9, 10, 15 and 16 on the approved site plan) for an approved 69-lot Single-Family development on 10.52 acres adjacent to the northwest corner of Farm Road and Hualapai Way. The Planning Commission and staff recommended approval.
11/03/05	Staff administratively approved an Extension of Time (EOT-9361) of an approved Vacation (VAC-4420) of U. S. Government Patent Easements and the Donald Nelson Avenue Right of Way, generally located west of Hualapai Way, north of Farm Road

08/04/06	A Final Map (FMP-10106) was recorded for a 69-lot Single-Family Residential subdivision on 10.00 acres adjacent to the northwest corner of Farm Road and Hualapai Way.
10/15/08	The City Council approved a request for a Site Development Plan Review (SDR-29026) for a 70-lot residential subdivision on a 10.52 acre site on the east side of Tonkinese Avenue and Hualapai Way. The Planning Commission recommended approval and staff recommended denial.
10/15/08	The City Council approved a request for a Variance (VAR-29028) to allow 43,996 square feet of open space where 50,094 feet are required on a 10.52 acre site on the east side of Tonkinese Avenue and Hualapai Way. The Planning Commission recommended approval and staff recommended denial.
Related Building Permits/Business Licenses	
07/25/08	A business license (#C11-10826) was issued for a contractor at 7651 Anatolian Street.
Pre-Application Meeting	
11/05/08	A pre-application meeting was held with the applicant. The public works department discussed the requirements for a Tentative Map application.
Field Check	
12/04/08	Staff conducted a field check of the subject site and found site grading complete and model homes under construction. Perimeter walls were composed of 20% contrasting material but were in an unfinished condition with exposed CMU block, which does not meet Title 19.12.075 (G) Wall Standards requiring a perimeter wall to be composed of a minimum of 20% contrasting material. As staff found no record of a building permit for the walls on the site, the matter has been referred to code enforcement.

Details of Application Request	
Site Area	
Gross Acres	10.52

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Undeveloped	PCD (Planned Community Development)	R-PD7 (Residential Planned Development – 7 Units per Acre)
North	Single-Family Residences, Undeveloped	PCD (Planned Community Development)	PD (Planned Development) Zone [ML (Medium Low Density Residential) Cliff's Edge Special Land Use Designation]

South	Single-Family Residences, Undeveloped	PCD (Planned Community Development)	PD (Planned Development) Zone [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation]
East	Single-Family Residences, Park	PCD (Planned Community Development) and PR-OS (Parks/Recreation/Open Space)	PD (Planned Development) Zone [ML (Medium Low Density Residential) Cliff's Edge Special Land Use Designation] and C-V (Civic)
West	Single-Family Residences, Undeveloped	PCD (Planned Community Development)	PD (Planned Development) Zone [ML (Medium Low Density Residential) Cliff's Edge Special Land Use Designation]

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan		X	N/A
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails	X		Y*
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

**A Multi-use Transportation Trail exists along the west side of Hualapai Way.*

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply:

Standard	***Proposed ****
Min. Lot Size	3,312 Square Feet
Min. Lot Width	46 Feet

Min. Setbacks • Front (to Garage) • Side • Corner • Rear • Rear (lots backing Farm Road) • Rear (lots backing residential to the west)	 18 Feet 5 Feet 10 Feet 5 Feet 10 Feet 10 Feet
Max. Lot Coverage	N/A
Max. Building Height	2 Stories/35 Feet

**Pursuant to Title 19.08.040 (C)(4), the development standards for a project shall be established by the approval of an R-PD District and the approved Site Development Plan as described in Subchapter 19.18.050. Development standards shall include minimum front, side and rear setbacks, maximum building heights, wall and fence design and heights, parking standards, landscaping and other design and development criteria. Any future development will require review for determination of appropriate development standards.*

Pursuant to Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer: Min. Trees (Farm Road)	1 Tree/30 Linear Feet	9 Trees	20 Trees	Y*
Buffer: Min. Trees (Hualapai Way)	1 Tree/30 Linear Feet	32 Trees	70 Trees	Y**
TOTAL		41 Trees	90 Trees	Y*
Min. Zone Width	N/A (6 feet only required along streets classified Collector or larger)		25 feet	Y*
Wall Height	8 feet		8 feet	Y***

**A six-foot wide landscape buffer is required of all residential developments adjacent to streets classified as a collector or larger. The applicant has provided a 25-foot landscape buffer along Farm, which is classified as an 80-foot wide Secondary Collector by the Master Plan Streets and Highways.*

***A Multi-Use Transportation Trail is required adjacent to this site on Hualapai Way. The proposal adheres to Exhibit 1 of the Transportation Trails Element of the Las Vegas 2020 Master Plan.*

**** The existing perimeter walls provided do not meet Title 19.12.075(G) – Wall Standards requiring a wall to be composed of a minimum of twenty percent contrasting material.*

Pursuant to Title 19.06.040 (G), the following open space standards apply:

Open Space						
Total Acreage	***Density***	***Required***		***Provided***		***Compliance***
		Percent	***Area***	***Percent***	***Area***	
10.52 acres	6.65 du/ac	10.9%	50,094 SF	9.6%	43,996 SF	Y*

**A Variance (VAR-29028) for Open Space was approved in conjunction with the Site Development Plan Review (SDR-29026).*

ANALYSIS

This is a request for a Tentative Map for a proposed 70-lot Single-Family Residential development on 10.52 acres. The site plan illustrates 70 lots with 31 lots consisting of a minimum lot size of 3,312 square feet and 39 consisting of a minimum lot size of 3,404 square feet. The lots access private streets, which in turn access Hualapai Way.

A Multi-use Transportation Trail is required along the western portion of the Hualapai Way street frontage, as shown on Map 2 of the Transportation Trails Element of the Master Plan. That trail is complete as depicted on the approved civil improvement plans (CLV drawing #107Y4905). The trail consists of a five-foot transition strip, located within the right-of-way, and a ten-foot private landscaped corridor that are separated by a ten-foot public transportation trail path. The Multi-Use Transportation Trail consists of paved trail paths separated from the roadway and designed for the exclusive use of bicyclists, pedestrians, and other users of non-motorized vehicles.

The submitted Tentative Map conforms to the approved Site Development Plan Review (SDR-29026), therefore, Staff recommends approval.

FINDINGS

- General information

  The site plan illustrates a total of 70 lots with 31 lots consisting of a minimum lot size of 3,312 square feet and 39 lots consisting of a minimum lot size of 3,404 square feet. There is one entry point to the development, a 58-foot wide gated driveway off of Hualapai Way. The proposed lot sizes, setbacks, and lot widths are generally compatible with the developments to the north, south, east and west.

- Cross Section

  The submitted plans indicate the site slopes from north to south and from west to east. The existing exterior walls provided do not meet Title 19.12.075(G) – Wall Standards requiring a wall to be composed of a minimum of 20% contrasting material. As building permits for the walls were not found by staff, the matter has been referred to code enforcement to verify building permits. A condition of approval has been added requiring compliance with Title 19.12.075(G) – Wall Standards.

- Trails

  Per Title 18.08.100, all trails that are required in accordance with the City's Master Plan and ordinances are indicated on the Tentative Map. A Multi-Use Transportation Trail runs along the western length of Hualapai Way on the eastern property line of the subject site, and has been constructed as required.

- Special Conditions of Approval (from Zoning or SDR)

  In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP fund in the amount of $24,392 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to the Land Development Division prior to approval of the final map otherwise the developer is required to comply with the opens space requirement in accordance with Title 19.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-31945 APN: 126-13-612-001, 004-024, 029-030

Name of Property Owner: Harmony 2 LLC

Name of Applicant: Harmony 2 LLC

Name of Representative: Slater Hanifan Group

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

____ Yes X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: ____

Partner(s): ____

APN: ____

Signature of Property Owner: Eric R. Stafford

Print Name: Eric Strafford

Subscribed and sworn before me

This 22 day of October, 2008

AJ Harris

Notary Public in and for said County and State

L. J. HARRIS
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 11-30-2011
Certificate No: 98-49259-1

Revised 11-14-06

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-31945** APN: 126-13-612-002,003,025-028,031-072

Name of Property Owner: Farm Hualapai, LLC

Name of Applicant: Harmony 2 LLC

Name of Representative: Slater Hanifan Group

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes ___X___ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: E & R Stafford

Print Name: Eric Stafford

Subscribed and sworn before me

This 22 day of October, 2008

L J Harris

Notary Public in and for said County and State

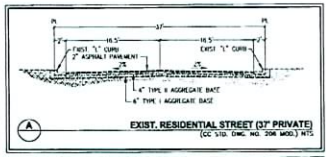
L. J. HARRIS
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 11-30-2011
Certificate No: 98-49259-1

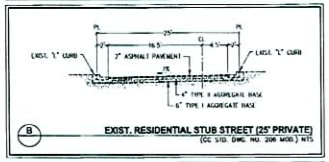
Revised 11-14-06

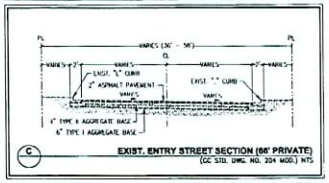
f:\depot\Application Packet\Statement of Financial Interest.doc

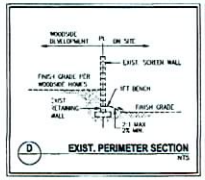
TENTATIVE MAP
FOR
FARM AND HUALAPAI

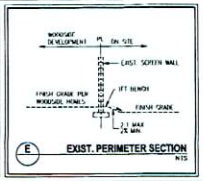
A RESUBDIVISION OF FARM AND HUALAPAI, A COMMON INTEREST COMMUNITY, TOGETHER WITH A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

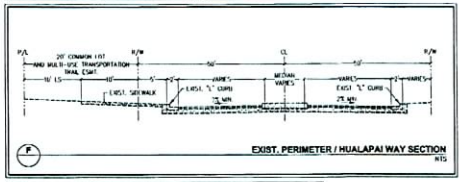


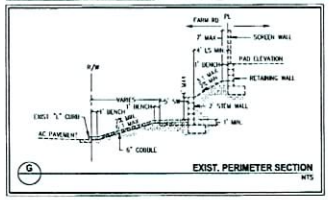


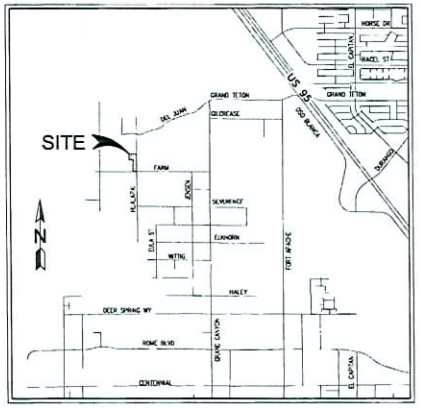












VICINITY MAP
N.T.S.

BASIS OF BEARING

NORTH 87°49'54" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDS RECORDER'S OFFICE IN BOOK 118, PAGE 88 OF PLATS.

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.

TOGETHER WITH

THE SOUTH QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.

EXCEPTING THEREFROM THE EAST FIFTY (50) FEET, THE SOUTH THIRTY (30) FEET THAT CERTAIN SPANDREL AREA IN THE SOUTHEAST CORNER (SE COR.) AS CONVEYED TO THE CLARK COUNTY BY DEED RECORDED SEPTEMBER 06, 1979 IN BOOK 1113 AS DOCUMENT NO. 1072870 OF OFFICIAL RECORDS.

GENERAL NOTES

1. THIS DEVELOPMENT IS GOVERNED BY CC&R'S.
2. 20' MINIMUM BACK OF CURB RADIUS AT INTERSECTIONS
3. SEWER CONTRIBUTION BASED ON LOT COUNT.
4. ALL COMMON LOTS SHALL BE MAINTAINED BY HOME OWNER'S ASSOCIATION.
5. THIS PROJECT IS NOT A PART OF A MASTER PLANNED COMMUNITY.
6. THIS SITE HAS NO KNOWN GROUND WATER WITHIN 20' OF THE SURFACE WITHIN IT'S BOUNDARIES.
7. THERE ARE NO KNOWN FAULTS OR FISSURES IN RELATION TO THIS SITE.
8. LANDSCAPING AND MAINTENANCE TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
9. THE SUBJECT SITE IS NOT IN A FEMA DESIGNATED FLOOD ZONE.
10. POTABLE WATER IS PROVIDED BY LAS VEGAS VALLEY WATER DISTRICT, NO WELL ONSITE EXISTS.

LAND USE

EXISTING ZONE	R-PD7
PROPOSED ZONE	NO CHANGE
DEVIATION FROM STANDARDS	NONE
GROSS ACREAGE	9.09 AC±
NUMBERED LOTS	70
DENSITY	7.7 U/A
MIN. LOT SIZE	3,312 S.F.
PROVIDED OPEN SPACE	44,072 S.F.
APNS	126-13-602-001 TO -068

ENGINEER

SLATER HANIFAN GROUP, INC.
5740 S. ARVILLE STREET SUITE 216
LAS VEGAS, NEVADA 89118
PHONE (702) 284-5300

UTILITY SERVICES BY

SANITARY SEWER	CITY OF LAS VEGAS SANITATION DISTRICT
WATER	LAS VEGAS VALLEY WATER DISTRICT
POWER	NEVADA ENERGY
TELEPHONE	SPRINT CENTRAL TELEPHONE-NEVADA
GAS	SOUTHWEST GAS CORPORATION
CABLE	COX COMMUNICATIONS
WASTE	SILVER STATE DISPOSAL

OWNER/DEVELOPER

HARMONY HOMES, LLC
4730 S. FORT APACHE ROAD SUITE 300
LAS VEGAS, NEVADA 89147
PHONE (702) 873-5338
FAX (702) 873-5129

OWNER

FARM HUALAPAI LLC
1291 GALLERIA DRIVE, SUITE 220
HENDERSON, NEVADA 89014
PHONE (702) 739-9080
FAX (702) 739-9084

SEWER CONTRIBUTION

70 LOTS

AVERAGE DAILY FLOW	(70 x 250) / 1M = 0.018 MGD
PEAK DAILY FLOW	PF = 3 x 0.018 = 0.054 MGD

RECEIVED
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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO	DESCRIPTION	DATE	BY	APP'D DATE	APP

LAS VEGAS, NV

HARMONY HOMES, LLC

FARM AND HUALAPAI
TENTATIVE MAP

S 13
T 19
R 59

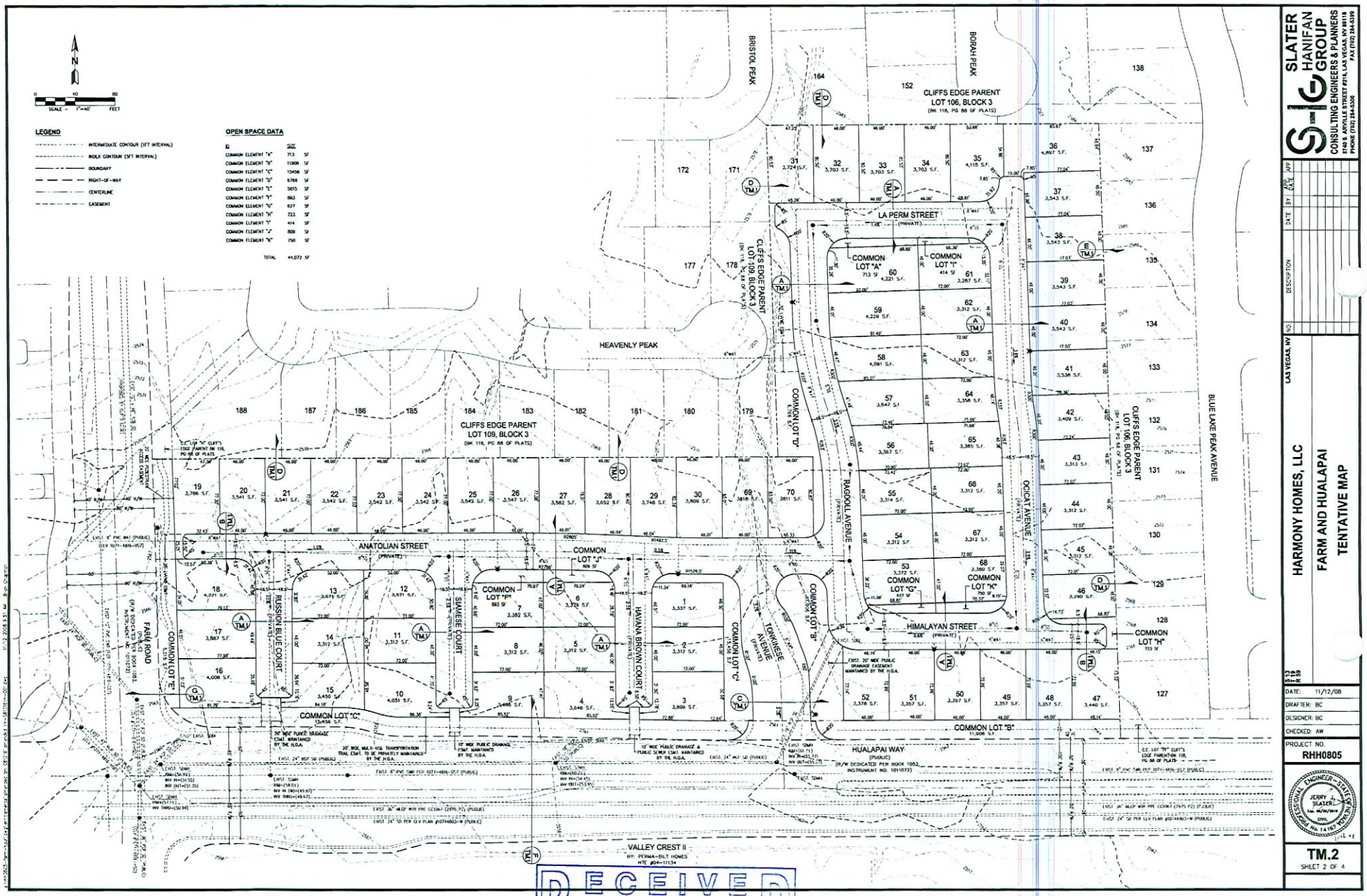
DATE: 11/12/08
DRAFTER: BC
DESIGNER: BC
CHECKED: AW

PROJECT NO.
RHH0805

JERRY J. SLATER — PROFESSIONAL ENGINEER — STATE OF NEVADA — No. 14167 — CIVIL

TM.1
SHEET 1 OF 4

TMP-31945
01/08/09 PC



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #214, LAS VEGAS, NV 89118
PHONE (702) 384-5300 FAX (702) 384-5399

NO	DESCRIPTION	DATE	BY	APP

LAS VEGAS, NV

HARMONY HOMES, LLC

FARM AND HUALAPAI

TENTATIVE MAP

S13 T19 R59

DATE: 11/12/08
DRAFTER: BC
DESIGNER: BC
CHECKED: AW
PROJECT NO. RHH0805

PROFESSIONAL ENGINEER STATE OF NEVADA JERRY A. SLATER No. 14167 CIVIL

TM.2
SHEET 2 OF 4

RECEIVED
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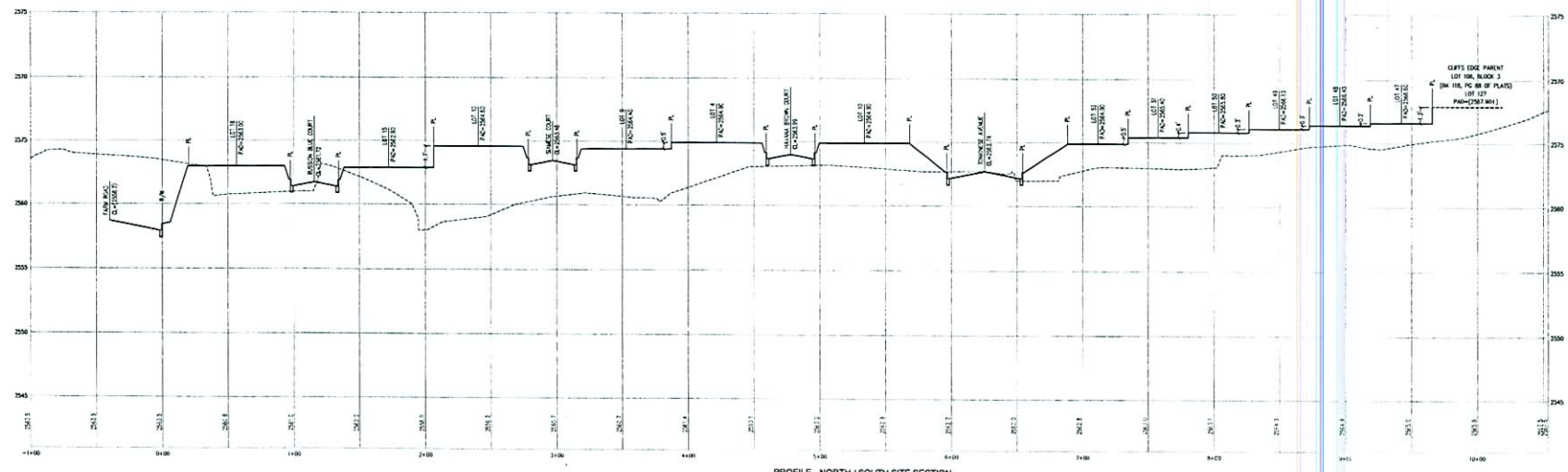
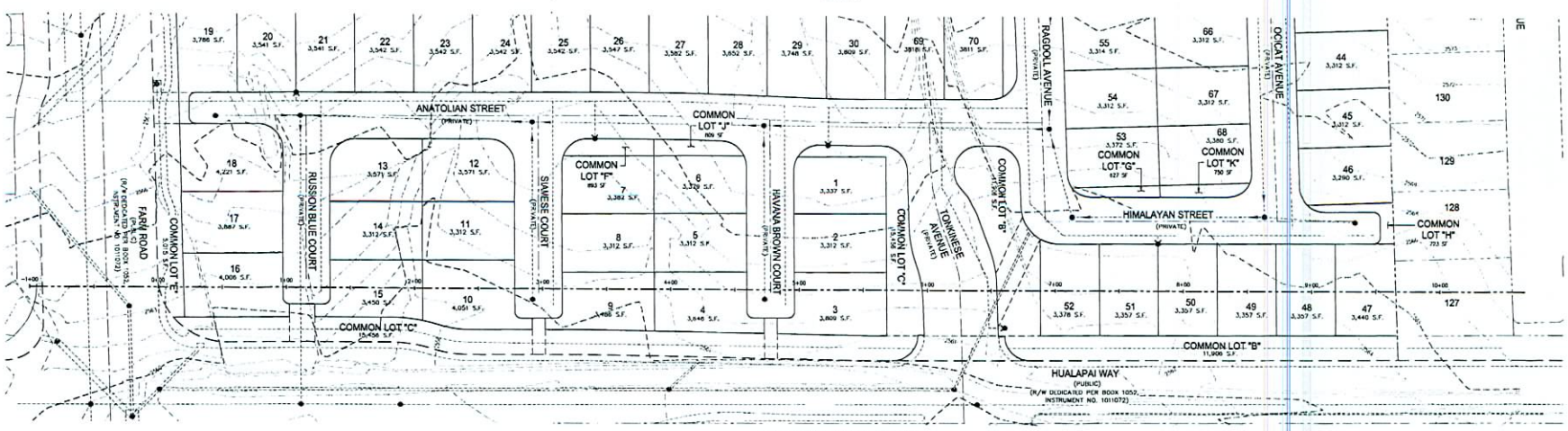
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

TMP-31945
01/08/09 PC



PROFILE - NORTH / SOUTH SITE SECTION



PLAN - NORTH / SOUTH SITE SECTION

SCALE - 1"=40' FEET

RECEIVED
NOV 14 2008
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

TMP-31945
01/08/09 PC

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 264-5300 FAX (702) 264-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

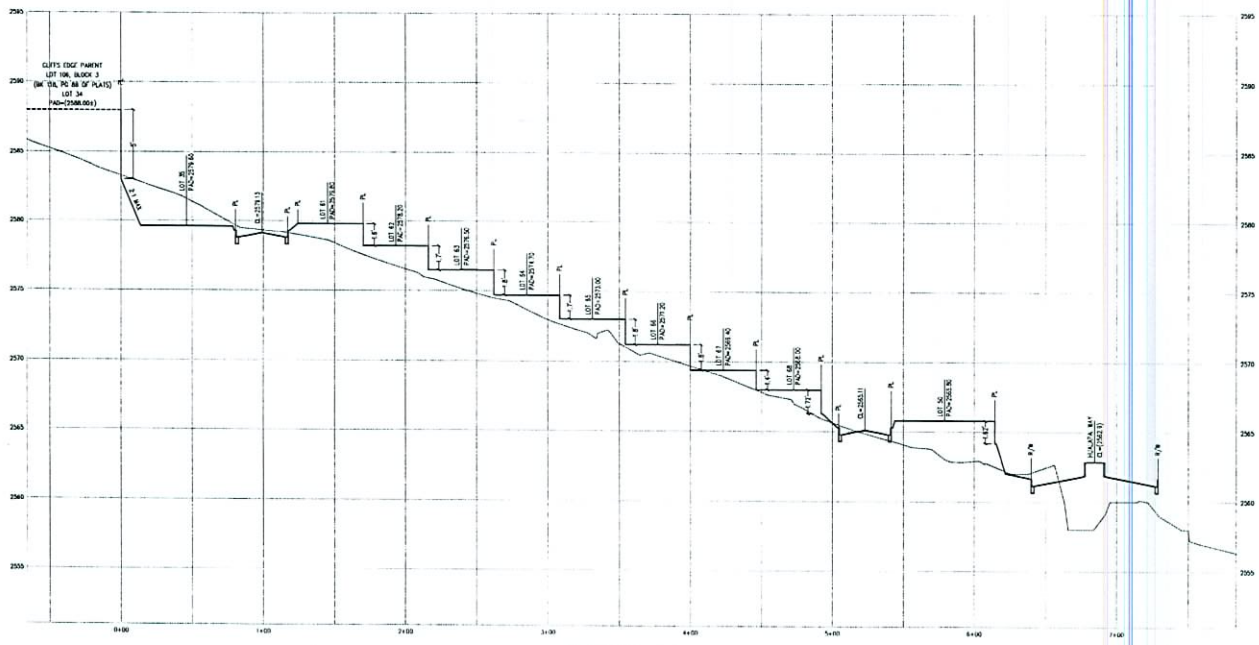
LAS VEGAS, NV

HARMONY HOMES, LLC
FARM AND HUALAPAI
TENTATIVE MAP

DATE: 11/12/08
DRAFTER: BC
DESIGNER: BC
CHECKED: AW
PROJECT NO. RHH0805

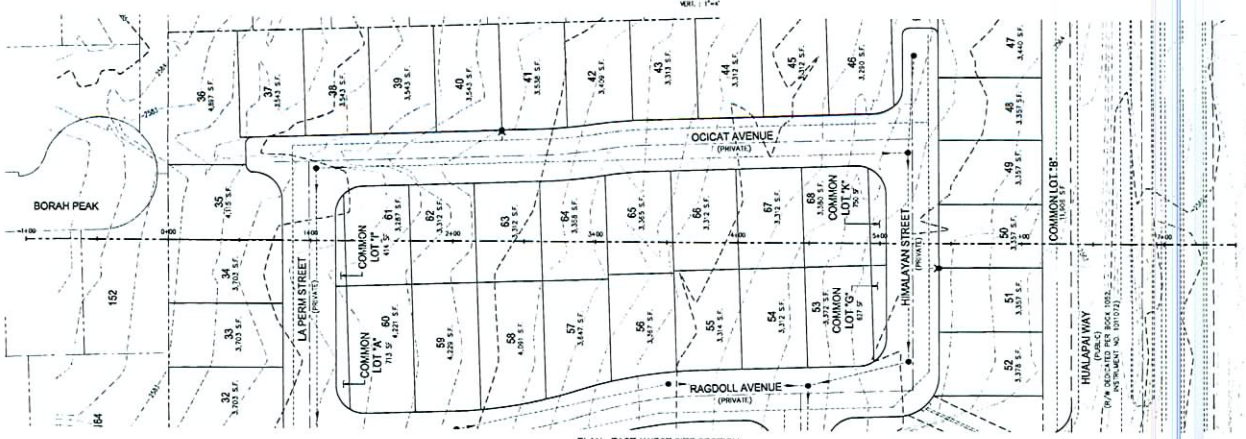
PROFESSIONAL ENGINEER - STATE OF NEVADA
JERRY J. SLATER
Exp. 06/30/2010
CIVIL
No. 14167

TM.3
SHEET 3 OF 4



PROFILE - EAST / WEST SITE SECTION

HOR. : 1"=40'
VERT. : 1"=4'



PLAN - EAST / WEST SITE SECTION

SCALE - 1"=40' FEET

N

RECEIVED
NOV 14 2008
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 264-5300 FAX (702) 264-5399

NO.	DESCRIPTION	DATE	BY	APP DATE	APP

LAS VEGAS, NV

HARMONY HOMES, LLC

FARM AND HUALAPAI
TENTATIVE MAP

S 13
T 19
R 59

DATE: 11/12/08
DRAFTER: BC
DESIGNER: BC
CHECKED: AW
PROJECT NO.
RHH0805

PROFESSIONAL ENGINEER - STATE OF NEVADA
JERRY J. SLATER
Exp. 06/30/2010
CIVIL
No. 14167

TM.4
SHEET 4 OF 4

TMP-31945
01/08/09 PC



TMP-31945 - APPLICANT/OWNER: HARMONY 2, LLC AND FARM HUALAPAI
AT THE NORTHWEST CORNER OF FARM ROAD AND HUALAPAI WAY
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



TMP-31945 - APPLICANT/OWNER: HARMONY 2, LLC AND FARM HUALAPAI
AT THE NORTHWEST CORNER OF FARM ROAD AND HUALAPAI WAY
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



TMP-31945 - APPLICANT/OWNER: HARMONY 2, LLC AND FARM HUALAPAI
AT THE NORTHWEST CORNER OF FARM ROAD AND HUALAPAI WAY
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08

City of Las Vegas Agenda Item No.: **8.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☒ **Consent** ☐ **Discussion**

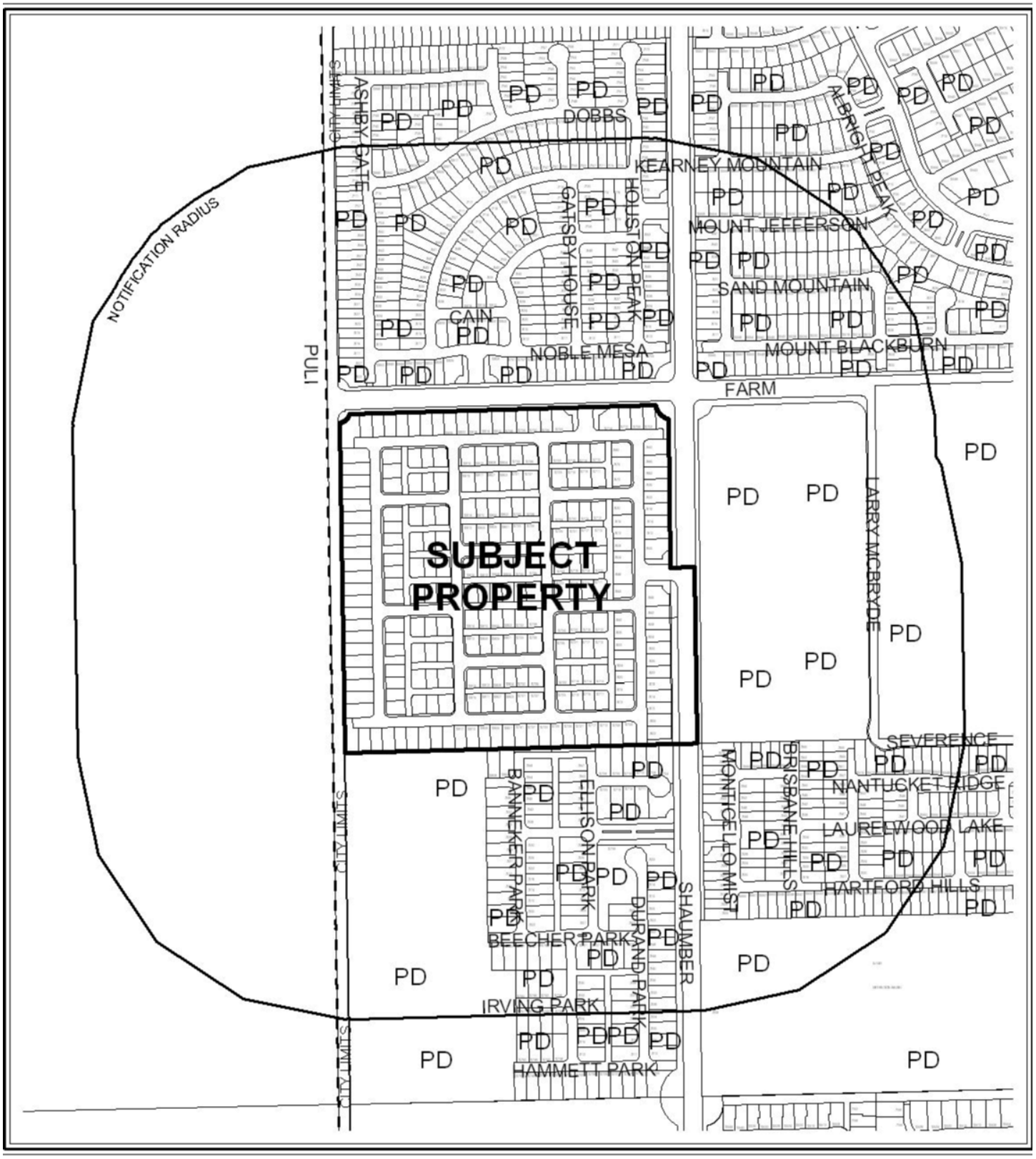
SUBJECT:
ROC-32150 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NEVADA, INC. - Request for a Review of Condition #3 of an approved Tentative Map (TMP-6609) WHICH REQUIRED STRIPED ON-STREET PARKING SPACES at a 252-lot single-family residential subdivision on 40.4 acres adjacent to the southwest corner of Farm Road and Shaumber Road (APNs 126-13-311-001 thru 014; 126-13-312-001 thru 125, 036 thru 152 and 160; 126-13-313-001-086), PD (Planned Development) [L (Low Density Residential) Cliff's Edge Land Use Designation] Zone, Ward 6 (Ross)

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. City Council Action Letter for TMP-6609



CASE: **ROC-32150**

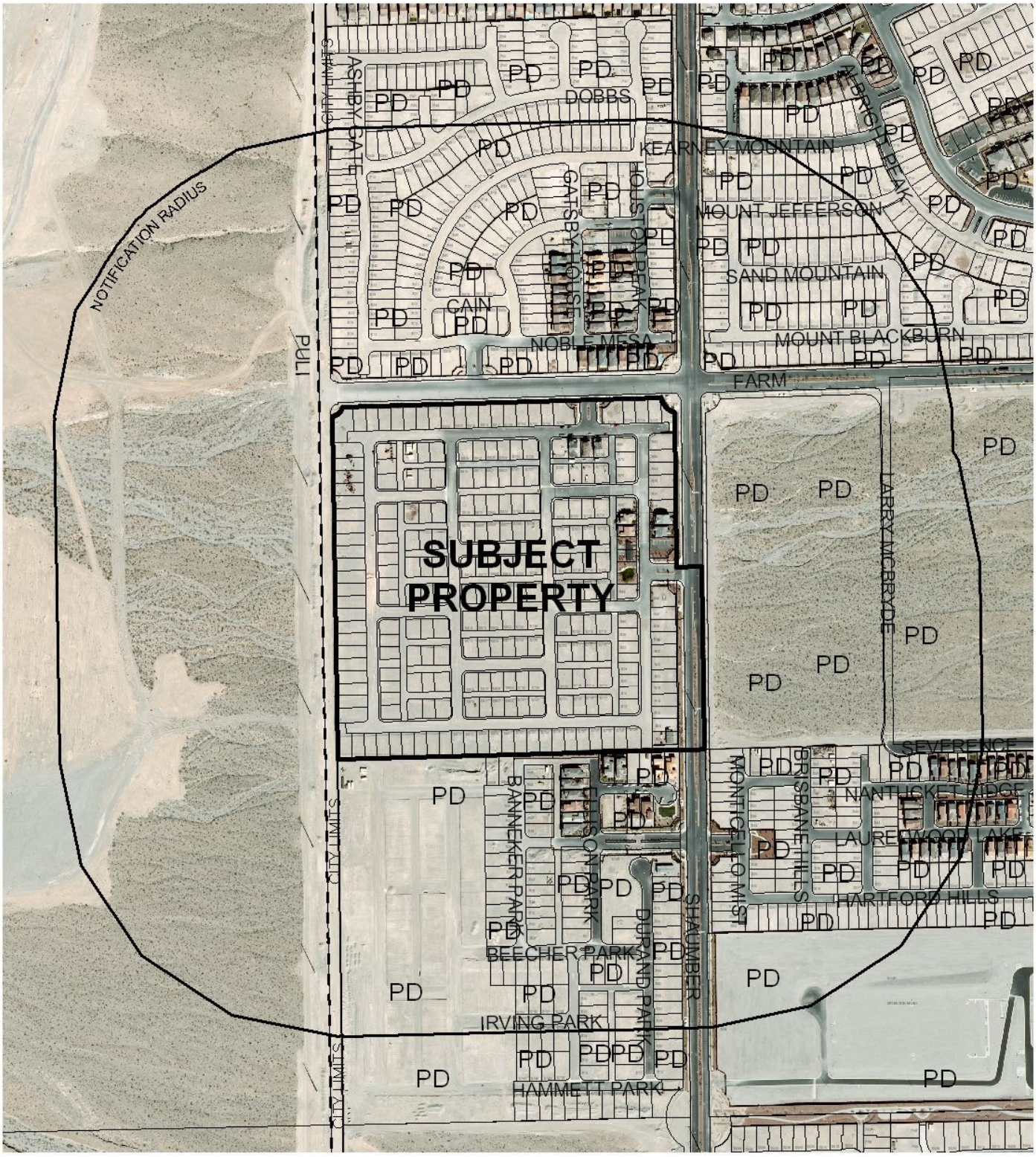
RADIUS: 1000 FT

0 500 1000 Feet

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [L (LOW DENSITY RESIDENTIAL) CLIFF'S EDGE LAND USE DESIGNATION]

N



CASE: **ROC-32150**

RADIUS: 1000 FT

0 500 1000 Feet

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [L (LOW DENSITY RESIDENTIAL) CLIFF'S EDGE LAND USE DESIGNATION]

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ROC-32150 - APPLICANT/OWNER: KB HOME NEVADA, INC.

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. The Deletion of Condition Number 3 of Approved Tentative Map (TMP-6609) is hereby approved.

LEH

ROC-32150 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Review of a Condition of Approval #3 of an approved Tentative Map (TMP-6609) which required on-street parking spaces to be striped for a 252 lot Single-Family Residential subdivision. The subject property is located on 40.4 acres on the southwest corner of Farm Road and Shaumber Road. Staff finds that due to the configuration of the interior lots on the subject site, with alleyways and parking availability in the rear of the lots, on-street striping is not needed; therefore, approval of this request is recommended.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/05/03	The City Council approved an Annexation (A-0035-02) of over 1,056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south. The Planning Commission and staff recommended approval of this application. The effective date of this annexation was 02/14/03.
03/19/03	The City Council approved a request for a Rezoning (ZON-1520) from U (Undeveloped) zone [PCD (Planned Community Development) General Plan designation] to PD (Planned Development) zone on approximately 317.5 acres covering 68 separate parcels in the Cliff's Edge area, including portions of the subject site, and approved the related Cliff's Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission and staff recommended approval.
07/16/03	The City Council approved a request for a Rezoning (ZON-2184) from U (Undeveloped) zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, and approved amendments to the approved Cliff's Edge Master Development Plan. The Planning Commission and staff recommended approval.
12/04/03	A Minor Modification (MOD-3189) to the Cliff's Edge Master Development Plan and Design Guidelines was administratively approved by the Planning and Development Department, subject to a number of conditions.
02/18/04	The City Council approved a Development Agreement between the City of Las Vegas and Cliff's Edge, Limited Liability Company, for the Cliff's Edge Master Planned Community. The Planning Commission and staff recommended approval.

07/07/04	The City Council approved a request for a Rezoning (ZON-4241) from U (Undeveloped) zone. [PCD (Planned Community Development) General Plan designation] to PD (Planned Development) zone on 20.0 acres south of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval.
06/09/05	The Planning Commission approved a request for a Waiver (WVR-6643) of Title 18.12.105 to allow for private drives to be less than 24 feet in width and greater than 200 feet in length, a Waiver of Title 18.12.130 to allow private drives to exceed 150 feet in length without providing a cul-de-sac and a Waiver of Title 18.12.160 to allow internal street intersections to be offset less than 125 feet on the southwest corner of Shaumber Road and Farm Road. Staff recommended approval.
11/16/05	The City Council approved a request for a Major Modification to the Cliff's Edge Master Development Plan (MOD-9174) which established standards for rear-loaded residential small-lot housing products and to add Section 3.2.5B to the Design Guidelines. The Planning Commission and staff recommended approval.
12/20/05	A Final Map (FMP-10938) for a 152-lot Single-Family Residential Subdivision was submitted to the Planning and Development Department. The Final Map was approved on 06/28/06 and recorded on 08/08/06.
Related Building Permits/Business Licenses	
10/20/05	Civil Improvement Plans (CLV Drawing # 107Y4924-3) for 88 of 252 lots were submitted and finaled on 05/22/06.
01/09/06	Revisions to off site improvement plans (CLV Drawing # 107Y4816-DLN) were submitted and approved on 02/09/06.
03/27/06	Off site improvement plans (CLV Drawing #107Y4816-DLN) were submitted and given final approval on 05/19/06.
Field Check	
12/04/08	Staff conducted a field check of the subject site and found some of the homes to be complete with most of the lots undeveloped. The property is maintained with some lots under construction.

Details of Application Request	
Site Area	
Gross Acres	10.52

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Single-Family Residences Under Construction	PCD (Planned Community Development)	PD (Planned Development) zone [ML (Medium-Low Density Residential) Cliff's Edge Land Use designation]

North	Single-Family Residences Under Construction	PCD (Planned Community Development)	PD (Planned Development) zone [ML (Medium-Low Density Residential) Cliff's Edge Land Use designation]
South	Single-Family Residences Under Construction	PCD (Planned Community Development)	PD (Planned Development) zone [ML (Medium-Low Density Residential) Cliff's Edge Land Use designation]
East	Single-Family Residences Under Construction	RSL (Residential Small Lot) Cliff's Edge Land Use Designation	PD (Planned Development) zone [ML (Medium-Low Density Residential) Cliff's Edge Land Use designation]
West	Undeveloped Clark County	PF (Public Facility) Clark County	OL [Open Land (Lone Mountain)] Clark County

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
PD Planned Development District	X		Y*
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
PD Planned Development District	X		Y*
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

*Pursuant to Title 19.06.050, the development standards within a PD (Planned Development) zoning district are established by the Master Development Plan. The development standards for the Cliff's Edge area are established through the approved Cliff's Edge Master Development Plan and the Cliff's Edge Design Guidelines, and with the approval of proposed modifications to the area's land use categories.

ANALYSIS

The applicant is requesting a Review of a Condition of Approval #3 for an approved Tentative Map (TMP-6609) which required on-street parking spaces to be striped at a 252 lot single-family residential subdivision. The subject property is located on 40.4 acres on the southwest corner of Farm Road and Shaumber Road.

Condition # 3:
"The applicant shall submit a revised site plan that indicates the on-street guest spaces to be striped and ensure that they meet the dimensional requirements of the ITE Traffic Engineering Handbook (4th edition)."

FINDINGS

The interior lots have alleyway access and parking availability in the rear of those lots, in addition to driveways, garages and street parking. These are adequate for overall on site parking for the development. Staff finds that due to the configuration of the interior lots, adequate parking is available and striping of the streets is unnecessary; therefore, staff recommends approval of this request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 135

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ROC-32150 APN: 126-13-311- 001-014 & 016, 126-13-312-001-025,036-152 & 160, 126-13- 313-001-086

Name of Property Owner: KB Home Nevada, Inc

Name of Applicant: KB Home Nevada, Inc

Name of Representative: VTN

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Lisa Kremer

Print Name: LISA KREMER

Vice President Forward Planning
KB Home Nevada, Inc.

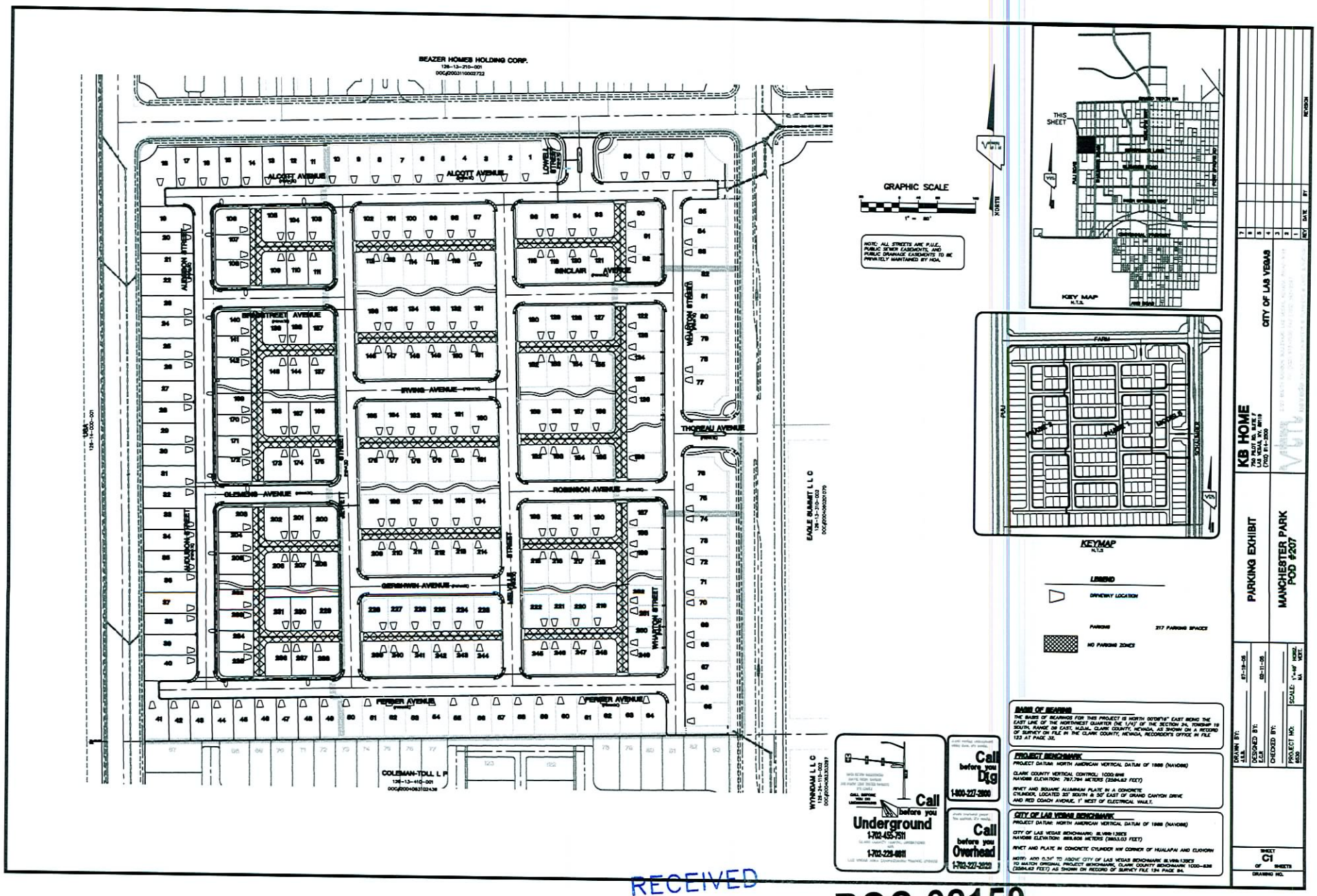
Subscribed and sworn before me

This 21st day of November, 20 08

C. Bilbrey

Notary Public in and for said County and State

C. BILBREY
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
APPT. No. 99-56809-1
MY APPT. EXPIRES JUNE 25, 2011



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ROC-32150
01/08/09 PC



ROC-32150 - APPLICANT/OWNER: KB HOME NEVADA, INC.
ADJACENT TO THE SOUTHWEST CORNER OF FARM ROAD AND SHAUMBER ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



ROC-32150 - APPLICANT/OWNER: KB HOME NEVADA, INC.
ADJACENT TO THE SOUTHWEST CORNER OF FARM ROAD AND SHAUMBER ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



ROC-32150 - APPLICANT/OWNER: KB HOME NEVADA, INC.
ADJACENT TO THE SOUTHWEST CORNER OF FARM ROAD AND SHAUMBER ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



ROC-32150 - APPLICANT/OWNER: KB HOME NEVADA, INC.
ADJACENT TO THE SOUTHWEST CORNER OF FARM ROAD AND SHAUMBER ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08

vtn nevada
CONSULTING ENGINEERS • PLANNERS • SURVEYORS
PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

W.O. 6530-A-10

November 24, 2008

City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, NV 89101

RE: Justification for a Review of Condition application, to remove condition #3 from TMP-6609.
APN'S 126-13-311-001-014 & 126-13-312-001-025,036-152 & 160,126-13-313-001-086

On behalf of our client KB Home, VTN Nevada respectfully submits a Review of Condition application to remove condition #3 from TMP-6609. The condition states "The applicant shall submit a revised site plan that indicates the on-street guest spaces to be striped and ensure that they meet the dimensional requirements of the ITE Traffic Engineering Handbook (4th edition)." The applicant would like to delete this condition due to the fact that this is a residential street where parking in designated parking stalls is not enforceable or necessary. The parking stall striping is on a residential street and is not aesthetically pleasing to the residents of the community. Parking stall stripping is associated with commercial and multi-family sites. The applicant proposes to install "NO PARKING SIGNS" in the areas designated for no parking instead of the parking stall stripping. The applicant believes that this measure would be much more aesthetically pleasing to the neighborhood.

Should you have any questions or comments please do not hesitate to contact this office at 702-873-7550.

Sincerely,

VTN Nevada

Jason Kepple
Planner

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NOV 25 2008

ROC-32150
01/08/09 PC

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
TEL. (702) 873-7550 FAX: 362-2597

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby

055306

August 12, 2005

Ms. Janet Love
KB Home Nevada, Inc.
750 Pilot Road, Suite #F
Las Vegas, Nevada 89119

RE: ABEYANCE - TMP-6609 - TENTATIVE MAP - MANCHESTER PARK

Dear Ms. Love:

Your request for a Tentative Map FOR A 252 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 40.4 acres adjacent to the southwest corner of Farm Road and Shaumber Road (APN 126-13-301-005, 006 and 126-13-310-001), PD (Planned Development) Zone, Ward 6 (Ross), was considered by the Planning Commission on August 11, 2005.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning and Development

1. Approval of Waiver WVR-6643 by the City Council.

2. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

3. The applicant shall submit a revised site plan that indicates the on-street guest spaces to be striped and ensure that they meet the dimensional requirements of the ITE Traffic Engineering Handbook (4th edition).

4. All development shall conform to the Conditions of Approval for Rezoning ZON-2184, the Cliff's Edge Master Development Plan and Design Standards, and the Cliff's Edge Development Agreement.

5. Street names must be provided in accord with the City's Street Naming Regulations.

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

ROC-32150
01/08/09 PC

11. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way on Puli Road, Shaumber Road, and Farm Road adjacent to this site concurrent with development of this site.

12. If not obtained at the time of development by the Master Developer, submit an Encroachment Agreement for all landscaping and private improvements in the Puli Road, Shaumber Road, and Farm Road public rights-of-way adjacent to this site.

13. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and #225.

14. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

15. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

16. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.

17. Private streets and private drives must be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowners' Association.

18. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

19. Show and dimension the common lots and adjacent right-of-way on the Final Map(s) for this site as recorded by the Cliff's Edge parent map and include the recorder's information (subdivision name, book and page number).

ROC-32150
01/08/09 PC

This action by the Planning Commission on August 11, 2005 is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period.

Sincerely,

Flinn Fagg, Planning Manager
Planning and Development Department
Current Planning Division

FF:clc

cc: Ms. Jessica Flores
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

ROC-32150
01/08/09 PC

City of Las Vegas Agenda Item No.: **9.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

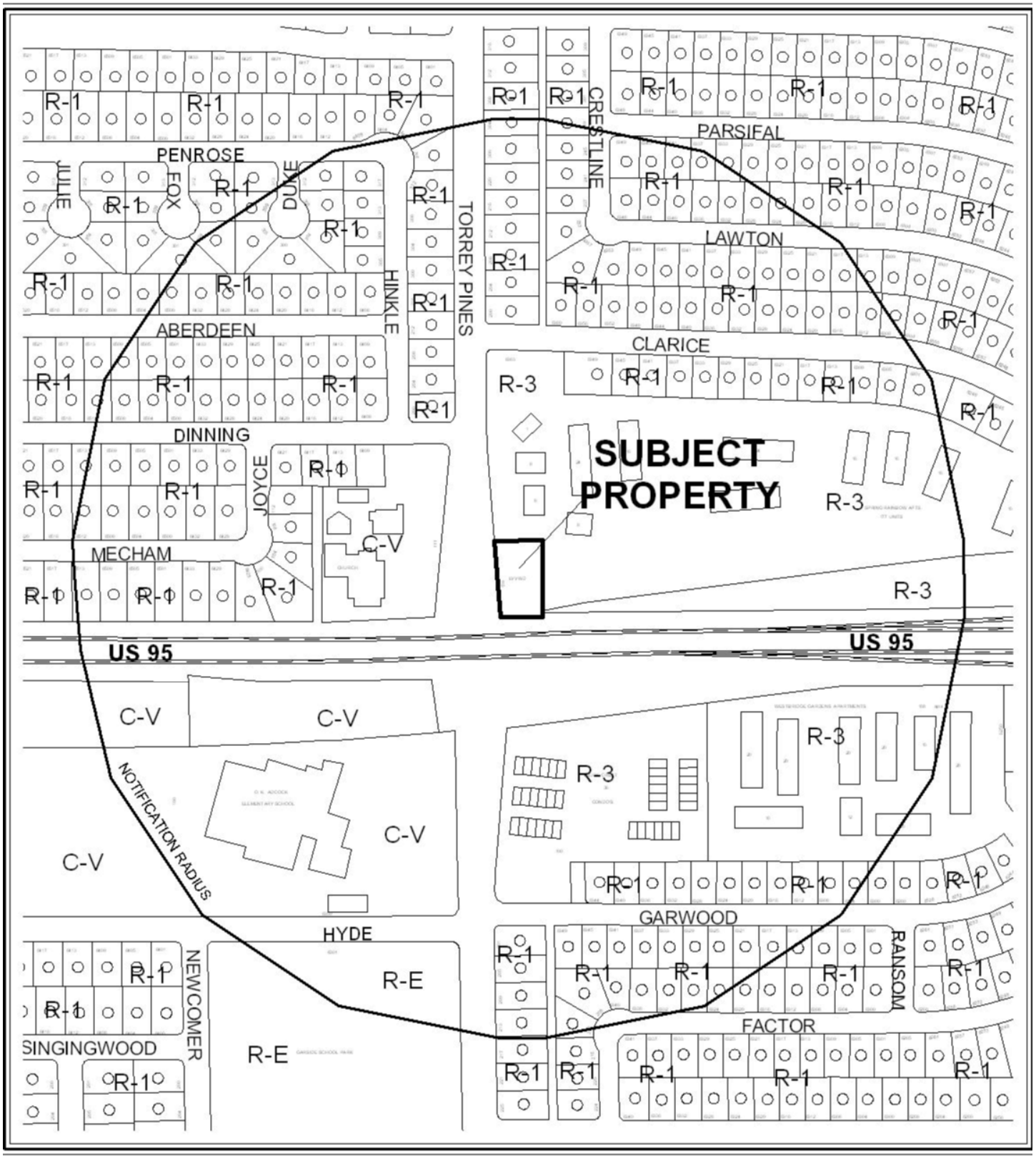
SUBJECT:
ZON-32101 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 0.44 acres at 110 North Torrey Pines Drive (APN 138-26-801-002), Ward 1 (Tarkanian)

C.C.: 02/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcard



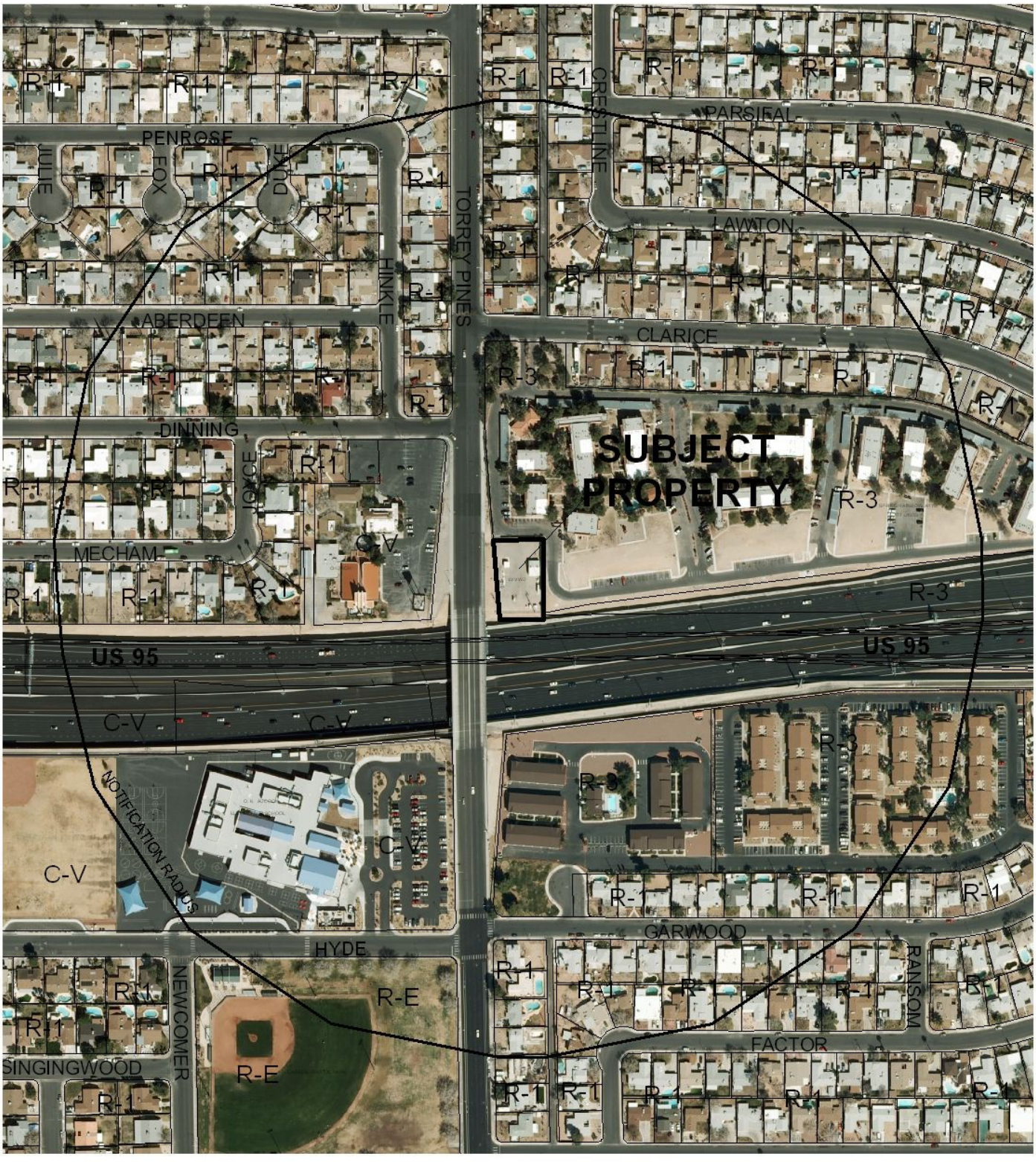
CASE: **ZON-32101**

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



CASE: **ZON-32101**

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-32101 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

LEH

ZON-32101 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Rezoning from R-1 (Single Family Residential) to C-V (Civic) for 0.44 acres of property located at 110 North Torrey Pines Drive. The site has been in use as a Las Vegas Valley Water District water pumping facility since 1979 and is necessary for the provision of water service to the surrounding area. The proposed Rezoning to the C-V (Civic) district, if approved, would be compatible with the surrounding residentially zoned properties, consistent with the proposed PF (Public Facilities) General Plan designation, and would allow public utility facilities as a permissible use. Therefore, staff is recommending approval of the Rezoning request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
c. 1979	Facility constructed.
Related Building Permits/Business Licenses	
No related City of Las Vegas building permits or licenses.	
Pre-Application Meeting	
10/15/08	The requirements for a Rezoning application were discussed with the applicant.
Neighborhood Meeting	
A meeting was not required, nor was one held.	
Field Check	
12/17/08	Staff conducted a site visit and found the site to be well secured and maintained.

Details of Application Request	
Site Area	
Gross Acres	.44

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Water District Pumping Station	PF (Public Facilities)	R-1 (Single Family Residential)
North	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	US 95 Right-of-Way	R.O.W. (Right-of-Way)	R.O.W. (Right-of-Way)

LEH

East	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Church	L (Low Density Residential)	C-V (Civic)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan		X	N/A
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
C-V Civic District			Y*
A-O Airport Overlay District (175 Feet)			Y**
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

** Pursuant to Title 19.06.010, the development standards for a project in a C-V (Civic) District shall be established by the C-V (Civic) District approval and any corresponding Site Development Plan Review approval under Subchapter 19.18.050. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. Any future development will require review for determination of appropriate standards.*

*** The subject property is located within the North Las Vegas Airport Overlay Map within the 175-foot height limitation contour. None of the buildings on the subject property extend beyond this limitation.*

DEVELOPMENT STANDARDS

Minimum development standards for property in the C-V district shall be established by the City Council in connection with the approval of a Rezoning application or administratively in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. There is no proposed Site Development Plan Review at this time; all development on the subject site is existing. Any future development shall require the approval of a Site Development Plan Review.

ANALYSIS

The applicant is requesting Rezoning from R-1 (Single Family Residential) to C-V (Civic). The parcels currently house a water pumping facility, which serves the surrounding area. The Subject site is located within the Southeast Sector of the General Plan. The existing water pumping facility is a permissible use with the C-V (Civic) zoning district, which is compatible with the existing PF (Public Facilities) General Plan designation. As this request will bring the existing site into conformance with Title 19 and the General Plan, staff is recommending approval.

- **Zoning**

  The subject site is located in the Southeast Sector of the General Plan and has a current General Plan designation of PF (Public Facilities). The PF (Public Facilities) category allows for large governmental building sites and complexes, police and fire facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

  This is a proposal to Rezone the site from R-1 (Single Family Residential) to C-V (Civic). The proposed C-V (Civic) zoning district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. The existing water pumping facility at this location is permissible as a public utility facility in the C-V (Civic) zoning district, which is consistent with the existing PF (Public Facilities) General Plan designation. This request will bring the existing use into conformance with Title 19 and the General Plan; therefore, staff is recommending approval of this request.

- **Title 19.06 Special Purpose and Overlay Districts**

  As listed in Title 19.06.020, the C-V (Civic) district is intended to provide for the continuation of existing public uses and for the development of new municipal services and public utility facilities. The C-V district is also intended to provide for additional quasi-public uses which are operated or controlled by a recognized religious service organization.

  The minimum development standards for property in the C-V (Civic) district shall be established by the City Council in connection with the approval of a Rezoning application or administratively in connection with the approval of a Site Development Plan Review. The proposed standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area.

  Any future development of the site will require a Site Development Plan Review and appropriate right-of-way dedications, street improvements, drainage plan/studies and traffic mitigation commitments will be required from the Public Works department.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. "The proposal conforms to the General Plan."

The existing well site at this location is permissible as a public utility facility in the C-V (Civic) zoning district, which is consistent with the proposed PF (Public Facilities) General Plan designation.

2. "The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."

The proposed C-V (Civic) zoning is compatible with the surrounding land uses and zoning districts. The C-V District is intended to provide for the continuation of existing public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District and other public utility facilities. The subject site has been a Las Vegas Valley Water district pumping station since 1979 and that is the proposed and anticipated use of the site.

Pursuant to Title 19.06.020, minimum development standards for property in the C-V district shall be established by the City Council in connection with the approval of a Rezoning application or administratively in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. Compatibility with the surrounding area will be required with any possible future use on the site.

3. "Growth and development factors in the community indicate the need for or appropriateness of the rezoning."

The proposed Rezoning is appropriate as the existing utility service has been providing service to area residents since 1979.

4. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."

The subject site is located off of Torrey Pines Drive; however, there is no access to the site from that roadway. Access to the site is gained from Clarice Avenue, which is designated a 60-foot Local Collector street by the Master Plan of Streets and Highways and has adequate capacity

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

ASSEMBLY DISTRICT 34

SENATE DISTRICT 3

NOTICES MAILED 213

APPROVALS 0

PROTESTS 1

LEH

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-32101 APN: 138-26-801-002

Name of Property Owner: Patricia Mulroy, General Manager, Las Vegas Valley Water District

Name of Applicant: Shawn P. Mollus, Director of Las Vegas Valley Water District Engineering

Name of Representative: Peter J. Jauch, Engineering Design Manager

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes ___x___ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: P Mulroy

Print Name: Patricia Mulroy

Subscribed and sworn before me

This 18th day of September, 2008

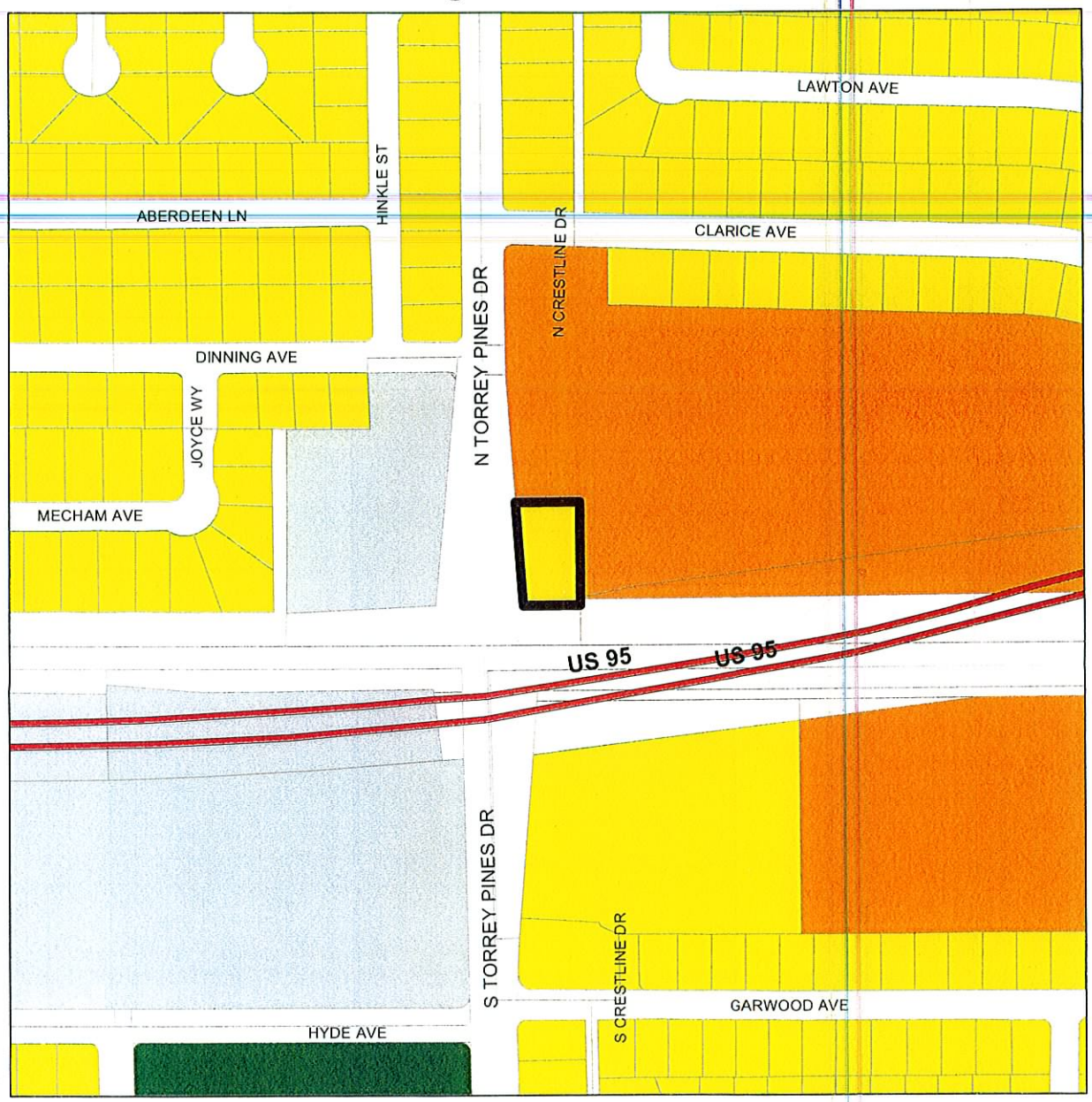
Dianne K West

Notary Public in and for said County and State

DIANNE K. WEST
Notary Public State of Nevada
No. 98-0443-1
My appt. exp. Dec. 16, 2009

Clark County

Zoning - APN: 138-26-801-002



Zoning

U	R-2	C-1
R-A	R-3	C-2
R-E	R-4	C-M
R-D	R-5	M
R-PD	R-MHP	C-V
R-1	P-R	C-PB
R-MH	N-S	P-C
R-CL	O	PD
	C-D	TC

138-26-801-002

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Printed: September 9, 2008

PLANNING & DEVELOPMENT

RECEIVED
NOV 21 2008

ZON-32101
01/08/09 PC



ZON-32101 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
110 NORTH TORREY PINES DRIVE
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



ZON-32101 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
110 NORTH TORREY PINES DRIVE
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



ZON-32101 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
110 NORTH TORREY PINES DRIVE
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08

LAS VEGAS VALLEY
WATER DISTRICT

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvvwd.com

October 13, 2008

City of Las Vegas
Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101

SUBJECT: CONTRACT NO. C1295 – NECESSARY SITE IMPROVEMENTS, WELL PERIMETER FENCING, PHASE I, ZONE CHANGE JUSTIFICATION LETTER (WELL NO. 24)

The Las Vegas Valley Water District (District) is in the process of designing site improvements at the 0.44-acre District property, located near the intersection of Torrey Pines Drive and U.S. Highway 95 (APN: 138-26-801-002). Well No. 24 property currently consists of a well head and appurtenant facilities, and is bordered by existing chain link fence.

The proposed project will consist of installing an 8-foot high, steel tube fence around the perimeter of the property. The project is on schedule to begin construction in August 2009 and to be completed in October 2009.

The District is currently applying for a Zone Change (from R-1 to Civic).

If you have any questions or require additional information, you may contact me at (702) 258-3240.

Sincerely,

Peter J. Jauch, P.E.
Engineering Design Manager
Engineering Design Division

PJJ:RCP:CML:DJM:TLL:jlg

ZON-32101
01/08/09 PC

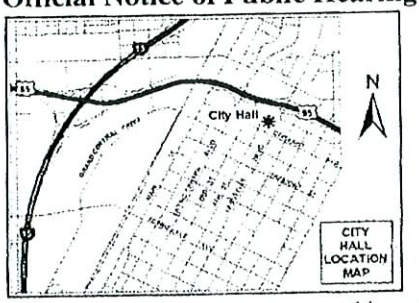
LVVWD BOARD OF DIRECTORS
Chip Maxfield, President • Rory Reid, Vice President • Susan Brager • Tom Collins • Chris Giunchigliani • Lawrence Weekly • Bruce Woodbury
Patricia Mulroy, General Manager

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.39⁴
0004239954 DEC 26 2008
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-32101
Planning Commission Meeting of 1/8/2009

RECEIVED
DEC 30 2008

Case: ZON-32101
13835510004
NEEL WILLIAM J
213 S TORREY PINES DR
LAS VEGAS NV 89107-2509

#9
P

City of Las Vegas Agenda Item No.: **10.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

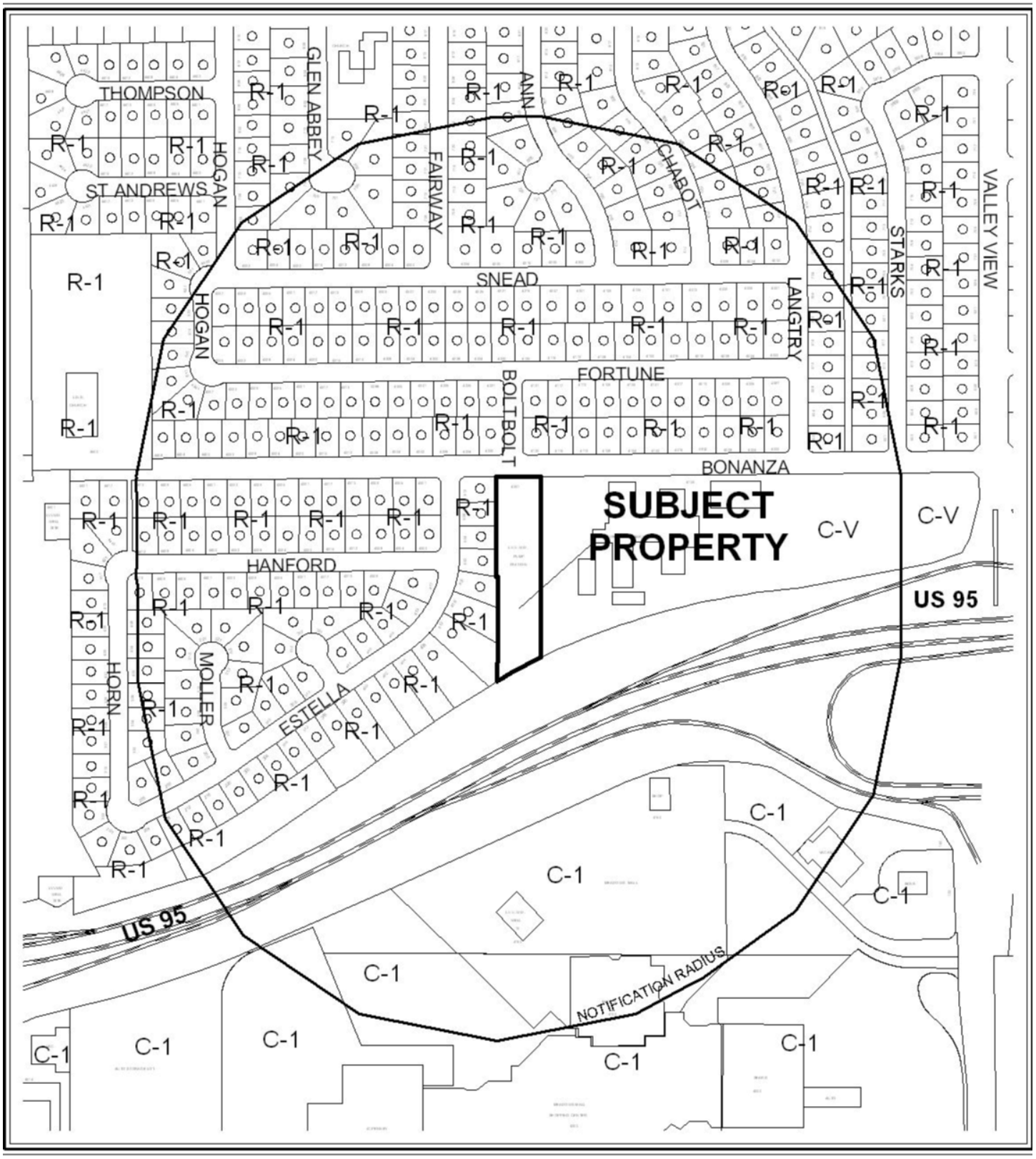
SUBJECT:
ZON-32102 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 1.61 acres at 4205 West Bonanza Road (APN 139-30-801-002), Ward 5 (Barlow)

C.C.: 02/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



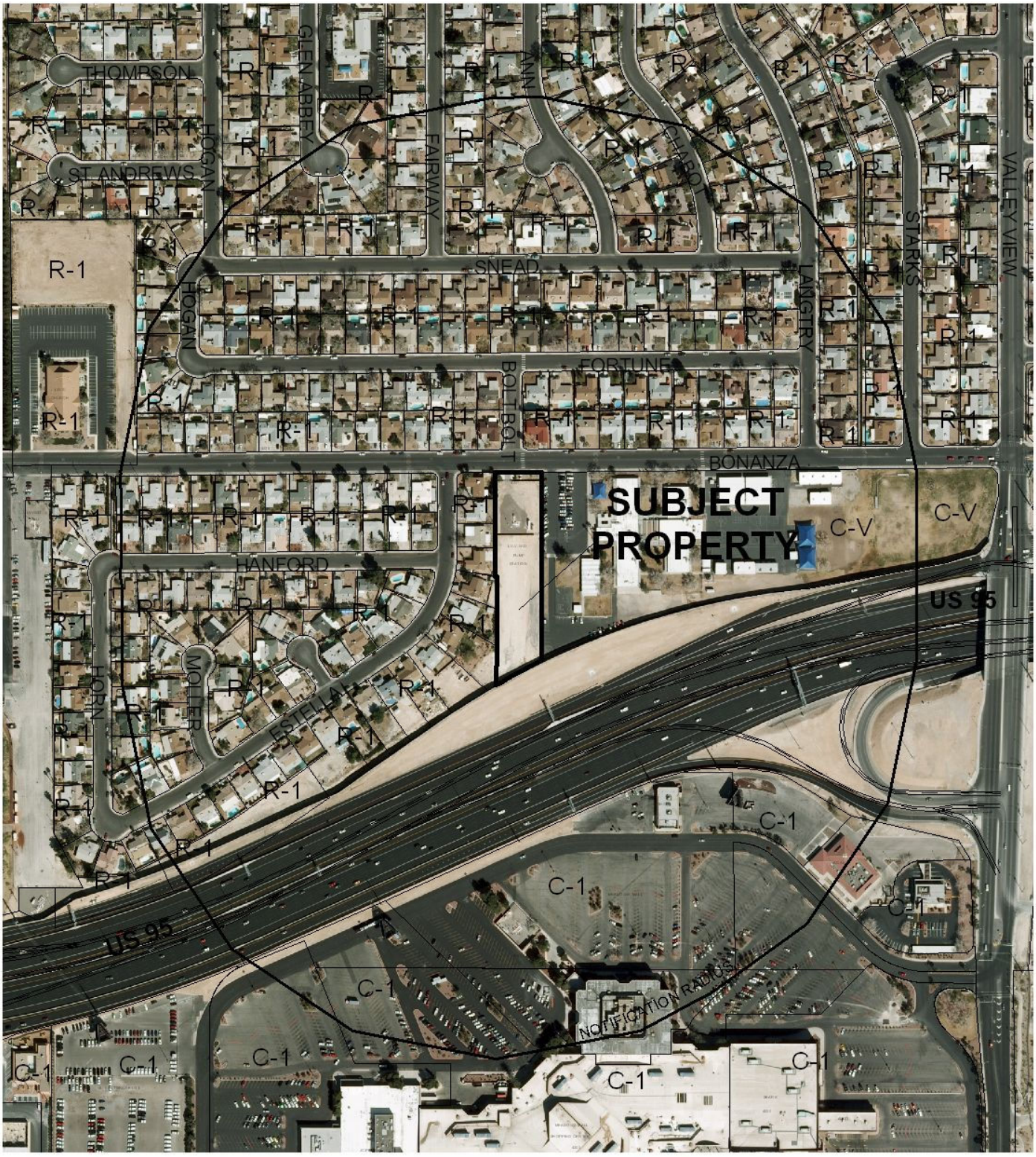
CASE: **ZON-32102**
RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



CASE: **ZON-32102**
RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-32102 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

NE

ZON-32102 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for Rezoning from R-E (Residence Estates) district to C-V (Civic) district on 1.61 acres at 4205 West Bonanza Road.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
No related City actions exist for this site.	
Related Building Permits/Business Licenses	
No related building permits or business licenses exist for this site.	
Pre-Application Meeting	
10/15/08	A pre-application meeting was held where the submittal requirements for a Rezoning were discussed.
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	
Field Check	
12/04/08	Staff performed a routine field check where a well-maintained, Las Vegas Valley Water District (LVVWD) facility was observed.

Details of Application Request	
Site Area	
Net Acres	1.61

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Well Head & Appurtenant Facility	PF (Public Facilities)	R-E (Residence Estates)
North	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
South	US-95	ROW (Right-of-Way)	ROW (Right-of-Way)
East	School	PF (Public Facilities)	C-V (Civic)
West	Single-Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)

NE

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan		X	N/A
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts	X		Y
A-O Airport Overlay District – 105 Feet	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

A-O Airport Overlay District – 105 Feet

No structure shall be erected, altered or maintained on any parcel within the boundaries of the Airport Overlay District that would violate the height limitations defined by the McCarran Airport Overlay Map and the North Las Vegas Airport Overlay Map. The subject site is within the 105-foot contour limitations and does not violate the height limitations.

Multi-Use Transportation Trail

Directly to the south of the subject site is US-95. US-95 is designated ROW (Right-of-Way) with a Multi-Use Transportation Trail planned for the site. The Multi-Use Transportation Trail is intended to be used and shared by bicyclists and persons on other non-motorized vehicles, and for pedestrians. The Multi-Use Transportation Trail is currently being implemented through the Southern Nevada Public Lands Management Act (SNPLMA).

ANALYSIS

The subject property is located within the Southeast Sector of the General Plan and has a current land use designation of PF (Public Facilities). The Public Facilities category allows for large governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

This is a Rezoning request to change the zoning of the subject property from an R-E (Residence Estates) district to a C-V (Civic) district. The C-V (Civic) district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. In addition, the C-V District may provide for any public or quasi-public use operated or controlled by any religious, fraternal, veteran, civic or service organization. The C-V (Civic) district is consistent with the Public Facilities category of the General Plan.

The proposed C-V (Civic) zoning is compatible with the existing PF (Public Facilities) General Plan designation. Since the proposed Rezoning request will bring the subject property into conformance with the General Plan, staff is recommending approval of this request.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **"The proposal conforms to the General Plan."**

   The proposed Rezoning is consistent with the existing PF (Public Facilities) land use designation as listed under the Southeast Sector Plan of the General Plan.

2. **"The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."**

   The existing well head and appurtenant facility is permitted under the proposed C-V (Civic) zoning district. The existing use is compatible with the surrounding land uses and zoning districts.

3. **"Growth and development factors in the community indicate the need for or appropriateness of the rezoning."**

   The surrounding neighborhood is established with single-family homes, a school, and US-95. The Rezoning of the site to the C-V (Civic) zoning district is appropriate for the area and will bring the property into conformance with the General Plan.

4. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."**

   Adequate access to the site is provided from West Bonanza Road, a 65-foot Collector Street, as defined by the Master Plan of Streets and Highways.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

ASSEMBLY DISTRICT 34

SENATE DISTRICT 3

NOTICES MAILED 278

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-32102 APN: 139-30-801-002

Name of Property Owner: Patricia Mulroy, General Manager, Las Vegas Valley Water District

Name of Applicant: Shawn P. Mollus, Director of Las Vegas Valley Water District Engineering

Name of Representative: Peter J. Jauch, Engineering Design Manager

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes ___x___ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: P Mulroy

Print Name: Patricia Mulroy

Subscribed and sworn before me

This 18th day of September, 2008

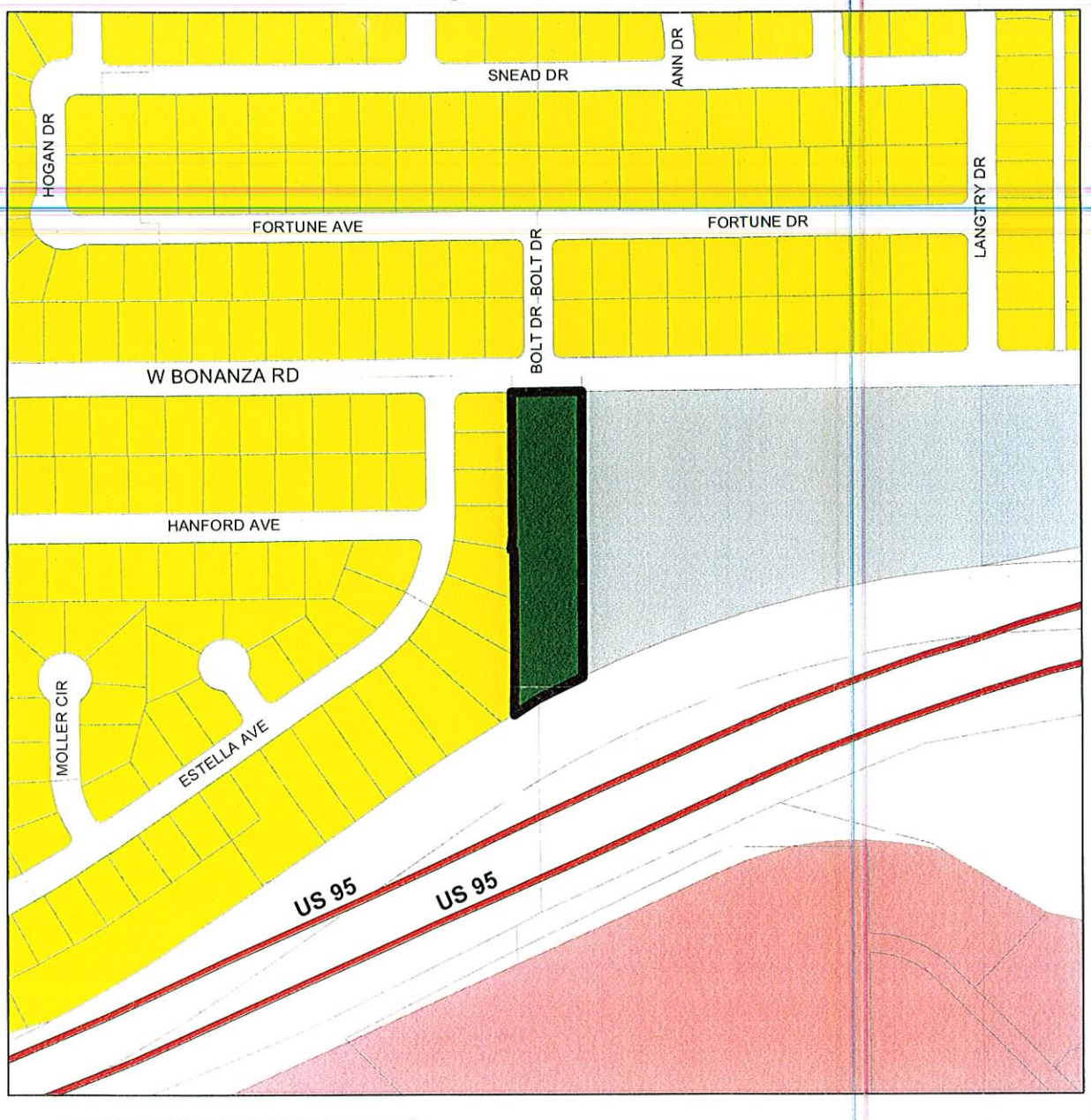
Dianne K West

Notary Public in and for said County and State

DIANNE K. WEST
Notary Public State of Nevada
No. 98-0443-1
My appt. exp. Dec. 16, 2009

Clark County

Zoning - APN: 139-30-801-002



Zoning

U	R-2	C-1
R-A	R-3	C-2
R-E	R-4	C-M
R-D	R-5	M
R-PD	R-MHP	C-V
R-1	P-R	C-PB
R-MH	N-S	P-C
R-CL	O	PD
	C-D	TC

139-30-801-002

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Printed: September 9, 2008

RECEIVED
NOV 21 2008

ZON-32102
01/08/09 PC



ZON-32102 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
4205 WEST BONANZA ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



ZON-32102 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
4205 WEST BONANZA ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



ZON-32102 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
4205 WEST BONANZA ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



ZON-32102 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
4205 WEST BONANZA ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



ZON-32102 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
4205 WEST BONANZA ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



ZON-32102 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
4205 WEST BONANZA ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



ZON-32102 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
4205 WEST BONANZA ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08

LAS VEGAS VALLEY
WATER DISTRICT

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvvwd.com

October 13, 2008

City of Las Vegas
Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101

SUBJECT: CONTRACT NO. C1295 – NECESSARY SITE IMPROVEMENTS, WELL PERIMETER FENCING, PHASE I, ZONE CHANGE JUSTIFICATION LETTER (WELL NO. 17)

The Las Vegas Valley Water District (District) is in the process of designing site improvements at the 0.16-acre District property, located south of the intersection of Bonanza Road and Bolt Drive (APN: 139-30-801-002). Well No. 17 property currently consists of a well head and appurtenant facilities, and is bordered by existing chain link fence and concrete masonry unit wall.

The proposed project will consist of installing an 8-foot high, steel tube fence around the perimeter of the property. The project is on schedule to begin construction in August 2009 and to be completed in October 2009.

The District is currently applying for a Zone Change (from R-E to Civic).

If you have any questions or require additional information, you may contact me at (702) 258-3240.

Sincerely,

Peter J. Jauch, P.E.
Engineering Design Manager
Engineering Design Division

PJJ:RCP:CML:DJM:TLL:jlg

ZON-32102
01/08/09 PC

LVVWD BOARD OF DIRECTORS
Chip Maxfield, President • Rory Reid, Vice President • Susan Brager • Tom Collins • Chris Giunchigliani • Lawrence Weekly • Bruce Woodbury
Patricia Mulroy, General Manager

City of Las Vegas Agenda Item No.: **11.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

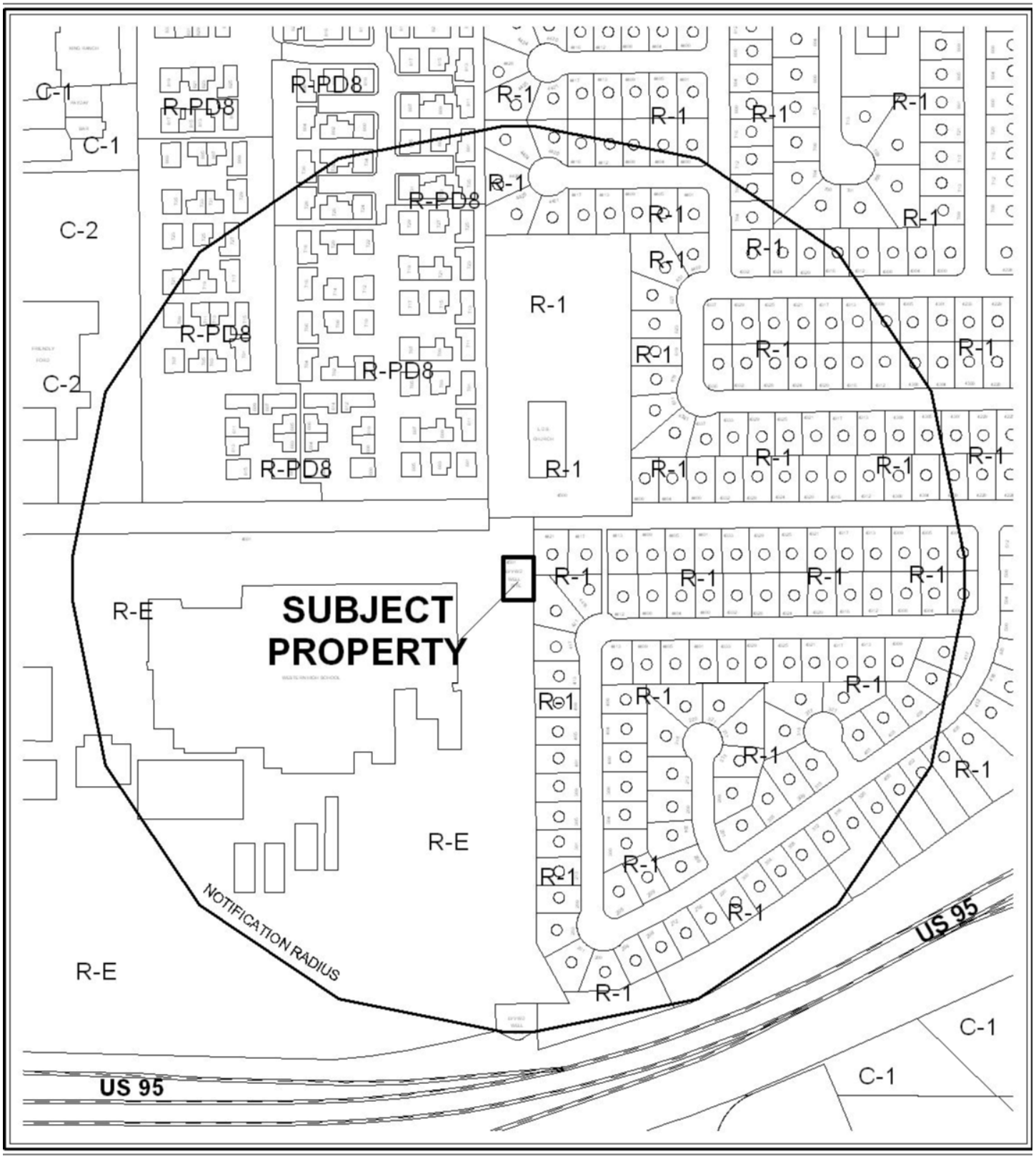
SUBJECT:
ZON-32103 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 0.17 acres at 4501 West Bonanza Road (APN 139-30-401-002), Ward 5 (Barlow)

C.C.: 02/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **ZON-32103**

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:
C-V (CIVIC)

N



CASE: **ZON-32103**

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:
C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-32103 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

DC

ZON-32103 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Rezoning from R-E (Residence Estates) to C-V (Civic) on 0.17 acres at 4501 West Bonanza Road. The subject property currently functions as a well head and appurtenant facilities for the Las Vegas Valley Water District. The applicant is requesting this zone change in order to allow conformance with the General Plan land use designation of PF (Public Facilities) and for future modifications planned for the site. As this Rezoning request will bring the zoning of the site into conformance with the General Plan, staff recommends approval of this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
There are no relevant related City actions associated with this parcel.	
Related Building Permits/Business Licenses	
There are no relevant related building permits associated with this parcel.	
Pre-Application Meeting	
10/15/08	A pre-application meeting was held with the applicant where the requirements for submitting a Rezoning application were discussed.
Neighborhood Meeting	
A neighborhood meeting was not held, nor was one required.	
Field Check	
12/04/08	A field check was conducted by staff at the subject property. The site was noted as clean, surrounding by parking areas for the adjacent high school property and surrounded by chainlink fencing.

Details of Application Request	
Site Area	
Gross Acres	0.17

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Las Vegas Valley Water District Facility	PF (Public Facilities)	R-E (Residence Estates)
North	Western High School	PF (Public Facilities)	R-E (Residence Estates)
South	Western High School	PF (Public Facilities)	R-E (Residence Estates)

East	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
West	Western High School	PF (Public Facilities)	R-E (Residence Estates)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan		X	N/A
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O Airport Overlay District (140 Feet)	X		Y*
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

* The subject property is located within the North Las Vegas Airport Overlay Map within the 140-foot height limitation contour. The existing structure on the subject property does not extend beyond this limitation.

DEVELOPMENT STANDARDS

Minimum development standards for property in the C-V (Civic) district shall be established by the City Council in connection with the approval of a Rezoning application or administratively in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. There is no proposed Site Development Plan Review at this time; all development on the subject site is existing. Any future development shall require the approval of a Site Development Plan Review.

ANALYSIS

The subject site is located in the Southeast Sector of the Las Vegas 2020 Master Plan and has a current General Plan designation of PF (Public Facilities). The PF (Public Facilities) category allows for large governmental building sites and complexes, police and fire facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

This is a proposal to Rezone the site from R-E (Residence Estates) to C-V (Civic). The proposed C-V (Civic) zoning district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. The existing well site at this location is permissible as a public utility facility in the C-V (Civic) zoning district, which is consistent with the existing PF (Public Facilities) General Plan designation. This request will bring the existing use into conformance with Title 19 and the General Plan; therefore, staff is recommending approval of this request.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **"The proposal conforms to the General Plan."**

   The existing well site at this location is permissible as a public utility facility in the C-V (Civic) zoning district, which is consistent with the PF (Public Facilities) General Plan designation.

2. **"The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."**

   Pursuant to Title 19.06.020, minimum development standards for property in the C-V (Civic) district shall be established by the City Council in connection with the approval of a Rezoning application or administratively in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area.

3. **"Growth and development factors in the community indicate the need for or appropriateness of the rezoning."**

   The proposed Rezoning will bring the existing public utility use into conformance with both Title 19 and the General Plan.

4. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."**

   The site is accessed by an easement through property currently owned by the School Board of Trustees. A copy of the easement has been placed in the Rezoning (ZON-32103) file for reference. The easement in turn accesses Bonanza Road, designated as a 70-foot Collector in the Master Plan of Streets and Highways, and is adequate for a public utility facility as the use generates minimal traffic.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED	17
ASSEMBLY DISTRICT	34
SENATE DISTRICT	3
NOTICES MAILED	249
APPROVALS	0
PROTESTS	0

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-32103 APN: 139-30-401-002

Name of Property Owner: Patricia Mulroy, General Manager, Las Vegas Valley Water District

Name of Applicant: Shawn P. Mollus, Director of Las Vegas Valley Water District Engineering

Name of Representative: Peter J. Jauch, Engineering Design Manager

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes x No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: P Mulroy

Print Name: Patricia Mulroy

Subscribed and sworn before me

This 18th day of September, 2008

Dianne K West

Notary Public in and for said County and State

DIANNE K. WEST
Notary Public State of Nevada
No. 98-0443-1
My appt. exp. Dec. 16, 2009

Clark County

Zoning - APN: 139-30-401-002



Zoning

U	R-2	C-1
R-A	R-3	C-2
R-E	R-4	C-M
R-D	R-5	M
R-PD	R-MHP	C-V
R-1	P-R	C-PB
R-MH	N-S	P-C
R-CL	O	PD
	C-D	TC

139-30-401-002

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Printed: September 9, 2008

PLANNING & DEVELOPMENT

ZON-32103
01/08/09 PC

RECEIVED
NOV 21 2008



ZON-32103 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
4501 WEST BONANZA ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



ZON-32103 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
4501 WEST BONANZA ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



ZON-32103 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
4501 WEST BONANZA ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



ZON-32103 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
4501 WEST BONANZA ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08

LAS VEGAS VALLEY
WATER DISTRICT

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvwd.com

October 13, 2008

City of Las Vegas
Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101

SUBJECT: CONTRACT NO. C1295 – NECESSARY SITE IMPROVEMENTS, WELL PERIMETER FENCING, PHASE I, GENERAL PLAN AMENDMENT/ZONE CHANGE JUSTIFICATION LETTER (WELL NO. 27)

The Las Vegas Valley Water District (District) is in the process of designing site improvements at the 0.16-acre District property, located south of the intersection of Bonanza Road and Decatur Boulevard (APN: 139-30-401-002). Well No. 27 property currently consists of a well head and appurtenant facilities, and is bordered by existing chain link fence.

The proposed project will consist of installing an 8-foot high, steel tube fence around the perimeter of the property. The project is on schedule to begin construction in August 2009 and to be completed in October 2009.

The District is currently applying for a General Plan Amendment (from Low Density Residential to Public Facility) and for a Zone Change (from R-E to Civic).

If you have any questions or require additional information, you may contact me at (702) 258-3240.

Sincerely,

Peter J. Jauch, P.E.
Engineering Design Manager
Engineering Design Division

PJJ:RCP:CML:DJM:TLL:jlg

ZON-32103
01/08/09 PC

LVVWD BOARD OF DIRECTORS
Chip Maxfield, President • Rory Reid, Vice President • Susan Brager • Tom Collins • Chris Giunchigliani • Lawrence Weekly • Bruce Woodbury
Patricia Mulroy, General Manager

City of Las Vegas Agenda Item No.: **12.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

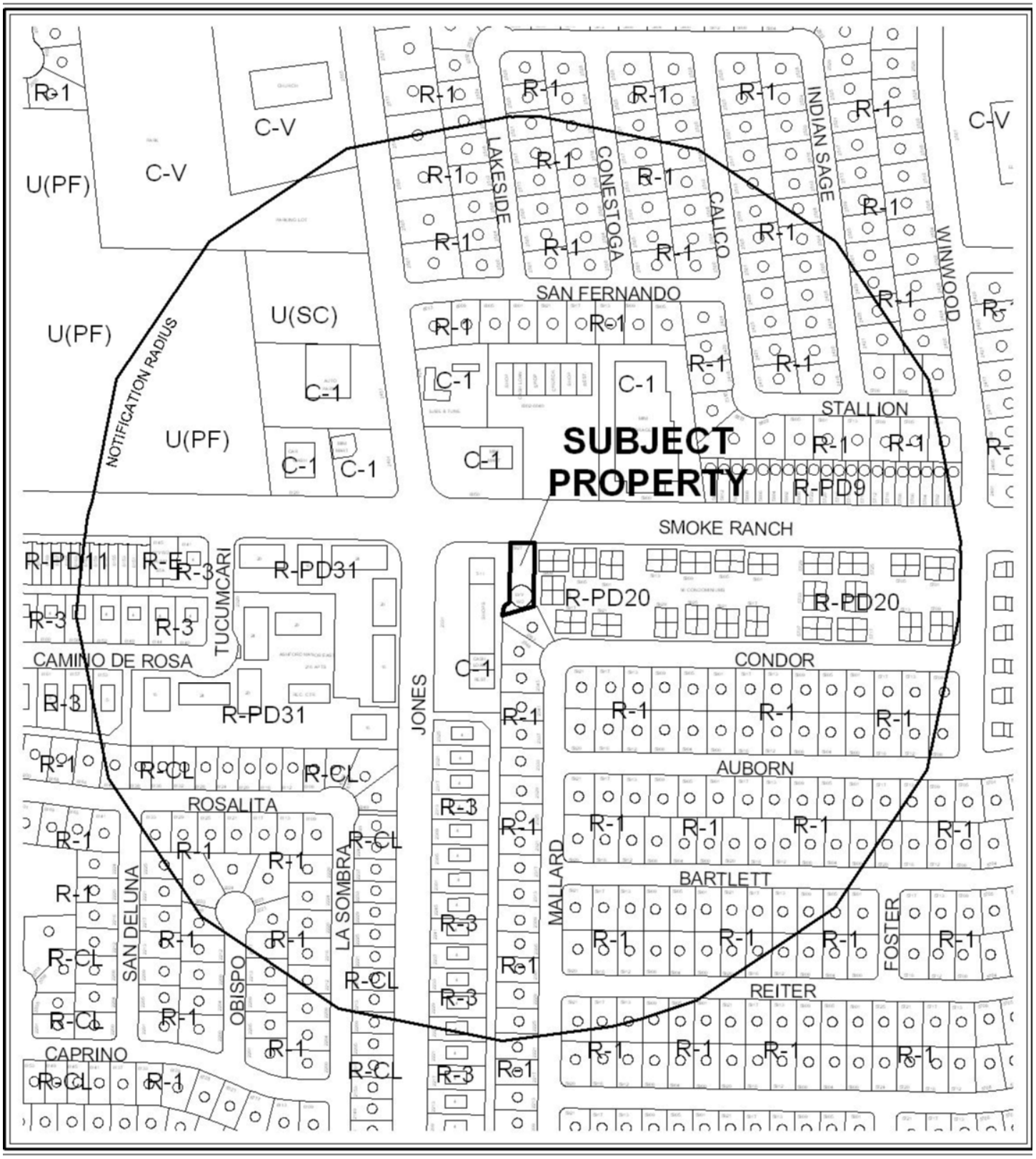
SUBJECT:
ZON-32104 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 0.24 acres at 5927 Smoke Ranch Road (APN 138-24-101-002), Ward 5 (Barlow)

C.C.: 02/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard



CASE: **ZON-32104**

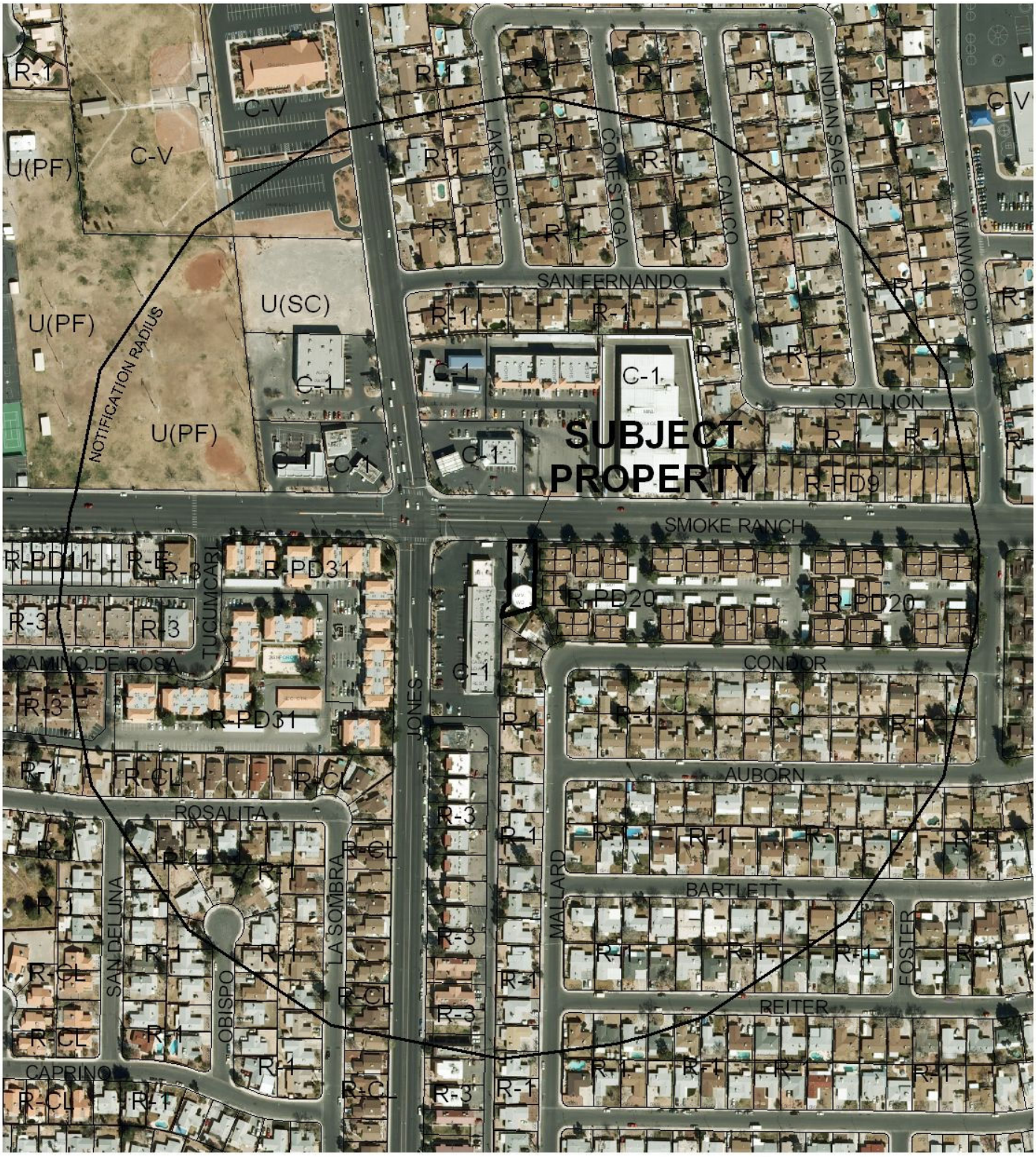
RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



CASE: **ZON-32104**

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-32104 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

NE

ZON-32104 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for Rezoning from R-1 (Single Family Residential) district to C-V (Civic) district on 0.24 acres at 5927 Smoke Ranch Road.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
11/14/62	The Board of City Commissioners approved a request for a reclassification (A-0006-62) of property generally located between Jones Boulevard, Micheal Way, Smoke Ranch Road, and College Avenue from R-R (Rural Residence) to R-1 (Single Family Residential). The Planning Commission recommended approval.
Related Building Permits/Business Licenses	
07/01/92	A building permit (#92151145) was issued for a room addition to the existing water shed at 5927 Smoke Ranch Road. The permit was finaled on 08/04/92.
Pre-Application Meeting	
10/15/08	A pre-application meeting was held where the submittal requirements for a Rezoning were discussed.
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	
Field Check	
12/04/08	Staff performed a routine field check where a well-maintained, Las Vegas Valley Water District (LVVWD) facility was observed.

Details of Application Request	
Site Area	
Net Acres	0.24

NE

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Well Head/Pump Station/Reservoir/Appurtenant Facilities	PF (Public Facilities)	R-1 (Single Family Residential)
North	Convenience Store with Fuel Pumps/Retail Development	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single-Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
East	Apartments	M (Medium Density Residential)	R-PD20 (Residential Planned Development – 20 Units per Acre)
West	Retail Development	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan		X	N/A
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts	X		Y
A-O Airport Overlay District – 70 Feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

A-O Airport Overlay District – 70 Feet

No structure shall be erected, altered or maintained on any parcel within the boundaries of the Airport Overlay District that would violate the height limitations defined by the McCarran Airport Overlay Map and the North Las Vegas Airport Overlay Map. The subject site is within the 70-foot contour limitations and does not violate the height limitations.

ANALYSIS

The subject property is located within the Southwest Sector of the General Plan and has a current land use designation of PF (Public Facilities). The Public Facilities category allows for large governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

This is a Rezoning request to change the zoning of the subject property from an R-1 (Single Family Residential) district to a C-V (Civic) district. The C-V (Civic) district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. In addition, the C-V District may provide for any public or quasi-public use operated or controlled by any religious, fraternal, veteran, civic or service organization. The C-V (Civic) district is consistent with the Public Facilities category of the General Plan.

The proposed C-V (Civic) zoning is compatible with the existing PF (Public Facilities) General Plan designation. Since the proposed Rezoning request will bring the subject property into conformance with the General Plan, staff is recommending approval of this request.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **"The proposal conforms to the General Plan."**

   The proposed Rezoning of the site to C-V (Civic) is consistent with the existing PF (Public Facilities) land use designation as listed under the Southwest Sector Plan of the General Plan.

2. **"The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."**

   The existing well head, pump station, reservoir, and appurtenant facility is permitted under the proposed C-V (Civic) zoning district. The existing use is compatible with the surrounding land uses and zoning districts.

3. **"Growth and development factors in the community indicate the need for or appropriateness of the rezoning."**

   The surrounding neighborhood is an established area with retail uses, apartments, and single-family homes. The Rezoning of the site to the C-V (Civic) zoning district is appropriate for the area and will bring the property into conformance with the General Plan.

4. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."

Adequate access to the site is provided from Smoke Ranch Road, an 100-foot Primary Arterial, as defined by the Master Plan of Streets and Highways.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 1

SENATE DISTRICT 3

NOTICES MAILED 353

APPROVALS 1

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-32104 APN: 138-24-101-002

Name of Property Owner: Patricia Mulroy, General Manager, Las Vegas Valley Water District

Name of Applicant: Shawn P. Mollus, Director of Las Vegas Valley Water District Engineering

Name of Representative: Peter J. Jauch, Engineering Design Manager

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes _____ x _____ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: P Mulroy

Print Name: Patricia Mulroy

Subscribed and sworn before me

This 18th day of September, 2008

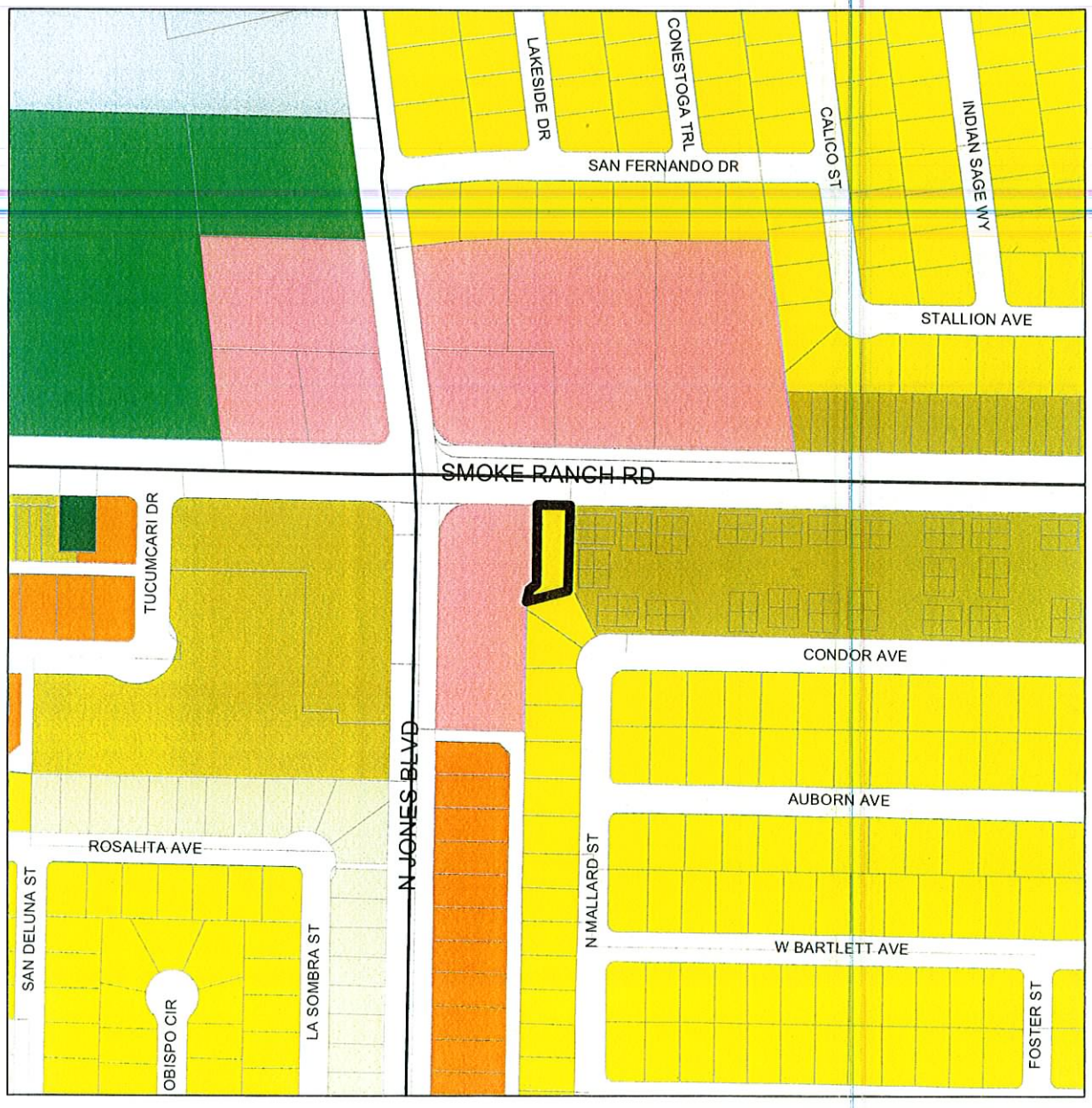
Dianne K West

Notary Public in and for said County and State

DIANNE K. WEST
Notary Public State of Nevada
No. 98-0443-1
My appt. exp. Dec. 16, 2009

Clark County

Zoning - APN: 138-24-101-002



Zoning

U	R-2	C-1
R-A	R-3	C-2
R-E	R-4	C-M
R-D	R-5	M
R-PD	R-MHP	C-V
R-1	P-R	C-PB
R-MH	N-S	P-C
R-CL	O	PD
	C-D	TC

138-24-101-002

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Printed: September 9, 2008

PLANNING & DEVELOPMENT

RECEIVED
NOV 21 2008

ZON-32104
01/08/09 PC



ZON-32104 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
5927 SMOKE RANCH ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



ZON-32104 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
5927 SMOKE RANCH ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



ZON-32104 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
5927 SMOKE RANCH ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



ZON-32104 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
5927 SMOKE RANCH ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



ZON-32104 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
5927 SMOKE RANCH ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08

LAS VEGAS VALLEY
WATER DISTRICT

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvwwd.com

October 13, 2008

City of Las Vegas
Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101

SUBJECT: CONTRACT NO. C1295 – NECESSARY SITE IMPROVEMENTS, WELL PERIMETER FENCING, PHASE I, ZONE CHANGE JUSTIFICATION LETTER (WELL NO. 52)

The Las Vegas Valley Water District (District) is in the process of designing site improvements at the 0.24-acre District property, located near the intersection of Smoke Ranch Road and Torrey Pines Boulevard (APN: 138-24-101-002). Well No. 52 property currently consists of a well head, pump station, reservoir, and appurtenant facilities, and is bordered by existing chain link fence.

The proposed project will consist of installing an 8-foot high, steel tube fence around the perimeter of the property. The project is on schedule to begin construction in August 2009 and to be completed in October 2009.

The District is currently applying for a Zone Change (from R-1 to Civic).

If you have any questions or require additional information, you may contact me at (702) 258-3240.

Sincerely,

Peter J. Jauch, P.E.
Engineering Design Manager
Engineering Design Division

PJJ:RCP:CML:DJM:TLL:jlg

ZON-32104
01/08/09 PC

LVVWD BOARD OF DIRECTORS
Chip Maxfield, President • Rory Reid, Vice President • Susan Brager • Tom Collins • Chris Giunchigliani • Lawrence Weekly • Bruce Woodbury
Patricia Mulroy, General Manager

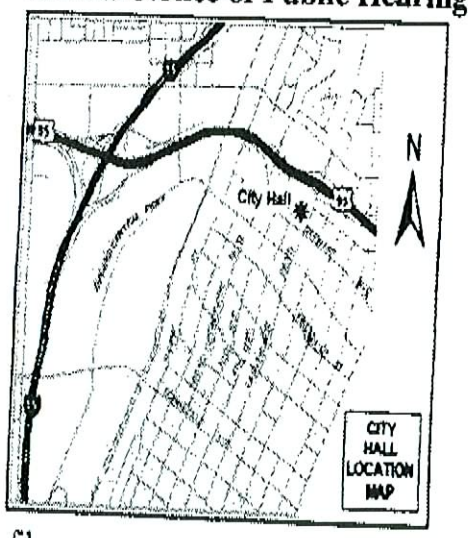
RECEIVED
DEC 3 0 2008

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.39⁴
0004239954 DEC 26 2008
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-32104
Planning Commission Meeting of 1/8/2009

Case: ZON-32104
13824115003
LOGAN PATRICK E & ANNETTE K
5920 W BARTLETT AVE
LAS VEGAS NV 89108-3221

#12 A

FROM :ANN'S PHONE FAX NO. :7026470931 Dec. 29 2008 01:09PM P1

City of Las Vegas Agenda Item No.: **13.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

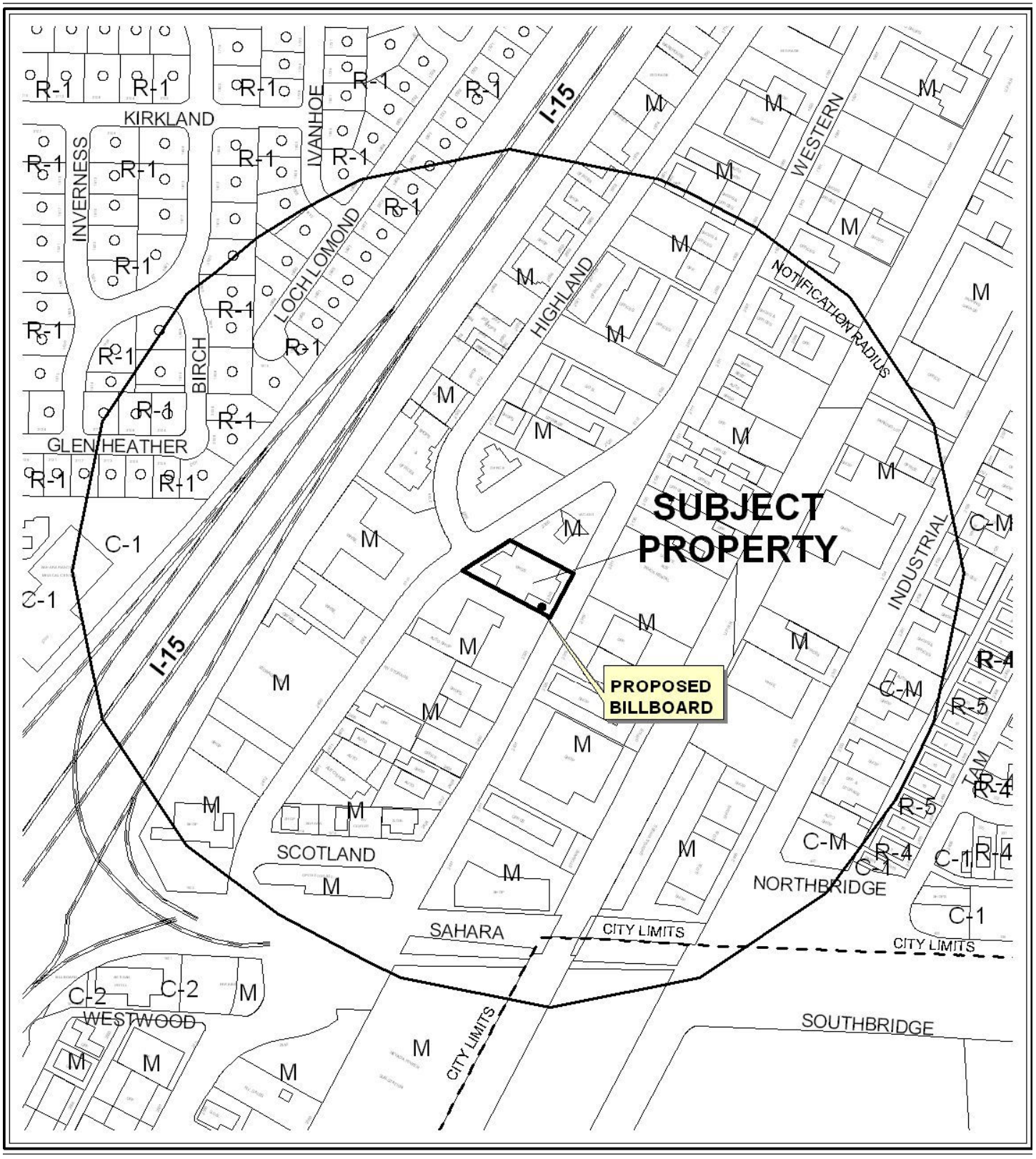
SUBJECT:
SUP-31893 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: AD AMERICA, INC - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN (BILLBOARD) at 2310 Western Avenue (APN 162-04-404-002), M (Industrial) Zone, Ward 3 (Reese)

C.C.: 02/04/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**2**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

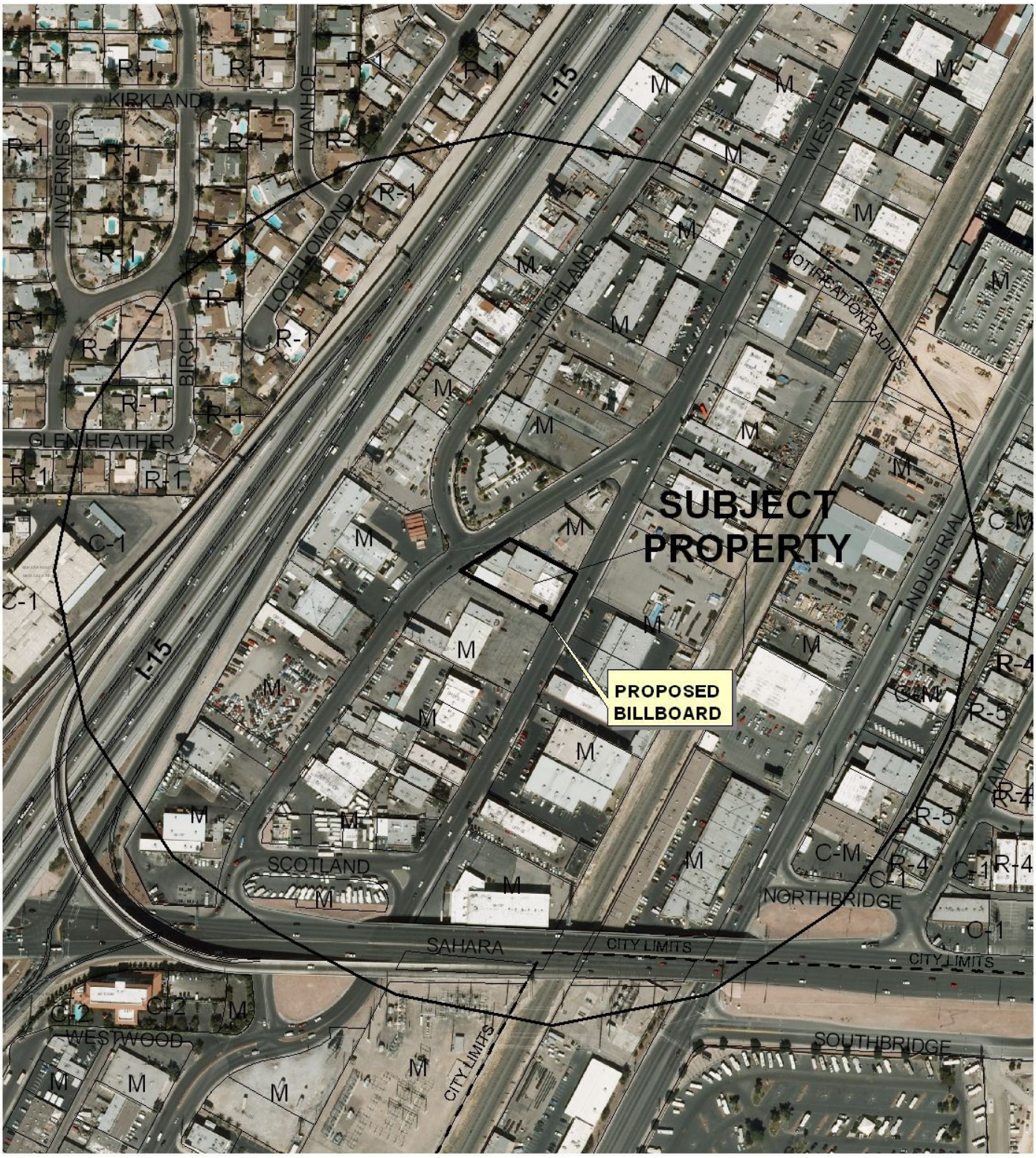
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards



CASE: **SUP-31893**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



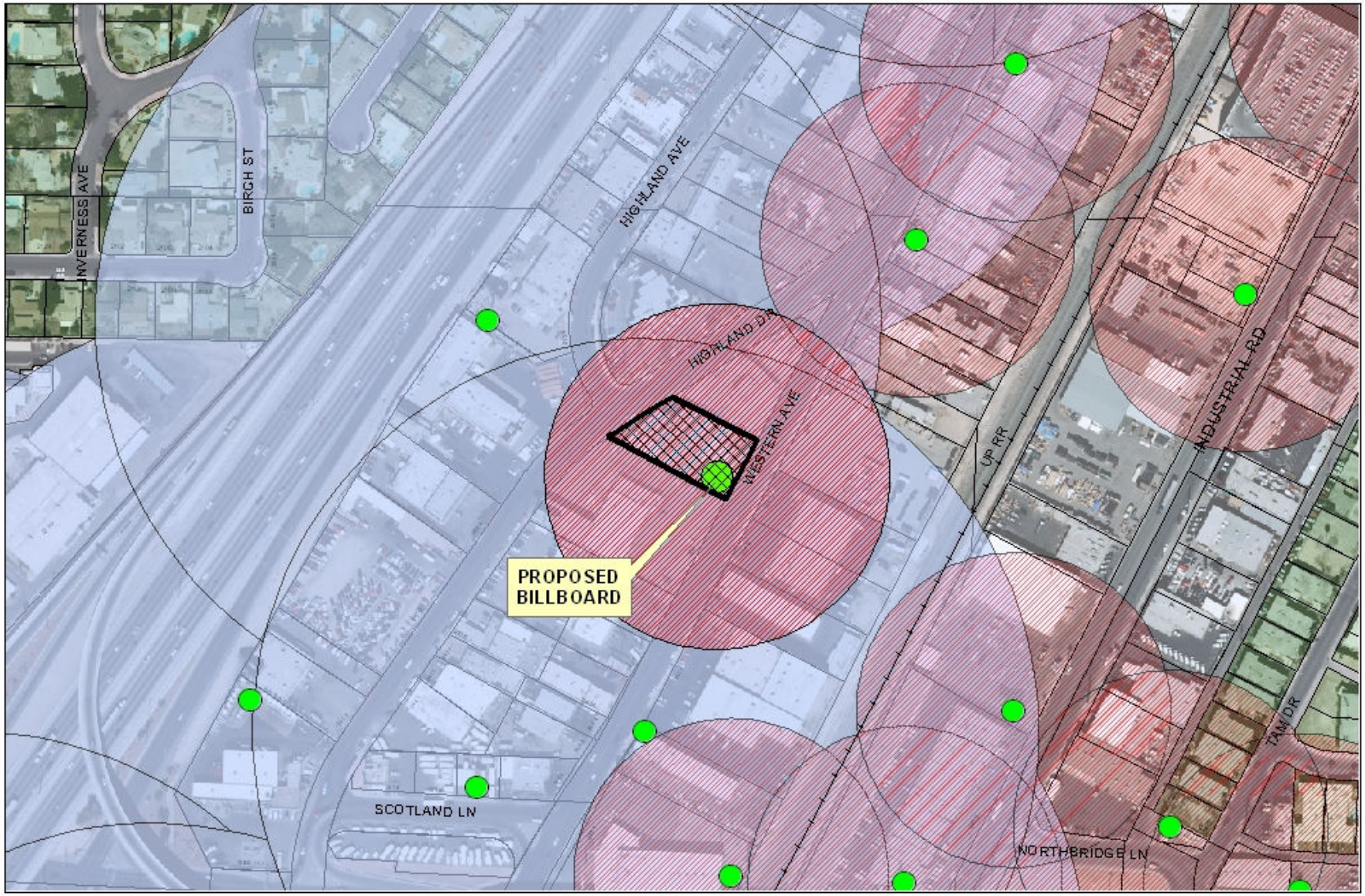
CASE: **SUP-31893**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 500 Feet

N



SUP-31893

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-31893 - APPLICANT/OWNER: AD AMERICA, INC

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Conformance to all minimum requirements under LVMC Title 19.14.100 for Off-Premise Signs.

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. This Special Use Permit shall be reviewed in three years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

4. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

5. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

6. Only one advertising sign is permitted per sign face.

7. If the existing off-premise sign is voluntarily demolished, this Special Use Permit shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

8. Bird deterrent devices shall be installed on the sign.

9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-31893 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for an Off-Premise Sign (Billboard) to be located on 0.63 acres at an existing office and warehouse development at 2310 Western Avenue. The subject property is located within an M (Industrial) zone, in which the Off-Premise Sign is a permissible use, meets all Title 19 requirements for placement, distance separation from other Off-Premise Signs and residentially zoned property, and will be harmonious with the surrounding land uses; therefore, staff recommends approval of this Special Use Permit request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
05/17/06	The City Council approved a General Plan Amendment (GPA-9219) to change the Future Land Use designation to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. Planning Commission recommended approval.
09/13/07	A Code Enforcement complaint (#57836) was processed for unpermitted construction and a possible resident at 2314 Western Avenue. The complaint was resolved on 03/24/08.
10/13/08	A Code Enforcement complaint (#70579) was processed for unpermitted construction at 2314 Western Avenue. The complaint has not yet been resolved.
Related Building Permits/Business Licenses	
04/02/07	A business license (#B20-01198) was issued for a business support service at 2314 Western Avenue. The license is still active.
10/03/07	A building permit (#99201) was issued for HVAC equipment change out at 2314 Western Avenue. The permit has expired.
11/16/07	A building permit (#102309) was issued for a tenant improvement at 2314 Western Avenue. The permit has expired.
Pre-Application Meeting	
11/12/08	A pre-application meeting was held to discuss the submittal requirements for a Special Use Permit, and the minimum requirements for an Off-Premise Sign.
Neighborhood Meeting	
A neighborhood meeting was neither required nor held for this application.	
Field Check	
12/04/08	A field check was conducted by staff. The site contains an office and warehouse development and is clean and well maintained.

SG

Details of Application Request	
Site Area	
Gross Acres	0.63 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Offices and Warehouse	L/IR (Light Industry/Research)	M (Industrial)
North	Office and Warehouse	L/IR (Light Industry/Research)	M (Industrial)
South	Auto Shop	L/IR (Light Industry/Research)	M (Industrial)
East	Office and Truck Rental Facility	L/IR (Light Industry/Research)	M (Industrial)
West	Offices, Shops and Warehouses	L/IR (Light Industry/Research)	M (Industrial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan		X	N/A
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O Airport Overlay District (175 Feet)	X		Y
Live/Work Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.14.100, the following standards apply:

Standards	Code Requirement	Proposed	Compliance
Location	No off-premise sign may be located within the public right-of-way.	Located at 2310 Western Avenue.	Y
Zoning	Off-premise signs are permitted in the C-1, C-2, C-M and M Zoning Districts only.	The subject site is zoned M (Industrial).	Y

Minimum Distance Separation	300 Feet to any "U" or "R" zoning district.	Approximately 850 feet to nearest residential (across I-15).	Y
	300 Feet to any other Off-Premise Sign.	Approximately 480 feet to nearest Off-Premise Sign.	Y
Area	No off-premise sign shall have a surface area greater than 672 square feet per sign face, except that an embellishment not exceeding five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	The sign is proposed as double-sided, 14 feet by 48 feet, for a total area of 672 square feet.	Y
Height	40 Feet above grade	40 Feet.	Y
Setback	Off-premise signs shall not be located closer than 50 feet to the intersection of the present or future rights-of-way of any two public roads, streets or highways.	Approximately 540 feet to the nearest intersection.	
Screening	All structural elements of an off-premise sign to which the display panels are attached shall be screened from view.	Visual shielding of structural components is indicated.	Y
Other	All off-premise signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Permanently secured to the ground; no residential uses on site.	Y

ANALYSIS

The subject property has an LI/R (Light Industrial/Research) land use designation, which allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, and research, development and testing laboratories. Typical supporting and ancillary general uses are

also allowed. The proposed Off-Premise (Billboard) Sign is consistent with this land use designation.

The subject site is zoned M (Industrial), which is intended to provide for heavy manufacturing industries in locations where they will be compatible with and not adversely impact adjacent land uses. This district is intended to be located away from all residential development. The M (Industrial) district is consistent with the LI/R (Light Industry/Research) category of the General Plan. Off-Premise (Billboard) Signs are permitted uses within the M (Industrial) zoning district with approval of a Special Use Permit, and is subject to the standards contained within Title 19.14.100 Off-Premise Signs.

Pursuant to Title 19.14.100, the following minimum distance separation standards apply to the subject proposal: an Off-Premise Sign may not be located closer than 300 feet to any other off-premise sign; 50 feet to the intersection of the present or future rights-of-way of any two public roads, streets or highways; and no off-premise sign shall be allowed within 300 feet from the nearest property line of a lot in the "U" zoning district or any "R" zoning district. The proposed Off-Premise Sign use is greater than 300 feet from another Off-Premise Sign, greater than 50 feet from an existing intersection, and greater than 300 feet from the nearest residential zoning district; therefore, it will meet all minimum distance separation requirements. The proposed Off-Premise Sign will not have a negative impact on the surrounding land uses and staff is recommending approval of the Special Use Permit request.

FINDINGS

The following findings must be made for a Special Use Permit:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   The proposed Off-Premise Sign is harmonious with the surrounding land uses and will not negatively impact those uses.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   The subject site is physically suited for the proposed type and intensity of land use in that it meets all Title 19 requirements for distance separation from other Off-Premise Signs and residentially zoned property.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

The site is accessed by Western Avenue, designated as a Local Street by the Master Plan of Streets and Highways, which will provide adequate access as the proposed use will generate minimal traffic.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The proposed use meets all applicable conditions of Title 19.04 and 19.14.100 for Off-Premise Signs.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 0

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 101

APPROVALS 0

PROTESTS 2

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-31893 APN: 16204404002

Name of Property Owner: Ad America Inc

Name of Applicant: Ad America Inc

Name of Representative: Michael Bielinski

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____Yes X_____No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: John Bielinski

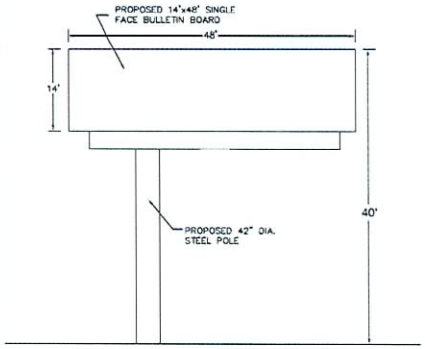
Subscribed and sworn before me

This 29th day of October, 2008

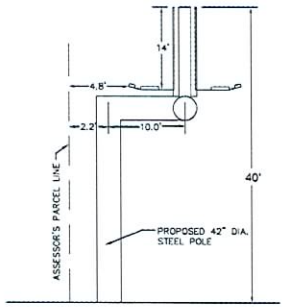
Josephine L. Devine

Notary Public in and for said County and State

JOSEPHINE L. DEVINE
Notary Public State of Nevada
No. 07-4909-1
My appt. exp. Sept. 25, 2011



DETAIL A NO SCALE



DETAIL B NO SCALE

DECLARATION:

OFF-PREMISE SIGNS NOT PERMITTED

WITHIN 500' OF ANY OTHER OFF-PREMISES SIGN ALONG A FREEWAY OR FEDERAL ROUTE.

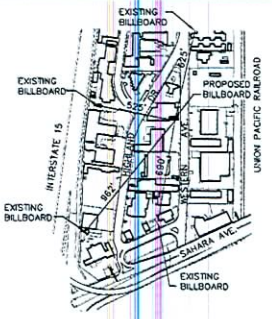
WITHIN 300' OF ANY OTHER OFF-PREMISES SIGN ON THE SAME SIDE OF A PUBLIC RIGHT-OF-WAY.

WITHIN 100' OF ANY ON-PREMISES FREESTANDING SIGN ON ANOTHER PARCEL OF LAND.

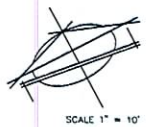
WITHIN 100' OF ANY RESIDENTIALLY ZONED PROPERTY.

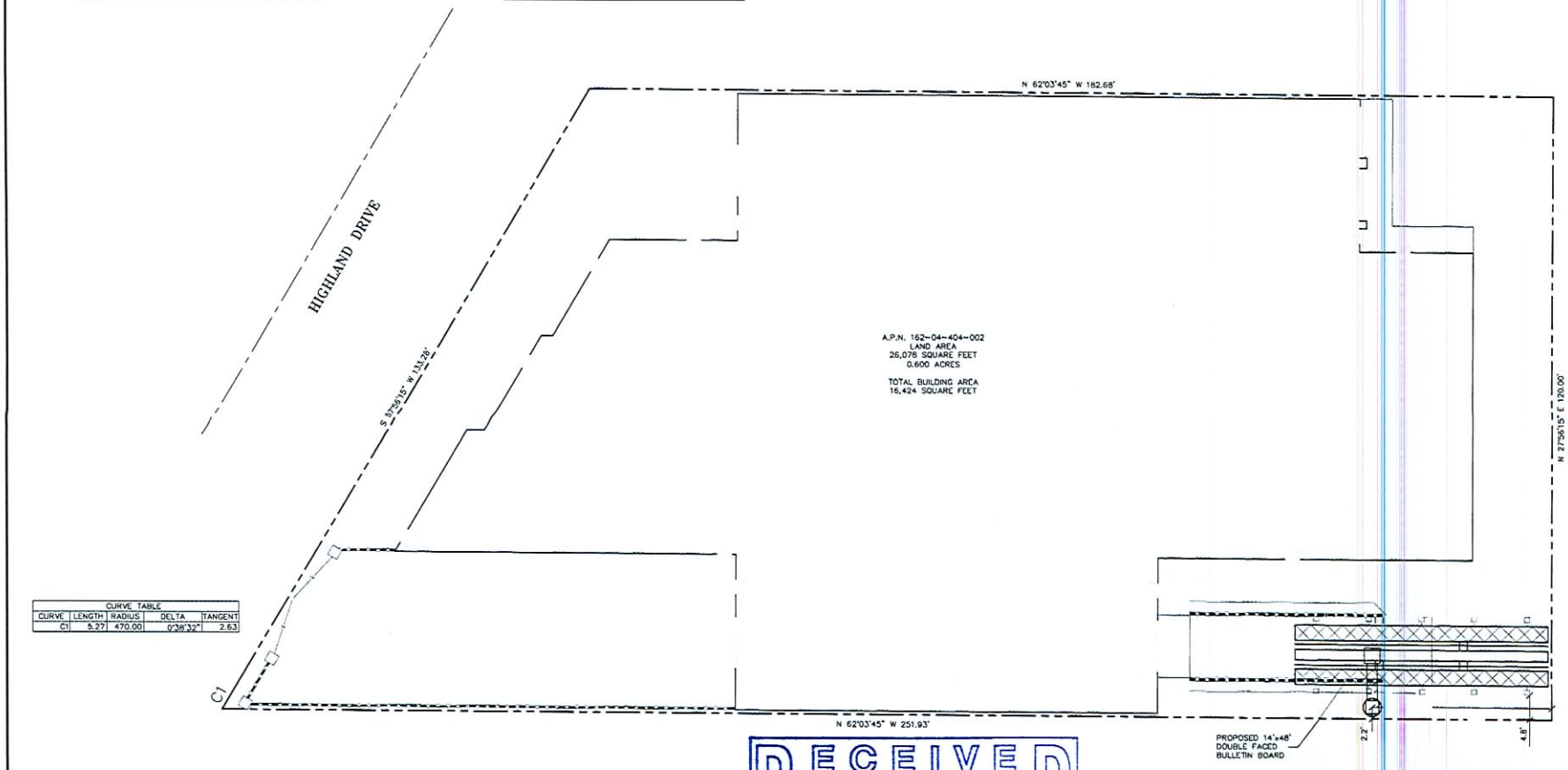
WITHIN 50' OF THE POINT OF INTERSECTION OF ANY ROADWAY.

TO FLAG OVER ANY BUILDING OR STRUCTURE.



SEPARATION DETAIL
SCALE 1" = 400'





CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	5.27'	470.00'	0°38'32"	2.63'

RECEIVED
NOV 12 2008
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-31893
01/08/09 PC

BILLBOARD APPLICATION MAP
A.P.N. 162-04-404-002
A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.
CITY OF LAS VEGAS CLARK COUNTY NEVADA

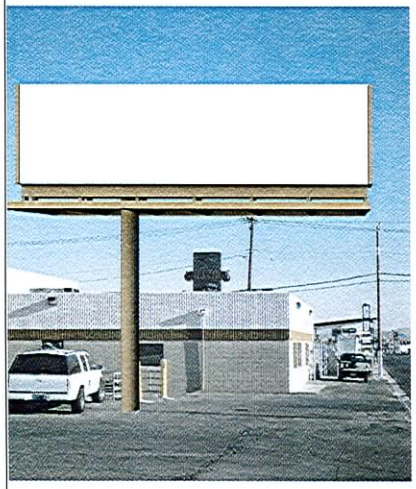
BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS
1210 HANSON STREET LAS VEGAS, NEVADA 89102
Ph. (702) 870-8771 Fax (702) 878-2695

DATE 05/23/07
DESIGN AB
DRAWN AB
CHECK AB
SCALE 1"=10'

PREPARED FOR: AD AMERICA

REVISIONS | DATE NO | APP'D

SHEET 1 OF 1 SHEETS
PROJ. NO. JOST-BDY01

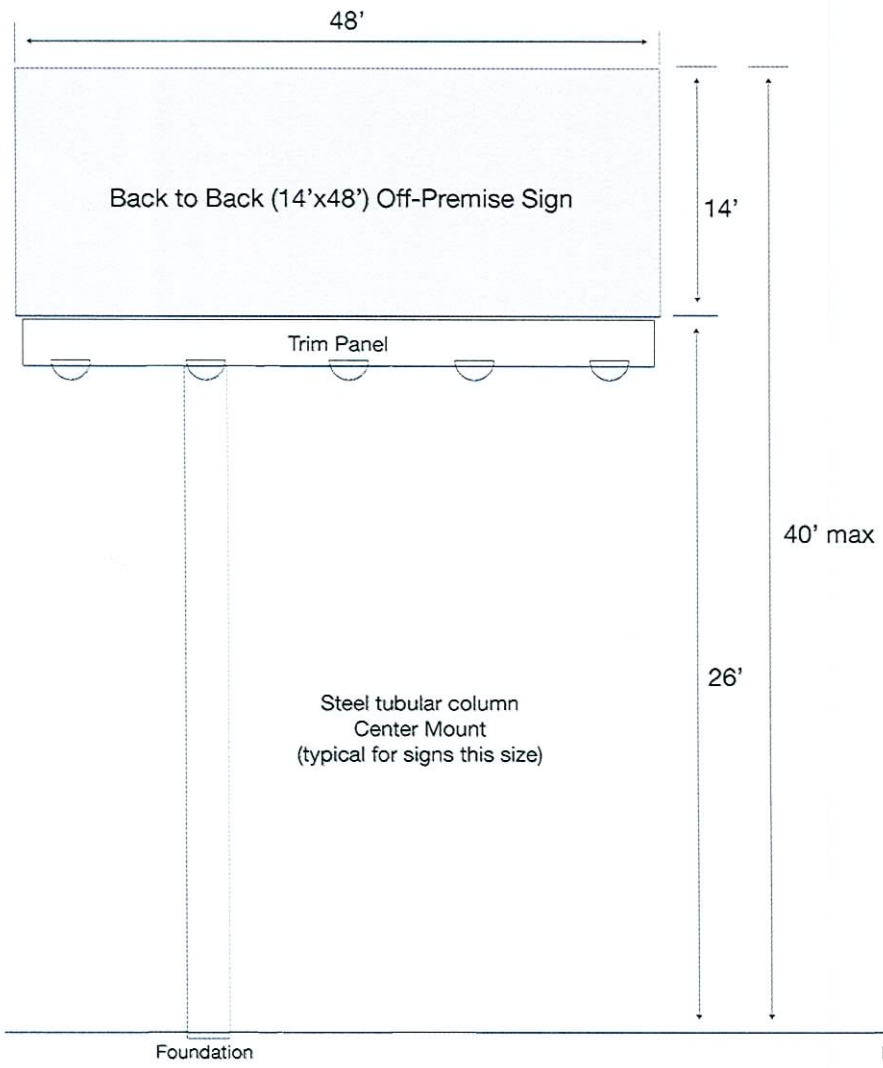


Color and materials:

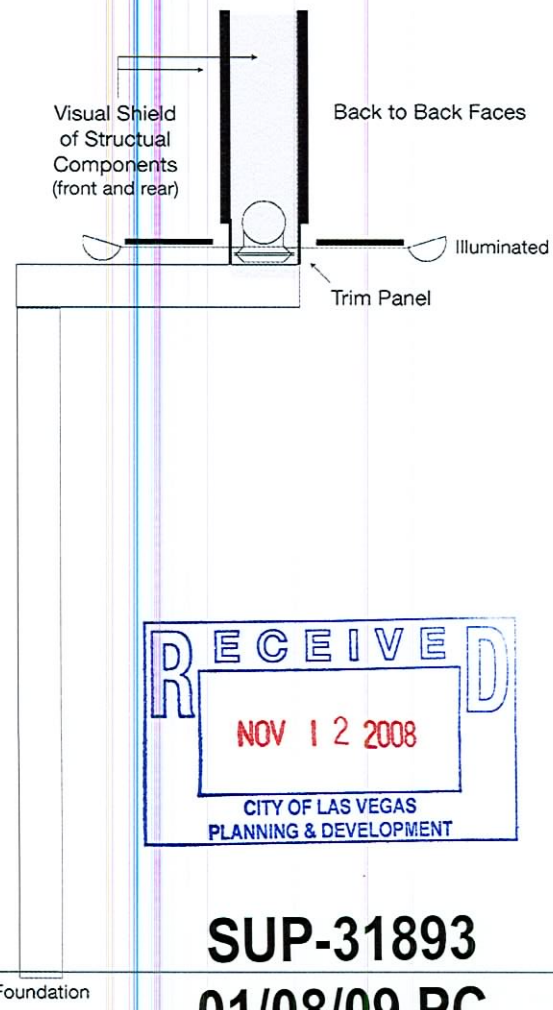
Structure and trim color shall be a neutral brown compatible and complimentary to the existing building. Color has been previously approved for off-premise signs.

Lamar Brown

FRONT VIEW



PROFILE VIEW



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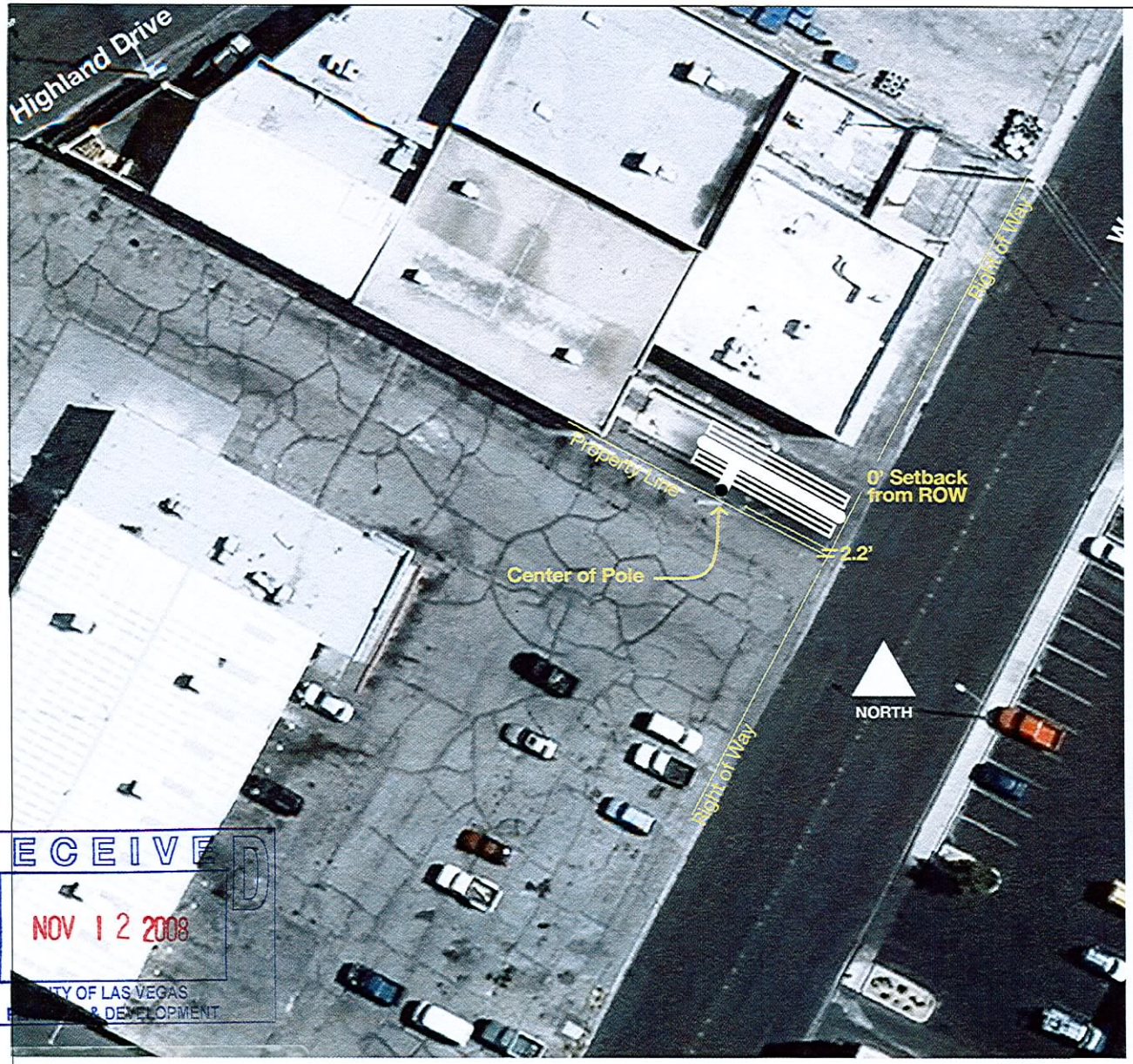
NOV 12 2008
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

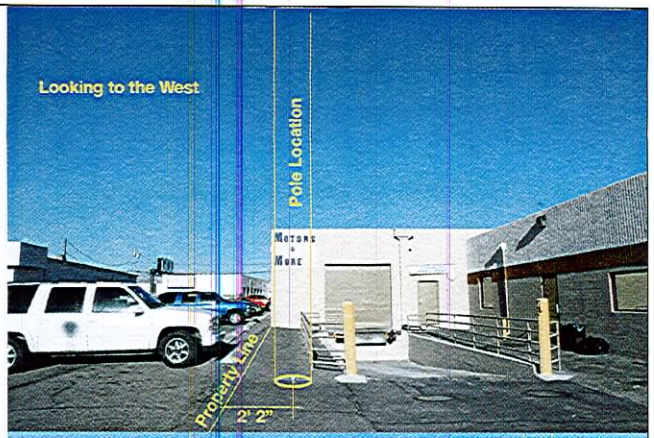
SUP-31893
01/08/09 PC

AD AMERICA

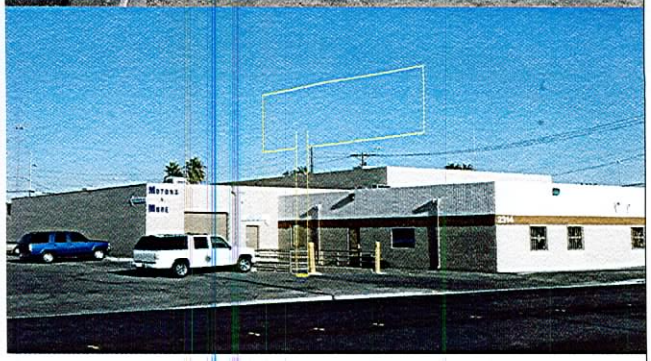
Sign Dimensions/Elevations: 2310 Western Ave / City of Las Vegas

Prepared: NOV 2008 / rev 1.2 / Dimensions as noted









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NOV 12 2008
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-31893

01/08/09 PC

AD AMERICA

Site Plan Aerial: 2310 Western Ave / City of Las Vegas

Location of Sign / Nov 2008 / rev 1.3

50' 50'

SCALE



SUP-31893 - APPLICANT/OWNER: AD AMERICA, INC
2310 WESTERN AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08



SUP-31893 - APPLICANT/OWNER: AD AMERICA, INC
2310 WESTERN AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08

AD AMERICA

October 29, 2008

TO: City of Las Vegas

RE: Justification Letter for Off-Premise Sign

This property is ideally suited for a billboard as it is surrounded by only industrial uses. There are other billboards in the vicinity serving the community but none that would make this billboard non-conforming. The landlord owns multiple properties one block west and needs a billboard on this property to direct traffic towards its site.

The property will have a deed restriction prohibiting any overtly sexual advertisements. To date, a sexual advertisement has never appeared on an Ad America billboard for over 25 years.

Respectfully submitted,

John Bielinski
President, Ad America Inc
Property Owner – 2310 Western Ave, Las Vegas, 89102

2310 Highland Drive
Las Vegas
Nevada
89102

Telephone
702 696 0473
Facsimile
702 696 0472
E-mail
AdAmericas@aol.com

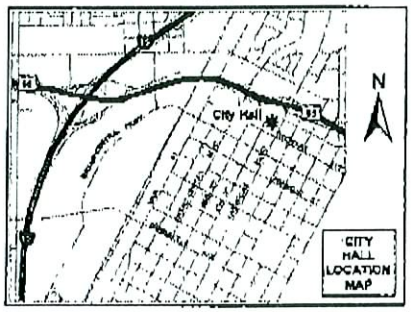
SUP-31893
01/08/09 PC

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

$ 00.39

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-31893

Planning Commission Meeting of 1/8/2009

RECEIVED
DEC 30 2008

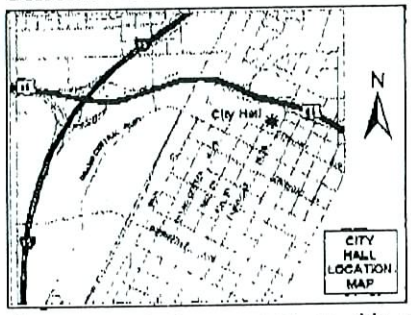
Case: SUP-31893

16204404005
YERUSHALMI PROPERTIES V L L C
2400 WESTERN AVE
LAS VEGAS NV 89102-4816

#13
P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-31893
Planning Commission Meeting of 1/8/2009

PRESORTED FIRST CLASS

RECEIVED
DEC 30 2008

Case: SUP-31893
16204406011
JEWELER'S 401K PFT SHR PL & TR
2400 WESTERN AVE
LAS VEGAS NV 89102-4816

#13
P

City of Las Vegas Agenda Item No.: **14.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

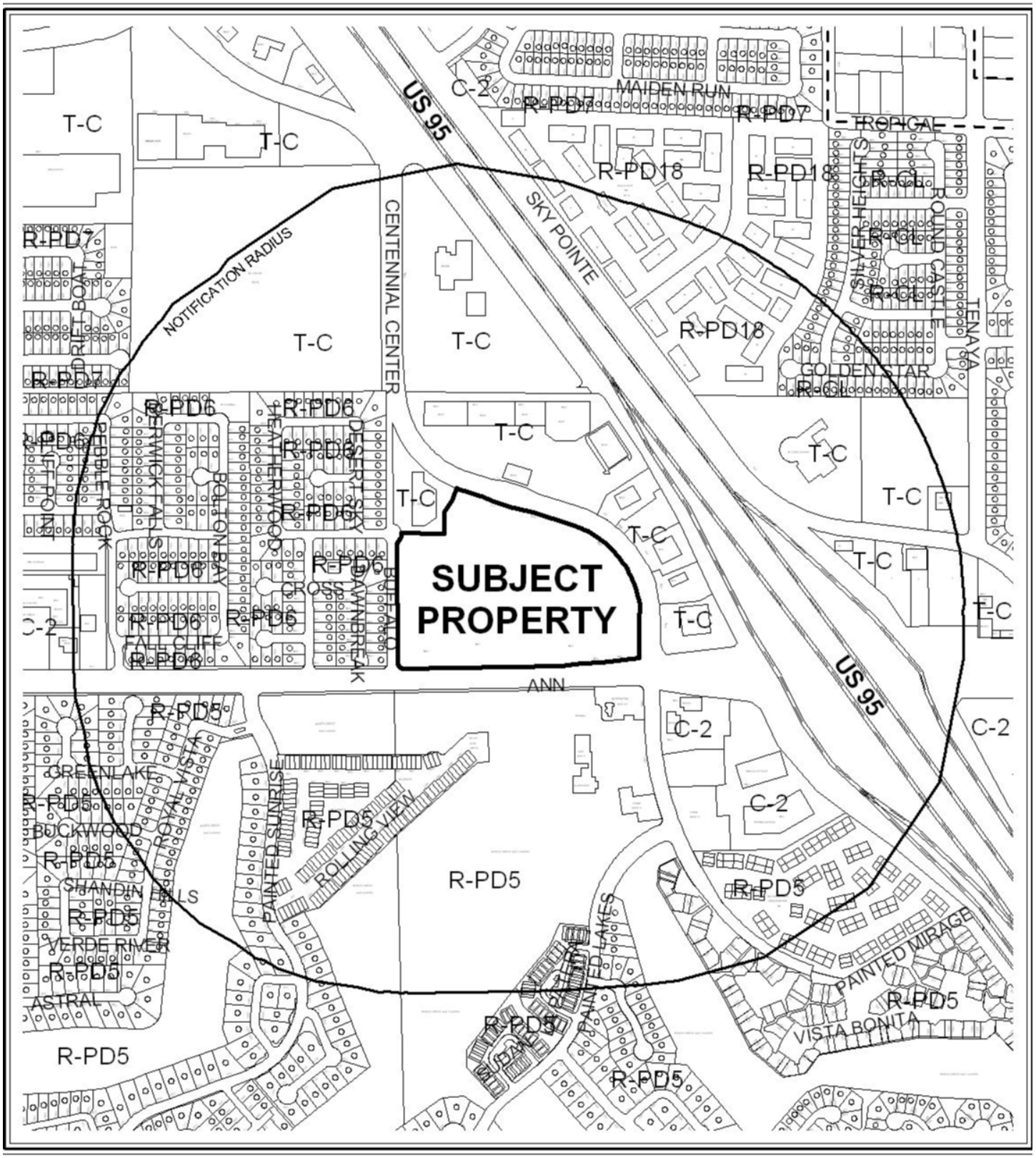
SUBJECT:
SUP-32016 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE INDIAN GOURMET CURRY BOWL, INC - OWNER: CENTENNIAL GATEWAY, LLC - Request for a Special Use Permit FOR BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED RESTAURANT at 5643 Centennial Center Boulevard, Suite #130 (APN 125-27-411-013), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)

C.C.: 02/04/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



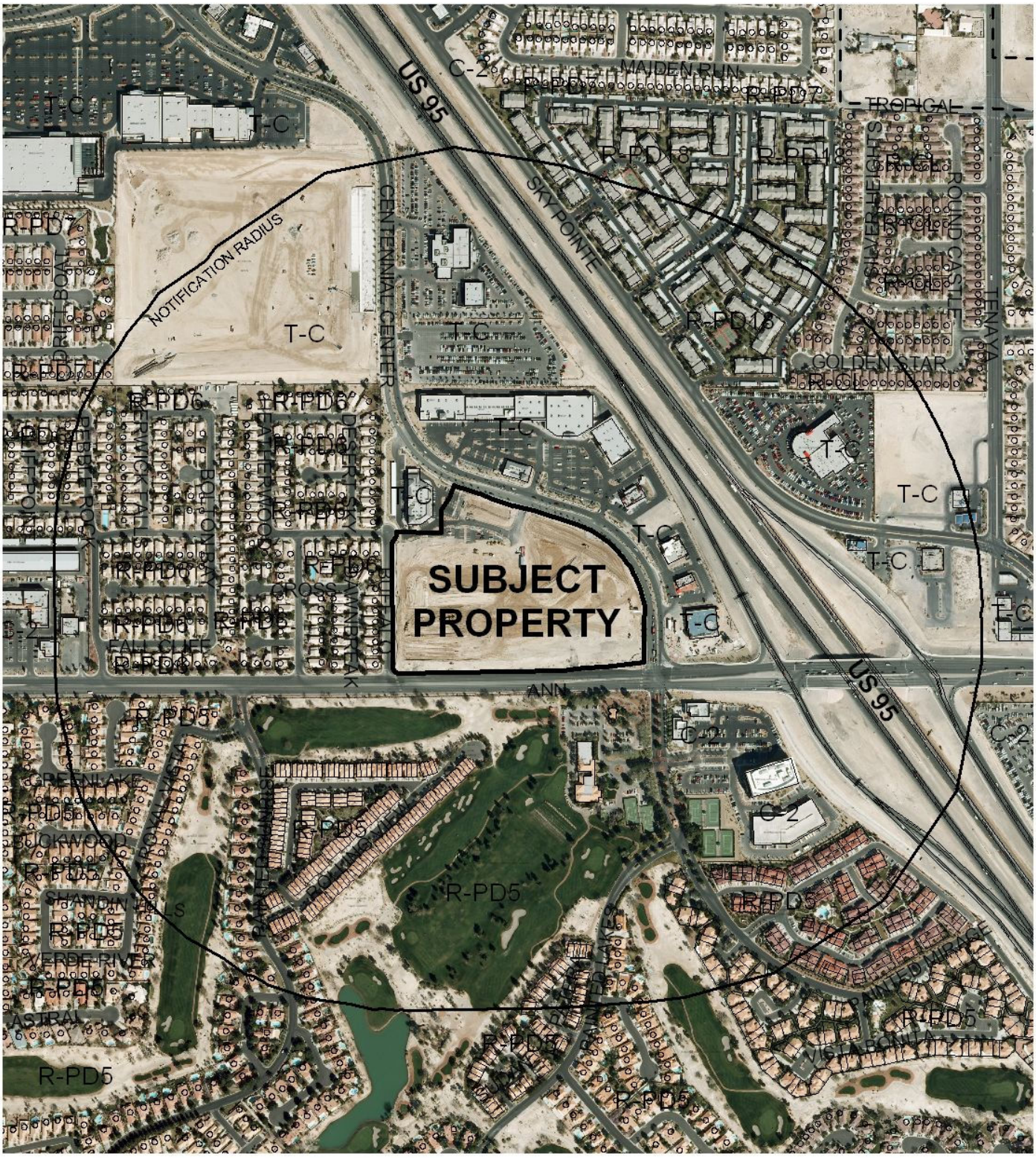
CASE: **SUP-32016**

RADIUS: 1500 FT

0 500 1000 Feet

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TOWN CENTER SPECIAL LAND USE DESIGNATION]



CASE: **SUP-32016**

RADIUS: 1500 FT

0 500 1000 Feet

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TOWN CENTER SPECIAL LAND USE DESIGNATION]

N



SUP-32016

Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Child Care/ Children Facility

- RELIGIOUS
- CITY PARKS
- SCHOOLS

- Subject Property
- 400 foot buffer

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-32016 - APPLICANT: THE INDIAN GOURMET CURRY BOWL, INC - OWNER: CENTENNIAL GATEWAY, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for Beer/Wine/Cooler On-Sale Establishment use.

2. Conformance to the conditions for Site Development Plan Review (SDR-8695), if approved.

3. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. Approval of this Special Use Permit does not constitute approval of a liquor license.

6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

LEH

SUP-32016 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Beer/Wine/Cooler On-Sale Establishment within an approved 211,606 square-foot commercial Shopping Center at 5635 Centennial Center Boulevard. The applicant proposes this use in conjunction with a proposed 1,617 square-foot, 50-seat Restaurant. Staff finds that this use is ancillary to the proposed restaurant use and that it may be conducted in a harmonious and compatible manner with the subject Shopping Center and the surrounding area. The proposed use also satisfies all Title 19.04 Special Use Permit requirements; therefore, staff recommends approval of this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
12/07/98	The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) on the subject site as part of a larger request. The Planning Commission and staff recommended approval.
08/06/03	The City Council approved a Site Development Plan Review (SDR-2208) for a proposed 397,244 square-foot commercial development and Waivers of the Town Center Development Standards on the subject site. The City Council also approved Special Use Permits for four Supper Clubs (SUP-2214, SUP-2215, SUP-2216, and SUP-2217), two Restaurants with Drive-Through (SUP-2211, SUP-2212) and Outdoor Sales (SUP-2209) on the subject site. The Planning Commission and staff recommended approval.
09/07/05	The City Council approved a Minor Amendment to an approved Site Development Plan Review (SDR-8695) and Extensions of Time for four Supper Clubs (EOT-8271, EOT-8272, EOT-8273, EOT-8275), two Restaurants with Drive-Through (EOT-8269, EOT-8270), and Outdoor Sales (EOT-8267) on the subject site. Staff recommended approval.
Related Building Permits/Business Licenses	
02/26/08	Building permits (#109332, 109333) were issued for rough grading and a temporary field office (trailer) at 5603 Centennial Center Boulevard. Final approval has not been given.
03/07/08	Building permits (#103732, 103733) were issued for onsite improvements and trash enclosures at 5603 Centennial Center Boulevard. Final approval has not been given.
03/07/08	A building permit (#103730) was issued for Centennial Gateway Building A at 5699 Centennial Center Boulevard. C of C was given on 10/21/08.
03/17/08	Building permits (#110791, 110944) were issued for under ground water and sewer and fire lead in at 5603 Centennial Center Boulevard (subject site). Final approval has not been given.

LEH

03/21/08	A building permit (#104406) was issued for Centennial Gateway Building E at 5639 Centennial Center Boulevard. Final approval was given on 10/21/08.
03/25/08	A building permit (#104736) was issued for Centennial Gateway Building A at 5651 Centennial Center Boulevard. Final approval has not been given.
03/25/08	A building permit (#107476) was issued for Centennial Gateway Building B at 5705 Centennial Center Boulevard. Final approval has not been given.
03/27/08	A building permit (#107108) was issued for Centennial Gateway Building D at 5643 Centennial Center Boulevard. Final approval was given on 10/17/08.
04/21/08	Building permits (#107470, 107475) were issued for Centennial Gateway Building E and C and at 5635 Centennial Center Boulevard and 5655 Centennial Center Boulevard. C of C was given on 10/21/08.
05/01/08	A building permit (#108852) was issued for Sportsman Warehouse Major B at 5647 Centennial Center Boulevard. Final approval has not been given.
Pre-Application Meeting	
11/12/08	The application requirements for a Special Use Permit for Beer/Wine/Cooler On-Sale Establishment were discussed with the applicant.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	

Field Check	
12/04/08	A field check was conducted and found the subject site to be an unoccupied storefront with a non-permitted temporary sign banner.

Details of Application Request	
Site Area	
Net Acres	18.71

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Shopping Center (Under Construction)	TC (Town Center)	TC (Town Center) Zone [SC-TC (Service Commercial – Town Center) Special Land Use Designation]
North	Shopping Center	TC (Town Center)	TC (Town Center) Zone [SC-TC (Service Commercial – Town Center) Special Land Use Designation]
South	Golf Course	PR-OS (Parks/Recreation/Open Space)	R-PD5 (Residential Planned Development – 5 Units per Acre)

LEH

East	Shopping Center (Under Construction)	TC (Town Center)	TC (Town Center) Zone [SC-TC (Service Commercial – Town Center) Special Land Use Designation]
West	Single-Family Residences	ML (Medium Low Density Residential)	R-PD6 (Residential Planned Development – 6 Units per Acre)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan		X	N/A
T-C Town Center District	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
T-C Town Center District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance	X		Y*

INTERAGENCY ISSUES*

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" for the following reasons:

1. Any Special Use Permit within 500' of unincorporated Clark County

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period and no significant issues have been identified.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Commercial Shopping Center	211,606 SF	1/250 SF	847	20	990	21	Y
TOTAL			867		1,008		Y

ANALYSIS

This is a request for a Special Use Permit for a Beer/Wine/Cooler On-Sale Establishment within an approved 211,606 square-foot commercial Shopping Center on an 18.76 acre site at 5635 Centennial Center Boulevard. The applicant proposes this use in conjunction with a proposed 1,617 square-foot, 50-seat Restaurant.

As there are no protected uses within the required 400-feet distance separation and this use conforms with the T-C (Town Center) zoning district zoning district, staff recommends approval of this request.

- **Zoning**

  This project is located within the T-C (Town Center) zoning district, on a site which has the special land use designation of SC-TC (Service Commercial – Town Center). This special land use designation allows low to medium intensity retail, office or other commercial uses that are intended to serve primarily the Centennial Hills area and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theatres, bowling alleys and other places of public assembly and public/quasi-public uses.

- **Use**

  Pursuant to the Town Center Development Standards Manual the use shall comply with all minimum conditions, standards and requirements applicable to the use "Beer/Wine/Cooler On-Sale Establishment" under Table 2 of the Las Vegas Municipal Code Title 19.04.010

  Title 19.04 defines the Beer/Wine/Cooler On-Sale Establishment Use as follows:

  An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers for consumption only in connection with a meal on the premise where the same is sold, and is operated in connection with a restaurant in which 45 or more people maybe be served with meals at any one time at tables or stools.

  Minimum Special Use Permit Requirements of Approval for a Beer/Wine/Cooler On-Sale Establishment use in a C-1 (Limited Commercial) zoning district are:

  1. Except as otherwise provided, no beer/wine/cooler off-sale establishment (hereinafter "establishment") shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park.

2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

    a. Any leasehold parcel; or

    b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1.

3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:

    a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or

    b. In the case of a proposed establishment which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

5. The minimum distance requirements in Requirement 1 do not apply to:

    a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or

b. A proposed establishment having more than 50,000 square feet of retail floor space.

*6. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

The proposed use meets all Title 19.04 conditions and can be conducted in a manner that is harmonious and compatible with the surrounding area; therefore, staff recommends approval.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   The proposed use will be in connection with a proposed restaurant use located within an approved commercial center, therefore the proposed use will be compatible and harmonious with the existing land use, and with the future surrounding land uses.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   The site is physically suitable for this type of use and the intensity of this use is appropriate in this area. Ample site access is provided and more than adequate parking is being provided for this use within a commercial Shopping Center.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

   Site ingress and egress will be primarily from Centennial Center Boulevard, a 90-foot Frontage Road according to the Town-Center Development Standards Manual. This roadway is more than adequate to carry any added traffic generated from this use.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

The proposed use is consistent with the General Plan and will be subject to state and City of Las Vegas business and licensing requirements and will be monitored to ensure public safety and welfare is protected.

5. The use meets all of the applicable conditions per Title 19.04.

This proposal meets the minimum requirements of the Town Center Development Standards Manual and the minimum Special Use Permit requirements of Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 732

APPROVALS 0

PROTESTS 0

LEH

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-32016** APN: 125-27-411-013

Name of Property Owner: Centennial Gateway, LLC

Name of Applicant: THE INDIAN GOURMET CURRY BOWL

Name of Representative: ANAND SRIVASTAVA

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes __X__ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Terri Sturm

Print Name: Terri Sturm

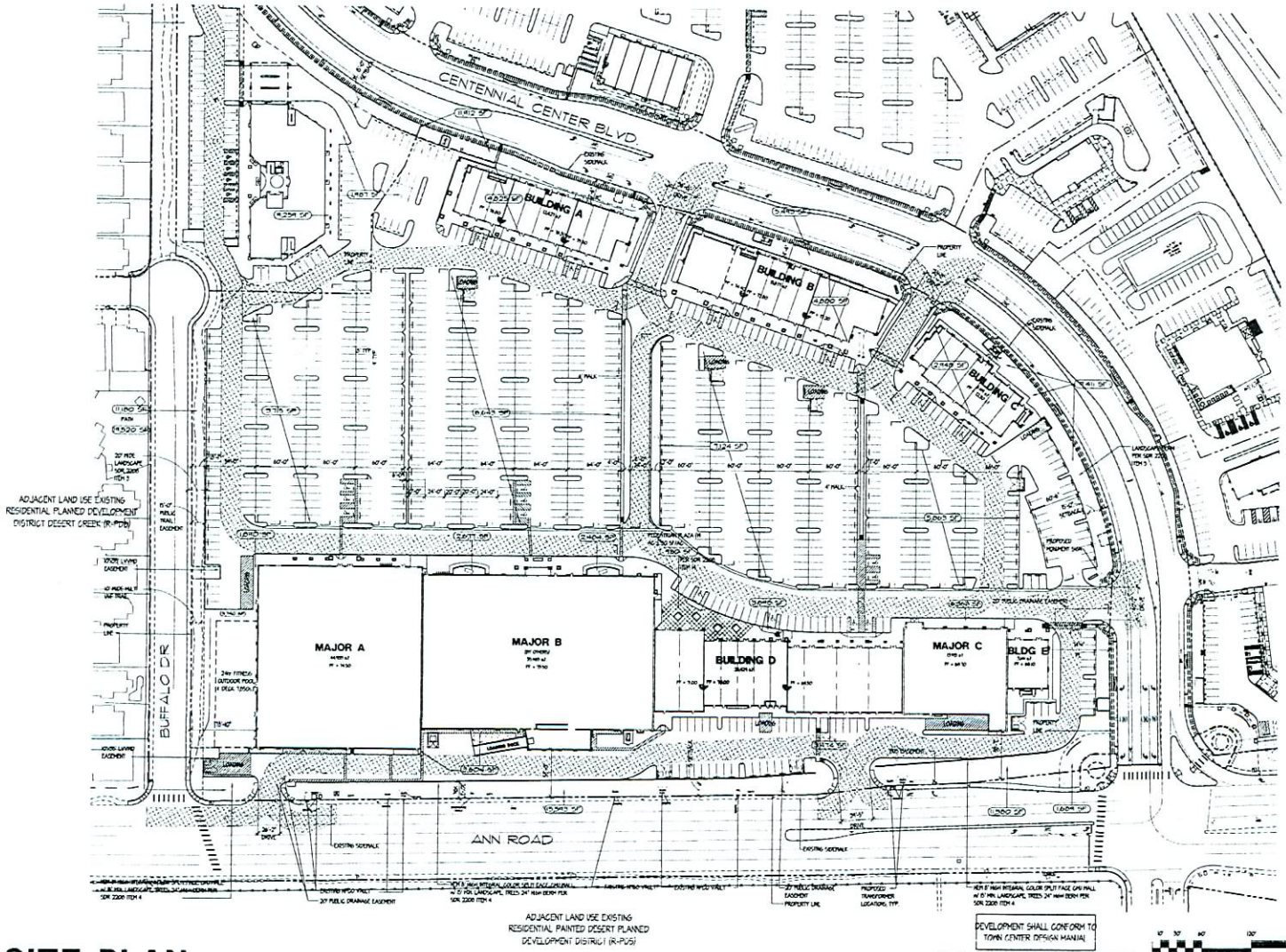
Subscribed and sworn before me

This 18th day of NOVEMBER, 2008

Kathleen P. Burns

Notary Public in and for said County and State OF CLARK NEVADA

Notary Public - State of Nevada
County of Clark
KATHLEEN P. BURNS
My Appointment Expires
May 1, 2009
No: 05-96245-1



Summary

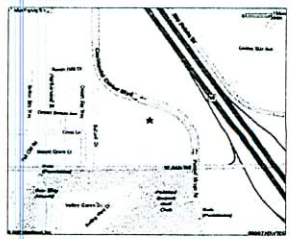
Land	18.73 AC	815,323 SF
Building Area		211,606 SF
20% Open Space Req'd		163,000 SF
Open Space Provided		163,573 SF
Plaza Area Req'd		950 SF
Plaza Area Provided		990 SF
Land-to-Bldg Ratio		3.88/1
Coverage		25.87%
Retail Shops 'A-E'		65,293 SF
Sportsman Warehouse		55,465 SF
24 Hr Fitness Center		44,933 SF
Fresh & Easy Market		13,915 SF
Sub Total Shopping Ctr		179,606 SF
Existing Office		32,000 SF
Total Building Area		211,606 SF

PARKING BY CODE REQUIREMENTS

CODE REQUIRED			
SHOPPING CENTER	179,308sf	1/250	717 SPACES
EXISTING OFFICE	32,000sf	1/300	106 SPACES
TOTAL REQUIRED			823 SPACES

PARKING BY USE

EXISTING OFFICE	32,000sf	1/300	106 SPACES
24 HR FITNESS	44,933sf	1/200	224 SPACES
SPORTSMAN W/H	55,465sf	1/250	222 SPACES
FRESH & EASY MARKET	13,915sf	1/250	55 SPACES
RETAIL "A"	12,427sf	1/250	50 SPACES
RETAIL "B"	15,877sf	1/250	63 SPACES
RETAIL "C"	8,418sf	1/250	33 SPACES
RETAIL "D"	25,429sf	1/250	102 SPACES
RETAIL "E"	3,141sf	1/250	12 SPACES
TOTAL REQUIRED			867 SPACES
TOTAL PROVIDED			1,002
H.C. REQUIRED			20
H.C. PROVIDED			21 - 5 VAN



Vicinity Map
Not to Scale

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.

THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO NADEL ARCHITECTS NEVADA, LLP AND IS SUBJECT TO VERIFICATION BY LEGALS, SURVEYS AND GOVERNING AGENCIES ETC. THIS EXHIBIT IS NOT NECESSARILY A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TIMING OR OCCUPANCY OF ANY BUILDING WITHIN THIS CENTER.

SITE PLAN

CENTENNIAL GATEWAY phase II
LAS VEGAS, NEVADA

TERRITORY INCORPORATED

60

North

DATE. JANUARY 11, 2008
NADEL JOB # 07821

NADEL ARCHITECTS NEVADA, LLP
7180 S. DEAN MARTIN DR., SUITE 800
LAS VEGAS, NV 89118
T.702.896.2000 F.702.896.7170
WWW.NADELARC.COM

NADEL RETAIL

RECEIVED
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01/08/09 PC

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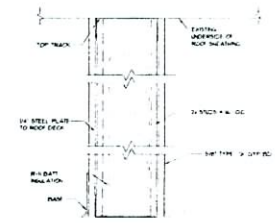
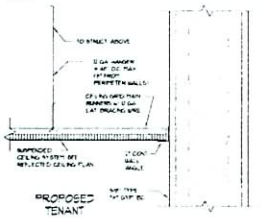
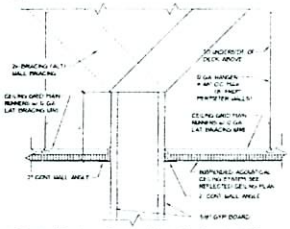


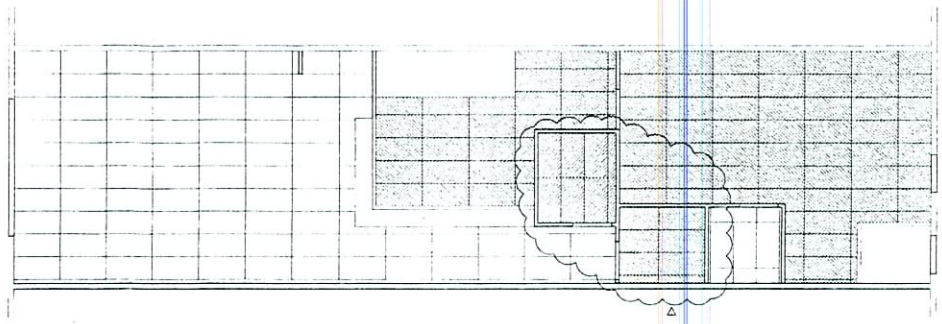
1 PARTITION WALL



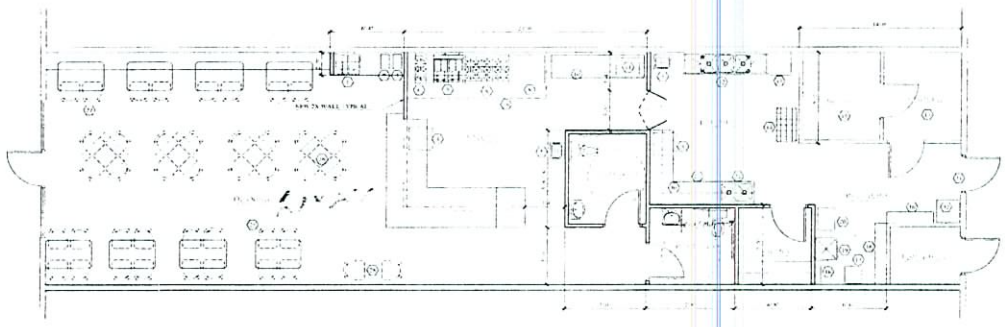
2 PARTITION WALL



3 TYP CLG ROOM A.C.T. TO A.C.T.



CEILING PLAN



FLOOR PLAN

TI Floor Plan Only

OCT 02 2008

notes

ceiling legend

notes

FLANS APPROVED ARCHITECTURAL

OCT 13 2008

RECEIVED

NOV 19 2008

SUP-32016
01/08/09 PC

floor plan

NOTE:
THESE PLANS ARE PREPARED AND SUBMITTED BY THE GENERAL CONTRACTOR AS A CATEGORY AUTHORIZED UNDER NRS 623

GENERAL CONTRACTOR
LICENSE #
SIGNATURE
REVISIONS

OMNIBUILT
NV Lic. #59025

date	design	drawn	scale
08.15.08	gm	gm	1/4" = 1'-0"

Indian Groumet Curry Bowl
5643 Centennial Center Blvd
Suite 170
Las Vegas, Nevada

job number 08013

sheet number a1



SUP-32016 - APPLICANT: THE INDIAN GOURMET CURRY BOWL, INC - OWNER: CENTENNIAL GATEWAY, LLC
5643 CENTENNIAL CENTER BOULEVARD, SUITE #130
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



SUP-32016 - APPLICANT: THE INDIAN GOURMET CURRY BOWL, INC - OWNER: CENTENNIAL GATEWAY, LLC
5643 CENTENNIAL CENTER BOULEVARD, SUITE #130
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08

)ct0ber 30,2008

The Indian Gourmet Curry Bowl T/A Indian Cury Bowl
5643 Cenrennial Centre Blvd
Suite #130
Las Vegas ,Nevada 891[illegible]

The Indian Gourmet curry Bowl is making an application for a beer/wine/and cooler license to serve with the food on the table . We are part of shopping centre .
The Restaurant specializes in Indian Cuisine .
The Indian Gourmet Cury Bowl is incorporated (s) in the State of Nevada .

SUP-32016
01/08/09 PC

City of Las Vegas Agenda Item No.: **15.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:

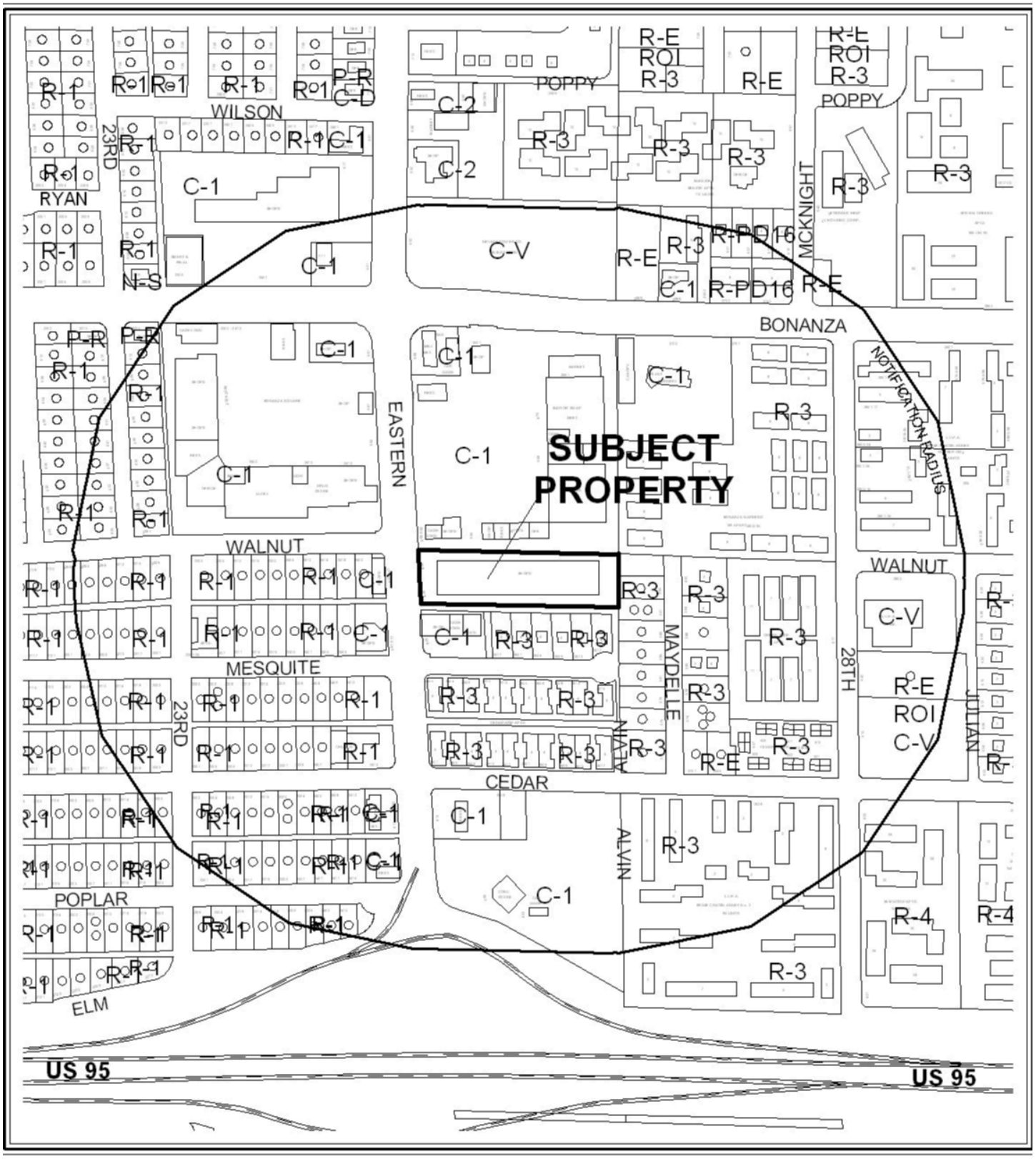
SUP-32134 - SPECIAL USE PERMIT - PUBLIC HEARING- APPLICANT: HEAVEN CAN WAIT SANCTUARY - OWNER: AAMAX ENTERPRISES, LLC - Request for a Special Use Permit FOR A PROPOSED ANIMAL HOSPITAL, CLINIC, OR SHELTER (WITH NO OUTSIDE PENS) at 546 North Eastern Avenue, Suite's #170 & #175 (APN 139-36-110-040), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

C.C.: 02/04/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcard



CASE: **SUP-32134**

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL) ZONE



CASE: **SUP-32134**

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL) ZONE

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-32134 - APPLICANT: HEAVEN CAN WAIT SANCTUARY - OWNER: AAMAX ENTERPRISES, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Conformance to all minimum requirements under LVMC Title 19.04.010 for an Animal Hospital, Clinic, or Shelter (with no Outside Pens) use, including parking requirements.

2. This approval shall be void two years from the date of final approval, unless a business license has been issued for the principal use of an Animal Hospital, Clinic, or Shelter (with no Outside Pens) on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. The subject site shall be designed to provide complete sound barriers and odor protection from adjacent suites as well as adjacent properties.

4. Noise levels must comply with the applicable provisions of LVMC Title 7.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-32134 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for an Animal Hospital, Clinic, or Shelter (with no Outside Pens) at 546 North Eastern Avenue, Suite's #170 & #175 within the Plaza Las Americas retail center. The proposed use meets the minimum Special Use Permit requirements for an Animal Hospital, Clinic, or Shelter (with no Outside Pens) use; therefore, staff recommends approval of this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/18/67	The Board of Commissioners approves a request for a Reclassification (Z-0072-66) of property generally located on the east side of Twenty-fifth Street between Bonanza Road and Mesquite Street from R-E (Residence Estates) to C-1 (Limited Commercial). The Planning Commission recommended approval.
09/18/02	The City Council approved a request for a Rezoning (Z-0062-02) from R-E (Residence Estates) to C-1 (Limited Commercial) on 1.79 acres at 540 North Eastern Avenue, and a Site Development Plan Review [Z-0062-02(1)] with a reduction of the perimeter landscaping requirements to allow for a five-foot wide landscape planter on the north property line where an eight-foot wide landscape planter is required for a proposed 25,200 square-foot commercial center on 1.79 acres at 530 and 540 North eastern Avenue. The Planning Commission recommended approval of both cases.
03/16/05	The City Council approved a request for an Extension of Time (EOT-6043) for an approved Rezoning (Z-0062-02) from R-E (Residence Estates) to C-1 (Limited Commercial) on 1.79 acres at 540 North Eastern Avenue.
09/06/06	The City Council approved a request for a Variance (VAR-14355) to allow a 20-foot residential adjacency setback where 70.75 feet is required for a proposed 30,904 square-foot retail center; a Variance (VAR-13881) to allow 103 parking spaces where 167 spaces are required and to allow two loading zones where three are required for a proposed 30,904 square-foot retail center; a Special Use Permit (SUP-13884) for a General Business-Related Gaming Establishment within a proposed restaurant; a Special Use Permit (SUP-13882) for a proposed Supper Club with a Waiver of the 400-foot distance separation requirement from a church; and a Site Development Plan Review (SDR-13880) for a proposed 30,904 square-foot retail center with a Waiver of the perimeter landscape requirements on 2.07 acres on the east side of North Eastern Avenue, approximately 153 feet north of Mesquite Avenue. The Planning Commission recommended denial of all cases.

07/13/07	Code Enforcement processed a case (#55620) for a complaint to check for possible violations at 546 North Eastern Avenue. The case was resolved on 08/03/07.
11/07/07	The City Council approved a Review of Condition (ROC-24786) to remove Condition Number two (2) of an approved Site Development Plan Review (SDR-13880) which stated that the perimeter wall shall be six feet solid block except the southwestern 50 feet which may be four-foot solid with two feet top wrought iron and replace with a condition requesting wrought iron fencing at 540 North Eastern Avenue.
08/20/08	The City Council approved a request for a Special Use Permit (SUP-28467) for a proposed Beer/Wine/Cooler Off-Sale Establishment within a proposed general retail store with a Waiver to allow a distance separation of 360 feet from a protected use where 400 feet is required at 540 North Eastern Avenue, Suite #145. The Planning Commission recommended approval.
11/05/08	The City Council approved a request for an Extension of Time (EOT-29888) of an approved Special Use Permit for a proposed Supper Club and a Waiver of the 400-foot distance separation requirement from a church on 2.06 acres at 546 North Eastern Avenue, Suite #110.
Related Building Permits/Business Licenses	
05/08/07	A building permit (#07001536) was issued for on-site improvements and hardscapes at 546 North Eastern Avenue. The permit expired on 11/10/07.
05/08/07	A building permit (#07001538) was issued for retail shell building "A" at 546 North Eastern Avenue. The permit was finaled on 01/03/08.
06/14/07	A building permit (#07001970) was issued for underground water and sewer at 546 North Eastern Avenue. The permit expired on 04/19/08.
12/11/07	A building permit (#103705) was issued for a non-work certificate of occupancy at 546 North Eastern Avenue, Suite #120. The permit was finaled on 02/21/08.
12/20/07	A business license (#C07-03793) was issued for clothing and accessories at 546 North Eastern Avenue, Suite #160. The license is currently active.
12/20/07	A business license (#B20-01385) was issued for a holding company and notary at 546 North Eastern Avenue, Suite #140. The license is currently active.
12/21/07	A building permit (#104056) was issued for a tenant improvement certificate of occupancy at 546 North Eastern Avenue, Suite #140. The permit was finaled on 02/04/08.
12/26/07	A business license (#T18-00788) was issued for cellular phones and accessories at 546 North Eastern Avenue, Suite #120. The license is currently active.
01/03/08	A building permit (#105060) was issued for a non-work certificate of occupancy at 546 North Eastern Avenue, Suite #130. The permit was finaled on 02/13/08.

01/03/08	A building permit (#105059) was issued for a non-work certificate of occupancy at 546 North Eastern Avenue, Suite #135. The permit was finaled on 02/28/08.
01/09/08	A building permit (#105500) was issued for a non-work certificate of occupancy at 546 North Eastern Avenue, Suite #160. The permit was finaled on 02/11/08.
01/17/08	A business license (#C07-03798) was issued for a clothing store at 546 North Eastern Avenue, Suite #130. The license is currently active.
01/17/08	A business license (#G04-06689) was issued for kitchen ware at 546 North Eastern Avenue, Suite #135. The license is currently active.
01/23/08	A business license (#C07-03799) was issued for clothing and accessories at 546 North Eastern Avenue, Suite #150. The license is currently active.
02/21/08	A building permit (#106903) was issued for a tenant improvement at 546 North Eastern Avenue, Suite #150. The permit was finaled 04/22/08.
02/29/08	A building permit (#07003496) was issued for a sign (tag #10352) at 546 North Eastern Avenue, Suite #160.
03/11/08	A building permit (#08000008) was issued for a sign with pan channel letters (tag #10370) at 546 North Eastern Avenue, Suite #135. The permit expired on 09/07/08.
03/11/08	A building permit (#08000009) was issued for a sign with pan channel letters (tag #10369) at 546 North Eastern Avenue, Suite #130. The permit expired on 09/07/08.
03/18/08	A business license (#A23-02275) was issued for tax preparation at 546 North Eastern Avenue, Suite #140. The license is currently active.
04/10/08	A building permit (#08000079) was issued for a 33 square-foot sign with channel letters (tag #10435) at 546 North Eastern Avenue, Suite #150. The permit expired on 10/11/08.
04/22/08	A building permit (#08000112) was issued for a sign (tag #10467) at 546 North Eastern Avenue, Suite #120. The permit expired on 10/25/08.
04/23/08	A building permit (#08000117) was issued for a 44 square-foot sign cabinet with channel letters (tag #10472) at 546 North Eastern Avenue, Suite #140. The permit expired on 10/25/08.
05/07/08	A business license (#P27-00513) was issued for a DMV errand service at 546 North Eastern Avenue, Suite #140. The license is currently active.
05/07/08	A business license (#B20-01452) was issued for a notary public at 546 North Eastern Avenue, Suite #140. The license is currently active.
06/04/08	A business license (#K10-00312) was issued for an insurance firm at 546 North Eastern Avenue, Suite #140. The license is currently active.
06/04/08	A business license (#I04-03545) was issued for an insurance agent at 546 North Eastern Avenue, Suite #140. The license is currently active.
09/23/08	A building permit (#124000) was issued for a tenant improvement certificate of occupancy at 546 North Eastern Avenue, Suite #100. The permit is still open.

09/23/08	A building permit (#124001) was issued for a tenant improvement certificate of occupancy at 546 North Eastern Avenue, Suite #110. The permit was finaled on 11/25/08.
10/06/08	A business license (#S07-00514) was issued for shoe sales at 546 North Eastern Avenue, Suite #110. The license is currently active.
11/17/08	A business license (#R05-00607) was issued for a hot dog cart at 546 North Eastern Avenue. The license is currently active.
Pre-Application Meeting	
11/20/08	A pre-application meeting was held where the submittal requirements for a Special Use Permit were discussed.
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	
Field Check	
12/03/08	Staff observed during a routine field check a well-maintained retail center with several non-permitted temporary signs posted on the building, as well as within the streetscaping along Eastern Avenue.
Details of Application Request	
Site Area	
Net Acres	2.06

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Retail Development	SC (Service Commercial)	C-1 (Limited Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Retail Development	SC (Service Commercial) & M (Medium Density Residential)	C-1 (Limited Commercial) & R-3 (Medium Density Residential)
East	Single-Family Residences & Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Retail Development	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan		X	N/A
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

NE

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Animal Hospital, Clinic, or Shelter (with no Outside Pens)	3,366 SF	One space for every 2 on-duty employees, plus one space per doctor and one space per examination room.	5	1	98	5	Y*
General Retail	27,538 SF	1:250	107	4			
SubTotal			112	5	98	5	
TOTAL (including handicap)			117		103		

**The City Council approved Variance (VAR-13881) to allow for 103 parking spaces on 09/06/06.*

ANALYSIS

This request is for a Special Use Permit for a proposed Animal Hospital, Clinic, or Shelter (with no Outside Pens) at 546 North Eastern Avenue, Suites #170 and #175. The applicant is proposing a low-cost Spay and Neuter Animal Clinic, the "Heaven Can Wait Sanctuary Spay and Neuter Clinic." This proposed Animal Clinic is comprised of 3,366 square feet, with three examination rooms. The proposed floor plan includes two separate entrances, one for cats and one for dogs, a centralized reception desk within the segregated waiting area, two restrooms, a laundry room, lab, a surgery prep area and surgical room, two animal holding areas, a treatment area, and a janitors closet and storage space.

- **Zoning**

  The subject site is currently designated SC (Service Commercial) within the Southeast Sector of the Las Vegas Master Plan 2020. The site's C-1 (Limited Commercial) zoning district is in conformance with the Las Vegas Master Plan 2020, and the Animal Hospital, Clinic, or Shelter (with no Outside Pens) use is permitted in that district with the approval of a Special Use Permit.

  The C-1 (Limited Commercial) district is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This subject site is located along a Primary Arterial (Eastern Avenue) and is part of a retail corridor.

- **Use**

  An Animal Hospital, Clinic, or Shelter (with no Outside Pens) is defined by Title 19.04 as a facility that:

  1. Provides medical or surgical treatment for animals or pets, as well as shelter and care during the time of such treatment; and
  2. Does not use any outdoor pens in providing such shelter and care.

- **Minimum Special Use Permit Requirements**

  Title 19.04.010 lists the following conditions for the Animal Hospital, Clinic, or Shelter (with no Outside Pens) use:

  1. The use shall have access to a collector street or larger.
  2. Animals shall be confined within an enclosed building at all times.
  3. The building shall be designed to provide complete sound barriers and odor protection for adjacent properties.
  4. Rooms containing cages or pens are not permitted to have windows, doors or other penetrations on exterior walls adjacent to residences.
  5. Noise levels must comply with the applicable provisions of LVMC Title 7.
  6. No more than 25% of the floor area may be used for the boarding of animals.

  The proposed site is adjacent to Eastern Avenue, a 100-foot Primary Arterial as defined by the Master Plan of Streets and Highways. The proposed floor plan shows the animal holding areas are in the interior of the building, no animals will be confined outdoors. A condition has been added to ensure the subject site is designed to provide complete sound barriers and odor protection from adjacent suites as well as adjacent properties. A total of 440 square feet of floor area is

dedicated to animal holding areas. This is 13 percent of the total floor area, below the 25 percent maximum allowed by Title 19.04.010. The proposed use meets the minimum Special Use Permit requirements for an Animal Hospital, Clinic, or Shelter (with no Outside Pens) use; therefore, staff recommends approval of this request.

FINDINGS

The following findings must be made for a Special Use Permit:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   The proposed Animal Hospital, Clinic, or Shelter (with no Outside Pens) would be located within a commercial development that includes a variety of uses including retail sales and personal services. The addition of an Animal Hospital, Clinic, or Shelter (with no Outside Pens) within this commercial development is compatible with the existing and future land uses as specified by the SC (Service Commercial) General Plan designation.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   The site is physically suitable for this type of use and the intensity is appropriate for this area. Site access is provided by Eastern Avenue, and adequate parking is being provided in accordance with the approved Variance (VAR-13881) for the retail center.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

   The proposed Animal Hospital, Clinic, or Shelter (with no Outside Pens) would be located within the Plaza Las Americas, which is adequately served by Eastern Avenue, a 100-foot Primary Arterial as defined by the Master Plan of Streets and Highways.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   The proposed Animal Hospital, Clinic, or Shelter (with no Outside Pens) use on this site will be subject to regular inspections by regulatory agencies for business licensing and will therefore not compromise the public health, safety and welfare, or the overall objectives of the General Plan.

5. The use meets all of the applicable conditions per Title 19.04.

The proposed Animal Hospital, Clinic, or Shelter (with no Outside Pens) use meets all of the applicable conditions per Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 11

SENATE DISTRICT 2

NOTICES MAILED 183

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-32134** APN: 139-36-110-040

Name of Property Owner: AAMAX Enterprises, LLC

Name of Applicant: Heaven Can Wait

Name of Representative: APTUS Architecture

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Chris Shelton

Subscribed and sworn before me

This 21st day of November, 2008

Aundrea Kee

Notary Public in and for said County and State

NOTARY PUBLIC
AUNDREA P. KEE
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. JUL 30, 2012
No: 08-7358-1

Site and Project Information

SITE DATA

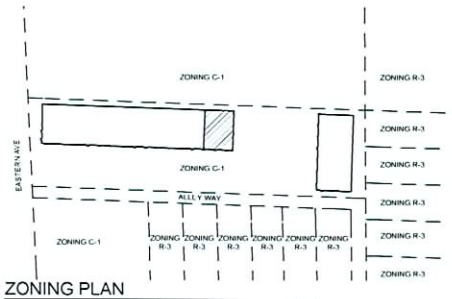
PARCEL NUMBER	139-36-110-040
JURISDICTION	CITY OF LAS VEGAS - 89101
EXISTING GENERAL PLAN	S-C
EXISTING ZONING	C-1
PROPOSED USE	RETAIL, OFFICE, WAREHOUSE, ETC.
SITE AREA	86,870 SF 2.0 GROSS ACRES

BUILDING INFORMATION

BUILDING AREAS	
RETAIL	26,198 SF
SUPPER CLUB, PUBLIC SEATING	2,500 SF
SUPPER CLUB, OTHER	846 SF
FINANCIAL INSTITUTION	1,360 SF
TOTAL SQUARE FOOTAGE	30,904 SF

PARKING AREA

BUILDING AREA	REQUIRED PARKING	PROVIDED
RETAIL	26,198 SF @ 1:250 = 105	
SUPPER CLUB, PUBLIC SEATING	2,500 SF @ 1:50 = 50	
SUPPER CLUB, OTHER	846 SF @ 1:200 = 5	
FINANCIAL INSTITUTION	1,360 SF @ 1:200 = 7	
STANDARD PARKING SPACES PROVIDED		76
COMPACT PARKING SPACES PROVIDED		22
HANDICAPPED SPACES PROVIDED		5
TOTAL PARKING		103
LOADING ZONE (15' X 25')		2



ZONING PLAN

N.T.S.

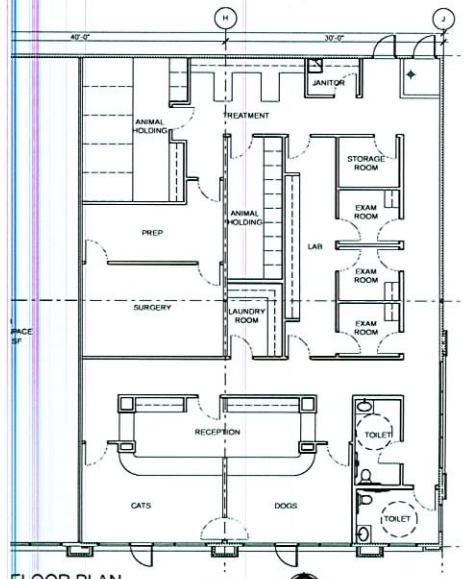


VICINITY MAP

N.T.S.

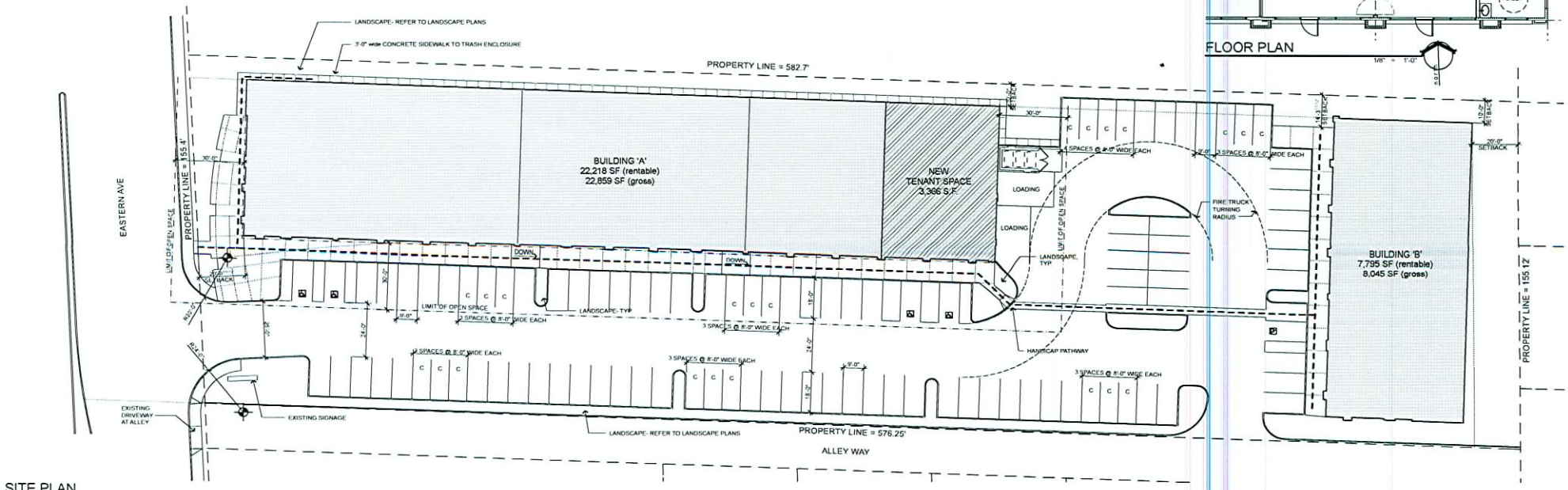


LOCATION MAP



FLOOR PLAN

1/8" = 1'-0"



SITE PLAN

1" = 20'

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APTUS|Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

Heaven Can Wait

Special Use Permit

546 N. Eastern Avenue, Ste. 170 & 175
Las Vegas, Nevada 89101

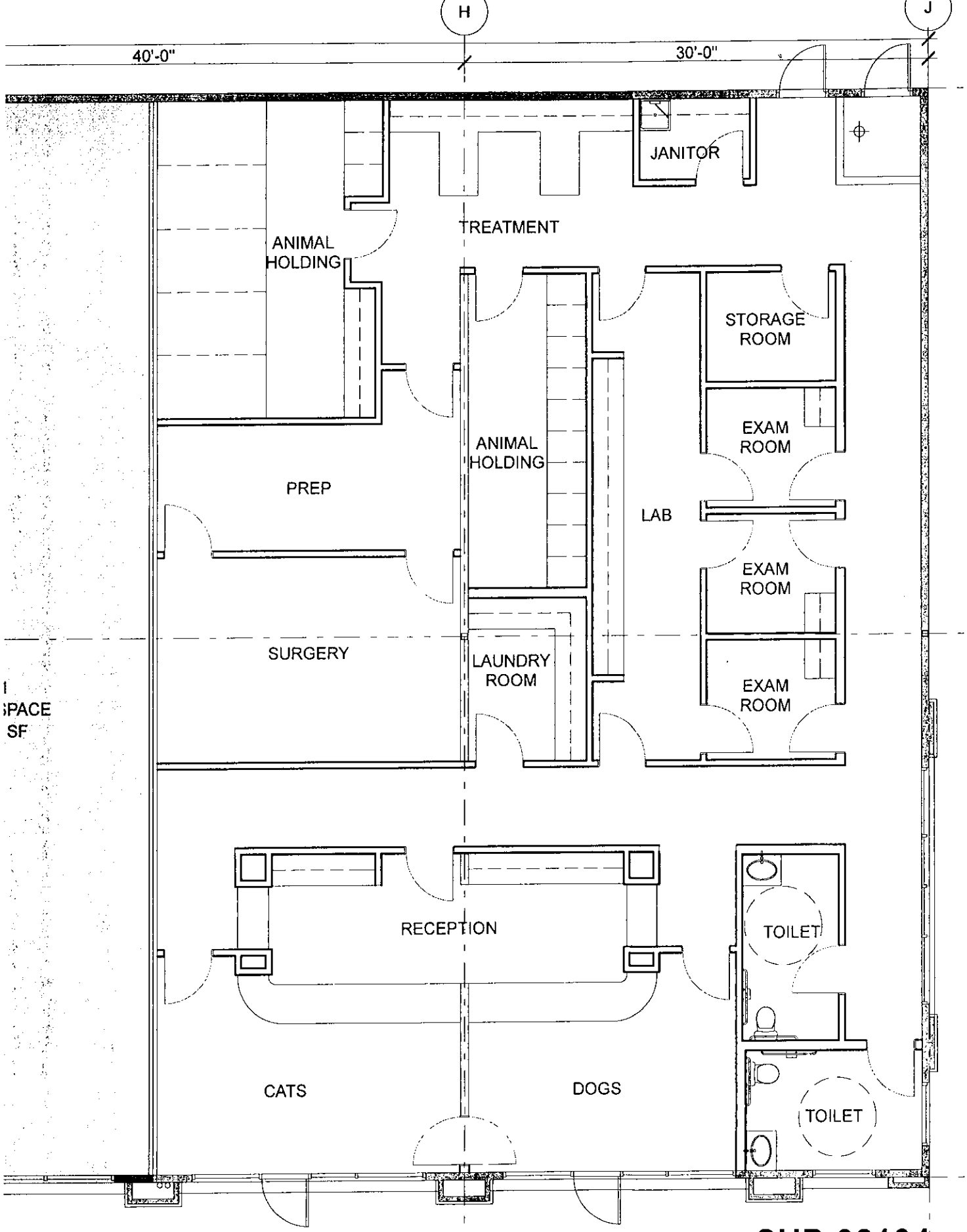
City of Las Vegas SUP Submittal 11.24.08

SITE PLAN & FLOOR PLAN

AS100

SUP-32134
01/08/09 PC

RECEIVED
NOV 25 2008



FLOOR PLAN

1/8" = 1'-0"

north

SUP-32134
01/08/09 PC



SUP-32134 - APPLICANT: HEAVEN CAN WAIT SANCTUARY - OWNER: AAMAX ENTERPRISES, LLC 546 NORTH EASTERN AVENUE, SUITE'S #170 & #175
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08



SUP-32134 - APPLICANT: HEAVEN CAN WAIT SANCTUARY - OWNER: AAMAX ENTERPRISES, LLC 546 NORTH EASTERN AVENUE, SUITE'S #170 & #175
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08



SUP-32134 - APPLICANT: HEAVEN CAN WAIT SANCTUARY - OWNER: AAMAX ENTERPRISES, LLC 546 NORTH EASTERN AVENUE, SUITE'S #170 & #175
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08



SUP-32134 - APPLICANT: HEAVEN CAN WAIT SANCTUARY - OWNER: AAMAX ENTERPRISES, LLC 546 NORTH EASTERN AVENUE, SUITE'S #170 & #175
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08



SUP-32134 - APPLICANT: HEAVEN CAN WAIT SANCTUARY - OWNER: AAMAX ENTERPRISES, LLC 546 NORTH EASTERN AVENUE, SUITE'S #170 & #175
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08



SUP-32134 - APPLICANT: HEAVEN CAN WAIT SANCTUARY - OWNER: AAMAX ENTERPRISES, LLC 546 NORTH EASTERN AVENUE, SUITE'S #170 & #175
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08



SUP-32134 - APPLICANT: HEAVEN CAN WAIT SANCTUARY - OWNER: AAMAX ENTERPRISES, LLC 546 NORTH EASTERN AVENUE, SUITE'S #170 & #175
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08

APTUS|Architecture

November 24, 2008

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, Nevada 89101

RE: **APN: 139-36-110-040**
Re: Special Use Permit

To Whom it May Concern:

We respectfully submit this request for a Pre-Application Conference on behalf of our client, *"Heaven Can Wait Sanctuary Spay and Neuter Clinic"*, for the property located at 546 N. Eastern. The intended use for the property is for a "Spay and Neuter Animal Clinic, with no outside pens".

The current zoning designation for this property is "C-1". We are requesting a Special Use Permit for an Animal Spay and Neuter Clinic with no outside pens. To the west is Eastern Avenue, to the North is a commercial property zoned C-1, to the east are residential properties zoned R-3 and to the south is an alley and residential properties zoned R-3. This use is compatible with the surrounding area and will provide a much needed service for the Las Vegas area.

Please consider this request as a positive impact on the City of Las Vegas and the surrounding neighborhood.

Respectfully Submitted,

Kristen G. Neuman

Kristen G. Neuman, AIA
APTUS Architecture

SUP-32134
01/08/09 PC

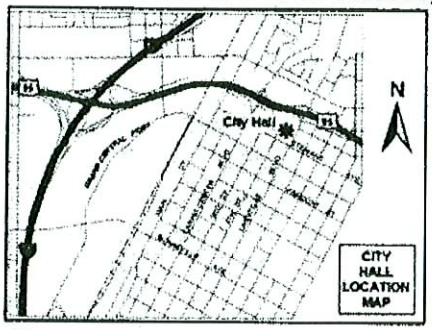
1200 South 4th Street, Suite 206, Las Vegas, Nevada 89104 P 702.839.1200 F 702.839.1213 info@aptusarchitecture.com

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.39⁴
0004239954 DEC 26 2008
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-32134

Planning Commission Meeting of 1/8/2009

RECEIVED
DEC 30 2008

Case: SUP-32134

13935513022
WISEMAN LIVING TRUST
2300 E MESQUITE AVE
LAS VEGAS NV 89101-3408

JAVOE11 89101

#15
P

City of Las Vegas Agenda Item No.: **16.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

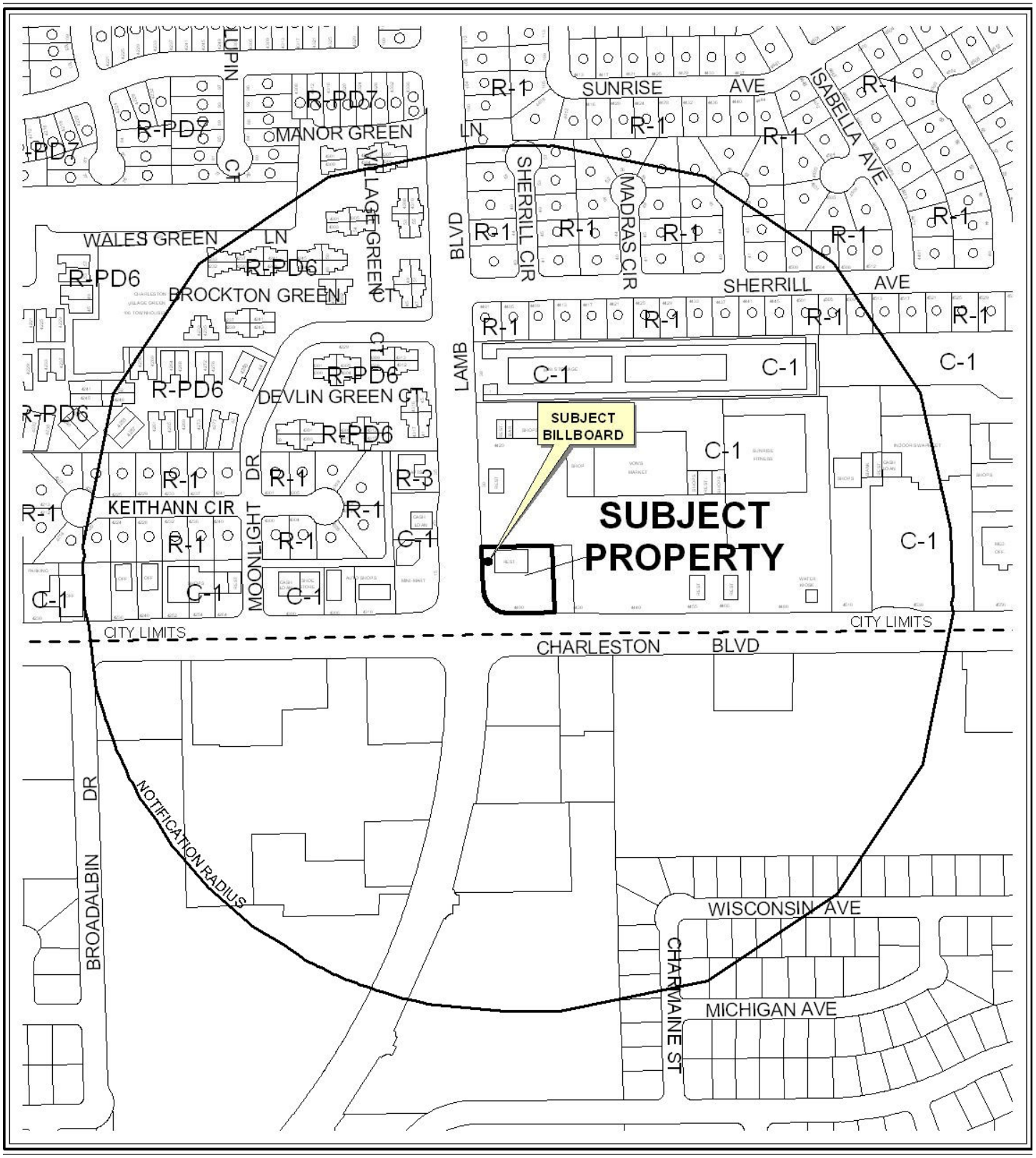
SUBJECT:
RQR-31529 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: GOLDEN ARCH LP - Required Review of an approved Special Use Permit (U-53-87) FOR A 40-FOOT, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN (BILLBOARD) at 4400 East Charleston Boulevard (APN 140-32-401-004), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

C.C.: 02/04/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Action Letter for U-53-87



CASE: **RQR-31529**

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



CASE: **RQR-31529**

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



RQR-31529

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-31529 - APPLICANT/OWNER: GOLDEN ARCH LP

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (U-0053-87), if approved.

2. Payment of the required notification and application fees totaling $800.00, in addition to the submittal of all required documents within 10 days of City Council.

3. The owner of this Off-Premise Sign (Billboard) shall within thirty (30) days, obtain either a construction inspection and approval by the City or structural certification, as those items are described in Title 19.14.100(D), paragraph six, subsection a or b. Failure to secure the required final inspection may result in fines and/or removal of the Off-Premise Sign (Billboard).

4. This Special Use Permit shall be placed on an agenda closest to August 19, 2011 at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

5. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

6. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (U-0053-87) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

RQR-31529 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a Required Review of an approved Special Use Permit (U-0053-87) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 4400 E. Charleston Boulevard.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
07/15/87	The City Council approved a request for a Special Use Permit (U-0053-87) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard). The Board of Zoning Adjustment recommended approval on 06/25/87.
09/16/87	The City Council approved a request for a Review of Condition [U-0053-87(1)], which required the property owner to sign a Special Improvement District Agreement in connection with the construction of an Off-Premise Sign (Billboard). The Board of Zoning Adjustment recommended approval on 07/28/87.
08/19/92	The City Council approved a request for a Required Review [U-0053-87(2)] of an approved Special Use Permit (U-0053-87) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard). The Board of Zoning Adjustment recommended approval on 07/28/92.
06/23/05	The Planning and Development Department approved a request for an Minor Site Development Plan Review (SDR-6629) for a 338 square-foot addition and exterior improvements to an existing McDonald's Restaurant on 0.66 acres at 4400 East Charleston Boulevard.
03/12/08	A Code Enforcement case (63349) was processed for temporary window signs at 4400 East Charleston Boulevard. The case was closed on 03/31/08.
Related Building Permits/Business Licenses	
03/18/90	A business license (R09-00727) was issued for a Restaurant at 4400 East Charleston Boulevard. The license is still active.
09/30/05	A building permit (05006850) was issued for tenant improvements at 4400 East Charleston Boulevard. The permit was finalized on 06/1/06.
10/17/07	A business license (V02-01734) was issued for a DVD Rental Kiosk at 4400 East Charleston Boulevard. The license is still active.
Pre-Application Meeting	
A pre-application meeting was not required, nor was one held.	
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	

DS

Field Check	
12/22/08	Staff conducted a field inspection of the site with the following observations: • The subject billboard had no embellishments, animated signage, or electronic displays. • All structural elements have been properly maintained and are screened from public viewing • The sign and supporting structure appeared in good condition and does not require repainting or bird deterrents. • There is only one sign face on the structure viewed when facing north

Details of Application Request	
Site Area	
Gross Acres	0.66

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Retail Establishment	CG (Commercial General)- Clark County	C-1 (Local Business)- Clark County
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Retail Establishment	Sc (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan		X	N/A
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Standards	Code Requirement	Provided	Compliance
Location	No Off-Premise Sign may be located within public right-of-way	Sign is not located in public right-of-way.	Y

DS

Zoning	Off-Premise Signs are permitted in C-1. C-2, C-M, and M zoning districts only	Sign is in a C-1 (Limited Commercial) zoning district.	Y
Area	No Off-Premise Sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	Sign is 672 square feet in size and has no embellishments.	Y
Height	No higher than 40 feet from grade at the point of construction: may be raised to a maximum of 55 feet with approval of the City Council if significantly obscured from view of travel lanes.	Sign is 40 feet tall.	Y
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	Structural elements are screened from public view.	Y
Off-Premise Sign (Billboard)	At least 750 feet to another Off-Premise Sign along US-95 or at least 300 feet to another Off-premise Sign (if not along US-95)	The sign (billboard) is more than 300 feet from another Off-Premise Sign.	Y
Off-Premise Sign (Billboard)	At least 300 feet to the nearest property line of a lot in any "R" or U" zoned districts.	Sign is approximately 250 feet to the east of property zoned for residential use.	N*
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Sign is permanently secured to the ground and is not located on property used for residential purposes.	Y

* The sign is located approximately 250 feet from property zoned R-1 (Single Family Residential) to the west of the subject site.

ANALYSIS

This is the third Required Review since the initial approval of the Special Use Permit (U-0053-87) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 4400 East Charleston Boulevard. The sign is located approximately 250 feet east of property zoned for residential use; however, since the initial approval of the Special Use Permit and subsequent review periods, there has been no tangible redevelopment in the surrounding area.

During a site visit, staff observed the sign and structure in good condition with no bird nuisance problems. A research of building permit activity found no history of a permit issued or finalized for an Off-Premise Sign (Billboard) at 4400 East Charleston Boulevard.

FINDINGS

Title 19.14.100 requires a minimum of 300 feet between an Off-Premise Sign (Billboard) and any property zoned "R" (Residential) or "U" (Undeveloped). The subject sign does not meet the minimum separation requirements, as it is located within 300 feet of property zoned for residential use, though the surrounding area has not changed since the original approval of the Special Use Permit.

According to City records, a building permit and final inspection were never completed for the Off-Premise Sign (Billboard), nor is there a record of a third party Special Inspection Report being completed and filed for this sign; therefore, staff recommends denial of this request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 213

APPROVALS 0

PROTESTS 0

DS



RQR-31529 - APPLICANT/OWNER: GOLDEN ARCH LP
4400 EAST CHARLESTON BOULEVARD
JANUARY 8, 2009 PLANNING COMMISSION

12/22/08



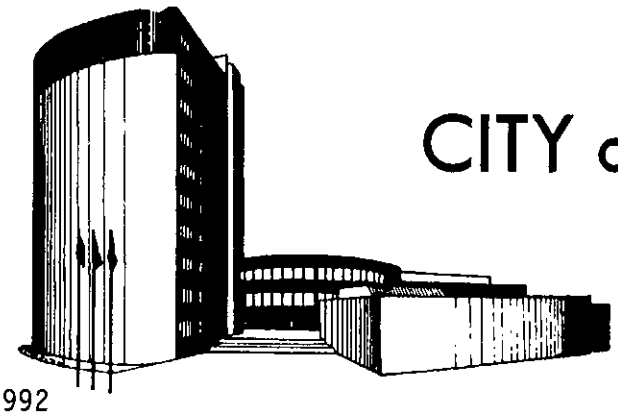
RQR-31529 - APPLICANT/OWNER: GOLDEN ARCH LP
4400 EAST CHARLESTON BOULEVARD
JANUARY 8, 2009 PLANNING COMMISSION

12/22/08

MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

September 4, 1992

Mr. Bernard Shapiro
2900 South Highland Avenue, Bldg. 18-D
Las Vegas, Nevada 89109

RE: U-53-87 - REVIEW

Dear Mr. Shapiro:

The City Council at a regular meeting held August 19, 1992 APPROVED the required five year review of an approved Special Use Permit which allowed a 14 x 48 foot off-premise (billboard) sign to a height of 40 feet on property located at 4400 East Charleston Boulevard, C-1 Zone, subject to:

1. This use shall be reviewed in five years at which time the Board may require that the sign be removed.

2. Conformance to the plot plan and elevations.

3. Satisfaction of City Code requirements and design standards of all City departments.

Sincerely,

KATHLEEN M. TIGHE
City Clerk

/cmp

cc: Dept. of Community Planning & Development
Dept. of Public Works
Dept. of Fire Services
Dept. of Building & Safety
Land Development Services

Donrey Outdoor Advertising
1211 West Bonanza Road
Las Vegas, Nevada 89106

RQR-31529
01/08/09 PC

City of Las Vegas Agenda Item No.: **17.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

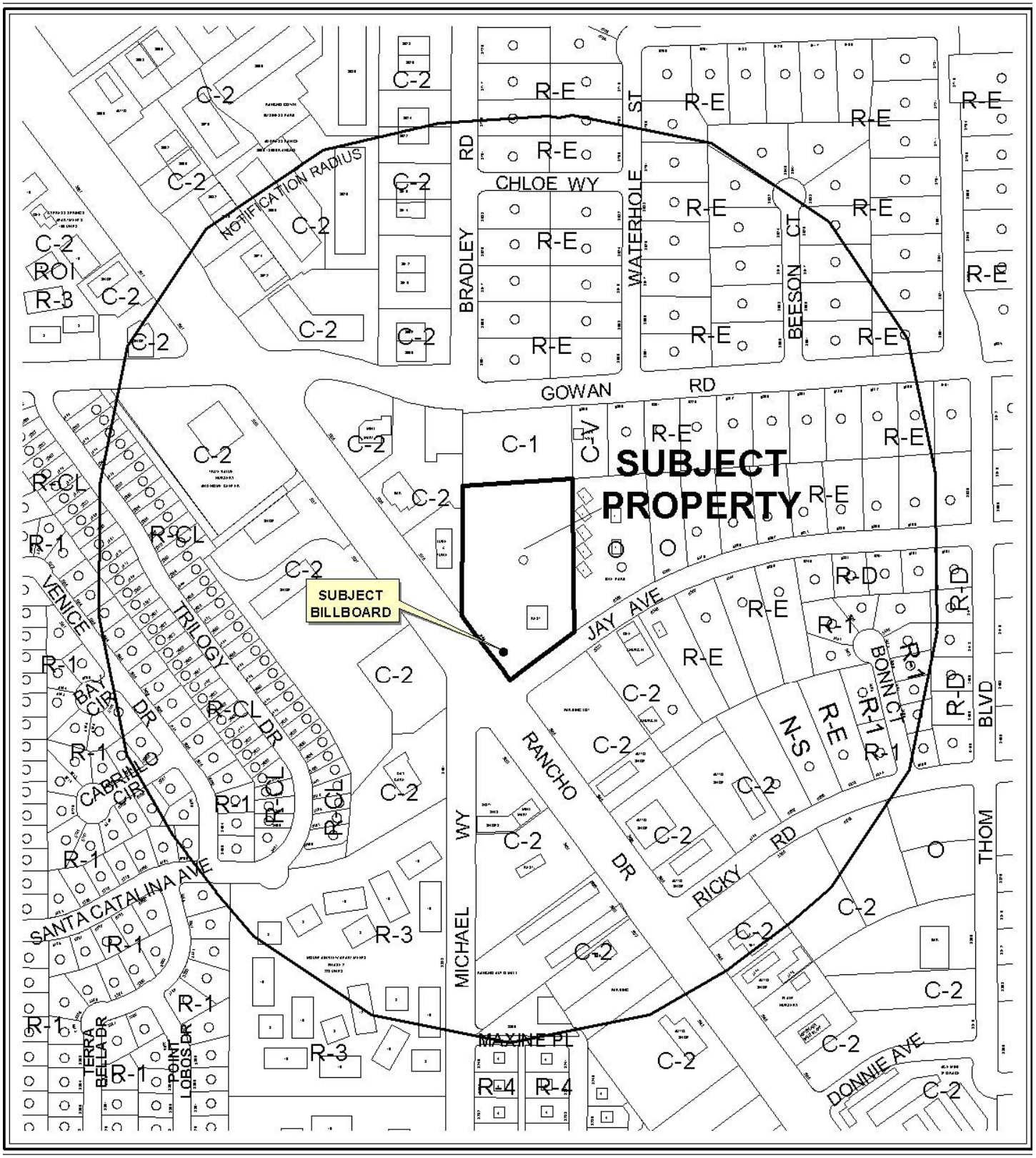
SUBJECT:
RQR-31547 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: HAL-STAN, INC. - Required Review of an Approved Special Use Permit (U-0038-95) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN (BILLBOARD) at 3500 North Rancho Drive (APN 138-12-710-044), C-1 (Limited Commercial) Zone, Ward 6 (Ross)

C.C.: 02/04/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Action Letter for RQR-5167



0 300 600 Feet

CASE: **RQR-31547**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



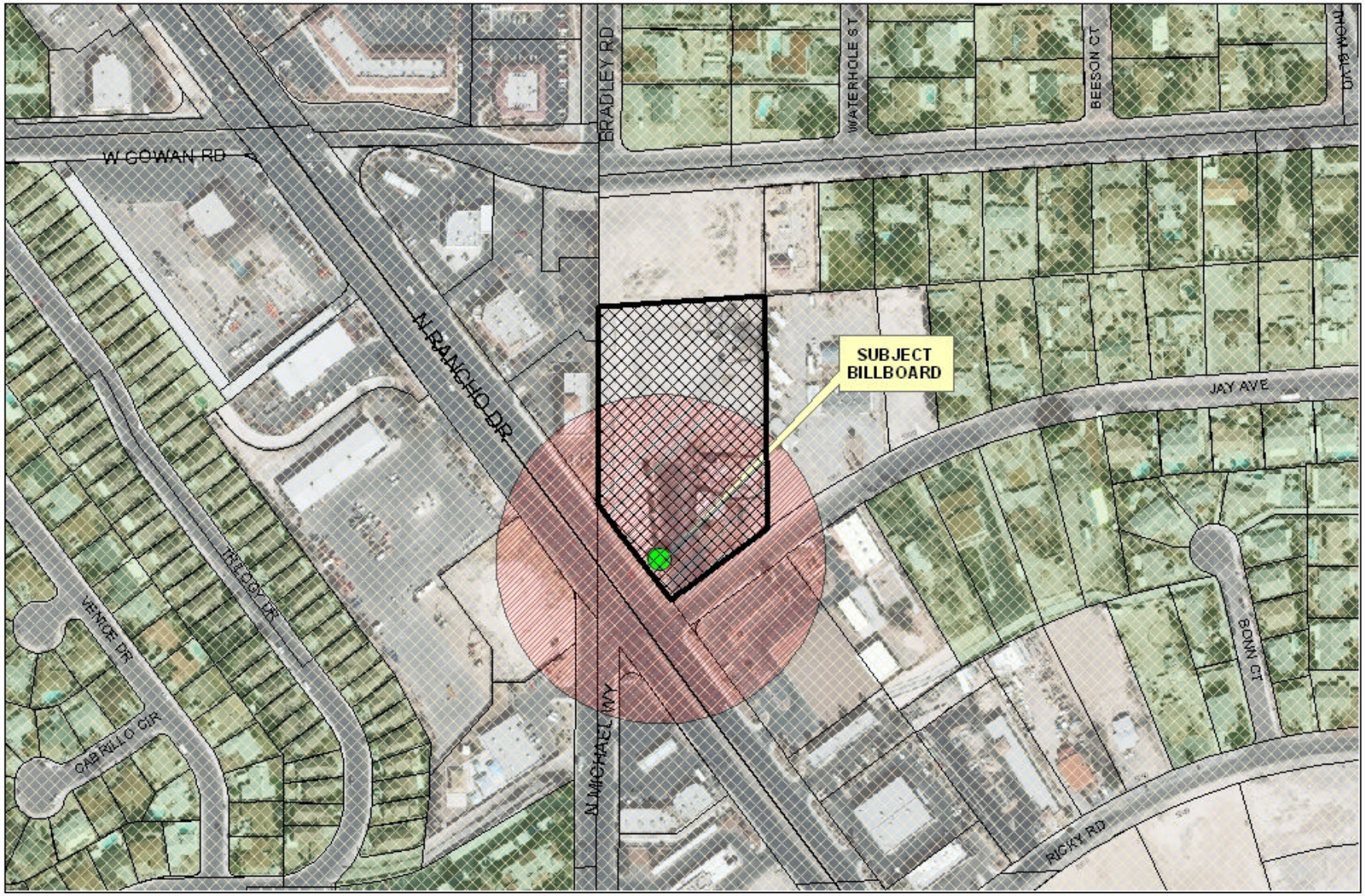
0 300 600 Feet

CASE: **RQR-31547**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



RQR-31547

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-31547 - APPLICANT: LAMAR ADVERTISING - OWNER: HAL-STAN, INC.

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (U-0038-95), if approved.

2. This Special Use Permit shall be placed on an agenda closest to November 17, 2011 at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (U-0038-95) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

DS

** STAFF REPORT **

PROJECT DESCRIPTION

This application is in response to a Required Review of an approved Special Use Permit (U-0038-95) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 3500 North Rancho Drive.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
06/26/75	The Board of Zoning Adjustment approved a request for a Variance (V-0026-75) to allow a mobile home to be used as a caretaker's residence for the Hilltop House Restaurant on property located at 3400 Rancho Drive.
05/17/95	The City Council approved a request for a Special Use Permit (U-0038-95) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 3500 North Rancho Drive. The Board of Zoning Adjustment recommended approval on 04/25/95.
07/05/00	The City Council approved a request for a Required Review [U-0038-95(1)] on an approved Special Use Permit (U-0038-95) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 3500 North Rancho Drive. The Planning Commission recommended approval on 05/25/00.
10/16/02	The City Council approved a request for a Required Review [U-0038-95(2)] on an approved Special Use Permit (U-0038-95) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 3500 North Rancho Drive. The Planning Commission recommended approval on 09/12/02.
04/02/03	The City Council approved a request for Rezoning (ZON-1364) from C-2 (General Commercial), R-E (Residence Estates), R-MHP (Residential Mobile/Manufactured Home Park), and U (Undeveloped) to C-2 (General Commercial), C-1 (Limited Commercial), O (Office), C-V (Civic), R-E Residence Estates), R-1 (Single Family Residential) and U (Undeveloped) on property located on or in close proximity to both sides of Rancho Drive from Gowan Road to the northern City limits at Moccasin Road. The Planning Commission recommended approval on 02/27/03.
10/01/03	The City Council approved a request for a Rezoning (ZON-2526) from C-2 (General Commercial) and R-E (Residence Estates) to C-2 (General Commercial), C-1 (Limited Commercial), N-S (Neighborhood Services), O (Office), C-V (Civic) and R-E (Residence Estates) on property on or in close proximity to both sides of Rancho Drive from Cheyenne Avenue to Gowan Road. The Planning Commission recommended approval on 08/28/03.

09/07/04	A Code Enforcement case (21294) was processed for an old refrigerator, junk, inoperative vehicles at 3500 North Rancho Drive. The case was closed on 09/10/04.
09/21/04	The Code Enforcement case (21844) was processed for a parcel filled with miscellaneous refuse, junk, and vehicles at 3500 North Rancho Drive. The case was closed on 01/07/05.
11/17/04	The City Council approved a request for a Required Review (RQR-5167) of an approved Special Use Permit (U-0038-95) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 3500 North Rancho Drive. The Planning Commission recommended approval on 10/21/04.
02/17/05	A Code Enforcement case (26145) was processed to check for all violations at 3500 North Rancho Drive. The case was closed on 06/20/05.
06/29/08	A Code Enforcement case (67169) was processed for abandoned building at 3500 North Rancho Drive. The case was closed on 08/06/08.
Related Building Permits/Business Licenses	
07/25/95	A building permit (95875360) was issued for the installation of an Off-Premise Sign (Billboard) at 3500 North Rancho Drive. The permit was finalized on 02/21/96.
02/20/96	A building permit (96003424) was issued for electrical service to the sign at 3500 North Rancho Drive. The permit was finalized on 02/21/96.
Pre-Application Meeting	
A pre-application meeting was not required, nor was one held.	
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	
Field Check	
12/02/08	Staff conducted a field inspection of the subject site with the following observations: • There was no graffiti or bird nuisance present on the support structure or the display panels of the sign. • All structure elements were properly screened.

Details of Application Request	
Site Area	
Gross Acres	3.30

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant buildings	SC (Service Commercial)	C-1 (Limited Commercial)
North	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
South	Church	GC (General Commercial)	C-2 (General Commercial)

East	Mobile Home Park	O (Office)	O (Office)
West	Garage, Minor Auto Repair	GC (General Commercial)	C-2 (General Commercial)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan		X	N/A
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts	X		Y
A-O Airport Overlay District (70 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Standards	Code Requirement	Provided	Compliance
Location	No Off-Premise Sign may be located within public right-of-way	Sign is not in public right-of way	Y
Zoning	Off-Premise Signs are permitted in C-1. C-2, C-M, and M zoning districts only	Sign is located in the C-1 (Limited Commercial) zoning district	Y
Area	No Off-Premise Sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	Sign is 672 square feet in size and has no embellishment	Y
Height	No higher than 40 feet from grade at the point of construction: may be raised to a maximum of 55 feet with approval of the City Council if significantly obscured from view of travel lanes.	Sign is 40 feet tall.	Y

Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	Structural elements of the sign are adequately screened from public view.	Y
Off-Premise Sign (Billboard)	At least 750 feet to another Off-Premise Sign along US-95 or at least 300 feet to another Off-premise Sign (if not along US-95)	Sign is not located along US-95 and is more than 300 feet from another Off-premise Sign.	Y
Off-Premise Sign (Billboard)	At least 300 feet to the nearest property line of a lot in any "R" or U" zoned districts.	Sign is more than 300 feet from property zoned for residential use.	Y
Other	All Off-premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Sign is permanently secured to the ground and is not located on property used for residential purposes.	Y

ANALYSIS

This is the fourth Required Review since the approval of the Special Use Permit (U-0038-95) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 3500 North Rancho Drive. There have been no significant changes in the surrounding land use since the installation of the sign. During a field inspection of the site, staff found the sign in good condition with no graffiti or bird nuisance problems on the structure, sign, or surrounding ground area. A research of building permit activity found that the billboard was constructed under sign permit #95875360, and received final inspection on 2/21/96 under the address of 3500 North Rancho Drive.

FINDINGS

This sign is located in a C-1 (Limited Commercial) zoning district and is within the Off-Premise Exclusionary Zone, therefore is considered an existing non-conforming sign. Staff finds that there is no adverse impact regarding the continued use of this sign at this time, as there have been no significant changes in development or land use in the surrounding area since its installation; therefore, staff recommends approval, subject to a three-year review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED	3
ASSEMBLY DISTRICT	11
SENATE DISTRICT	10
NOTICES MAILED	205
APPROVALS	0
PROTESTS	0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-31547** APN: 138-12-710-044

Name of Property Owner: Halstan ,Inc.

Name of Applicant: Lamar Outdoor Advertising

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Craig A Wojtowicz

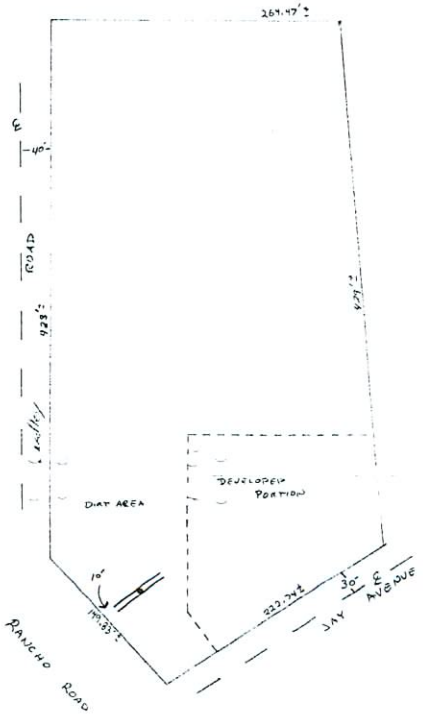
Print Name: CRAIG A WOJTOWICZ

Subscribed and sworn before me

This 20 day of Nov, 2006

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
KAREN H. JOHNSON
My Appointment Expires
October 9, 2011
No: 03-84972-1

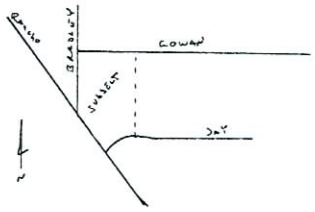


A PORTION OF THE
SOUTHEAST ¼ SECTION 12
TOWNSHIP 20 SOUTH
RANGE 60 EAST

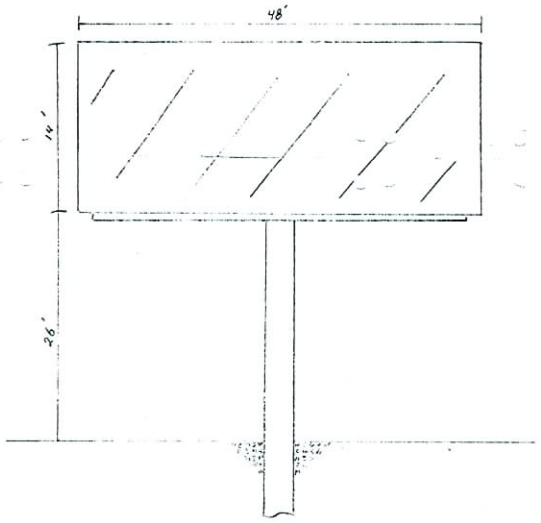
APN 13812-710-044

3500 NO. RANCHO DRIVE

ZONED C-1



VICINITY
MAP
(NOT TO SCALE)



ELEVATION



1" = 50'

RQR-31547
01/08/09 PC

RECEIVED
NOV 24 2008

APPROVED
COMMUNITY PLANNING & DEVELOPMENT

257-1371.01

ALMAR OUTDOOR ADVERTISING, INC.
MICHAEL PERRAM
1515 FRANCISCA LANE
LAS VEGAS, NEVADA 89119
(702) 204-
1650

Halstan Inc.	
SCALE: 1"=50	APPROVED BY:
DATE: 3-95	DRAWN BY: CO
A.P.N. 13812-710-044	REVISED
3500 N. RANCHO	DRAWING NUMBER: 1



RQR-31547 - APPLICANT: LAMAR ADVERTISING - OWNER: HAL-STAN, INC.
3500 NORTH RANCHO DRIVE
JANUARY 8, 2009 PLANNING COMMISSION

12/02/08



RQR-31547 - APPLICANT: LAMAR ADVERTISING - OWNER: HAL-STAN, INC.
3500 NORTH RANCHO DRIVE
JANUARY 8, 2009 PLANNING COMMISSION

12/02/08

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

November 19, 2004

Halston, Inc.
5396 Jay Avenue
Las Vegas, Nevada 89130

RE: RQR-5167 - REQUIRED REVIEW
CITY COUNCIL MEETING OF NOVEMBER 17, 2004

Dear Applicant:

The City Council at a regular meeting held November 17, 2004 APPROVED the request for Required Two Year Review of an Approved Special Use Permit (U-0038-95) WHICH ALLOWED A 40 FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3500 North Rancho Drive (APN 138-12-710-044), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 18, 2004. This approval is subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

3. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
18112-001-6/04

RQR-31547
01/08/09 PC

4. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

5. All City Code requirements and design standards of all City Departments shall be satisfied.

Sincerely,

Vicky Darling

Vicky Darling
Assistant Deputy City Clerk for
Barbara Jo Ronemus, City Clerk

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

Mr. Scott Naftzger
Lamar Outdoor Advertising
1863 Helm Drive
Las Vegas, Nevada 89119

RQR-31547
01/08/09 PC

City of Las Vegas Agenda Item No.: **18.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

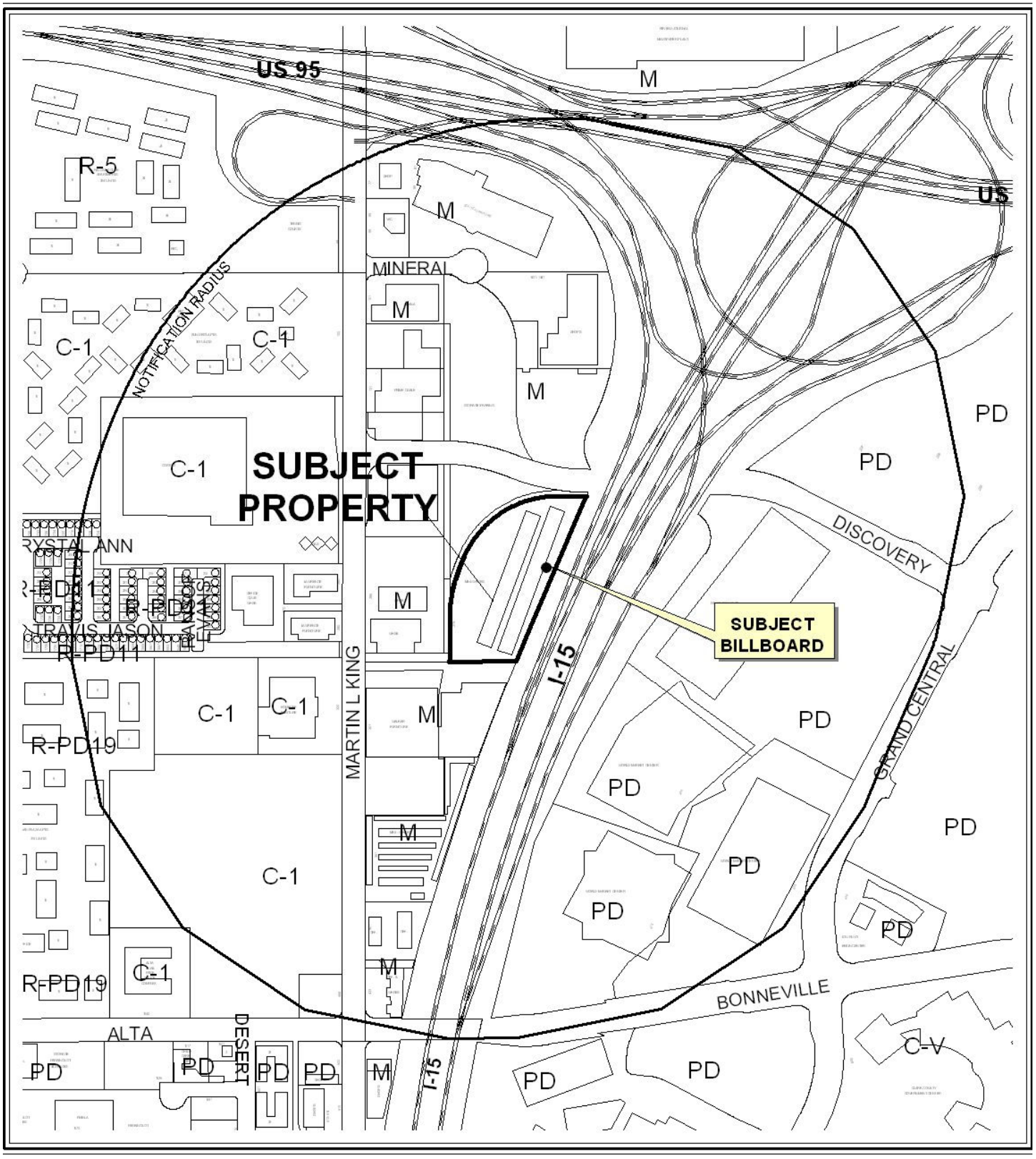
SUBJECT:
RQR-31586 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: STORAGE EQUITIES - Required Review for an approved Special Use Permit (U-0159-89) FOR A 55-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN (BILLBOARD) at 275 South Martin L. King Boulevard (APN 139-33-501-012), M (Industrial) Zone, Ward 5 (Barlow)

C.C.: 02/04/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Action Letter for U-0159-89-(2)
6. City Council Action Letter for RQR-3132



CASE: **RQR-31586**

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



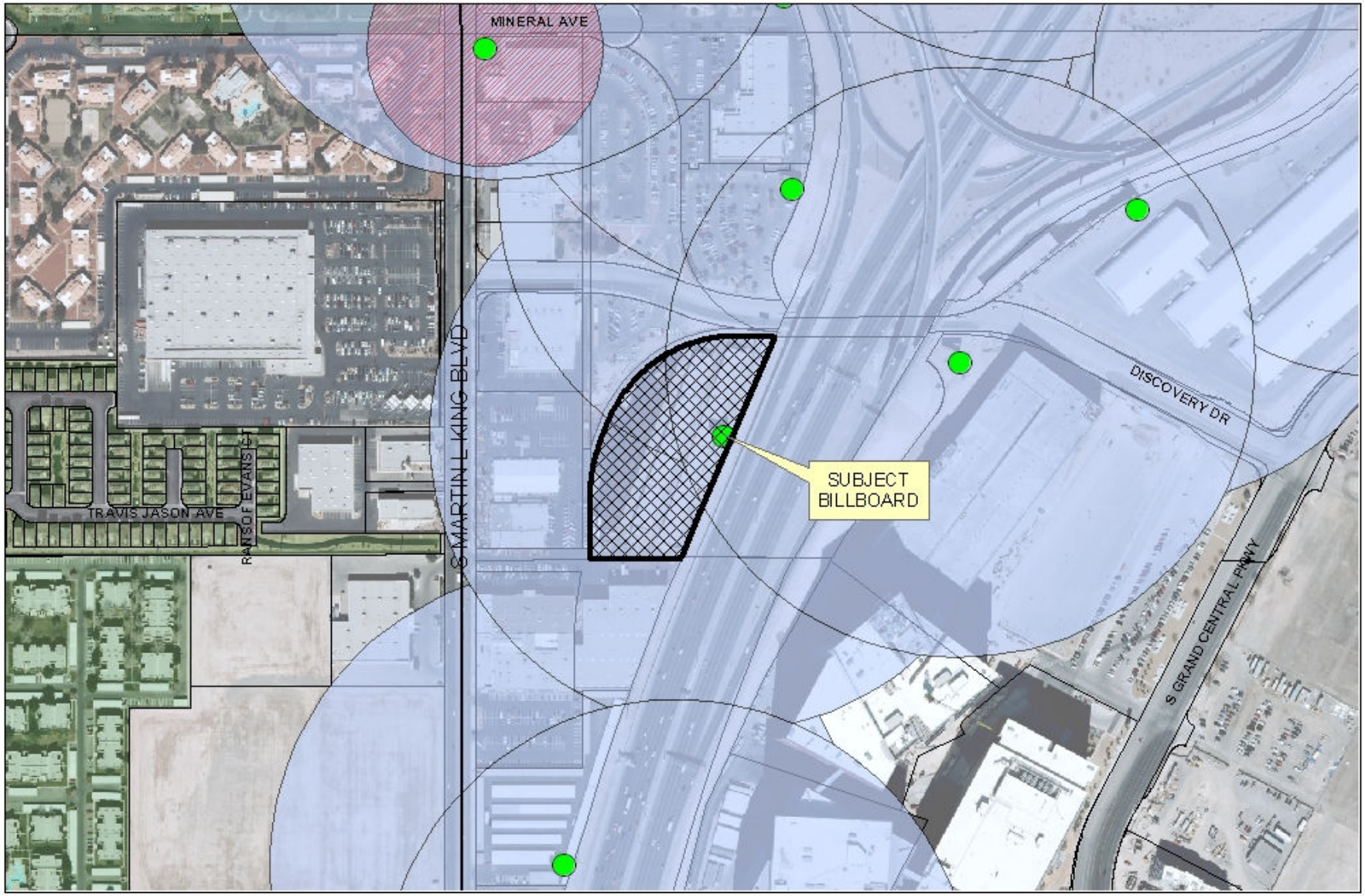
CASE: **RQR-31586**

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



RQR-31586

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-31586 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: STORAGE EQUITIES

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (U-0159-89), if approved.

2. This Special Use Permit shall be placed on an agenda closest to November 15, 2011 at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

4. Only one advertising sign is permitted per sign face.

5. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (U-0159-89) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

RQR-31586 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a Required Review of an approved Special Use Permit (U-0159-89) for a 55-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 275 South Martin L. King Boulevard.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
11/15/89	The City Council approved a request for a Special Use Permit (U-0159-89) to remove and replace an existing 55-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 275 South Martin L. King Boulevard. The Board of Zoning Adjustment recommended approval on 10/26/89.
12/21/94	The City Council approved a request for a Required Review [U-0159-89(1)] of an approved Special Use Permit (U-0159-89) for a 55-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 275 South Martin L. King Boulevard. The Board of Zoning Adjustment recommended approval on 11/22/94.
03/01/00	The City Council approved a request for a Required Review [U-0159-89(2)] of an approved Special Use Permit (U-0159-89) for a 55-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 275 South Martin L. King Boulevard. The Planning Commission recommended approval on 01/27/00.
04/21/04	The City Council approved a request for a Required Review (RQR-3732) of an approved Special Use Permit (U-0159-89) for a 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 275 South Martin L. King Boulevard. The Planning Commission recommended approval on 03/25/04.
09/20/06	The City Council approved a request for a Site Development Plan Review (SDR-14790) for a proposed 100,700 square-foot, four-story mini-warehouse facility on 4.0 acres at 295 South Martin L. King Boulevard. The Planning Commission recommended approval on 08/24/06.
Related Building Permits/Business Licenses	
12/04/89	A building permit (89048962) was issued for an Off-Premise Sign under the address of 291 South Martin L. King Boulevard. The permit was finalized on 04/16/90.
11/14/07	A building permit was issued for a sprinkler system at 295 South Martin L. King Boulevard. The permit was finalized on 11/20/07.
02/08/07	Plans (C-71-07) were submitted and are still in review for a Public Storage Warehouse at 295 South Martin L. King Boulevard.
Pre-Application Meeting	
A pre-application meeting was not required, nor was one held.	

Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	
Field Check	
12/22/08	Staff conducted a site inspection with the following observations: • The subject billboard had no embellishments, animated signage, or electronic displays • All structural elements have been properly maintained and are screened from public view • The sign and supporting structure appeared in good condition and does not require repainting or bird deterrents

Details of Application Request	
Site Area	
Gross Acres	3.79

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Warehouse/Storage	LI/R (Light Industry/Research)	M (Industrial)
North	Warehouse/Storage	LI/R (Light Industry/Research)	M (Industrial)
South	Retail Establishment	C (Commercial) and LI/R (Light Industry/Research)	M (Industrial)
East	ROW (Right-of-Way): I-15	ROW (Right-of-Way)	ROW (Right-of-Way)
West	Warehouse	C (Commercial)	M (Industrial)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan	X		Y
Las Vegas Redevelopment Plan	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts	X		Y
A-O Airport Overlay District (175 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Standards	Code Requirement	Provided	Compliance
Location	No Off-Premise Sign may be located within public right-of-way	Sign is not located in public right-of-way.	Y
Zoning	Off-Premise Signs are permitted in C-1. C-2, C-M, and M zoning districts only	Sign is located in a M (Industrial) zoning district/	Y
Area	No Off-Premise Sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	The sign is 672 square feet in size and has no embellishments.	Y
Height	No higher than 40 feet from grade at the point of construction: may be raised to a maximum of 55 feet with approval of the City Council if significantly obscured from view of travel lanes.	The sign is 55 feet tall.	N*
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	The structure elements of the sign are adequately screened from public view.	Y
Off-Premise Sign (Billboard)	At least 750 feet to another Off-Premise Sign along US-95/I-15 or at least 300 feet to another Off-premise Sign (if not along US-95)	The sign is approximately 650 feet from another Off-Premise Sign along I-15.	N**
Off-Premise Sign (Billboard)	At least 300 feet to the nearest property line of a lot in any “R” or U” zoned districts.	The sign is more than 300 feet from any lot designated for residential use.	Y

Other	All Off-premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	The sign is permanently secured to the ground and is not located on property used for residential purposes.	Y

* The City Council approved the Special Use Permit (U-0159-89) with plans depicting a 55-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 291 South Martin L. King Boulevard.

** The Special Use Permit (U-0159-89) approved the sign at its current location, which is approximately 650 feet from another Off-Premise Sign (Billboard).

ANALYSIS

This is the fourth Required Review since the initial approval of a Special Use Permit (U-0159-89) for a 55-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 275 South Martin L. King Boulevard. A research of the building permit activity found that the billboard was constructed under sign permit #89048962, and received final inspection on 04/16/90 under the address of 295 South Martin L. King Boulevard. During a site inspection, staff found the Off-Premise Sign (Billboard) in good condition with no bird nuisance problems. There have been no significant changes in the surrounding land use since the installation of the sign.

FINDINGS

The sign is located with an M (Industrial) zoning district and is not within the Off-Premise Exclusionary Zone. The sign and supporting structure are in good condition and are being properly maintained. Staff finds there is no adverse impact regarding the continued use of the sign at this time; therefore, staff recommends approval, subject to a three-year review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 36

DS

APPROVALS 0

PROTESTS 0

DS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

RQR-31586

Case Number: RQR-3732 APN: 139 33 501 012

Name of Property Owner: Public Storage Inc, A California Corporation

Name of Applicant: CLEAR CHANNEL OUTDOOR

Name of Representative: ROD CAVTER

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____Yes X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: David F. Dell

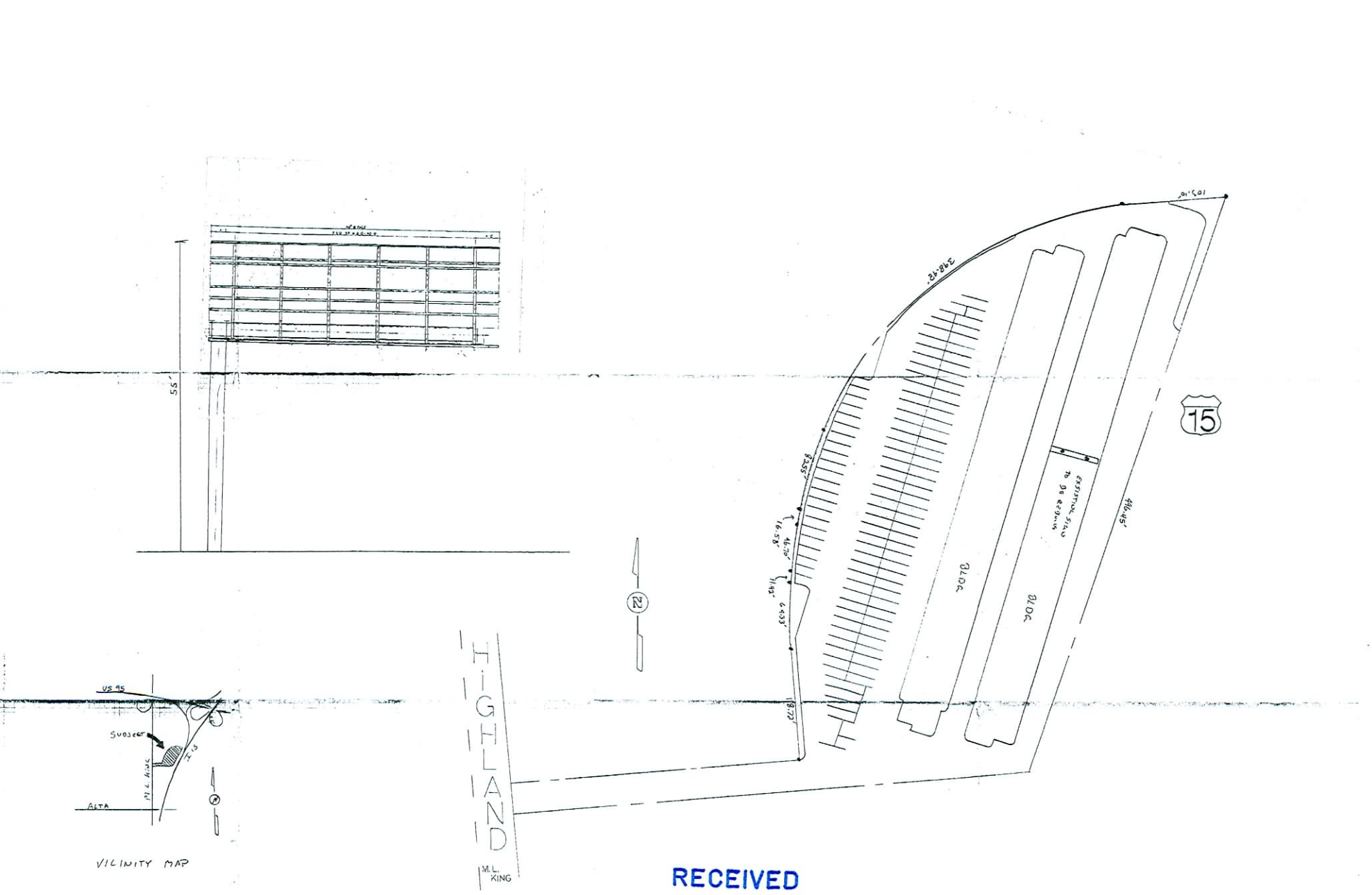
Print Name: David F. Dell

Subscribed and sworn before me

This 1st day of DECEMBER, 2008

Notary Public in and for said County and State

MEREDITH A. ALLEN
Commission # 1658982
Notary Public - California
Los Angeles County
My Comm. Expires Apr 18, 2011



RECEIVED

DEC 05 2008

DONREY

SCALE	1" = 40'	DRAWING NUMBER	STORAGE EQUITIES, INC.
DATE	10-4-89	1	

1211 West Bonanza Road Drawn By Michael Paccah Phone 382-5020

RQR-31586
01/08/09 PC



RQR-31586 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: STORAGE EQUITIES
275 SOUTH MARTIN L. KING BOULEVARD
JANUARY 8, 2009 PLANNING COMMISSION

12/22/08



RQR-31586 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: STORAGE EQUITIES
275 SOUTH MARTIN L. KING BOULEVARD
JANUARY 8, 2009 PLANNING COMMISSION

12/22/08



RQR-31586 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: STORAGE EQUITIES
275 SOUTH MARTIN L. KING BOULEVARD
JANUARY 8, 2009 PLANNING COMMISSION

12/22/08



RQR-31586 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: STORAGE EQUITIES
275 SOUTH MARTIN L. KING BOULEVARD
JANUARY 8, 2009 PLANNING COMMISSION

12/22/08

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

March 3, 2000

Storage Equities, Inc.
P. O. Box 25025
Glendale, Arizona 91221-5025

RE: U-0159-89(2) - REQUIRED FIVE YEAR REVIEW

Dear Applicant:

The City Council at a regular meeting held March 1, 2000 APPROVED the Required Five Year Review on an approved Special Use Permit on property located at 275 South Martin L. King Boulevard which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign, M (Industrial) Zone, Ward 5 (Weekly), APN: 139-33-501-012. The Notice of Final Action was filed with the Las Vegas City Clerk on March 2, 2000. This approval is subject to:

1. The use shall be reviewed in four (4) years, at which time the City Council may require that the sign be removed.

2. Conformance to the site plan and elevations.

3. Satisfaction of City Code requirements and design standards of all City departments.

Sincerely,

BARBARA JO RONEMUS
City Clerk

/ac

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

Mr. R. Van Nostrand
Donrey Outdoor Advertising
1211 West Bonanaza Road
Las Vegas, Nevada 89106

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

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

58112-012-12/99

RQR-31586
01/08/09 PC

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

DOUGLAS A. SELBY
CITY MANAGER

April 23, 2004

Storage Equities
P.O. Box 25025
Glendale, Arizona 91221-5025

RE: RQR-3732 - REQUIRED FOUR YEAR REVIEW
CITY COUNCIL MEETING OF APRIL 21, 2004

Dear Applicant:

The City Council at a regular meeting held April 21, 2004 APPROVED the request for the Required Four Year Review of an approved Special Use Permit (U-0159-89) FOR A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 275 South Martin L. King Boulevard (APN 139-33-501-012), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 22, 2004. This approval is subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in four (4) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

3. Only one advertising sign is permitted per sign face.

4. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

RQR-31586
01/08/09 PC

5. All City Code requirements and design standards of all City Departments shall be satisfied.

Sincerely,

Arlene Coleman
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Ms. Misty Baier
Clear Channel Outdoor
2880-B Meade Avenue, Suite #350
Las Vegas, Nevada 89102

RQR-31586
01/08/09 PC

City of Las Vegas Agenda Item No.: **19.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

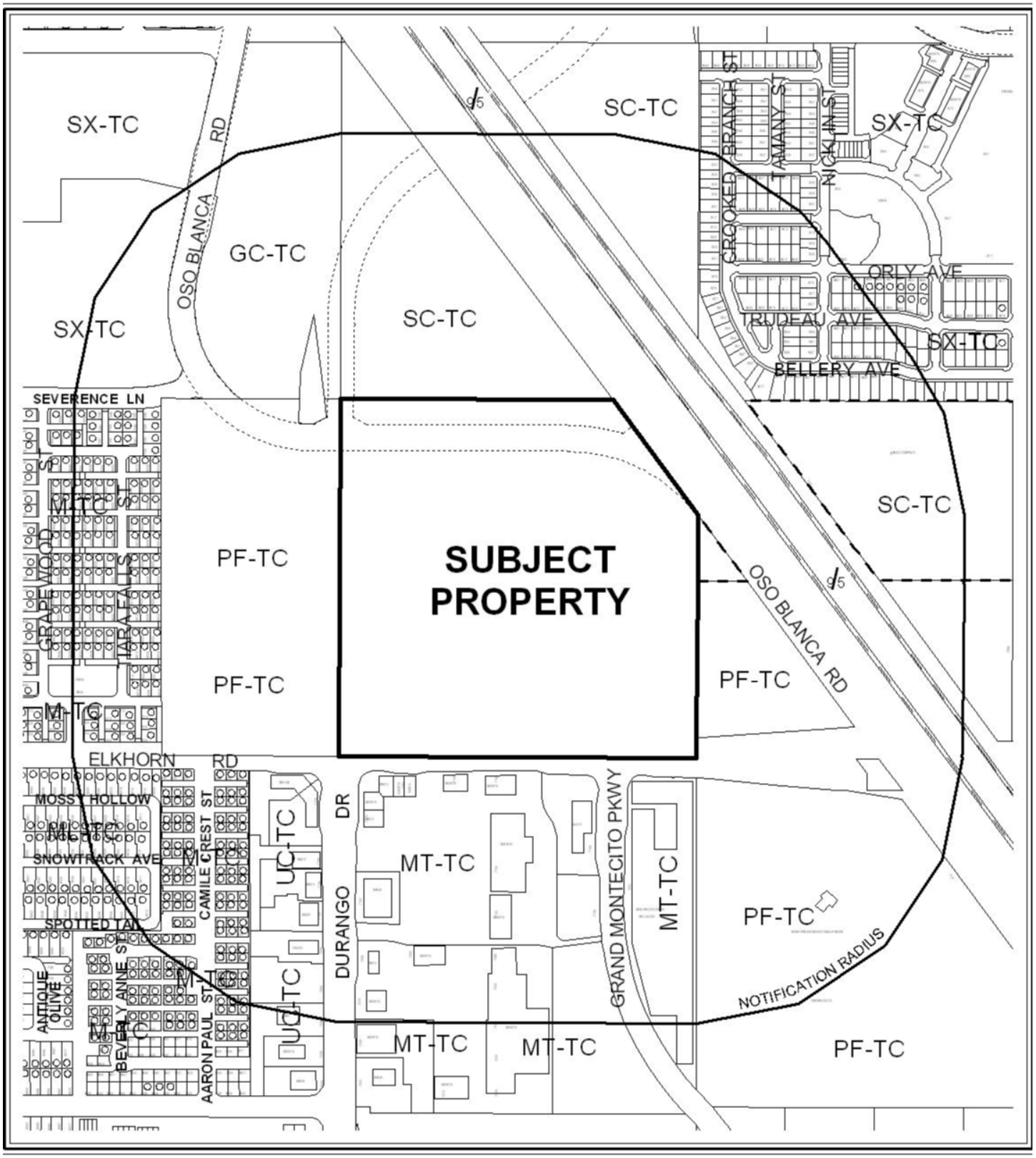
SUBJECT:
SDR-32155 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA - OWNER: U.S.A. - Request for a Site Development Plan Review FOR A PROPOSED TRANSIT PASSENGER FACILITY (PARK AND RIDE) WITH A WAIVER OF TOWN CENTER STREETSCAPE REQUIREMENTS on 10.38 acres located west of US 95, east of Durango Drive south of Oso Blanca Road (a portion of APN 125-17-801-001), T-C (Town Center) Zone [PF-TC (Public Facilities - Town Center) Special Land Use designation], Ward 6 (Ross)

C.C.: 02/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. RTC Letter
7. Protest Postcard

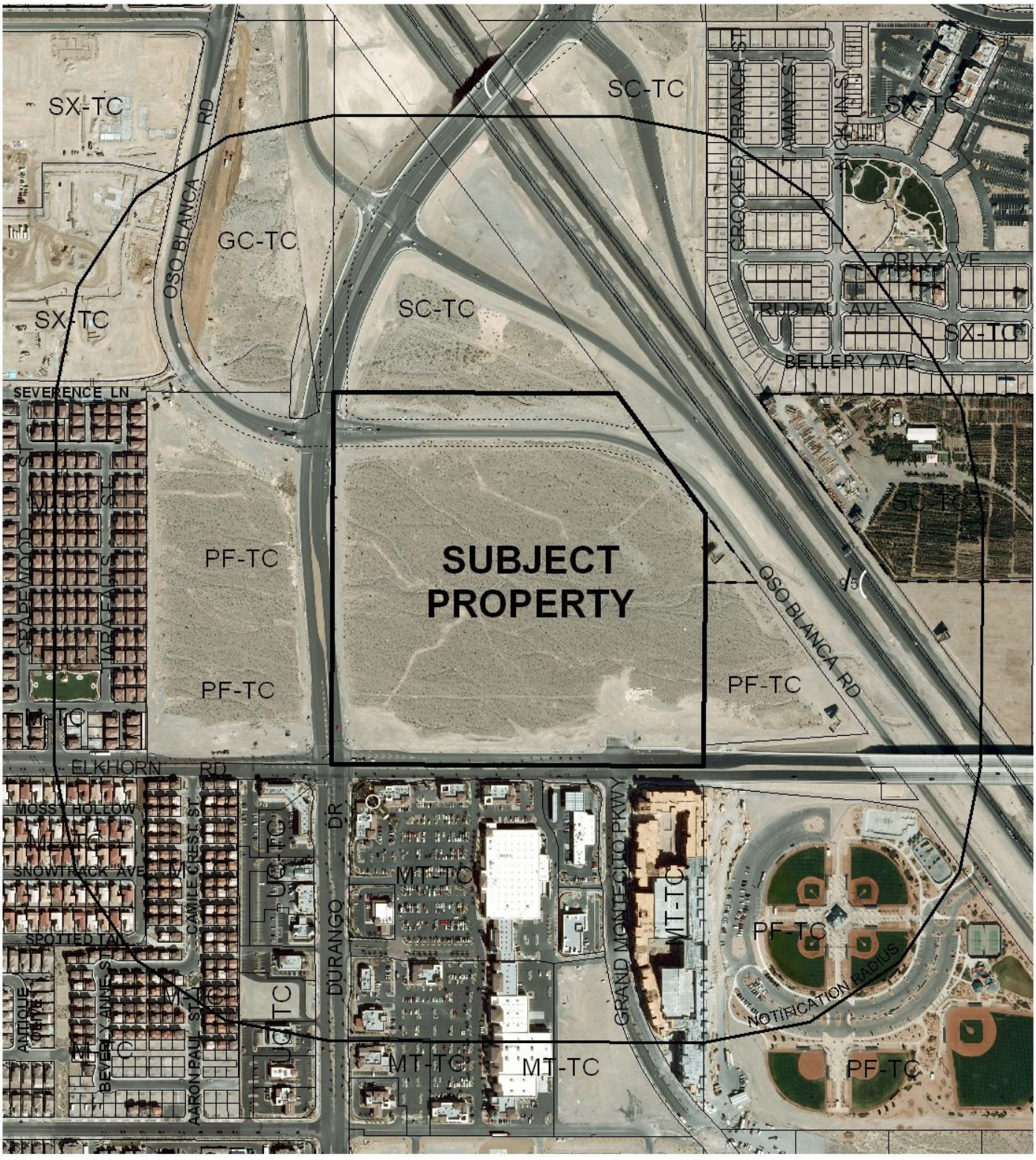


CASE: **SDR-32155**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [PF-TC (PUBLIC FACILITIES - TOWN CENTER) TOWN CENTER SPECIAL LAND USE DESIGNATION]



CASE: **SDR-32155**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [PF-TC (PUBLIC FACILITIES - TOWN CENTER) TOWN CENTER SPECIAL LAND USE DESIGNATION]

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-32155 - APPLICANT: REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/25/08, except as amended by conditions herein.

3. A Waiver from the Town Center Development Standards is hereby approved, to allow the sidewalk to encroach into the required landscape buffer up to 23 feet, resulting in an Amenity Zone in excess of four feet and to allow a landscape buffer of less than the minimum 15 feet required for a Town Center Frontage Road streetscape.

4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: street trees of the appropriate type and size to meet the Town Center Development Standards shall be included and used as required to meet all applicable streetscape standards, except as amended by conditions herein.

5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

6. Revised site plans, landscape plans and/or phasing plans shall be submitted to and approved by the Planning and Development Department prior to the time application is made for permits to clarify the following: the access provided from the handicap parking spaces to the bus station areas, the location of all parking lot islands, the phase two station facilities on the south side of the private road, and the continued existence of the north bus stop amenities constructed during phase one. All handicap parking spaces must be shown to meet the requirements of Title 19.10.

7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

10. Any trash enclosure provided on-site shall comply with the requirements of Title 19.08.

11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

13. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Construct half-street or full street improvements on Grand Montecito Parkway as appropriate and full improvements on the Papas access road adjacent to this site concurrent with development in accordance with the approved Traffic Impact Analysis. Construction of half street improvements may be phased in accordance with the approved phasing plan or as otherwise allowed by the Director of Public Works. The landscaped medians on Grand Montecito Parkway and Oso Blanca Road shall be deferred until phase 2.

16. Provide a public sewer stub to the parcel to the east of this site, Assessor Parcel Number #125-17-801-003, at a depth and location acceptable to the Collection System Planning Section of the Department of Public Works

17. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

18. 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 submittal 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.

SDR-32155 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a Transit Passenger Facility (Park and Ride) with a Waiver of the Town Center Streetscape requirements on 10.38 acres located west of US 95, east of Durango Drive and south of Oso Blanca Road. The facility will provide valuable public transportation services from the northwest valley to downtown Las Vegas in an effort to reduce single-occupancy vehicle traffic. The site will comply with all requirements of Title 19 and the Town Center Development Standards Manual, with the exception of the requested streetscape Waiver, which has been deemed to be minor in nature; therefore, staff is recommending approval of the requested Site Development Plan Review.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
12/07/98	The City Council approved, as part of a larger request, a Rezoning (Z-0076-98) to T-C (Town Center) for 1,468 acres located within the area designated as Town Center. The Planning Commission recommended approval.
Related Building Permits/Business Licenses	
There are no building permits or business licenses associated with the subject site.	
Pre-Application Meeting	
10/21/08	A pre-application meeting was held to discuss the submittal requirements for a Site Development Plan Review. Also discussed were the requirements of the Town Center Development Standards Manual, as they apply to the site.
Neighborhood Meeting	
A neighborhood meeting was neither required nor held for this application request.	
Field Check	
12/04/08	A field check was conducted by staff. The site is currently undeveloped and vacant.

Details of Application Request	
Site Area	
Gross Acres	39.94 Acres
Net Acres	10.38 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant and Undeveloped	TC (Town Center)	T-C (Town Center) Zone [PF-TC (Public Facilities - Town Center) Special Land Use Designation]

SG

North	Vacant and Undeveloped	TC (Town Center)	T-C (Town Center) Zone [SC-TC (Service Commercial- Town Center) Special Land Use Designation]
South	Shopping Center and Apartments	TC (Town Center)	T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation]
East	Vacant; Billboard	TC (Town Center)	C-1 (Limited Commercial)
	Vacant; Billboard	CN (Clark County)	H-2 (General Highway Frontage) [Clark County]
West	Vacant and Undeveloped	TC (Town Center)	T-C (Town Center) Zone [PF-TC (Public Facilities - Town Center) Special Land Use Designation]

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
T-C Town Center District	X		N*
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
T-C Town Center District	X		N*
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment	X		Y
Project of Regional Significance	X		Y

**The applicant has requested a Waiver of the Town Center Streetscape Standards.*

DEVELOPMENT STANDARDS

Title 19.08.050 stipulates that the development standards for a project in a C-V (Civic District), which is the equivalent to PF-TC (Public Facilities – Town Center), shall be established upon approval of a Site Development Plan, and that setback and other standards are not automatically applied. In reviewing the project for conformance with generally-accepted development standards, all proposed structures will have adequate setbacks from property lines, and lot coverage for the development will be minimal.

Standard	*Provided*
Min. Setbacks • Front • Side • Corner • Rear	 375 Feet 235 Feet N/A 265 Feet
Max. Building Height	24 Feet
Trash Enclosure	Not Shown*
Mech. Equipment	Roof-mounted; Screening Not Indicated*

**Conditions have been added to require that any trash enclosure provided shall comply with all Title 19.08 requirements, and that all mechanical equipment shall be screened.*

Pursuant to the Town Center Development Standards Manual, the following streetscape standards apply:

Streetscape Standards	*Required*	*Provided*	*Compliance*
Primary Arterial (100') (Elkhorn Road)	• Amenity Zone (2'-6") • Sidewalk (5') • Trees planted in the Amenity Zone at 35' on-center in an alternating pattern of one 36-inch box shade tree and two 25-foot BTH palm trees, with decomposed granite (Mojave Gold) to cover the ground plane. • Ground cover consisting of a minimum one-third, five-gallon plant material shall be planted to reach 75% maturity within three years. • Special pavement and sidewalk treatments, per C.2.C of the Town Center Development Standards Manual	• Amenity Zone (2'-6") • Sidewalk (5') • Trees planted behind the sidewalk at 35' on-center in an alternating pattern of one 24-inch box shade tree and two palm trees (no size indicated), with decomposed granite (Palomino Coral) to cover the ground plane. • Shrub, ground cover and accent plant types called out in plan, but quantities and locations are not specified. • Special pavement and sidewalk treatments not indicated	N*

Frontage Road (90') (Grand Montecito Parkway and Oso Blanca, west of Grand Montecito Parkway)	• Amenity Zone (4') • Sidewalk (5') • 25-foot BTH Mexican Fan Palms planted in the Amenity Zone at 35' on-center, with decomposed granite (Mojave Gold) to cover the ground plane. • A 15-foot landscape setback shall be planted with clusters of Mexican Fan Palms in alternating groupings of two and three. Clusters to be located to coordinate with palms in the Amenity Zone, occurring approximately every three palm trees, or 105 feet on-center. • Ground cover consisting of a minimum one-third, five-gallon plant material shall be planted to reach 75% maturity within three years. • Special pavement and sidewalk treatments, per C.2.C of the Town Center Development Standards Manual	• Amenity Zone (4' to approximately 23') • Sidewalk (5') • Mexican Fan Palms planted in the Amenity Zone at 35' on-center (size not indicated), with decomposed granite (Palomino Coral) to cover the ground plane. • Approximately 5-foot to 12-foot buffer along Oso Blanca Road, west of Grand Montecito Parkway; 5-foot to 15-foot buffer along Grand Montecito Parkway, with clusters of Mexican Fan Palms. • Shrub, ground cover and accent plant types called out in plan, but quantities and locations are not specified. • Special pavement and sidewalk treatments not indicated	N**

Collector (80') ("Pappas Access" Road)	• Amenity Zone (4') • Sidewalk (5') • 36-inch box, single alternating shade and flowering trees planted in the Amenity Zone at 30' on-center, with decomposed granite (Mojave Gold) to cover the ground plane. • Ground cover consisting of a minimum one-third, five-gallon plant material shall be planted to reach 75% maturity within three years. • Special pavement and sidewalk treatments, per C.2.C of the Town Center Development Standards Manual	• Amenity Zone (4'). • Sidewalk (5') • 24-inch box shade trees planted approximately 25 feet apart on-center at the back of sidewalk, with decomposed granite (Palomino Coral) to cover the ground plane. • Shrub, ground cover and accent plant types called out in plan, but quantities and locations are not specified. • Special pavement and sidewalk treatments not indicated	N*

**Conditions have been added to require compliance with the landscaping requirements for both the Primary Arterial and Collector streetscapes, as required by the Town Center Development Standards Manual.*
***The applicant has requested a Waiver of the Town Center Streetscape Standards.*

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement:				
	Gross Floor Area or Number of Units	***Required***	***Provided***	
			Parking	
Use		***Parking Ratio***	Regular	Handicapped
Transit Passenger Facility	Phase 1: 650 SF	To be determined on a case-by-case basis	461	17*
	Phase 2: 1,585 SF		411	10*
SubTotal			872	27*
TOTAL			899	

**There are two handicap accessible parking spaces that do not have access aisles on both sides of the space, as required by Title 19.10. A condition has been added to require that all handicap accessible parking spaces meet the minimum requirements of Title 19.10.*

Freestanding Signs:	
Standards	**Provided**
Maximum Number	2 Signs
Maximum Area	66 SF each
Maximum Height	31 Feet
Minimum Setback	5 Feet From Any Property Line Or Road Easement
Illumination	None Indicated

Wall Signs:	
Standards	**Provided**
Maximum Number	2 Signs
Maximum Area	88 SF
Illumination	None Indicated

Waivers		
Request	**Requirement**	**Staff Recommendation**
To allow the sidewalk to encroach into the required landscape buffer up to 23 feet, resulting in an Amenity Zone in excess of four feet and to allow a landscape buffer of less than the minimum 15 feet required for a Frontage Road streetscape, as required by the Town Center Development Standards.	Four-foot Amenity Zone, five-foot sidewalk and a 15-foot landscape buffer	Approval

ANALYSIS

Staff is recommending approval of this request for a Site Development Plan Review for a Transit Passenger Facility (Park and Ride) with a Waiver of the Town Center Streetscape requirements on 10.38 acres located west of US 95, east of Durango Drive and south of Oso Blanca Road. The facility will provide a valuable service for area residents wishing to utilize public transportation, and help to reduce the number of single-occupancy vehicles on the valley's roadways. The site complies with all requirements of Title 19 and the Town Center Development Standards, with the exception of the requested Waiver.

- **Zoning**

  The proposed development is located in the T-C (Town Center) zoning district. The Town Center Land Use designation for the site is PF-TC (Public Facility – Town Center).

There are no specific standards outlined in the Town Center Development Standards for PF-TC (Public Facility – Town Center). It states in section B of the Town Center Development Standards Manual that "with regard to any issue pertaining to land use and development that may arise in connection with these Development Standards and that are not addressed or provided for specifically in these standards or a development agreement entered into pursuant to LVMC 19.18.090 and NRS 278.0201 through NRS 278.0207), the applicable regulations and standards contained in the city of Las Vegas Zoning Code will apply."

Therefore, the standards in 19.06.020 stipulate that the development standards for a project in a C-V (Civic) zone, which is the equivalent to PF-TC (Public Facility – Town Center), shall be established upon approval of a Site Development Plan, and other standards are not automatically applied.

- **Site Plan**

The subject site is a portion of a single larger parcel that is owned by the Bureau of Land Management. The Transit Passenger Facility is comprised of three parking areas separated by street easements. The two parking areas along the east side of Grand Montecito Parkway will be constructed as phase one of the proposed project, and will have a combined total of 493 parking spaces, including 17 handicap parking spaces, with access via driveways from a future 80-foot Town Center Collector, as defined in the Town Center Development Standards Manual. The northern parking area will have a single bus pull-off, with one bench and a shade structure. The southern parking area will have a tandem bus pull-off with a 650 square-foot enclosed transit station, benches and four canopies within a 3,400 square-foot plaza area. At the time of construction of phase two, a bus turn-around will be added to the northern end of this parking area, reducing the total number of parking spaces for phase one areas to a total of 478 spaces.

The third parking area, or phase two of the proposed project, will contain 390 parking spaces, of which 10 are handicap parking spaces. It will have bus pull-offs capable of handling up to six busses, a 1,585 square-foot transit facility, benches and 11 canopies (eight on the north and three on the south side of the private street) located within a 9,750 square-foot plaza area. Full street improvements for Grand Montecito Parkway will be completed with phase two of construction.

There are some minor discrepancies between the submitted site and landscape plans and the phasing plans, including the access provided from some of the handicap parking spaces to the bus station areas, location of some parking lot islands, phase two station facilities on the south side of the private road, and the continued existence of the north bus stop amenities constructed during phase one. These discrepancies are minor, and will not have a major impact on the overall layout of the facilities. A condition has been added to require revised site and landscape plans prior to issuance of any permits.

- **Waivers**

  The applicant is requesting a Waiver of the Town Center Streetscape standards along the east side of Grand Montecito Parkway to allow less than the required 15-foot width of landscaping in areas where the landscaping is reduced to account for the bus pull-offs and a right turn lane, and to allow the sidewalk to encroach into the required landscape buffer, resulting in an Amenity Zone greater than the required four feet in width. This last Waiver is to allow direct access from handicap parking stalls in the parking areas to the bus stop and transit facility locations in phase one. Staff recommends approval of the Waivers as they are minor in nature and will result in increased parking capacity at the site and greater accessibility for handicapped individuals wishing to utilize public transportation.

- **Landscape Plan**

  The submitted landscape plan provides a complete listing of plant materials, including trees, shrubs, ground covers and accents, but only depicts trees in the plan itself. A technical landscape plan, including an irrigation plan, shall be required prior to, or at the same time as, application for permits.

  The plant materials listed include 24-inch box trees in the following varieties: Griffith Ash, Mexican Fan Palm, Chitalpa, Idaho Locust, Raywood Ash and Shoestring Acacia. The Town Center Development Standards contain very specific requirements for the types and sizes of street trees used in the various streetscapes; the types and sizes listed in the submitted plan do not meet the minimum requirements. A condition has been added to require the appropriate street tree types and sizes. For parking lot islands and plaza areas, the listed trees are appropriate in size and type.

  A large variety of shrubs, ground covers and accent plants, all at a minimum five-gallon size, are listed in the plan and are appropriate for the area. Decomposed granite is specified in a Palomino Coral color; the Town Center Development Standards require that decomposed granite used for ground cover be a Mojave Gold color.

- **Elevations**

  The submitted elevations depict one-story transit stations comprised of an aluminum "storefront" window system, with fieldstone walls and a standing seam metal roof with skylights. Canopies are located at bench locations and vary in height to create a more dynamic plaza environment.

- **Floor Plans**

  The southeast transit station built within phase one is approximately 650 square feet in area, with an enclosed lobby area, ticket vending machine and restroom facility. The

northwest transit station to be built within phase two is approximately 1,585 square feet in area, with an enclosed lobby area, ticket vending machine and information kiosk, restroom facilities, an office and communications closet.

FINDINGS

The following findings must be made for an SDR:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed Transit Passenger Facility is compatible with the adjacent development and development in the area.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed development is compatible with the General Plan, Title 19 (as applicable) and the Town Center Development Standards, with the exception of the request for a Waiver of the streetscape standards.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The phase one parking areas will access driveways from a future road designated as an 80-foot Town Center Collector in the Town Center Development Standards Manual, with the phase two parking area driveway access from a private road to the west. These will then intersect with Grand Montecito Parkway and Oso Blanca Road, which are both designated as 90-foot Town Center Frontage Roads in the Town Center Development Standards Manual. Site access and circulation is adequate, and will not negatively impact the adjacent roadways or neighborhood traffic.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The building materials are appropriate for the area and for the city; however, staff would strongly encourage the applicant to review the design of the transit stations in relation to the "Green Building Program", which was adopted by the City of Las Vegas to ensure that all public buildings that are built by and for the city are built to the United States Green Building Council's LEED-Silver level or other equivalent standard. Although this facility is neither owned nor operated by the city, the application of green building principles in the construction of all public facilities is supported as part of the city's Sustainability Initiative.

The landscape materials are generally appropriate, with specific exceptions for size and type of trees used in the Town Center streetscape applications. A condition has been added to require the correct size and type of tree for the applicable streetscape situation.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The building elevations are not unsightly or obnoxious in appearance and will create an orderly and aesthetic environment for people using the public transportation facilities.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 0

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 261

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-32155 APN: 12517801001

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA

Name of Representative: LSA DESIGN, INC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes ___X___ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Robin Yoakum

Print Name: Robin Yoakum

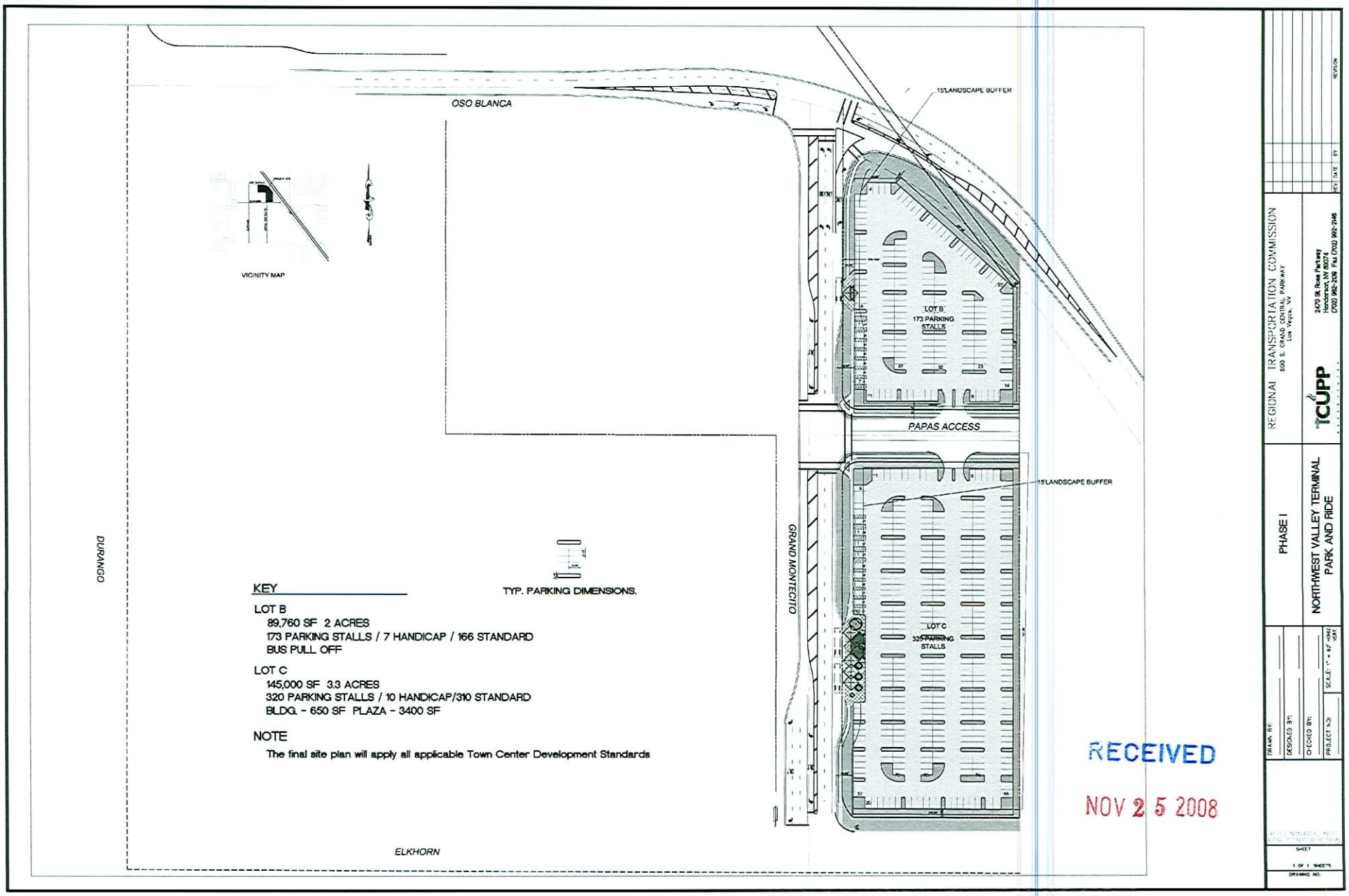
Subscribed and sworn before me Christina Strong

This 21st day of November, 2008

Christina Strong

Notary Public in and for said County and State

CHRISTINA STRONG
Notary Public State of Nevada
No. 07-1185-1
My appt. exp. Jan. 4, 2011



KEY

LOT B
89,760 SF 2 ACRES
173 PARKING STALLS / 7 HANDICAP / 166 STANDARD
BUS PULL OFF

LOT C
145,000 SF 3.3 ACRES
320 PARKING STALLS / 10 HANDICAP/310 STANDARD
BLDG. - 650 SF PLAZA - 3400 SF

NOTE
The final site plan will apply all applicable Town Center Development Standards

RECEIVED
NOV 25 2008

REGIONAL TRANSPORTATION COMMISSION
500 S. GRAND CENTRAL PARKWAY
Las Vegas, NV

TCUPP

3470 St. Rose Parkway
Henderson, NV 89074
(702) 992-2438 Fax (702) 992-2446

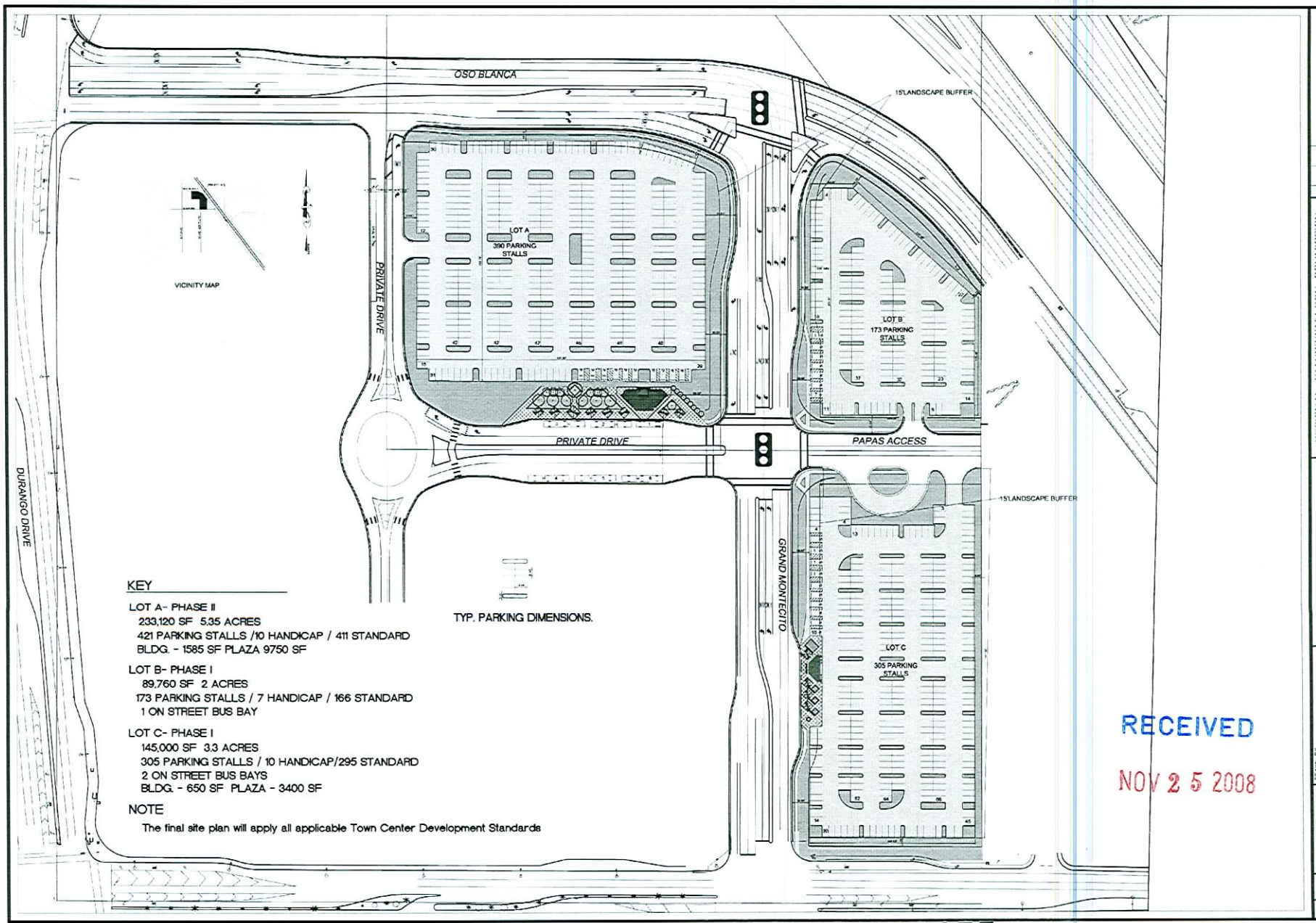
PHASE I

NORTHWEST VALLEY TERMINAL
PARK AND RIDE

DRAWN BY:
DESIGNED BY:
CHECKED BY:
PROJECT NO:
SCALE: 1" = 60'-0"

SHEET
1 OF 1 SHEETS
DRAWING NO.

SDR-32155
01/08/09 PC



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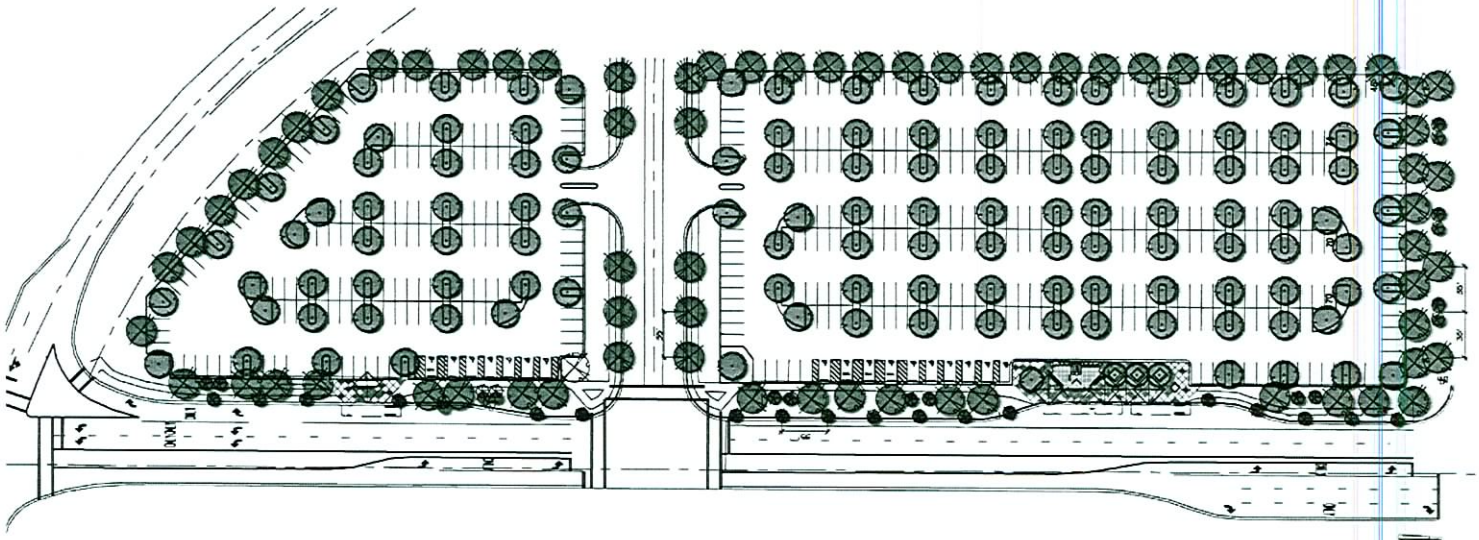


PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
	ACACIA STENOPHYLLA	SHOESTRING ACACIA			
	CATALPA TASHKENTENSIS 'PINK DAWN'	CATALPA	105	24" BOX	
	FRAXINUS ANGUSTIFOLIA CYCLAMPA 'RAYWOOD'	RAYWOOD ASH			
	FRAXINUS VELUTINA 'GRIFFITH II'	GRIFFITH ASH	72	24" BOX	
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	38	BTH	SEE PLANS FOR HTS.
	SHRUBS				
	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	-	5 GAL	
	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	-	5 GAL	
	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'	THUNDER CLOUD RANGER	-	5 GAL	
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	LYNN'S LEGACY SAGE	-	5 GAL	
	MYRTUS COMMUNIS 'COMPACTA'	COMPACTA MYRTLE	-	5 GAL	
	NANDINA DOMESTICA 'COMPACTA'	DWARF HEAVENLY BAMBOO	-	5 GAL	
	PYRACANTHA COCCINEA 'LOWBOY'	LOWBOY PYRACANTHA	-	5 GAL	
	RHAPHIOLEPIS INDICA 'BALLERINA'	DWARF INDIAN HAWTHORN	-	5 GAL	
	RHAPHIOLEPIS INDICA 'JACK EVANS'	JACK EVANS INDIAN HAWTHORN	-	5 GAL	
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	UPRIGHT ROSEMARY	-	5 GAL	
	SALVIA GREGGII 'SIERRA LINDA'	SIERRA LINDA SAGE	-	5 GAL	
	SENNA (CASSIA) ARTEMISIOIDES	FEATHERY CASSIA	-	5 GAL	
	SENNA (CASSIA) OLIGOPHYLLA 'DIETMAGE'	DIETMAGE CASSIA	-	5 GAL	
	XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA	-	5 GAL	
	GROUNDCOVERS				
	ACACIA REDOLENS 'DESERT CARPET'	TRAILING ACACIA	-	5 GAL	
	BACCHARIS HYBRID 'STARN THOMPSON'	STARN THOMPSON BACCHARIS	-	5 GAL	
	DALEA CAPITATA 'SIERRA GOLD'	SIERRA GOLD DALEA	-	5 GAL	
	JUNIPERUS CONFERTA 'EMERALD SEA'	SHORE JUNIPER	-	5 GAL	
	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	-	5 GAL	
	LANTANA SPECIES 'NEW GOLD'	NEW GOLD LANTANA	-	5 GAL	
	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	-	5 GAL	
	NANDINA DOMESTICA 'HARBOR DWARF'	SPREADING HEAVENLY BAMBOO	-	5 GAL	
	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF HOSE ORANGE	-	5 GAL	
	RHYNCHOSPERMUM (TRACHELOSPERMUM) JASMINOIDES	STAR JASMINE	-	5 GAL	
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	SPREADING ROSEMARY	-	5 GAL	
	TEUCRIUM CHAMAEDRYS	GERMANDER	-	5 GAL	
	TEUCRIUM CHAMAEDRYS 'PROSTRATUM'	PROSTRATE GERMANDER	-	5 GAL	

ACCENTS			
AGAVE BRACTEOSA	GREEN SPIDER AGAVE	-	5 GAL
AGAVE PARRYI 'PARRYI'	PARRY'S AGAVE	-	5 GAL
BAILEYA MULTIRADIATA	DESERT MARIGOLD	-	5 GAL
CAESALPINIA GILLESII	YELLOW BIRD OF PARADISE	-	5 GAL
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	-	5 GAL
DASYLIRION QUADRANGULATUM (LONGISSIMUM)	TOOTHLESS SOTOL	-	5 GAL
HEMEROCALLIS HYBRID 'SO SWEET'	FRAGRANT DAY LILY	-	5 GAL
HESPERALOE PARVIFLORA 'RED'	RED YUCCA	-	5 GAL
HESPERALOE PARVIFLORA 'YELLOW'	YELLOW YUCCA	-	5 GAL
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST DEER GRASS	-	5 GAL
YUCCA RECURVIFOLIA	WEEPING YUCCA	-	5 GAL

*APPROXIMATE SHRUB COUNT 446

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT SCHEDULE IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF THE TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES, VARIETY, ETC.
4. CONTRACTOR TO PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
5. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES, WALLS, AND ON ALL SIDEWALKS ACCORDING TO ALL CODES, REGULATIONS, AND REQUIREMENTS.
6. DECOMPOSED GRANITE, 1/2" MINUS, COLOR: "PALOMINO GORAL", 2" DEPTH TYPICAL IN ALL PLANTING BEDS. DECOMPOSED GRANITE SHALL CONTAIN 60% AGGREGATE AND 40% FINES. CONTRACTOR TO RECEIVE VERIFICATION FROM ROCK SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.

   WHOLESALE DEALER:
   KALAMAZOO MATERIALS, INC.
   6475 NORTH ORACLE ROAD
   TUSCON, AZ 85704
   TELEPHONE: (702) 246-8135
   CONTACT: GARRISA D'ALESSIO

7. LANDSCAPE BOULDERS ARE TO BE GRANITE AND ROUND IN SHAPE. COLOR TO MATCH OR COMPLIMENT ROCK GROUND COVER. CONTRACTOR TO SET 1/4 OF ROCK DIAMETER INTO FINISH GRADE. BOULDERS TO BE 2' TO 4' IN DIAMETER, SIZED ACCORDING TO THE FOLLOWING PERCENTAGES:

   20% 4' LARGEST DIAMETER
   40% 3' LARGEST DIAMETER
   40% 2' LARGEST DIAMETER

   TOTAL QUANTITY OF BOULDERS: ___

*LANDSCAPE PLANTING WILL COMPLY WITH THE CITY OF LAS VEGAS TITLE 19 AS WELL AS THE TOWN CENTER STANDARDS.

JW ZUNINO & ASSOCIATES
LANDSCAPE ARCHITECTURE — LAND PLANNING

SCALE: 1" = 40'-0"

NORTH

Call before you OVERHEAD 1-702-383-5111

Call before you Dig. 1-800-227-7900

REGIONAL TRANSPORTATION COMMISSION
600 S. GRAND CENTRAL PARKWAY
Las Vegas, NV

Phase I
Northwest Valley Terminal Park and Ride
City of Las Vegas, NEVADA

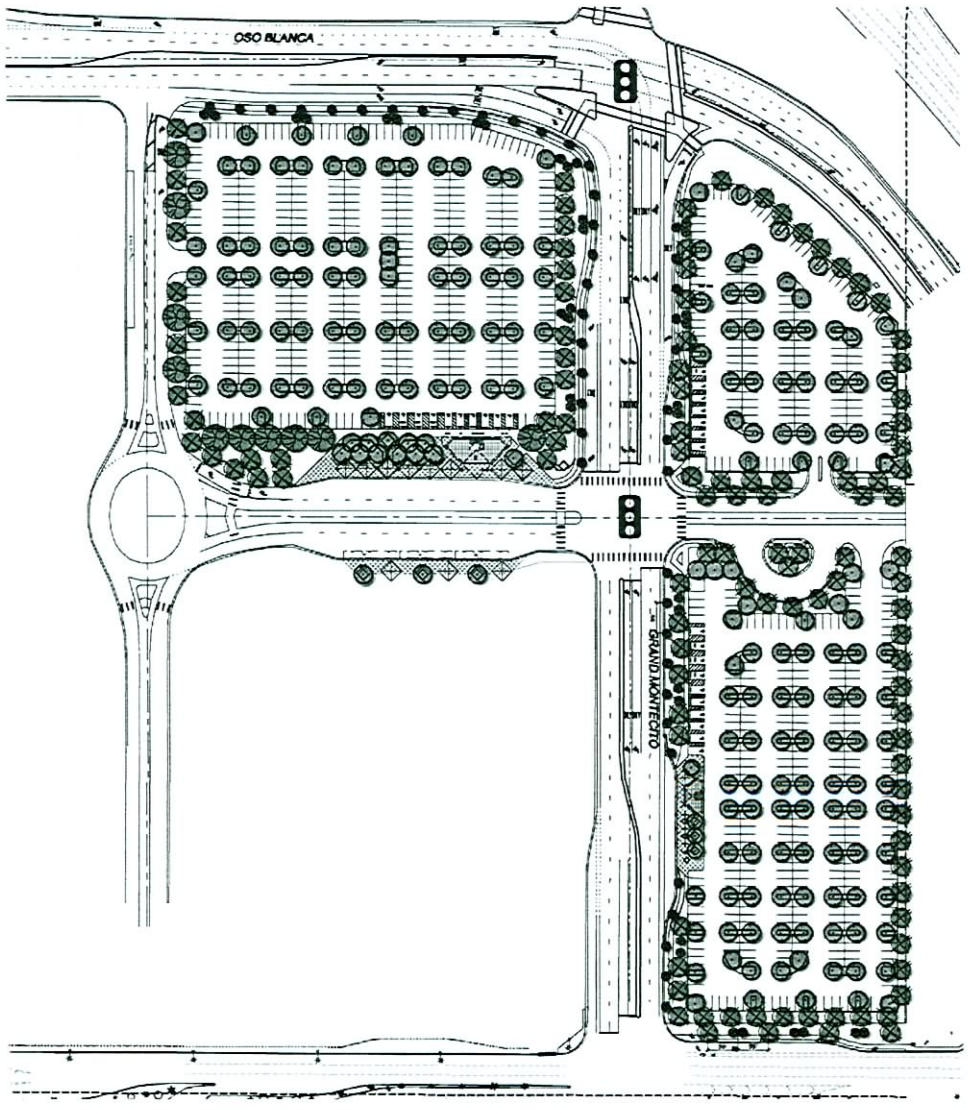
DRAWN BY: JVS
DESIGNED BY: JVS
CHECKED BY: DAL
SCALE: 1" = 40'-0"
PROJECT NO.

PRELIMINARY, NOT FOR CONSTRUCTION

1 OF 1 SHEETS
DRAWING NO.

RECEIVED
NOV 25 2008

SDR-32155
01/08/09 PC



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
	ACACIA STENOPHYLLA	SHOESTRING ACACIA			
	CATALPA TAMMESTENNIS 'PINK DAWN'	CATALPA	211	24" BOX	
	FRAXINUS ANGUSTIFOLIA CYCLAMPA 'RAYWOOD'	RAYWOOD ASH			
	FRAXINUS VELUTINA 'GRIFFITH II'	GRIFFITH ASH	12	24" BOX	
	GLEDITSIA AMBIGUA 'SHADEMASTER'	IDAHO LOCUST	10	24" BOX	
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	6	6FT	SEE PLANS FOR HTS.
	SHRUBS				
	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY		5 GAL	
	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY		5 GAL	
	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'	THUNDER CLOUD RANGER		5 GAL	
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	LYNN'S LEGACY SAGE		5 GAL	
	MYRTUS COMMUNIS 'COMPACTA'	COMPACTA MYRTLE		5 GAL	
	NANDINA DOMESTICA 'COMPACTA'	DWARF HEAVENLY BAMBOO		5 GAL	
	PITTOSPORUM CRASSIFOLIA 'COMPACTA'	COMPACT PITTOSPORUM		5 GAL	
	RAPHIOLEPIS INDICA 'BALLERINA'	DWARF INDIAN HAWTHORN		5 GAL	
	RHAPHIOLEPIS INDICA 'JACK EVANS'	JACK EVANS INDIAN HAWTHORN		5 GAL	
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	UPRIGHT ROSEMARY		5 GAL	
	SALVIA GREGGII 'SIERRA LINDA'	SIERRA LINDA SAGE		5 GAL	
	SENNA SAMSAI 'ARTEMISIOIDES'	FEATHERY CASSIA		5 GAL	
	SENNA SAMSAI CILIOPHYLLA 'OUTBACK'	OUTBACK CASSIA		5 GAL	
	XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA		5 GAL	
	GROUNDCOVERS				
	ACACIA REDOLENS 'DESERT CARPET'	TRAILING ACACIA		5 GAL	
	BACCHARIS HYBRID 'STARK THOMPSON'	STARK THOMPSON BACCHARIS		5 GAL	
	DALEA CAPITATA 'SIERRA GOLD'	SIERRA GOLD DALEA		5 GAL	
	JUNIPERUS CONFERTA 'EMERALD SEA'	SHORE JUNIPER		5 GAL	
	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER		5 GAL	
	LANTANA SPECIES 'NEW GOLD'	NEW GOLD LANTANA		5 GAL	
	LANTANA 'MONTEVIDENSIS'	PURPLE TRAILING LANTANA		5 GAL	
	NANDINA DOMESTICA 'HARBOR DWARF'	SPREADING HEAVENLY BAMBOO		5 GAL	
	PITTOSPORUM TOBIRA 'WHEELERS DWARF'	DWARF MOCK ORANGE		5 GAL	
	TRACHELOSPERMUM (TRACHELOSPERMUM JASMINOIDES)	STAR JASMINE		5 GAL	
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	SPREADING ROSEMARY		5 GAL	
	TEUCRIUM CHAMAEDRYS	GERMANDER		5 GAL	
	TEUCRIUM CHAMAEDRYS 'PROSTRATUM'	PROSTRATE GERMANDER		5 GAL	
	ACCENTS				
	AGAVE ATTENUATA	FOXTAIL AGAVE		5 GAL	
	AGAVE PARRYI 'PARRYI'	PARRY'S AGAVE		5 GAL	
	BAILEYA MULTIRADIATA	DESERT MARIGOLD		5 GAL	
	CAESALPINIA GILLIESII	YELLOW BIRD OF PARADISE		5 GAL	
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE		5 GAL	
	DASYLIRION QUADRANGULATUM (LONGISSIMUM)	TOOTHLESS SOTOL		5 GAL	
	HEMEROCALLIS HYBRID 'NO SHEET'	HEMEROCALLIS DAY LILY		5 GAL	
	HESPERALOE PARVIFLORA 'RED'	RED YUCCA		5 GAL	
	HESPERALOE PARVIFLORA 'YELLOW'	YELLOW YUCCA		5 GAL	
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK, MINT GRASS		5 GAL	
	YUCCA RIGIDA/FILIFERA	NEOMEXICANA YUCCA		5 GAL	

*APPROXIMATE SHRUB COUNT 1660

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT SCHEDULE IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF THE TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES, VARIETY, ETC.
4. CONTRACTOR TO PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES, AS SHOWN ON DRAWINGS.
5. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES, WALLS, AND ON ALL HORIZONTALS ACCORDING TO ALL CODES, REGULATIONS, AND REQUIREMENTS.
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   WHOLESALE DEALER:
   KALAMAZOO MATERIALS, INC.
   6975 NORTH ORACLE ROAD
   TUCSON, AZ 85704
   TELEPHONE: (702) 246-4835
   CONTACT: GABRIELA D'ALESSIO
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   20% 4' LARGEST DIAMETER
   40% 3' LARGEST DIAMETER
   40% 2' LARGEST DIAMETER
   TOTAL QUANTITY OF BOULDERS: ---

LANDSCAPE PLANTING WILL COMPLY WITH THE CITY OF LAS VEGAS TITLE 19 AS WELL AS THE TOWN CENTER STANDARDS.

0 60' 120' 240'
SCALE: 1" = 60'-0"

NORTH

Call before you OVERHEAD 1-702-593-6113

Call before you Dig. 1-800-227-2600

WZUNINO & ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING

REGIONAL TRANSPORTATION COMMISSION
600 E. GRAND CENTRAL PARKWAY
Las Vegas, NV

Phase 2
Northwest Valley Terminal Park and Ride
City of Las Vegas, NEVADA

DRAWN BY: JAS
DESIGNED BY: JAS
CHECKED BY: DAL
SCALE: 1" = 60'-0"
PROJECT NO.

PRELIMINARY, NOT FOR CONSTRUCTION

SDR-32155
01/08/09 PC

RECEIVED
NOV 25 2008

KEYNOTES

1. ENCLOSED TRANSIT STATION
2. MECHANICAL ABOVE
3. FIELD STONE WALL WITH EXTERIOR BUILDING SIGNAGE
4. ALUMINUM WINDOW SYSTEM
5. STONE/CERAMIC TILE/CONCRETE FLOORING
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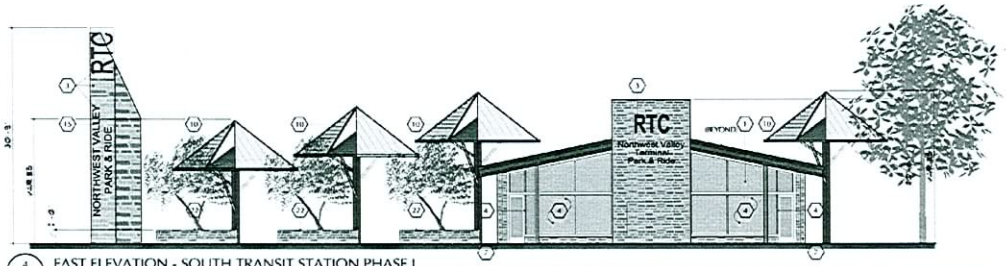
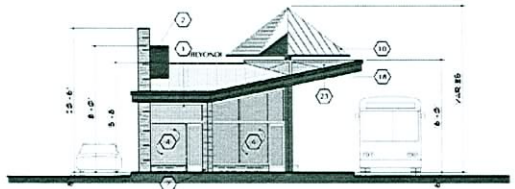


4 EAST ELEVATION - SOUTH TRANSIT STATION PHASE I
1/8" = 1'-0"



2 NORTH ELEVATION - SOUTH TRANSIT STATION PHASE I
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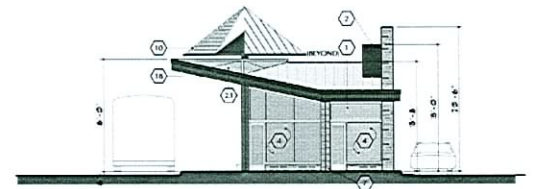

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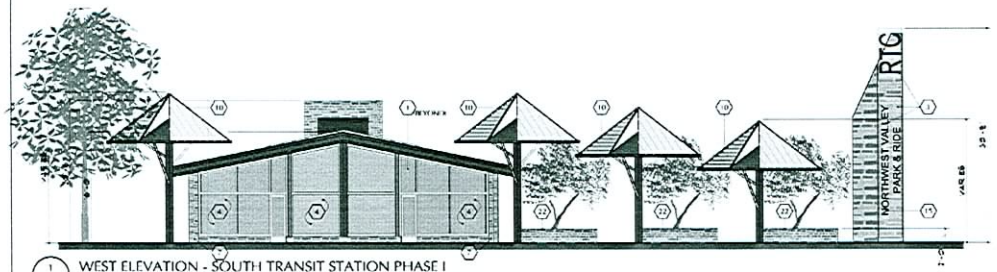

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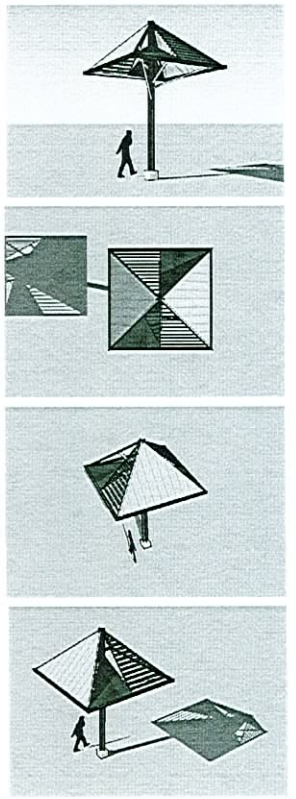

5 CANOPY PERSPECTIVES
NTS

Regional Transportation Commission
600 S. Grand Central Parkway, Suite 350
Las Vegas, Nevada 89106

Northwest Valley Terminal Park & Ride

Site Development Review - 11.25.2008

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KEYNOTES

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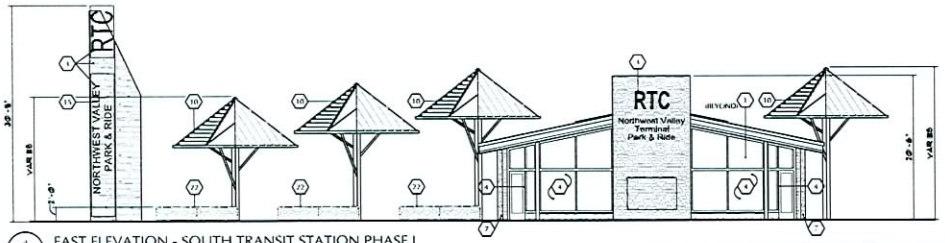

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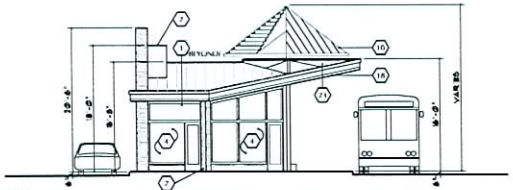

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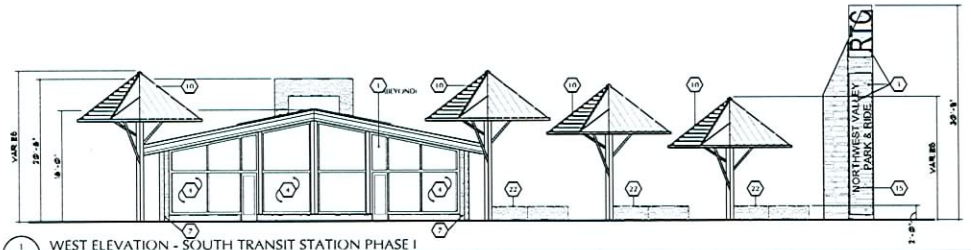

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5 CANOPY PERSPECTIVES
NTS

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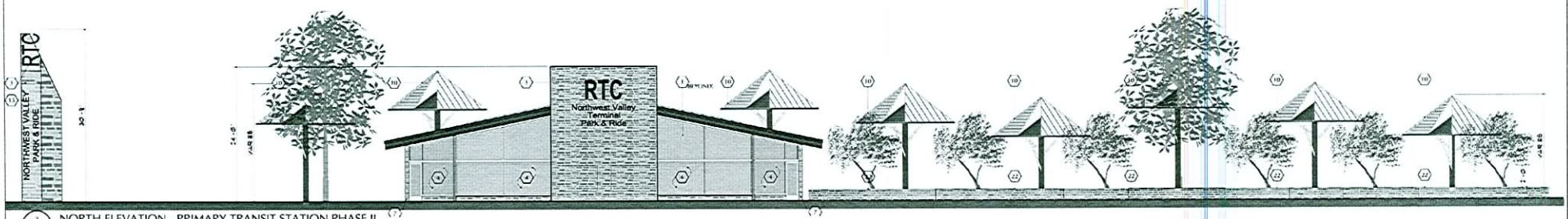
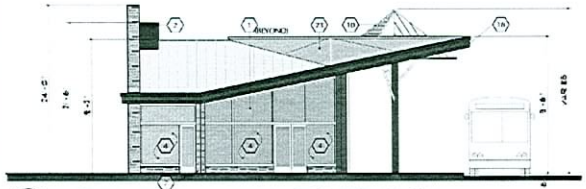


3 NORTH ELEVATION - PRIMARY TRANSIT STATION PHASE II
1/8" = 1'-0"



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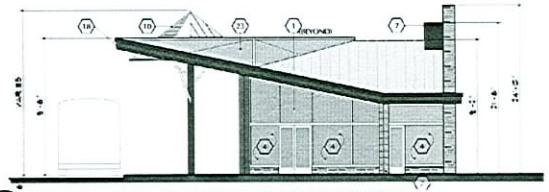

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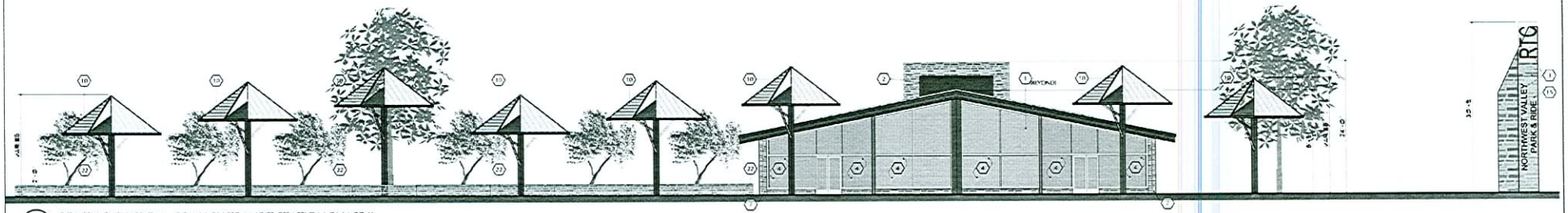

1 SOUTH ELEVATION - PRIMARY TRANSIT STATION PHASE II
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Northwest Valley Terminal Park & Ride

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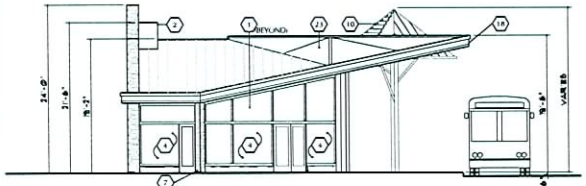

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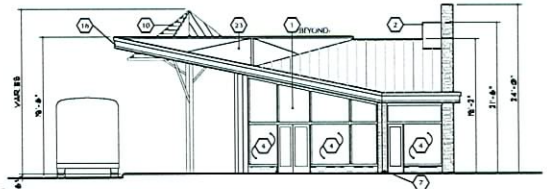

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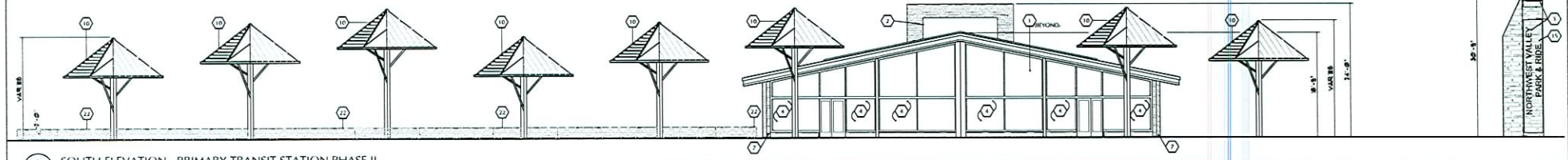

1 SOUTH ELEVATION - PRIMARY TRANSIT STATION PHASE II
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Regional Transportation Commission
600 S. Grand Central Parkway, Suite 350
Las Vegas, Nevada 89106

Northwest Valley Terminal Park & Ride

Site Development Review - 11.25.2008

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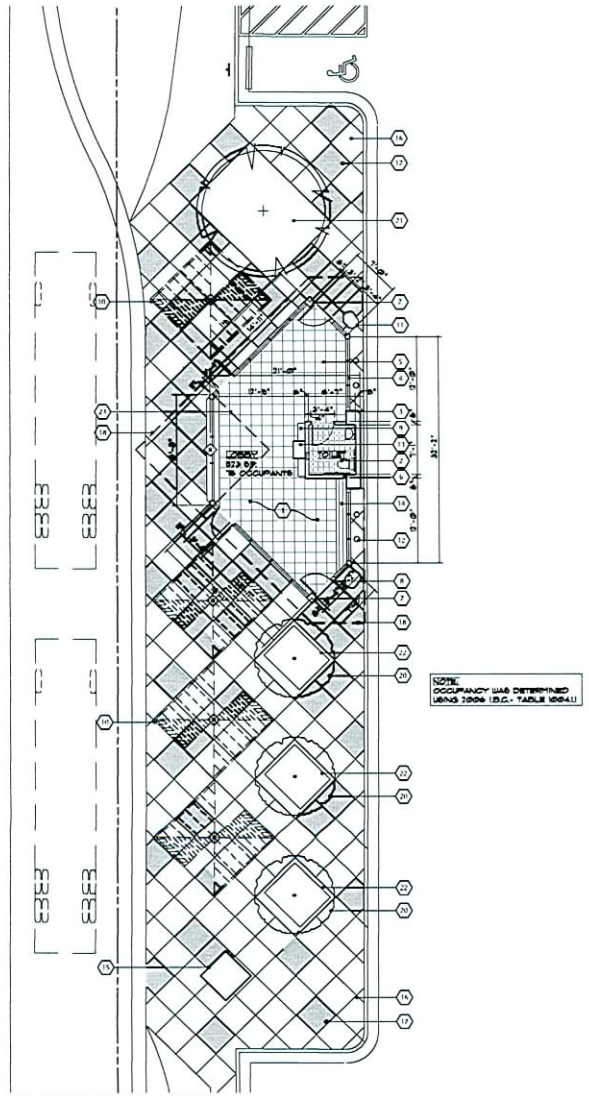

1 SOUTH TRANSIT STATION PLAN - PHASE I
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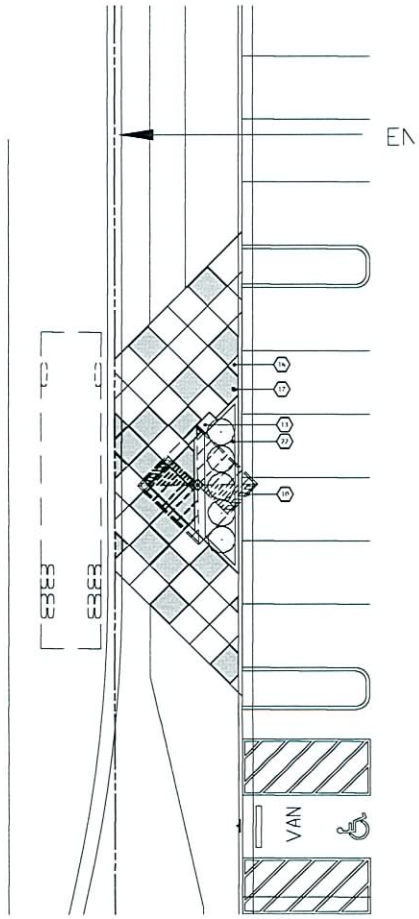

2 NORTH TRANSIT STATION PLAN - PHASE I
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NORTH

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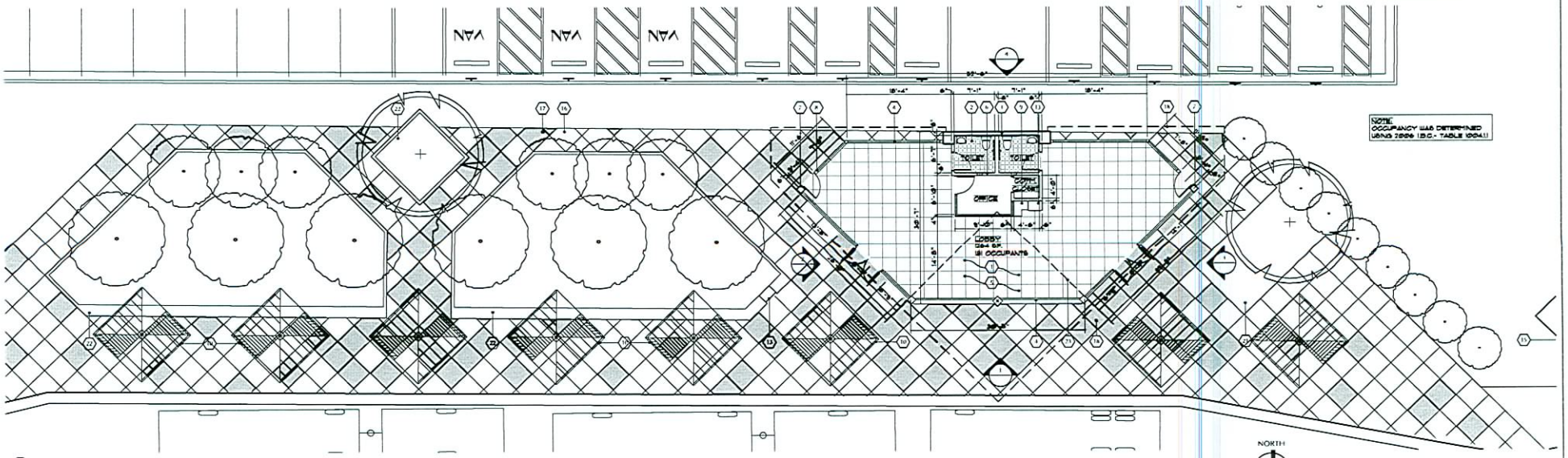

1 PRIMARY TRANSIT STATION PLAN - PHASE II
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Northwest Valley Terminal Park & Ride

Site Development Review - 11.25.2008

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Northwest Valley Terminal Park & Ride

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Northwest Valley Transit Park & Ride
Color & Materials Board

Canopy and Building Fascia
Flat Seam Copper /
Copper Patina

Canopy and Building Roof
Standing Seam Zinc Alloy

Aluminum Doors Frames & Windows
Clear Glazing
Champagne Aluminum
Dk. Bronze Aluminum

Exterior Walls
Las Vegas Rock Striated Meta-Quartzite Stone: Pink/Burgundy

Interior Floors
Las Vegas Rock
Meta-Quartzite Slab:
Rainbow Gold

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Northwest Valley Terminal Park & Ride

LSA



SDR-32155 - APPLICANT: REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA - OWNER: U.S.A.
WEST OF US 95, EAST OF DURANGO DRIVE SOUTH OF OSO BLANCA ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



SDR-32155 - APPLICANT: REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA - OWNER: U.S.A.
WEST OF US 95, EAST OF DURANGO DRIVE SOUTH OF OSO BLANCA ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08

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SITE DEVELOPMENT PLAN REVIEW SUBMITTAL

PROJECT: NORTHWEST VALLEY TERMINAL PARK AND RIDE

November 25, 2008

For:
Regional Transportation Commission
Contact: Brij Gulati
702.676.1734
600 S. Grand Central Pkwy.
Las Vegas, NV 89106-4512

SDR-32155
01/08/09 PC

JUSTIFICATION LETTER

The Regional Transportation Commission (RTC) is requesting site development plan approval to construct a regional park and ride facility to support local and express transit service. The project is called Northwest Valley Terminal and Express Park and Ride and is located at the southwest quadrant of US 95 and North Durango Drive. The site is ideally located for a park and ride facility with easy access to US 95 and local streets. The park and ride will be the terminus for high frequency express transit service to Downtown Las Vegas. The park and ride facility is an effort towards increasing transit usage while reducing single vehicle occupancy vehicles from the congested US 95 corridor. The RTC is requesting Site Development Plan approval for both Phase I and II.

Existing Conditions

The site is located between N. Durango Drive, Oso Blanca Road and Elkhorn Road. The site is currently undeveloped, zoned Town Center (TC), and guided Public Facilities (PF-TC). The property is BLM land that is being leased to the RTC through the City of Las Vegas.

Proposed Improvements

The RTC is proposing to develop the park and ride facility on three sites in two phases. Phase I will develop Lots B and C, the two sites east of Grand Montecito. Phase II will develop Lot A, located on the west side of Grand Montecito and adjacent to the future CSN campus expansion. The development is being constructed in phases to stay within the current construction budget. Developing the sites on only one side of Grand Montecito allows temporary street improvements to be performed versus full build out, including multiple signals. The full street improvements will occur with Phase II.

PHASE I

Lot B

Lot B is located east of Grand Montecito, north of the Pappas access drive and west of Oso Blanca. The site is 1.87 acres and will have 173 park and ride stalls (166 standard, 7 handicap). There will be one on street bus bay along Grand Montecito adjacent to this lot. The bus stop will provide one canopy and bench.

Lot C

Lot C is located east of Grand Montecito, south of the Pappas access drive and west of Oso Blanca. The site is 3.3 acres and will have 320 park and ride stalls in Phase I. Phase II introduces a bus turnaround at the north entrance of the lot. The purpose of this is to accommodate buses laying over at Lot A to be able to turn around and re-enter Lot A to pick up passengers. The number of park and ride stall will be reduced to 305 (295 standard, 10 handicap). There will be two on street bus bays along Grand Montecito and a transit station/canopy. The transit station will be approximately 650 square feet and will contain driver restroom facilities and a climate controlled interior waiting area.

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PHASE II

Lot A

Lot A is located on the west side of Grand Montecito and adjacent to the future CSN campus expansion. Lot A will be the primary facility after full build out. The site is 5.18 acres and will have approximately 421 (411 std/10 handicap) park and ride stalls. There will be an approximately 1,585 square foot climate controlled transit station, canopy and six bus bays. The RTC has also been working with the CSN to develop a shared access for the park and ride and the college campus. Phase II provides for this access through a roundabout which accommodates future interior CSN streets. Lot A has a shared right in/right out access from Oso Blanca.

Transit Facilities

The transit facility is located on Lot C and is 650 square feet of climate controlled interior space. The facility contains a driver restroom, passenger waiting area, security cameras and an interior ticket vending machine (TVM). Lot C contains approximately 3,400 square foot plaza area with landscaping, benches, bike racks, TVM and canopies.

Lot A (phase II) has a 1,585 square foot transit facility and 9,750 square feet of plaza area. The transit facility will contain driver and public restrooms, passenger waiting area, security cameras, staffed security office and TVM. The plaza area contains landscaping, benches, bike racks, TVM and canopies.

The station and plaza design is organized on the site to provide convenient access from the adjacent surface parking lots and provide shelter under canopies and within the enclosed stations. The hexagon shaped station plan provides for clear views to the bus arrival platform from the entire waiting area. Electronic route display boards will be mounted within the waiting area.

A sloped exposed structure ceiling (10' to 15') provides generous volume. A stone tile floor provides ease of maintenance. Exterior wall materials are comprised of local stone from Nevada. Lightly tinted high performance glass with aluminum frames is used for all window areas. The low slope roof is covered with a standing seam ternne metal or zinc roof with a flat seam copper fascia.

In addition, the prow of the station provides a generous canopy for the bus platform utilizing a skylight that bridges from station interior to loading platform. A 24' pylon sign marks the station location from both highway and local streets.

Streets/Landscaping/Lighting

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The RTC has been working closely with the City of Las Vegas Public Works department to design temporary street improvements. The proposed street design meets the traffic demand for the Phase I proposed conditions. One of the features not included in the temporary improvements is the center landscaped median and full street/sidewalk improvements along the westerly side of Grand Montecito, between the Private Drive and Oso Blanca. These improvements will be provided as part of Phase II. The Phase I final site improvements for Lots B and C, including the easterly edge of Grand Montecito (landscaping/sidewalk/lighting), will meet all applicable Town Center Development Standards. A traffic study has also been performed and submitted to the City of Las Vegas Department of Public Works and NDOT for review and comments.

Waiver Request

The applicant is requesting two waivers from the Town Center Development Standards.

1. Waiver to the location of the sidewalk. Since the principle use of the project is parking, the handicap stalls are located adjacent to the public streets to meet ADA requirements. In order to provide access to the handicap stalls, the sidewalk had to be shifted over adjacent to the handicap stalls. In these areas, the sidewalk location does not meet the 4'/5' requirements. We are requesting a waiver to the sidewalk design at these locations.
2. Waiver to the 15' landscape buffer. The public streets are designated as 90' right of way. To meet the future traffic demands, the streets (Oso Blanca/Grand Montecito) had to provide additional drive/turn lanes. The result is 100' plus right of way and sidewalks being located further into the site. Applying the 15' landscaped buffer reduces the number of parking stalls that can be provided. All three sites are providing the amenity zone and a significant amount of the 15' buffer, but there are areas where the full 15' buffer is a hardship. We are requesting a waiver to the 15' landscape buffer where it reduces parking stalls.

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RTC OF SOUTHERN NEVADA
600 S. Grand Central Parkway, Suite 350 • Las Vegas, Nevada 89106-4512 • 702-676-1500 • Fax: 702-676-1518

Jacob L. Snow,
General Manager

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October 10, 2008

RE: N-84739 – Proposed park & ride and supporting Transit Terminal near US 95 and Durango Drive

Dear Property Owner,

This letter is to inform you that the Regional Transportation Commission of Southern Nevada (RTC) has submitted an application to lease the subject property shown on the map on the reverse side of this letter, located west of US 95, east of Durango Drive, and immediately south of the Oso Blanca Frontage Road, in the City of Las Vegas, Clark County, Nevada.

The purpose of this lease is for a park & ride and supporting Transit Terminal in the Las Vegas Valley's northwest region. As you are aware, Las Vegas is a growing community and with that growth it is important to find ways of alleviating traffic congestion and find alternative mediums to meet travel demands.

The current project is expected to include approximately 1,000 surface parking spaces for cars, and approximately six bus bays for a future express bus service and local routes. Additionally, the parking lot will provide space for vanpool, and kiss & ride areas. A supporting transit terminal building with an anticipated size of 1,500 square feet will also be constructed. The building will accommodate areas for security, general customer service, two (2) ticket vending machines, storage room, office supplies, indoor/outdoor waiting areas, and public restrooms.

The outside circle on the map labeled **"Approximate Notification Area Boundary"** illustrates the area we are required to notify neighboring property owners of our intent and possible future use of the site. The proposed park & ride and supporting Transit Terminal site is identified on the map with cross hatched lines.

Please contact Mary Polidoro, Public Information Coordinator, at 702 676-1622 or polidorom@rtcsnv.com if you have any questions or concerns regarding this matter.

Thank you for your time and consideration.

Sincerely,

Jacob L. Snow

JACOB L. SNOW
GENERAL MANAGER

JLS:mp

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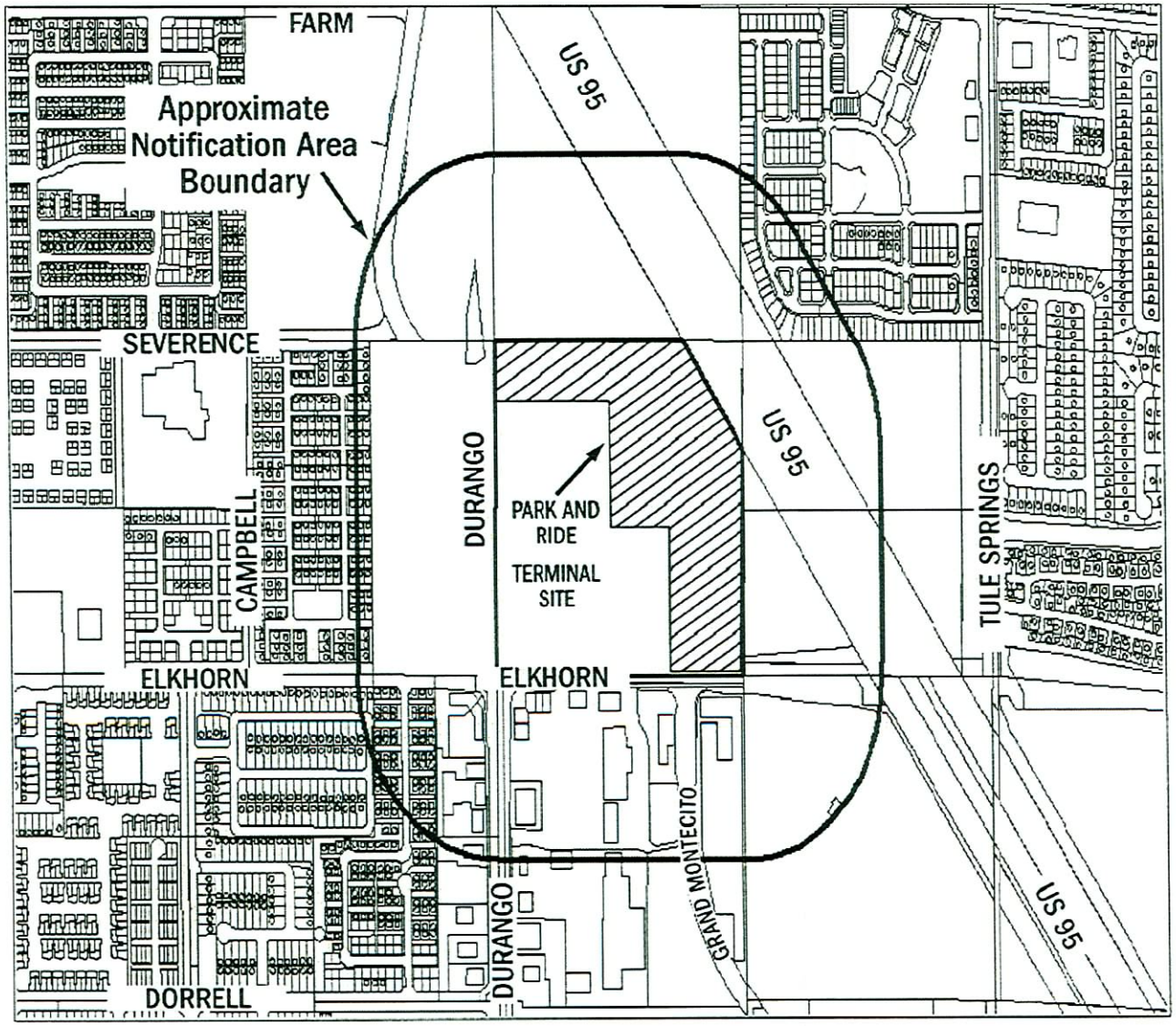

SITE MAP
N-84739

Legend:
Parcels

N

RTC
REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA

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Act and the Federal Advisory Committee Act of 1972 (FACA), the Department of the Interior, Bureau of Land Management (BLM) Nevada's three Resource Advisory Council will hold a joint meeting.

DATES: Thursday, November 13, 2008, from 8 a.m. to 5 p.m., and Friday, November 14, 2008, from 8 a.m. to 12 p.m., at the Gold Coast Hotel-Casino, 4000 W. Flamingo Road, Las Vegas, Nevada.

FOR FURTHER INFORMATION CONTACT: Rochelle Ocava (775) 861–6588 or *Rochelle_Ocava@blm.gov.*

SUPPLEMENTARY INFORMATION: The three 15-member Nevada Councils advise the Secretary of the Interior, through the BLM Nevada State Director, on a variety of planning and management issues associated with public land management in Nevada. Agenda topics include a presentation and discussion of accomplishments during 2008 and the outlook for 2009 for the BLM in Nevada; opening remarks and closeout reports of the three Resource Advisory Councils (RACs); breakout meetings of each group category; breakout meetings of the three RACs; discussion of a recreation subgroup of the existing RACs; and setting of schedules for meetings of the individual RACs for the coming year. An agenda will be available 30 days prior to the meeting at *http://www.blm.gov/nv.* All meetings are open to the public. The public may present written comments to the three RAC groups or the individual RACs. The public comment period for the Council meeting will be at 3 p.m. on Thursday, November 13. Individuals who plan to attend and need further information about the meeting or need special assistance such as sign language interpretation or other reasonable accommodations should contact Rochelle Ocava.

Dated: September 23, 2008.

Ron Wenker,

State Director, Nevada.

[FR Doc. E8–23126 Filed 9–30–08; 8:45 am]

BILLING CODE 4310–HC–P

DEPARTMENT OF THE INTERIOR

Bureau of Land Management

[NM–920–1310–08; TXNM 107307, TXNM 107313]

Notice of Proposed Reinstatement of Terminated Oil and Gas Leases TXNM 107307 and TXNM 107313

AGENCY: Bureau of Land Management, Interior.

ACTION: Notice of Reinstatement of Terminated Oil and Gas Lease.

SUMMARY: Under the Class II provisions of Title IV, Public Law 97–451, The Bureau of Land Management (BLM) received a petition for reinstatement of oil and gas leases TXNM 107307 and TXNM 107313 from the lessee, Southern Bay Energy, LLC for lands in Burleson County, Texas. The petition was filed on time and was accompanied by all the rentals due since the date the lease terminated under the law.

FOR FURTHER INFORMATION CONTACT: Margie Dupre, BLM, New Mexico State Office, at (505) 438–7520.

SUPPLEMENTARY INFORMATION: No valid lease has been issued that affect the lands. The lessee agrees to new lease terms for rentals and royalties of $10.00 per acre or fraction thereof, per year, and 16 2/3 percent, respectively. The lessee paid the required $500.00 administrative fee for the reinstatement of the lease and $166.00 cost for publishing this Notice in the **Federal Register**. The lessee met all the requirements for reinstatement of the lease as set out in Section 31(d) and (e) of the Mineral Leasing Act of 1920 (30 U.S.C. 188). We are proposing to reinstate leases TXNM 107307 and TXNM 107313, effective the date of termination, December 1, 2007, under the original terms and conditions of the lease and the increased rental and royalty rates cited above.

Before including your address, phone number, e-mail address, or other personal identifying information in your comment, you should be aware that your entire comment—including your personal identifying information—may be made publicly available at any time. While you can ask us in your comment to withhold your personal identifying information from public review, we cannot guarantee that we will be able to do so.

Dated: September 25, 2008.

Margie Dupre,

Land Law Examiner, Fluids Adjudication Team.

[FR Doc. E8–23104 Filed 9–30–08; 8:45 am]

BILLING CODE 4310–FB–P

DEPARTMENT OF THE INTERIOR

Bureau of Land Management

[NV–056–5853–ES; N–84739; 8–08807; TAS:14X5232]

Notice of Realty Action: Lease/Conveyance for Recreation and Public Purposes of Public Lands in Clark County, NV

AGENCY: Bureau of Land Management, Interior.

ACTION: Notice.

SUMMARY: The Bureau of Land Management (BLM) has received a request for lease and subsequent conveyance of approximately 19.375 acres of public land in the City of Las Vegas, Clark County, Nevada, under the Recreation and Public Purposes (R&PP) Act. The Regional Transportation Commission of Southern Nevada (RTC) proposes to use the land for a public Park and Ride bus facility.

DATES: Interested parties may submit written comments regarding the proposed lease/conveyance of the lands until November 17, 2008.

ADDRESSES: Mail written comments to the BLM Field Manager, Las Vegas Field Office, 4701 N. Torrey Pines Drive, Las Vegas, NV 89130–2301.

FOR FURTHER INFORMATION CONTACT: Kimber Liebhauser, (702) 515–5088.

SUPPLEMENTARY INFORMATION: The following described land in Clark County, Nevada, has been examined and found suitable for lease and subsequent conveyance under the provisions of the R&PP Act, as amended (43 U.S.C. 869 *et seq.*). The parcel of land is located north of Elkhorn Road, between North Durango Drive and the U.S. Highway 95 and is legally described as:

Mount Diablo Meridian, Nevada

T. 19 S., R. 60 E.,
Sec. 17, a portion of Government Lot 19 (NE¼SW¼SE¼, E½SE¼SW¼SE¼, SE¼NE¼NW¼SW¼SE¼, E½SE¼NW¼SW¼SE¼, N½NW¼NW¼SW¼SE¼, N½NE¼NW¼SW¼SE¼).

The area described contains 19.375 acres, more or less.

This description will be replaced by additional lot designation on final approval of the official plat of survey.

In accordance with the R&PP Act, the RTC has filed an application to develop the described land as a public Park and Ride facility with related facilities to meet the growing travel demands between the northwest part of the Las Vegas valley and the resort corridor. Related facilities include a terminal building with a waiting area, restrooms

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01/08/09 PC

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and utility/storage rooms as well as a separate paved parking area for the RTC and the public, bus bays with canopies, landscaping and off-site street improvements. There is a current R&PP lease authorized to the City of Las Vegas as N–61839 for a public park which occupies the space of the N–84739 application. The existing lease is undergoing a partial relinquishment to accommodate the Park and Ride lease application. Additional detailed information pertaining to this application, plan of development, and site plan is in case file N–84739, which is located in the BLM Las Vegas Field Office.

The RTC is a political subdivision of the State of Nevada and is therefore a qualified applicant under the R&PP Act. The land is not required for any Federal purpose. The lease/conveyance is consistent with the BLM Las Vegas Resource Management Plan, dated October 5, 1998, and would be in the public interest. The lease/conveyance, when issued, will be subject to the provisions of the R&PP Act and applicable regulations of the Secretary of the Interior, and will contain the following reservations to the United States:

1. A right-of-way thereon for ditches or canals constructed by the authority of the United States, Act of August 30, 1890 (43 U.S.C. 945);

2. All minerals shall be reserved to the United States, together with the right to prospect for, mine and remove such deposits from the same under applicable law and such regulations as the Secretary of the Interior may prescribe; and

3. A right-of-way for a Federal-Aid Highway reserved to the Federal Highway Administration, its successors and assigns, by right-of-way N–46063, pursuant to the Act of August 27, 1958, 072 Stat. 0916, 23 U.S.C. 317(A).

The lease/conveyance will be subject to:

1. Valid existing rights;

2. A right-of-way for overhead distribution lines and telephone lines granted to Nevada Power Company, its successors and assigns, by right-of-way N–58721, pursuant to the Act of October 21, 1976, 090 Stat. 2776, 43 U.S.C. 1761;

3. A right-of-way for a 42-inch diameter water pipeline granted to Las Vegas Valley Water District, its successors and assigns, by right-of-way N–61329, pursuant to the Act of October 21, 1976, 090 Stat. 2776, 43 U.S.C. 1761;

4. A right-of-way for fiber optic facilities granted to Nevada Bell, its successors or assigns, by right-of-way N–73706, pursuant to the Act of October 21, 1976, 090 Stat. 2776, 43 U.S.C. 1761;

5. A right-of-way for underground telephone facilities granted to Central Telephone Company, its successors and assigns, by right-of-way N–73808, pursuant to the Act of October 21, 1976, 090 Stat. 2776, 43 U.S.C. 1761;

6. A right-of-way for underground distribution lines granted to Nevada Power Company, its successors and assigns, by right-of-way N–73826, pursuant to the Act of October 21, 1976, 090 Stat. 2776, 43 U.S.C. 1761;

7. A right-of-way for road, sewer and drainage purposes granted to the City of Las Vegas, its successors and assigns, by right-of-way N–73902, pursuant to the Act of October 21, 1976, 090 Stat. 2776, 43 U.S.C. 1761;

8. A right-of-way for fiber optic facilities granted to Cox Communications, its successors or assigns, by right-of-way N–74001, pursuant to the Act of October 21, 1976, 090 Stat. 2776, 43 U.S.C. 1761;

9. A right-of-way for underground electrical distribution lines granted to Nevada Power Company, its successors or assigns, by right-of-way N–75274, pursuant to the Act of October 21, 1976, 090 Stat. 2776, 43 U.S.C. 1761;

10. A right-of-way for underground conduits and cables granted to Nevada Power Company, its successors or assigns, by right-of-way N–75820, pursuant to the Act of October 21, 1976, 090 Stat. 2776, 43 U.S.C. 1761;

11. A right-of-way for a polyethylene natural gas pipeline granted to Southwest Gas Corporation, its successors or assigns, by right-of-way N–79227, pursuant to the Act of February 25, 1920, 041 Stat. 0437, 30 U.S.C. 185, Sec. 28;

12. A right-of-way for underground distribution lines granted to Nevada Power Company, its successors or assigns, by right-of-way N–79387, pursuant to the Act of October 21, 1976, 090 Stat. 2776, 43 U.S.C. 1761;

13. A right-of-way for underground electrical distribution lines granted to Nevada Power Company, its successors or assigns, by right-of-way N–81383, pursuant to the Act of October 21, 1976, 090 Stat. 2776, 43 U.S.C. 1761; and

14. A right-of-way for a temporary work area granted to Nevada Power Company, its successors or assigns, by right-of-way N–81383–01, pursuant to the Act of October 21, 1976, 090 Stat. 2776, 43 U.S.C. 1761.

On publication of this notice in the **Federal Register**, the land described will be segregated from all other forms of appropriation under the public land laws, including the general mining laws, except for lease/conveyance under the R&PP Act, leasing under the mineral leasing laws and disposals under the mineral material disposal laws.

Interested parties may submit written comments regarding the specific use proposed in the application and plan of development, whether BLM followed proper administrative procedures in reaching the decision to lease/convey under the R&PP Act, or any other factor not directly related to the suitability of the land for R&PP use. Any adverse comments will be reviewed by the BLM Nevada State Director, who may sustain, vacate, or modify this realty action. In the absence of any adverse comments, this realty action will become the final determination of the Department of the Interior.

Before including your address, phone number, e-mail address, or other personal identifying information in your comment, you should be aware that your entire comment—including your personal identifying information—may be made publicly available at any time. While you can ask us in your comment to withhold your personal identifying information from public review, we cannot guarantee that we will be able to do so. Only written comments submitted by postal service or overnight mail to the Field Manager, BLM Las Vegas Field Office, will be considered properly filed. Electronic mail, facsimile, or telephone comments will not be considered properly filed.

In the absence of any adverse comments, the decision will become effective on December 1, 2008. The lands will not be available for lease/conveyance until after the decision becomes effective.

Authority: 43 CFR 2741.5.

Dated: September 16, 2008.

Kimber Liebhauser,

Acting Assistant Field Manager, Division of Lands, Las Vegas, Nevada.

[FR Doc. E8–23129 Filed 9–30–08; 8:45 am]

BILLING CODE 4310–HC–P

DEPARTMENT OF THE INTERIOR

Minerals Management Service

List of Programs Eligible for Inclusion in Fiscal Year 2009 Funding Agreements To Be Negotiated With Self-Governance Tribes

AGENCY: Minerals Management Service, Interior.

ACTION: Notice.

SUMMARY: This notice lists programs or portions of programs that are eligible for inclusion in Fiscal Year 2009 funding agreements with self-governance tribes and lists programmatic targets according

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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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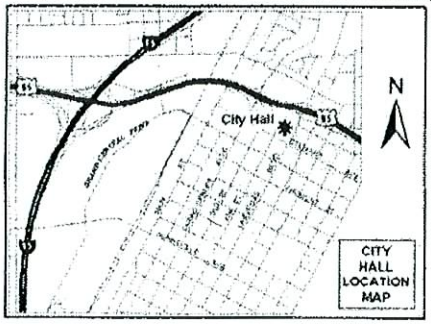
UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.39⁴
0004239954 DEC 26 2008
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-32155
Planning Commission Meeting of 1/8/2009

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Case: SDR-32155
12520115065
AUSTIN-PETERS TRACIE
8924 PAULA JEAN AVE
LAS VEGAS NV 89149-4464

#19
P

City of Las Vegas Agenda Item No.: **20.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
GPA-27003 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt a Transportation and Streets and Highways Element and revise the 2020 Master Plan, All Wards

C.C.: 02/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
NO RECOMMENDATION

BACKUP DOCUMENTATION:
1. Conditions (Not Applicable) and Staff Report (Not Applicable)
2. Supporting Documentation
3. Justification Letter
4. Transportation and Street and Highways Element Draft
5. Abeyance Request Letter Submitted by Steve Swanton (CLV Planning & Development Department)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-27003 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

APPLICANT REQUESTS THIS ITEM BE HELD IN ABEYANCE TO THE 02/12/09 PLANNING COMMISSION MEETING.

S.S.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-27003** APN: _____

Name of Property Owner: City of Las Vegas

Name of Applicant: City of Las Vegas

Name of Representative: John Korkosz or Flinn Fagg

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: John Korkosz

Print Name: John Korkosz

Subscribed and sworn before me

This 25th day of March, 20 08

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
PETER LOWENSTEIN
No. 03-80709-1 My Appointment Expires Feb. 27, 2011

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

November 25, 2008

Mr. Doug Rankin, AICP
Planning Manager
Planning and Development Department
Las Vegas, Nevada 89129

RE: Las Vegas 2020 Master Plan Transportation and Streets and Highways Element

Dear Mr. Rankin:

Please accept this letter as justification for a General Plan Amendment to adopt a Transportation and Streets and Highways Element and amend the 2020 Master Plan.

As a component of the Master Plan, the Transportation and Streets and Highways Element is intended to satisfy Nevada Revised Statutes requirements and to recommend actions to facilitate implementation of the goals, objectives, and policies contained in the Master Plan related to transportation issues. This document fulfills NRS requirements for both a streets and highways plan and a transportation plan.

You may contact me at 229-4714 if you have questions.

Sincerely,

Steve Swanton, AICP
Senior Planner
Long Range Planning Division

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

07101-001-06-07

GPA-27003
01/08/09 PC



TRANSPORTATION & STREETS AND HIGHWAYS ELEMENT

LAS VEGAS 2020 MASTER PLAN

DRAFT

executive summary

introduction

background

funding for transportation projects

existing conditions

analysis

implementation

conclusion

appendices

Adopted by
City Council xx-xx-xx

The City of Las Vegas

Transportation & Streets and Highways Element

of the Las Vegas 2020 Master Plan

was adopted by City Council

on _____

(__-____).

CITY OF LAS VEGAS
TRANSPORTATION & STREETS AND HIGHWAYS ELEMENT
TABLE OF CONTENTS

EXECUTIVE SUMMARY 1

INTRODUCTION 5

PURPOSE 5

ENABLING LEGISLATION 6

PLANNING CONTEXT 7

RELATIONSHIP TO THE LAS VEGAS 2020 MASTER PLAN 8

GOALS, OBJECTIVES AND POLICIES 8

Neighborhood Revitalization 8

Newly Developing Areas 9

Regional Coordination 9

BACKGROUND 11

HISTORY OF TRANSPORTATION AND STREETS AND HIGHWAYS IN LAS VEGAS 11

CURRENT TRANSPORTATION PLANNING DOCUMENTS 12

Circulation Plan, 1992 13

Municipal Code 16

Regional Transportation Plan, 2006-2030 16

Transportation Improvement Program FY 2007-2010 18

Unified Planning Work Program FY 2008-2009 23

FUNDING FOR TRANSPORTATION PROJECTS 25

HIGHWAY TRUST FUND 25

FTA 25

CMAQ 25

STP 25

STATE GAS TAX 26

RTC (CLARK COUNTY) GAS TAX 26

QUESTION 10 26

ASSEMBLY BILL 595 28

EXISTING CONDITIONS 29

TRANSPORTATION 29

Location Of Rights-of-Way (Master Plan of Streets and Highways) 29

TERMINALS 30

Downtown Transportation Center 30

Greyhound Bus Terminal 30

VIADUCTS 30

Transportation_Streets_Hwys Elem 2008 DRAFT;Plans-MPlan;indd;rs12/15/08

GRADE SEPARATIONS 30
AVIATION 31
Airport Overlay District 33
STREETS AND HIGHWAYS 33
Functional Classification 33
STREET WIDTHS AND CROSS-SECTIONS 36
Rights-of-Way 36
Standard Roadway Cross-Sections 38
Freeways 44
High Occupancy Vehicle Lanes (HOV) 44
Bicycle Transportation 44
STREET TREATMENT (CURRENT LANDSCAPE BUFFERING) 46
BUILDING SETBACKS 47
STREET NAMING AND NUMBERING 48
Street Naming 49
Address Numbering 49
Multi-Family Residential Addressing 50
Non-Residential Addressing 50
Street and Address Changes 51
TRAFFIC MEASUREMENT AND MANAGEMENT 51
Annual Average Daily Traffic (AADT) 51
Vehicle Miles Traveled (VMT) and Capacity 52
Intelligent Transportation Systems (ITS) 55
EXISTING MASS TRANSIT AND FREIGHT MOVEMENT 56
Fixed-Route Transit 56
Rail Transport 57
ANALYSIS 59
LINK BETWEEN TRANSPORTATION AND LAND USE 59
TRANSPORTATION PLANNING AND EMPLOYMENT 62
A MULTI-MODAL APPROACH TO TRANSPORTATION PLANNING 64
AIR QUALITY 66
STREETSCAPING 69
IMPLEMENTATION 71
CONCLUSION 77
LIST OF ABBREVIATIONS 103
APPENDICES 105

TABLES, FIGURES AND MAPS

TABLES

Table 1: Regional Transportation Plan Compliance with Federal Requirements 17
Table 2: Regionally Significant, Non-Locally Funded Projects in 2007-2010 TIP, City of Las Vegas 20
Table 3: Transit Projects in 2007-2010 TIP in or Affecting the City of Las Vegas 22
Table 4: City of Las Vegas Question 10 Project Funding Summary Report 27
Table 5: Functional Classification 34
Table 6: Perimeter Landscape Buffer Widths 46
Table 7: Single Family Residential District Setback Standards 47
Table 8: Residential District Standards Other Than Single Family 48
Table 9: Commercial and Industrial Setback Standards 48

FIGURES

Figure 1A: Primary Thoroughfares 39
Figure 1B: Secondary Thoroughfares 40
Figure 1C: Local Streets 41
Figure 1D: Private Streets 41
Figure 2: Arterial Streetscape (Adjacent Commercial Use Shown) 42
Figure 3: Commercial/Industrial Streetscape 42
Figure 4: Residential Multi-Family Streetscape 43
Figure 5: Residential Single Family Streetscape (Collector or Larger) 43

MAPS

Map 1: BLM Disposal Boundary 79
Map 2A: Master Plan of Streets and Highways, Southeast Sector 81
Map 2B: Master Plan of Streets and Highways, Southwest Sector 83
Map 2C: Master Plan of Streets and Highways, Centennial Hills 85
Map 3: Lane Miles by Functional Class, 2008 87
Map 4: Terminals within the City of Las Vegas 89
Map 5: Grade Separation 91
Map 6: Freeways in the City of Las Vegas 93
Map 7A: Traffic Counts and Signals, Southeast Sector 95
Map 7B: Traffic Counts and Signals, Southwest Sector 97
Map 7C: Traffic Counts and Signals, Centennial Hills 99
Map 8: Sheep Mountain Parkway Preliminary Alignment Alternatives 101


TRANSPORTATION &
STREETS AND HIGHWAYS
ELEMENT

EXECUTIVE SUMMARY

The Transportation and Streets and Highways Element provides a comprehensive analysis of the transportation infrastructure system within the city, and acts as a guide for decision makers to use when determining, prioritizing, and allocating resources for future projects.

The recommendations below are part of the strategy to meet present and future transportation, streets and highways needs of the city's residents, workers and visitors.

RECOMMENDATION 1: Improve consistency between transportation and land use decisions in order to reduce the number of vehicle trips and vehicle miles traveled.

New development affects transportation patterns; likewise, the circulation system is planned to facilitate new development. Roadway improvements also have an effect on existing development. An ideal level of consistency between land use and circulation is manifested in the achievement of the efficient movement of persons within areas where they live and work. Large commercial development projects make nearby residents uneasy because of the amount of traffic they produce in their area. A balance must be struck between planning for future traffic volumes while advocating the reduction of vehicles on the roads.

ACTIONS:

- Prepare a prioritized plan to construct full street improvements where sawtooth patterns exist.
- Amend Title 18 to create standards that support the Neighborhood Traffic Management Program. Improvements could include speed bumps, dips, and street narrowing, all designed to ensure the safety and livability of local residential streets.
- Amend Title 19 to require traffic impact analyses as part of Site Development Plan Review application requirements for new construction activities generating more than 100 peak hour vehicle trips.
- Utilize FAST (Freeway and Arterial System of Transportation) to coordinate the efficient movement of vehicle traffic through implementation of Intelligent Transportation Systems.
- Amend the land use plan to incorporate high-density residential developments along major arterial roads having transit.
- Create incentives for developers to locate high-density residential developments along major arterial roads having transit.
- Create incentives for developers to create walkable, transit-oriented mixed-use developments with complete streets that are sensitive to multiple modes of transportation and emphasize safety for non-motorized travel.
- Incentivize investment in the transformation of existing decaying commercial-oriented suburban arterials into walkable, mixed-use, multi-modal corridors with station nodes.

RECOMMENDATION 2: Comply with existing transportation-related legislation and actively support proposed State and/or Federal legislation which generates funding, with growth potential for transportation infrastructure.

Federal SAFETEA-LU legislation mandates the maintenance of a continuing, cooperative and comprehensive transportation planning process on a regional scale. Through Clark County's metropolitan planning organization the city contributes statistical information and recommendations for implementation in addition to the list of projects proposed for inclusion in the periodic Regional Transportation Plan. The Nevada Revised Statutes contain specific transportation-related planning requirements, such as Chapter 408, that require local compliance. It is also important to proactively suggest ways in which circulation and air quality can be improved, whether through legislation or educational campaigns.

ACTIONS:

- Conduct a staff-level (Planning and Development and Public Works Departments) compliance review of all federal, state and local legal transportation-related requirements.
- Actively participate in crafting legislation that will address transportation issues affecting the city of Las Vegas by closely monitoring state assembly sessions in Carson City.
- Continue to support Question 10 taxes as sources of funding for transportation-related projects in the city through implementation of an educational program that informs the constituency of how Question 10 dollars are being spent.

RECOMMENDATION 3: Coordinate local actions with regional agencies, and undertake active efforts for transportation improvements.

Transportation issues do not stop at municipal boundaries. The issues raised by transportation in one jurisdiction can affect the quality of life in another. To maintain continuity between points within the greater Las Vegas area, regional entities must hold to similar policies and agree on actions to be taken that will mitigate these issues. To this end, the RTC and SNRPC serve this function.

ACTIONS:

- Continue to ensure interdepartmental and interagency coordination of various city planning efforts related to growth, infrastructure, and service provision.
- Continue to support the efforts of the RTC (Regional Transportation Commission of Southern Nevada) and SNRPC (Southern Nevada Regional Planning Coalition) to plan for transportation projects that affect other communities and rural areas outside the city limits.
- Continue to support and participate in regional transportation planning through working groups and committee membership.

RECOMMENDATION 4: Pursue sources that will fund the construction and maintenance of needed improvements to the city's street system.

The city's capital improvements program contains funding based on a five-year horizon, updated annually. Projects approved through the CIP process represent the approved priority list for spending capital funds. The CIP provides a link between necessary transportation improvements and the city's budget. The city must seek sources external to the General Fund to keep up with projected growth and maintain current infrastructure.

ACTIONS:

- Work to secure federal, state and local funding for all feasible capital projects and incorporate into the CIP.
- Coordinate with RTC for funding sources and/or funding allocation for proposed infrastructure needs.

RECOMMENDATION 5: Implement streetscape enhancements by coordinating with the Department of Public Works to improve the visual appearance of city streets.

Streetscaping can have a significant effect on how people perceive and interact within their community. If streetscapes appear safe and inviting for pedestrians, people are more likely to walk. This can help reduce automobile traffic, improve public health, and attract visitors to Las Vegas.

ACTIONS:

- Adopt more specific street tree requirements, such as type and placement, to supplement those in LVMC Title 19.12.040 (G).
- Monitor and replace street trees lost due to disease or vandalism.
- Require amenities such as benches, trash receptacles, decorative street lighting, and decorative pavement alternatives along all public streets.
- Continue to install underground utilities consistent with City guidelines and regulations.
- Amend Title 19 to require streetscape widths to coincide with street classifications.
- Ensure landscape areas conform to best management practices for storm water runoff.
- Provide additional safety features in the right-of-way for pedestrians such as curb extensions and center refuge islands where applicable.
- Require utility boxes and other visual impediments to be located underground or outside of the landscape buffer zone.
- Determine the feasibility of reducing street widths to reduce the amount of impervious surface and allow for a buffer between the sidewalk and roadway.
- Amend the Las Vegas Municipal Code to require landscape maintenance associations/agreements where landscaping is within the public right-of-way.

RECOMMENDATION 6: Coordinate with regional entities to fund and implement programs that aim to improve air quality in the Las Vegas Valley.

Las Vegas has made significant strides in improving air quality, but there is still more to accomplish. The region is experiencing tremendous population growth, leading to increased construction, a greater volume of automobile traffic, and heightened power demands. Such growth will negatively affect the air in and around Las Vegas. Las Vegas must achieve and maintain "attainment status" for carbon monoxide, particulate matter and ozone for the general health, safety, and welfare of its citizens.

ACTIONS:

- Create a trip reduction plan to develop, implement, and report annually on plans to reduce single occupant vehicle ridership for city employees.
- Maintain compliance with Clean Air Act standards and keep levels of mobile and stationary pollution below federal limits.
- Support RTC Ride Share, Park-and-Ride and other travel demand management programs that aim to reduce the volume of single-occupancy vehicles on city roadways.
- Continue to augment the city's fleet of non-gasoline powered vehicles for use in municipal-related activities.
- Continue to seek funding from CMAQ for transportation projects in the city that reduce emissions.

INTRODUCTION

An efficient and effective transportation system is a fundamental need of the city of Las Vegas and its residents, businesses and visitors. The Transportation and Streets and Highways Element is more than a description of a transportation system. It is a plan that addresses infrastructure needs to facilitate the mobility of people, goods and services. The location and design of roadways, as well as modal choices (automobile, bus, bicycle, walking), have significant consequences on land use patterns, air quality, plant and animal habitats, and community appearance. Streets and highways not only move people and goods, but also affect the community's economic and social environments. Ever-increasing congestion on streets and highways increases commuting time, driver frustration, business inefficiency, and pressure on neighborhoods. The Transportation and Streets and Highways Element addresses how roadway, transit, rail, freight, bicycle, and trail systems can be planned to achieve modal choice and maximum mobility in a manner consistent with community character and environmental protection.



View of the city looking east towards the downtown area.

PURPOSE

The purpose of the Transportation and Streets and Highways Element is twofold. First, this document is intended to address the requirements of state law, as set forth in the Nevada Revised Statutes (NRS) Sections 278.150 through 278.160; and second, to recommend strategies and actions to facilitate implementation of the goals, objectives, and policies contained in the Las Vegas 2020 Master Plan ("Master Plan") related to transportation issues.

The Transportation and Streets and Highways Element must accomplish the following:

- State goals, objectives and policies to guide and influence planning and implementation of transportation planning;
- Compile a comprehensive listing and description of the street network, grade separations, and terminals;
- Describe building line setbacks, the functional classification system, and street addressing and numbering used within the city of Las Vegas;
- Support the city's Sustainability Initiative;
- Analyze short and long term goals and priorities for transportation planning;
- Describe the city's role in facilitating the development of streets and highways;

- Evaluate the effectiveness and potential benefit of land-use tools in transportation planning;
- Identify strategies/actions to enhance the city's role in coordinating transportation planning and implementation with the Regional Transportation Commission of Southern Nevada and other governmental entities.



Median area at intersection of Las Vegas Boulevard and Fourth Street.

ENABLING LEGISLATION

The Nevada Revised Statutes, Sections 278.150 through 278.230, contain legislation enabling the development and adoption of a master plan. Subsection 4 of NRS Section 278.150 states:

> *In counties whose population is 400,000 or more, the governing body of the city or county shall adopt a master plan for all of the city or county that must address each of the subjects set forth in subsection 1 of NRS 278.160.*

Subsection 3 of NRS 278.170 states:

> *In counties whose population is 400,000 or more, the commission shall prepare and adopt a master plan for all of the city or county that must address each of the subjects set forth in subsection 1 of NRS 278.160.*

The subject matter of the master plan is stated in NRS 278.160:

> *Except as otherwise provided in Subsection 4 of NRS 278.150 and Subsection 3 of NRS 278.170, the master plan, with the accompanying charts, drawings, diagrams, schedules and reports, may include such of the following subject matter or portions thereof as are appropriate to the city, county or region, and as may be made the basis for the physical development thereof:*

The Nevada Revised Statutes has required a Transportation Plan and a Streets and Highways Plan as components of master plans since the approval of master plan language by the state legislature in 1941 (Senate Bill 30).

NRS 278.160, Subsections (p) and (r) state that the master plan must include the following elements:

> *(p) Streets and highways plan. Showing the general locations and widths of a comprehensive system of major traffic thoroughfares and other traffic ways and of streets and the recommended treatment thereof, building line setbacks, and a system of naming or numbering streets*

and numbering houses, with recommendations concerning proposed changes.

(r) Transportation plan. Showing a comprehensive transportation system, including, without limitation, locations of rights-of-way, terminals, viaducts and grade separations. The plan may also include port, harbor, aviation and related facilities.

A circulation plan was included as part of the city's 1992 General Plan. The circulation plan, however, did not include that which was mandated by the adoption of Assembly Bill 182 on June 5, 2001 during the 71st Session of the Nevada Legislature that requires the inclusion of these two elements within master plans for cities within a county population greater than 400,000.

PLANNING CONTEXT

The Transportation and Streets and Highways element will replace the circulation plan in the 1992 Las Vegas General Plan. After experiencing a 73 percent increase in population during the 1990s[1] and having concerns about the negative impacts associated with rapid growth, the city embarked on a new two-phased master plan project. The Master Plan, adopted by the City Council on September 6, 2000, represents Phase I of the Master Plan project, forming the framework for the contents of Phase II: a series of elements intended to comply with applicable state laws concerning the physical development of the city. The Transportation and Streets and Highways Element is among the elements identified for completion during Phase II of the Master Plan project.



The "Rainbow Curve" section of US 93/95.

1 *Las Vegas 2020 Master Plan Policy Document (Sept. 6, 2000), p. 5.*

RELATIONSHIP TO THE LAS VEGAS 2020 MASTER PLAN



Traffic on Alta Boulevard, north of Rancho Drive.

The Master Plan contains numerous goals, objectives, and policies pertaining directly and indirectly to transportation planning. As a component of the Master Plan, the Transportation and Streets and Highways Element is intended not only to satisfy NRS requirements, but also to provide a comprehensive document that will assist with the long-range planning of the future expansion of and improvements to the public transportation system to meet the needs of the city as it continues to grow. This element provides a baseline of detailed information that will aid in the decision-making processes that determine the city's funding priorities with respect to transportation, streets and highways. The Transportation and Streets and Highways Element links the broad policies of the Master Plan with capital improvement programming, and will assist city decision makers and relevant agencies vested with developing public transportation infrastructure.

GOALS, OBJECTIVES AND POLICIES

The Master Plan consists of a series of goals, objectives and policies and a collection of plans, or elements. The policy document, adopted by the City Council in September 2000, contains a broad policy structure intended to direct the actions of the City regarding land use and development over the period from 2000 to 2020. The individual elements are intended to provide more specific direction, through detailed analysis and recommended actions, as to how the City should react to certain issues.

The Master Plan policies are organized into seven themes developed by the Master Plan Steering Committee. Realization of these policies requires long-term planning commitments integrated with the strategic plan and Capital Improvement Plan. Some of the themes follow geographic boundaries: Reurbanization (Downtown), Neighborhood Revitalization (central city areas), and Newly Developing Areas (Centennial Hills). Others are broad topic areas that apply to the entire city. Each theme contains goals, objectives and policies that provide broad policy context for that area.

The following goals, objectives, and policies from the Las Vegas 2020 Master Plan provide the policy framework and direction for this element:

NEIGHBORHOOD REVITALIZATION

GOAL 2: Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation.

OBJECTIVE 2.1: To focus residential reinvestment on transitional sites within the central city area at densities that support mass transit usage.

POLICY 2.1.3: That urban hubs at the intersections of primary roads, containing a mix of residential, commercial and office uses, be supported.

NEWLY DEVELOPING AREAS

GOAL 3: Newly developing areas of the city will contain adequate educational facilities, and recreational and open space and be linked to major employment centers by mass transit, including buses, and by trails.

OBJECTIVE 3.1: To ensure that new residential subdivisions, with the exception of areas currently designated as rural preservation neighborhoods by Nevada statute, are developed into walkable communities, where reliance on auto trips for convenience shopping and access to education and recreation is minimized, and where development densities support transit.

POLICY 3.1.1: That residential developers be encouraged to provide traffic calming measures in new residential neighborhoods, and where appropriate, narrower local streets. Standards for narrower local streets shall provide adequate access for emergency vehicles and the disabled. Where possible, sidewalks should be separated from the curb by a landscaped amenity zone within the dedicated right-of-way, with a tree canopy along the sidewalk.

POLICY 3.1.5: That urban hubs at the intersections of primary roads, containing a mix of high density residential, commercial and office uses, and containing pedestrian linkages, be supported.

REGIONAL COORDINATION

GOAL 7: Issues of regional significance, requiring the city of Las Vegas to coordinate with other government entities and agencies within the Valley, will be addressed in a timely fashion.

OBJECTIVE 7.1: To ensure that the natural resources of the city, particularly those that directly support an enhanced quality of life for its residents, are protected.

POLICY 7.1.1: That air quality throughout the city be improved through the reduction of carbon monoxide from automotive emissions and through the reduction of dust particulates.

OBJECTIVE 7.3: To ensure that public safety problems are fully and adequately identified and that long-term solutions are identified and implemented by the respective local government departments and agencies vested with those responsibilities.

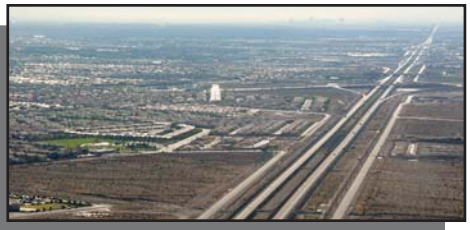
POLICY 7.3.5: That the city work with the Clark County Regional Transportation Commission, the Nevada Department of Transportation and local governments in the Las Vegas Valley to ensure that the roadway network is planned and developed to meet the needs of the anticipated population growth in the Valley, and provides for multi-modal transportation opportunities.

POLICY 7.3.6: That the city, in conjunction with the Clark County Regional Transportation Commission and local governments in the Las Vegas Valley, work to achieve a shift towards greater reliance on mass transit for home-to-work trips and to make transit usage a more attractive daily travel alternative. In particular, that the affected parties pursue options for a fixed guideway system where appropriate.

BACKGROUND

HISTORY OF TRANSPORTATION AND STREETS AND HIGHWAYS IN LAS VEGAS

The first streets to be platted in the city of Las Vegas were part of the Las Vegas Original Townsite, owned by John T. McWilliams. Grading for the railroad tracks passing through the area commenced in the summer of 1904, shortly before the plat was filed. The site was located to the west of the existing Union Pacific rail line paralleling present-day Main Street.



View of US 95 from the north looking south towards the city.

Fremont Street, which was included in William A. Clark's competing town site, became the first paved road in the city of Las Vegas in 1925[2]. It also became the first street with a traffic signal[3]. It was the only east-west street on Clark's plat intended for commercial uses, and it provided a route to the train depot on its western end. In 1995, five blocks of Fremont Street were closed to vehicular traffic after the establishment of the Fremont Street Experience, a pedestrian mall covered by a vaulted roof.

The federal government was instrumental in the growth and modernization of Las Vegas. Hoover Dam (then Boulder Dam) began construction in 1931. The railroads were expanded to meet the demand for transportation of persons, goods and services. Federal highways connected other destinations to the city, as people came for employment or entertainment. Federal money funded public works projects such as street paving, bridges and expansion of the city's infrastructure.[4] With assistance from Congress, funds were secured for the construction of what became Nellis Air Force Base and also of the terminal for the present-day McCarran Airport.

Passenger rail service was the predominant mode of transportation to points outside Las Vegas. Due to the harshness of the desert climate and lack of adequate facilities, road travel through the 1930s was often treacherous.[5] Passenger rail service severely declined in the 1960s as the automobile became the dominant mode of transportation, and the rails became exclusively freight routes.

From 1926, when it was commissioned, until 1974, US Route 91 was the major highway route linking Las Vegas and Los Angeles. US Route 93 running through the city to Hoover

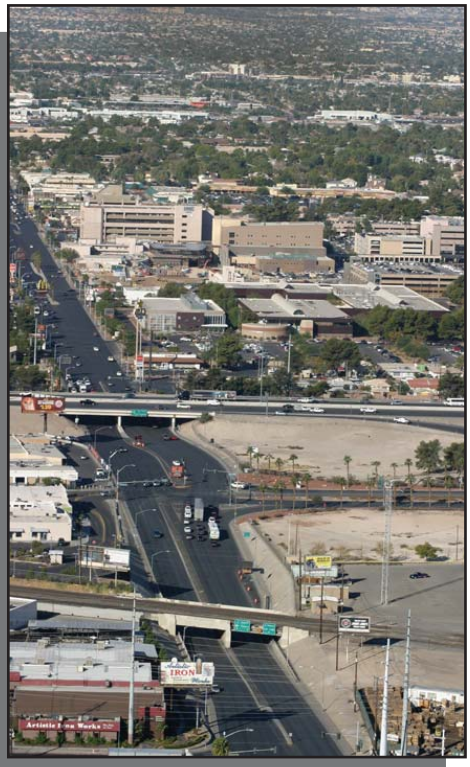
2 *Joan Burkhart Whitely and A. D. Hopkins, Young Las Vegas: 1905-1931: Before the Future Found Us (Las Vegas: Stephens, 2005), p. 196.*

3 *Frank Wright, Nevada Yesterdays: Short Looks at Las Vegas History (Las Vegas: Stephens, 2005), p. 30.*

4 *City of Las Vegas, Historic Properties Preservation Plan Element, Las Vegas 2020 Master Plan (City of Las Vegas: Sept. 5, 2007), p. 17.*

5 *See Wright, p. 29 for examples of rough travel in the Las Vegas area.*

Dam was completed by 1936, and US Route 95 entered southern Nevada from the north in the mid 1940s in an eventual path to the Mexican border. Route 91 was decommissioned in 1974 after I-15 was constructed parallel to the route, which had followed Las Vegas Boulevard.[6] As traffic demand increased within the greater metropolitan area, US 95 was shifted to a newly completed freeway, the Oran K. Gragson Expressway, in 1982. This freeway carried traffic from Henderson north and west to newer neighborhoods within the city of Las Vegas and connected them to what had been called the Tonopah Highway on present-day Rancho Drive. Although not entirely located within the city limits, the first portions of the Bruce Woodbury Beltway began construction in 1993 to encircle the urbanized area. Work continues on the 53-mile stretch that begins in Henderson at the intersection of US 95 signed as I-215 and known as CC 215 west of the freeway's south intersection with I-15. The Beltway proceeds from there through the northwest neighborhoods of Las Vegas to North Las Vegas and its terminus at I-15 near the Las Vegas Motor Speedway. Once the entire length of the Beltway achieves freeway status, which is expected by 2013, it will be signed as I-215.[7]



Charleston Boulevard looking west towards I-15.

CURRENT TRANSPORTATION PLANNING DOCUMENTS

The city of Las Vegas' rapid growth in the last two decades has created new challenges in the area of transportation. From July 1, 2000 to July 1, 2008, population in the Las Vegas Valley increased 40 percent, even accounting for slowed growth in 2007 and 2008.[8] As is common in many areas of the western United States, where density is relatively low and land plentiful, the automobile is the mode of choice for residents of the city. According to recent figures, there are 2.076 vehicles per household in the city, a five percent increase from 2000. Between 2000 and 2007, approximately 22,000 additional vehicles were added to the city's roadways.[9] There have been recent efforts to reduce dependency on the automobile and increase ridership of mass transit; however, use of alternative modes of transportation has not had a large impact on energy conservation, air quality, or efficiency of travel within the city. Transportation is a regional issue; therefore, the issues concerning transportation are not just limited to the city of Las Vegas or any other single jurisdiction. Many of the issues the city faces are similar to those experienced by Clark County, Boulder City, Henderson, and North Las Vegas.

6 *Eugene P. Moehring and Michael S. Green, Las Vegas: A Centennial History (Reno: University of Nevada Press, 2005), p. 74.*

7 *Clark County Department of Public Works, retrieved from www.accessclarkcounty.com/depts/public_works/pages/beltway.aspx*

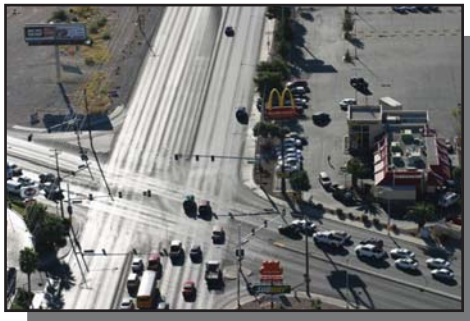
8 *Clark County Comprehensive Planning Department, Southern Nevada Annual Consensus Population Estimates, 2000-2008.*

9 *U.S. Census Bureau, 2000 Census and July 1, 2007 Population Estimate.*

The circulation system is the basic framework upon which the urban and regional form is shaped. Streets and highways not only move people and goods throughout the region, but also affect the community's social and economic environment. The location and design of roadways have significant consequences on land use patterns, air quality, plant and animal habitats, and community appearance. Therefore, a plan is needed to describe the existing conditions of Las Vegas' circulation system, the issues that have arisen out of these conditions, and the policies to address the issues and direct the future course of transportation planning in the city.

CIRCULATION PLAN, 1992

The Las Vegas 2020 Master Plan currently does not contain a document to address transportation and streets and highways issues and policies. A Circulation Plan was adopted by the City Council as part of the General Plan update on April 1, 1992 for the purpose of providing a general, comprehensive and forward-looking transportation system plan to meet the various needs of residents, visitors, and businesses in the city of Las Vegas. The Circulation Plan combined traffic circulation, mass transit, paratransit, bicycle, pedestrian, equestrian, air, and rail considerations into a single document. Fundamentally, the Circulation Plan described the city's street network and functional classification. It listed the various modes of transportation in the city of Las Vegas and evaluated levels of service for automobile traffic. Most projects and policies were planned to be implemented between 1992 and 1994, or were ongoing. This document has not been updated since its adoption.



Intersection of Cheyenne Avenue at Rancho Drive.

The stated goal of the Circulation Plan, in accordance with NRS 278.160, was to "develop a comprehensive circulation system serving local as well as regional needs for existing and future developments." Five issues were identified and addressed within the Plan concerning circulation within the city:

- The need for a balance between the circulation system and the development of land;
- The need for provision of a safe and efficient roadway system that addresses increased congestion;
- The need to provide alternative modes of transportation to the private automobile;
- The need for cooperation between municipal and regional governments and entities; and
- The need to improve air quality.

Taking into account that new development impacts transportation patterns and also that the circulation system is planned to facilitate new development, the 1992 Circulation Plan recommended that the zoning ordinance be amended to require a traffic impact analysis early in the development

review process for all development projects that generate more than 100 vehicle trips during peak hours. The zoning ordinance was never amended to include this requirement. The Public Works Department regularly places a condition of approval on development applications to require a traffic impact analysis after project approval for developments that generate more than 100 vehicle trips during peak hours. Currently, these studies are usually required prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a map subdividing a site. Compliance with the recommendations of the analysis must occur prior to occupancy of a structure.

It was recognized that roadway planning would need to be sensitive to a wide range of land uses. For example, planning wide arterials within an area of low-density residential land uses could have unintended consequences such as more frequent accidents and the isolation of entire neighborhoods within the boundaries of the arterials. A later circulation study for the Centennial Hills Sector recommended alternatives of a more rural development character.[10] By 1993, amendments were proposed to the subdivision ordinance to allow for more flexibility in street improvement requirements, namely for roads in low traffic areas, to fit the rural character of some areas. According to the Public Works Department, the city has allowed roll curbs on residential streets classified as minor collector (60-foot right-of-way) or local (51-foot right-of-way) since 1984, and since 2001 has allowed the requirements for streetlights to be deferred through City Council approval and a covenant running with the land.

A safe, efficient street network is the product of efficient traffic flow. Problems occur when the free movement of traffic is interrupted, whether due to an accident, street design, sudden changes in speed, or unsynchronized traffic signals. Although the city had implemented a policy prior to the 1992 document to require property owners to improve adjacent rights-of-way in conformance with the goals and objectives of the General Plan, subsequent development continued to contain zigzags where only half of the roadway had been dedicated and improved. To reduce the number of these "sawtooth" alignments, a task force was planned that would investigate whether it would be possible to make roadway improvements earlier in the development process. This task force was never created. However, the Department of Public Works currently requires developers to construct tapers beyond property boundaries to safely divert traffic around sawtooth road segments. The problem persists because it is not possible to force adjacent owners who have not improved their properties to pay for half-street offsite improvements. Conditions of

10 *City of Las Vegas Department of Public Works, Northwest Consensus Study (Mar. 3, 2003).*

approval for some newer city developments require developers to construct improvements to mitigate disconnected streets or sawtooths adjacent to their property.

Another program engendered by the Circulation Plan that addressed safety issues was the Neighborhood Traffic Management Program (NTMP). This program, adopted by the City Council in 1995, was intended to reduce cut-through traffic on local streets by using traffic management devices such as speed humps, traffic circles and road closures. The Department of Public Works is responsible for the implementation of this program. In September 2001, an updated manual was added to the NTMP that explains the program and the procedures citizens must follow to request traffic calming measures.[11] If calming is needed, City Council approval is required and the devices are constructed as funds become available.[12] According to Department of Public Works records, there have been 538 requests for neighborhood traffic calming devices since the program's implementation. Traffic calming measures were constructed following 122 of the 538 requests.

The 1992 Circulation Plan did not directly discuss grade separations as directed by NRS. However, an upgrade of the "Spaghetti Bowl" (the intersection of Routes I-15 and US 95) was planned, and alternatives were to be discussed regarding the upgrade of the I-15/Charleston Boulevard interchange. The Nevada Department of Transportation (NDOT) and The Regional Planning Commission of Southern Nevada (RTC) collaborated with the city of Las Vegas, the city of Henderson, the city of North Las Vegas and Clark County to plan the Bruce Woodbury Beltway to serve outlying areas of the urban area and to provide a bypass alternative from I-15 to US 95. A major widening of US 95 within the city limits was completed in the first quarter of 2008 and contains HOV (High Occupancy Vehicle) lanes as well as ramp meters to more efficiently manage traffic. Single-point urban interchanges (SPUIs), which allow traffic to proceed through one intersection as it enters or exits the freeway (as opposed to two), were built after this plan was adopted to reduce congestion and to use less right-of-way.

Another objective of the Circulation Plan was to reduce air pollution by improving levels of service on freeways and surface roadways, thereby relieving congestion. Proposed programs centered on travel demand management strategies that included reducing the number of single-occupancy vehicles and promoting alternative modes of transportation. The city of Las Vegas participates in the RTC Club Ride carpooling program. Participation in Club Ride has increased from an average of 250.16 commutes per month in 2005 to 379.5 commutes per month in 2008 and is up significantly from its lowest point of 174.5 commutes per month in 2006. Per data provided by the

11 City of Las Vegas, Streets: A Users' Manual (Las Vegas: 2001).

12 City of Las Vegas Department of Public Works, Policy 30.33, Dec. 12, 2002.

RTC, the city of Las Vegas has reduced employees' total automobile vehicle miles traveled (VMT) through the Club Ride program by 162,434 miles since 2005.[13] The city also has allowed an alternative work schedule program where some employees may be permitted to work a four-day work week, a nine-day, 80-hour work schedule, or some other form of alternate work schedule. Currently, 1,691 of the city's 2,912 employees (58 percent) use an alternate work schedule.

Appendix A evaluates the progress made on the specific goals of the circulation plan outlined above. Many of the short-term objectives were achieved. Please refer to this document for a more detailed analysis.

MUNICIPAL CODE

Minimum design and construction standards for roadways that are part of land divisions created through the subdivision mapping process are contained within the city of Las Vegas Subdivision Ordinance, re-codified and adopted as Title 18 of the Las Vegas Municipal Code on December 15, 1982 and most recently amended November 5, 2008.[14] Title 18 includes standards for streets, both public and private; sidewalks, alleys, driveways, block sizes, street terminations, and the provision of water and sewer infrastructure. Title 18 ensures compliance with NRS Chapter 278, Sections 320 to 4965, pertaining to the subdivision of land; the 2020 Master Plan; and all regulatory documents under the city's jurisdiction. The Planning and Development Department is responsible for administering and enforcing the provisions of Title 18, except where noted within the document.

Subdivision maps may be platted for commercial as well as residential developments. Additionally, right-of-way and public easement abandonment procedures are governed by Title 18, which covers any petition for the city to relinquish its interest in government patent easements, public streets, alleys, or other rights-of-way.

Standards within Title 18 may be waived through a hearing process, except where indicated. The hearing may be public or non-public. An ordinance[15] adopted in 2007 allows the City Traffic Engineer to administratively approve minimum intersection offsets if the safe accommodation of traffic circulation can be demonstrated. A developer may also be granted a deviation from technical design standards of infrastructure improvements not included in Title 18 through an administrative process, if acceptable to the City Traffic Engineer.

REGIONAL TRANSPORTATION PLAN, 2006-2030

The Las Vegas metropolitan area is a collection of incorporated cities and unincorporated areas with interrelated employment, housing, educational, and recreational services. These communities and services are linked to each other by a network of roads and streets that enable vehicular access. Federal transportation legislation requires urbanized areas of over 50,000 persons to establish a Metropolitan Planning Organization (MPO) to implement federal transportation planning policy.[16] One function of the MPO is to develop and regularly update a long-range transportation plan for the area it covers for at least a 20-year period.[17] To this end, the designated MPO for Clark County (the Regional Transportation

13 *Regional Transportation Commission of Southern Nevada (RTC), July 2008.*
14 *City of Las Vegas Ord. 6010, Nov. 5, 2008.*
15 *City of Las Vegas Ord. 5934, Sept. 19, 2007.*
16 *Federal Highway Administration (FHWA), 23 USC §134(d); Federal Transit Administration (FTA), 49 USC §5303(d).*
17 *FHWA, 23 USC §134(i)(2)(A); FTA, 49 USC §5303(i)(2)(A).*

Commission of Southern Nevada) produces the Regional Transportation Plan (RTP).

The most recent comprehensive plan was adopted July 13, 2006 by the RTC in accordance with the federal requirements. The RTP, which analyzes existing transportation issues, identifies goals for improvement of the roadway system and the measures to implement them, and helps to achieve the MPO's responsibility to maintain a continuing, cooperative and comprehensive ("3-C") transportation planning process. The Plan is the result of a transportation planning process that considers input and recommendations from local governments, their technical staffs and citizens. Another Plan feature lists all projects sponsored by the various entities in the metropolitan area with their expected cost schedules and completion dates. The area covered by the Plan corresponds to the area contained within the current Bureau of Land Management Disposal Boundary, shown in Map 1.

The current RTP, which covers the years 2006 to 2030, by law, must consider projects and planning strategies that will increase the safety and efficiency of the metropolitan transportation system.[18] The following table lists the minimum federal requirements for the metropolitan planning process and the corresponding goals of the Plan:

Table 1: Regional Transportation Plan Compliance with Federal Requirements

Federal Requirements for Metropolitan Planning	RTP Goals
Protect and enhance the environment, promote energy conservation, improve quality of life, and promote consistency between transportation improvements and state and local planned growth and economic patterns.	Implement transportation systems that improve air quality.
Enhance the integration and connectivity of the transportation system for people and freight across all types of modes.	Develop fully integrated modal options.
Support the economic vitality of the metropolitan area, by enabling global competitiveness, productivity and efficiency.	Secure funding for expansion and operations and maintenance of systems and routes. Integrate the transportation system geographically.
Emphasize the preservation of the existing transportation system	Enhance public awareness and support of the regional transportation system.
Promote efficient transportation system management and operation.	Improve access to mass transportation facilities and services.
Increase the safety and security of the transportation system for motorized and non-motorized users.	Improve safety and security for all travelers.
Increase the accessibility and mobility of people and freight.	Support more efficient freight travel.

Source: Regional Transportation Commission of Southern Nevada, Regional Transportation Plan 2006-2030, pp. 3-1 – 3-4; Federal Transit Administration, 49 U.S.C. Sec. 5303(h)(1), "Metropolitan Transportation Planning."

18 *FHWA, 23 USC §134(a); FTA, 49 USC §5303(a).*

The 2006-2030 RTP contains various elements that demonstrate compliance with the policy objectives that are aligned with the goals listed above. These elements consist of the following:

- Transit
- Bicycle/Pedestrian
- Congestion Management System
- Highway
- Freight
- Environmental Justice
- Mitigation
- Safety
- Security

The most recent federal transportation funding bill, entitled the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU), enacted in August 2005, requires the topics of safety, security and environmental mitigation to be addressed separately.

Federal and state funding for all projects proposed for the region is about $9 billion over the 25 years that the Regional Transportation Plan covers. An additional $1.9 billion in local funds supports projects that are included in a regional Master Plan of Streets and Highways. [19] The RTP is required to be updated every four years; a new document listing $13.29 billion in projects is expected to receive federal approval in early 2009.

TRANSPORTATION IMPROVEMENT PROGRAM FY 2007-2010

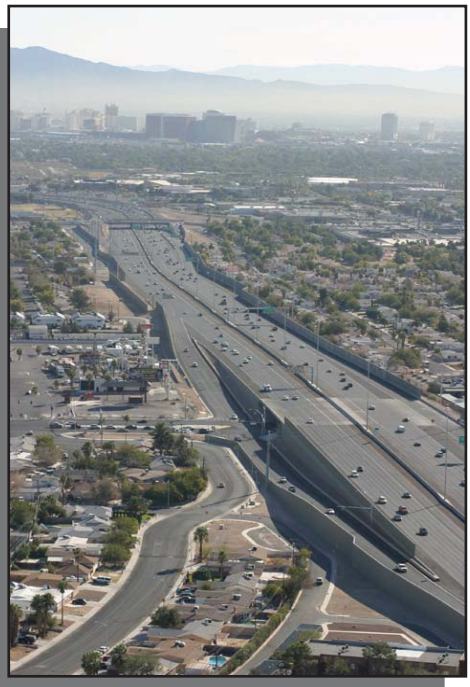
Analysis of the first four years covered by the Regional Transportation Plan is compiled into a separate document called the Transportation Improvement Program (TIP). The most recent TIP contains regionally significant projects programmed for funding from October 1, 2007 through September 30, 2010 and was adopted May 17, 2007 by the RTC. SAFETEA-LU requires that the TIP be updated at least once every four years; [20] however, in Southern Nevada, this plan is updated more frequently, allowing for changes in the functional classification of roadways, changes in expected project completion dates, more recent data and upgraded projections. The legislation requires that reasonable proof of funding be shown for any project included in the document and that projects show compliance with current air quality standards.

19 *RTC, Regional Transportation Plan, Fiscal Year 2006-2030, pp. 7-3 to 7-5.*

20 *Federal Highway Administration (FHWA), 23 USC §134(j)(1)(D); FTA, 49 USC §5303(j)(1)(D).*

SAFETEA-LU mandates a review period that allows the public an opportunity to comment on all projects included in the TIP. [21] Projects are adopted through advisory committees, which are open to public participation.

According to the current TIP, about $2.56 billion from all funding sources is scheduled for all regional projects through FY 2010, [22] with about $811.5 million earmarked for significant projects in the city of Las Vegas, including transit projects. [23] Another $180 million in local funds is scheduled for non-regionally significant and locally funded projects in the city through FY 2010. [24] The list of projects ranges from roadway improvements and bridge repairs to dust mitigation and identification of transit needs for all transportation modes. Table 2 summarizes the regionally significant projects in the most recent TIP that are both wholly and partially within the city limits. Table 3, which summarizes transit projects, is a subset of Table 2.



US 93 at Rancho looking east towards downtown Las Vegas.

21 FTA, 49 USC §5303(i)(5).
22 RTC, Transportation Improvement Plan Fiscal Year 2007-2010, p. 31.
23 Ibid., pp. 43-45; 47-53. Also see FHWA, 23 USC §134(j)(3)(B) and FTA, 49 USC §5303(j)(3)(B).
24 Ibid., Appendix II, pp. 9-12.

Table 2: Regionally Significant, Non-Locally Funded Projects in 2007-2010 TIP, City of Las Vegas

Location	Project	Projected Funding Date	Scheduled Cost ($ Millions)	Funding Sources
I-15	Acquisition of ROW and widening from the Spaghetti Bowl north to Craig Road	FY 2007	220.67	NHS, SAFETEA-LU Transportation Improvements, NDOT Bonded Funds, NDOT State Gas Tax, NV State General Funds
Martin L. King Blvd	Acquisition of ROW and construction of 6-lane overpass and grade separation at Oakey Blvd as part of connector to Industrial Rd. (Project Neon)	FY 2007-10	78.07	Q10, RTC Gas Tax, SAFETEA-LU High Priority Projects
Horse Drive at US 95	Acquisition of ROW and construction of 6-lane overpass with US 95 interchange.	FY 2008	52.00	Q10, CCRFCD, RTC Gas Tax, SAFETEA-LU
Summerlin Pkwy	Acquisition of ROW and widening to 8 lanes from CC215 to US95	FY 2008-09	38.22	Q10, STP Clark County
I-15	Preliminary engineering and acquisition of ROW for construction of a SPUI at Charleston Blvd	FY 2007-08	24.00	RTC Gas Tax, STP Clark County, STP Statewide
Sheep Mountain Pkwy	Interchanges at CC215 and US 95, preliminary engineering and ROW acquisition	FY 2007	15.00	RTC Gas Tax
US 95	Acquisition of ROW and widening to 8 lanes, addition of HOV and auxiliary lanes from Rainbow Blvd to Ann Rd	FY 2007-08	14.96	NHS, SAFETEA-LU High Priority Projects
US 95	Acquisition of ROW and landscaping from Martin L. King Blvd west to Rainbow Blvd.	FY 2007	10.00	NDOT Bonded Funds
Rancho Dr	ITS communications and signal timing from Sahara Ave to Rainbow Blvd	FY 2008-09	7.39	CMAQ
Sahara Ave	Feasibility study and construction of 4-lane grade separation at Rainbow Blvd	FY 2010	6.64	Private Developers

Location	Project	Projected Funding Date	Scheduled Cost ($ Millions)	Funding Sources
I-15	Construction of south-bound and north-bound ramps at Alta Drive (Project Neon)	FY 2008-10	6.00	Private Developers, STP Statewide
Sheep Mountain Pkwy	Preliminary engineering and NEPA process for new roadway between CC215 and I-15	FY 2008-10	4.30	Q10, RTC Gas Tax
Rainbow Blvd from Desert Inn Rd to U.S. 95	Construction of intersection improvements at DI, Oakey, Charleston and Alta	FY 2007-09	3.50	CMAQ
Charleston Blvd	Construction of intersection improvements at Lamb Blvd.	FY 2008	3.16	RTC Sales Tax
Rainbow Blvd at Sahara Ave	Acquisition of ROW and construction of intersection improvements	FY 2009	3.10	CMAQ
US 95	Preliminary engineering for HOV flyovers	FY 2007	2.40	STP Statewide
Rancho Dr Super-Arterial	Preliminary engineering for limited access 4-lane addition from Bonanza Rd to Ann Rd/US 95; six grade separations	FY 2008	2.28	Q10
Rainbow Blvd Super-Arterial	Preliminary engineering for limited access 4-lane addition from Desert Inn Rd to US 95	FY 2008	2.28	Q10
Summerlin Pkwy	Acquisition of ROW and construction of inter-change and roadway at Anasazi Dr	FY 2007	2.14	RTC Gas Tax
Cheyenne Ave	Acquisition of ROW and restriping from 4 to 6 lanes from Rancho Dr to I-15	FY 2007	1.70	STP Clark County
I-15	Preliminary engineering and NEPA process for freeway improvements between Sahara Ave and the Spaghetti Bowl	FY 2008	1.00	NHS
TOTAL			**498.81**	

Source: Transportation Improvement Plan Fiscal Year 2007-2010. Regionally significant projects are those roadways classified as principal arterials or higher in the Las Vegas Urbanized Area Roadway Functional Classification System; all federally funded projects; all transit projects; and all bicycle and pedestrian projects.

Table 3: Transit Projects in 2007-2010 TIP in or affecting the City of Las Vegas

Project	Projected Funding Date	Scheduled Cost ($ Millions)	Funding Sources	Sponsor
MAX (ACE) Rapid Transit - fleet expansion	FY 2008-09	60.00	RTC Bond Fund	RTC
Resort Corridor Fixed Guideway Downtown Connector	FY 2007	49.90	FTA, RTC Sales Tax	RTC
Las Vegas Blvd: Regional Fixed Guideway Engineering and ROW	FY 2008-09	40.00	FTA, RTC Sales Tax	RTC
Bus fleet replacement program	FY 2007-08	33.87	FTA, RTC Sales Tax	RTC
CATCOM transit communication/security system	FY 2007-10	21.02	FTA, RTC Sales Tax	RTC
Central City Intermodal Transportation Terminal	FY 2007-10	20.74	FTA, RTC Sales Tax	RTC
Park and Ride Lots - various locations	FY 2009-10	17.00	CMAQ, STP Clark County	NDOT/RTC
Bus fleet replacement program	FY 2008-09	16.40	FTA, RTC Sales Tax	RTC
Bus fleet replacement program	FY 2007	15.60	CMAQ, RTC Sales Tax	RTC
Bus fleet replacement program	FY 2010	12.00	FTA, RTC Sales Tax	RTC
Paratransit fleet replacement	FY 2009-10	10.74	FTA, RTC Sales Tax	RTC
Las Vegas Blvd: Regional Fixed Guideway Preliminary Engineering	FY 2007-08	6.12	FTA, RTC Sales Tax	RTC
US 95/Durango Park and Ride	FY 2007-08	2.00	STP Clark County	RTC
Paratransit fleet expansion	FY 2007	1.48	FTA, RTC Sales Tax	RTC
US 95 Express Transit Service	FY 2008-10	1.20	CMAQ, RTC Sales Tax	RTC
City of Las Vegas Transit Vehicles	FY 2007	1.08	FTA, RTC Sales Tax	RTC
Durango/Vegas Park and Ride	FY 2008	1.00	STP Clark County	RTC
Transit Enhancement Program	FY 2009-10	0.75	FTA, RTC Sales Tax	RTC
Paratransit fleet expansion	FY 2008-10	0.73	RTC Sales Tax	RTC
Regional Transit Information System	FY 2007-08	0.69	FTA, RTC Sales Tax	RTC
Regional Transit Bus Stop and Shelter Program	FY 2008	0.31	FTA, RTC Sales Tax	RTC
Bus fleet bike racks	FY 2008	0.03	RTC Sales Tax	RTC
TOTAL		**312.66**		

Source: Transportation Improvement Plan Fiscal Year 2007-2010. Regionally significant projects are those roadways classified as principal arterials or higher in the Las Vegas Urbanized Area Roadway Functional Classification System; all federally funded projects; all transit projects; and all bicycle and pedestrian projects.

UNIFIED PLANNING WORK PROGRAM FY 2008-2009

The Unified Planning Work Program document is also prepared under the authority of the RTC. It lists projects and studies related to transportation planning and the reduction of transportation-related air pollution by all metropolitan entities undertaking projects within a specific time period. Each task is briefly described, along with objectives, progress to date, and projected completion dates. The budget and source of funding are also listed in the Unified Planning Work Program document.[25]

25 *RTC, Unified Planning Work Program Fiscal Year 2008-2009, p. 3-1.*

FUNDING FOR TRANSPORTATION PROJECTS

HIGHWAY TRUST FUND

The Highway Revenue Act of 1956 established this fund to ensure a reliable source of assets for highway construction. It represents the largest share of federal aid money for eligible transportation projects in southern Nevada. The fund is currently recharged through an 18.4-cent federal gasoline tax and a 24.3-cent federal diesel tax. SAFETEA-LU authorizes expenditures from the trust fund. In addition to providing highway aid, a portion of the revenues finance transit projects. Recent increases in fuel prices have effectively reduced vehicle use, thereby reducing the amount of tax revenue available to the fund. On September 15, 2008 Congress agreed to provide an additional $8 billion in revenue until a new transportation reauthorization bill is signed, which is expected to occur in September 2009.

FTA

As authorized by SAFETEA-LU, the Federal Transit Administration (FTA) supports locally planned and operated public mass transit systems throughout the United States. The FTA requested $9.42 billion in Fiscal Year 2008 to help fund myriad programs for grants including bus and bus-related capital projects, metropolitan and statewide planning, fixed guideway modernization (including all rail, cable car and bus rapid transit projects), major capital investments, and research and technology. Recently available grant programs include the National Fuel Cell Technology Development Program and Flexible Funding Program.[26]

CMAQ

The Congestion Management and Air Quality Mitigation Program (CMAQ) is a program funded by the federal government and made available specifically for transportation projects in areas like Southern Nevada that are National Ambient Air Quality Standards (NAAQS) non-attainment areas. Transportation projects that demonstrate the ability to reduce motor vehicle emissions in a cost effective manner are awarded CMAQ funding. Under the CMAQ program, NDOT estimates that $15 million will be allocated each year for use in the Las Vegas non-attainment area.[27] CMAQ funding cannot be used for projects that result in new capacity for single-occupant vehicles.

STP

The federal Surface Transportation Program (STP) is intended to accommodate a wide range of projects. This highly flexible fund can be used for new construction, maintenance, transit, trip reduction, traffic control

26 *FTA, "FY 2008 Budget Submission," retrieved from www.fta.dot.gov/about/about_FTA_5321.html.*

27 *RTC, Draft Regional Transportation Plan, Fiscal Year 2009-2030, p. 6 (Executive Summary).*

Transportation_Streets_Hwys Elem 2008 DRAFT;Plans-MPlan;indd;rs12/15/08

systems, and traffic management programs. Like CMAQ, STP funds cannot be used to build new higher capacity projects for single occupant vehicles. This funding is subdivided into several subcategories: statewide, enhancement and urban. Statewide funding is available for major routes. Enhancement funds are available for distribution according to priorities determined by the Statewide Transportation Technical Advisory Committee (STTAC).[28] Urban funding provides about $21 million per year.[29]

STATE GAS TAX

The bulk of revenues for construction, maintenance and repair of the state's public roadways is raised from the gas tax. The state gasoline tax is currently levied at 24.75 cents per gallon. Of this, 17.65 cents goes to the State Highway fund, 6.35 cents to cities and counties and 0.75 cents to the State Petroleum Clean-Up Trust Fund.[30] The gasoline tax currently generates approximately $210 million per year.[31]

RTC (CLARK COUNTY) GAS TAX

The RTC administers the distribution of state-collected fuel taxes. The use of gas tax is legislatively limited to local roadway construction and maintenance only. Currently the Clark County gas tax, levied at a maximum of $0.09 per gallon, generates approximately $70 million per year. Projects undertaken with Gas Tax funds are divided into two elements, the main Capital Improvement Plan (CIP) and the Area-Wide Project Program.[32]

QUESTION 10

In 1991 the Nevada state legislature adopted the Question 10 transportation funding referendum. A portion of this voter-approved revenue helped launch construction of the Bruce Woodbury Beltway and the Citizens Area Transit system. A separate voter-approved initiative also called Question 10 was designed in 2002 to augment the local monies that came from the 1991 funding package.[33] Question 10 generates revenue from taxes on developers, aviation fuel and retail sales to fund improvements for streets and highways.

The 2002 Question 10 initiative increased the development tax rate levied to support transportation infrastructure, increased the jet aviation fuel tax rate levied to support transportation improvements related to the local airports, and increased the sales tax rate to apply the additional revenues to highway, intermodal, and transit expenditures. Sales tax funds from the Question 10 package were allocated to a wider range of programs that include: operations of the Freeway and Arterial System of Transportation (FAST), described in detail in a later section; a new high-speed lane miles program; continuation of the Beltway program; and various intermodal programs to support on-street bicycle facilities and

28 *Ibid., p. 7-6.*
29 *RTC, DRAFT Regional Transportation Plan, Fiscal Year 2009-2030, p. 93.*
30 *Ibid., p. 7-11*
31 *Ibid., p. 7-12.*
32 *Ibid., p. 7-16.*
33 *Ibid., p. 7-14.*

Intelligent Transportation Systems (ITS) activities.[34] The initiative is expected to generate approximately $2.7 billion over 25 years.[35] Per the terms of the initiative, half of the quarter-cent sales tax will sunset once $1.7 billion is raised from the sales tax or on June 30, 2028, whichever occurs first, unless extended by a new initiative.[36] According to the ballot question, it is estimated that only about 20 percent of the taxes will be shouldered by citizens, while about half of the funding will be provided through a return on federal and state tax dollars.[37]

Table 4 below details city projects that utilize Question 10 funding and their implementation progress. The Project Type describes the specific funding program used. The Prioritized Amount is the full dollar amount approved by the RTC for individual projects, which were ranked among those from other entities. The Contract Amount is for the initial phases of project implementation. The remainder of the funding will appear in a separate contract in a later phase of development.

Table 4: City of Las Vegas Question 10 Project Funding Summary Report

Project Name	Project Type	Project Approval Date	Prioritized Amount ($ millions)	Contract Amount ($ millions)	Status ($ Millions)
Alta Dr, Main St/ Hualapai Wy	Bicycle Lane	08/11/2005	$0.700	$0.700	Completed May 2007
Tenaya Wy & Gowan Rd	Bicycle Lane	03/13/2008	$0.064	$0.064	Under construction since Oct. 2008
Sheep Mtn. Pkwy Corridor Study	High-Speed Lane Miles	02/12/2004	$3.100	$3.100	50% Complete
Sheep Mtn. Pkwy ROW Acquisition, US 95 and CC215 Interchanges	High-Speed Lane Miles	09/13/2007	$4.550	$4.550	Pending Sheep Mtn Pkwy EIS
Summerlin Pkwy: I-215 to U.S. 95	High-Speed Lane Miles	05/20/2004	$40.730	$13.200	15% Design
MLK: Palomino Ln to Carey Ave	High-Speed Lane Miles	06/10/2004	$30.125	$30.125	Under construction 30% Complete
ITS Communication Infrastructure	ITS	03/11/2004	$6.500	$6.500	Under construction 40% Complete
FY05 Arterial Interconnect Conduit Program	ITS	06/10/2004	$0.963	$0.963	Under construction 80% Complete
FY05 Bus Turnout	Transit	08/12/2004	$3.500	$3.500	90% Design
FY06 Bus Turnout	Transit	11/10/2005	$2.600	$2.600	100% Design; Construction expected Feb. 2009
			Total	**Total**	
			$92.832	**$65.302**	

Source: City of Las Vegas Public Works, Nov. 4, 2008

34 *RTC Ibid., p. 7-15.*
35 *Jerry Werner, "Las Vegas' Integrated Freeway/Arterial Control System Prepares to Move to New and Larger Facility," National Transportation Operations Coalition (NTOC) News Archive, retrieved from http://www.ntoctalks.com/icdn/fast_rtc.php.*
36 *Clark County Election Department, "Clark County Advisory Question No. 10," 2002.*
37 *Ibid.*

ASSEMBLY BILL 595

On June 3, 2007, the Nevada State Legislature passed a bill into law generating over $1 billion in funding for statewide transportation projects.[38] Funds will be allocated from the diversion of revenue from the room tax in an annual commitment from the Las Vegas Convention and Visitors Authority (the County's "fair and recreation board")[39], a portion of the car rental tax (currently four percent of the rental amount) and reallocation of a portion of property taxes to be used for other capital projects in Clark and Washoe Counties.[40]

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38 *State of Nevada Press Release, retrieved from gov.state.nv.us/PressReleases/2007/2007-06-06AB595signing.htm.*

39 *Retrieved from www.nmta.com/content/gaffairs/lupdates/final.pdf.*

40 *Nevada State Legislature, 74th Session, Assembly Bill 595, Sections 47 and 49.*

TRANSPORTATION

LOCATION OF RIGHTS-OF-WAY (MASTER PLAN OF STREETS AND HIGHWAYS)

The Master Plan of Streets and Highways was originally adopted as the "Major Street Plan Map" by the Board of City Commissioners on October 6, 1971[41] for the purpose of eliminating existing congestion and facilitating rapid traffic movement, while making provisions for anticipated future traffic needs. It provides the "locations and widths of a comprehensive system of major traffic thoroughfares and other traffic ways," as required by NRS 278.160. Changes to the Master Plan of Streets and Highways are made through a General Plan Amendment application and approved by the City Council in ordinance form in accordance with Title 13.12.180 of the Las Vegas Municipal Code. The most recent amendment to this plan was on February 6, 2008.[42]

The Master Plan of Streets and Highways prescribes the location and classification of present and future primary roads within the city of Las Vegas. (A detailed examination of the functional classification appears below.) It determines right-of-way widths and major right-of way alignments. Excluding private master-planned areas of Las Vegas, circulation in the city is facilitated by a grid pattern to effectively move vehicular and bicycle traffic in the shortest amount of time. Major streets typically occur in half-mile intervals, with primary (100-foot wide) arterials on section lines and secondary (80-foot wide) collectors on quarter section lines. Specially designed roads are also identified, which are documented in a separate set of drawings. Freeways are also an integral part of the circulation system, as they are designed to carry the most vehicles, connect to other points of the system and have high impact on the arrangement of land uses. The Master Plan of Streets and Highways map is shown on Map 2.

Today, the city of Las Vegas contains 2,434 lane-miles of roadway in all functional classes.[43] (A mile-long, two-lane street equals two lane-miles; a mile-long, four-lane street equals four lane-miles.) Arterials make up approximately 47 percent of the total lane-miles within city boundaries. Roads classified as freeways, expressways or ramps (including CC 215) only make up about 13 percent of the total,[44] according to the classification system used by the city.

41 *City of Las Vegas Ord. 1537 (Oct. 6, 1971).*
42 *City of Las Vegas City Council Agenda Item 112 (MSH-25695).*
43 *Data supplied by City of Las Vegas Public Works Department Traffic Engineering Division, Feb. 26, 2008.*
44 *Ibid.*

TERMINALS

The city of Las Vegas no longer has a train terminal for passenger service or freight distribution. The Union Pacific depot that had been in place at Fremont and Main Streets since 1940 was replaced by the Plaza Hotel in 1971. Passenger service continued inside the hotel until 1997. Current city terminals are shown on Map 4 within a valley-wide context.

DOWNTOWN TRANSPORTATION CENTER

This 10,000 square-foot bus depot is the main transfer point for all of the City Ride bus routes and is the main transfer point for many Citizens Area Transit (CAT) bus routes. A new terminal that will handle the anticipated increased demand for bus service has been approved for downtown Las Vegas and will be located on First Street, between Garces Avenue and Bonneville Avenue. The Downtown Transportation Center is scheduled for completion in 2010. According to the approved site plan (SDR-27948, approved August 6, 2008), the new facility will have 16 vehicle bays, an air conditioned terminal with administrative offices, and a bicycle facility with a repair station and showers for commuters.

GREYHOUND BUS TERMINAL

Located at 200 South Main Street, this depot provides Amtrak Thruway bus service to the city. The terminal is open 24 hours a day, seven days a week, including holidays. Greyhound has non-stop service from Las Vegas to Barstow, California and St. George, Utah.[45]

VIADUCTS

A viaduct, for the purposes of this element, is defined as an elevated roadway or bridge extending over a valley, railroad, or another roadway that consists of multiple short spans. There is one existing viaduct located within the city of Las Vegas. The Downtown Las Vegas Viaduct is a 24-span bridge along I-515/US 95 extending from the Union Pacific Railroad tracks near Main Street east to 21st Street.

GRADE SEPARATIONS

Roads, rails or trails are grade separated when they cross one another at different heights such that the flow of traffic is not disrupted on at least one of the roads. A fully grade-separated road can accommodate a higher capacity than intersections at grade. Grade separations most frequently occur at

45 *Retrieved from www.greyhound.com/home/ticketcenter.*

freeway interchanges, although they may also include pedestrian walkways over existing streets and railroad overpasses. Existing grade separations and those either proposed or under construction within the city may be found on Map 5.

While grade separations facilitate railroad and freeway operation without interrupting traffic on surface streets, the design of grade separations may create an impediment to bicycle lanes, sidewalks and especially future transit options. Where a surface street is below the grade of a freeway or railroad bridge, the establishment of a light-rail transit route under the bridge could be impeded due to a lack of clearance under the bridge for the transit vehicle. Likewise, the weight of a light-rail vehicle may not be able to be supported by an existing grade separation over a freeway or railroad. NDOT's proposed connection of Martin Luther King (MLK) Boulevard with Industrial Road via Project Neon will create a massive grade separation (viaduct) over I-15 and the Union Pacific Railroad tracks. Including a light-rail route in the design of the MLK-Industrial Road connector could eliminate problems associated with older existing grade separations.

AVIATION

There are nine public airports located within the Las Vegas area, five of which are owned and operated by the Clark County Department of Aviation. There is one commercial airport (McCarran International Airport) and four general aviation airports (Henderson Executive Airport, North Las Vegas Airport, Jean Sport Aviation Center, and Overton-Perkins Field). Overton-Perkins Field is not covered in this document. Additionally, the Department of Aviation is preparing an Environmental Impact Statement for a proposed new commercial airport in the Ivanpah Valley, which is located 30 miles south of Las Vegas. The three public airports that are not operated by the Clark County Department of Aviation are the Boulder City Municipal Airport, Mesquite Municipal Airport and the Searchlight Airport; these also are not covered in this document.

- McCarran International Airport – McCarran is the Las Vegas Valley's principal commercial airport. McCarran consists of two terminals with a total of 103 gates and is a major hub for several airlines. McCarran International Airport is bounded by Las Vegas Boulevard, Eastern Avenue, Russell Road and Sunset Road and consists of 2,800 acres. A third terminal is planned to open in early 2011. The new terminal will provide 15 additional gates, including six designated for international travelers. When Terminal 3 opens, McCarran will have a total of 118 gates. In 2007, over

47.7 million passengers[46] passed through McCarran's terminals, a 3.1 percent increase over 2006 passenger counts. McCarran is the sixth busiest airport in the United States in terms of the number of takeoffs and landings by air carriers, air taxis, general aviation and military.[47]

- Henderson Executive Airport - Clark County purchased the 760-acre Sky Harbor Airport in March 1996 to be used as a reliever airport to handle general aviation and smaller commercial (tour operator) traffic using McCarran International Airport. The airport's name was subsequently changed to Henderson Executive Airport. This general aviation airport is home to a Grand Canyon tour company, two flight schools, and a fully operational Air Traffic Control Tower, which is manned daily. In July 2006, the Department of Aviation opened a new 24,000 square-foot terminal building as part of a $30 million renovation to the airport, which also included reorienting the existing runway and adding a parallel runway to increase capacity.[48]

- North Las Vegas Airport – This 920-acre general aviation airport opened on December 7, 1941 as Sky Haven Airport. The airport remained under a series of private owners until the City of North Las Vegas purchased it in 1966. In 1967, Howard Hughes purchased the facility from the City of North Las Vegas. The airport again changed ownership when Clark County purchased it in 1987 to be designated as the general aviation reliever airport for McCarran International Airport. North Las Vegas Airport, which has a 15,600 square-foot terminal, is the second busiest airport in Nevada and logs more than 230,000 operations annually.[49]

- Jean Sport Aviation Center - Located 20 miles south of Las Vegas on I-15, the 232-acre Jean Sport Aviation Center is utilized for fly-ins and recreational aviation. The Jean Sports Aviation Center can accommodate up to 36 aircraft on its paved ramp and more on a compacted dirt surface. Additionally, this facility has a 6,000 square-foot special events center available at no cost for aviation-related activities.[50]

- Ivanpah Airport (Proposed) - The 6,000-acre Ivanpah Airport will be located approximately 30 miles south

46 *News Release, Feb. 4, 2008. Retrieved from http://www.mccarran.com/04_03_news.asp.*
47 *Federal Aviation Administration, "Top Busiest U.S. Airports 2007," retrieved from www.faa.gov/news/updates/busiest_airports/.*
48 *Retrieved from www.hnd.aero/history.asp.*
49 *Retrieved from www.vgt.aero.*
50 *Retrieved from www.mccarran.com.*

of Las Vegas. The project is now the subject of an Environmental Impact Statement study conducted by the Federal Aviation Administration and the Bureau of Land Management. Potential construction could be completed by 2017 if all schedules are met.

AIRPORT OVERLAY DISTRICT

Within the city of Las Vegas, two Airport Overlay Districts exist that limit the height of structures within the vicinity of the McCarran and North Las Vegas airports. These areas are identified by their respective airspace zoning maps as prepared in 1990 by the Clark County Airport Engineering Department. All development with a height of more than 35 feet is subject to the limitations of the Airport Overlay District.

With respect to the Airport Overlay height limitations, Title 19.06.080 (H) states:

1. Any person desiring to erect or increase the height of any structure, or to permit the growth of any tree, or otherwise use property in a manner which would exceed the limitations of this subchapter may apply to the Planning Commission for a Special Use Permit. The Special Use Permit application shall be processed in accordance with the Special Use Permit procedures set forth in Subchapter 19.18.060, except that:
   a. The applicant shall notify the FAA regional office and the Clark County Department of Aviation of the application prior to the time of submission; and
   b. Any approval by the Planning Commission must be referred automatically to the City Council for final disposition.
2. Notwithstanding the preceding provisions of this subchapter, no Special Use Permit shall be granted that would allow the establishment or creation of an obstruction or permit a nonconforming use, structure or tree to become a greater hazard to air navigation than it was on the effective date of this subchapter or any amendment thereto.

STREETS AND HIGHWAYS

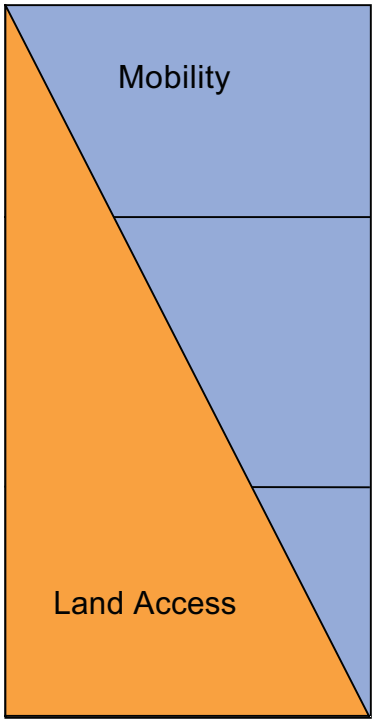
FUNCTIONAL CLASSIFICATION

A functional classification system is the hierarchical grouping of roads, streets, and highways based on the types of highway service they provide as required by the Federal-Aid Highway Act of 1973.[51] This system assumes that streets and highways do not operate independently; they are part of an interconnected network in which each performs a service

51 FHWA, "FHWA Functional Classification Guidelines," Revised 1989. Retrieved from www.fhwa.dot.gov/planning/fcsec1_1.htm.

moving traffic throughout the system in a logical and efficient manner. Functional classification defines the part that any particular road should play in facilitating the flow of traffic through a roadway network. Generally, streets and highways perform two types of service: traffic mobility and land access. Street type can be ranked in terms of the proportion of service it performs, as shown in the following diagram.

Table 5: Functional Classification



ARTERIALS	At the top of the classification are Arterials. They include those classes of highways emphasizing a high level of mobility for the through movement of traffic. Land access is subordinate to this primary function. Generally, travel speeds and distances are greater on these facilities compare to the other classes. The highest class of arterials, freeways, is limited-access to allow for the free flow of traffic.
COLLECTORS	Between Arterials and Locals are Collectors, which receive traffic from the lower facilities and distribute it to the higher facilities. Collectors provide both mobility and land access. Generally, trip lengths, speeds, and volumes are moderate.
LOCALS	At the bottom are Local streets and roads. Their primary function is to provide land access. Travel speeds, distances, and volumes are generally low, and through traffic is usually discouraged.

Source: A Guide for Functional Highway Classification (1964), prepared by a joint subcommittee of the American Association of State Highway Officials, the National Association of Counties, and the National Association of County Engineers.

Title 13.12.040 identifies what are considered major streets in the city of Las Vegas. Title 13.12.040 states:

Major streets or highways shall denote streets or highways of primary and secondary importance to the City and on which preference is given to the through movement of traffic. Major streets and highways shall consist of the following as designated on the official Master Plan of Streets and Highways Map:

(A) All highways designated as Federal highways;
(B) All highways designated as State highways;
(C) Section line roads designated by the Planning Commission;
(D) Other streets and highways, existing or proposed, which the Planning Commission has designated as major streets or highways in order to carry out the purpose of this Plan.

Title 13.12.050 of the Las Vegas Municipal Code is the Functional Classification System for major streets in the city of Las Vegas. Title 13.12.050 states:

> For the purposes of function, major streets or highways shall be classified and are so designated on the official Master Plan of Streets and Highways as follows:
>
> (A) **Major thoroughfare:**
>
> 1. **Freeway:** A divided highway with one hundred fifty foot wide minimum right-of-way and classified as "controlled access"; a high-speed road with grade-separated interchanges.
>
> 2. **Expressway:** A divided highway with a one hundred fifty foot wide minimum right-of-way and classified as "limited access"; a high-speed road with at-grade, cross-traffic, intersections.
>
> 3. **Primary thoroughfare:** A street or highway which has a minimum right-of-way width of one hundred feet and an existing or potential design capacity of two or more travel lanes of traffic in each direction, divided when possible.
>
> (B) **Secondary thoroughfare:** A street or highway which has a minimum right-of-way width of eighty feet and an existing or potential design capacity of two travel lanes of traffic in each direction.

Title 13.12.060 identifies what are considered minor streets in the city of Las Vegas. Title 13.12.060 states:

> Minor streets shall include all streets not designated as major streets or highways on the official Master Plan of Streets and Highways Map and which facilitate the movement and distribution of vehicular traffic to and from the major street system.

Title 13.12.070 of the Las Vegas Municipal Code is the Functional Classification System for minor streets in the city of Las Vegas. Title 13.12.070 states:

> (A) For the purposes of function, minor streets are classified as follows:
>
> 1. **Collector street:** A minor street with a minimum right-of way width of sixty feet which connects major streets in a more or less direct line, or which has or will obtain, through future projection, a po-

tential use capacity of more than three hundred vehicles per hour.

2. **Local street:** A street with a minimum right-of-way width of fifty-one feet which is designed to carry residential traffic between collector or other streets or highways and abutting properties.

3. **Street service road:** That portion of a major or secondary thoroughfare lying outside of the principal roadway thereof, separated therefrom by a dividing island and providing ingress and egress from abutting property.

(B) The locations of minor streets are not shown on the official Map of the Master Plan of Streets and Highways, but it is the intent of this Plan that, whenever a street functions as a minor street as defined in this Chapter, all the provisions of the Master Plan pertaining to minor streets shall apply.

STREET WIDTHS AND CROSS-SECTIONS

RIGHTS-OF-WAY

The right-of-way is the total width of the lineal segment of land required for the road paving and for the placement of future utilities and infrastructure (gas, water, sewer, telephone, and electric facilities). The right-of-way may also include landscaping, sidewalks, and curb and gutter. The subdivision and site plan review process provides for the dedication by property owners of rights-of-way for all street system improvements. The property owner is responsible for "half-street" improvements of planned arterial streets that are located immediately adjacent to new subdivisions and developments. This includes the construction of travel lanes, parking lanes, sidewalks, curbs, gutters, and streetlights.

From an engineering perspective, the design of rights-of-way according to their place in the functional classification pays greater attention to the movement of vehicles and roadway capacity than to the social aspect of the streetscape, where people are part of an interactive environment. Planners have begun to work with traffic engineers to design streets that meet the needs of pedestrians, bicyclists, transit users and motorists alike. These "complete streets" provide a safe and accessible environment for a variety of transportation modes and users. In some cases, new policies must be adopted to allow for street designs that accommodate other modes.

A complete street does not necessarily require large rights-of-way. Narrow streets are appropriate for areas of high pedestrian traffic and in residential areas. While they still allow motorized access, they also are striped for bicycle lanes, have sidewalks on both sides of the roadway and allow easier access to those with disabilities. The narrower width discourages high-speed auto traffic and encourages only those drivers seeking access to residences.

A road diet is one way to accommodate alternative modes without expanding the right-of-way. By reducing the number of travel lanes on a four-lane, two-way street to two and adding a center turn lane, for example, traffic can move more efficiently and predictably. Restriping can make the pedestrian experience safer, as there are fewer lanes to cross and only one lane of traffic to watch for before crossing. Alternatively, bike lanes or emergency lanes can be added on the edges of the roadway for safety. Medians and streetscaping can be added to beautify the roadway. According to the Pedestrian and Bicycle Information Center at the University of North Carolina Highway Safety Research Center, street designs using raised medians and left-turn bays may be preferable to unimpeded center turn lanes, since head-to head conflicts are possible and motorists tend to use center turn lanes as acceleration lanes,[52] which is illegal in Nevada.

The Institute of Traffic Engineers (ITE) published a recommended best practices manual in 2006 for designing roadways that are compatible with their physical surroundings. This publication recommended reducing lane widths as a means of increasing space for on-street parking, landscaped medians and bicycle lanes:

> Wider travel lanes only marginally increase traffic capacity. . . . An 11-ft. wide lane reduces the saturation flow rate by 3 percent when compared to a 12-ft. lane, while a 10-ft. wide lane reduces the saturation flow rate by about 7 percent. Consider other means of capacity enhancement such as access management or signal synchronization before using wider lanes.[53]

Because streets provide access to commercial uses, the American Planning Association says that complete streets can "increase the economic viability of a city district by improving access for more people, thus increasing the potential number of customers to businesses."[54]

52 *Pedestrian and Bicycle Information Center, "Roadway and Pedestrian Facility Design: Lane Reduction," retrieved Dec. 8, 2008 from www.walkinginfo.org.*

53 *Transportation Research Board. Highway Capacity Manual (Washington, DC: TRB, 2000). Quoted in Institute of Traffic Engineers (ITE), Context Sensitive Solutions in Designing Major Urban Thoroughfares for Walkable Communities (Washington, DC: ITE, 2006), p. 119.*

54 *American Planning Association Planning Advisory Service (PAS), "Complete Streets," PAS Quicknotes No. 5 (2006).*

Viewing the street as part of the social landscape by reducing street widths while at the same time maintaining efficient capacity is an important aspect of making streetscapes more inviting for social interaction, walkability and ultimately sustainability. Further discussion about making streets more inviting can be found in the Street Treatment and Streetscaping sections of this element.

STANDARD ROADWAY CROSS-SECTIONS

The following city of Las Vegas cross-sections are adapted from the Uniform Standard Specifications for Public Works Construction of Off-Site Improvements, maintained by the RTC. According to the most recent version of the RTC Policies and Procedures, projects are designed to the following standards:[55]

- Local standards set by the Public Works Departments of public entities such as city of the Las Vegas, Clark County, and the city of Henderson.
- Standards adopted by the RTC
- RTP Bicycle and Pedestrian standards
- State of Nevada standards
- American Association of State Highway and Transportation Officials (AASHTO) standards
- Regional Intelligent Transportation Systems Architecture adopted by the RTC
- Generally accepted engineering practices

55 *RTC Policies and Procedures, September 19, 1980. Revised December 13, 2007, p.13.*

Figure 1A: Primary Thoroughfares

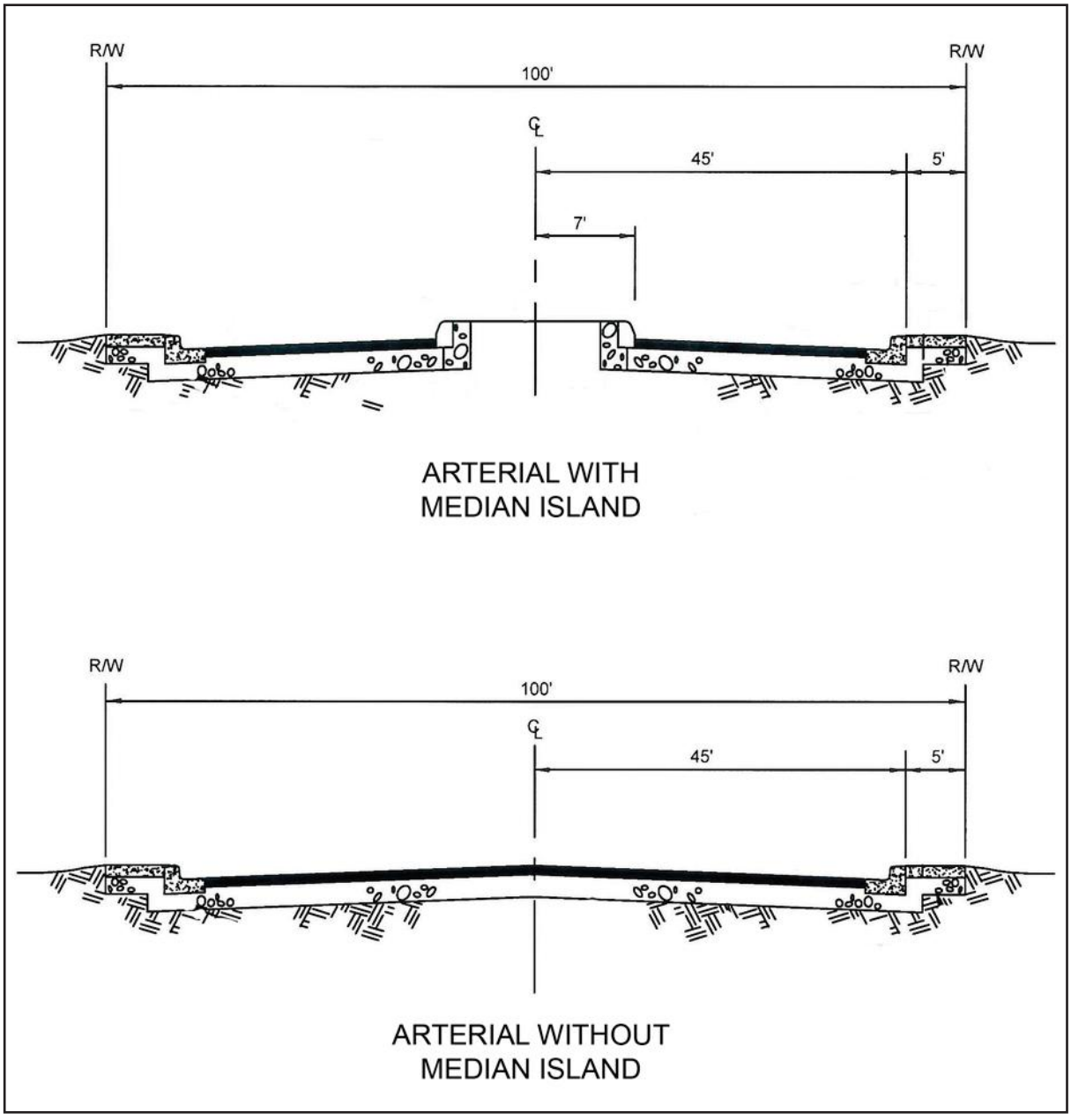


Figure 1B: Secondary Thoroughfares

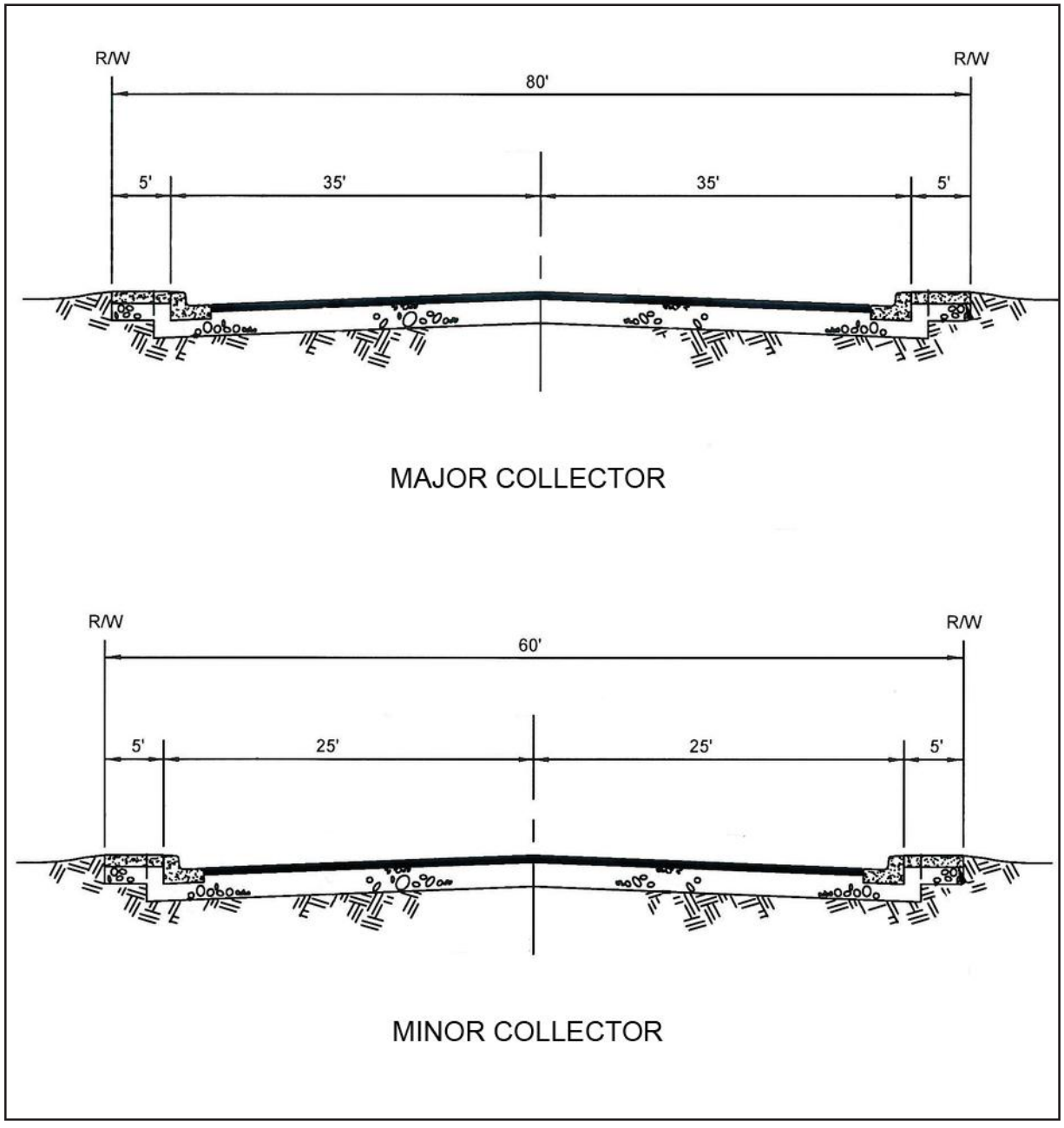


Figure 1C: Local Streets

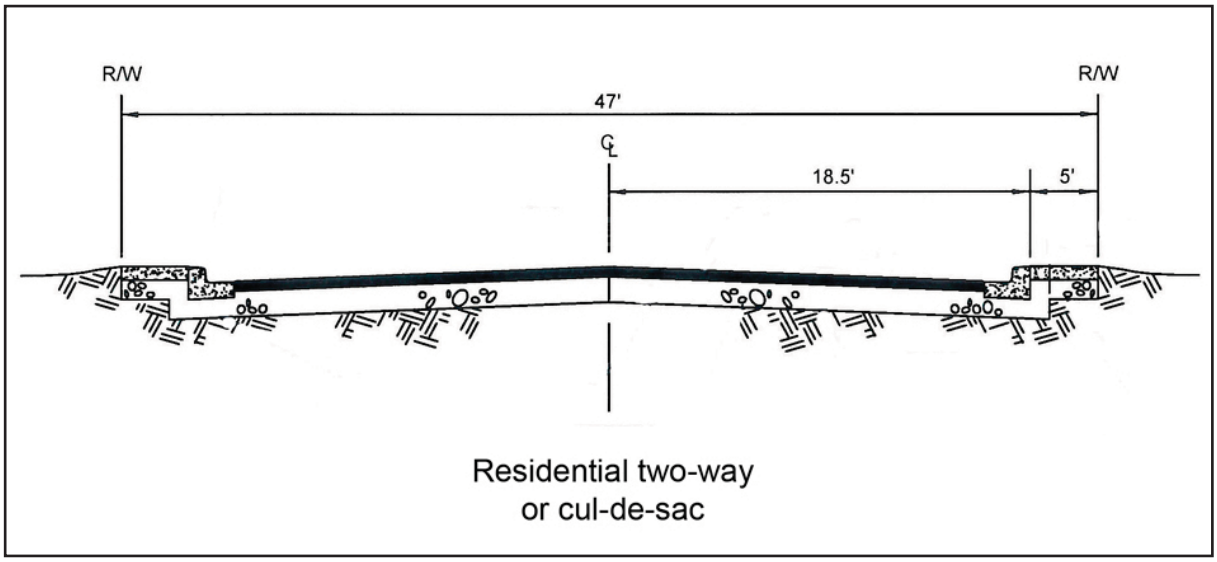


Figure 1D: Private Streets

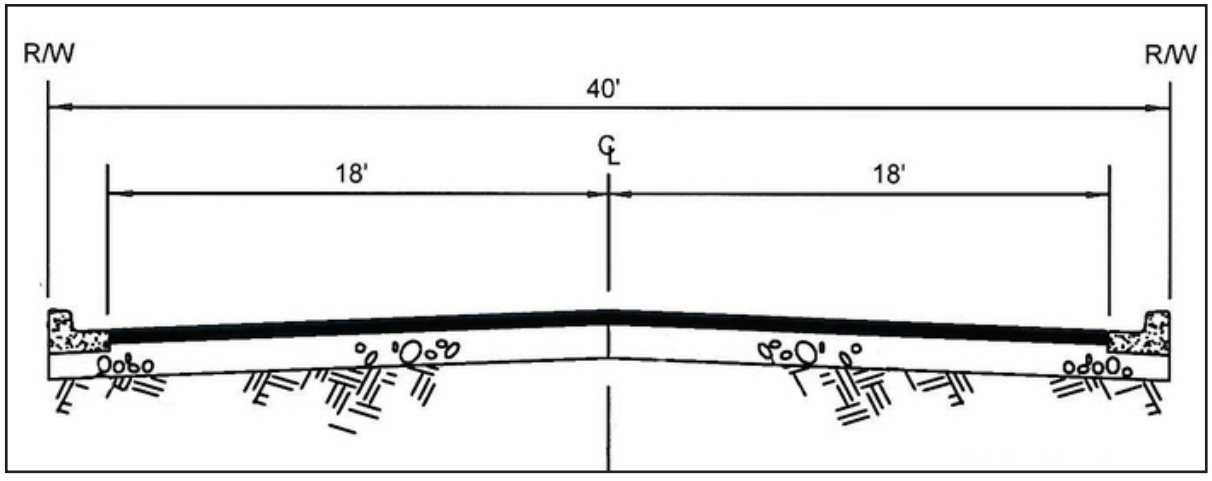
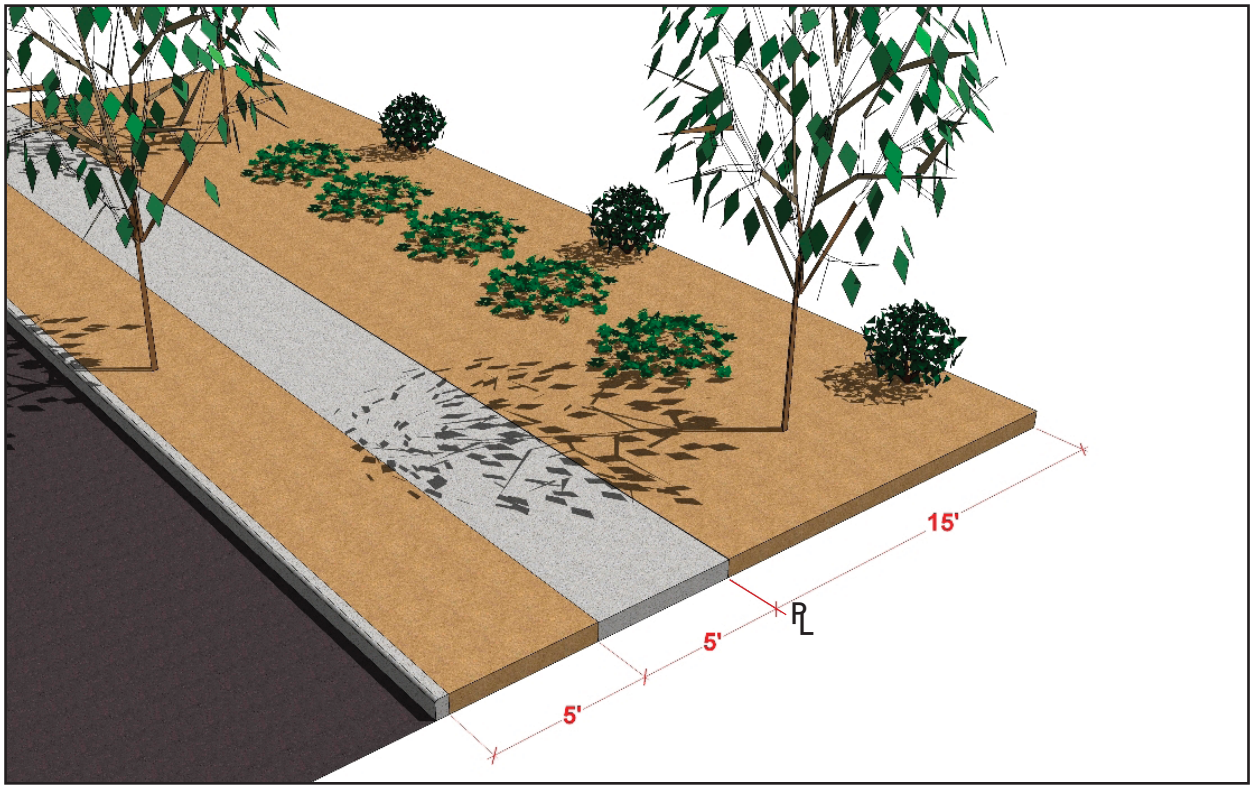
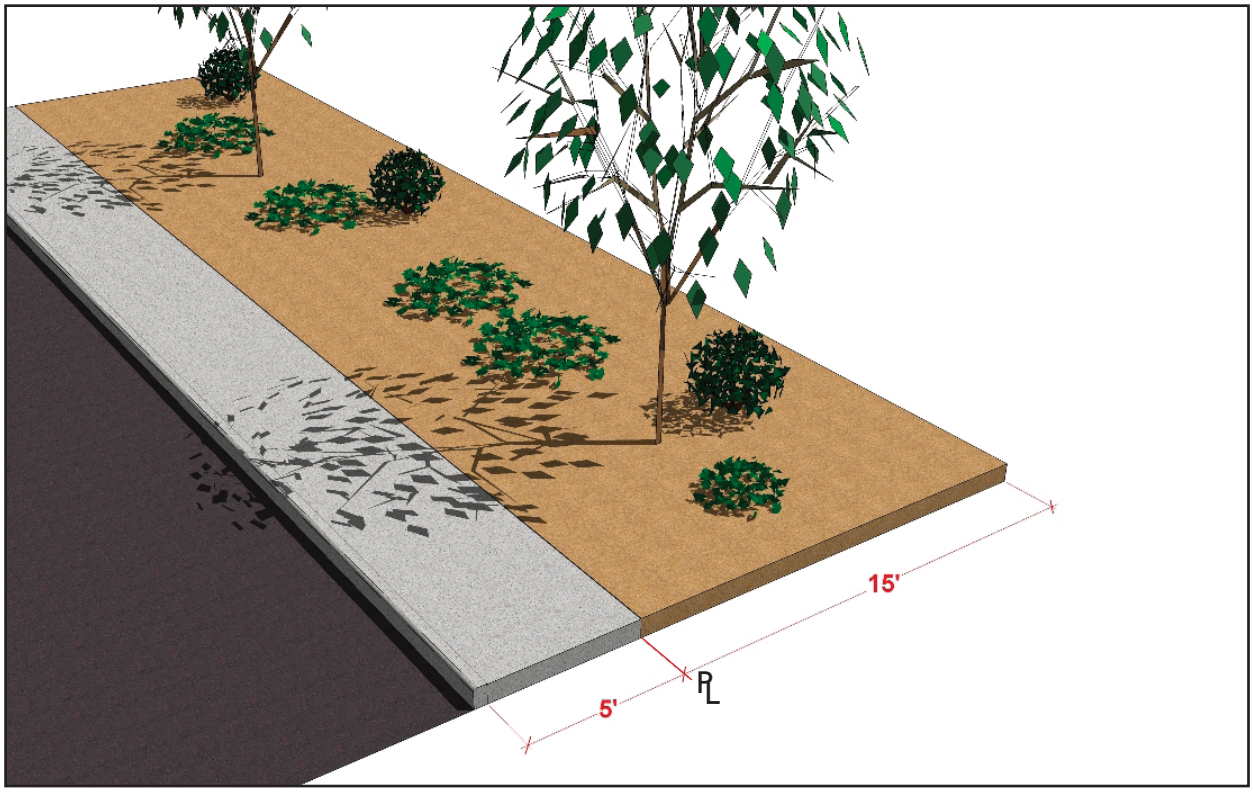


Figure 2: Arterial Streetscape (Adjacent Commercial Use Shown)



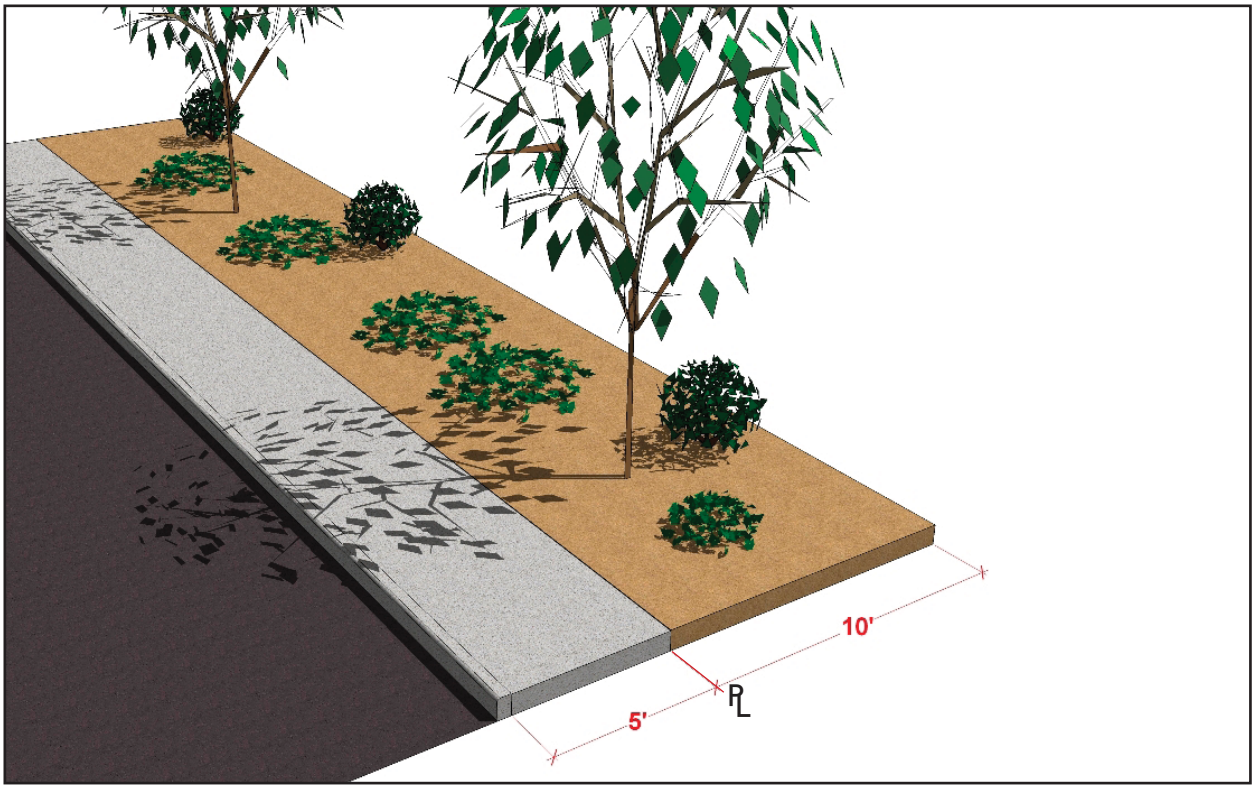
NOTE: Drawings are representative of current landscape buffering requirements and may not reflect actual streetscape design.

Figure 3: Commercial/Industrial Streetscape



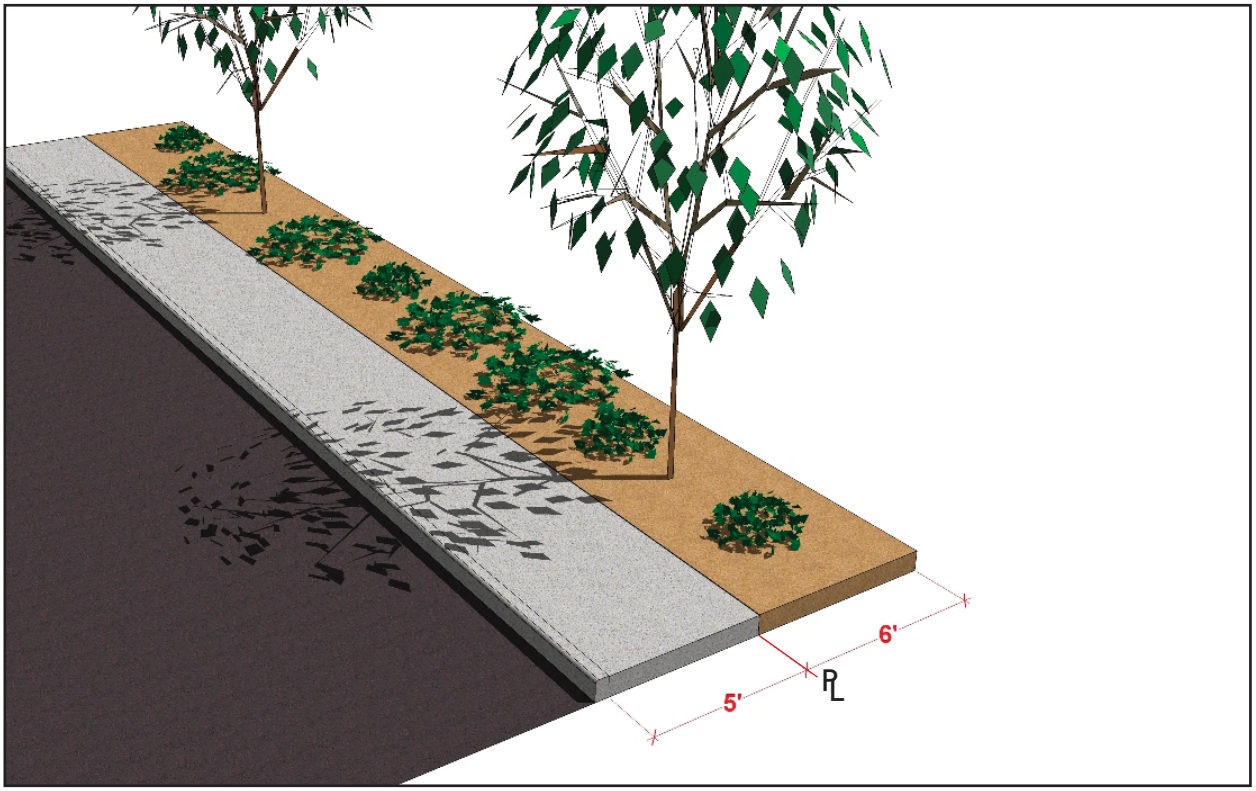
NOTE: Drawings are representative of current landscape buffering requirements and may not reflect actual streetscape design.

Figure 4: Residential Multi-Family Streetscape



NOTE: Drawings are representative of current landscape buffering requirements and may not reflect actual streetscape design.

Figure 5: Residential Single Family Streetscape (Collector or Greater)



NOTE: Drawings are representative of current landscape buffering requirements and may not reflect actual streetscape design.

FREEWAYS

As defined by the Las Vegas Municipal Code above, a freeway is a divided controlled-access highway with 150-foot wide minimum right-of-way and grade-separated interchanges. Four freeways exist within the city limits. The Bruce Woodbury Beltway (I-215 and CC215), which is located intermittently in the city, contains portions that are grade-separated; however, it will not be considered a freeway until construction is complete.

- **I-15:** Runs through the heart of the Las Vegas Valley connecting the city of Las Vegas with the rest of the nation. I-15 North connects Las Vegas to Salt Lake City and I-15 South leads to Los Angeles. The "Spaghetti Bowl" is a locally coined name for the I-15 and US 95/I-515 interchange located near downtown in the heart of the Las Vegas Valley.

- **US 95:** Provides connectivity with Reno northbound and joins with I-15 and US 93 at the center of the Valley. It proceeds south to Laughlin, Nevada and on to Bullhead City, Arizona.

- **I-515:** Originates at the Spaghetti Bowl and continues south to I-215 in Henderson. A circumferential route of the Interstate System, it is co-signed with US 95 throughout its reach.

- **US 93:** Is coincidental with US 95 and I-515 from the Spaghetti Bowl to Henderson. It proceeds south to Laughlin, Nevada.

Map 6 shows the extent of freeways in the city of Las Vegas and their connectivity to points outside of the city.

HIGH OCCUPANCY VEHICLE LANES (HOV)

High occupancy vehicle (HOV) lanes encourage carpooling by enabling drivers with passengers to travel in separate lanes, usually at higher speeds than mixed-flow traffic. The Nevada Department of Transportation has added carpool lanes to the recently widened sections of US 95. The lanes extend north and south from approximately Lake Mead Boulevard to the Spaghetti Bowl. Additional lanes are currently being added to I-15, and NDOT anticipates that more HOV lanes will be added to other Las Vegas Valley freeways in the future.

BICYCLE TRANSPORTATION

Currently, there are more than 82 miles of bicycle routes, 192 miles of bicycle lanes and 107 miles of shared use bicycle paths within the Las Vegas Valley.[56] The RTC's Regional Bicycle

56 *RTC, DRAFT Regional Transportation Plan, Fiscal Year 2009-2030, Bicycle and Pedestrian Plan, p. 19.*

Map recognizes the following Federal Highway Administration (FHWA) definitions for a bicycle route, a bicycle lane and a shared-use path:

- **Bicycle Route** – A signed shared roadway is designated by placing signs along the roadway, indicating it is a preferred route for bicycle use. Bicycle routes are designated on roadways that have a wide curb lane of at least 14 feet or greater between the lane line and the lip of the curb, plus a 1.5-foot wide gutter pan.

- **Bicycle Lane** – A bicycle lane is a portion of a roadway that has been assigned using striping, signing, and pavement markings for the use of bicyclists. The width of the bicycle lane is set at a four-foot minimum from the bicycle lane strip to the edge of the pavement, plus a 1.5-foot wide gutter pan.

- **Shared-Use Path** – A shared-use path is a bikeway physically separated from motorized vehicular traffic by an open space or barrier and either within the highway right-of-way or within an independent right-of-way. Pedestrians, skaters, wheelchair users, joggers, and other non-motorized users also may use the shared-use paths. The minimum width for a shared-use path is 12 feet of paving for bidirectional travel, with a minimum two-foot shoulder on both sides of the path.

The 2006-2030 Regional Transportation Plan proposes 690 miles of bicycle lanes, 390 miles of routes and 760 miles of shared use paths over 20 years at a cost of $50 million.[57] The RTP projects seek to extend alternative modes of travel by linking bicycle facilities to the farthest reaching points of transit service, locating new routes within a quarter mile of transit, and, when possible, providing routes within transit corridors, including Boulder Highway from Henderson to Downtown Las Vegas.

For analysis and recommendations pertaining to bikeways within the city of Las Vegas, please refer to the Transportation Trails Element of the Las Vegas 2020 Master Plan.

57 RTC, Regional Transportation Plan, Fiscal Year 2006-2030, p. 4-33.

STREET TREATMENT (CURRENT LANDSCAPE BUFFERING)

Perimeter buffer zones on private property that is adjacent to all street rights-of-way are currently regulated by the "Perimeter Landscape Buffering" requirements found in Title 19.12.040 of the Las Vegas Municipal Code. These regulations include the minimum "buffer zone depth," or width, which is determined by the use of the property. The landscape buffer width requirements shown in 19.12.040(A), Table 1 are as follows:

Table 6: Perimeter Landscape Buffer Widths

Standard	Residential (Multi-Family)	Commercial	Industrial	Residential (Single Family)
Minimum Zone Depth--Adjacent to Right-of-Way	*10 feet	15 feet	15 feet	**6 feet

*When adjacent to or across the street from an existing single family residential use or zoning district, the buffer shall be increased to 15 feet.
**Only when adjacent to streets classified as collector or larger.

Source: Las Vegas Municipal Code Title 19.12.040(A), Table 1.

Three types of encroachments are currently allowed within the landscape buffer zone:[58]

1. Driveways (curb cuts) that are located perpendicular or approximately perpendicular to the street right-of-way.
2. Sidewalks that are located perpendicular or approximately perpendicular to the street right-of-way.
3. Pedestrian plazas that are located adjacent to the public right-of-way and in accordance with LVMC 19.08.050(E)(3).

Sidewalks and trails parallel to the street are not included in the measurement of the perimeter landscape buffer. Similarly, when the sidewalk has landscaping on both sides, as is required on arterial streets, the landscaping adjacent to the street right-of-way does not count towards the landscape buffer width requirements. This method of calculating landscape buffer width provides no incentive for the developer to provide a landscape buffer between the sidewalk and the roadway on streets less than 100 feet in width. All sidewalks are required to be a minimum of five feet in width and conform to the Uniform Standard Drawings, Clark County area, as adopted by the city. Sidewalks located along arterial streets one hundred feet and wider are required to be separated from the back of the street curb by a minimum five-foot landscape buffer, per Title 19.12.040F (See Figure 2).

58 Las Vegas Municipal Code, Chapter 19.12.040.D.

Landscaping is required within the buffer area adjacent to public right-of-way. Plant material and landscape design are regulated through Title 19.12.040, where the number and size of trees and plants are specified. There are currently two alternatives to the standard tree arrangement within buffer zones. Design illustrations are located in Title 19.12.080.

Figures 2 through 5 depict graphic illustrations of the current landscape buffer requirements in Title 19.

BUILDING SETBACKS

Building line setbacks within the city of Las Vegas are primarily determined by zoning district or by the Master Developer of a planned community within a development agreement. Title 19 of the Las Vegas Municipal Code defines a setback as "the required separation distance between the nearest portion of a structure and the property line."[59] Standardized zoning districts, such as those for rural single-family residential or commercial developments, have specific minimum distances behind which a structure must be built from the public right-of-way. In some cases, the front yard setback varies depending on whether the street is public or private, and whether a turnaround exists in front of the property. The front yard setback along collector streets may also vary depending on the height of adjacent buildings, as described in Title 19.08.030(C) of the Las Vegas Municipal Code. These districts are listed below, with explanatory notes:

Table 7: Single Family Residential District Setback Standards

Standard	U	R-A	R-E	R-D	R-I	R-CL†	R-MH	R-MHP
Min. Front Yard Setback (feet)	50*	50*	50*	25	20	14	20	5
Min. Corner Side Yard Setback (feet)	15	15	15	15	15	10	10	5

*The table denotes the front yard setback from a public street. In the case of a lot fronting on a private street or private access easement, the front yard setback is 30 feet from the edge of the private street or private access easement. Where such lots are located on a cul-de-sac or street knuckle, the front yard setback shall be 20 feet from the edge of the private street or private access easement. Structures having an attached, open porte cochere shall be set back a minimum of 30 feet from the front property line or the edge of the private street or private access easement, except where the setback is less restrictive.

†Single Family Residential Compact-Lot (R-CL) District. The minimum front yard setback is 14 feet. However, the minimum front yard setback for attached front entry garage and carport structures is 16 feet for any lot located on a cul-de-sac bulb or street knuckle, and 18 feet in all other cases. The minimum side yard setback for a side yard along a street is 10 feet. The minimum combined width of both side yards for each lot is 10 feet.

Source: Las Vegas Municipal Code Title 19.08.040 Table 1.

59 *Las Vegas Municipal Code, Chapter 19.20.020.*

Table 8: Residential District Standards Other Than Single Family

Standard	R-2	R-3	R-4	R-5
Min. Front Yard Setback (feet)	20	20	10	10
Min. Corner Side Yard Setback (feet)	5	5	5	5

Source: Las Vegas Municipal Code Title 19.08.040 Table 2.

Table 9: Commercial and Industrial Setback Standards

Standard	P-R*	N-S	O	C-D	C-1	C-2	C-PB	C-M	M†
Min. Front Yard Setback (feet)	20	25	25	25	20	20	20	10	10
Min. Corner Side Yard Setback (feet)	15	15	15	15	15	15	20	10	10

†Where a property in an Industrial (M) District is adjacent to, or across the street from, a residential district, the minimum setback from the property line or street right-of-way line shall be 50 feet.

Source: Las Vegas Municipal Code Title 19.08.050 Table 1.

Some special planning areas of the city contain separate setback requirements, or may leave those requirements to the discretion of the City Council. Although lots are located within general zoning districts, all structures in the Downtown Centennial Plan District are exempt from the automatic application of required setbacks.[60]

Setback standards for residential planned developments are suggested by the developer and approved by the City Council as part of a Site Development Plan Review. They consider whether a vehicle will be parked full-time within a garage or part-time in a driveway, the narrowness of the street, or the particular feel of the neighborhood. For example, a neotraditional neighborhood may contain staggered setbacks or narrow setbacks to give visual interest to the street.

STREET NAMING AND NUMBERING

City of Las Vegas Ordinance 3744, "Street Naming and Address Assignment Regulations," was adopted on October 20, 1993. The regulations were developed through the combined efforts of the city of Las Vegas, Clark County, Henderson, North Las Vegas, Boulder City, the U.S. Postal Service, and others. The ordinance amended Title 13.28 of the Municipal Code to readopt guidelines and requirements concerning street naming and address assignment regulations. A properly standardized, maintained, accurate, and consistent address system is an essential tool that is vital to the operations of Fire, Police, and other service entities. It is critical for the addressing of parcels

60 *Las Vegas Municipal Code, Chapter 19.06.060(C).*

and buildings to be done methodically, sequentially, and follow a set of standards. In 2007, each of these agencies reviewed the current addressing policy and suggested revisions to the document to eliminate inconsistencies that had developed since the last update. Adoption of the city's revised addressing policy is expected in 2009.

The naming of streets and assignment of addresses to buildings and lots within the city is required to conform to the following standards.

STREET NAMING

Street names are used to identify all public and private streets. The city reviews and takes action regarding proposed street names within 30 days of a request and actively works with other government entities in the Las Vegas Valley to coordinate street names. A street name combination of the name and a prefix/affix can only be used once throughout the city. Street names in a foreign language are not considered unless accompanied with a common English translation. Names that are difficult to pronounce by emergency response services are not used. Street names are also restricted to a maximum of 20 characters including the spaces and prefix/affix. Prefix/affix and directional prefixes are not permitted as street names.

ADDRESS NUMBERING

The intersection of Main and Fremont Streets is the initial point of assigning numbers to all blocks, lots, and buildings in the city. This intersection is called the Zero Point and is the initial point of suffix and numbering. All east-west streets that intersect Main Street are given a prefix/affix of "east" or "west" accordingly. The same applies to all north-south streets which intersect Fremont Street, with each given a prefix/affix of "north" or "south." All other streets that do not cross either Main or Fremont Streets or the Zero Line do not obtain a prefix/affix before the street name.

The street numbering system is conducted by block ranges and counted progressively by one hundred. The first block on either side of Main and Fremont Streets has an address range of 0-99. The second block has a range of 100-199, and so on. Individual addresses will fall within their respective block ranges so that the further away from the Zero Point, the higher the block range and addresses. Also, addresses on east-west streets are to be issued an even address number if located on the north side of the street and an odd number if located on the south side of the street. Likewise, addresses on north-south streets are to be issued an even number if located on the east side of the street and an odd number if located on the west side of the street. Exceptions are considered in parts of the city where historical addresses were assigned that contradict

the adopted address numbering system, in accordance with the ordinance. The Planning and Development Department is responsible for assignment of all addresses in the city.

Main and Fremont Streets do not continue to the city limits. In order to maintain a consistent numbering grid throughout the city the Zero Line must shift to other alignments. Where Main Street terminates at South Las Vegas Boulevard, South Las Vegas Boulevard becomes the Zero Line for numbering along east-west streets to the city limits. Where Main Street intersects Owens Avenue, the east-west Zero Line shifts west approximately 922 feet to align with the Goldfield Street alignment and extends north into the city of North Las Vegas. Also, where Fremont Street intersects with Charleston Boulevard, Charleston Boulevard becomes the Zero Line for addressing along north-south streets to the city limits. Where Fremont Street intersects Main Street the Zero Line extends approximately 2,100 feet in a northwesterly alignment to intersect with Oran K. Gragson Highway (US 95) and continue west to approximately 1,940 feet east of the intersection of Rampart Boulevard. There the north-south Zero Line shifts from Oran K. Gragson Highway (US 95) to Westcliff Drive and continues westerly along the section line to the city limits.

MULTI-FAMILY RESIDENTIAL ADDRESSING

All multi-family residential developments are assigned a single address corresponding to the appropriate hundred blocks as described above. This address is considered the "Master Site Address." All buildings within the development shall have a numerical designation starting at the primary entrance and continuing in a counter-clockwise direction, beginning with the number "1." All units of all buildings are provided with a unique unit number. For developments with less than 100 units per floor, the first story unit numbers will be in a range of 100-199 and numbered in a counter-clockwise direction from the primary entrance, the second levels will have ranges of 200-299, and so on. For developments with 100 or more units per floor, the first story unit numbers will be in a range of 1000-1099 and numbered in a counter-clockwise direction from the primary entrance, the second levels will have ranges of 2000-2099, and so on. In general, a multi-family residential address will contain the master site address, building number, and unit number to create a unique address.

NON-RESIDENTIAL ADDRESSING

All non-residential developments are assigned a single address corresponding to the appropriate hundred blocks as described above. This address is the Master Site Address if there is only one building on the site. For developments with multiple buildings, the primary entrance of the site receives a Master Site Address and each building within the development receives a

unique building address. The building address is assigned to the primary street from which the major ingress and egress occurs. All units or suites within any building are assigned a unique number, which represents both the unit number and the story of each unit.

STREET AND ADDRESS CHANGES

The procedure by which a petitioner may change the name of any street is detailed in Title 19.18.130 of the Las Vegas Municipal Code. The City Council may approve a name change if the change is in the best interest of the public and no person will be materially injured.

At the request of the property owner or developer, the city may grant the approval of an address change. However, the proposed address change must not conflict with the addressing system, unless a waiver is approved by the City Council.

Property owners do not have vested rights to street names and numbers, even if the address has been used for many years. When the city finds inconsistencies, and the Director of Planning or designee determines a correction is needed, the property owner will be notified that a change may occur.

TRAFFIC MEASUREMENT AND MANAGEMENT

ANNUAL AVERAGE DAILY TRAFFIC (AADT)

One statistic used by transportation engineers and planners to measure the volume of traffic on area roadways is known as Annual Average Daily Traffic, or AADT. This measurement is found by calculating the total volume of traffic in both directions of a street or highway for a year, divided by 365 days. AADT is commonly used to calculate the design traffic load for roads as well as uses in pavement design. As a road network management tool, AADT can help road authorities assess the current usage of a particular street road and assign a street to its proper functional classification. This measurement also allows authorities to assess whether the majority of the vehicular traffic is using the intended route through a particular area or whether motorists are cutting through local streets to avoid congestion on major roads. Area-Wide Major Projects, which, according to the RTC, are those that have an existing AADT of at least 40,000 and a 10-year projected AADT volume of at least 60,000, or are part of I-15, U.S. 95, I-515, Summerlin Parkway, Super Arterials or the Las Vegas Beltway/I-215, including interchanges and grade separations on roadways with at least 100-foot rights-of-way, qualify for special funding through the yearly TIP.[61]

61 *RTC Policies and Procedures, September 19, 1980, Revised December 13, 2007, p.66.*

Maps 5A through 5C show the volume of major arterial streets within the city limits. The maps show two kinds of traffic data. The "24-hour counts" refer to the number of vehicles that pass a given point in a 24-hour period. "Turning Movement Counts" uses a mathematical formula to scale the number of vehicles turning onto the cross street at a given intersection during peak traffic hours. The turning movements indicate where volumes are increasing and the origin of congestion. The data is collected on an ongoing basis over a period of years. Analysis of the data indicates that the most consistently heavy volumes are along Charleston Boulevard and Sahara Avenue. Rainbow Boulevard has an especially high volume between Sahara Avenue and US 95.

VEHICLE MILES TRAVELED (VMT) AND CAPACITY

Another data type used in traffic analysis is Vehicle Miles Traveled (VMT), which measures the number of miles traveled on a given roadway for a given period of time. It is a principal indicator of travel demand and is essential in the analysis of roadway improvements.

An important goal of transportation planning is to reduce overall VMT. Problems caused by automobile traffic increases include worsening air quality, congestion, higher accident risk, and expenditures for increasing roadway capacity in the circulatory network. The local solution to this problem in the short term has been to increase roadway capacity, since traffic demand is steadily growing and efforts to encourage voluntary reduction of vehicle travel have not sufficiently reduced congestion. Capacity is defined as the maximum number of vehicles that can pass over a given segment of a road in a given time period under current conditions. Increasing capacity is achieved by constructing additional lanes.

A study commissioned by the RTC to evaluate options for decreasing congestion on Rainbow Boulevard between US 95 and Desert Inn Road, and on Desert Inn Road from Rainbow Boulevard east to Valley View Boulevard was completed in April 2008. Public comment on the study closed on January 18, 2008. The study examined both short-term and long-term solutions to the traffic congestion in both corridors. Short-term improvements proposed included the installation of an additional lane on Rainbow Boulevard between Sahara Avenue and Desert Inn Road, installation and or lengthening of existing turn lanes at the major intersections, and the addition of turnout areas for buses to reduce traffic obstruction. On Rainbow Boulevard within the city limits, long-term improvements could include overpasses at Sahara Avenue and Charleston Boulevard that would allow drivers to bypass those intersections. Access to businesses and residential areas would be maintained by

keeping at-grade travel lanes open at those intersections. Also, bicycle and pedestrian bridges could be developed to preserve neighborhood connectivity. The study was heard by the RTC's Executive Advisory Committee and was rejected due to strong public opposition.[62]

NDOT's I-15 North Design-Build Project, scheduled to conclude by February 2010, also aims to reduce congestion and improve traffic flow between the Spaghetti Bowl and Craig Road interchanges by increasing capacity. Improvements include expanding the freeway from six to ten lanes and reconstructing the ramps at each interchange, with new overpasses planned at Bonanza Road, D Street and Washington Avenue. An Intelligent Transportation System (ITS) will be implemented along this stretch to monitor the flow of traffic. Ramp meters, closed-circuit cameras and message signs will be used.[63]

NDOT commissioned another study to improve circulation on I-515/US 95 between I-15 and I-215. The entire project, projected to cost more than $1 billion, includes adding new lanes, new connections between I-515/US 95 and I-15, new interchanges at F Street and Sahara Avenue, and surface street widening.[64]

Another NDOT project, Project Neon, has been proposed as a response to the increasing congestion on I-15 near downtown Las Vegas. Improvements will span the segment of I-15 between the US 95 and Sahara Avenue interchanges and include reconstruction of the Charleston Boulevard interchange, a new access to Alta Drive, and a flyover connecting Martin Luther King Boulevard with Industrial Road.[65] According to NDOT's Project Neon project manager, funding is secured to move the project forward to the 35 percent design phase.

The I-15 Corridor Study is an extensive review of the freeways and major east-west arterial roads, as well as roads within the resort corridor between US 95 and I-215. Two of the ideas to increase capacity that have surfaced from the I-15 Resort Corridor Study Technical Advisory Group meetings are the use of HOV and/or managed (toll) lanes and improving Dean Martin Drive and Frank Sinatra Drive to function as frontage roads within the Resort Corridor. Additionally, improving modal choice via rapid transit bus routes with minimal stops has been identified as a way to help increase capacity. The study began in September 2007 and was completed in October 2008.

62 *RTC, Rainbow Boulevard-Desert Inn Road Corridors Study, retrieved from www.rtcsouthernnevada.com/mpo/plansstudies/rainbow/index.cfm.*

63 *NDOT, I-15 North Design-Build Project, retrieved from www.i15project.com/.*

64 *Retrieved from www.i515study.com/recommendedalternatives.htm.*

65 *NDOT, "Major Current and Future NDOT Projects in Southern Nevada," Press Release of April 13, 2005, retrieved from www.nevadadot.com/news/Press_Release/releases.*

The study partners expect that the following goals will be achieved:

- "[Development of] a phased implementation strategy for future improvements to I-15 in the resort corridor area in addition to currently planned improvements.
- [Preparation of] an early action plan for near-term improvements to enhance mobility and operations.
- [Development of] additional measures to enhance access and mobility within the resort corridor."[66]

Another long-term transportation study, the Sheep Mountain Parkway Environmental Impact Statement Coordination Plan and Feasibility Study, is underway in the northern reaches of the Las Vegas Valley. The city of Las Vegas, in cooperation with the Federal Highway Administration, city of North Las Vegas, Clark County, the RTC, BLM, United States Department of Defense, and NDOT, is proposing the acquisition and preservation of a right-of-way corridor north of the Las Vegas Beltway and west of I-15 that would connect I-15 and US 95. The northern portion of the Las Vegas Valley is expected to have significant population growth, and future development stemming from the expected sale of federal lands will generate considerable transportation demands. One element of the Sheep Mountain Parkway project will be the feasibility study of a multi-modal transportation corridor that would include HOV lanes, light rail and bicycle/pedestrian facilities with landscaped buffer zones and frontage roads. The scoping process that began in May 2008 will culminate with the completion of an environmental impact statement (EIS) by February 2010 and the anticipated approval of the EIS by May 2010.[67] Construction may not occur for many more years into the future.

While increasing capacity is a necessary short-term solution to traffic congestion, taking steps to reduce the growth of VMT will be required over a period of many years to prevent congestion from worsening, beginning now.

In July 2007, the RTC approved the Downtown Traffic Capacity, Transit, and Parking Needs Study as a ten-year strategy to develop a more balanced multi-modal transportation system in downtown Las Vegas. This document develops a "street hierarchy" overlay on top of the traditional functional classification that emphasizes improvements such as bike lanes, transit lanes and pedestrian corridors typically associated with an urban core, while preserving or expanding capacity on certain arterial streets in and around downtown.[68] The study concludes that a certain level of congestion is acceptable for the sake of creating

66 *Retrieved from www.i15resortcorridorstudy.com.*

67 *Parsons Brinckerhoff, Sheep Mountain Parkway Environmental Impact Statement Draft Coordination Plan and Feasibility Study, April 1, 2008.*

68 *Kimley-Horn and Associates, Downtown Traffic Capacity, Transit, and Parking Needs Study, p. iii. The overlays include a Traffic Emphasis, Transit Emphasis, Pedestrian and Streetscape Emphasis, and a Multi-Modal Emphasis.*

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a more "livable" Downtown. This study was advisory only and was not adopted or accepted by the city.

Following on the heels of this study, the Las Vegas Downtown Pedestrian Circulation Study was accepted by the RTC on May 29, 2008. The goal of the study was to recommend ways to improve walkability downtown and attract pedestrians to the area. The study recommended that the city continue to implement Las Vegas Downtown Centennial Plan streetscape requirements, which mandate widened sidewalks, planters and landscaping themes for new projects. Pedestrian bridges were proposed as a way to reduce conflicts between vehicles and pedestrians and to increase the level of service at intersections where they are constructed. The study also recognized that major downtown transportation corridors, namely I-15, I-515/US 95 and the Union Pacific Railroad, are major barriers to pedestrian mobility to and from the study area, and recommended that planners coordinate with NDOT to address undercrossings and entry points so as to increase pedestrian access to the downtown. This study was accepted by the City Council by resolution on December 3, 2008.

INTELLIGENT TRANSPORTATION SYSTEMS (ITS)

Traffic congestion has been increasing in the Las Vegas Valley as a result of increased motorization, population growth and changes in population density. Congestion reduces efficiency of transportation infrastructure and increases travel time, air pollution and fuel consumption. Intelligent Transportation Systems (ITS) make use of advanced detection communications and computing technology to improve the safety and efficiency of our surface transportation network. ITS vary in technologies applied, from basic management systems such as traffic signal control systems, variable message signs, or speed cameras to more advanced applications such as parking guidance or weather information.

The Freeway and Arterial System of Transportation (FAST) is an integrated Intelligent Transportation System in Southern Nevada. FAST has been under the jurisdiction of the RTC elected board since July 3, 2004. Transportation strategies are set by the Operations Management Committee (OMC), consisting of the RTC, city of Las Vegas, Clark County, NDOT, City of Henderson and City of North Las Vegas.

There are two major areas that make up the FAST system: the Arterial Management Section, which includes all arterial streets and roadways; and the Freeway Management System, which includes the freeway network. Currently, the Las Vegas Valley uses dynamic message signs, traffic cameras, ramp meters, and traffic signal timing plans to help reduce conges-

tion, air pollution, and fuel consumption. As of April 2008, the Las Vegas Valley has 20 dynamic message signs. Dynamic message signs are electronic sign boards used to display information. These signs are connected to the FAST Traffic Management System through a fiber optic communication network. The signs are able to place messages to alert drivers of an accident ahead, ramp or lane restrictions, and upcoming construction. Another method of managing traffic utilized by FAST is through ramp meters. Ramp meters are important traffic management techniques designed to keep traffic flowing on the freeways and help to reduce accidents. If cars enter the freeway in a spaced, controlled manner, they merge more easily and with less disruption to mainline traffic.

Incident Management Cameras (IMCs) were installed to assist in responding to reported incidents more effectively and efficiently, while modifying traffic signal timing. The cameras produce images to monitor and view traffic at signalized locations, freeway facilities, and high volume mid-block settings. There are a total of 49 IMCs throughout the Las Vegas Valley. Of those, 12 are for freeway assistance and the remaining 37 are for arterial assistance. Traffic signal timing adjustments have been completed for early mornings, mid-days, evenings and weekends for nearly 40 corridors in the region, including the Downtown Las Vegas grid. Retiming in several corridors has resulted in improvements in delay time and travel speed. The city of Las Vegas is responsible for maintaining the equipment and power for traffic signals, while FAST is responsible for timing and traffic synchronization. There are about 1,200 traffic signals throughout the Las Vegas Valley that are on the network and able to be remotely controlled. More are coming online regularly as FAST works with area agencies to install fiber optics and upgraded signal controllers across the Las Vegas Valley.[69]

EXISTING MASS TRANSIT AND FREIGHT MOVEMENT

FIXED-ROUTE TRANSIT

The fixed route transit services currently available in the City include the Citizens Area Transit (CAT), Metropolitan Area Express (MAX), Las Vegas Deuce, and the Las Vegas Strip Trolley. Please refer to the Las Vegas Transit Element for a more detailed description of each transit service. The RTC is currently constructing a new higher speed transit service called ACE. This system will feature dedicated lanes for bus transit and fewer stops. ACE will connect downtown Las Vegas to the Las Vegas Convention Center, the Strip, Henderson and North Las Vegas. The Downtown Connector line, which includes

69 *RTC, retrieved from www.nvfast.org.*

a route along Paradise Road, St. Louis Avenue, Main Street, Imperial Avenue, Third Street, Casino Center Boulevard, Odgen Avenue and Grand Central Parkway, is currently under construction. The project is expected to be completed in the fall of 2009.[70] Center-running transit lanes and mid-street stations are planned so as to allow for potential conversion to rail service.[71] With fewer stops, amenities such as wireless internet availability, and a route that parallels Las Vegas' world-class attractions, the RTC expects ACE to define the future of transit in Las Vegas.

RAIL TRANSPORT

There are two kinds of rail transport to and from Las Vegas: passenger and freight. Currently rail services are limited; however, the potential for future expansion is good, given the population base and demand for products.

The Nevada Department of Transportation's 2002 statewide transportation plan (NevPLAN) identifies the "Desert Wind" passenger rail route as defunct. This route, which ran between Los Angeles and Chicago with a stop at Las Vegas, was discontinued in 1996 as a result of budget cuts by the National Railroad Passenger Corporation (Amtrak).[72] Currently, the only rail service available to Las Vegas passengers is the Las Vegas Monorail.

Rail freight service in the Las Vegas area is provided by Union Pacific. The Union Pacific Railroad is Nevada's dominant Class I railroad, with annual revenues exceeding $250 million.[73] Freight generally consists of transcontinental shipments passing through Nevada, locally manufactured goods, raw materials for local consumption, and goods that are unloaded in Las Vegas to be trucked to nearby locations.[74]

The Burlington Northern and Santa Fe Railway is the only other Class I hauling railroad in Nevada. According to the BNSF rail map published in November 2007 on the BNSF website, the Burlington Northern and Santa Fe does not operate a route within the Las Vegas Valley.

Short line (Class III) railroads are not located in the Las Vegas area but do exist elsewhere in the state. These include local short-haul freight operators and switching and terminal companies.

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70 RTC, ACE Project Update, retrieved from www.rtcsouthernnevada.com.
71 Las Vegas 2020 Master Plan, Transit Element (Feb. 20, 2008), p. 42.
72 Nevada Department of Transportation, Statewide Transportation Plan (NevPLAN) (Nov. 14, 2002), p. 43.
73 NevPLAN, p. 41.
74 RTC, RTP FY 2006-2030, p. 2-47.

ANALYSIS

LINK BETWEEN TRANSPORTATION AND LAND USE

Transportation and land use planning are interrelated. They have many direct and indirect effects on each other within the community. Given this relationship, it is sound practice to approach transportation and land use planning efforts complementarily rather than independently. This ensures that transportation systems do not contradict current and future land use planning efforts, and that land use planning does not impede implementation of the transportation system.

Transportation planning should provide for a circulation system that reflects both existing and proposed land use patterns within the city. Generally, those in urbanized areas are more likely to use alternative modes of transportation such as bikes and mass transit, while those living in suburban and rural areas are more automobile dependent, due to a lack of travel options and longer travel distances. Land use is often significantly influenced by the degree of accessibility to adjacent transportation systems, which can dictate the future development of a particular area. For example, industrial and intense commercial uses typically require vehicular access to highways and/or arterials, and dense, mixed-use developments located in the urban core are best suited for mass transit and other multi-modal transportation options. Higher density residential land uses should therefore be located on major arterial roads in order to facilitate transit. In older areas of the city, the presence of transportation alternatives can spur redevelopment. The Southern Nevada Regional Planning Coalition's Infill Development Plan recognized that the areas where pedestrian activity and transit ridership are concentrated are where infill development is most likely to be successful.[75] Therefore, that plan recommended that individual entities adopt flexible land use, parking and other zoning standards in some areas to promote compatible infill development.[76]

In addition to high-density residential uses, a greater concentration of professional offices with higher floor area ratios should also be located along arterial roads. This will provide more transportation options for those living in denser developments. A sustainable development pattern along major streets might include clusters of retail uses in proximity to available transit, integrated with high density residential uses or located within a short walking distance of existing residences.

75 *Southern Nevada Regional Planning Coalition, Infill Development Plan (Nov. 21, 2002), p. 17.*

76 *Ibid., p. 46.*

Providing for today while ensuring that tomorrow's needs will be met is becoming an economic, social and environmental reality. There is a growing concern that greenhouse gases from pollution sources will lead to climate change on a global scale, affecting natural resources and quality of life. The automobile contributes a significant portion of human-generated pollutants to the atmosphere. In 2007 ULI published Growing Cooler, which uses extensive data to hypothesize that Smart Growth policies will lead to a reduction in the growth rate of VMT. This rate reduction will have the most significant impact on meeting target CO2 emission levels. The authors liken transportation U.S. emissions reduction efforts to a three-legged stool. The legs consist of vehicle fuel economy, fuel hydrocarbon content, and VMT.[77] In order for the stool to stand upright and for the emissions policies to work, efforts to reduce VMT must be commensurate with the efforts to increase fuel efficiency and use alternative fuels. However, a combination of the projected increase in population, decrease in raw land and urban sprawl development patterns means that the U.S. will see sharp, unsustainable growth in VMT over time unless more citizens adopt alternative modes of transportation and drive less. Unless these changes are implemented in the short run, the benefits of more efficient, less polluting vehicles will be offset by the increase in the amount of driving in the long run.[78]

Locating land uses that better serve the needs of the population closer to where they work and live may reduce the number and the distance of vehicle trips, resulting in congestion relief and a decrease in pollution from mobile sources. Multiple sources have suggested various ways to reduce VMT, including increasing fuel taxes, charging user fees for driving and parking, and establishing no-drive zones; however, the most palatable solution, with supporting statistics, appears to be the creation of more compact, walkable mixed-use developments that are located within walking distance to services and mass transit hubs. The benefits of such developments include preservation of farm land and open space; protection of the amount and quality of water; greater opportunities for physical activity; reduction in infrastructure costs; and greater energy security as it relates to foreign trading of traditional fuels.[79] As a matter of policy, the city's Master Plan strives to support both "urban hubs at the intersections of primary roads, containing a mix of residential, commercial and office uses"[80] for redeveloping areas, and "urban hubs at the intersections of primary roads, containing a mix of high density residential, commercial and office uses, and containing pedestrian linkages"[81] for newly developed areas.

77 *Urban Land Institute, Growing Cooler (ULI, 2007), p. 2.*
78 *Ibid., p. 4.*
79 *Ibid., p. 10.*
80 *Las Vegas 2020 Master Plan Policy Document (Sept. 6, 2000), p. 42.*
81 *Ibid., p. 48.*

In order to contribute to VMT reduction, street design must consider and accommodate alternative modes of transportation. The design must be sensitive to the neighborhood where the street is located. For example, a high-speed, six-lane arterial should not be located within an urban context where foot traffic is desirable. Street design may also encourage alternative modes of transportation. In areas where compact developments are proposed, the Institute of Transportation Engineers recommends that streets should be designed with aesthetic and safety concerns in mind to accommodate and attract pedestrians and cyclists. Within rights-of-way, sidewalks and bike lanes should be provided. Sidewalk width should be appropriate to the function of adjacent land uses. Pedestrian amenities such as trash receptacles, decorative lighting, benches and plazas should be provided. Crosswalks at intersections should be highly visible, using alternative paving or eye-catching striping patterns, and they should extend from ADA-compliant ramps. Crossings in the middle of shorter blocks should be available to pedestrians; ideally, these crossings will be signed, contain a median, and bridge curb extensions on both sides of the street.[82] Roundabouts and traffic mini-circles are other design features friendly to pedestrians and cyclists that are especially effective on local streets, while helping to keep automobile traffic flowing efficiently.

The American Association of State Highway and Transportation Officials has published a guide to assist planners and engineers in designing and developing bicycle facilities. Roadway design affects the level of use, skill level and the level of access and mobility of the cyclist; therefore, the design of bicycle facilities has significant implications for the rate of reduction of VMT. In general, bicycle facilities should be planned to provide continuity with the transportation system and consistency across all user groups.[83] Paved shoulders, increased lane widths, smooth paving surfaces, and dedicated bicycle lanes are all recommended during the roadway design phase.

Since land use and transportation are interrelated, land use planners should know what planning solutions are being developed to counter transportation issues. In the same way, traffic engineers should be aware of land use solutions to complement engineering solutions. The various regional working groups that monitor and establish solutions for worsening transportation conditions in the Las Vegas Valley allow both sides to work on continuing transportation issues and maintain working relationships across jurisdictional boundaries. Involving the Planning and Development Department in these

82 *See ITE, Context Sensitive Solutions in Designing Major Urban Thoroughfares for Walkable Communities (Washington, DC: ITE, 2006), p. 56, pp. 103-108, and pp. 118-124 for specific principles and considerations for proper design and placement of amenities and crossings.*

83 *American Association of State Highway and Transportation Officials (AASHTO), Guide For the Development of Bicycle Facilities (Washington, DC: AASHTO, 1999), pp. 6-7.*

working groups is important because the land use component of transportation planning is brought to the table.

The city participates on the RTC's Executive Advisory and Utility Coordination Committees; Metropolitan Planning, Operations and Specifications Subcommittees; and the Alternative Mode Work Group. In addition, the Planning and Development Department participates on the I-15 Corridor Study and Sheep Mountain Parkway Study committees.

TRANSPORTATION PLANNING AND EMPLOYMENT

Once the center of gaming and commerce for the city, downtown Las Vegas now functions primarily as a governmental, office and financial area. In recent years, several developers have planned and built high-rise, mixed-use centers with ground floor retail and hundreds of condominium units above. These developments reduce dependence on the automobile, which in turn could mean fewer vehicle miles traveled, less air pollution and a shorter commuting time. It may also help to restore a sense of attachment to the history and uniqueness of the Downtown.

However, not everyone can afford housing Downtown, nor is it every citizen's preference to live in a dense, urban setting. Persons must travel varying distances to work each day. As the Las Vegas metropolitan area spread ever further into the desert, commute times increased, congestion increased, air pollution increased, and the capital budget for new roads increased. In theory, the closer the number of jobs a particular area is to the amount of housing for employees, the more optimal the transportation condition will be. A "jobs-housing ratio" compares the labor market statistics for a particular area to the available housing stock in that area and is one indicator of the frequency of automobile usage.

Once the jobs-housing ratio moves away from the equilibrium of one job per housing unit, balance is once again achieved either by means of the free markets or through government action. Housing is usually constructed on the cheapest available land, which is located away from city centers. Either the jobs must migrate to the periphery or more housing must be built in the urban core.

There are other considerations. The American Planning Association's Policy Guide on Housing recognizes:

> The location of housing determines the public schools your children can attend. Education continues to be the primary vehicle for upward socioeconomic mobility and for escaping the growing, permanent underclass that drains so many resources from our economy. The location of housing determines access to jobs. People who cannot live within a reasonable commuting distance of where jobs are become candidates for under-employment or unemployment. The location of housing determines the safety of the family and the security of the home. The location of housing determines how much it will appreciate in value.[84]

The jobs-housing calculation does not take into account the type of occupation, only the number of jobs. For example, there may be plentiful industrial jobs in one part of the city, but the housing in that area may be full of non-skilled workers. A mix of job types in the area would remedy this problem. According to the most recent Regional Transportation Plan, there was an average of 0.78 dwelling units for every one job in the Las Vegas Valley in 2005.[85] An average closer to one would indicate the approach of an absolute balance of jobs and housing. The data indicate that significant portions of the Valley contain more housing stock than jobs, implying that more vehicle miles are logged in commuting to and from work. The few areas of balance in the city included portions of Summerlin, the Town Center area, and east of US 95 near the Charleston Curve.[86] A more recent regional study was completed in May 2008 showing an average of 0.90 dwelling units per job in the city of Las Vegas as compared to a 1.2:1 ratio for all of Clark County.[87] Since the ratio for Clark County is considered to be in the range of jobs-housing balance, the figure suggests that the city is moving closer to the target. The study speculated that an increase in mixed use developments and strategies to provide workforce housing may be responsible for equalizing the number of housing units per job.

From a purely economic perspective, transportation by personal vehicle incurs numerous costs such as delay due to congestion, fuel consumption, air pollution, and the need for additional roadway capacity, all of which are not immediately borne by the driver of the vehicle. It has been theorized that the demand for transportation outstrips the supply of roads (thereby causing congestion) because people do not have to pay for these costs. "Value pricing" or "congestion pricing" has been suggested as a way to reduce this congestion. By levying fees upon the driver up to what the driver would be

84 *American Planning Association, Policy Guide on Housing, April 25, 1999.*

85 *RTC, Regional Transportation Plan, Fiscal Year 2006-2030, p. 2-6. Job and housing data were collected from Las Vegas Valley traffic analysis zones.*

86 *Ibid.*

87 *Restrepo Consulting Group, Southern Nevada Jobs-Housing Balance Study (May 26, 2008), p. I-2.*

willing to pay, the driver would only use roads if the benefit of doing so outweighs or is commensurate with the costs. Pricing is an option for the Valley's public sector to consider for future implementation; however, the culture of Las Vegas traditionally has not accepted paying for services that have been previously perceived as "free." The reticence to pay for the costs associated with parking is an example of this culture.

Future development policies should be sensitive to changes in economic health and public opinion, rather than imposing a rigid vision to implement detailed outcomes. In addition to this flexibility, they should be sufficiently forward-looking to project how development will affect not just growth and circulation in the city, but also that of the region.

There are no easy solutions that will create a balance between where people live and where they work. What is known, however, is the fact that any development that requires less infrastructure as a result of balance is to the benefit of both the public and private sectors. Creating a more balanced jobs-housing mix with high-density, mixed-use developments in close proximity to higher floor area ratio office buildings and retail nodes is important because it will provide for a more vibrant and interactive community in which people can support locally owned businesses, thereby benefiting the local economy. Adding residential units on top of a retail strip may not be a guarantee of improving the urban setting or creating real value. Creating an "omni-use" [88] such as Union Park that integrates theaters, residential, office, retail, hotels, open space and similar development may be a more stable approach because these developments are not single-asset dependent. This strengthens their ability to weather a struggling economic climate.

Creating these "omni-use" developments could be important for the city of Las Vegas in implementing its sustainability initiative. By creating developments supported by transit lines that provide a greater jobs-housing balance, the city may be able to meet its goals of reducing VMT.

A MULTI-MODAL APPROACH TO TRANSPORTATION PLANNING

One of the greatest threats to the sustainability of urban and suburban municipalities is an automobile-dominated land-use. Multi-modal transportation planning seeks to counteract this threat by utilizing a non-mode-specific approach to transportation planning that integrates and balances all means of

88 *See Keith Ray, "Mixed-Use Isn't Enough: 'Omni-Use' Cores Enliven the Metropolis," Planetizen (June 16, 2008), Retrieved from www.planetizen.com/node/33476.*

mobility. It is a hybrid form of planning that synthesizes components of transportation, social, land-use and environmental planning within the decision making process. All modes of mobility are given consideration in this form of transportation planning.

A multi-modal approach offers several choices ranging from a variety of transit alternatives to pedestrian walkways. Currently the private automobile is the preferred mode of transportation in Las Vegas. A focus on alternatives to the automobile is needed in order to sustain quality of life and economic stability into the future. Appropriate areas of interest include:

Linking Transit to affordable housing. Transit and affordable housing share many of the same users; combining the two makes each more successful. If transit ridership rises, then more people can reach the workplace, earn a salary, and afford housing.

Implementing the city's Bicycle and Pedestrian Program. The city of Las Vegas' bicycle and pedestrian programs are part of a comprehensive network for commuters and recreational bicyclists. The city of Las Vegas recognizes the benefits of bicycling and recommends its use for commuting to work, errands, and recreation. Bicycling and walking provide many benefits such as improved health, less stress, and reductions in air pollution, traffic congestion and energy consumption. In addition, walking is free, bicycles are affordable and inexpensive to maintain, and riding a bicycle or walking may be preferred to sitting in traffic on a congested roadway.

Implementing the city's multi-use trail system. The Las Vegas Multi-Use Trail System accommodates a variety of recreation and fitness-related activities while enhancing opportunities for non-motorized travel. The trail system serves as the basis for a pedestrian, cycling or equestrian oriented network of interconnecting trails that link parks, neighborhoods, schools, government centers, community facilities, and workplaces. The trail system is a valuable outdoor recreation resource aimed at creating, enhancing, and sustaining the health and vitality of the Las Vegas community. Currently, more than 76 miles of trails are complete and an additional 137 miles are proposed.[89] Please refer to the Transportation Trails Element and the Recreation Trails Element for more details on the Las Vegas trail system.

Congestion will continue to increase unless more emphasis is placed on alternative modes of transportation. However, as previously stated, transportation planning and land use

89 *City of Las Vegas, Planning and Development Department and Public Works Department data (Aug. 2007).*

planning do not exist in a vacuum; rather, they are interrelated and require coordination. The city of Las Vegas has increasingly been involved in efforts to integrate land use and transportation planning. The city's efforts in this area include planning for transit-oriented development (TOD), creating dedicated bicycle lanes, development of the ACE rapid transit system and making Downtown more pedestrian-friendly. Coordinating land uses and multi-modal transportation options is essential in order to reduce congestion on roads and create a more sustainable environment. Two conclusions can be drawn if land uses and multi-modal transportation are not coordinated. First, infrastructure costs will continue to increase, due to the high costs of extending infrastructure to newly developing areas. Second, traffic congestion will continue to increase unless creating a viable multi-modal transportation system is developed with land uses that support it.

AIR QUALITY

The air quality of an area is affected by the emission of pollutants and their interaction with sunlight, topography, and weather patterns. Pollutants are emitted by motor vehicle operation and a variety of other activities, including manufacturing, use of petroleum-based products like gasoline, and even small business activities such as dry cleaning. Sources of air pollutant emissions can be classified as stationary, area, or mobile sources. Stationary sources include relatively large, fixed facilities such as power plants, chemical process industries, and petroleum refineries. Area sources are small, stationary, non-transportation sources that collectively contribute to air pollution such as dry cleaners, gas stations, landfills, wastewater treatment plants, and others. Mobile sources include on-road vehicles such as cars, trucks, and buses; and off-road sources such as trains, ships, airplanes, boats, lawnmowers, and construction equipment.

The Clean Air Act (CAA), Title 23 and Title 49 of the United States Code require all transportation plans and programs to be evaluated for their conformity with the State Implementation Plan (SIP), the program for attainment of air quality standards. The CAA, adopted into federal law as Title 42 Section 7410 of the U.S. Code, details the different roles of the federal and state governments. In general, the federal government develops the regulations and the states carry them out. The CAA identifies air pollutants and sets primary and secondary standards for each. The primary standard protects human health, and the secondary standard is based on potential environmental and property damage. An area that meets or exceeds the primary standard is called an attainment area; an area that does not meet the primary standard is called a non-attainment area.

The main air pollutants covered by the CAA are ozone (O3), sulfur dioxide (SO2), particulate matter (dust), lead, nitrogen oxides (NOx), and carbon monoxide (CO). The CAA includes specific limits, timelines, and procedures to reduce these pollutants. These limits are known as the National Ambient Air Quality Standards (NAAQS).

The main sources of air pollution in the Las Vegas Valley are particulate matter (from disturbed vacant land, unpaved roads, and construction activities) carbon monoxide (from mobile sources, stationary sources, and area sources), and ozone.[90] Further information on the city's role in controlling these sources, including maps, may be found in the Conservation Element of the Las Vegas 2020 Master Plan.

The Environmental Protection Agency classified the Las Vegas Valley as a serious nonattainment area for particulate matter (PM10) in 1993 and for CO2 in 1997.[91] However, the amount of CO2 has not exceeded EPA standards from 1999 to the present. The number of exceedences decreased from over 40 per year in the 1980s to less than three per year in the late 1990s. The severity of violations has also decreased. SIPs are being implemented for reduction of both CO2 and particulate matter in the Valley. The EPA also declared the Las Vegas Valley a basic nonattainment area for ozone in 2004, based on more stringent standards.[92] A SIP to bring the area into compliance with federal ozone standards was approved in 2008.

Improved air quality in the Las Vegas Valley is the direct result of the State of Nevada and Clark County's implementation of controls to reduce emissions, as well as tighten federal motor vehicle emission standards. Key controls implemented by the state and county include wintertime gasoline rules, the vehicle inspection and maintenance program, an alternative fuel vehicle program, and voluntary rideshare programs.[93] The State of Nevada will need to continue to implement these controls in order to maintain clean air.

Continuing to implement transportation system management techniques to improve street capacity, alternate methods of circulation and an active program to reduce the number of single occupant vehicles on the roadway are important measures for Las Vegas' goal of clean air. The implementation of transportation demand management strategies in new development could have a significant impact on this reduction. Vehicle emissions reduction programs such as the use of reformulated gasoline or implementation of Inspection and

90 *Clark County Department of Air Quality and Environmental Management, retrieved from www.accessclarkcounty.com/depts/daqem/aq/Pages/dust.aspx.*

91 *Ibid.*

92 *Clark County Department of Air Quality and Environmental Management (DAQEM), retrieved from www.accessclarkcounty.com/depts/daqem/aq/Documents/Ozone_O_26A4_1.pdf*

93 *Ibid.*

Maintenance programs are helping the reduction in emissions. Ride sharing or use of transit, or transportation projects that reduce congestion, such as signal synchronization programs, can help Las Vegas meet emission reduction targets for on-road mobile sources. Currently, Clark County recognizes individuals or organizations for exemplary community behavior through adoption or continued use of state-of-the-art air quality management techniques, called the Crystal Air Award. Winners are recognized from four categories: construction; stationary sources; service and support industries; and vacant land management.[94]

Many types of federal-aid funding may be used to improve air quality. One type of funding, the Congestion Mitigation and Air Quality Improvement (CMAQ) program fund, is designated specifically for this purpose. Under the CMAQ program, NDOT receives funding based on the severity of pollution and their population in ozone and carbon monoxide nonattainment. NDOT can use CMAQ funds for transportation projects that reduce emissions in nonattainment and maintenance areas.

One aspect of the air quality-transportation link that the city of Las Vegas can greatly affect is the ability to create an urban forest. As part of the city's sustainability initiative, the Planning and Development Department has secured a $40,000 grant from the Nevada Division of Forestry that is being matched with $10,000 each from the city of Las Vegas and the SNWA, as well as SNWA sharing its $150,000 high-resolution aerial photography to assist with an urban tree inventory within the city of Las Vegas.

An outgrowth of the sustainability initiative and the urban tree inventory will be an urban forestry program as identified in the Conservation Element.[95] On October 4, 2007, the City Council approved the establishment of a tree planting program. The City Council also adopted an urban forestry initiative with the goal of doubling the average tree canopy coverage to 18 percent by 2035 and the creation of an urban forestry management plan. Creating an urban forestry initiative with the goal of doubling the average tree canopy coverage will help mitigate pollutants from vehicles.

Another area by which the city of Las Vegas is mitigating air pollution is through its vehicle fleet. Currently, 90 percent of the city's vehicle fleet uses some form of alternative fuel or hybrid technology.

94 *Clark County Press Release (Feb. 5, 2007), retrieved from www.accessclarkcounty.com/depts/daqem/aq/Pages/press.aspx*

95 *Las Vegas 2020 Master Plan Conservation Element (Nov. 6, 2002), p. 92-96.*

The city of Las Vegas, through its sustainability initiative, has started to implement strategies designed to reduce air pollution. While the efforts of the city are beneficial, an equally important aspect of making the city of Las Vegas more sustainable is developing land use patterns that support a wider variety of transportation options that will reduce single-occupant vehicle trips and encourage walking and transit use.

STREETSCAPING

Streetscapes are an important element of the design of an area, as they thematically tie together development in a way that is aesthetically pleasing and quickly identifiable. They are the public face to a neighborhood. Streetscapes place emphasis on the character of a street; therefore, a street in a rural residential area should have a much different look than a high-profile arterial. Streetscapes are practical as well – they serve to reduce traffic noise from adjacent buildings and lessen the effect of large expanses of pavement by breaking the public right-of-way down into smaller usable components.

Streetscapes in Las Vegas should be sensitive to the desert environment, utilizing drought-tolerant plantings and earth-tone colors. In addition to their aesthetic appeal, trees should provide shade for pedestrians on the adjacent paths. The city's urban forest initiative, in addition to providing a beneficial aspect to air pollution, will provide a more inviting atmosphere where the streetscape becomes an area of social interaction rather than simply a place for vehicles to gain entrance to a property.

A significant aspect to a well designed and aesthetically pleasing streetscape is the inclusion of street amenities such as benches and architecturally designed trash receptacles and the removal of utility boxes from the streetscape. To increase pedestrian safety, it is important to make the pedestrian visible to motorists by eliminating or minimizing obstacles such as utility poles, signage, utility boxes or newspaper racks. Streetscape elements such as sidewalks, landscaping and amenities should all function together to create a pedestrian-friendly environment. Additionally, utility poles, signage, utility boxes, and newspaper racks detract from the visual character of a streetscape when they are not integrated into the streetscape with respect to the architecture of these appurtenances.

A safe route for pedestrians to access their destinations is important in the creation of an effective and inviting streetscape. In order to enhance the safety of Las Vegas streets for pedestrians, street crossings should be taken into consideration. Street crossing types such as crossing islands or center is-

lands can be placed within the center of the street at midblock to help protect crossing pedestrians from motor vehicles. Curb extensions or bulb-outs that extend from the curb line out into the roadway are another form of street crossing that effectively narrow the street width. By narrowing the street width, curb extensions minimize pedestrians' crossing distance, increasing the visibility of the pedestrian and decreasing the speed of the motorist.[96]

Generally, the current streetscape within the city of Las Vegas is not inviting for pedestrians because it does not create an interactive environment where social activities take place. Narrowing streets, the inclusion of mid-block crossings and separating the sidewalk from the curb with a landscape barrier are all necessary for creating an environment in which people will interact. In the Downtown area, the city is implementing these practices by requiring a streetscape that is walkable and inviting. The city is also creating a form-based zoning code in order to help create a more inviting streetscape. The city's urban forest initiative and the recommendations and action items in this plan will create an inviting streetscape throughout the city of Las Vegas. Once the recommendations and action items in this plan are implemented, the city of Las Vegas will have a streetscape that allows people to walk safely and comfortably.

96 *Pedestrian and Bicycle Information Center, retrieved from www.walkinginfo.org.*

IMPLEMENTATION

The Master Plan outlines a vision for the city's future that can only be implemented incrementally over time. The challenge of any long-range municipal plan is to remain relevant and useful throughout its life cycle. One of the main implementation tools for the master plan is the Capital Improvement Plan (CIP). The CIP is a fiscal and management tool the city uses to allocate its resources. A concentrated effort to coordinate capital improvement projects is necessary to ensure that long-range planning and budgeting are linked cohesively and efficiently. The city's capital improvements program contains funding based on a five-year horizon, which is updated annually. Projects approved through the CIP process represent the approved priority list for spending capital funds.

The recommendations below were developed from multiple levels of analysis detailed in previous sections of this element and are intended to be comprehensive. As a vision for the future, it is acknowledged that the Master Plan must be flexible and adjustments made periodically to adapt to changing political, economic, and social conditions. This element provides a comprehensive analysis of the transportation infrastructure and associated amenities within the city, and acts as a guide for decision makers to use when determining, prioritizing, and allocating resources for future projects. Recommendations and corresponding actions are provided below.

Action Item:	List the action necessary to carry out the policies of Transportation and Streets and Highway Element.
Responsible Party:	Identify the agency or department responsible for implementing the particular item.
Schedule:	Identify the targeted time frame for the initiation of the Implementation Item.

RECOMMENDATION 1: Improve consistency between transportation and land use decisions in order to reduce the number of vehicle trips and vehicle miles traveled.

New development affects transportation patterns; likewise, the circulation system is planned to facilitate new development. Roadway improvements also have an effect on existing development. An ideal level of consistency between land use and circulation is manifested in the achievement of the efficient movement of persons within areas where they live and work. Large commercial development projects make nearby residents uneasy because of the amount of traffic they produce in their area. A balance must be struck between planning for future traffic volumes while advocating the reduction of vehicles on the roads.

ACTIONS:

- Prepare a prioritized plan to construct full street improvements where sawtooth patterns exist.
- Amend Title 18 to create standards that support the Neighborhood Traffic Management Program. Improvements could include speed bumps, dips, and street narrowing, all designed to ensure the safety and livability of local residential streets.
- Amend Title 19 to require traffic impact analyses as part of Site Development Plan Review application requirements for new construction activities generating more than 100 peak hour vehicle trips.
- Utilize FAST (Freeway and Arterial System of Transportation) to coordinate the efficient movement of vehicle traffic through implementation of Intelligent Transportation Systems.
- Amend the land use plan to incorporate high-density residential developments along major arterial roads having transit.
- Create incentives for developers to locate high-density residential developments along major arterial roads having transit.
- Create incentives for developers to create walkable, transit-oriented mixed-use developments with complete streets that are sensitive to multiple modes of transportation and emphasize safety for non-motorized travel.
- Incentivize investment in the transformation of existing decaying commercial-oriented suburban arterials into walkable, mixed-use, multi-modal corridors with station nodes.

Schedule: Ongoing
Responsible: Department of Public Works, Planning & Development Department, City Manager's Office

RECOMMENDATION 2: Comply with existing transportation-related legislation and actively support proposed State and/or Federal legislation which generates funding, with growth potential for transportation infrastructure.

Federal SAFETEA-LU legislation mandates the maintenance of a continuing, cooperative and comprehensive transportation planning process on a regional scale. Through Clark County's metropolitan planning organization the city contributes statistical information and recommendations for implementation in addition to the list of projects proposed for inclusion in the periodic Regional Transportation Plan. The Nevada Revised Statutes contain specific transportation-related planning requirements, such as Chapter 408, that require local compliance. It is also important to proactively suggest ways in which circulation and air quality can be improved, whether through legislation or educational campaigns.

ACTIONS:

- Conduct a staff-level (Planning and Development and Public Works Departments) compliance review of all federal, state and local legal transportation-related requirements.
- Actively participate in crafting legislation that will address transportation issues affecting the city of Las Vegas by closely monitoring state assembly sessions in Carson City.
- Continue to support Question 10 taxes as sources of funding for transportation-related projects in the city through implementation of an educational program that informs the constituency of how Question 10 dollars are being spent.

Schedule: Ongoing
Responsible: City Manager's Office, Regional Transportation Commission of Southern Nevada, Planning & Development Department, Department of Public Works, Department of Building and Safety, NDOT

RECOMMENDATION 3: Coordinate local actions with regional agencies, and undertake active efforts for transportation improvements.

Transportation issues do not stop at municipal boundaries. The issues raised by transportation in one jurisdiction can affect the quality of life in another. To maintain continuity between points within the greater Las Vegas area, regional entities must hold to similar policies and agree on actions to be taken that will mitigate these issues. To this end, the RTC and SNRPC serve this function.

ACTIONS:

- Continue to ensure interdepartmental and interagency coordination of various city planning efforts related to growth, infrastructure, and service provision.
- Continue to support the efforts of the RTC (Regional Transportation Commission of Southern Nevada) and SNRPC (Southern Nevada Regional Planning Coalition) to plan for transportation projects that affect other communities and rural areas outside the city limits.
- Continue to support and participate in regional transportation planning through working groups and committee membership.

Schedule: Ongoing
Responsible: Planning & Development Department, Department of Public Works, and Regional Transportation Commission.

RECOMMENDATION 4: Pursue sources that will fund the construction and maintenance of needed improvements to the city's street system.

The city's capital improvements program contains funding based on a five-year horizon, updated annually. Projects approved through the CIP process represent the approved priority list for spending capital funds. The CIP provides a link between necessary transportation improvements and the city's budget. The city must seek sources external to the General Fund to keep up with projected growth and maintain current infrastructure.

ACTIONS:

- Work to secure federal, state and local funding for all feasible capital projects and incorporate into the CIP.
- Coordinate with RTC for funding sources and/or funding allocation for proposed infrastructure needs.

Schedule: Ongoing
Responsible: City Manager's Office, Department of Public Works

RECOMMENDATION 5: Implement streetscape enhancements by coordinating with the Department of Public Works to improve the visual appearance of city streets.

Streetscaping can have a significant effect on how people perceive and interact within their community. If streetscapes appear safe and inviting for pedestrians, people are more likely to walk. This can help reduce automobile traffic, improve public health, and attract visitors to Las Vegas.

ACTIONS:

- Adopt more specific street tree requirements, such as type and placement, to supplement those in LVMC Title 19.12.040 (G).
- Monitor and replace street trees lost due to disease or vandalism.
- Require amenities such as benches, trash receptacles, decorative street lighting, and decorative pavement alternatives along all public streets.
- Continue to install underground utilities consistent with City guidelines and regulations.
- Amend Title 19 to require streetscape widths to coincide with street classifications.
- Ensure landscape areas conform to best management practices for storm water runoff.
- Provide additional safety features in the right-of-way for pedestrians such as curb extensions and center refuge islands where applicable.
- Require utility boxes and other visual impediments to be located underground or outside of the landscape buffer zone.

- Determine the feasibility of reducing street widths to reduce the amount of impervious surface and allow for a buffer between the sidewalk and roadway.
- Amend the Las Vegas Municipal Code to require landscape maintenance associations/agreements where landscaping is within the public right-of-way.

Schedule: Ongoing
Responsible: Departments of Planning & Development, Public Works, and NDOT

RECOMMENDATION 6: Coordinate with regional entities to fund and implement programs that aim to improve air quality in the Las Vegas Valley.

Las Vegas has made significant strides in improving air quality, but there is still more to accomplish. The region is experiencing tremendous population growth, leading to increased construction, a greater volume of automobile traffic, and heightened power demands. Such growth will negatively affect the air in and around Las Vegas. Las Vegas must achieve and maintain "attainment status" for carbon monoxide, particulate matter and ozone for the general health, safety, and welfare of its citizens.

ACTIONS:

- Create a trip reduction plan to develop, implement, and report annually on plans to reduce single occupant vehicle ridership for city employees.
- Maintain compliance with Clean Air Act standards and keep levels of mobile and stationary pollution below federal limits.
- Support RTC Ride Share, Park-and-Ride and other travel demand management programs that aim to reduce the volume of single-occupancy vehicles on city roadways.
- Continue to augment the city's fleet of non-gasoline powered vehicles for use in municipal-related activities.
- Continue to seek funding from CMAQ for transportation projects in the city that reduce emissions.

Schedule: Ongoing
Responsible: Departments of Planning & Development, Public Works, and NDOT

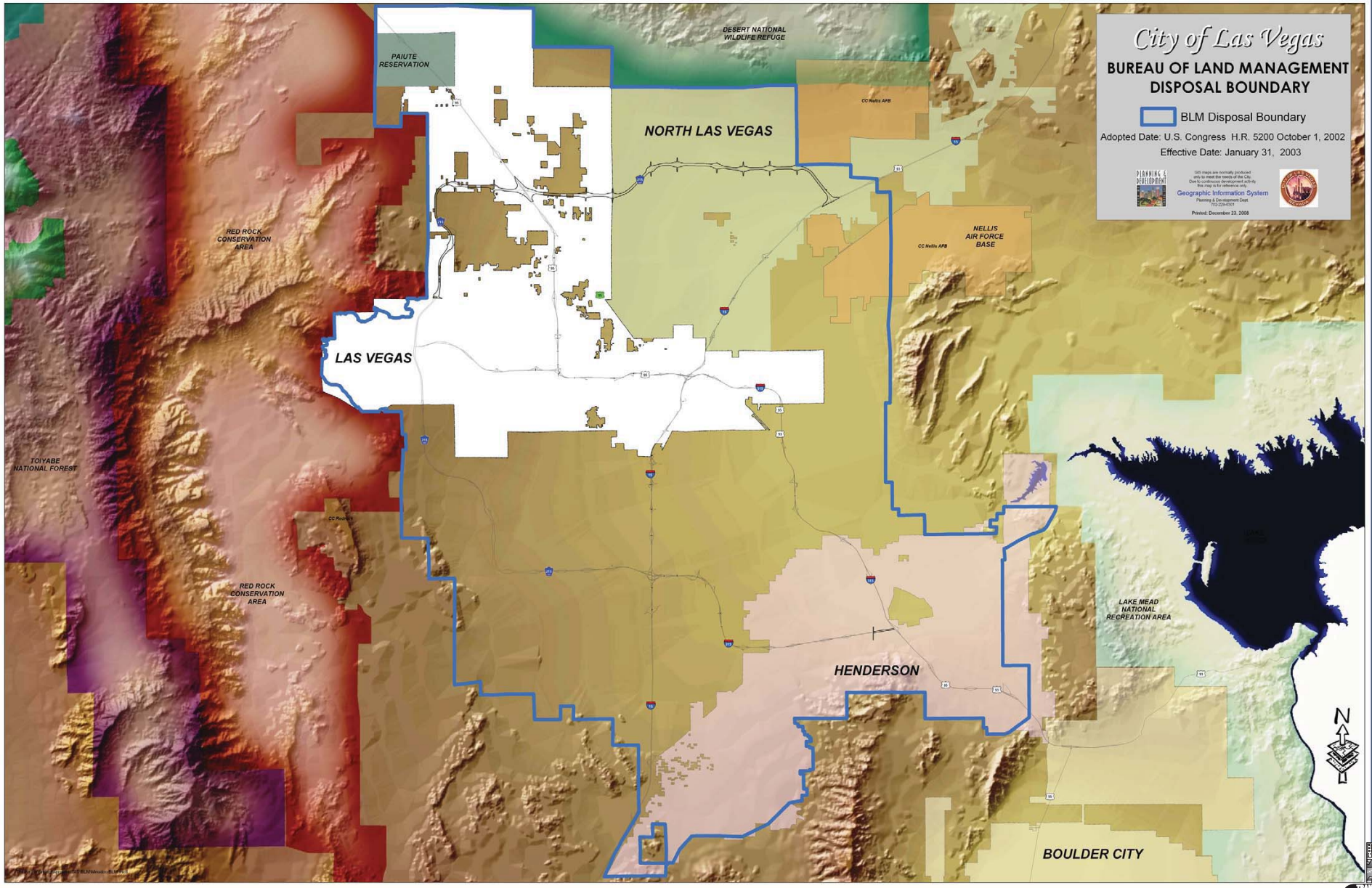
CONCLUSION

As Las Vegas continues to grow in population the overall quality of life must maintain pace. The city must maximize the efficiency of existing and proposed transportation infrastructure through innovative transportation technology, reduction of vehicle trips, and focusing growth in proximity to public transit.

As is common in many areas of the West, where density is relatively low and land plentiful, the automobile is the transportation mode of choice for residents of the city. One of the greatest threats to sustainable living is an automobile-oriented land use. While current projects to expand roadway capacity will address the immediate issue of congestion, new approaches should include reorientation of travel from single-occupant auto to transit and ridesharing, encouragement of mixed uses and transit-oriented development, and implementation of street designs that include alternative modes of transportation, added safety features and amenities.

In addition to traffic congestion problems, an automobile-oriented infrastructure creates air pollution. Emissions from mobile sources represent roughly 70 percent of today's total emissions. Any effective measures to improve our transportation network should take into account clean air standards. A "Trip Reduction Plan" to develop, implement, and report annually on plans to reduce single occupant vehicle ridership for city employees would assist in obtaining air quality goals.

The city's Strategic Plan identifies the most important commitments that will help achieve the community's vision. Growth, traffic congestion, the quality of our road systems, and balancing land uses were all identified as important challenges in the 2005 Las Vegas Strategic Plan. To address these challenges, the Transportation and Streets and Highways element has recommended the pursuit of funding sources for the construction and maintenance of our roadway system through the continued support of Question 10 and gasoline taxes. It has also recommended developer incentives to promote mixed-use development such as sharing development infrastructure costs and streamlining the development process.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BLM Disposal Boundary
Adopted Date: U.S. Congress H.R. 5200 October 1, 2002
Effective Date: January 31, 2003
Geographic Information System
Planning & Development Dept.
702-229-6301
Printed: December 23, 2008
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NELLIS AIR FORCE BASE
RED ROCK CONSERVATION AREA
LAS VEGAS
TOIYABE NATIONAL FOREST
CC Red Rock
RED ROCK CONSERVATION AREA
LAKE MEAD NATIONAL RECREATION AREA
HENDERSON
BOULDER CITY
N

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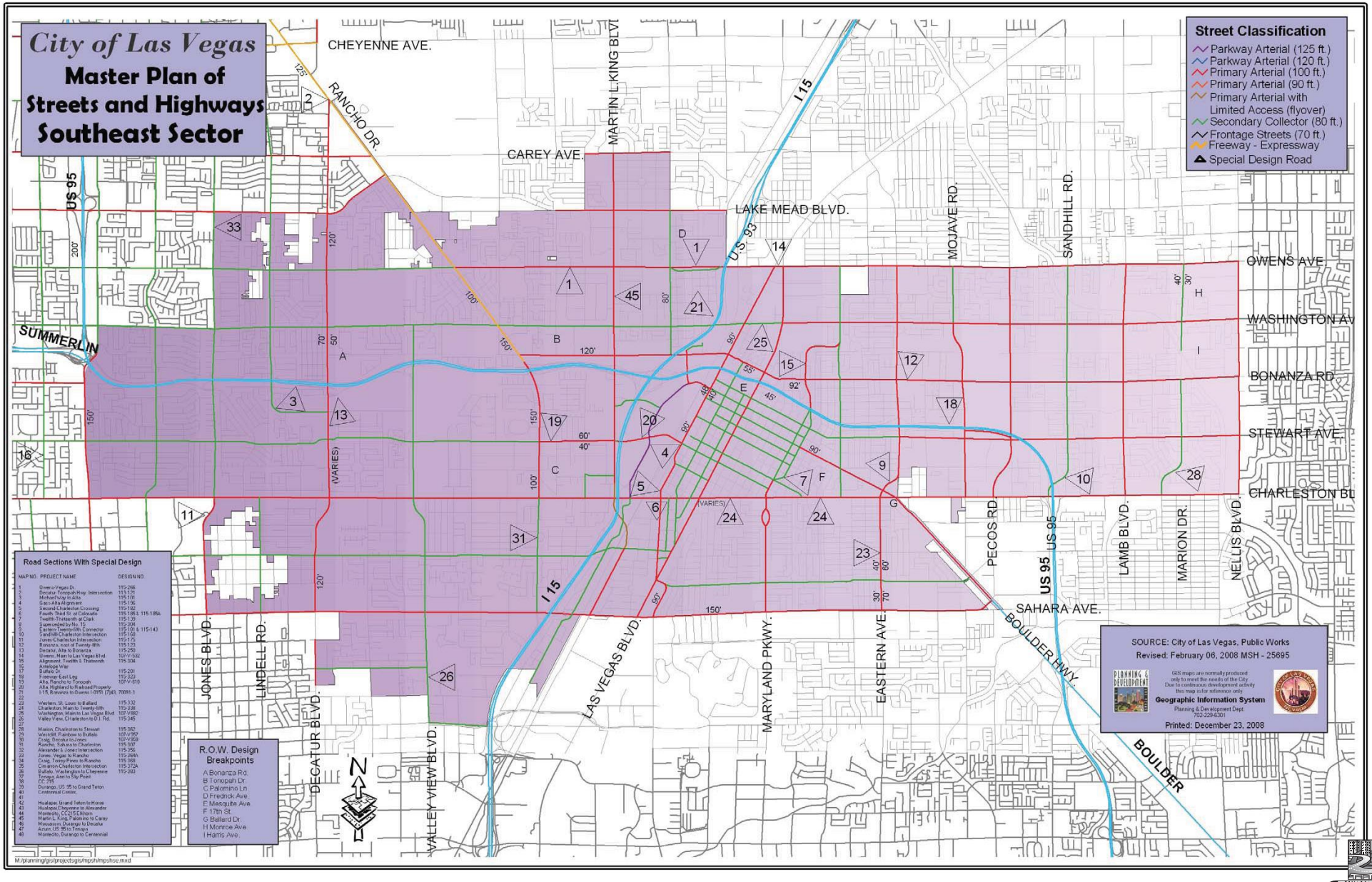
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Master Plan of Streets and Highways
Southeast Sector
Street Classification
Parkway Arterial (125 ft.)
Parkway Arterial (120 ft.)
Primary Arterial (100 ft.)
Primary Arterial (90 ft.)
Primary Arterial with Limited Access (flyover)
Secondary Collector (80 ft.)
Frontage Streets (70 ft.)
Freeway - Expressway
Special Design Road
CHEYENNE AVE.
RANCHO DR.
MARTIN L. KING BLVD.
CAREY AVE.
LAKE MEAD BLVD.
MOJAVE RD.
SANDHILL RD.
OWENS AVE.
WASHINGTON AV
BONANZA RD.
STEWART AVE.
CHARLESTON BL
SUMMERLIN
US 95
I 15
U.S. 93
PECOS RD
LAMB BLVD.
MARION DR.
NELLIS BLVD.
SAHARA AVE.
BOULDER HWY.
BOULDER
JONES BLVD.
LINDELL RD.
DECATUR BLVD.
VALLEY VIEW BLVD.
LAS VEGAS BLVD.
MARYLAND PKWY.
EASTERN AVE.
(VARIES)
Road Sections With Special Design
MAP NO. PROJECT NAME DESIGN NO.
R.O.W. Design Breakpoints
A Bonanza Rd.
B Tonopah Dr.
C Palomino Ln.
D Fredrick Ave.
E Mesquite Ave.
F 17th St.
G Ballard Dr.
H Monroe Ave.
I Harris Ave.
SOURCE: City of Las Vegas, Public Works
Revised: February 06, 2008 MSH - 25695
Geographic Information System
Planning & Development Dept.
702-229-6301
Printed: December 23, 2008
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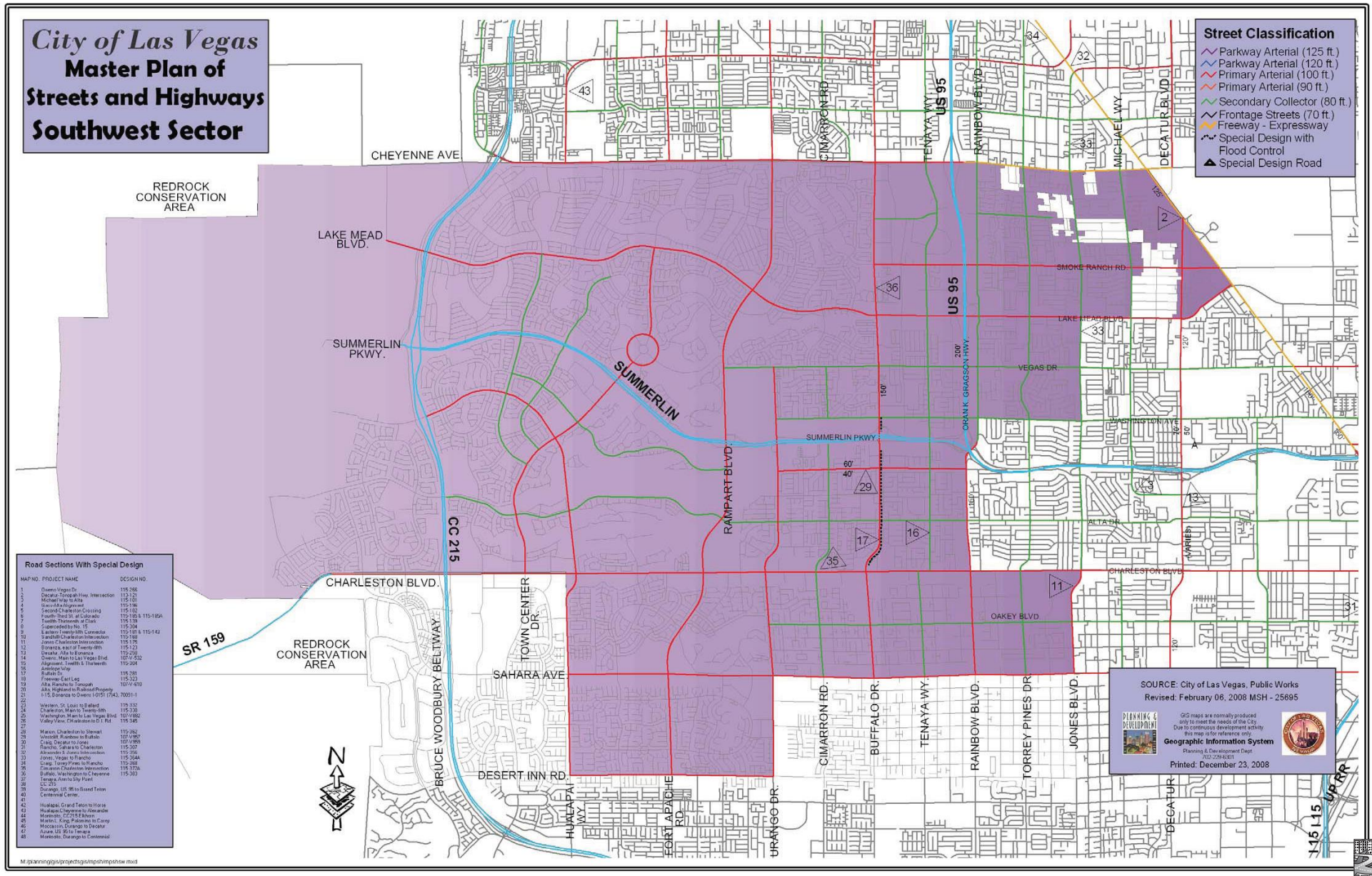
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Master Plan of Streets and Highways
Southwest Sector
Street Classification
Parkway Arterial (125 ft.)
Parkway Arterial (120 ft.)
Primary Arterial (100 ft.)
Primary Arterial (90 ft.)
Secondary Collector (80 ft.)
Frontage Streets (70 ft.)
Freeway - Expressway
Special Design with Flood Control
Special Design Road
CHEYENNE AVE.
REDROCK CONSERVATION AREA
LAKE MEAD BLVD.
SUMMERLIN PKWY.
SUMMERLIN
CC 215
SR 159
CHARLESTON BLVD.
SAHARA AVE
DESERT INN RD.
US 95
RAMPART BLVD.
TOWN CENTER DR.
BRUCE WOODBURY BELTWAY
CIMARRON RD.
TENAYA WY.
RAINBOW BLVD.
DECATUR BLVD.
MICHAEL WY.
SMOKE RANCH RD.
VEGAS DR.
ALTA DR.
OAKEY BLVD
BUFFALO DR.
TORREY PINES DR.
JONES BLVD.
HUALAPAI WY.
FORT APACHE RD.
URANGO DR.
ORAN K. GRAGSON HWY
I-15
UP RR
Road Sections With Special Design
SOURCE: City of Las Vegas, Public Works
Revised: February 06, 2008 MSH - 25695
Geographic Information System
Printed: December 23, 2008

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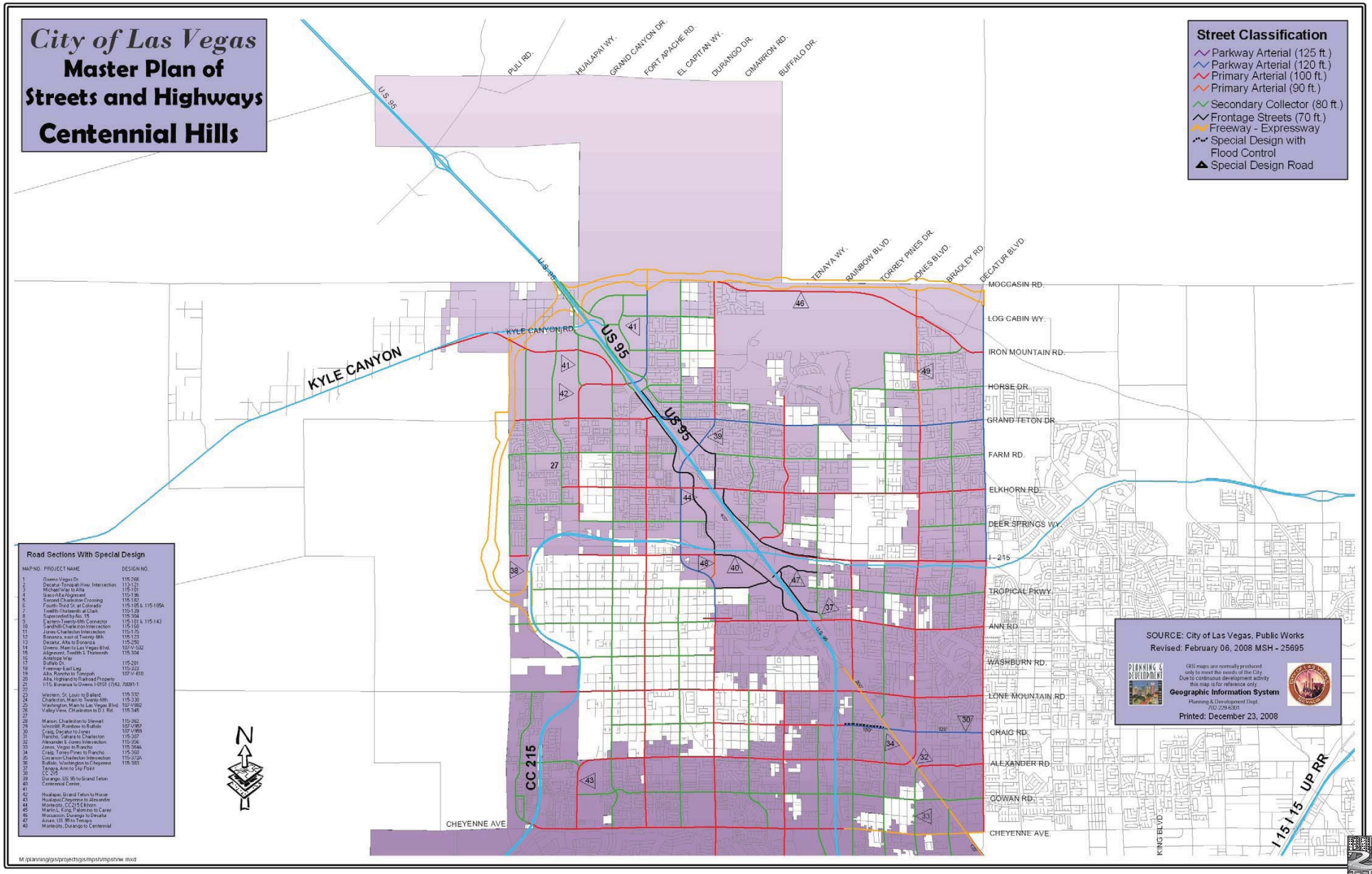
City of Las Vegas
Master Plan of Streets and Highways
Centennial Hills
Street Classification
Parkway Arterial (125 ft.)
Parkway Arterial (120 ft.)
Primary Arterial (100 ft.)
Primary Arterial (90 ft.)
Secondary Collector (80 ft.)
Frontage Streets (70 ft.)
Freeway - Expressway
Special Design with Flood Control
Special Design Road
PULI RD.
HUALAPAI WY.
GRAND CANYON DR.
FORT APACHE RD.
EL CAPITAN WY.
DURANGO DR.
CIMARRON RD.
BUFFALO DR.
TENAYA WY.
RAINBOW BLVD.
TORREY PINES DR.
JONES BLVD.
BRADLEY RD.
DECATUR BLVD.
MOCCASIN RD.
LOG CABIN WY.
IRON MOUNTAIN RD.
HORSE DR.
GRAND TETON DR.
FARM RD.
ELKHORN RD.
DEER SPRINGS WY.
I - 215
TROPICAL PKWY.
ANN RD.
WASHBURN RD.
LONE MOUNTAIN RD.
CRAIG RD.
ALEXANDER RD.
GOWAN RD.
CHEYENNE AVE.
KYLE CANYON
KYLE CANYON RD.
US 95
CC 215
KING BLVD.
UP RR
Road Sections With Special Design
MAP NO. PROJECT NAME DESIGN NO.
SOURCE: City of Las Vegas, Public Works
Revised: February 06, 2008 MSH - 25695
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Printed: December 23, 2008
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Back of Map

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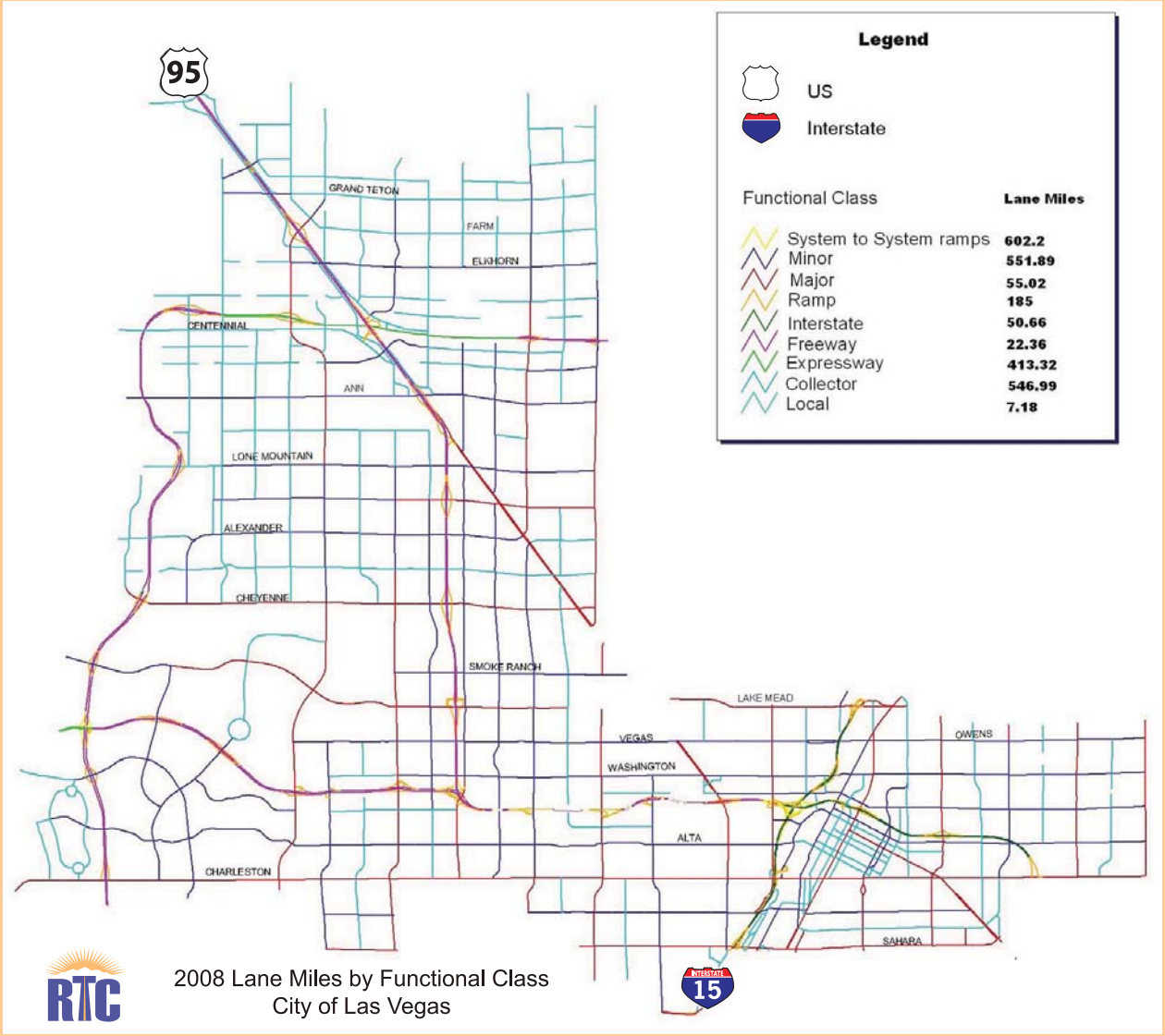
Map 3: Lane Miles by Functional Class, 2008

Source: Regional Transportation Commission of Southern Nevada (RTC), Feb. 26, 2008.



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Back of Map

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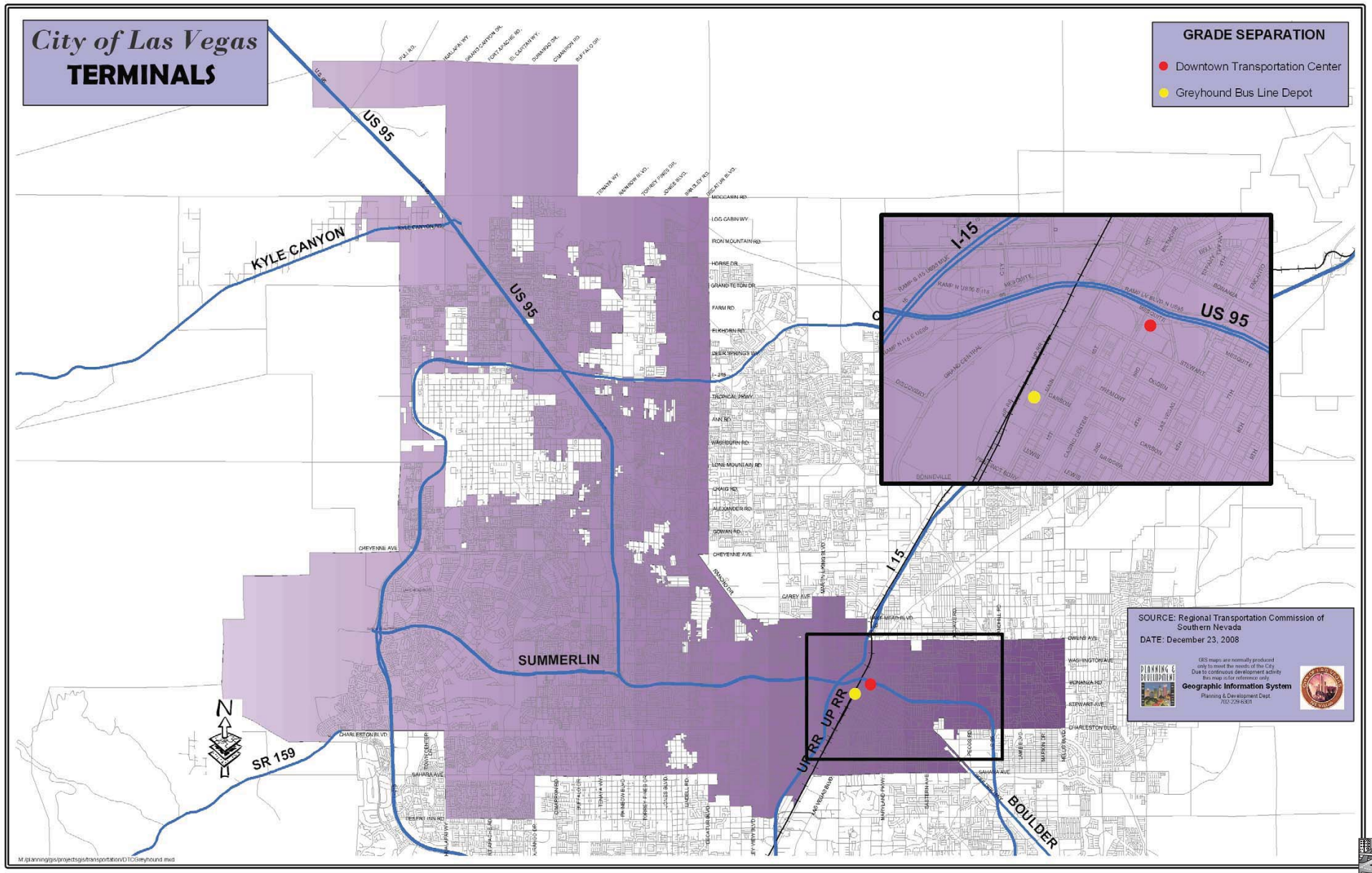
Map 4: Terminals within the city of Las Vegas



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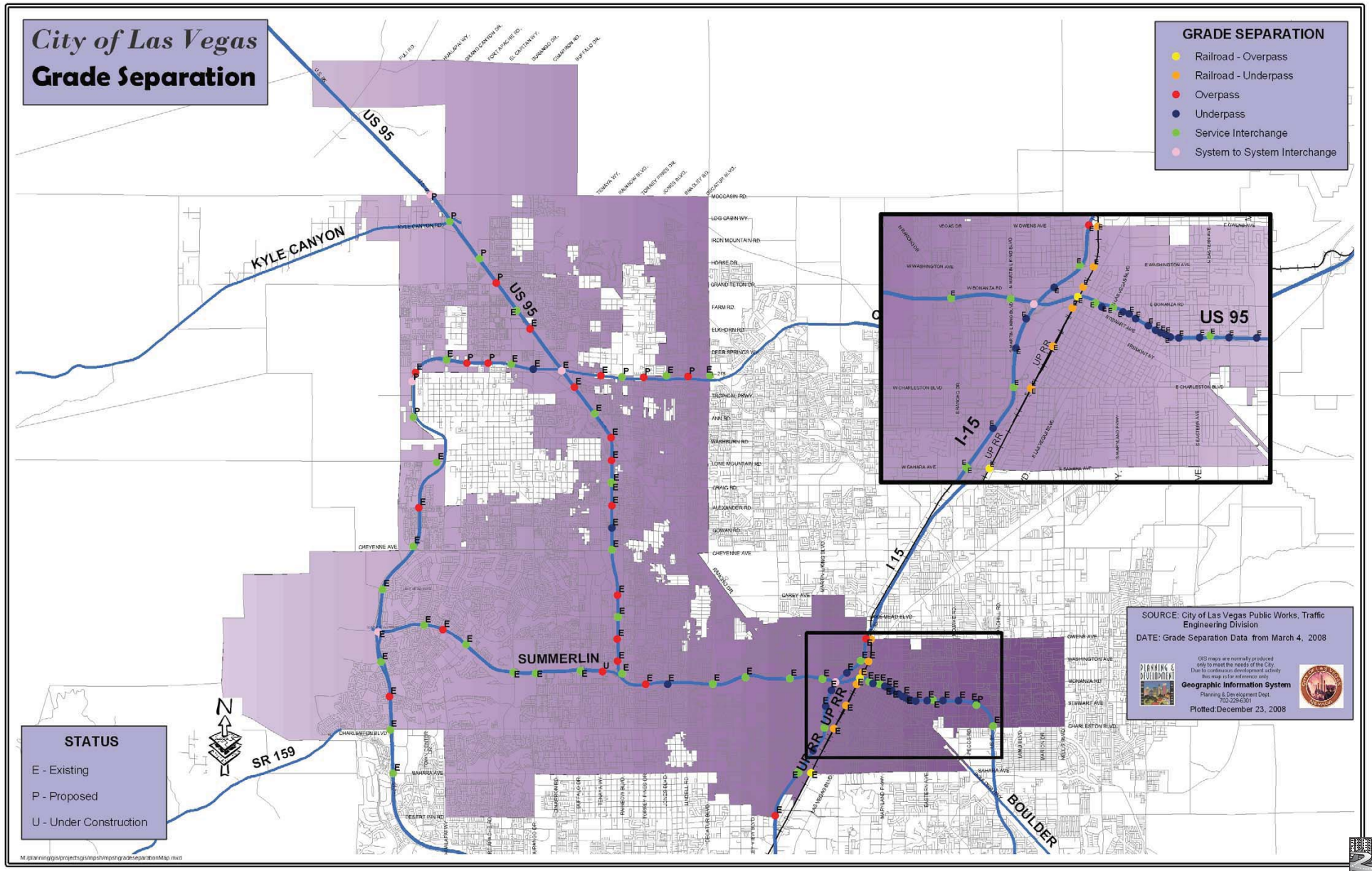
City of Las Vegas
Grade Separation
GRADE SEPARATION
Railroad - Overpass
Railroad - Underpass
Overpass
Underpass
Service Interchange
System to System Interchange
US 95
KYLE CANYON
SUMMERLIN
SR 159
I-15
UP RR
BOULDER
STATUS
E - Existing
P - Proposed
U - Under Construction
SOURCE: City of Las Vegas Public Works, Traffic Engineering Division
DATE: Grade Separation Data from March 4, 2008
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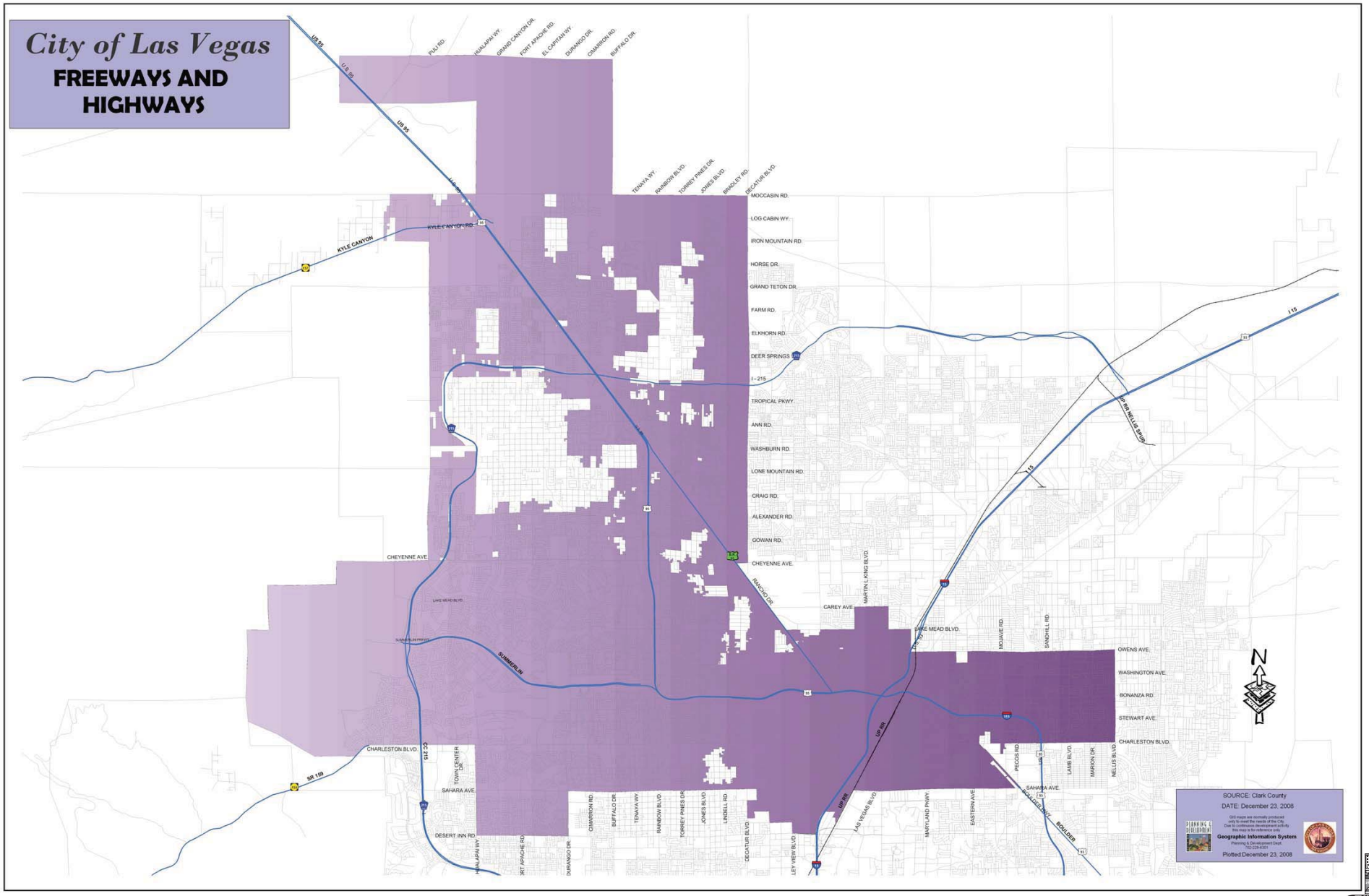
Map 6: Freeways in the city of Las Vegas



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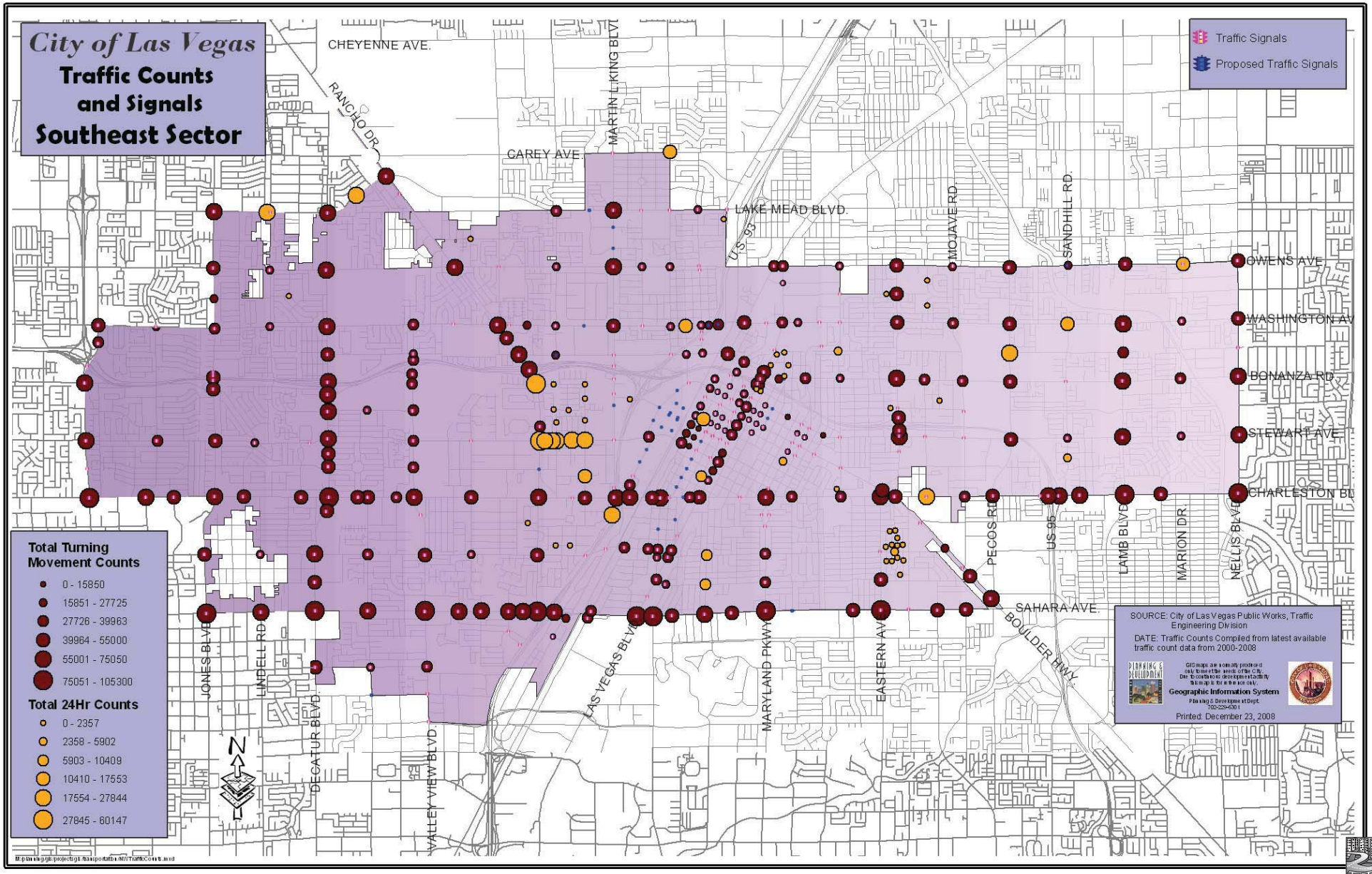
City of Las Vegas
Traffic Counts
and Signals
Southeast Sector
Traffic Signals
Proposed Traffic Signals
CHEYENNE AVE.
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GAREY AVE.
LAKE MEAD BLVD.
U.S. 93
MOJAVE RD
SANDHILL RD
OWENS AVE.
WASHINGTON AV
BONANZA RD.
STEWART AVE.
CHARLESTON BL
PECOS RD
US-95
LAMB BLVD
MARION DR.
NELLIS BLVD
SAHARA AVE.
BOULDER HWY.
JONES BLVD
UNDELL RD
DECATUR BLVD.
VALLEY VIEW BLVD.
LAS VEGAS BLVD
MARYLAND PKWY
EASTERN AVE
Total Turning
Movement Counts
0 - 15850
15851 - 27725
27726 - 39963
39964 - 55000
55001 - 75050
75051 - 105300
Total 24Hr Counts
0 - 2357
2358 - 5902
5903 - 10409
10410 - 17553
17554 - 27844
27845 - 60147
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SOURCE: City of Las Vegas Public Works, Traffic Engineering Division
DATE: Traffic Counts Compiled from latest available traffic count data from 2000-2008
Geographic Information System
Printed: December 23, 2008

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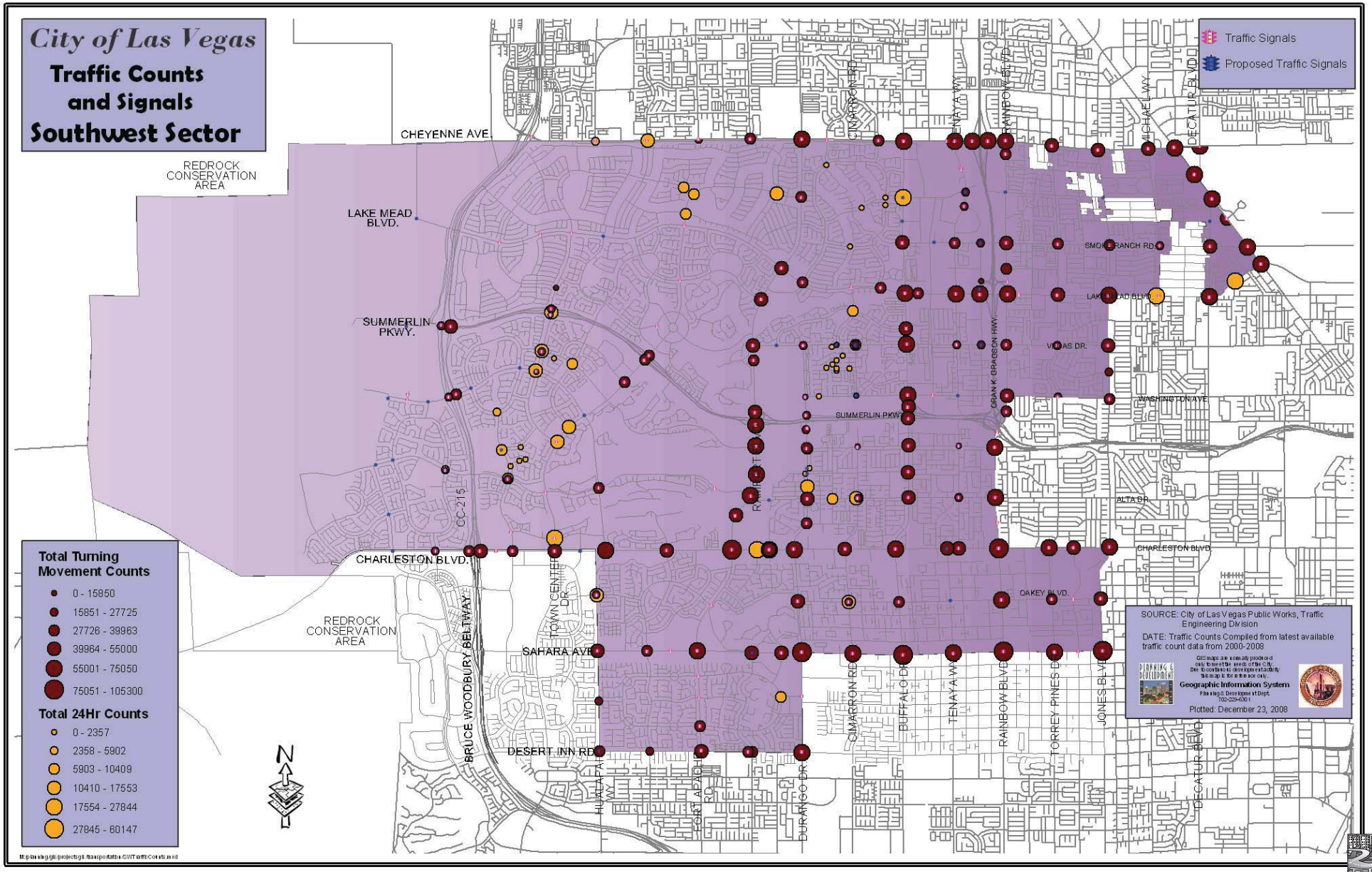
City of Las Vegas
Traffic Counts and Signals
Southwest Sector
Traffic Signals
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CHARLESTON BLVD.
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DESERT INN RD.
CC-215
RAMPART
DEAN K. GRADSON HWY.
VEGAS DR.
WASHINGTON AVE.
ALTA DR.
OAKEY BLVD.
SMOKE RANCH RD.
TOWN CENTER DR.
BRUCE WOODBURY BELTWAY
HUALAPAI WY.
FORT APACHE RD.
DURANGO DR.
CIMARRON RD.
BUFFALO DR.
TENAYA WY.
RAINBOW BLVD.
TORREY PINES DR.
JONES BLVD.
MICHAEL WY.
DECATUR BLVD.
Total Turning Movement Counts
0 - 15850
15851 - 27725
27726 - 39963
39964 - 55000
55001 - 75050
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Total 24Hr Counts
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5903 - 10409
10410 - 17553
17554 - 27844
27845 - 60147
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SOURCE: City of Las Vegas Public Works, Traffic Engineering Division
DATE: Traffic Counts Compiled from latest available traffic count data from 2000-2008
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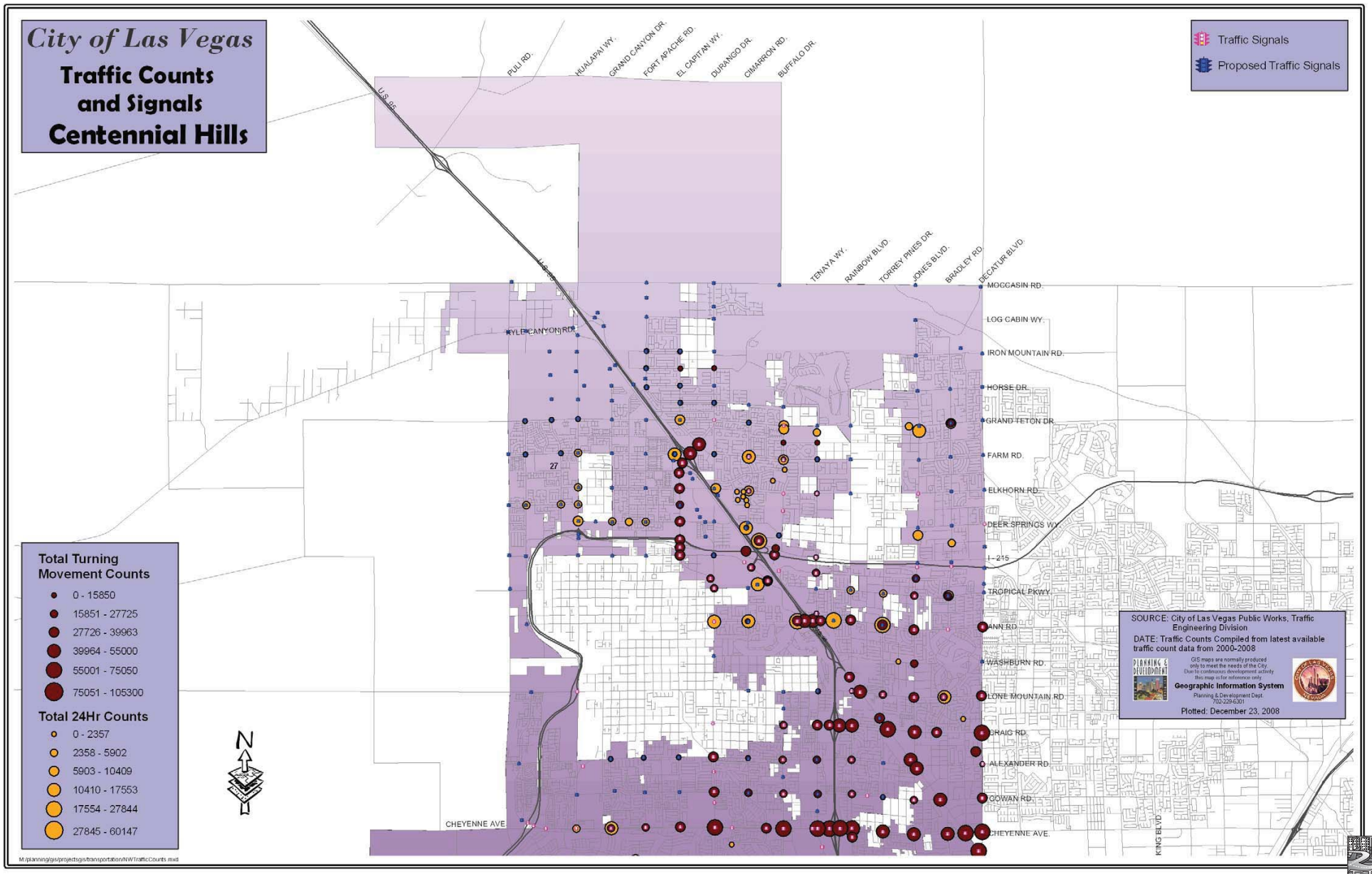
City of Las Vegas
Traffic Counts and Signals
Centennial Hills
Traffic Signals
Proposed Traffic Signals
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EL CAPITAN WY.
DURANGO DR.
CIMARRON RD.
BUFFALO DR.
U.S. 95
TENAYA WY.
RAINBOW BLVD.
TORREY PINES DR.
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MOCCASIN RD.
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TROPICAL PKWY.
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WASHBURN RD.
LONE MOUNTAIN RD.
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ALEXANDER RD.
GOWAN RD.
CHEYENNE AVE.
KING BLVD.
27
Total Turning Movement Counts
0 - 15850
15851 - 27725
27726 - 39963
39964 - 55000
55001 - 75050
75051 - 105300
Total 24Hr Counts
0 - 2357
2358 - 5902
5903 - 10409
10410 - 17553
17554 - 27844
27845 - 60147
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SOURCE: City of Las Vegas Public Works, Traffic Engineering Division
DATE: Traffic Counts Compiled from latest available traffic count data from 2000-2008
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
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Planning & Development Dept.
702-229-6301
Plotted: December 23, 2008
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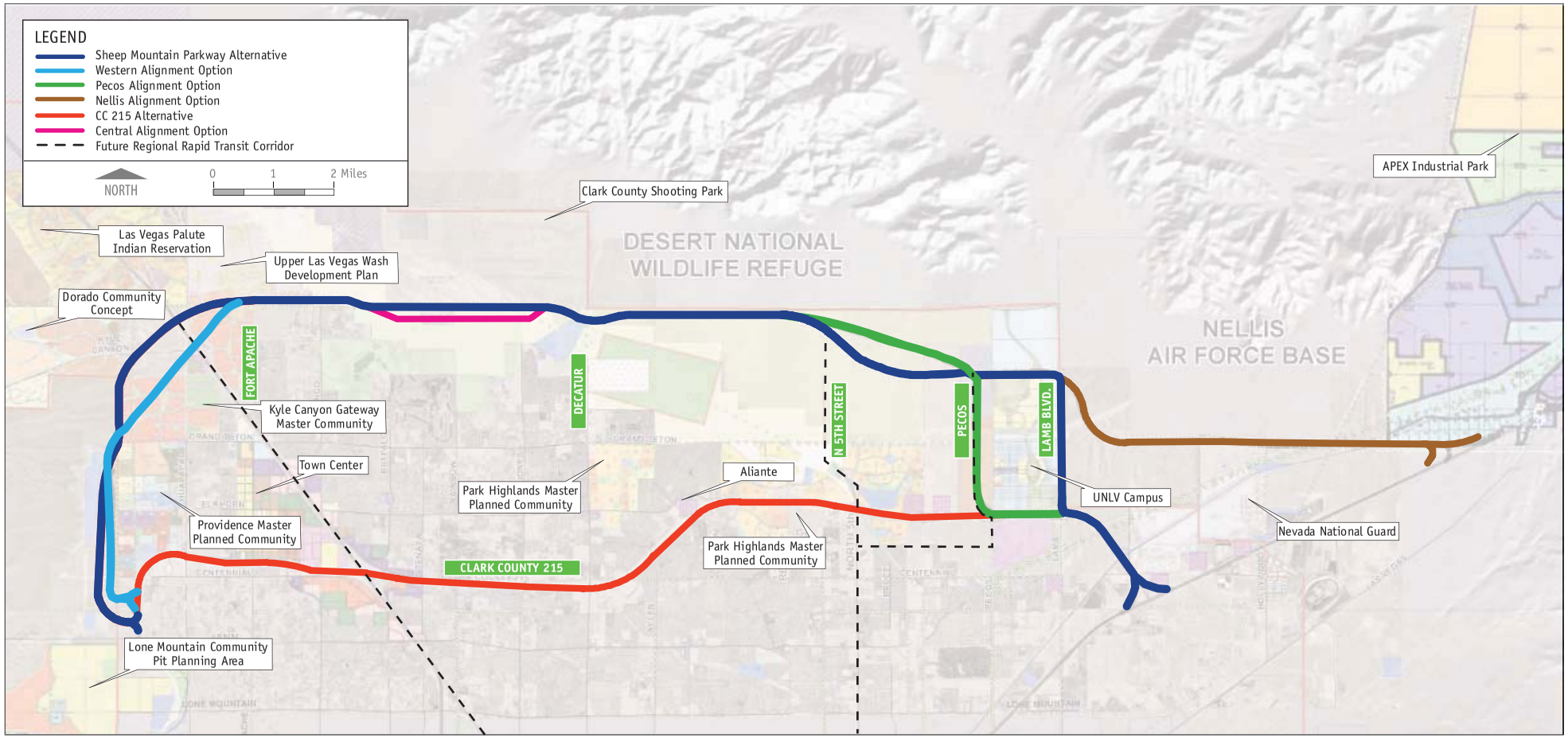
Transportation_Streets_Hwys Elem 2008 DRAFT:Plans-MPlan;indd;rs12/15/08

Map 8: Sheep Mountain Parkway Preliminary Alignment Alternatives

Date: December 18, 2008



Source: Parsons Brinckerhoff. Used with permission.
NOTE: The alignments shown are the preliminary draft alternatives to be considered in the Sheep Mountain Parkway Draft Environmental Impact Statement and are subject to change.

Alternatives used

Back of Map

Transportation_Streets_Hwys Elem 2008 DRAFT:Plans-MPlan;indd;rs12/15/08

LIST OF ABBREVIATIONS

AADT	Annual Average Daily Traffic
AASHTO	American Association of State Highway and Transportation Officials
BLM	Bureau of Land Management
BNSF	Burlington Northern and Santa Fe Railroad
CAA	Clean Air Act
CAT	Citizens Area Transit
CC	Clark County
CCRFCD	Clark County Regional Flood Control District
CIP	Capital Improvement Plan
CLV	City of Las Vegas
CMAQ	Congestion Mitigation and Air Quality Improvement
CMO	City Manager's Office
CO	Carbon Monoxide
EIS	Environmental Impact Statement
EPA	Environmental Protection Agency
FAA	Federal Aviation Administration
FAST	Freeway and Arterial System of Transportation
FHWA	Federal Highway Administration
FTA	Federal Transportation Administration
FY	Fiscal Year
HOV	High Occupancy Vehicle
IMC	Incident Management Camera
ITE	Institute of Traffic Engineers
ITS	Intelligent Transportation Systems
MAX	Metropolitan Area Express
MLK	Martin Luther King Boulevard
MPO	Metropolitan Planning Organization
NAAQS	National Ambient Air Quality Standards
NDOT	Nevada Department of Transportation
NHS	National Highway System
NLV	North Las Vegas
NRS	Nevada Revised Statutes
NTMP	Neighborhood Traffic Management Program
OMC	Operations Management Committee
P&D	Planning and Development Department
PW	Department of Public Works

LIST OF ABBREVIATIONS, CONTINUED

RTC	Regional Transportation Commission of Southern Nevada
RTP	Regional Transportation Plan
SAFETEA-LU	Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users
SIP	State Implementation Plan
SNRPC	Southern Nevada Regional Planning Coalition
SNWA	Southern Nevada Water Authority
SPUI	Single-Point Urban Interchange
TIP	Transportation Improvement Program
TOD	Transit-Oriented Development
VMT	Vehicle Miles Traveled

APPENDIX A: 1992 GENERAL PLAN CIRCULATION ELEMENT IMPLEMENTATION UPDATE

Policy#	Policy Description	Status
Policy Or Program		
A1	Evaluate roadways near all new development for capacity and safety to determine necessary improvements.	Evaluation is made for all roads and intersections adjacent to new development for which traffic impact analyses are required by the Planning Commission. Additionally, where applicable, site plans and civil plans are reviewed and determinations are made based on capacity and safety for developments where no traffic studies are required.
A1.1	Revise zoning ordinance to require a traffic impact analysis for all projects generating more than 100 vehicle trips during peak periods.	The zoning ordinance was not revised. The Planning Commission determines if traffic studies are required on a case-by-case basis. Traffic Engineering provides the Commission with initial trip generation estimates to assist in making this determination. Generally, 100 trips per day is the threshold beyond which a TIA would be required.
A1.2	Evaluate integration of transportation demand management measures into the development review process.	Traffic Engineering's input into TDM is minimal, as follow-up on the success of such strategies cannot be legally required at this time. Traffic Engineering has recently had internal discussions regarding reviving efforts to require TDM plans to be included in traffic studies. Conditioning of a review hearing in front of a public body to report on status is recommended.
A2	Continue to require right-of-way and frontage improvements by property owners.	Staff requires all property owners adjacent to rights-of-way to construct right-of-way improvements. These requirements are waivable.
A2.1	Form task force to look at two problems: lack of adequate roads installed by developers of "leap frog" development; and sawtooth alignments resulting from developer phasing techniques.	No task force was formed. DPW routinely requests overpavement on half-streets. DPW attempts to require developers to construct tapers beyond property boundaries to safely divert traffic around sawtooth road segments. However, if adjacent owners have not improved their properties, even this is not possible. A standard note on civil plans has recently been added to require that contractors contact Traffic Engineering during the construction process to verify how roadway signing and striping will be modified to transition to adjacent road segments.

Policy#	Policy Description	Status
Policy Or Program		
A3.1	Annual review and update of Master Plan of Streets and Highways.	The MPSH is reviewed by Public Works periodically (not annually) to ensure the plan is consistent with other planned roadway projects. The MPSH is also updated as private development occurs throughout the city.
A3.2	Revise Subdivision Ordinance to allow flexibility in street improvement standards in rural areas.	No formal ordinance has been drafted or adopted. However, DPW has developed a map identifying rural (60' or less) rights-of-way and a typical cross section that is used primarily in Ward 6. On these ROWs, sidewalks and streetlights may be waived.
A3.3	Initiate reevaluation of plan to construct frontage roads along Rancho Road, north of its convergence with Oran Gragson Freeway.	No frontage roads along Rancho exist, nor are there any future plans to build them.
A3.4	Initiate a circulation study of the Northwest sector to explore circulation alternatives.	No formal studies were done in this regard. In March 2003, DPW staff conducted a Roadway Planning Charrette to plan for future roadways in the Northwest, resulting in a Consensus Map showing the locations and widths of major corridors in this area. In March 2008, a study was published considering the feasibility of a northern beltway (Sheep Mountain Parkway).
B1	Evaluate priorities for traffic control and street improvements through the analysis of current traffic operations data.	Traffic control needs are prioritized when there are funding shortfalls, based on accidents and other factors. There is no formal ranking for road projects; however, any projects in the CIP are thoroughly analyzed.
B1.1	Biannual review of warrants for traffic control devices.	Conducting warrants at all potential signal and stop sign locations is not feasible due to the large number of intersections. All intersections identified due to public requests, police requests, development traffic studies, or high accident patterns receive warrant analysis. The intersections that are close to meeting warrants are reviewed thereafter annually.
B1.2	Implementation of the TRANPLAN travel demand model.	TRANPLAN is no longer used; the RTC has switched to TransCAD. RTC approved update Package 2A to the 2004 Regional Travel Demand Model on January 31, 2008.

Policy#	Policy Description	Status
Policy Or Program		
B1.3	Develop a Transportation Criteria Model	No such model has been created by staff.
B2	Seek improvement of regional access to and from the Downtown area as well as within.	Increased vehicular capacity to and from I-15 has been planned as part of NDOT's I-515 widening project, which will increase the capacity of the Las Vegas Boulevard interchange. Planning for improved capacity to the north along Main Street and Las Vegas Boulevard has occurred. MPSH changes are likely in the near future, in response to NLV's Fifth Street corridor improvements. Improvements for transit access are being accomplished through the City's project to accommodate BRT along Casino Center and Ogden, and the City's involvement in regional RTC projects for additional BRT routes along Fremont/Boulder and Sahara. The city has also planned for improved east-west capacity with the newly designed Clark/Bonneville one-way couplet project. Regarding pedestrian access, the City is pursuing a master plan for future downtown pedestrian bridges through a current RTC UPWP project.
B2.1	Pursue solution of access to Union Pacific property in conjunction with the upgrading of the I-15/ U.S. 95 interchange.	Improved transit access is being accomplished through the Grand Central Parkway BRT (ACE) project. Improved access from MLK is being accomplished along Discovery Drive by previous city projects and the current MLK project. Increased capacity of the Charleston interchange and additional access through construction of an interchange at Alta are planned as part of NDOT's project Neon. Increased connections to I-515 have been planned as part of NDOT's I-515 widening Project, which will include an interchange at City Parkway and through the D/F Street Connector tying City Parkway into I-15. Additionally, OBD is pursuing pedestrian bridges over the railroad as part of the Union Park development.
B2.2	Develop a work plan to increase through capacity on roadways in Downtown experiencing severe congestion.	Other than the Bonneville/Clark Couplet as discussed in B2, there are no improvements planned to increase through capacity in Downtown. The priorities of the city are now to trade vehicle capacity for wider sidewalks and landscaping to improve pedestrian access, and to convert travel lanes to BRT lanes to improve transit access. Portions of Las Vegas Boulevard and Charleston are possible candidates for widening to improve vehicle, transit and pedestrian capacity in the future.

Policy#	Policy Description	Status
Policy Or Program		
B2.3	Pursue alternatives for the upgrade of the Charleston/I-15 interchange to improve access to and from I-15 and improve through traffic on Charleston Boulevard.	Increased capacity of the Charleston interchange and additional access through construction of an interchange at Alta are planned as part of NDOT's project Neon.
B3.1	Identify the appropriate corridor for the expressway in the Northwest, west of Rancho Drive and the termination point of a bypass route along Rancho Drive.	Las Vegas has expanded well beyond these limits and U.S. 95 has been extended well beyond Rancho Drive. Additionally, the Bruce Woodbury Beltway has been built and an outer beltway (Sheep Mountain Parkway) is now in the planning stages.
B4.1	Continue implementation of left turn signals and lanes as well as protected/permissive left turn signals.	Signals are continually re-evaluated for left turn phasing based on safety and capacity criteria.
B4.2	Completion of expansion and enhancement of LVACTS.	LVACTS has been renamed as FAST, which continues to expand with RTC and NDOT funding and oversight. The city no longer has a responsible funding share for this system, but continues to hold a seat on the Operations Management Committee that provides external input to FAST and supports FAST expansion and enhancement.
B4.3	Develop Access Management Guidelines.	Other than City codes that specify a minimum separation distance between intersections, there are no formal access management guidelines. Site plans and new roadways are evaluated on a case-by-case-basis. DPW would recommend not pursuing this objective.
B4.4	Prohibit parking on all primary thoroughfares.	Parking has been prohibited on all major thoroughfares to the extent practical. However, there are a few grandfathered locations where on-street parking exists on major thoroughfares. Future on-street parking could be addressed on a case-by-case basis.
B4.5	Develop procedure for evaluation of implementation of one-way couplets.	Evaluation is accomplished through traffic modeling. Implementation is more difficult politically, as there is concern that one-way streets might interfere with redevelopment.
B4.6	Inventory at-grade railroad crossings. Analyze for cost, benefit and timing of removal.	There are only two at-grade railroad crossings in the city: Oakey/Wyoming and City Parkway/Mesquite. The Wyoming crossing is scheduled to be grade separated in project Neon. The City Parkway crossing is a minor spur that only serves a single building and sees very little train traffic. NDOT analysis has determined that due to the low volume of trains, this crossing doesn't merit grade separation, and it is not being grade separated in either the I-515 or D/F Connector projects.

Policy#	Policy Description	Status
Policy Or Program		
B5	Continue to maintain streets to ensure maximum useful life.	Field Operations has a rigorous pavement maintenance program which overlays primary and secondary arterial roadways and also slurry seals residential streets on a seven-year cycle.
B5.1	Identify other funding sources for roadway maintenance.	Roadway maintenance is currently funded through State Gasoline Tax revenues, which are given to local jurisdictions based on roadway centerline miles. The RTC also provides gas tax funding for maintaining arterial roadways within the Las Vegas Valley.
B6.1	Determine feasibility of seeking a change to state law regarding 1,320-foot limit for Special Improvement Districts.	The state law was changed to 2,640 feet in 1993 (AB 254).
B7	Evaluate transportation facilities and services compliance with American Disabilities Act.	All new construction is checked for ADA compliance according to the most recent available guidance.
B8.1	Evaluate the street network for determination of truck routes.	Traffic Engineering works with Clark County and NDOT to maintain a truck route map that ties in with other agencies. This is periodically reviewed and modified as necessary.
B8.2	Continue installation of truck route signs.	DPW prefers to use the truck route map and not sign all routes. Of more importance are "No Trucks" signs for non-truck routes where problems occur. Traffic Engineering recommends discontinuing this objective.
C1	Support expansion of transit service to serve all areas, particularly areas of transit dependent populations.	DPW has extensively worked with RTC to expand transit services within the city. There are several BRT projects in various phases of planning, design or construction. The city also works with RTC regarding bus stops and turn-outs, and together they are developing a park-and-ride at Oso Blanca/Grand Montecito. DPW is in the process of constructing numerous bus turn-outs.
C2	Support express bus routes and HOV corridors to improve transit service.	DPW has worked with the RTC and other agencies in planning the major freeway upgrades to plan, design and construct HOV lanes.

Policy#	Policy Description	Status
Policy Or Program		
C3	Support the implementation of traffic design features to improve operation of transit vehicles.	Traffic Engineering supports traffic design features, and is constructing many of them on the current BRT projects.
C4	Continue to operate the DTC (Downtown Transportation Center).	The city will continue to operate the DTC until a new downtown transit facility planned for the block at First Street and Bonneville Avenue is operational; this is estimated to be by 2010. This facility will be operated by the RTC; however, the city will continue to run its City Ride service through the new facility.
C5	Support public and private organizations which provide paratransit services.	The city supports the RTC's Paratransit Service.
C6.1	Conduct an annual bicycle path network meeting to develop a metropolitan bicycle network.	The formation of the RTC's Non-Motorized Alternative Transportation Mode (Alt Mode) Working Group was generated by the Clark County Advisory Question 10 (2002) Fair Share Transportation Funding Program. The Working Group currently meets bi-monthly as a facilitator of the Alternative Mode Master Plan, a component of the Bicycle and Pedestrian Element of the RTP.
C6.2	Biennial review of Bicycle Plan.	The Alternative Mode Master Plan is owned and maintained annually by the RTC as part of the Bicycle and Pedestrian Element of the RTP.
C6.3	Continue to install bicycle racks at public facilities.	The Department of Leisure Services requests bike racks at all public parks and recreational facilities during the design process; however, there is no formal policy for requiring the racks.
C6.4	Revise zoning ordinances to require bicycle storage facilities in all new multi-family and commercial developments.	The zoning ordinance was not revised. The developer has the option not to provide these facilities.
C7.1	Develop a comprehensive City pedestrian plan.	A pedestrian plan was not drafted. Many of the recommendations in such a plan may be found in other Master Plan elements.

Policy#	Policy Description	Status
Policy Or Program		
C8.1	Develop a multi-use trail system.	The Transportation Trails and Recreation Trails Elements of the Las Vegas 2020 Master Plan were adopted January 16, 2002. An update was adopted January 20, 2005. DPW is currently field-verifying and logging the pedestrian paths and multi-use trails for accurate data.
C9	Pursue development of a super speed train.	DPW assists private efforts in the planning of a super speed train from Las Vegas to Southern California.
D1	Continued city participation on RTC committees.	The city participates on the Executive Advisory and Utility Coordination Committees; Metropolitan Planning, Operations and Specifications Subcommittees; and the Alt Mode Work Group.
D2	Require circulation improvements to be in conformance with local and regional circulation plans.	Improvements are generally required to conform to the Master Plan of Streets and Highways.
D3	Coordinate with RTC in development of an intermodal circulation system.	DPW, in conjunction with RTC, continues to extensively support programs to encourage development of pedestrian, bicycle, and bus systems.
D4	Coordinate with Clark County regarding the Nuclear Waste Repository Program.	The Planning and Development Department does not currently coordinate with Clark County regarding the Nuclear Waste Repository Program.
D5.1	Continue the Safe Route to School Program.	The program has been renamed "Suggested Routes to School," and is reevaluated annually.
D5.2	Develop standards for installation of school speed zones and speed limit flashers.	Speed zone and signal standards have been developed by RTC per NRS. The city conforms with these standards.

Policy#	Policy Description	Status
Policy Or Program		
E1	Utilize system management techniques to aid in improving roadway level of service to help reduce air pollution.	These techniques are implemented by FAST.
E2.1	Cooperate with RTC in developing and promoting TDM techniques for city of Las Vegas employers and developers.	The city participates in the RTC's Club Ride program, offering benefits to those who carpool.
E2.2	Continue to offer Share-A-Ride program to city employees.	RTC's Club Ride enlists private companies and public entities, including the city, in a program that encourages carpooling, biking, walking and public transit. Participants are enrolled through the city's designated Transportation Coordinator.
E2.3	Evaluate impact of four-day work week for City employees on traffic during peak hours.	It is not known whether a study was conducted. Some departments have already implemented a four-day work week.

APPENDIX B: PUBLIC PARTICIPATION

The Planning and Development Department facilitated the following neighborhood meetings to present the Transportation and Streets and Highways Element:

Monday, March 24, 2008
6:30 p.m.
Mirabelli Community Center (Special Events Room)
6200 Hargrove Avenue
Las Vegas, Nevada 89107

Tuesday, March 25, 2008
6:30 p.m.
Centennial Hills Community Center (Classroom #4)
6601 North Buffalo Drive
Las Vegas, NV 89131

Wednesday, March 26, 2008
6:30 p.m.
Rafael Rivera Community Center (Classroom A)
2900 Stewart Avenue
Las Vegas, NV 89101

Presentation of the draft Transportation and Streets and Highways Element to the Planning Commission was made on XXX.

The Planning Commission adopted the element on XXX.

Presentation of the draft Transportation and Streets and Highways Element was made to the City Council on XXX.

The City Council adopted the element on XXX.

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101
Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

December 24, 2008

Mr. Peter Lowenstein, Planning Supervisor
Planning and Development Department
City of Las Vegas
731 South Fourth Street
Las Vegas, Nevada 89101

RE: GPA-27003
Transportation and Streets and Highways Element (01/08/09 Planning Commission agenda)

Dear Mr. Lowenstein:

Staff respectfully requests abeyance of this item to the February 12, 2009 Planning Commission meeting.

The additional time will allow staff to incorporate comments from other departments as well as make additional revisions to the document.

Sincerely,

Steve Swanton, AICP
Senior Planner
Long Range Planning Division

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

07101-001-06-07

GPA-27003
01/08/09 PC

City of Las Vegas Agenda Item No.: **21.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

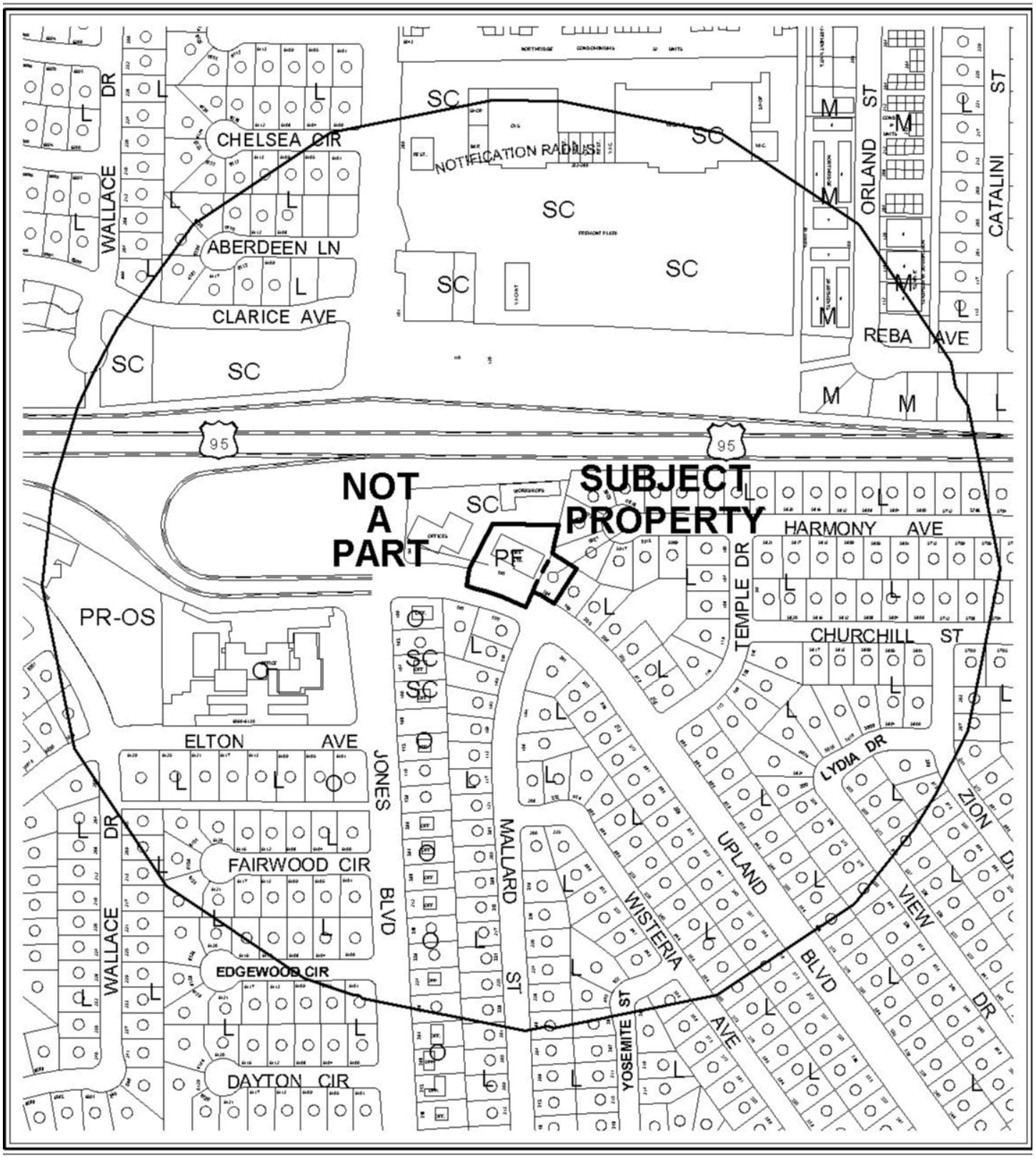
SUBJECT:
GPA-31296 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 0.14 acres at 194 Upland Boulevard (APN 138-36-110-001), Ward 1 (Tarkanian)

C.C.: 02/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 300 600 Feet

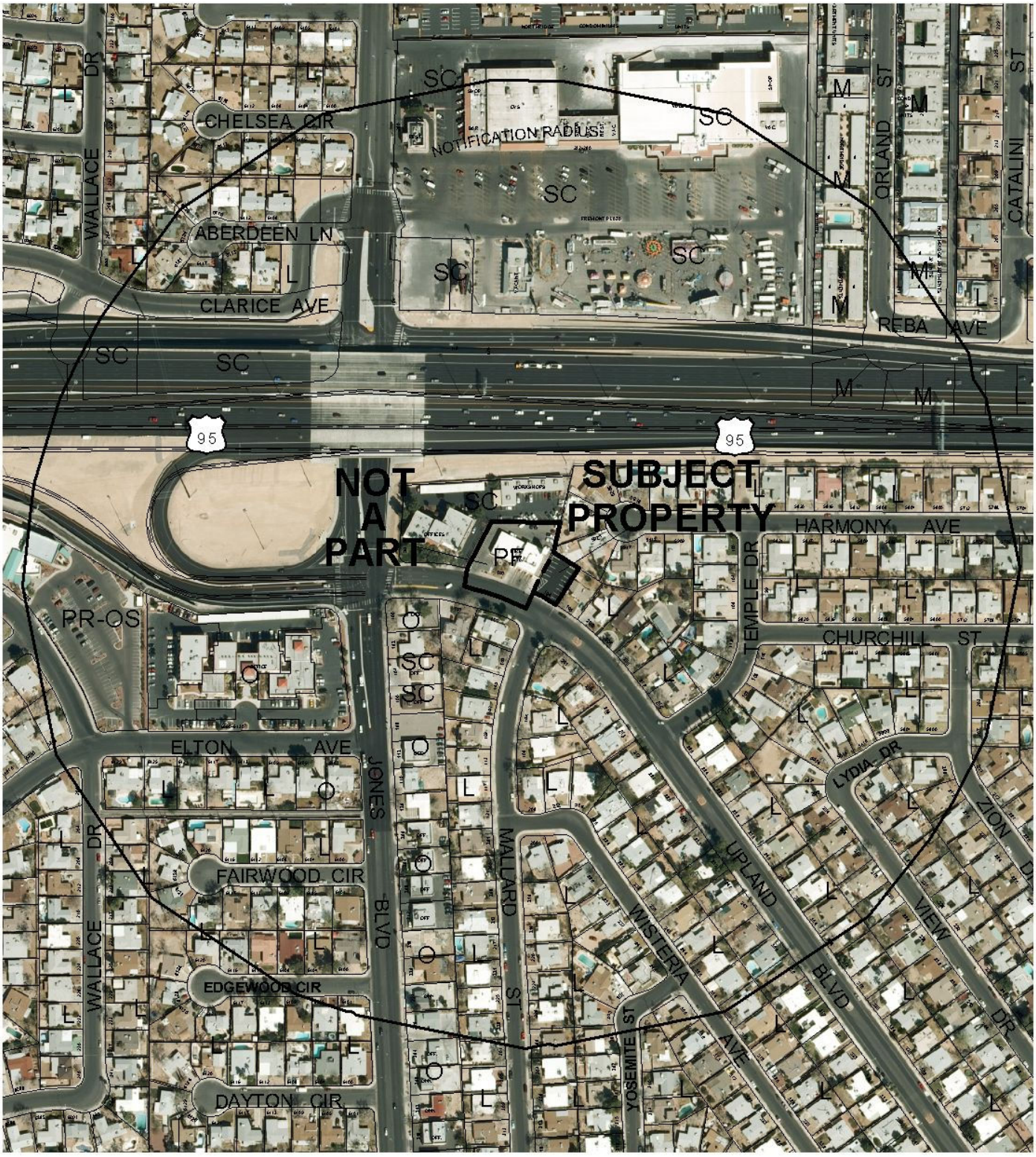
CASE: **GPA-31296**

RADIUS: 1000 FT

GENERAL PLAN LAND USE OF SUBJECT PROPERTY:
L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY:
PF (PUBLIC FACILITIES)

N



0 300 600 Feet

CASE: **GPA-31296**

RADIUS: 1000 FT

GENERAL PLAN LAND USE OF SUBJECT PROPERTY:
L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY:
PF (PUBLIC FACILITIES)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-31296 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

LEH

GPA-31296 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to Amend a portion of the Southeast Sector Plan of the General Plan from L (Low Density Residential) to PF (Public Facilities) on a 0.14 acre parcel located at 194 Upland Boulevard. There is a companion request for a Rezoning (ZON-31277) from R-1 (Single Family Residential) to C-V (Civic) on .76 acres at 190 and 194 Upland Boulevard. The adjacent property 190 Upland Boulevard has been in use as a fire station since 1963; the applicant proposes to utilize the subject parcel as a parking lot in conjunction with the fire station. Staff finds the proposed use complies with the PF (Public Facilities) General Plan designation as well as the proposed C-V (Civic) land use designation, and is compatible and harmonious with the surrounding area, therefore, recommends approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
c. 1962	Charleston Heights Tract 31A constructed.
c. 1963	Fire station constructed.
Related Building Permits/Business Licenses	
There are no related building permits or business licenses.	
Pre-Application Meeting	
A pre-application meeting was not held, nor was one requested.	
Neighborhood Meeting	
12/09/08	A neighborhood meeting was held on Monday, December 9th at 5:35 PM at the Mirabelli Community Center located at 6200 Hargrove Ave Las Vegas. Three area residents attended the meeting along with one staff member from the Ward 1 City Council office and one member of the Planning and Development staff. Individual presentations were given to each of the members of the public, explaining the need for the corrective zoning actions for the subject property. No issues with the proposed action were raised. The residents in attendance had questions as to whether or not an additional fire station would be constructed in Ward 1. Other general questions were raised that were unrelated to the proposed action. Residents asked that copies of the maps presented at the meeting be emailed to them; the maps were sent out on 12/10/08.
Field Check	
12/04/08	A field check was performed by staff at the subject property. Staff found 190 Upland Boulevard to be in use as a city fire station and 194 Upland Boulevard to be a parking lot.

LEH

GPA-31296 - Staff Report Page Two
January 8, 2009 - Planning Commission Meeting

Details of Application Request	
Site Area	
Net Acres	.76

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Parking lot	L (Low Density Residential)	R-1 (Single Family Residential)
North	Office	SC (Service Commercial)	P-R (Professional Office and Parking)
South	Single-Family Homes	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single-Family Homes	L (Low Density Residential)	R-1 (Single Family Residential)
West	Office	SC (Service Commercial)	P-R (Professional Office and Parking)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan		**X**	**N/A**
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
C-V Civic District	**X**		**Y***
A-O Airport Overlay District (175 Feet)	**X**		**Y****
Trails		**X**	**N/A**
Rural Preservation Overlay District		**X**	**N/A**
Development Impact Notification Assessment		**X**	**N/A**
Project of Regional Significance		**X**	**N/A**

** Pursuant to Title 19.06.010, the development standards for a project in a C-V (Civic) District shall be established by the C-V (Civic) District approval and any corresponding Site Development Plan Review approval under Subchapter 19.18.050. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. Any future development will require review for determination of appropriate standards.*

*** The subject property is located within the North Las Vegas Airport Overlay Map within the 175-foot height limitation contour. None of the buildings on the subject property extend beyond this limitation.*

ANALYSIS

This request is for a General Plan Amendment from L (Low Density Residential) to PF (Public Facilities) on a .14 acre parcel located on the Southeast Sector Map of the General Plan. The proposed designation allows large governmental building sites, complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, schools, parks and other uses considered public or quasi-public such as libraries, clubs and public utility facilities. The documentation submitted with this application indicates that the subject site is intended to be utilized as an ancillary parking area for the adjacent existing fire station at 190 Upland Boulevard. This government facility intended to serve the surrounding area.

The PF (Public Facilities) General Plan designation is generally compatible with the surrounding residential and office uses, as well as the adjacent fire station; therefore, staff supports this General Plan Amendment.

A companion application to Rezone (ZON-31277) the site from the R-1 (Single Family Residential) district to the C-V (Civic) district has also been submitted by the applicant. The proposed C-V (Civic) zoning district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. The proposed fire station parking lot at this location is permissible in the C-V (Civic) zoning district, which is consistent with the proposed PF (Public Facilities) General Plan designation; therefore, staff is recommending approval of this request.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to "1":

The intensity of the proposed General Plan Amendment to PF (Public Facilities) is compatible with the adjacent SC (Service Commercial) to the north of the property and the L (Low Density Residential) to the south and east of the site.

In regard to "2":

The C-V (Civic) district is the only zoning district allowed by the PF (Public Facilities) General Plan designation. Pursuant to Title 19.06.020, minimum development standards for property in the C-V district shall be established by the City Council in connection with the approval of a Rezoning application or administratively in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. Compatibility with the surrounding area will be required with any possible future use on the site.

In regard to "3":

The site is accessed via two driveways onto Upland Boulevard which has been designated an 80-foot Local Collector Street by the Master Plan of Streets and Highways and is more than adequate to meet the needs of the existing use or other similar uses allowed under the PF (Public Facilities) General Plan designation and the C-V (Civic) zoning category. Additionally there is access to public transportation as there are multiple public bus stops on Jones Boulevard

In regard to "4":

There are no other applicable plans or policies.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

ASSEMBLY DISTRICT 3

SENATE DISTRICT 3

NOTICES MAILED 239

LEH

APPROVALS 0

PROTESTS 0

LEH

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-31296 APN: 138-36-110-001

Name of Property Owner: City of Las Vegas

Name of Applicant: City of Las Vegas

Name of Representative: Robin Yoakum

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Robin Yoakum

Print Name: Robin E. Yoakum

Subscribed and sworn before me Christina Strong

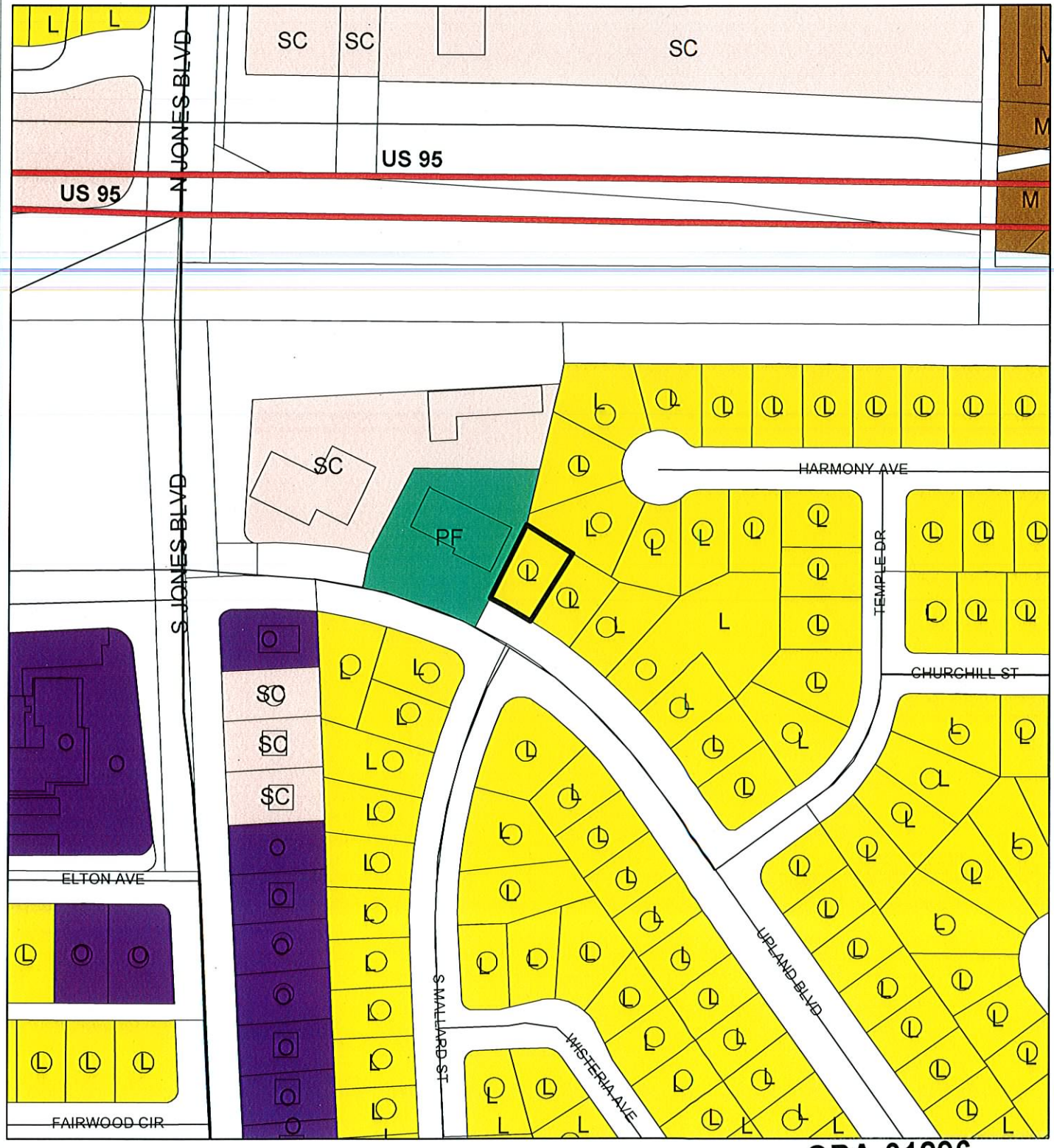
This 22nd day of October, 2008

Christina Strong

Notary Public in and for said County and State

CHRISTINA STRONG
Notary Public State of Nevada
No. 07-1185-1
My appt. exp. Jan. 4, 2011

General Plan Designation - APN: 138-36-110-001



- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium - Low
- Medium - Low Attached
- Medium
- High
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industrial / Research
- Planned Community Development
- Downtown Redevelopment Area
- Park / Recreation / Open Space
- Public Facility
- Public Facility - School
- Public Facility - Clark County
- Town Center
- Resource Conservation
- Downtown - Commercial
- Downtown - Mixed Use
- Not in City
- Right - of - Way

GPA-31296
ZON-31277
01/08/09 PC

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301
Printed: October 22, 2008

PLANNING & DEVELOPMENT



GPA-31296 - APPLICANT/OWNER: CITY OF LAS VEGAS
194 UPLAND BOULEVARD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



GPA-31296 - APPLICANT/OWNER: CITY OF LAS VEGAS
194 UPLAND BOULEVARD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



GPA-31296 - APPLICANT/OWNER: CITY OF LAS VEGAS
194 UPLAND BOULEVARD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101
Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

October 21, 2008

Department of Planning & Development
Attn: Case Planner
731 S 4th Street
Las Vegas, NV 89135

RE: General Plan Amendment & Rezoning Justification Letter

To Whom It May Concern:

Of the two subject parcels one is currently designated as PF (Public Facilities) and the other is designated as L (Low Density Residential) within the Southeast Sector Plan of General Plan. The PF (Public Facilities) "category allows large governmental building sites and complexes, police and fire facilities and other uses considered public or semi-public such as libraries and public utility facilities" The proposed General Plan Amendment will affectively change the latter parcel to PF (Public Facilities) and therefore facilitate the continued usage of the site by the fire station.

Once the before mentioned General Plan Amendment is approved, both parcels can then be Rezoned to C-V (Civic); therefore bringing the subject sites into conformance with the General Plan. As the proposed General Plan Amendment and Rezoning will facilitate conformity between the Las Vegas Master Plan 2020 and Title 19, we request approval of these applications. Thank you.

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Planning & Development Department

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

CITY OF LAS VEGAS NEVADA

07101-001-06-07

GPA-31296
ZON-31277
01/08/09 PC

City of Las Vegas Agenda Item No.: **22.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

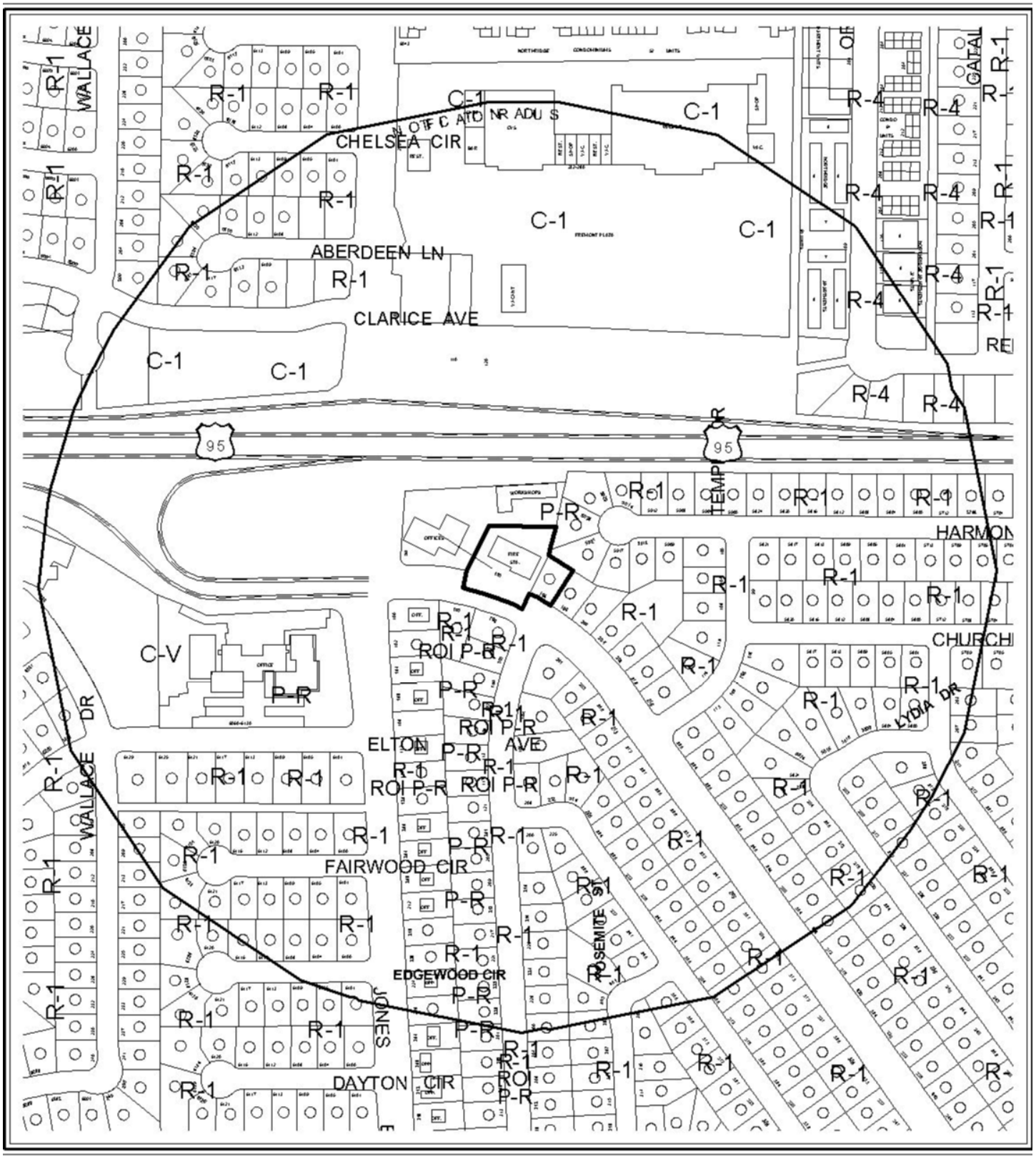
SUBJECT:
ZON-31277 - REZONING RELATED TO GPA-31296 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 0.76 acres located at 190 and 194 Upland Boulevard (APN 138-36-101-002 and 138-36-110-001), Ward 1 (Tarkanian)

C.C.: 02/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 300 600

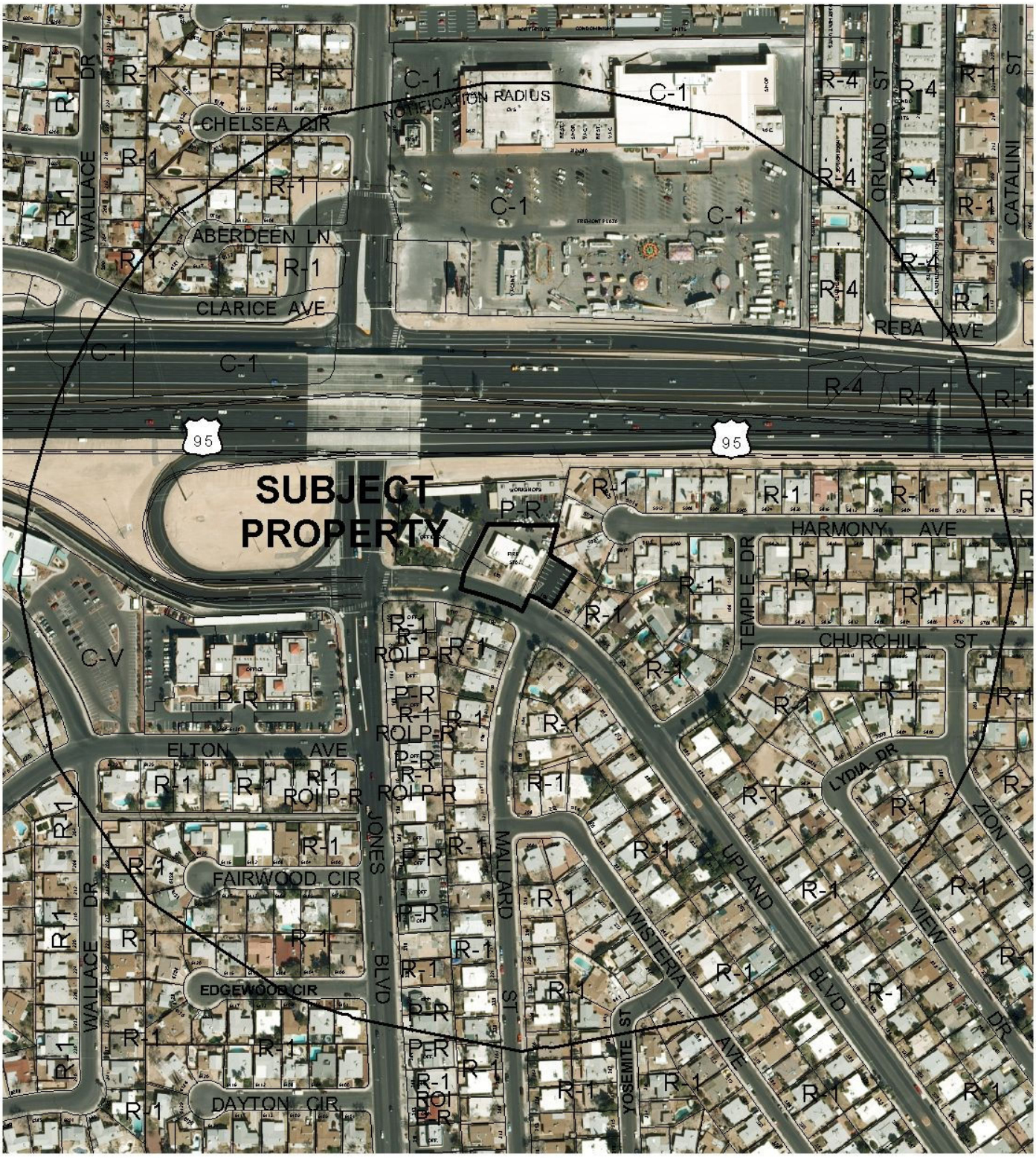
CASE ZON-31277

RADIUS:

ZONING OF SUBJECT PROPERTY:
R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
C-V (CIVIC)

N



0 300 600 Feet

CASE: **ZON-31277**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-31277 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

LEH

ZON-31277 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for Rezoning from R-1 (Single Family Residential) to C-V (Civic) on .76 acres at 190 and 194 Upland Boulevard. There is an associated request for a General Plan Amendment (GPA-31296) from L (Low Density Residential) to PF (Public Facilities). The proposed Rezoning conforms to the proposed PF (Public Facilities) land use designation; therefore, staff recommends approval of this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
c. 1962	Charleston Heights Tract 31A constructed.
c. 1963	Fire station constructed.
Related Building Permits/Business Licenses	
There are no related building permits or business licenses.	
Pre-Application Meeting	
A pre-application meeting was not held, nor was one requested.	
Neighborhood Meeting	
12/09/08	A neighborhood meeting was held on Monday, December 9th at 5:35 PM at the Mirabelli Community Center located at 6200 Hargrove Ave Las Vegas. Three area residents attended the meeting along with one staff member from the Ward 1 City Council office and one member of the Planning and Development staff. Individual presentations were given to each of the members of the public, explaining the need for the corrective zoning actions for the subject property. No issues with the proposed action were raised. The residents in attendance had questions as to whether or not an additional fire station would be constructed in Ward 1. Other general questions were raised that were unrelated to the proposed action. Residents asked that copies of the maps presented at the meeting be emailed to them; the maps were sent out on 12/10/08.
Field Check	
12/04/08	A field check was performed by staff at the subject property. Staff found 190 Upland Boulevard to be in use as a city fire station and 194 Upland Boulevard to be a parking lot.

ZON-31277 - Staff Report Page Two
January 8, 2009 - Planning Commission Meeting

Details of Application Request	
Site Area	
Net Acres	.76

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Parking lot	L (Low Density Residential)	R-1 (Single Family Residential)
North	Office	SC (Service Commercial)	P-R (Professional Office and Parking)
South	Single-Family Homes	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single-Family Homes	L (Low Density Residential)	R-1 (Single Family Residential)
West	Office	SC (Service Commercial)	P-R (Professional Office and Parking)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan		X	N/A
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
C-V Civic District	X		Y*
A-O Airport Overlay District (175 Feet)	X		Y**
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

** Pursuant to Title 19.06.010, the development standards for a project in a C-V (Civic) District shall be established by the C-V (Civic) District approval and any corresponding Site Development Plan Review approval under Subchapter 19.18.050. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. Any future development will require review for determination of appropriate standards.*

*** The subject property is located within the North Las Vegas Airport Overlay Map within the 175-foot height limitation contour. None of the buildings on the subject property extend beyond this limitation.*

ANALYSIS

The applicant is requesting Rezoning from R-1 (Single Family Residential) to C-V (Civic). The parcels currently house an existing fire station and overflow parking area for the fire station. The Subject site is located within the Southeast Sector of the General Plan. A companion General Plan Amendment (GPA-31296), if approved, would change the land use designation from L (Low Density Residential) to PF (Public Facilities) on a .14 acre portion of the site. The remainder of the site has already been designated PF (Public Facilities). The current and anticipated use of this property are appropriate public purposes and the C-V (Civic) zoning district is compatible with the existing residential and office developments in the area; therefore, staff is in support of this request.

- **Zoning**

  The PF (Public Facilities) General Plan category allows large governmental building sites and complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities and other uses considered public or semi-public such as libraries and public utility facilities.

  The C-V (Civic) district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities.

  In addition, the C-V (Civic) district may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The C-V (Civic) district is consistent with the PF (Public Facilities) category of the General Plan.

- **Title 19.06 Special Purpose and Overlay Districts**

  As listed in Title 19.06.020, the C-V (Civic) district is intended to provide for the continuation of existing public uses and for the development of new municipal services and public utility facilities. The C-V district is also intended to provide for additional quasi-public uses which are operated or controlled by a recognized religious service organization.

  The minimum development standards for property in the C-V (Civic) district shall be established by the City Council in connection with the approval of a Rezoning application or administratively in connection with the approval of a Site Development Plan Review. The proposed standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. Any future development of the site will require a Site Development Plan Review.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **"The proposal conforms to the General Plan."**
   The proposed C-V (Civic) zone is consistent with the existing and proposed PF (Public Facilities) General Plan designation for the subject site. The existing fire station is a permitted use in the C-V (Civic) zone.

2. **"The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."**

   The majority of the subject site has been in use since 1963 as a fire station, existing harmoniously with the surrounding area. Any future development will be subject to a Site Development Plan Review.

3. **"Growth and development factors in the community indicate the need for or appropriateness of the rezoning."**

   The Rezoning is appropriate to bring the existing fire station use into conformance with Title 19 as it is a permitted use with the C-V (Civic) district.

4. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."**

   The site is accessed via two driveways onto Upland Boulevard, which has been designated an 80-foot Local Collector Street by the Master Plan of Streets and Highways, and is more than adequate to meet the needs of the existing use or other similar uses allowed by the C-V (Civic) zoning category.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

ASSEMBLY DISTRICT 3

SENATE DISTRICT 3

NOTICES MAILED 239

LEH

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-31277 APN: 138-36-101-002 & 138-36-110-001

Name of Property Owner: City of Las Vegas

Name of Applicant: City of Las Vegas

Name of Representative: Robin Yoakum

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Robin Yoakum

Print Name: Robin E. Yoakum

Subscribed and sworn before me Christina Strong

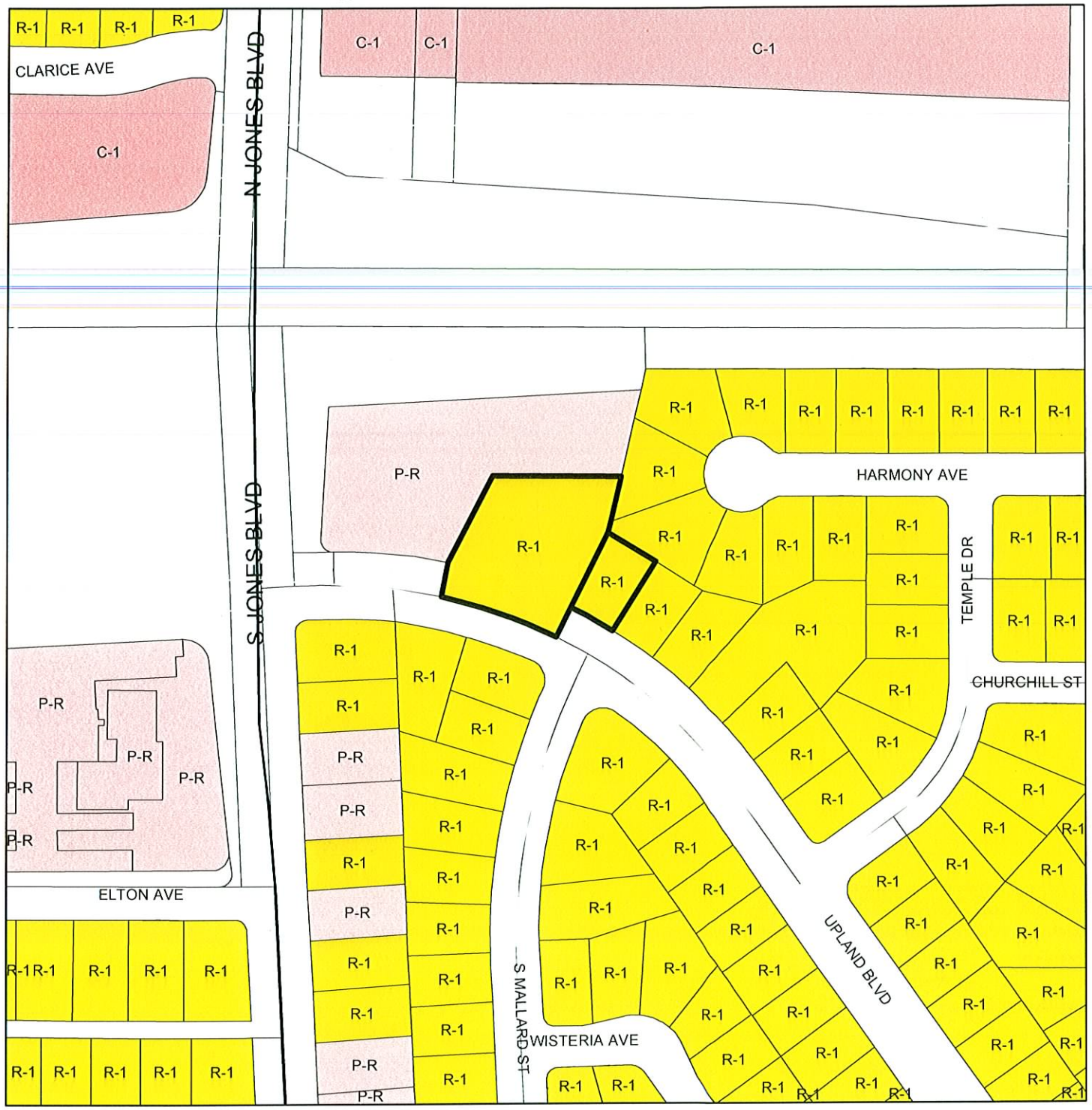
This 22nd day of October, 2008

Christina Strong

Notary Public in and for said County and State

CHRISTINA STRONG
Notary Public State of Nevada
No. 07-1185-1
My appt. exp. Jan. 4, 2011

Zoning - APN: 138-36-101-002, 138-36-110-001



Zoning

U	R-2	C-1
R-A	R-3	C-2
R-E	R-4	C-M
R-D	R-5	M
R-PD	R-MHP	C-V
R-1	P-R	C-PB
R-MH	N-S	P-C
R-CL	O	PD
	C-D	TC

GPA-31296
ZON-31277
01/08/09 PC

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Geographic Information System
Planning & Development Dept.
702-229-6301

Printed: October 22, 2008

PLANNING & DEVELOPMENT



ZON-31277 - APPLICANT/OWNER: CITY OF LAS VEGAS
190 AND 194 UPLAND BOULEVARD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



ZON-31277 - APPLICANT/OWNER: CITY OF LAS VEGAS
190 AND 194 UPLAND BOULEVARD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



ZON-31277 - APPLICANT/OWNER: CITY OF LAS VEGAS
190 AND 194 UPLAND BOULEVARD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101
Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

October 21, 2008

Department of Planning & Development
Attn: Case Planner
731 S 4th Street
Las Vegas, NV 89135

RE: General Plan Amendment & Rezoning Justification Letter

To Whom It May Concern:

Of the two subject parcels one is currently designated as PF (Public Facilities) and the other is designated as L (Low Density Residential) within the Southeast Sector Plan of General Plan. The PF (Public Facilities) "category allows large governmental building sites and complexes, police and fire facilities and other uses considered public or semi-public such as libraries and public utility facilities" The proposed General Plan Amendment will affectively change the latter parcel to PF (Public Facilities) and therefore facilitate the continued usage of the site by the fire station.

Once the before mentioned General Plan Amendment is approved, both parcels can then be Rezoned to C-V (Civic); therefore bringing the subject sites into conformance with the General Plan. As the proposed General Plan Amendment and Rezoning will facilitate conformity between the Las Vegas Master Plan 2020 and Title 19, we request approval of these applications. Thank you.

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Planning & Development Department

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

GPA-31296
ZON-31277
01/08/09 PC

City of Las Vegas Agenda Item No.: **23.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

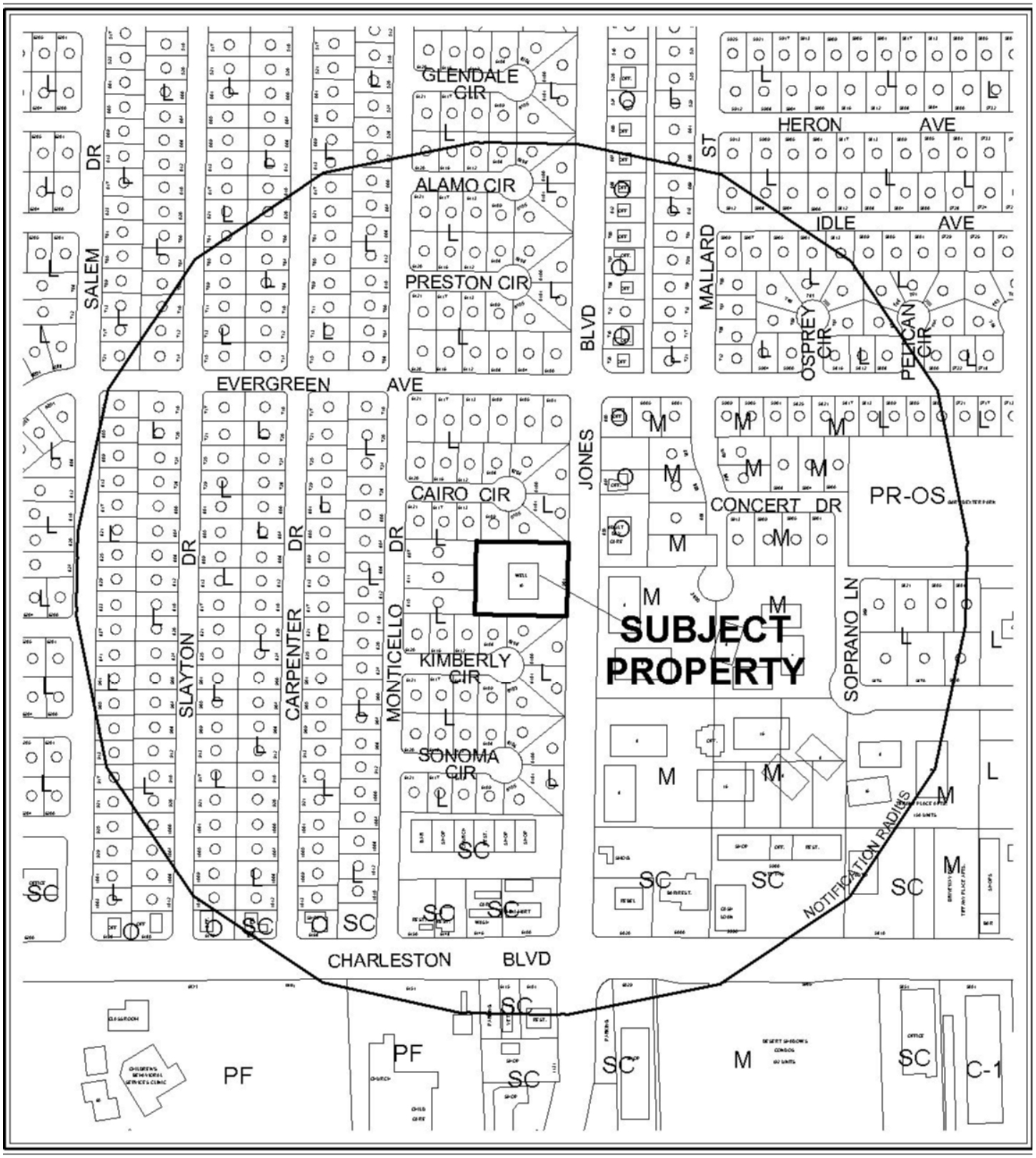
SUBJECT:
GPA-32099 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - Request to amend a portion of the Southeast Sector of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 0.95 acres at 901 South Jones Boulevard (APN 138-35-807-001), Ward 1 (Tarkanian)

C.C.: 02/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 300 600 Feet

CASE: **GPA-32099**

RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:
L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:
PF (PUBLIC FACILITIES)

N



0 300 600 Feet

CASE: **GPA-32099**

RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:
L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:
PF (PUBLIC FACILITIES)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-32099 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

SG

GPA-32099 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to Amend a portion of the Southeast Sector Plan of the General Plan from L (Low Density Residential) to PF (Public Facilities) on 0.97 acres located at 901 S. Jones Boulevard. A companion application for Rezoning (ZON-32100) from R-1 (Single Family Residential) to C-V (Civic) has also been submitted by the applicant. The subject parcel contains an existing well site for the Las Vegas Valley Water District. The Rezoning of the site to the C-V (Civic) zoning district, if approved, would be compatible with the surrounding residentially zoned properties, consistent with the proposed PF (Public Facilities) General Plan designation, and would allow public utility facilities as a permissible use. Therefore, staff is recommending approval of the Rezoning request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
09/22/77	The Board of Zoning Adjustment approved a Variance (V-0071-77) to allow a seven-foot, ten-inch perimeter wall where six feet was the maximum permitted at 808 S. Jones Blvd (currently addressed as 901 S. Jones Blvd.).
Related Building Permits/Business Licenses	
There are no building permits or business licenses associated with the subject site.	
Pre-Application Meeting	
10/15/08	A pre-application meeting was held to discuss the submittal requirements for applications for a General Plan Amendment and a Rezoning.
Neighborhood Meeting	
12/10/08	A neighborhood meeting was held on Wednesday December 10, 2008 at 6:00 pm at the West Charleston Library located at 6301 W Charleston Blvd, Las Vegas, Nevada 89146. The meeting was attended by two representatives for the applicant, three members of the general public, and two staff representatives (one Planning and Development and one Council Liason member). Residents did not voice concerns regarding the Rezoning or General Plan Amendment applications, but they did have comments regarding the fencing around the property. The applicant indicated there will be additional meetings with property owners regarding the fence.

GPA-32099 - Staff Report Page Two
January 8, 2009 - Planning Commission Meeting

Field Check	
12/04/08	A field check was conducted by staff. The site is clean, well maintained, and surrounded by a combination of a six-foot block wall (along Jones Boulevard and portions of the interior property lines) and chain link fencing. The Jones Boulevard frontage has some landscaping in good condition. It was noted that the address displayed on the site was 900 S. Jones Boulevard, but the correct address is 901 S. Jones Boulevard.

Details of Application Request	
Site Area	
Gross Acres	0.97 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Las Vegas Valley Water District Well Site	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
East	Office Building and Apartments	O (Office) and M (Medium Density Residential)	O (Office) and R-PD15 (Residential Planned Development – 15 Units per Acre)
West	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan		X	N/A
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O Airport Overlay District (200 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

The subject site is located in the Southeast Sector of the 2020 Master Plan and has a current General Plan designation of L (Low Density Residential). This is a proposal to Amend the General Plan designation to PF (Public Facilities). The PF (Public Facilities) category allows for large governmental building sites and complexes, police and fire facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

A companion application to Rezone (ZON-32100) the site from the R-1 (Single Family Residential) district to the C-V (Civic) district has also been submitted by the applicant. The proposed C-V (Civic) zoning district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. The existing well site at this location is permissible as a public utility facility in the C-V (Civic) zoning district, which is consistent with the proposed PF (Public Facilities) General Plan designation. This request, along with the associated request for Rezoning, will bring the existing use into conformance with Title 19 and the General Plan; therefore, staff is recommending approval of this request.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to "1":

The PF (Public Facility) General Plan designation allows for public or semi-public uses, including public utility facilities. The proposed amendment is compatible with the existing adjacent residential land use designations.

In regard to "2":

The C-V (Civic) district is the only zoning district allowed by the PF (Public Facilities) General Plan designation. Pursuant to Title 19.06.020, minimum development standards for property in the C-V district shall be established by the City Council in connection with the approval of a rezoning application or administratively in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area.

In regard to "3":

The site is accessed by a gated driveway onto Jones Boulevard, designated as an 80-foot Secondary Collector in the Master Plan of Streets and Highways, and is adequate for the uses permitted by the proposed amendment.

In regard to "4":

There are no other applicable plans or policies that affect the subject site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 3

SENATE DISTRICT 3

NOTICES MAILED 326

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-32099 APN: 138-35-807-001

Name of Property Owner: Patricia Mulroy, General Manager, Las Vegas Valley Water District

Name of Applicant: Shawn P. Mollus, Director of Las Vegas Valley Water District Engineering

Name of Representative: Peter J. Jauch, Engineering Design Manager

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes _____x_____ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: P Mulroy

Print Name: Patricia Mulroy

Subscribed and sworn before me

This 18th day of September, 2008

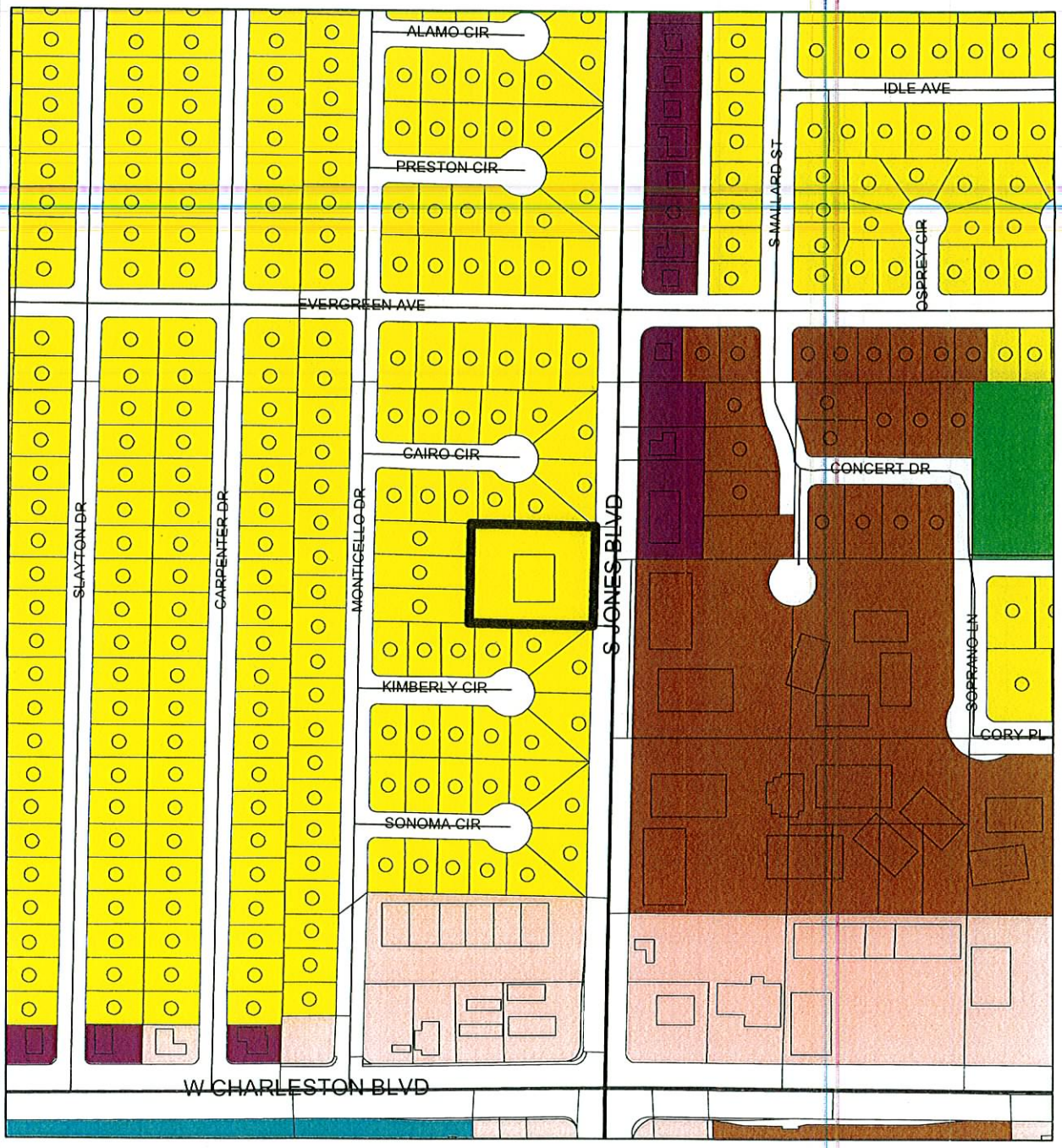
Dianne K West

Notary Public in and for said County and State

DIANNE K. WEST
Notary Public State of Nevada
No. 98-0443-1
My appt. exp. Dec. 16, 2009

Clark County

General Plan Designation - APN: 138-35-807-001



- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium - Low
- Medium - Low Attached
- Medium
- High
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industrial / Research
- Planned Community Development
- Downtown Redevelopment Area
- Park / Recreation / Open Space
- Public Facility
- Public Facility - School
- Public Facility - Clark County
- Town Center
- Resource Conservation
- Downtown - Commercial
- Downtown - Mixed Use
- Not in City
- Right - of - Way

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept
702-229-6301
Printed: October 14, 2008

PLANNING & DEVELOPMENT

RECEIVED
NOV 21 2008

GPA-32099
01/08/09 PC



GPA-32099 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
901 SOUTH JONES BOULEVARD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



GPA-32099 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
901 SOUTH JONES BOULEVARD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



GPA-32099 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
901 SOUTH JONES BOULEVARD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



GPA-32099 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
901 SOUTH JONES BOULEVARD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08

LAS VEGAS VALLEY
WATER DISTRICT

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvvwd.com

October 13, 2008

City of Las Vegas
Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101

SUBJECT: CONTRACT NO. C1295 – NECESSARY SITE IMPROVEMENTS, WELL PERIMETER FENCING, PHASE I, GENERAL PLAN AMENDMENT/ZONE CHANGE JUSTIFICATION LETTER (WELL NO. 1A)

The Las Vegas Valley Water District (District) is in the process of designing site improvements at the 0.97-acre District property, located south of the intersection of Jones Boulevard and Evergreen Avenue (APN: 138-35-807-001). Well No. 1A property currently consists of a well head and appurtenant facilities and is bordered by existing chain link fence.

The proposed project will consist of installing an 8-foot high steel tube fence around the perimeter of the property. The project is on schedule to begin construction in August 2009 and to be completed in October 2009.

The District is currently applying for a General Plan Amendment (from Low Density Residential to Public Facility) and for a Zone Change (from R-1 to Civic).

If you have any questions or require additional information, you may contact me at (702) 258-3240.

Sincerely,

Peter J. Jauch, P.E.
Engineering Design Manager
Engineering Design Division

PJJ:RCP:CML:DJM:TLL:jlg

GPA-32099
01/08/09 PC

LVVWD BOARD OF DIRECTORS
Chip Maxfield, President • Rory Reid, Vice President • Susan Brager • Tom Collins • Chris Giunchigliani • Lawrence Weekly • Bruce Woodbury
Patricia Mulroy, General Manager

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

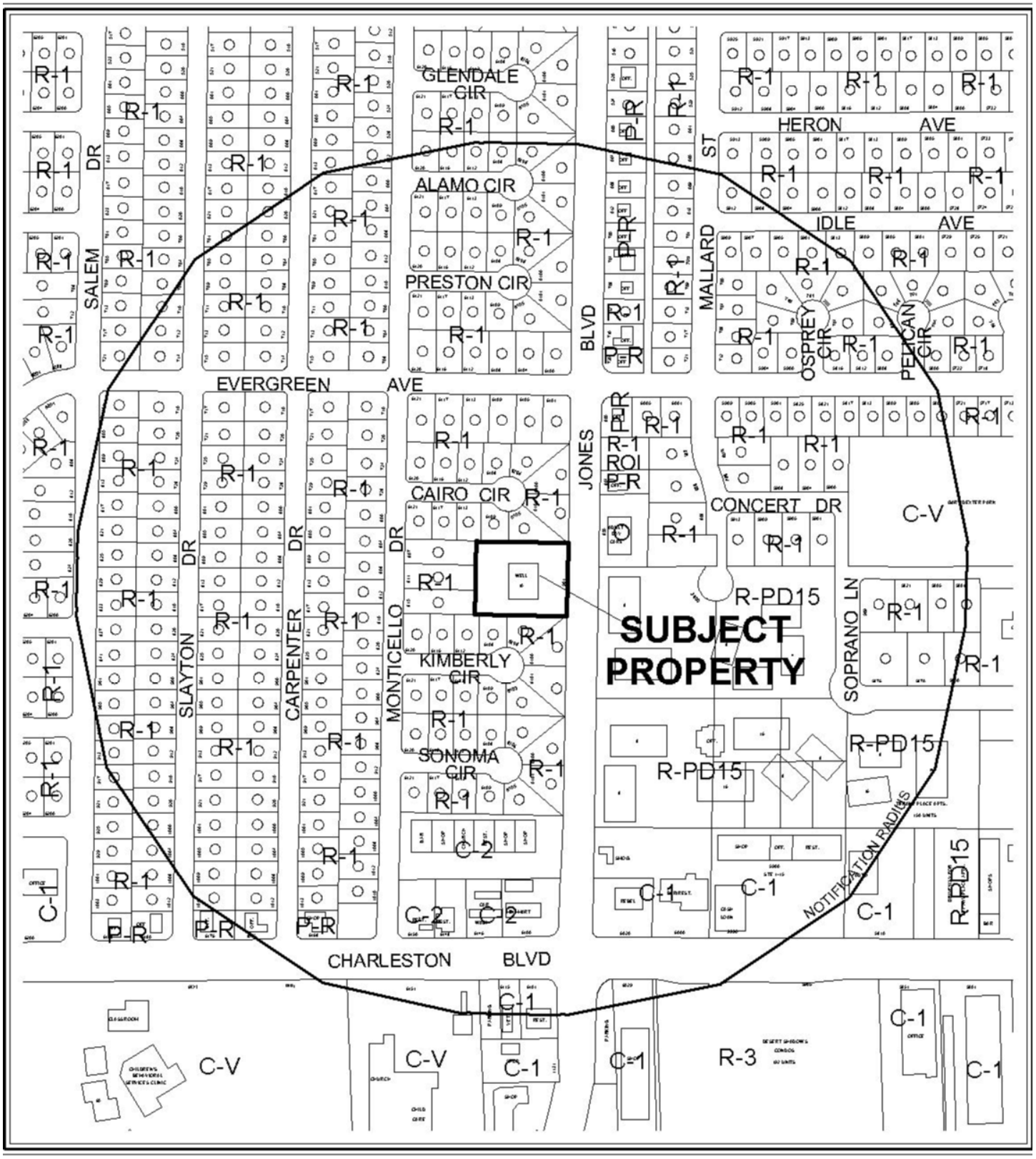
SUBJECT:
ZON-32100 - REZONING RELATED TO GPA-32099 - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 0.95 acres at 901 South Jones Boulevard (APN 138-35-807-001), Ward 1 (Tarkanian)

C.C.: 02/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest and Support Postcards



0 300 600 Feet

CASE: **ZON-32100**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 300 600 Feet

CASE: **ZON-32100**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-32100 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

SG

ZON-32100 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Rezoning from R-1 (Single Family Residential) to C-V (Civic) on 0.97 acres located at 901 S. Jones Boulevard. The subject site is an existing well site for the Las Vegas Valley Water District. A companion application for a General Plan Amendment (GPA-32099) has also been submitted to Amend a portion of the Southeast Sector Plan of the General Plan from L (Low Density Residential) to PF (Public Facilities). The proposed Rezoning to the C-V (Civic) district, if approved, would be compatible with the surrounding residentially zoned properties, consistent with the proposed PF (Public Facilities) General Plan designation, and would allow public utility facilities as a permissible use. Therefore, staff is recommending approval of the Rezoning request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
09/22/77	The Board of Zoning Adjustment approved a Variance (V-0071-77) to allow a seven-foot, ten-inch perimeter wall where six feet was the maximum permitted at 808 S. Jones Blvd (currently addressed as 901 S. Jones Blvd.).
Related Building Permits/Business Licenses	
There are no building permits or business licenses associated with the subject site.	
Pre-Application Meeting	
10/15/08	A pre-application meeting was held to discuss the submittal requirements for applications for a General Plan Amendment and a Rezoning.
Neighborhood Meeting	
12/10/08	A neighborhood meeting was held on Wednesday December 10, 2008 at 6:00 pm at the West Charleston Library located at 6301 W Charleston Blvd, Las Vegas, Nevada 89146. The meeting was attended by two representatives for the applicant, three members of the general public, and two staff representatives (one Planning and Development and one Council Liason member). Residents did not voice concerns regarding the Rezoning or General Plan Amendment applications, but they did have comments regarding the fencing around the property. The applicant indicated there will be additional meetings with property owners regarding the fence.
Field Check	
12/04/08	A field check was conducted by staff. The site is clean, well maintained, and surrounded by a combination of a six-foot block wall (along Jones Boulevard and portions of the interior property lines) and chain link fencing. The Jones Boulevard frontage has some landscaping in good condition. It was noted that the address displayed on the site was 900 S. Jones Boulevard, but the correct address is 901 S. Jones Boulevard.

SG

Details of Application Request	
Site Area	
Gross Acres	0.97 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Las Vegas Valley Water District Well Site	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
East	Office Building and Apartments	O (Office) and M (Medium Density Residential)	O (Office) and R-PD15 (Residential Planned Development – 15 Units per Acre)
West	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan		X	N/A
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O Airport Overlay District (200 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Minimum development standards for property in the C-V district shall be established by the City Council in connection with the approval of a Rezoning application or administratively in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. There is no proposed Site Development Plan Review at this time; all development on the subject site is existing. Any future development shall require the approval of a Site Development Plan Review.

ANALYSIS

The subject site is located in the Southeast Sector of the 2020 Master Plan and has a current General Plan designation of L (Low Density Residential). A General Plan Amendment (GPA-32099) to change the designation to PF (Public Facilities) has been submitted along with this Rezoning request. The PF (Public Facilities) category allows for large governmental building sites and complexes, police and fire facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

This is a proposal to Rezone the site from R-1 (Single Family Residential) to C-V (Civic). The proposed C-V (Civic) zoning district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. The existing well site at this location is permissible as a public utility facility in the C-V (Civic) zoning district, which is consistent with the proposed PF (Public Facilities) General Plan designation. This request, along with the associated request for a General Plan Amendment, will bring the existing use into conformance with Title 19 and the General Plan; therefore, staff is recommending approval of this request.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **"The proposal conforms to the General Plan."**

   The existing well site at this location is permissible as a public utility facility in the C-V (Civic) zoning district, which is consistent with the proposed PF (Public Facilities) General Plan designation.

2. **"The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."**

   Pursuant to Title 19.06.020, minimum development standards for property in the C-V district shall be established by the City Council in connection with the approval of a Rezoning application or administratively in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area.

3. **"Growth and development factors in the community indicate the need for or appropriateness of the rezoning."**

The proposed Rezoning, along with the proposed General Plan Amendment, will bring the existing public utility use into conformance with both Title 19 and the General Plan.

4. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."

The site is accessed by a gated driveway onto Jones Boulevard, designated as an 80-foot Secondary Collector in the Master Plan of Streets and Highways, and is adequate for a public utility facility as the use generates minimal traffic.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 3

SENATE DISTRICT 3

NOTICES MAILED 326

APPROVALS 1

PROTESTS 1

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-32100 APN: 138-35-807-001

Name of Property Owner: Patricia Mulroy, General Manager, Las Vegas Valley Water District

Name of Applicant: Shawn P. Mollus, Director of Las Vegas Valley Water District Engineering

Name of Representative: Peter J. Jauch, Engineering Design Manager

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes _____x_____ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: P Mulroy

Print Name: Patricia Mulroy

Subscribed and sworn before me

This 18th day of September, 2008

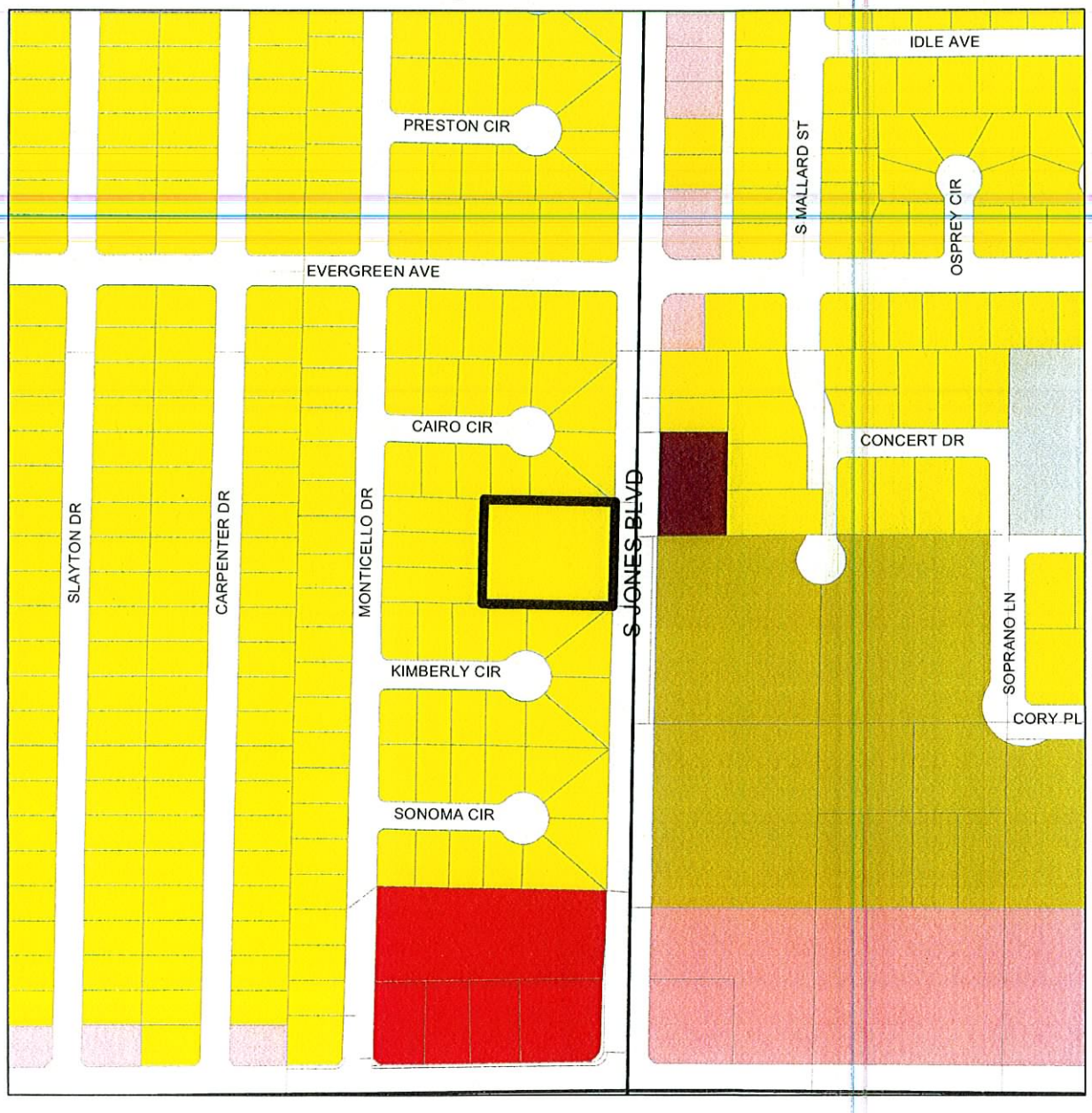
Dianne K West

Notary Public in and for said County and State

DIANNE K. WEST
Notary Public State of Nevada
No. 98-0443-1
My appt. exp. Dec. 16, 2009

Clark County

Zoning - APN: 138-35-807-001



Zoning

U	R-2	C-1
R-A	R-3	C-2
R-E	R-4	C-M
R-D	R-5	M
R-PD	R-MHP	C-V
R-1	P-R	C-PB
R-MH	N-S	P-C
R-CL	O	PD
	C-D	TC

138-35-807-001

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Printed: September 9, 2008

RECEIVED
NOV 21 2008

ZON-32100
01/08/09 PC



ZON-32100 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
901 SOUTH JONES BOULEVARD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



ZON-32100 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
901 SOUTH JONES BOULEVARD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



ZON-32100 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
901 SOUTH JONES BOULEVARD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



ZON-32100 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
901 SOUTH JONES BOULEVARD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08

LAS VEGAS VALLEY
WATER DISTRICT

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvvwd.com

October 13, 2008

City of Las Vegas
Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101

SUBJECT: CONTRACT NO. C1295 – NECESSARY SITE IMPROVEMENTS, WELL PERIMETER FENCING, PHASE I, GENERAL PLAN AMENDMENT/ZONE CHANGE JUSTIFICATION LETTER (WELL NO. 1A)

The Las Vegas Valley Water District (District) is in the process of designing site improvements at the 0.97-acre District property, located south of the intersection of Jones Boulevard and Evergreen Avenue (APN: 138-35-807-001). Well No. 1A property currently consists of a well head and appurtenant facilities and is bordered by existing chain link fence.

The proposed project will consist of installing an 8-foot high steel tube fence around the perimeter of the property. The project is on schedule to begin construction in August 2009 and to be completed in October 2009.

The District is currently applying for a General Plan Amendment (from Low Density Residential to Public Facility) and for a Zone Change (from R-1 to Civic).

If you have any questions or require additional information, you may contact me at (702) 258-3240.

Sincerely,

Peter J. Jauch, P.E.
Engineering Design Manager
Engineering Design Division

PJJ:RCP:CML:DJM:TLL:jlg

ZON-32100
01/08/09 PC

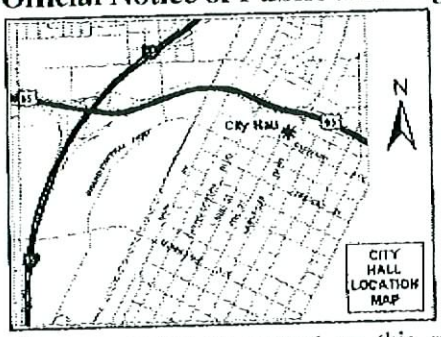
LVVWD BOARD OF DIRECTORS
Chip Maxfield, President • Rory Reid, Vice President • Susan Brager • Tom Collins • Chris Giunchigliani • Lawrence Weekly • Bruce Woodbury
Patricia Mulroy, General Manager

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.39⁴
0004239854 DEC 26 2008
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 30 2008

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request – There is no Parking available already!

Please use available blank space on card for your comments.

GPA-32129
Planning Commission Meeting of 1/8/2009

Case: GPA-32129
13934410164
E & A MARTINEZ L P
3205 N TENAYA WY
LAS VEGAS NV 89129-6240

DONA MARIA SUMMERLIN
7026561500
:52

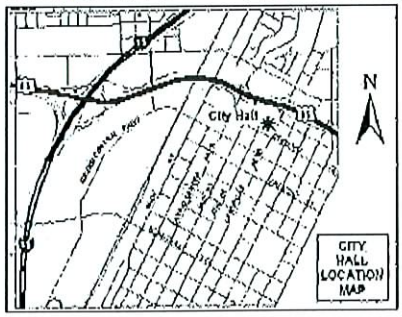
#24
P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.39⁴
0004239954 DEC 26 2008
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-32129
Planning Commission Meeting of 1/8/2009

RECEIVED
DEC 30 2008

Case: GPA-32129
13934410099
CAVIGLIA DENNIS G & C M MARTL TR
%D HECKETHORN
4181 SQUAW CREEK CT
LAS VEGAS NV 89120-3872

#24
A

City of Las Vegas Agenda Item No.: **25.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

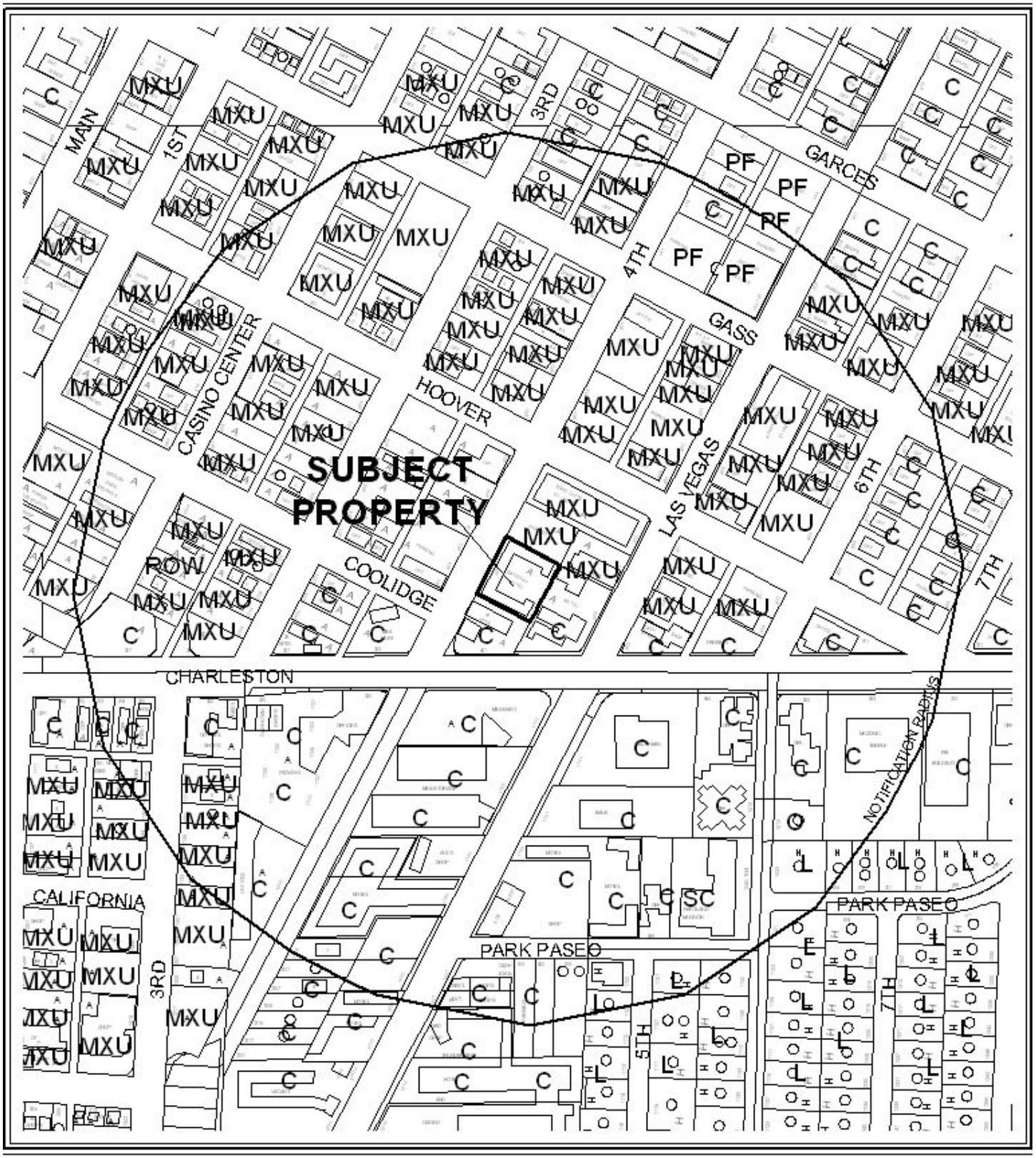
SUBJECT:
GPA-32129 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: GATEWAY MOTEL, INC. - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: MXU (Mixed Use) TO: C (Commercial) on 0.55 acres at 928 South Las Vegas Boulevard (APN 139-34-410-139), Ward 3 (Reese)

C.C.: 02/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **GPA-32129**

RADIUS: 1000 FT

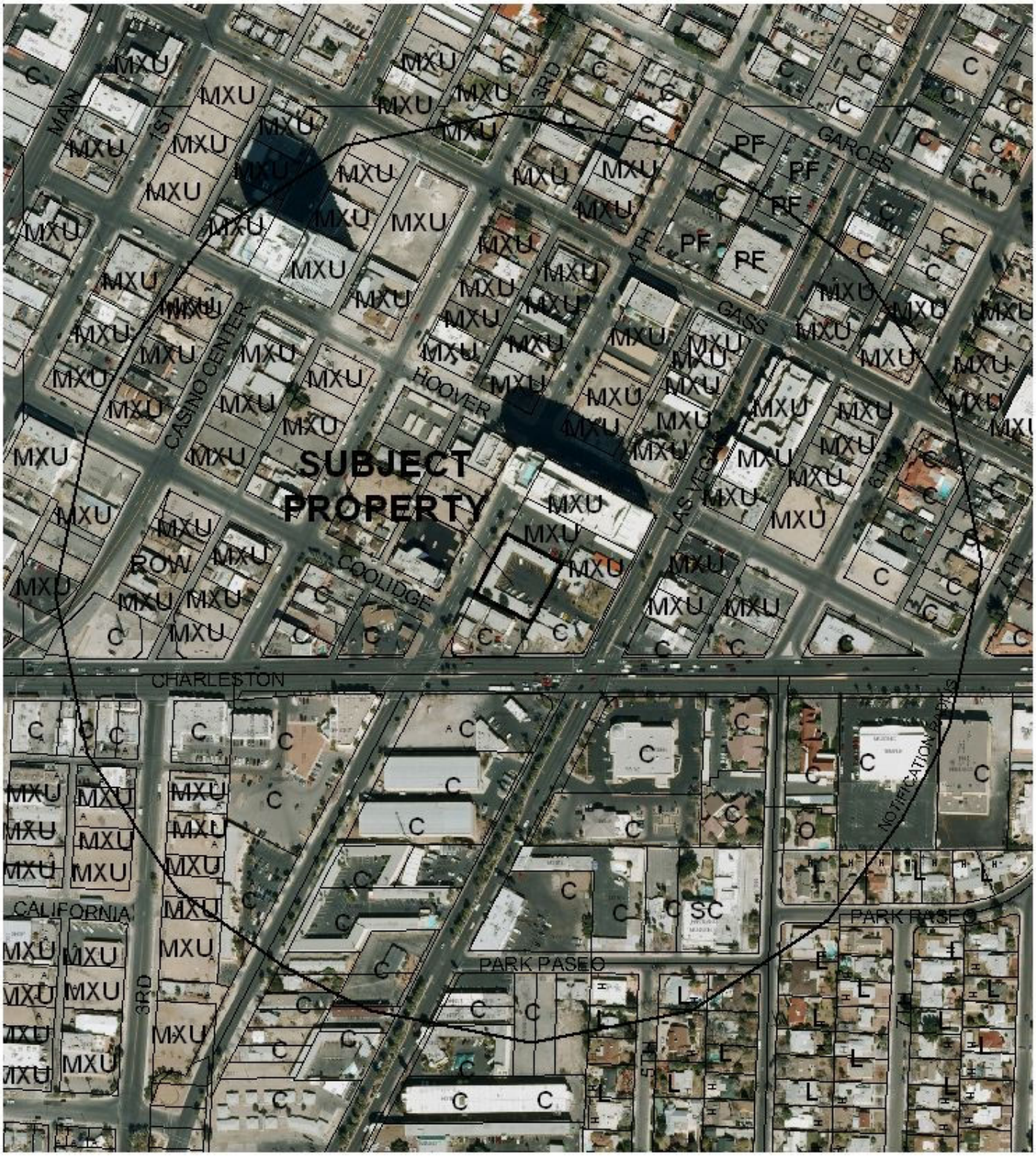
0 500 Feet

GENERAL LAND USE OF SUBJECT PROPERTY:

MXU (DOWNTOWN - MIXED USE)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

C (DOWNTOWN - COMMERCIAL)



CASE: **GPA-32129**

RADIUS: 1000 FT

0 500 Feet

GENERAL LAND USE OF SUBJECT PROPERTY:

MXU (DOWNTOWN - MIXED USE)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

C (DOWNTOWN - COMMERCIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-32129 – APPLICANT/OWNER: GATEWAY MOTEL, INC.

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL.

BTS

GPA-32129 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend a portion of the Southeast Sector Plan of the General Plan from MXU (Mixed Use) to C (Commercial) on 0.55 acres at 928 South Las Vegas Boulevard. The existing use on the subject site is a motel, which overlaps two parcels. The subject parcel is designated as MXU (Mixed Use), while the parcel to the east is designated as C (Commercial). The proposed General Plan Amendment is necessary for any future development to be compatible with the adjacent parcel's land use to the east. The proposed amendment to C (Commercial) is consistent with the existing C-2 (General Commercial) zoning designation; and will facilitate any future development of the subject parcel and the adjacent parcel to the east. If approved, the parcel will be consistent with respect to land use and zoning. Therefore, staff is recommending approval of this amendment.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/04/05	A Citation (#24884) was issued by Code Enforcement for multiple heating and cooling violations and electrical and roofing problems at 928 South Las Vegas Boulevard. The issue was resolved on 11/08/07.
06/29/05	A Citation (#32050) was issued by Code Enforcement for an Off-Premise Advertising (Billboard) sign in violation of conditions of approval at 928 South Las Vegas Boulevard. The issue was resolved on 11/21/05.
03/11/08	A Citation (#63151) was issued by Code Enforcement for temporary signage at 928 South Las Vegas Boulevard. The issue was resolved on 03/11/08.
Related Building Permits/Business Licenses	
11/22/82	A Business License (#M08-00032) was issued for a motel at 928 South Las Vegas Boulevard. A change of ownership was approved on 12/08/97 to Gateway Motel, Inc. from Mao, Co.
12/04/95	A Building Permit (#M-6997-95) was issued for a water heater. The permit was never finaled and expired on 06/01/96.
09/24/01	A Building Permit (#L-0468-01) was issued for an Off-Premise Advertising (Billboard) Sign at 928 South Las Vegas Boulevard. The permit was finaled on 09/24/01.
Pre-Application Meeting	
11/10/08	A pre-application meeting was held to discuss the requirements for a General Plan Amendment.

Neighborhood Meeting	
12/11/08	A neighborhood meeting was conducted on December 11, 2008 at 6:00 p.m. at the City of Las Vegas Municipal Pool located at 431 E. Bonanza Road. Three members of the development team and one staff member were in attendance. There were no members of the public at the meetings.
Field Check	
12/03/08	A field check of the site showed that the Gateway Motel exists on the subject site.

Details of Application Request	
Site Area	
Gross Acres	0.55

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Motel	MXU (Mixed Use)	C-2 (General Commercial)
North	Parking Lot	MXU (Mixed Use)	C-2 (General Commercial)
South	Apartments	C (Commercial)	C-2 (General Commercial)
East	Motel	C (Commercial)	C-2 (General Commercial)
West	Office and Undeveloped Lot	MXU (Mixed Use)	C-2 (General Commercial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Downtown Centennial Plan	X		Y
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
Downtown Overlay District – 18b The Las Vegas Arts District	X		N/A
Live/Work Overlay District	X		N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

Redevelopment Plan Area – The subject site is located within the boundaries of the Las Vegas Redevelopment Plan Area. The proposed amendment is in conformance with the Redevelopment Plan Area goals and objectives.

Downtown Overlay District – 18b The Las Vegas Arts District – The subject site is located with the boundaries of 18b The Las Vegas Arts District. The proposed amendment is in conformance with the Downtown Overlay District.

Live/Work Overlay District – The subject site is within the boundaries of the Live/Work Overlay. The subject amendment does not affect the Live/Work standards as outlined in Title 19.06.030.

DEVELOPMENT STANDARDS

Existing Land Use	Permitted Density	Units Allowed
MXU (Mixed Use)	>25.5*	Unlimited*
Proposed Land Use	**Permitted Density**	**Units Allowed**
C (Commercial)	N/A*	N/A*
Existing Zoning	**Permitted Density**	**Units Allowed**
C-2 (General Commercial)	N/A*	N/A*

*MXU (Mixed Use) land use designation allows for a range of uses, which permit densities greater than 25.5 units per acre. The range of allowable uses within an MXU (Mixed Use) land use designation range from R-1 (Single Family Residential), R-2 (Medium-Low Density Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), C-1 (Limited Commercial) and C-2 (General Commercial).

ANALYSIS

This is a request for a General Plan Amendment from MXU (Mixed Use) to C (Commercial) on a 0.55 acre parcel located in the Southeast Sector Plan of the General Plan. The proposed General Plan Amendment is necessary for future development to be compatible with the adjacent parcel, which has a land use designation of C (Commercial). The proposed amendment to C (Commercial) is consistent with the existing C-2 (General Commercial) zoning designation and will facilitate the future development of the subject parcel and adjacent parcel to the east, which will be a part of the future development of the site.

The C (Commercial) General Plan designation is generally compatible with the surrounding land use designation; therefore, staff supports the subject General Plan Amendment.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to "1":

The proposed General Plan Amendment to C (Commercial) allows for commercial uses that are normally allowed within the O (Office), SC (Service Commercial), and GC (General Commercial) Master Plan land use categories. The adjacent designations include; C (Commercial) to the east and south are both compatible with the proposed designation.

In regard to "2":

The zoning district applicable under the proposed General Plan designation is P-R (Professional Office and Parking), N-S (Neighborhood Service), O (Office), C-D (Designed Commercial), C-1 (Limited Commercial) and C-2 (General Commercial). The existing C-2 (General Commercial) zoning district is compatible with existing and adjacent land uses and zoning districts.

In regard to "3":

There are adequate facilities to accommodate any future expansions or developments on the existing site, on the subject site.

In regard to "4":

The proposed General Plan Amendment is in keeping with the goals and objectives of the Downtown Centennial Plan. No other plans are affected by the subject request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

ASSEMBLY DISTRICT 9

SENATE DISTRICT	3
NOTICES MAILED	357
APPROVALS	0
PROTESTS	0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-32129 APN: 139-34-410-139 e/65

Name of Property Owner: Gateway Motel, Inc

Name of Applicant: Chris Thawar

Name of Representative: John Voorsand

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes __X__ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: D S. Thawar

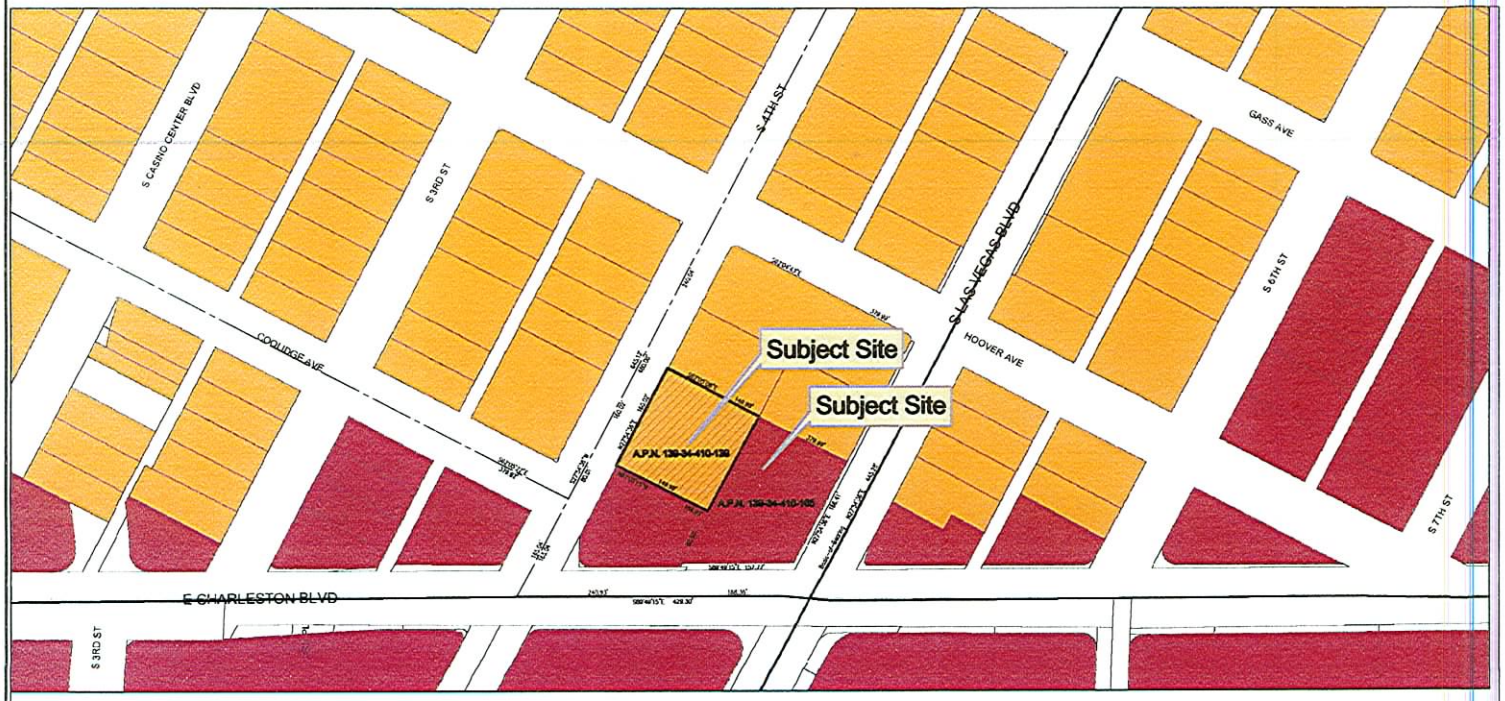
Print Name: Devinder Thawar

Subscribed and sworn before me

This 18 day of Nov, 2008

Notary Public in and for said County and State

HANI TABELLO
Commission # 1710969
Notary Public - California
Orange County
My Comm. Expires Dec 15, 2010





VICINITY MAP:

NORTH

Existing General Plan Designation

= MXU (Mixed-Use)

= C (Commercial)

Legend

= Parcel to be amended (MXU to C)
A.P.N. 139-34-410-139

GENERAL PLAN HOLIDAY INN MAP
SCALE: 1/20" = 1'-0"

RECEIVED

NOV 24 2008

GPA-32129
01/08/09 PC

REVISIONS:

ACE ENGINEERING
5195 S. DURANGO DRIVE
LAS VEGAS, NV 89113
PHONE: (702) 396-8833, FAX (702) 220-8892
CIVIL • PLANNING • LAND DEVELOPMENT • BUILDING DESIGN

TITLE GENERAL PLAN HOLIDAY INN MAP

PROJECT HOLIDAY INN EXPRESS & SUITES
928 S. LAS VEGAS BLVD.
LAS VEGAS, NEVADA 89101

SEAL
PROFESSIONAL ENGINEER STATE OF NEVADA
JASPAL S. SIDHU
No. 13796

DATE: 11/21/2008

JOB : 08-13
DWG. BY: JAURA
CHK. BY: MG

G1.0.0

SHEET
1 OF 1



GPA-32129 - APPLICANT/OWNER: GATEWAY MOTEL, INC.
928 SOUTH LAS VEGAS BOULEVARD
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08



GPA-32129 - APPLICANT/OWNER: GATEWAY MOTEL, INC.
928 SOUTH LAS VEGAS BOULEVARD
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08



GPA-32129 - APPLICANT/OWNER: GATEWAY MOTEL, INC.
928 SOUTH LAS VEGAS BOULEVARD
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08



GPA-32129 - APPLICANT/OWNER: GATEWAY MOTEL, INC.
928 SOUTH LAS VEGAS BOULEVARD
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08

ACE Engineering
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

November 20, 2008

City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, NV 89101

Subject: ***Holiday Inn Express & Suites, 928 S. Las Vegas Boulevard***
APN Numbers 139-34-410-139 & 165
2008 Quarterly General Plan Amendment Meeting

Dear Sir/Madam:

On behalf of our clients, Chris and Steve Jhawar, we are submitting a request for the construction of a 4-story, 110 room Holiday Inn Express to be built on their property located at 928 S. Las Vegas Boulevard. This parcel is currently the site of the Gateway Motel, which is owned by clients.

This development will provide a necessary service to the visitor industry in Las Vegas and will be an improvement to the surrounding area, which is zoned General Commercial (C-2). The current zoning to the North, South, East and West is the same.

The owners believe that this development will act to benefit the public welfare as well as meeting the goals, objectives and the policies of the City. The proposed product will upgrade aesthetics on Las Vegas Boulevard and Charleston while continuing to provide the surrounding neighborhood with a desirable product.

If you have any questions, please call me at 396-5113.

Sincerely yours,

ACE ENGINEERING, LLC

Lee Bigelow

Lee Bigelow
Architectural Project Manager

GPA-32129
01/08/09 PC

5195 S. Durango Drive • Las Vegas, NV 89113 • T 702-396-5113 • F 702-396-7912
www.aceengineering.us

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
GPA-32130 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to amend the trail alignment maps of the Master Plan Transportation Trails and Recreation Trails Elements TO REVISE TRAIL ALIGNMENTS, All Wards

C.C.: 02/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Conditions (Not Applicable) and Staff Report
2. Supporting Documentation
3. Justification Letter

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-32130 – APPLICANT/OWNER: CITY OF LAS VEGAS

STAFF RECOMMENDATION: APPROVAL

FF

GPA-32130 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend the trail alignment maps of the Master Plan Transportation Trails and Recreation Trails Elements to revise various trail alignments both within the city limits and in unincorporated areas.

Map Number 2 of the Transportation Trails Element is proposed to be amended to reflect new downtown trail alignments and portions of downtown trails that will be realigned. In addition, this request proposes to eliminate all recreation trail alignments on this map. The recreation trail alignments should only be shown on Map Number 2 of the Recreation Trails Element.

Map Number 2 of the Recreation Trails Element is proposed to be amended to incorporate Clark County's approved priority equestrian trails and rural neighborhood preservation equestrian trails into the trail network. As many of the County's alignments have moved away from arterial streets, some equestrian trail segments within city limits that connected to the old alignments are proposed to be eliminated. Additionally, equestrian crossings will be shown on Map Number 2 to indicate existing and proposed access across the Bruce Woodbury Beltway (CC 215) and to public lands west of the city limits.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
Month/date/year	Action
01/02/02	The City Council accepted the terms of an interlocal agreement between the city of Las Vegas and the County of Clark for establishing a joint position on corporate boundaries, planning, public facilities/service provision and future annexations.
01/16/02	The City Council approved Ordinance No. 5417 adopting the Transportation Trails Element of the Las Vegas 2020 Master Plan.
01/16/02	The City Council approved Ordinance No. 5418 adopting the Recreation Trails Element of the Las Vegas 2020 Master Plan.
11/20/02	The City Council approved a General Plan Amendment (GPA-0034-02) to amend Map Number 2 of the Transportation Trails Element of the Master Plan and Map Number 2 of the Recreation Trails Element of the Master Plan to bring the Elements into compliance with the Interlocal Agreement seamless trails plan. The Planning Commission and staff recommended approval.

08/18/04	The City Council approved a General Plan Amendment (GPA-3933) to amend Map Number 2 of the Transportation Trails Element of the Master Plan to revise trail alignments to be consistent with the Regional Transportation Commission's "Non-Motorized Alternative Transportation Mode Master Plan." The Planning Commission and staff recommended approval.
12/01/04	The City Council approved a General Plan Amendment (GPA-5157) to amend The Transportation Trails and Recreation Trails Elements of the Master Plan to re-designate portions of proposed alignments in developed areas as Pedestrian Paths and to revise cross sections. The Planning Commission and staff recommended approval.
12/20/05	The Board of County Commissioners approved the "Northwest Las Vegas Priority Trails" map for unincorporated areas of Clark County.
02/07/07	The City Council approved a General Plan Amendment (GPA-18403) to amend Map Number 2 of the Transportation Trails Element of the Master Plan to realign the Cultural Corridor Trail. The Planning Commission and staff recommended approval.
02/05/08	The Board of County Commissioners approved the "Rural Neighborhood Preservation Area Priority Trails" maps for unincorporated areas of Clark County.
12/03/08	The City Council approved an updated interlocal agreement between the city of Las Vegas and County of Clark for establishing a joint position on corporate boundaries, planning, public facilities/service provision and future annexations. The agreement directs the city and the county to update the Joint Parks and Trails Plan to reflect the County's priority trail facilities.
01/08/09	The Planning Commission will consider a Text Amendment (TXT-32131) to amend the Downtown Centennial Plan to update and revise trail alignments in the downtown area. Staff recommended approval.
Pre-Application Meeting	
N/A	A pre-application meeting was not required for this application, nor was one held.
Neighborhood Meeting	
12/15/08	A neighborhood meeting was held at the Development Services Center, 731 South Fourth Street to discuss the proposed changes to the trail alignments. No members of the public attended.

ANALYSIS

Transportation Trails Element Amendments

Map Number 2 of the Transportation Trails Element of the Las Vegas 2020 Master Plan describes the type and location for all off-street transportation trail alignments. This includes those alignments designated as Pedestrian Paths and urban trails in the downtown area. This amendment proposes to add, remove or amend downtown transportation trail segments as indicated in the table below:

Action	Alignment	From	To
Add segment designated as Tortoise Trail	Main Street	Charleston Boulevard	Colorado Avenue
Add segment designated as Tortoise Trail	Colorado Avenue	Main Street	Third Street
Remove segment designated as Art Trail	A portion of First Street	Garces Avenue	South of Bonneville Avenue
Remove segment of existing Bonanza-Library Trail	Fourth Street	Stewart Avenue	Casino Center Boulevard
Re-designate segment of existing Bonanza-Library Trail as the Cultural Corridor Trail	Veterans Memorial Drive	Bonanza Road	Las Vegas Boulevard (at the Las Vegas Library)

A separate action (TXT-32131) will amend the Las Vegas Downtown Centennial Plan to update the downtown trail alignments in that document as indicated here.

This request also proposes to amend Map Number 2 of the Transportation Trails Element to eliminate all recreation trail alignments that were introduced in the map update of December 1, 2004 (GPA-5157). The recreation alignments are already indicated on Map Number 2 of the Recreation Trails Element and therefore do not need to be shown on this map.

No changes to the text of the Transportation Trails Element are proposed at this time.

Recreation Trails Element Amendments

Map Number 2 of the Recreation Trails Element of the Las Vegas 2020 Master Plan describes the type and location for all off-street equestrian trail alignments. All of the alignments are located in the northwest portion of the city.

Many of the existing city alignments connect to equestrian trails in unincorporated areas as agreed between the city and County in the Northwest Interlocal Agreement and shown in the Joint Parks and Trails Plan of January 2, 2002. However, Clark County recently approved changes to equestrian trail alignments in unincorporated areas in response to a feasibility study that recommended equestrian trails in several Rural Neighborhood Preservation areas. As a result, most of the Joint Parks and Trails Plan alignments in unincorporated areas shown along arterial streets were shifted to nearby rural streets. In the recently approved update to the Northwest Interlocal Agreement, the City and County have agreed to update the Joint Parks and Trails Plan to incorporate the County's approved priority trail segments in a separate action. After the priority trails maps were approved by the Board of County Commissioners, a residential development was approved that altered the existing alignment along Conquistador Street between Dorrell Lane and Deer Springs Way. The trail will run along the south side of Dorrell to a point approximately 330 feet east, then turn southward approximately 640 feet to Haley Avenue, then eastward to Jensen Street, then south to Deer Springs Way. The trail will then connect to the city's existing alignment at Grand Canyon Drive. This amendment (GPA-32130) will incorporate the County's approved priority trails into the Recreation Trails Element, as well as the altered Conquistador Street alignment.

In some cases, removal of the existing alignments in unincorporated areas left some existing city equestrian trail alignments without a connection to other trails. Therefore, this amendment proposes to remove several segments from Map Number 2 of the Recreation Trails Element. The existing equestrian trail alignment along Torrey Pines Drive continues to serve the area and connect to city trails.

Several equestrian trail segments are proposed to be added to Map Number 2. They are intended to provide safe access across the Bruce Woodbury Beltway and to public lands west of the city limits. The proposed future construction of an interchange at CC 215 and Centennial Parkway will accommodate these segments.

The proposed additions and amendments to equestrian trail alignments within the city of Las Vegas are summarized in the table below:

Action	Alignment	From	To
Add crossing	Hualapai Way at CC 215	N/A	N/A
Add crossing	Centennial Parkway at CC 215	N/A	N/A
Add crossing	Alexander Road at CC 215	N/A	N/A
Remove existing segment	Rainbow Boulevard	Grand Teton Drive	Whispering Sands Drive

Remove existing segment	Rainbow Boulevard	Farm Road	Elkhorn Road
Remove existing segment	Elkhorn Road	Rainbow Boulevard	Rio Vista Street
Remove existing segment	Rio Vista Street	Elkhorn Road	Haley Avenue

No changes to the text of the Recreation Trails Element are proposed at this time.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to Conditions 1 through 3, this request does not impact density or intensity of uses. It is intended to more effectively implement the Transportation Trails Element and the Recreation Trails Element. The proposed amendments will have no impact on existing development and only minor requirements for future development. In regard to Condition 4, the amendments will be reflected in the Downtown Centennial Plan and the Joint Parks and Trails Plan, with cooperation from Clark County.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 0

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-32130** APN: **N/A**

Name of Property Owner: **City of Las Vegas**

Name of Applicant: **Same**

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____Yes ✓ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Thomas A. Perrigo

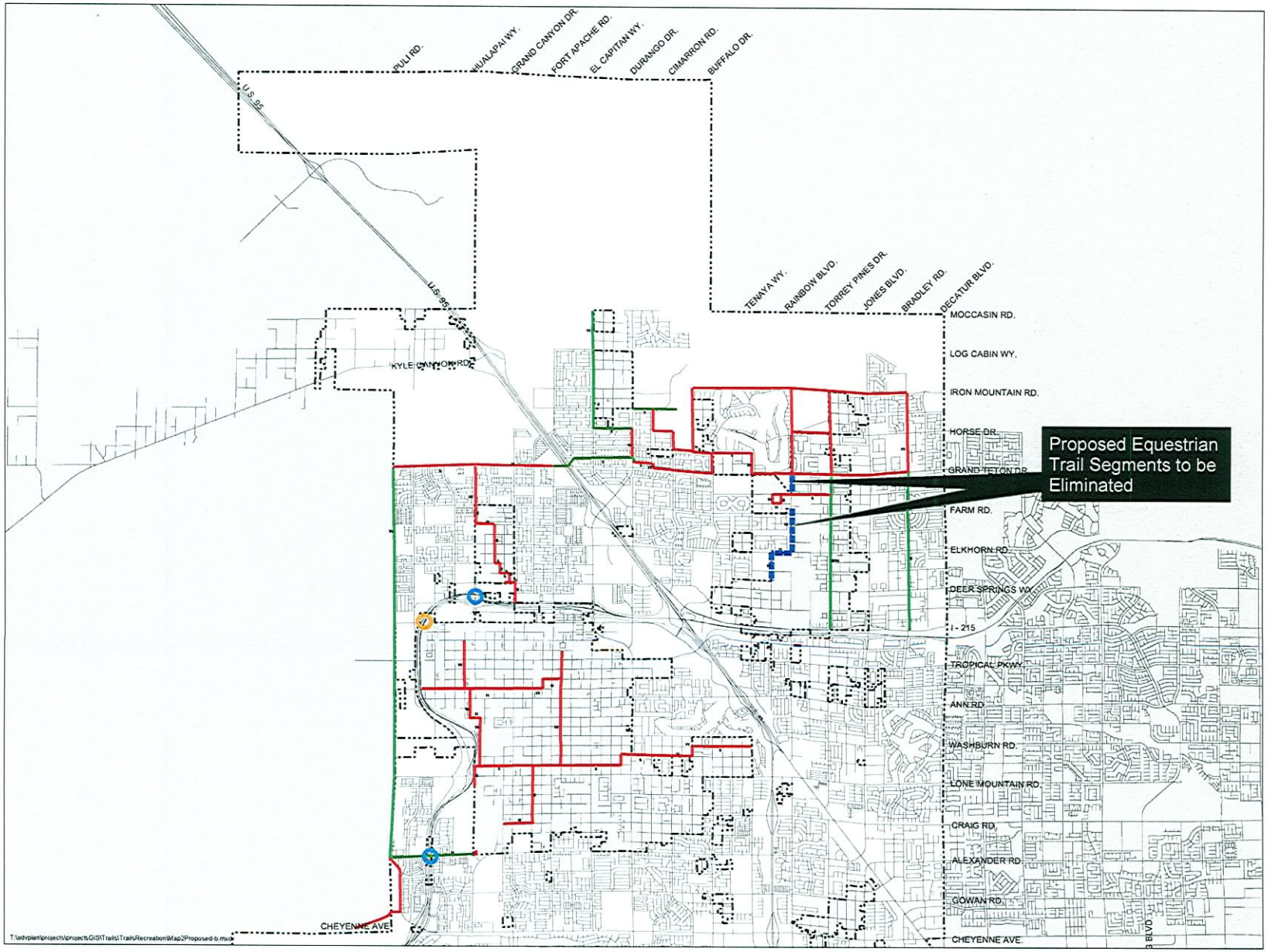
Subscribed and sworn before me

This 3rd day of December, 2008

Teresa K. Morrell

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
TERESA K. MORRELL
No. 99-59083-1 My Appointment Expires Sept. 14, 2011



Map No. 2

City of Las Vegas

GPA-32130

OFF-STREET RECREATION TRAIL ALIGNMENTS

- Equestrian Trail
- Multi-Use Equestrian Trail
- Proposed Equestrian Trail Segments to be Eliminated
- Existing Equestrian Crossing
- Proposed Equestrian Crossing

Amended: May 21, 2003 by GPA-1983
Adopted: January 16, 2002 by Ordinance No. 5418

SOURCE: City of Las Vegas - Planning and Development Department

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301

Plotted: December 30, 2008

GPA-32130
01/08/09 PC
REVISED

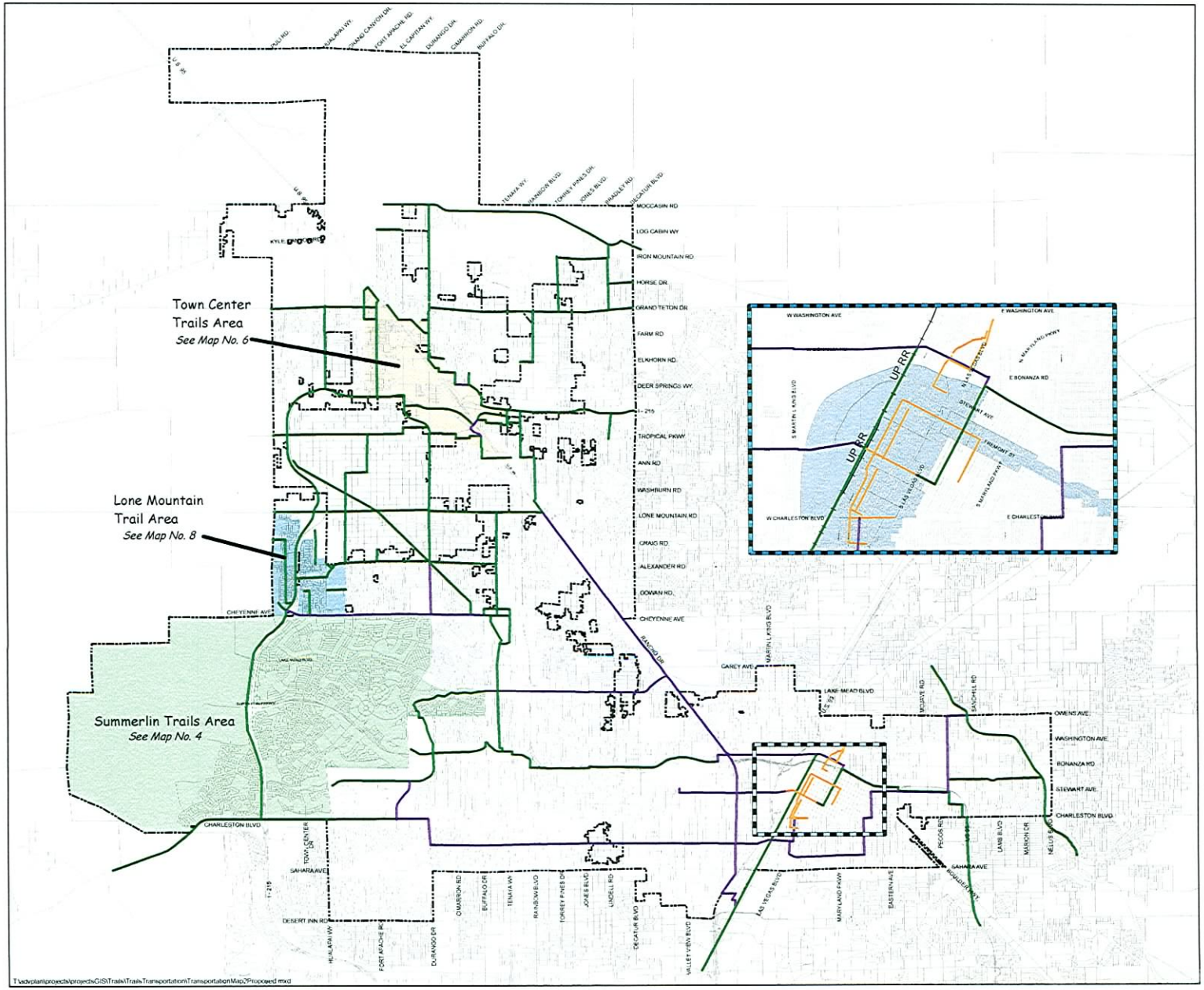
RECEIVED
DEC 3 0 2008

Map No. 2

City of Las Vegas

GPA-32130

Off-Street Multi-Use Transportation Trail Alignments



- Downtown Trails
- Multi-use Non-Equestrian
- Pedestrian Path

RECEIVED
DEC 16 2008

Adopted: January 16, 2002 Ordinance No. 5417

Modified: GPA-16105 November 11, 2006

This Map replaces Map No. 7 of the Centennial Hills Sector Plan.

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301

Printed: December 15, 2008

PLANNING & DEVELOPMENT

GPA-32130
01/08/09 PC

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101
Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

December 9, 2008

Mr. Doug Rankin, AICP
Planning Manager
Planning and Development Department
City of Las Vegas
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Amendments to Las Vegas 2020 Master Plan Transportation Trails and Recreation Trails Elements

Dear Mr. Rankin:

Please accept this letter as justification for a General Plan Amendment to amend the Transportation Trails and Recreation Trails Elements of Las Vegas 2020 Master Plan.

In conjunction with TXT-32131, which will amend the Las Vegas Downtown Centennial Plan to update downtown trail alignments, Map Number 2 of the Transportation Trails Element is proposed to be amended to reflect these new downtown alignments. In addition, staff requests that Map Number 2 be amended to eliminate all recreation trail alignments that were erroneously included on the map first approved by GPA-5157 on December 1, 2004. Only transportation trail alignments should be shown on this map.

Staff requests that Map Number 2 of the Recreation Trails Element be amended to incorporate the following changes:

- Add Clark County's approved equestrian trail segments. Many of the alignments along major streets have been removed and realigned along nearby rural streets.
    - This includes the deletion of the segment adjacent to the south side of Farm Road between Hualapai Way and the Conquistador Street alignment and the addition of a segment adjacent to the north side of Severence Lane between Hualapai Way and Conquistador Street.
    - The existing alignment along Conquistador Street between Dorrell Lane and Deer Springs Way has been altered to allow for an approved residential development. The trail will run along the south side of Dorrell to a point approximately 330 feet east, then turn southward approximately 640 feet to Haley Avenue, then eastward to Jensen Street, then south to Deer Springs Way. The trail will then connect to the city's existing alignment at Grand Canyon Drive.

GPA-32130
01/08/09 PC

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

- Propose to add equestrian trail segments along the north side of CC-215 to the proposed Centennial Parkway interchange and from the north side of CC-215 at Grand Canyon Drive west to Hualapai Way, then south across CC-215 to Centennial Parkway, then west to Puli Road, again crossing CC-215. These segments provide access to trails north and south of the Bruce Woodbury Beltway and public lands west of the urbanized area.

- Propose to eliminate equestrian trail segments within the city of Las Vegas as follows: Rainbow Boulevard from Grand Teton Drive south to Whispering Sands Drive; Rainbow Boulevard from Farm Road south to Elkhorn Road; Elkhorn Road west to Rio Vista Street; and Rio Vista Street south to Haley Avenue. With Clark County's latest trail changes, there will be no connections to the existing city alignments; therefore, these deletions are justified. Additionally, the Torrey Pines trail continues to serve the area and connects to city trails.

You may contact me at 229-4714 if you have any questions.

Sincerely,

Steve Swanton, AICP
Senior Planner
Long Range Planning Division

GPA-32130
01/08/09 PC

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

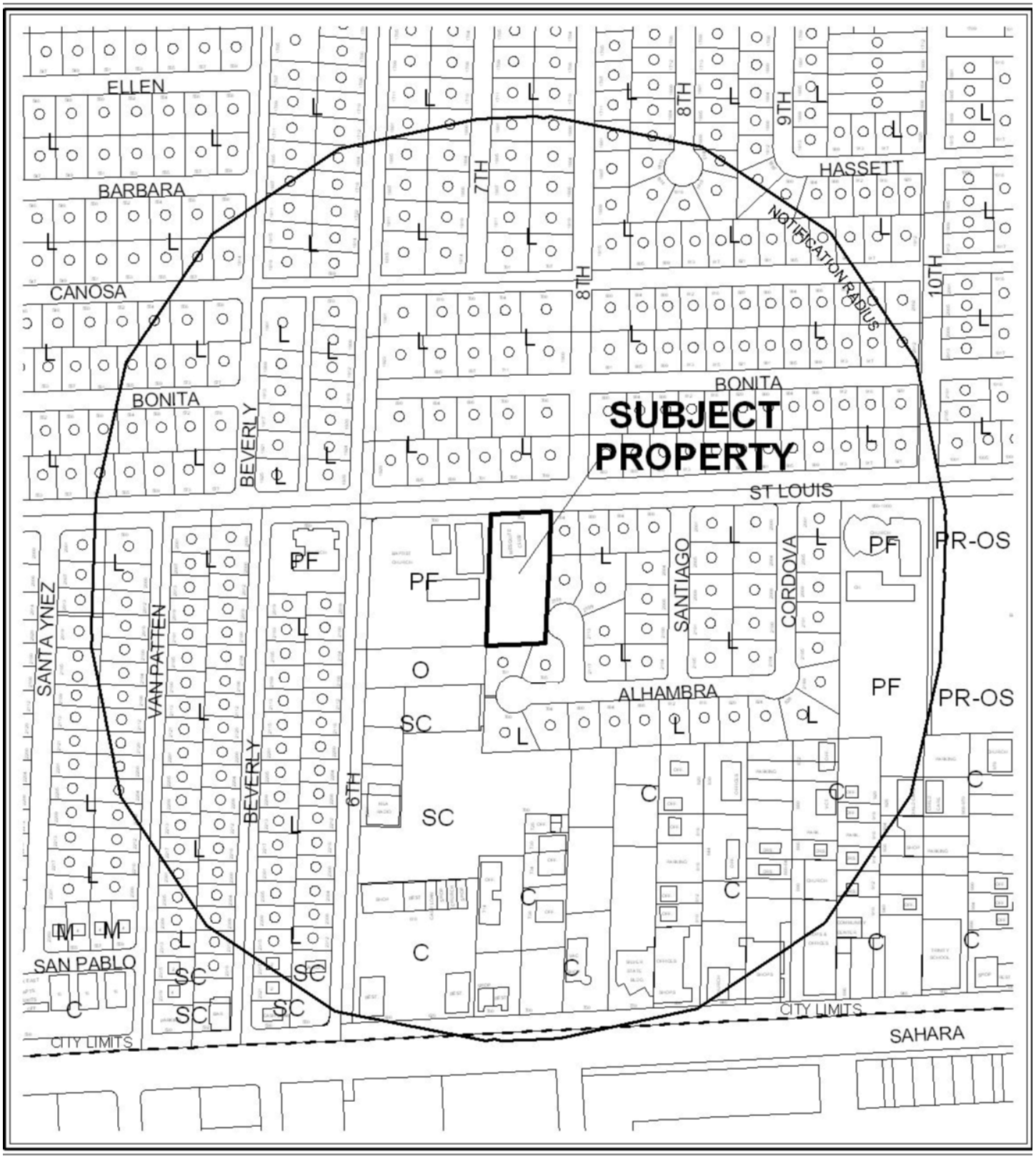
SUBJECT:
GPA-32139 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: MESQUITE CLUB, INC - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 1.13 acres at 702 East St. Louis Avenue (APN 162-03-801-002), Ward 3 (Reese)

C.C.: 02/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
NONE

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard



CASE: **GPA-32139**

RADIUS: 1000 FT

0 500 Feet

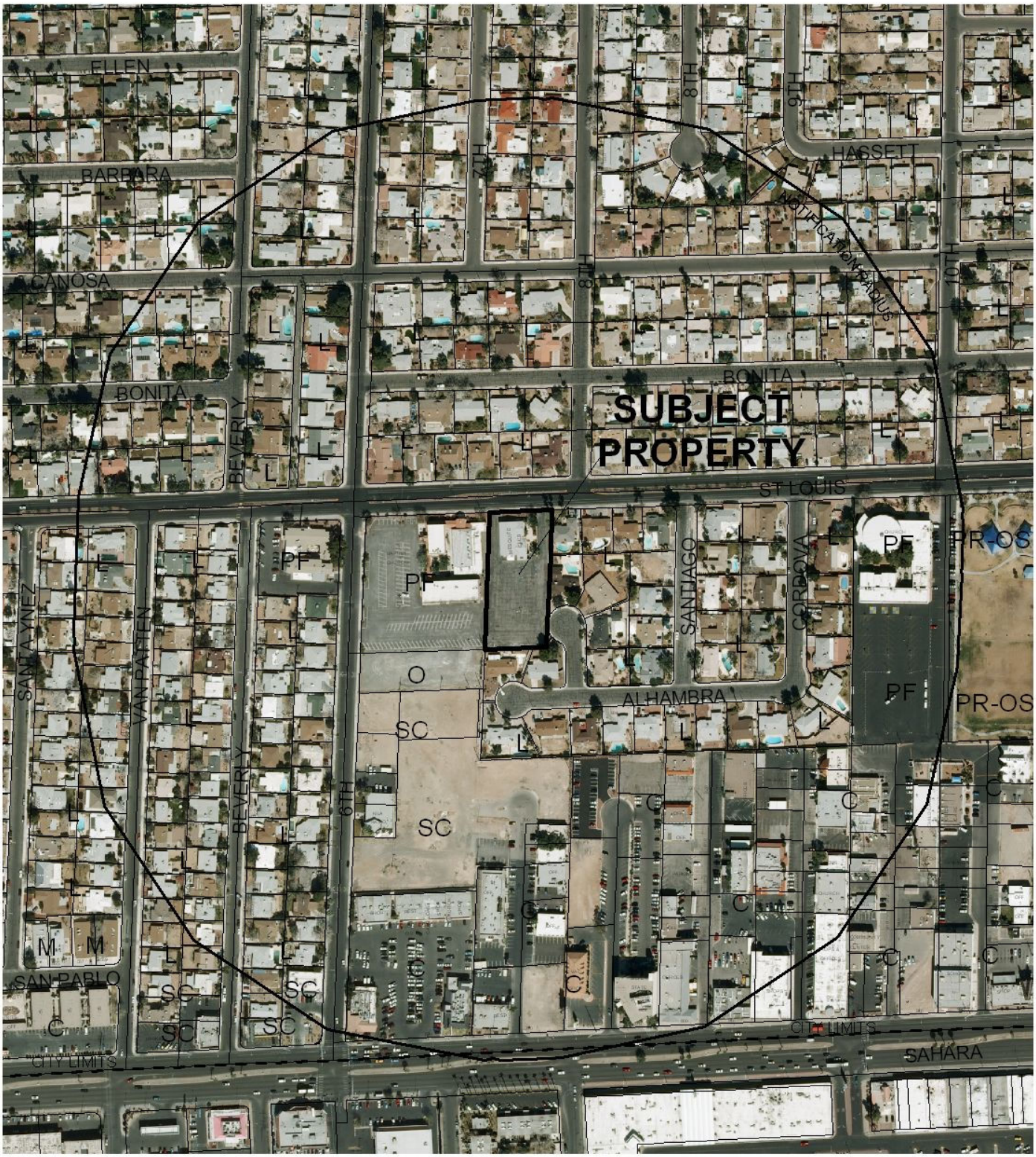
GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

PF (PUBLIC FACILITIES)

N



CASE: **GPA-32139**

RADIUS: 1000 FT

0 500 Feet

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

PF (PUBLIC FACILITIES)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-32139 - APPLICANT/OWNER: MESQUITE CLUB, INC

STAFF RECOMMENDATION: APPROVAL.

SG

GPA-32139 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a General Plan Amendment (GPA-32139) to change the designation from L (Low Density Residential) to PF (Public Facilities) on 1.13 acres at 702 East St. Louis Avenue. The applicant has also submitted a request for Rezoning from R-1 (Single Family Residential) zone to C-V (Civic) zone. The existing use of the subject site for a Private Club, Lodge or Fraternal Organization is a permissive use within the proposed C-V (Civic) district, which is consistent with the proposed PF (Public Facilities) General Plan designation. As these requests will bring the existing use into conformance with the current requirements of Title 19 and the General Plan, staff is recommending approval of the General Plan Amendment request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/06/60	The Board of City Commissioners approved a Special Use Permit (U-0031-59) for a service club at 702 E. St. Louis Avenue. The Board of Zoning Adjustment recommended approval.
11/06/03	A Code Enforcement complaint (#6532) was processed for graffiti at 702 E. St. Louis Avenue. The complaint was resolved on 11/21/03.
08/02/04	A Code Enforcement complaint (#19555) was processed for weekend activities resulting in trash and debris on neighboring properties at 702 E. St. Louis Avenue. The complaint was resolved on 08/17/04.
09/16/04	A Code Enforcement complaint (#21711) was processed for illegal rental of a facility for weekend activities at 702 E. St. Louis Avenue. The complaint was resolved on 01/25/05.
02/14/05	A Code Enforcement complaint (#25988) was processed for graffiti at 702 E. St. Louis Avenue. The complaint was resolved on 02/22/05.
02/27/06	A Code Enforcement complaint (#38714) was processed for graffiti at 702 E. St. Louis Avenue. The complaint was resolved on 03/07/06.
04/17/06	A Code Enforcement complaint (#40284) was processed for a block wall that fell over in the rear parking lot at 702 E. St. Louis Avenue. The complaint was resolved on 05/18/06.
Related Building Permits/Business Licenses	
07/21/99	A building permit (#99014213) was issued for a detached metal accessory structure at 702 E. St. Louis Avenue. The permit was finaled on 12/06/99.
11/19/99	A building permit (#99022393) was issued for a boiler change out at 702 E. St. Louis Avenue. The permit expired on 04/29/00.

01/05/05	Business licenses were issued for a General Non-Profit Club (#L13-00019) and for Non-Profit Community Service (#N31-00073) at 702 E. St. Louis Avenue. The licenses are still active.
11/13/06	A building permit (#76146) was issued for an electrical panel upgrade at 702 E. St. Louis Avenue. The permit has not been finaled.
Pre-Application Meeting	
11/06/08	A pre-application meeting was held to discuss the submittal requirements for applications for a General Plan Amendment and a Rezoning.
Neighborhood Meeting	
12/08/08	A neighborhood meeting was held at the Mesquite Club at 702 E. St. Louis Avenue, Las Vegas, NV 89104. The meeting was attended by three representatives for the applicant, 14 members of the general public and one staff person from the Planning and Development Department. The following comments/concerns were voiced: • Past parties had been a problem in 2004. "Currently one guest per member," was noted by a Mesquite Club representative. The applicant indicated their functions will not be loud. • Residents were concerned about events bringing persons into community. • Residents were concerned about booking events late on work nights. • Residents questioned what alcohol permit is here? • Residents believed that the wall should be taller around the parking lot. • Other concerns: noise, nuisances, alcohol use, proximity to residential, more events in the future.
Field Check	
12/04/08	A field check was conducted by staff. The site was clean and well maintained. The parking lot striping is faded and almost illegible, and the lot surface is cracked and in need of resealing/resurfacing. There is a permitted metal shed in the rear yard that is surrounded by an unpermitted chain link fence topped with barbed wire.

Details of Application Request	
Site Area	
Gross Acres	1.14 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Service Organization (Mesquite Club)	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)

East	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
West	Church/House of Worship	PF (Public Facilities)	C-V (Civic)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Beverly Green / Southridge Neighborhood Plan	X		Y
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
A-O Airport Overlay District (175 Feet)	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Minimum development standards for property in the proposed C-V (Civic) district shall be established by the City Council in connection with the approval of a rezoning application or administratively in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. There is no proposed Site Development Plan Review at this time; all development on the subject site is existing. Any future development shall require the approval of a Site Development Plan Review.

ANALYSIS

This is a request for a General Plan Amendment (GPA-32099) to change the General Plan designation from L (Low Density Residential) to PF (Public Facilities). The PF (Public Facilities) category allows for large governmental building sites and complexes, police and fire facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

The applicant has also submitted a request to Rezone (ZON-32142) the site from R-1 (Single Family Residential) to C-V (Civic). The proposed C-V (Civic) zoning district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. The existing Private Club, Lodge or Fraternal Organization at this location is permissible in the C-V (Civic) zoning district, which is

consistent with the PF (Public Facilities) General Plan designation as proposed; therefore, staff is recommending approval of this General Plan Amendment request.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to "1":

The proposed amendment is compatible with the existing adjacent L (Low Density Residential) and PF (public Facilities) land use designations.

In regard to "2":

The C-V (Civic) district is the only zoning district allowed by the PF (Public Facilities) General Plan designation. Pursuant to Title 19.06.020, minimum development standards for property in the C-V district shall be established by the City Council in connection with the approval of a rezoning application or administratively in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area.

In regard to "3":

The use has been located at the site since 1960, and will continue to use existing transportation, recreation, utility, and other facilities in the area.

In regard to "4":

The subject site is located within the Beverly Green / Southridge Neighborhood Plan, and is noted in the "History of the Neighborhood" section. The proposed Amendment will bring the existing use into conformance with the General Plan and will conform to the Beverly Green / Southridge Neighborhood Plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 330

APPROVALS 1

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-32139 APN: 162-03-801-002

Name of Property Owner: Mesquite Club, Inc.

Name of Applicant: Mesquite Club, Inc.

Name of Representative: Jones Vargas (Katie Fellows and Ed Garcia)

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes x No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Betty Rumford

Print Name: Betty Rumford, President

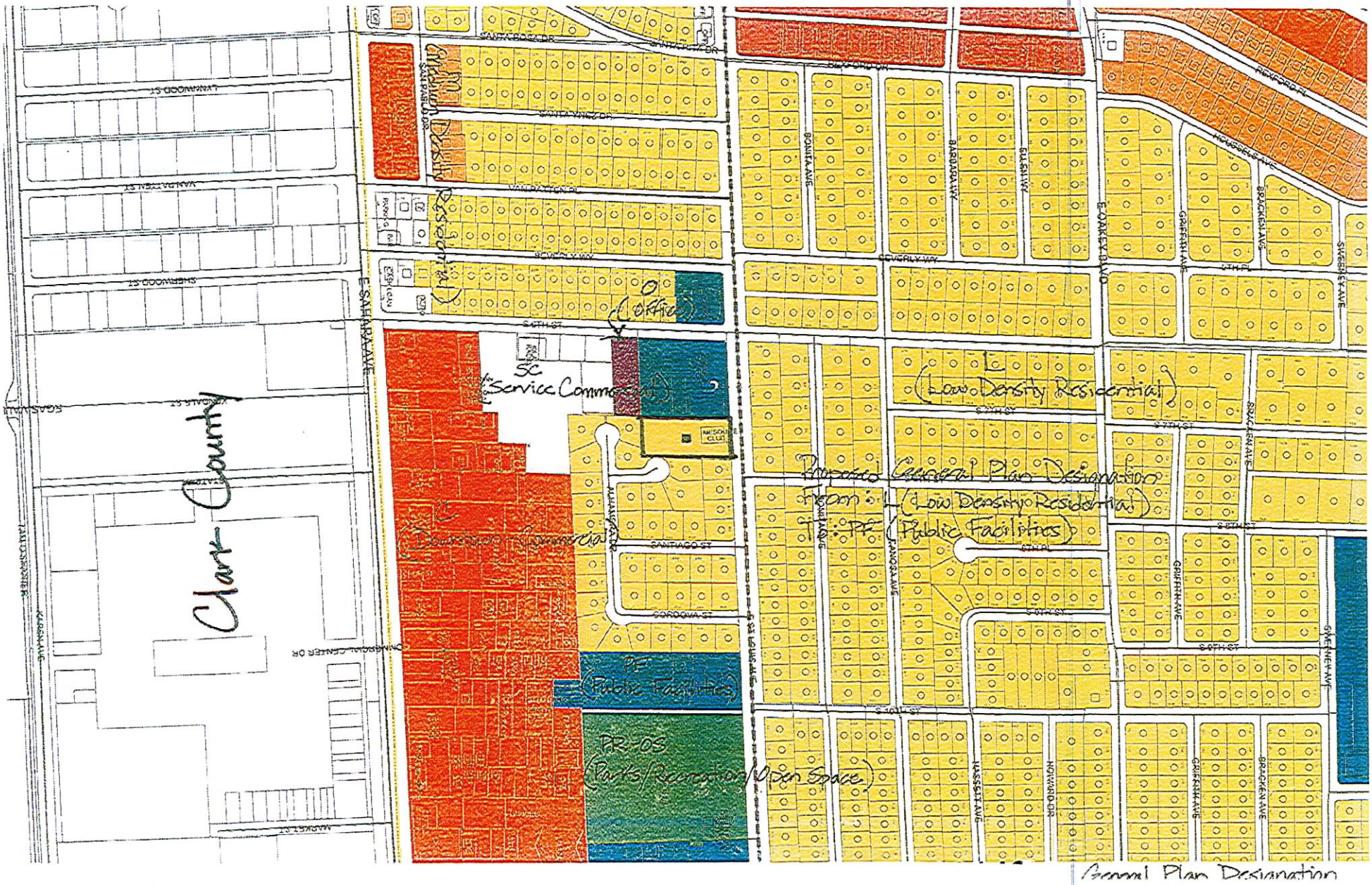
Subscribed and sworn before me

This 20th day of November, 2008

Gayle A. McCrea

Notary Public in and for said County and State

NOTARY PUBLIC
GAYLE A. MCCREA
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. OCT. 15, 2012
No: 04-92789-1



General Plan Designation

GPA-32139
01/08/09 PC



GPA-32139 - APPLICANT/OWNER: MESQUITE CLUB, INC
702 EAST ST. LOUIS AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08



GPA-32139 - APPLICANT/OWNER: MESQUITE CLUB, INC
702 EAST ST. LOUIS AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08



GPA-32139 - APPLICANT/OWNER: MESQUITE CLUB, INC
702 EAST ST. LOUIS AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08



GPA-32139 - APPLICANT/OWNER: MESQUITE CLUB, INC
702 EAST ST. LOUIS AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08



GPA-32139 - APPLICANT/OWNER: MESQUITE CLUB, INC
702 EAST ST. LOUIS AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08



GPA-32139 - APPLICANT/OWNER: MESQUITE CLUB, INC
702 EAST ST. LOUIS AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08



GPA-32139 - APPLICANT/OWNER: MESQUITE CLUB, INC
702 EAST ST. LOUIS AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08

JONES VARGAS

ATTORNEYS AT LAW
3773 HOWARD HUGHES PARKWAY
THIRD FLOOR SOUTH
LAS VEGAS, NEVADA 89169

TEL (702) 862-3300 FAX (702) 734-2722

WWW.JONESVARGAS.COM

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ALBERT F. PAGNI
JOHN P. SANDE, III
WILLIAM J. RAGGIO
GARY R. GOODHEART
MICHAEL E. BUCKLEY
RICHARD F. JOST
JANET L. CHUBB
DOUGLAS M. COHEN
KIRK B. LENHARD
KEVIN R. STOLWORTHY
JAMES L. WADHAMS
JODI R. GOODHEART
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BRADLEY SCOTT SCHRAGER
BRETT J. SCOLARI
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MATTHEW S. SOLLITTO
THORAN C. TOWLER
JESSE A. WADHAMS
CHRISTINA H. WANG
GORDON H. WARREN
ANDREW WONG

CLIFFORD A. JONES (1912 - 2001)
HERBERT M. JONES (1914 - 2008)
GEORGE L. VARGAS (1909 - 1985)
JOHN C. BARTLETT (1910 - 1982)
LOUIS MEAD DIXON (1919 - 1993)
GARY T. FOREMASTER (1953 - 1998)

RICHARD G. BARRIER
ROBERT E. BRUCE
AMANDA J. COWLEY
ALAN B. RABKIN
OF COUNSEL

BRIAN J. MATTER
EXECUTIVE DIRECTOR

Writer's Direct Line
(702) 862-3306
E-Mail Address
kfellows@jonesvargas.com

November 24, 2008

City of Las Vegas
Planning and Development Department
731 S. 4th Street
Las Vegas, NV 89101

Hand Delivered

Re: Application for General Plan Amendment and Zone Change
Mesquite Club, Inc. / 702 E. St. Louis Ave. / APN 162-03-801-002
Justification Letter

Dear Planning and Development:

Enclosed is a request for a general plan amendment and zone change for that property located at 702 E. St. Louis Avenue (APN 162-03-801-002) (the "***Property***") submitted by Mesquite Club, Inc (the "***Applicant***"). The Property is currently zoned R-1 and designated Residential Low under the General Plan and has an approximately 6,200 square foot building located on the north side of the Property.

The Mesquite club has distinguished itself as a service organization in the community, city, and state. The Mesquite Club has made important contributions to Las Vegas and the State of Nevada since 1911 and wants to continue its strong tradition of service to the community. It works nationally through its membership in the General Federal of Women's Clubs. Awards, honors, proclamations, and other items of recognition for these services are replete in the Mesquite Clubhouse, with literally hundreds of plaques and certificates of appreciation.

In the early years, the Mesquite Club established, stocked, and staffed the first library; inaugurated the Community Christmas Tree celebration; worked to pass state suffrage for women in Nevada; and joined with the Red Cross to make bandages and raise funds during World War I. The Mesquite Club celebrated its ninety-year anniversary in 2001 and continues to actively support city initiatives. Most recently, the Mesquite Club has worked with the City's Neighborhood Services Department to coordinate and promote involvement by having the Property serve as the meeting location for the Southridge Neighborhood Association. The Mesquite Club also recently applied to the City's Historic Preservation Commission to have the building on the Property designated as a historic building.

In order to continue to meet the needs of the community and to maintain the vitality of the organization, the Mesquite Club desires to amend the General Plan from Residential Low to PF (Public

GPA-32139
01/08/09 PC

Facility) and the zoning from R-1 to C-V to allow the Property to be used for banquet activities as an accessory use and for members only. These activities will help continue to fund the Mesquite Club's service to the Las Vegas community.

The intensity of the proposed General Plan Amendment and Zone Change are compatible with the existing land use and zoning designations. Immediately adjacent to the west of the Property is the First Southern Baptist Church, Las Vegas, which is zoned C-V. Immediately adjacent to the east, south, and north of the Property are single family residences zoned R-1. Less than 1000 feet directly east toward Maryland Parkway are Trinity Christian elementary school (zoned R-1, general plan designation PF) the Baker Park Community Center (zoned C-V, general plan designation Park/Recreation/Open Space), John C. Fremont middle school (zoned C-V, general plan designation PF), and Christ Episcopalian Church along Maryland Parkway (zoned C-V, general plan designation PF). Farther south toward Sahara Avenue there is an R-PD25 zoned property and C-1 commercial along Sahara, with general plan designations varying between Service Commercial and Commercial.

There are adequate transportation, recreation, utility, and other facilities to accommodate the proposed General Plan Amendment and Zone Change because the building on the Property has been in existence and used by the Mesquite Club for its activities since 1961. The Mesquite Club does not propose any expansion of the existing facilities at this time. The proposed amendment and zone change conform to other adopted plans and policies because it is in the best interests of the public to have existing uses in compliance with the general plan and zoning designations.

Thank you for your consideration of this request. Please contact me at (702) 863-3306 if you have any questions or comments.

Very truly yours,

JONES VARGAS

Kathleen L. Fellows

Enclosures as stated.

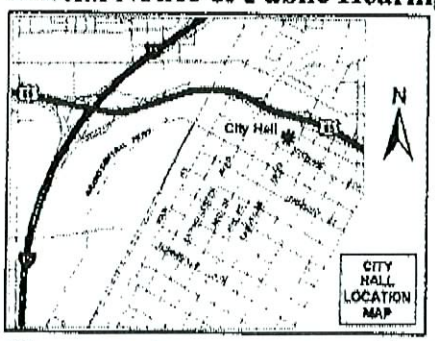
GPA-32139
01/08/09 PC

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.39⁴
0004239954 DEC 26 2008
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-32139 & ZON-32142
Planning Commission Meeting of 1/8/2009

RECEIVED
DEC 30 2008

Case: GPA-32139

16203801064
FRASER TRUST
9119 GARDEN VIEW DR
LAS VEGAS NV 89134-8827

#27-28
A

City of Las Vegas Agenda Item No.: **28.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

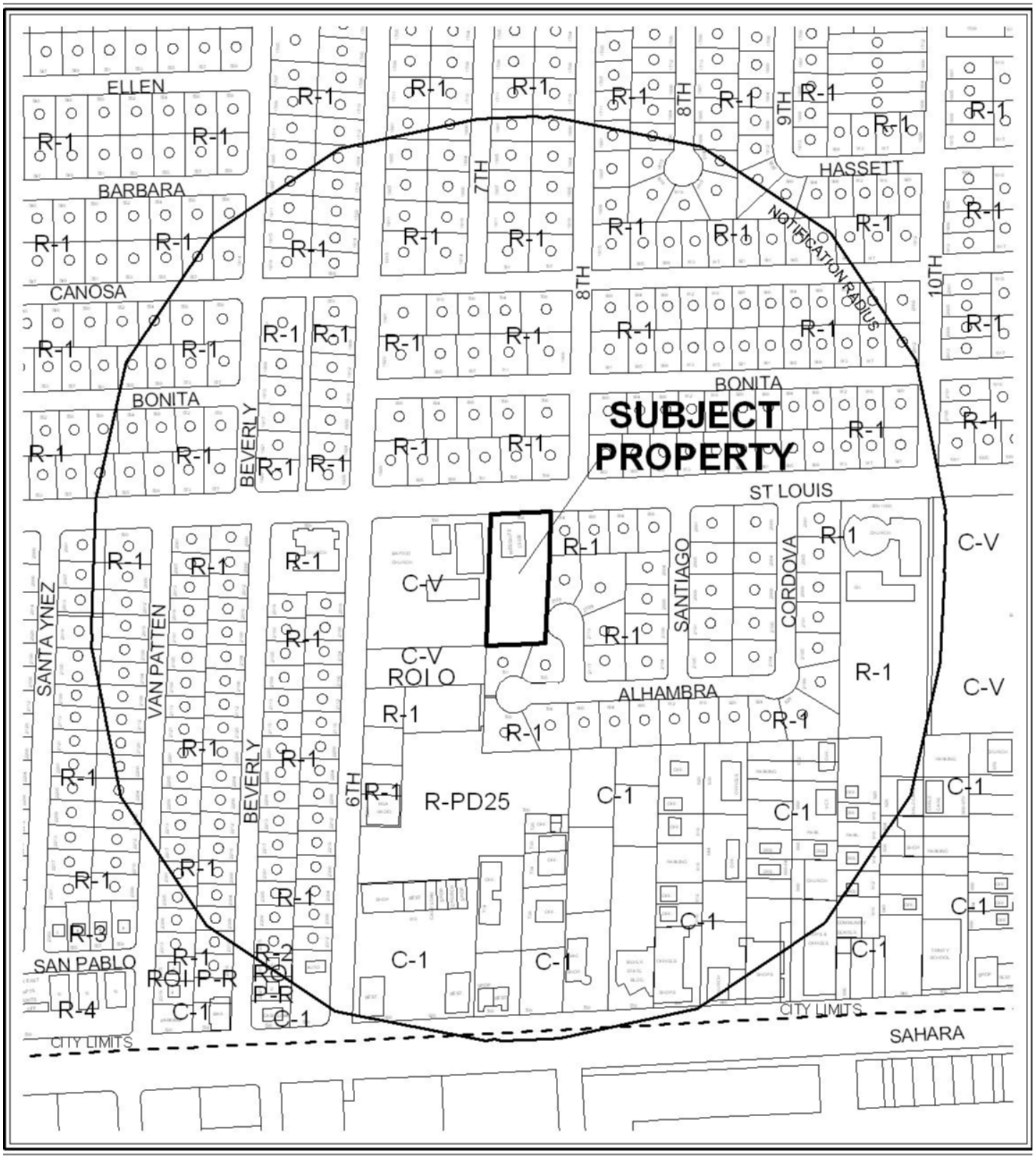
SUBJECT:
ZON-32142 - REZONING RELATED TO GPA 32139 - PUBLIC HEARING - APPLICANT/OWNER: MESQUITE CLUB, INC - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 1.13 acres at 702 East St. Louis Avenue (APN 162-03-801-002), Ward 3 (Reese)

C.C.: 02/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
NONE

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard



CASE: **ZON-32142**

RADIUS: 1000 FT

0 500 Feet

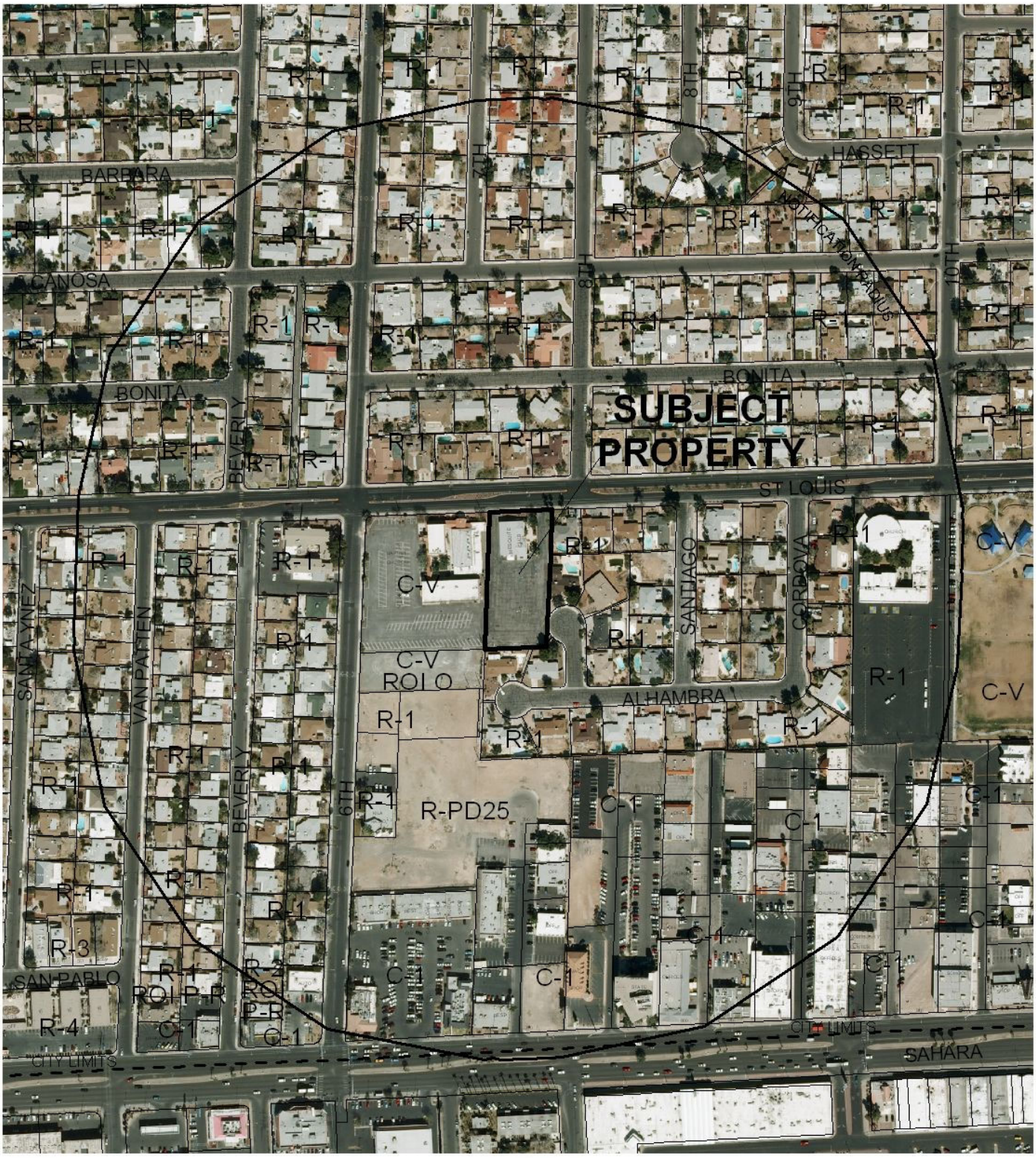
ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-V (CIVIC)

N



CASE: **ZON-32142**

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-32142 - APPLICANT/OWNER: MESQUITE CLUB, INC

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL.

SG

ZON-32142 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for Rezoning from R-1 (Single Family Residential) to C-V (Civic) on 1.13 acres at 702 East St. Louis Avenue. The applicant has also submitted a General Plan Amendment (GPA-32139) to change the designation from L (Low Density Residential) to PF (Public Facilities). The existing use of the subject site for a Private Club, Lodge or Fraternal Organization is a permissive use within the proposed C-V (Civic) district, which is consistent with the proposed PF (Public Facilities) General Plan designation. As these requests will bring the existing use into conformance with the current requirements of Title 19 and the General Plan, staff is recommending approval of the Rezoning request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/06/60	The Board of City Commissioners approved a Special Use Permit (U-0031-59) for a Private Club, Lodge or Fraternal Organization at 702 E. St. Louis Avenue. The Board of Zoning Adjustment recommended approval.
11/06/03	A Code Enforcement complaint (#6532) was processed for graffiti at 702 E. St. Louis Avenue. The complaint was resolved on 11/21/03.
08/02/04	A Code Enforcement complaint (#19555) was processed for weekend activities resulting in trash and debris on neighboring properties at 702 E. St. Louis Avenue. The complaint was resolved on 08/17/04.
09/16/04	A Code Enforcement complaint (#21711) was processed for illegal rental of a facility for weekend activities at 702 E. St. Louis Avenue. The complaint was resolved on 01/25/05.
02/14/05	A Code Enforcement complaint (#25988) was processed for graffiti at 702 E. St. Louis Avenue. The complaint was resolved on 02/22/05.
02/27/06	A Code Enforcement complaint (#38714) was processed for graffiti at 702 E. St. Louis Avenue. The complaint was resolved on 03/07/06.
04/17/06	A Code Enforcement complaint (#40284) was processed for a block wall that fell over in the rear parking lot at 702 E. St. Louis Avenue. The complaint was resolved on 05/18/06.
Related Building Permits/Business Licenses	
07/21/99	A building permit (#99014213) was issued for a detached metal accessory structure at 702 E. St. Louis Avenue. The permit was finaled on 12/06/99.
11/19/99	A building permit (#99022393) was issued for a boiler change out at 702 E. St. Louis Avenue. The permit expired on 04/29/00.
01/05/05	Business licenses were issued for a General Non-Profit Club (#L13-00019) and for Non-Profit Community Service (#N31-00073) at 702 E. St. Louis Avenue. The licenses are still active.

SG

11/13/06	A building permit (#76146) was issued for an electrical panel upgrade at 702 E. St. Louis Avenue. The permit has not been finaled.
Pre-Application Meeting	
11/06/08	A pre-application meeting was held to discuss the submittal requirements for applications for a General Plan Amendment and a Rezoning.
Neighborhood Meeting	
12/08/08	A neighborhood meeting was held at the Mesquite Club at 702 E. St. Louis Avenue, Las Vegas, NV 89104. The meeting was attended by three representatives for the applicant, 14 members of the general public and one staff person from the Planning and Development Department. The following comments/concerns were voiced: • Past parties had been a problem in 2004. "Currently one guest per member," was noted by a Mesquite Club representative. The applicant indicated their functions will not be loud. • Residents were concerned about events bringing persons into community. • Residents were concerned about booking events late on work nights. • Residents questioned what alcohol permit is here? • Residents believed that the wall should be taller around the parking lot. • Other concerns: noise, nuisances, alcohol use, proximity to residential, more events in the future.
Field Check	
12/04/08	A field check was conducted by staff. The site was clean and well maintained. The parking lot striping is faded and almost illegible, and the lot surface is cracked and in need of resealing/resurfacing. There is a permitted metal shed in the rear yard that is surrounded by an unpermitted chain link fence topped with barbed wire.

Details of Application Request	
Site Area	
Gross Acres	1.14 Acres

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Service Organization (Mesquite Club)	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
West	Church/House of Worship	PF (Public Facilities)	C-V (Civic)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Beverly Green / Southridge Neighborhood Plan	X		Y
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
A-O Airport Overlay District (175 Feet)	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Minimum development standards for property in the proposed C-V District shall be established by the City Council in connection with the approval of a rezoning application or administratively in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. There is no proposed Site Development Plan Review at this time; all development on the subject site is existing. Any future development shall require the approval of a Site Development Plan Review.

ANALYSIS

The subject site is located in the Southeast Sector of the 2020 Master Plan and has a current General Plan designation of L (Low Density Residential). A General Plan Amendment (GPA-32139) to change the designation to PF (Public Facilities) has been submitted along with this Rezoning request. The PF (Public Facilities) category allows for large governmental building sites and complexes, police and fire facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

This is a proposal to Rezone the site from R-1 (Single Family Residential) to C-V (Civic). The proposed C-V (Civic) zoning district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. The existing Private Club, Lodge or Fraternal Organization at this location is permissible in the C-V (Civic) zoning district, which is consistent with the PF (Public Facilities) General Plan designation as proposed; therefore, staff is recommending approval of the Rezoning request.

- **Private Club, Lodge or Fraternal Organization Use**

  1. "Private Club" means a facility of a private organization for the preparation and service of food and/or drink for members and their guests.
  2. "Lodge or Fraternal Organization" means a facility for a special purpose organization for the sharing of sports, arts, literature, politics or other similar interests; but not primarily for profit or to render a service that is customarily carried on as a business.

- **Uses Permitted by Special Use Permit in the C-V (Civic) District**

  The following uses may be permitted in the C-V District by means of Special Use Permit if in each case the parcel or use is operated or controlled by an agency or subdivision of local, State or Federal government:

  1. Custodial institution;
  2. Publicly operated convention and stadium facility;
  3. Liquefied petroleum gas installation;
  4. General business related gaming establishment;
  5. Liquor establishment (tavern);
  6. Restaurant service bar;
  7. Supper club;
  8. Banquet facility (with alcoholic beverage sales);
  9. On-sale beer/wine/cooler establishment; and
  10. Social event with alcoholic beverage sales.

  The applicant has stated that they are requesting this Rezoning, along with the associated General Plan Amendment, in part to "allow the property to be used for banquet activities as an accessory use and for members only. These activities will help to continue to fund the Mesquite Club's service to the Las Vegas community." By definition, these activities are permissive for a Private Club, Lodge or Fraternal Organization, *but only where the activities are conducted for members and their guests*. The use of the property for banquets and other social events by or for non-members is not allowed, except as noted above when the use is operated or controlled by an agency or subdivision of local, State or Federal government, and then only in conjunction with the approval of a Special Use Permit.

  In 2004, complaints were received by the city regarding the rental of the subject site for activities unrelated to the club. The subsequent review determined that, while club activities are allowed to occur at the site, uses associated with non-club members were not allowed. The current active business license for a General Non-Profit Club (#L13-00019) allows alcohol to be served at club functions, but does not allow for alcohol service for other non-club functions.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **"The proposal conforms to the General Plan."**

   The existing Private Club, Lodge or Fraternal Organization at this location is permissible in the proposed C-V (Civic) zoning district as it is operated by a recognized service organization. The C-V (Civic) zone is consistent with the proposed PF (Public Facilities) General Plan designation.

2. **"The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."**

   Pursuant to Title 19.06.020, minimum development standards for property in the C-V district shall be established by the City Council in connection with the approval of a Rezoning application or administratively in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area.

3. **"Growth and development factors in the community indicate the need for or appropriateness of the rezoning."**

   The proposed Rezoning, along with the proposed General Plan Amendment, will bring the existing Private Club use into conformance with both Title 19 and the General Plan.

4. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."**

   The subject site is accessed by two driveways onto St. Louis Avenue, an 80-foot Secondary Collector, as designated in the Master Plan of Streets and Highways. The street provides adequate access to meet the requirements of the proposed C-V (Civic) zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 330

APPROVALS 1

PROTESTS 0

SG

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-32142 APN: 162-03-801-002

Name of Property Owner: Mesquite Club, Inc.

Name of Applicant: Mesquite Club, Inc.

Name of Representative: Jones Vargas (Katie Fellows and Ed Garcia)

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes x No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Betty Rumford

Print Name: Betty Rumford, President

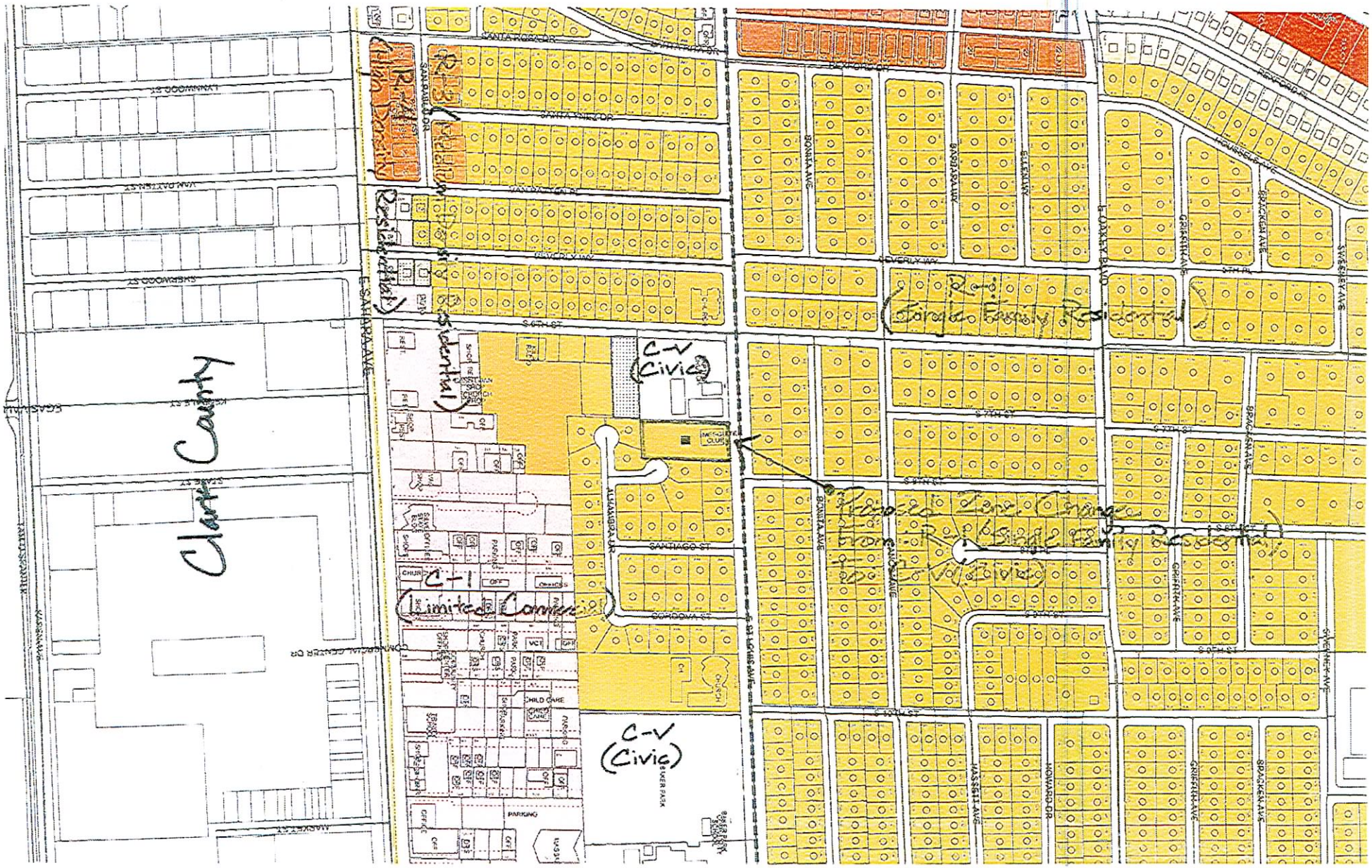
Subscribed and sworn before me

This 20th day of November, 2008

Gayle A. McCrea

Notary Public in and for said County and State

NOTARY PUBLIC
GAYLE A. MCCREA
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. OCT. 15, 2012
No: 04-92789-1



Zoning

ZON-32142
01/08/09 PC



ZON-32142 - APPLICANT/OWNER: MESQUITE CLUB, INC
702 EAST ST. LOUIS AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08



ZON-32142 - APPLICANT/OWNER: MESQUITE CLUB, INC
702 EAST ST. LOUIS AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08



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ZON-32142 - APPLICANT/OWNER: MESQUITE CLUB, INC
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12/03/08



ZON-32142 - APPLICANT/OWNER: MESQUITE CLUB, INC
702 EAST ST. LOUIS AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08



ZON-32142 - APPLICANT/OWNER: MESQUITE CLUB, INC
702 EAST ST. LOUIS AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08

MELVIN D. CLOSE, JR.
JOSEPH W. BROWN
ALBERT F. PAGNI
JOHN P. SANDE, III
WILLIAM J. RAGGIO
GARY R. GOODHEART
MICHAEL E. BUCKLEY
RICHARD F. JOST
JANET L. CHUBB
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KIRK B. LENHARD
KEVIN R. STOLWORTHY
JAMES L. WADHAMS
JODI R. GOODHEART
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CLARK V. VELLIS
JOHN P. DESMOND
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CONSTANCE L. AKRIDGE
EDWARD M. GARCIA
TAMARA BEATTY PETERSON
ELIZABETH M. FIELDER
MOLLY MALONE REZAC

JONES VARGAS

ATTORNEYS AT LAW
3773 HOWARD HUGHES PARKWAY
THIRD FLOOR SOUTH
LAS VEGAS, NEVADA 89169

TEL (702) 862-3300 FAX (702) 734-2722

WWW.JONESVARGAS.COM

WHITNEY D. BOCCHI
LOUIS M. BUBALA III
JUSTIN J. BUSTOS
ADAM K. BULT
DAVID A. CARROLL
KENNETH K. CHING
TRACY A. DIFILLIPPO
ANTHONY J. DIRAIMONDO
KATHLEEN L. FELLOWS
RYAN W. HERRICK
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RICHARD A. RAWSON
JOHN P. SANDE, IV
BRADLEY SCOTT SCHRAGER
BRETT J. SCOLARI
STEVEN G. SHEVORSKI
MATTHEW S. SOLLITTO
THORAN C. TOWLER
JESSE A. WADHAMS
CHRISTINA H. WANG
GORDON H. WARREN
ANDREW WONG

CLIFFORD A. JONES (1912 - 2001)
HERBERT M. JONES (1914 - 2008)
GEORGE L. VARGAS (1909 - 1985)
JOHN C. BARTLETT (1910 - 1982)
LOUIS MEAD DIXON (1919 - 1993)
GARY T. FOREMASTER (1953 - 1998)

RICHARD G. BARRIER
ROBERT E. BRUCE
AMANDA J. COWLEY
ALAN B. RABKIN
OF COUNSEL

BRIAN J. MATTER
EXECUTIVE DIRECTOR

Writer's Direct Line
(702) 862-3306
E-Mail Address
kfellows@jonesvargas.com

November 24, 2008

City of Las Vegas
Planning and Development Department
731 S. 4th Street
Las Vegas, NV 89101

Hand Delivered

Re: Application for General Plan Amendment and Zone Change
Mesquite Club, Inc. / 702 E. St. Louis Ave. / APN 162-03-801-002
Justification Letter

Dear Planning and Development:

Enclosed is a request for a general plan amendment and zone change for that property located at 702 E. St. Louis Avenue (APN 162-03-801-002) (the "***Property***") submitted by Mesquite Club, Inc (the "***Applicant***"). The Property is currently zoned R-1 and designated Residential Low under the General Plan and has an approximately 6,200 square foot building located on the north side of the Property.

The Mesquite club has distinguished itself as a service organization in the community, city, and state. The Mesquite Club has made important contributions to Las Vegas and the State of Nevada since 1911 and wants to continue its strong tradition of service to the community. It works nationally through its membership in the General Federal of Women's Clubs. Awards, honors, proclamations, and other items of recognition for these services are replete in the Mesquite Clubhouse, with literally hundreds of plaques and certificates of appreciation.

In the early years, the Mesquite Club established, stocked, and staffed the first library; inaugurated the Community Christmas Tree celebration; worked to pass state suffrage for women in Nevada; and joined with the Red Cross to make bandages and raise funds during World War I. The Mesquite Club celebrated its ninety-year anniversary in 2001 and continues to actively support city initiatives. Most recently, the Mesquite Club has worked with the City's Neighborhood Services Department to coordinate and promote involvement by having the Property serve as the meeting location for the Southridge Neighborhood Association. The Mesquite Club also recently applied to the City's Historic Preservation Commission to have the building on the Property designated as a historic building.

In order to continue to meet the needs of the community and to maintain the vitality of the organization, the Mesquite Club desires to amend the General Plan from Residential Low to PF (Public

ZON-32142
01/08/09 PC

Facility) and the zoning from R-1 to C-V to allow the Property to be used for banquet activities as an accessory use and for members only. These activities will help continue to fund the Mesquite Club's service to the Las Vegas community.

The intensity of the proposed General Plan Amendment and Zone Change are compatible with the existing land use and zoning designations. Immediately adjacent to the west of the Property is the First Southern Baptist Church, Las Vegas, which is zoned C-V. Immediately adjacent to the east, south, and north of the Property are single family residences zoned R-1. Less than 1000 feet directly east toward Maryland Parkway are Trinity Christian elementary school (zoned R-1, general plan designation PF) the Baker Park Community Center (zoned C-V, general plan designation Park/Recreation/Open Space), John C. Fremont middle school (zoned C-V, general plan designation PF), and Christ Episcopalian Church along Maryland Parkway (zoned C-V, general plan designation PF). Farther south toward Sahara Avenue there is an R-PD25 zoned property and C-1 commercial along Sahara, with general plan designations varying between Service Commercial and Commercial.

There are adequate transportation, recreation, utility, and other facilities to accommodate the proposed General Plan Amendment and Zone Change because the building on the Property has been in existence and used by the Mesquite Club for its activities since 1961. The Mesquite Club does not propose any expansion of the existing facilities at this time. The proposed amendment and zone change conform to other adopted plans and policies because it is in the best interests of the public to have existing uses in compliance with the general plan and zoning designations.

Thank you for your consideration of this request. Please contact me at (702) 863-3306 if you have any questions or comments.

Very truly yours,

JONES VARGAS

Kathleen L. Fellows

Enclosures as stated.

ZON-32142
01/08/09 PC

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

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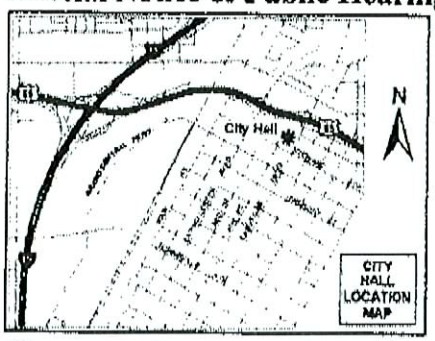
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-32139 & ZON-32142
Planning Commission Meeting of 1/8/2009

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DEC 30 2008

Case: GPA-32139

16203801064
FRASER TRUST
9119 GARDEN VIEW DR
LAS VEGAS NV 89134-8827

#27-28
A

City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

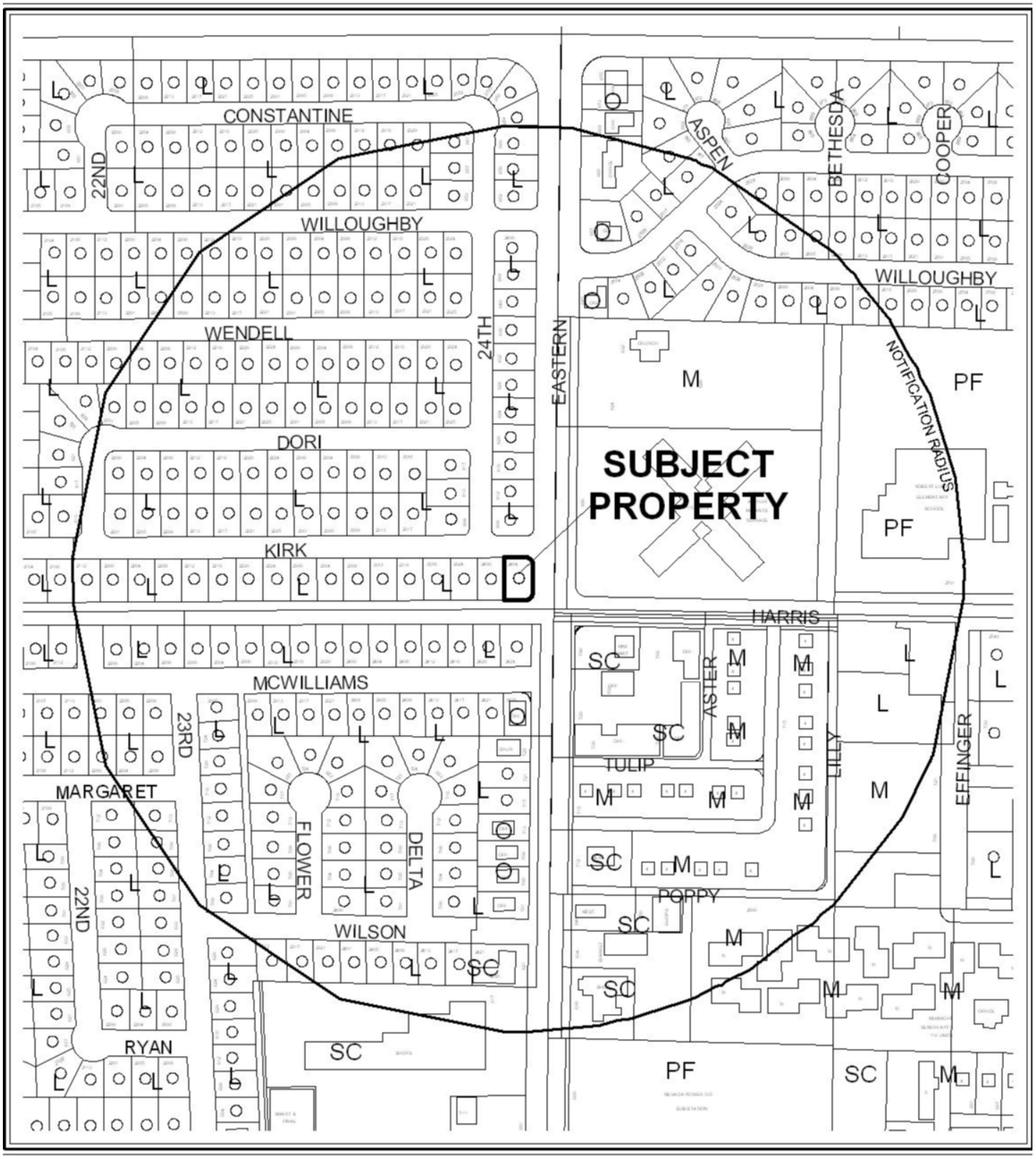
SUBJECT:
GPA-32164 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CRISTINA STEPHENS - Request to amend a portion of the Southeast Sector of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.14 acres at 2404 East Kirk Avenue (APN 139-26-712-137), Ward 3 (Reese)

C.C.: 02/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcards



CASE: **GPA-32164**

RADIUS: 1000 FT

0 500 Feet

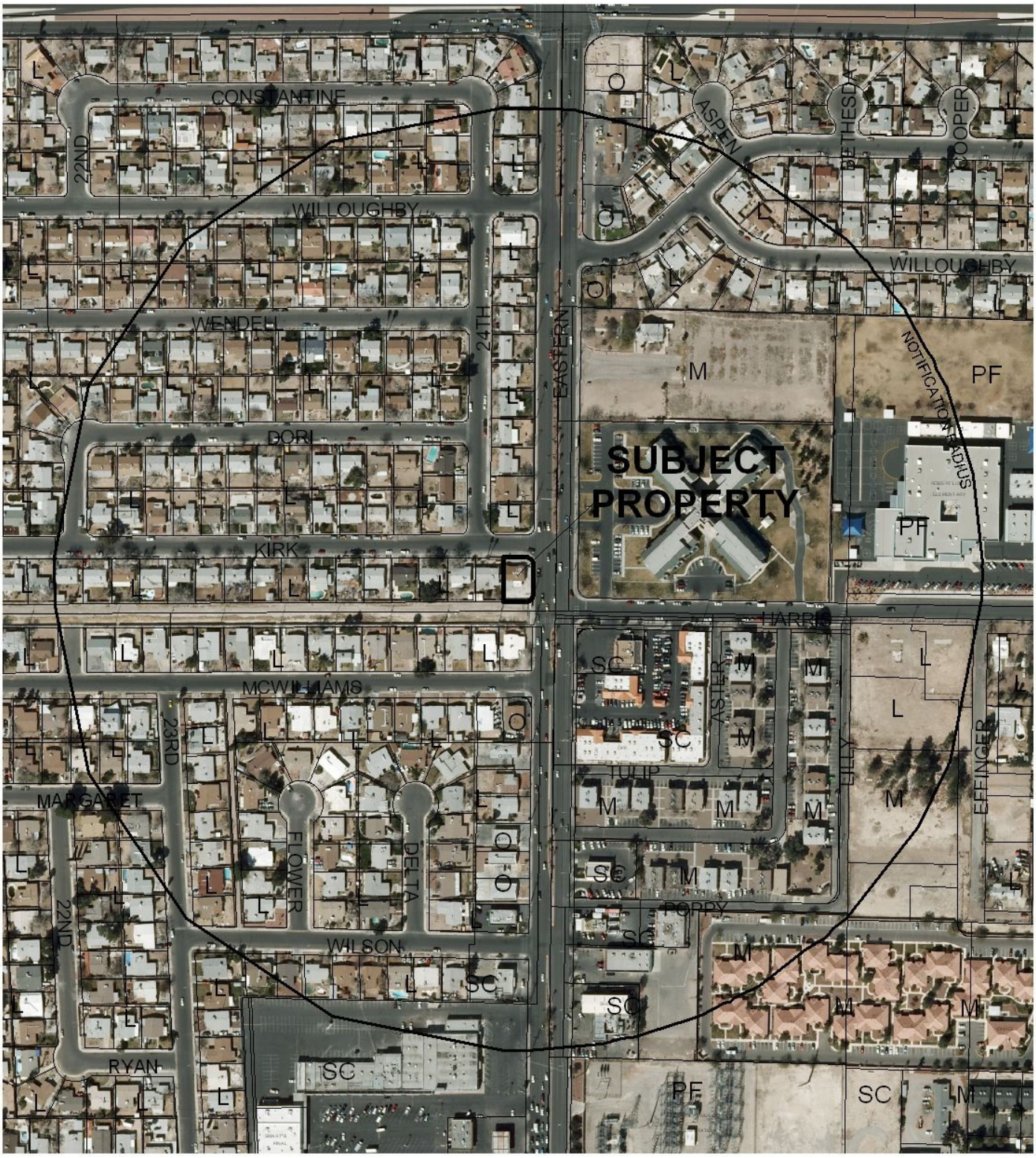
GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE)

N



CASE: **GPA-32164**

RADIUS: 1000 FT

0 500 Feet

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-32164 - MIRANDA INCOME TAX - OWNER: CRISTINA STEPHENS

STAFF RECOMMENDATION: DENIAL.

SG

GPA-32164 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a General Plan Amendment (GPA-32164) to change the General Plan designation from L (Low Density Residential) to O (Office) on 0.14 acres located at 2404 Kirk Avenue. The applicant has also submitted applications for a Rezoning (ZON-32169) from R-1 (Single Family Residential) zone to P-R (Professional Office and Parking) zone, and a Site Development Plan Review (SDR-32170) for the conversion of a single-family residence to an office building, with Waivers to allow a five-foot landscape buffer along the north and east property lines where 15 feet is required and a zero-foot landscape buffer along the south and east property lines where eight and five feet, respectively, are required.

The proposed development is not compatible with the General Plan, specifically the Neighborhood Revitalization Goal, Objective 2.2, or Title 19 in that the resulting development will bring commercial traffic and activity into a residential neighborhood without providing adequate buffering to mitigate the adverse impact on adjacent residential properties; therefore, staff is recommending denial of this request for a General Plan Amendment.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
07/22/04	A Code Enforcement complaint (#18625) was processed for trash and debris at 2404 Kirk Ave. The complaint was resolved on 08/13/04.
09/29/06	A Code Enforcement complaint (#46722) was processed for a trailer in the rear yard where food is possible being served at 2404 Kirk Ave. The complaint was resolved on 11/07/06.
02/06/07	A Code Enforcement complaint (#50135) was processed for large gatherings on weekends at 2404 Kirk Ave. The complaint was resolved on 02/12/07.
Related Building Permits/Business Licenses	
12/10/97	A building permit (#97024495) was issued for a hot water heater at 2404 Kirk Ave. The permit expired on 06/13/98.
03/07/00	A building permit (#3952) was issued for a storage shed at 2404 Kirk Ave. The permit expired on 09/09/00.
Pre-Application Meeting	
10/20/08	A pre-application meeting was held to discuss the submittal requirements for a General Plan Amendment, Rezoning and Site Development Plan Review. Development standards for the conversion of a residence to an office building were also discussed.

Neighborhood Meeting	
12/11/08	A neighborhood meeting was held at 6:00pm at the East Las Vegas Community Center Senior Center, Room #1, located at 250 N. Eastern Avenue Las Vegas, Nevada 89014. There were three representatives for the applicant, two area residents and one staff person from the Planning and Development department in attendance. The following issues were addressed: • The applicant stated that the proposed use was for a travel agency, not an income tax service as indicated in the neighborhood meeting notice. • The residents in attendance questioned the need to Rezone the property to Office when there is more than adequate vacant space in commercial areas. The applicant responded that they already own the house and haven't been able to rent it to residential tenants due to its location on a heavily traveled street. • The residents didn't like the location of the driveway along the west property line (they live on the abutting property). • It was noted that there is already too much traffic on Kirk Avenue, and the office use will exacerbate the problem. • There was a concern that patrons of the business would park on the street and block residential driveways. • The residents requested that fence on the west property line be raised to seven feet in order to provide a better buffer. • The residents expressed a concern about vandalism after hours and stated that the commercial use would decrease the value of their residence. The residents stated that they were opposed to the Rezoning, and wished the property to stay residential.
Field Check	
12/03/08	A field check was conducted by staff. The subject site contains a vacant single-family residence in relatively good condition. There is one existing landscape area in the front yard; otherwise, the entire site is surfaced with concrete. There is graffiti on the perimeter walls and some debris in the side and rear yards.

Details of Application Request	
Site Area	
Gross Acres	0.14 Acres

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Single-Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single-Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)

South	Single-Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
East	Senior Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Single-Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan		X	N/A
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

The subject site has a General Plan designation of L (Low Density Residential). The applicant is proposing this General Plan Amendment to change the designation to O (Office), which provides for small lot office conversions as a transition, along primary and secondary streets, from residential and commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.

The subject site is zoned R-1 (Single Family Residential). The applicant is also requesting a Rezoning (ZON-32169) to P-R (Professional Office and Parking), which is intended to allow for office uses in an area which is predominantly residential but because of traffic and other factors is no longer suitable for the continuation of low density residential uses. This district is designed to be a transitional zone to allow low intensity administrative and professional offices. These uses are characterized by a low volume of direct daily client and customer contact. To decrease the impact to adjacent residential uses, single-family structures should be retained or new development in the P-R (Professional Office and Parking) district should be constructed to maintain a residential character. The P-R (Professional Office and Parking) district is consistent with the Office category of the General Plan, and would allow the Office use proposed in an associated Site Development Plan Review (SDR-32170). In this case, the subject site is located adjacent to Eastern Avenue, a high-traffic Primary Arterial roadway, but is oriented toward Kirk Avenue and the residential neighborhood. The conversion of the residential property to a commercial use would bring additional traffic and noise into the neighborhood, instead of acting as a transitional zone.

Objective 2.2 of the 2020 Master Plan seeks "to ensure that low density residential land uses within mature neighborhoods can exist in close proximity to higher density residential, mixed-use, or non-residential land uses by mitigating adverse impacts where feasible." The proposed O (Office) General Plan designation will allow commercial uses that are more intense than, and generally not compatible with, the residential uses allowed by the adjacent L (Low Density Residential) land use designation to the north and east; therefore, staff is recommending denial of this General Plan Amendment.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to "1":

Objective 2.2 of the 2020 Master Plan seeks "to ensure that low density residential land uses within mature neighborhoods can exist in close proximity to higher density residential, mixed-use, or non-residential land uses by mitigating adverse impacts where feasible." The proposed O (Office) General Plan designation will allow commercial uses that are more intense than, and generally not compatible with, the residential uses allowed by the adjacent L (Low Density Residential) land use designation to the north and east. In the associated Site Development Plan Review (SDR-32170), the applicant is requesting Waivers of the requirement for landscape buffers that would otherwise provide for mitigation of the adverse impacts that the proposed development of this site will have on the adjacent residential parcels.

In regard to "2":

Although this site is located adjacent to Eastern Avenue, which is designated as a 100-foot Primary Arterial by the Master Plan of Streets and Highways, the subject property is oriented to Kirk Avenue and the adjacent residential neighborhood. Staff finds that the commercial zoning **GPA-**

districts allowed by the O (Office) General Plan designation are not appropriate for this location as they would not be compatible with the adjacent surrounding residentially zoned properties.

In regard to "3":

Direct access to the site is via a driveway onto Kirk Avenue, a 50-foot Local Street as designated by the Master Plan of Streets and Highways. The anticipated office use will generate a net increase in average daily traffic of only three vehicles, indicating that the street is adequate for site access.

In regard to "4":

There are no other plans or policies that would be applicable.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

ASSEMBLY DISTRICT 11

SENATE DISTRICT 2

NOTICES MAILED 254

APPROVALS 2

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-32164 APN: 139-26-712-137

Name of Property Owner: CRISTINE STEPHENS

Name of Applicant: MIRANDA TRAVEL

Name of Representative: DAVID RODRIGUEZ

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes __X__ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

RECEIVED
DEC 04 2008

Signature of Property Owner: CRISTINA STEPHENS

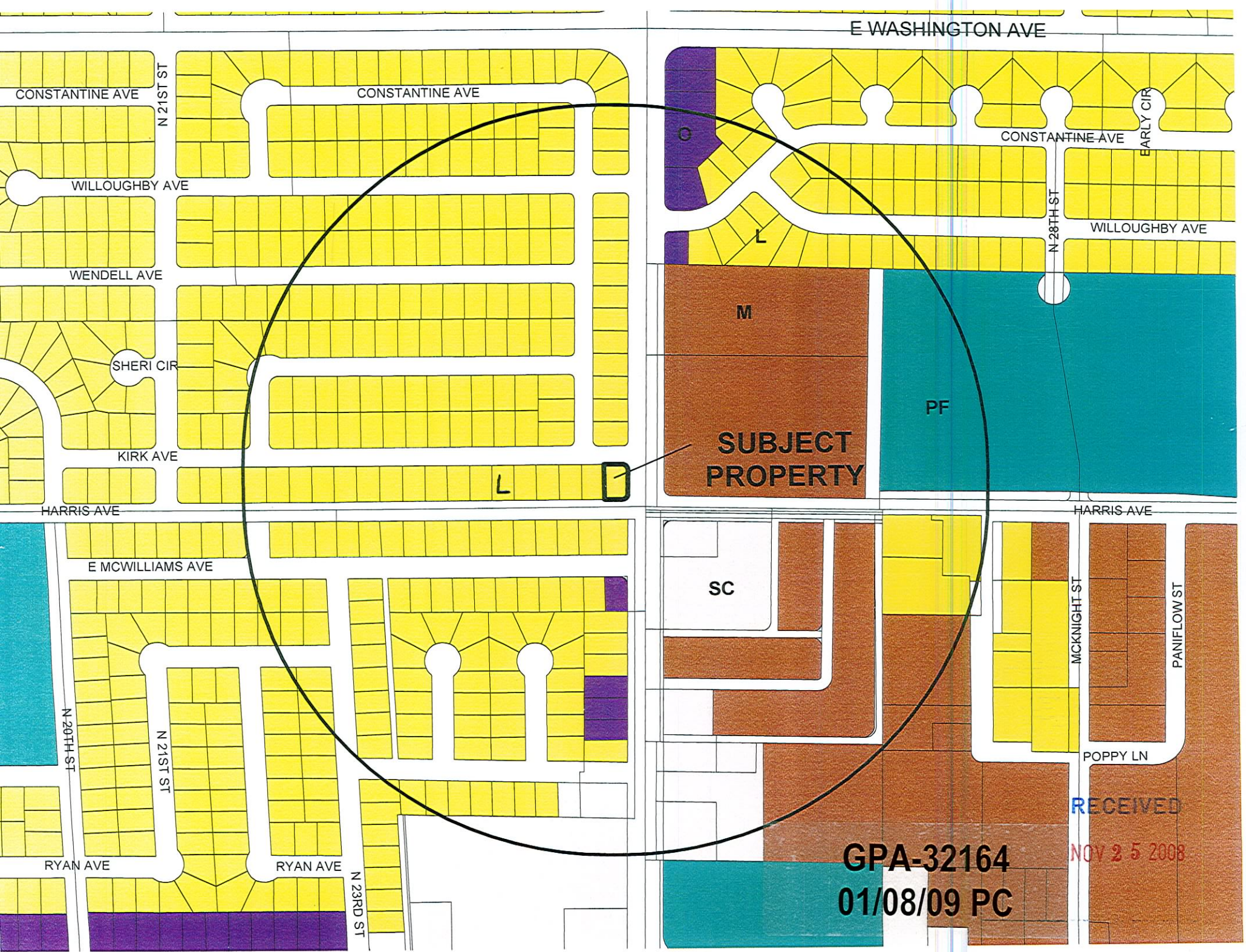
Print Name: Cristin Stephens

Subscribed and sworn before me

This 4 day of DEC, 2008

Notary Public in and for said County and State

MARINA MIRANDA
Notary Public, State of Nevada
Appointment No. 06-109923-1
My Appt. Expires Dec. 1, 2010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GPA-32164
01/08/09 PC



GPA-32164 - APPLICANT/OWNER: CRISTINA STEPHENS
2404 EAST KIRK AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08



GPA-32164 - APPLICANT/OWNER: CRISTINA STEPHENS
2404 EAST KIRK AVENUE
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GPA-32164 - APPLICANT/OWNER: CRISTINA STEPHENS
2404 EAST KIRK AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08



GPA-32164 - APPLICANT/OWNER: CRISTINA STEPHENS
2404 EAST KIRK AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08

JUSTIFIACTION LETTER

RECEIVED
NOV 25 2008

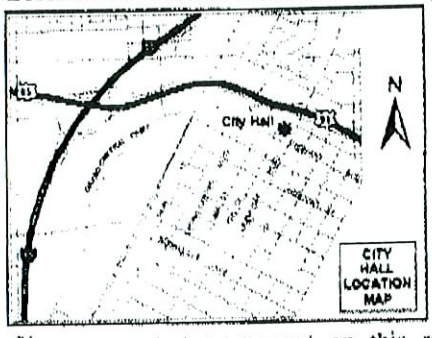
THIS LETTER IS TO JUSTIFY THE REQUEST WE ARE MAKING TO THE PLANNING DEPARTMENT. TO REZONE THE PARCEL AT 2404 EAST KIRK AVENUE IN WARD THREE FROM R-1 TO O. THE REZONING WOULD BE FOR A INCOME TAX SERVICES OFFICE. WE FEEL THAT THE REZONE WOULD BE JUSTIFIED FOR IT SI ON THE SOUTHWEST CORNER OF EASTERN AVE. AND KIRK AVE. WE ALSO FEEL THAT THIS OFFICE WOULD HAVE LESS TRAFFIC THAN AN R-1 ZONE BECAUSE THE BUSINESS IS SEASONABLE. THANK YOU FOR YOUR CONSIDERATION ON ARE REQUEST,

GPA-32164
01/08/09 PC

Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

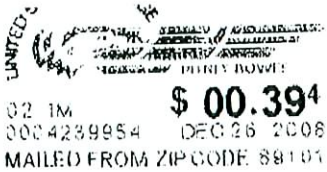
Please use available blank space on card for your comments.

GPA-32164 & ZON-32169

Planning Commission Meeting of 1/8/2009

PRESORTED FIRST CLASS





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Case GPA-32164

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ESCOBEDO EDMUNDO & P FAM TR
3008 HOLLY HILL
LAS VEGAS NV 89104-4305

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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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FIRST CLASS

UNITED STATES POSTAGE

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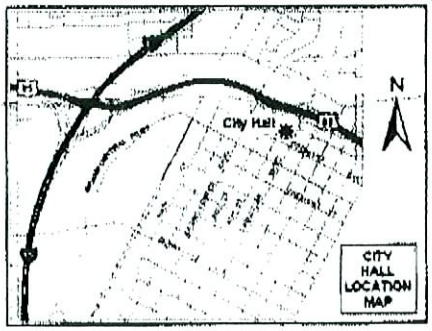
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-32164 & ZON-32169
Planning Commission Meeting of 1/8/2009

RECEIVED
DEC 30 2008

Case: GPA-32164
13925401002
ESCOBEDO PROFESSIONAL PLAZA INC
3008 HOLLY HILL
LAS VEGAS NV 89104-4305

#29-30
A

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

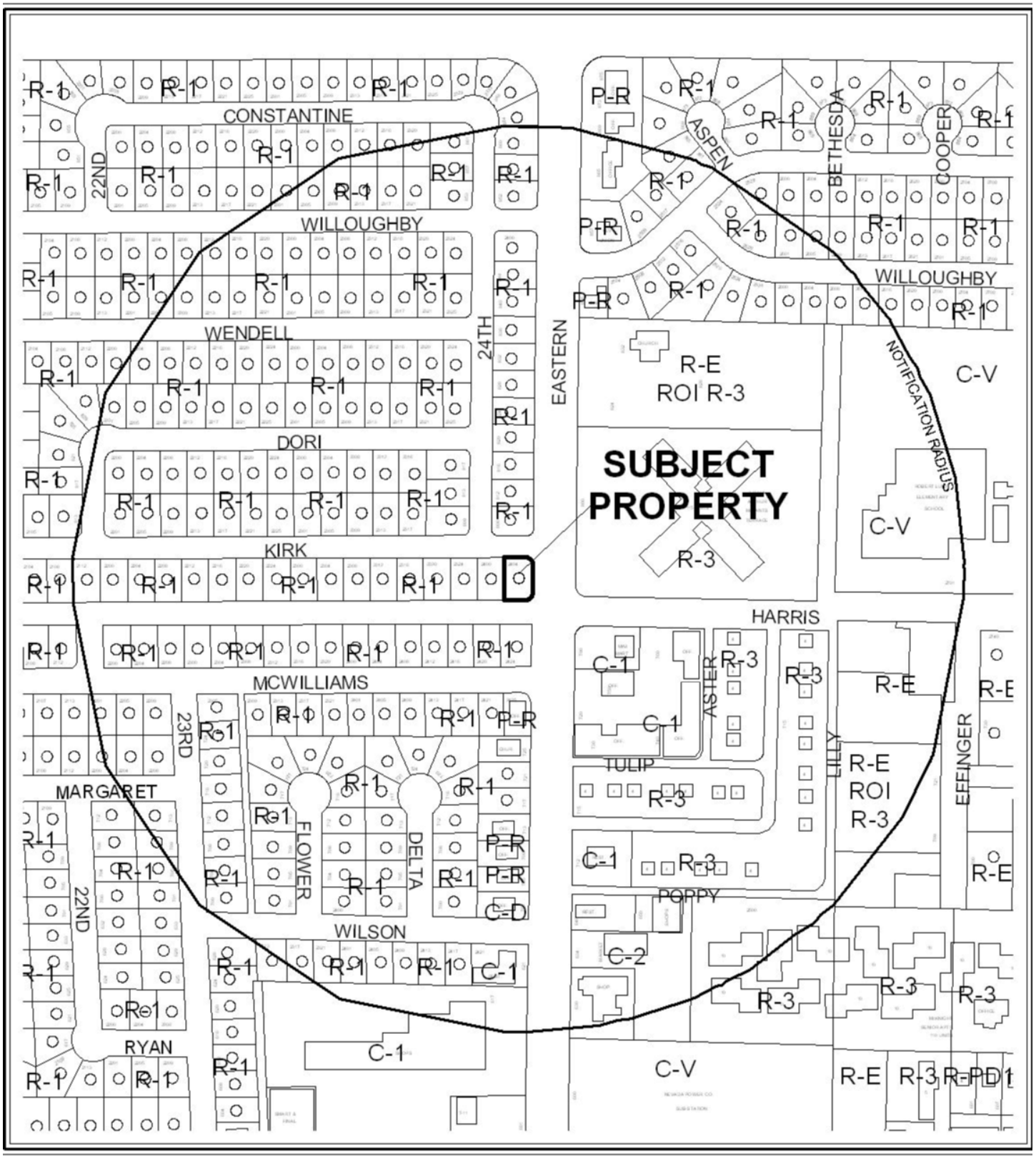
SUBJECT:
ZON-32169 - REZONING RELATED TO GPA-32164 - PUBLIC HEARING - APPLICANT/OWNER: CRISTINA STEPHENS - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.14 acres at 2404 East Kirk Avenue (APN 139-26-712-137), Ward 3 (Reese)

C.C.: 02/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcards



CASE: **ZON-32169**

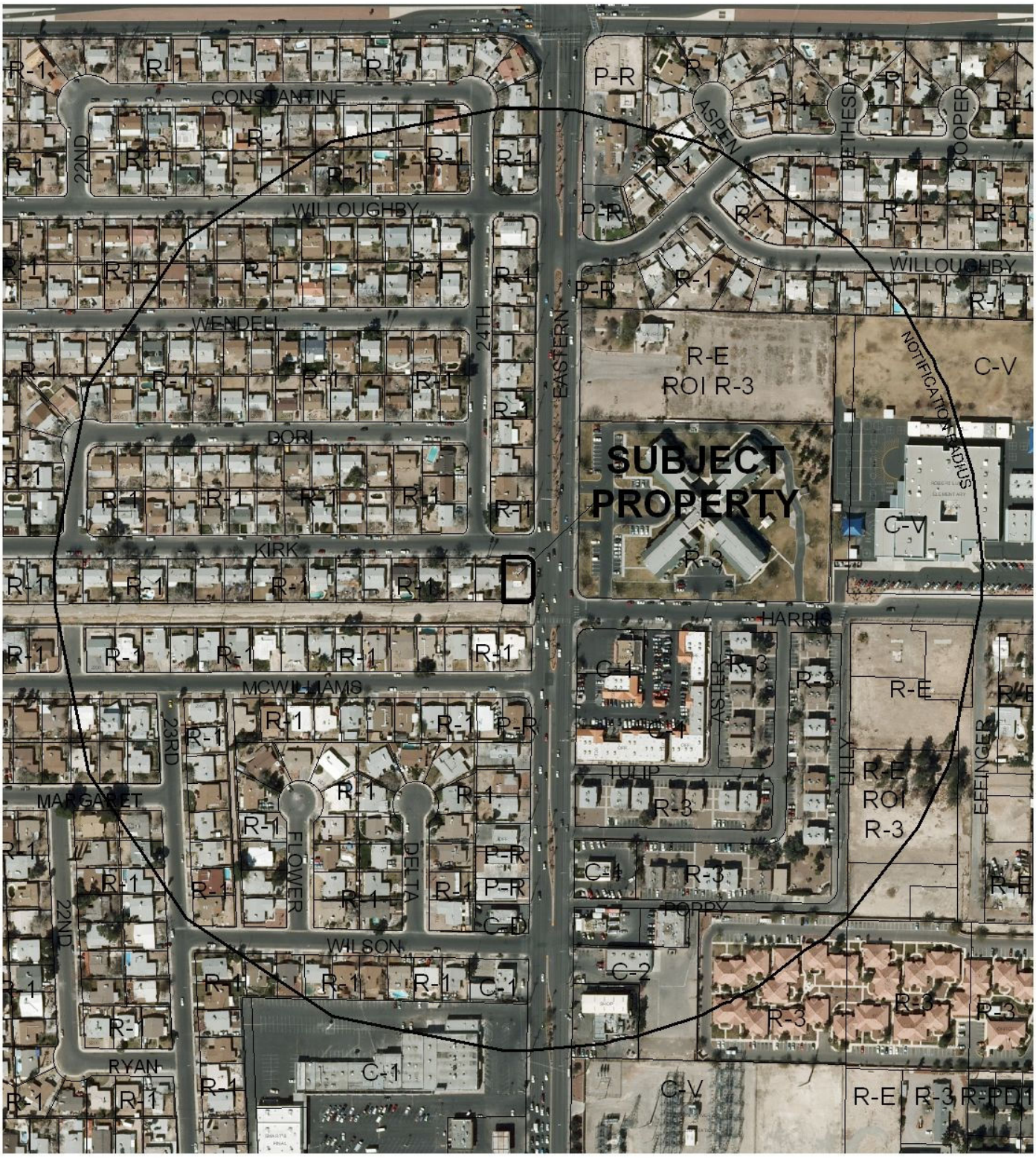
RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY:
R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
PR (PROFESSIONAL OFFICE AND PARKING)

N



CASE: **ZON-32169**

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY:
R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
PR (PROFESSIONAL OFFICE AND PARKING)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-32169 - APPLICANT: MIRANDA INCOME TAX - OWNER: CRISTINA STEPHENS

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL.

SG

ZON-32169 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for Rezoning (ZON-32169) from R-1 (Single Family Residential) zone to P-R (Professional Office and Parking) zone on 0.14 acres located at 2404 Kirk Avenue. The applicant has also submitted applications for a General Plan Amendment (GPA-32164) to change the General Plan designation from L (Low Density Residential) to O (Office), and a Site Development Plan Review (SDR-32170) for the conversion of a single-family residence to an office building, with Waivers to allow a five-foot landscape buffer along the north and east property lines where 15 feet is required and a zero-foot landscape buffer along the south and east property lines where eight and five feet, respectively, are required. The subject site is located within a neighborhood that retains single-family residential zoning throughout the entire community. There are residential properties along Eastern Avenue south of the subject site that have been converted to commercial zoning, but these properties are located adjacent to other existing commercial development and are generally oriented toward Eastern Avenue. The subject site is oriented Toward Kirk Avenue, into the residential community, and the conversion of the property to a commercial use would not be compatible with the adjacent residential uses; therefore, staff is recommending denial of this Rezoning request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
07/22/04	A Code Enforcement complaint (#18625) was processed for trash and debris at 2404 Kirk Ave. The complaint was resolved on 08/13/04.
09/29/06	A Code Enforcement complaint (#46722) was processed for a trailer in the rear yard where food is possible being served at 2404 Kirk Ave. The complaint was resolved on 11/07/06.
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03/07/00	A building permit (#3952) was issued for a storage shed at 2404 Kirk Ave. The permit expired on 09/09/00.
Pre-Application Meeting	
10/20/08	A pre-application meeting was held to discuss the submittal requirements for a General Plan Amendment, Rezoning and Site Development Plan Review. Development standards for the conversion of a residence to an office building were also discussed.

Neighborhood Meeting	
12/11/08	A neighborhood meeting was held at 6:00pm at the East Las Vegas Community Center Senior Center, Room #1, located at 250 N. Eastern Avenue Las Vegas, Nevada 89014. There were three representatives for the applicant, two area residents and one staff person from the Planning and Development department in attendance. The following issues were addressed: • The applicant stated that the proposed use was for a travel agency, not an income tax service as indicated in the neighborhood meeting notice. • The residents in attendance questioned the need to Rezone the property to Office when there is more than adequate vacant space in commercial areas. The applicant responded that they already own the house and haven't been able to rent it to residential tenants due to its location on a heavily traveled street. • The residents didn't like the location of the driveway along the west property line (they live on the abutting property). • It was noted that there is already too much traffic on Kirk Avenue, and the office use will exacerbate the problem. • There was a concern that patrons of the business would park on the street and block residential driveways. • The residents requested that fence on the west property line be raised to seven feet in order to provide a better buffer. • The residents expressed a concern about vandalism after hours and stated that the commercial use would decrease the value of their residence. The residents stated that they were opposed to the Rezoning, and wished the property to stay residential.
Field Check	
12/03/08	A field check was conducted by staff. The subject site contains a vacant single-family residence in relatively good condition. There is one existing landscape area in the front yard; otherwise, the entire site is surfaced with concrete. There is graffiti on the perimeter walls and some debris in the side and rear yards.

Details of Application Request	
Site Area	
Gross Acres	0.14 Acres

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Single-Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single-Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)

South	Single-Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
East	Senior Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Single-Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan		X	N/A
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	N/A	6349 SF	Y
Min. Lot Width	60 Feet	65 Feet	Y
Min. Setbacks			
• Front	20 Feet	25 Feet	Y
• Side	5 Feet	10 Feet	Y
• Corner	15 Feet	16 Feet	Y
• Rear	15 Feet	43 Feet	Y
Max. Lot Coverage	50%	18%	Y
Max. Building Height	Lesser of 2 stories or 35 feet	11 Feet	Y

ANALYSIS

The subject site has a General Plan designation of L (Low Density Residential). The applicant is proposing a General Plan Amendment (GPA-32164) to change the designation to O (Office), which provides for small lot office conversions as a transition, along primary and secondary streets, from residential and commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.

The subject site is zoned R-1 (Single Family Residential). The applicant is requesting a Rezoning to P-R (Professional Office and Parking), which is intended to allow for office uses in an area which is predominantly residential but because of traffic and other factors is no longer suitable for the continuation of low density residential uses. This district is designed to be a transitional zone to allow low intensity administrative and professional offices. These uses are characterized by a low volume of direct daily client and customer contact. To decrease the impact to adjacent residential uses, single-family structures should be retained or new development in the P-R (Professional Office and Parking) district should be constructed to maintain a residential character. The P-R (Professional Office and Parking) district is consistent with the Office category of the General Plan, and would allow the Office use proposed in an associated Site Development Plan Review (SDR-32170). In this case, the subject site is located adjacent to Eastern Avenue, a high-traffic Primary Arterial roadway, but is oriented toward Kirk Avenue and the residential neighborhood. The conversion of the residential property to a commercial use would bring additional traffic and noise into the neighborhood, instead of acting as a transitional zone; therefore, staff is recommending denial of this Rezoning request.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **"The proposal conforms to the General Plan."**

   Objective 2.2 of the 2020 Master Plan seeks "to ensure that low density residential land uses within mature neighborhoods can exist in close proximity to higher density residential, mixed-use, or non-residential land uses by mitigating adverse impacts where feasible." The proposed O (Office) General Plan designation will allow commercial uses that are more intense than, and generally not compatible with, the residential uses allowed by the adjacent L (Low Density Residential) land use designation to the north and east. In the associated Site Development Plan Review (SDR-32170), the applicant is requesting Waivers of the requirement for landscape buffers that would otherwise provide for mitigation of the adverse impacts that the proposed development of this site will have on the adjacent residential parcels.

2. **"The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."**

   This Rezoning, if approved, will allow commercial uses that are generally not compatible with the surrounding single-family residences.

3. **"Growth and development factors in the community indicate the need for or appropriateness of the rezoning."**

The subject site is located within a neighborhood that retains single-family residential zoning throughout the entire community. There are residential properties along Eastern Avenue south of the subject site that have been converted to commercial zoning, but these properties are located adjacent to other existing commercial development and are generally oriented toward Eastern Avenue.

4. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."

Direct access to the site is via a driveway onto Kirk Avenue, a 50-foot Local Street as designated by the Master Plan of Streets and Highways. The anticipated office use will generate a net increase in average daily traffic of only three vehicles, indicating that the street is adequate for site access.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

ASSEMBLY DISTRICT 11

SENATE DISTRICT 2

NOTICES MAILED 254

APPROVALS 2

PROTESTS 0

SG

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-32169 APN: 139-26-712-137

Name of Property Owner: CRISTINE STEVENS

Name of Applicant: MIRANDA INCOME TAX

Name of Representative: DAVID RODRIGUEZ

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes __X__ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Cristina Stephens

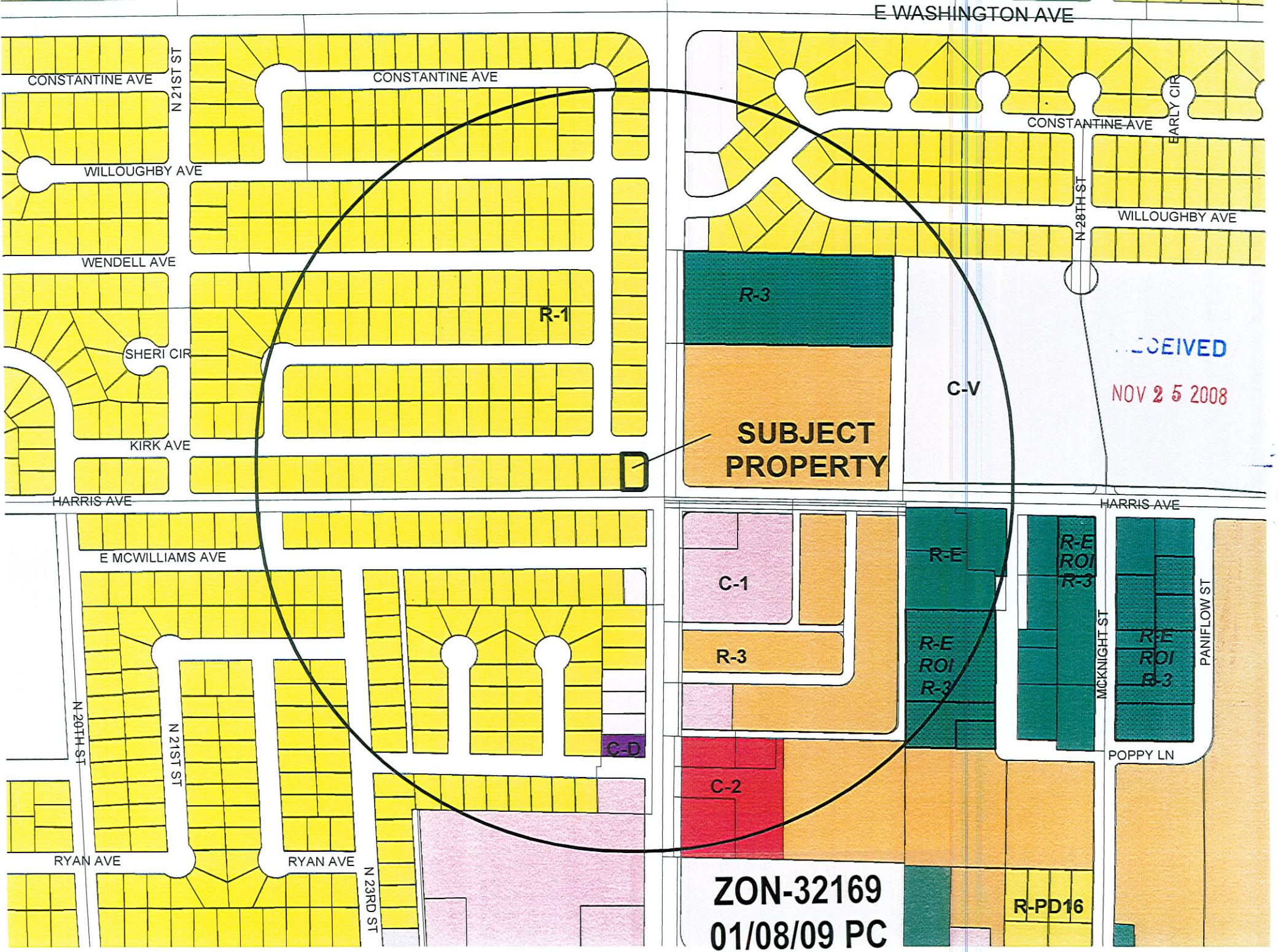
Print Name: Cristina Stephens

Subscribed and sworn before me

This 25 day of Nov, 2008

Notary Public in and for said County and State

MARINA MIRANDA
Notary Public, State of Nevada
Appointment No. 06-109223-1
My Appt. Expires Dec. 1, 2010



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ZON-32169 - APPLICANT/OWNER: CRISTINA STEPHENS
2404 EAST KIRK AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08



ZON-32169 - APPLICANT/OWNER: CRISTINA STEPHENS
2404 EAST KIRK AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08

ZON-32169 - APPLICANT/OWNER: CRISTINA STEPHENS
2404 EAST KIRK AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08



ZON-32169 - APPLICANT/OWNER: CRISTINA STEPHENS
2404 EAST KIRK AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08

JUSTIFIACTION LETTER

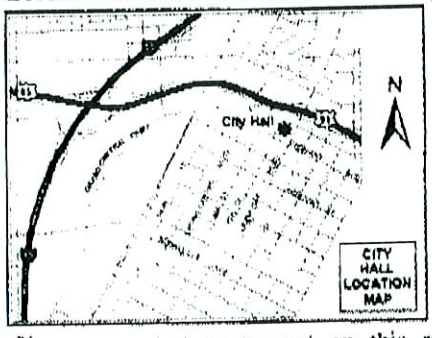
THIS LETTER IS TO JUSTIFY THE REQUEST WE ARE MAKING TO THE PLANNING DEPARTMENT. TO REZONE THE PARCEL AT 2404 EAST KIRK AVENUE IN WARD THREE FROM R-1 TO O. THE REZONING WOULD BE FOR A INCOME TAX SERVICES OFFICE. WE FEEL THAT THE REZONE WOULD BE JUSTIFIED FOR IT SI ON THE SOUTHWEST CORNER OF EASTERN AVE. AND KIRK AVE. WE ALSO FEEL THAT THIS OFFICE WOULD HAVE LESS TRAFFIC THAN AN R-1 ZONE BECAUSE THE BUSINESS IS SEASONABLE. THANK YOU FOR YOUR CONSIDERATION ON ARE REQUEST,

ZON-32169
01/08/09 PC

Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

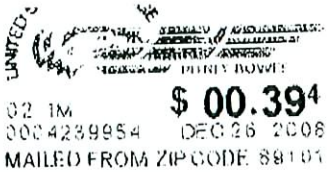
Please use available blank space on card for your comments.

GPA-32164 & ZON-32169

Planning Commission Meeting of 1/8/2009

PRESORTED FIRST CLASS





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Case GPA-32164

13925310098
ESCOBEDO EDMUNDO & P FAM TR
3008 HOLLY HILL
LAS VEGAS NV 89104-4305

#29-30
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE

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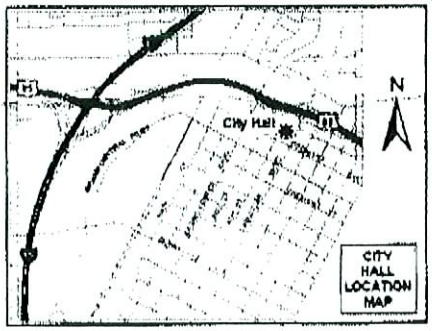
Return Service Requested
Official Notice of Public Hearing



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GPA-32164 & ZON-32169
Planning Commission Meeting of 1/8/2009

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Case: GPA-32164
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#29-30
A

City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

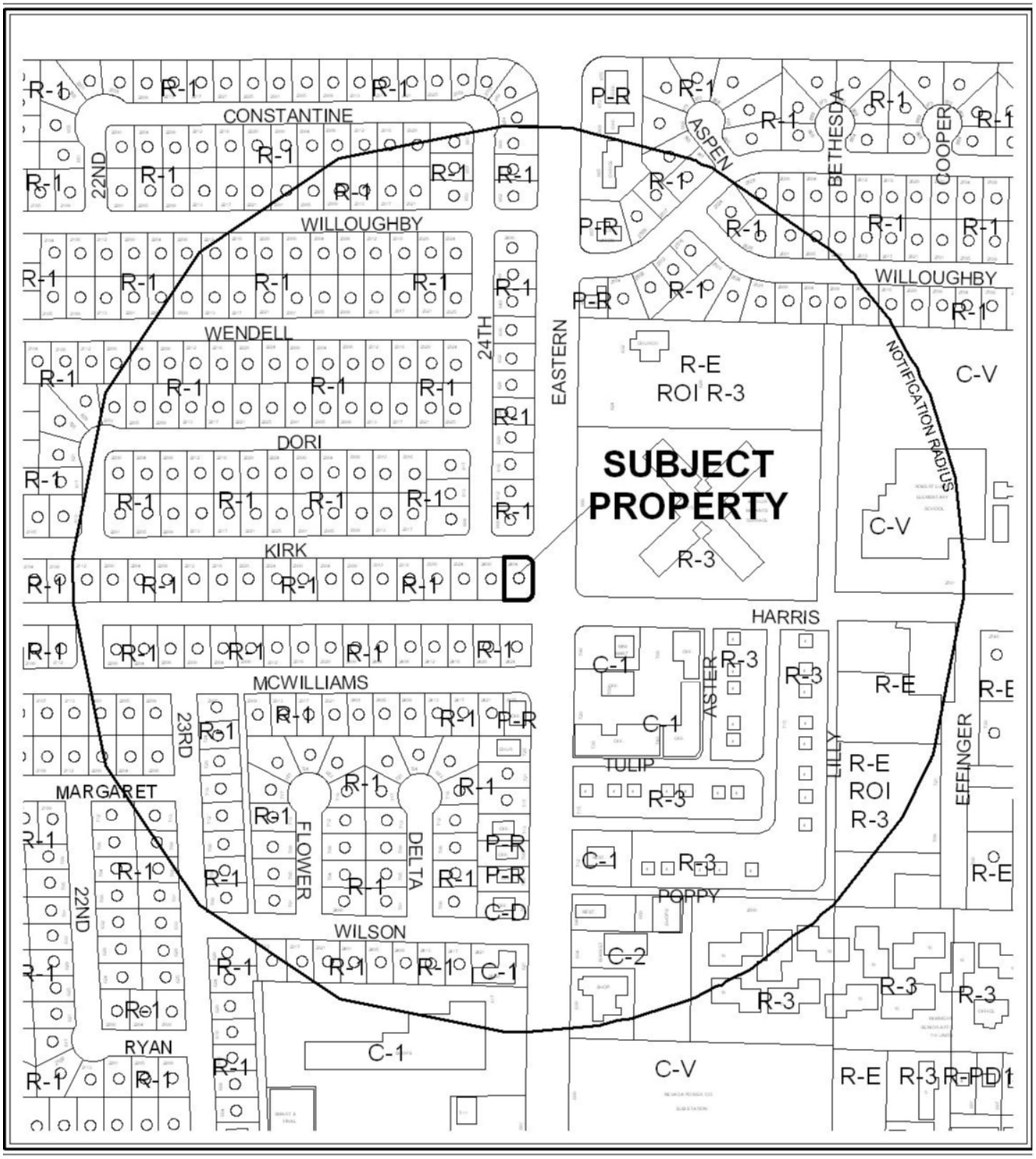
SUBJECT:
SDR-32170 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-32164 AND ZON-32169 - PUBLIC HEARING - APPLICANT/OWNER: CRISTINA STEPHENS - Request for a Site Development Plan Review FOR THE PROPOSED OFFICE CONVERSION OF AN EXISTING 1,140 SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH WAIVERS TO ALLOW FOR A FIVE-FOOT LANDSCAPE BUFFER ALONG THE NORTH AND EAST PERIMETER WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH AND WEST PERIMETER WHERE EIGHT FEET AND FIVE FEET, RESPECTIVELY, ARE REQUIRED on 0.14 acres at 2404 East Kirk Avenue (APN 139-26-712-137), Ward 3 (Reese)

C.C.: 02/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard



CASE: **SDR-32170**

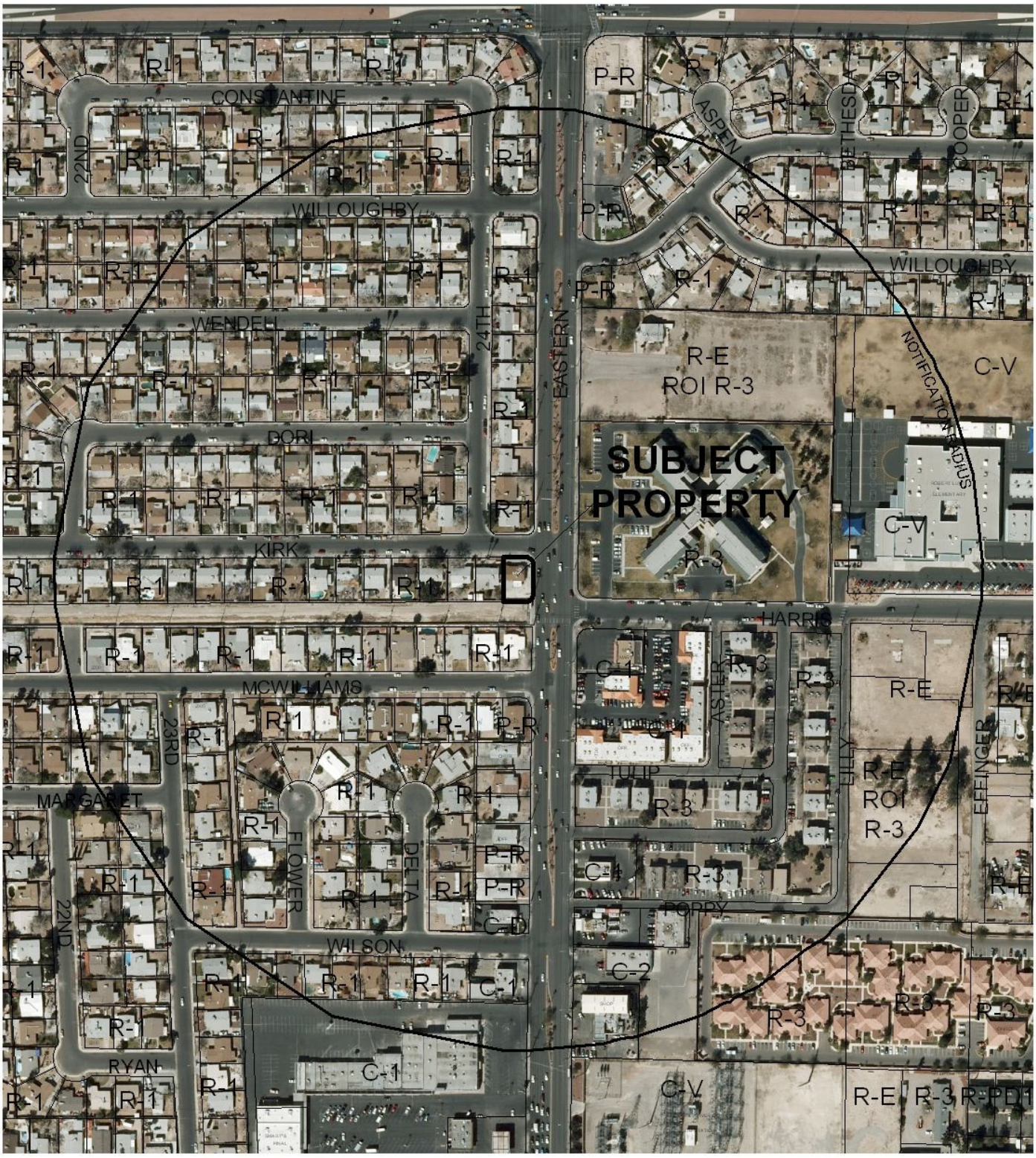
RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY:
R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
PR (PROFESSIONAL OFFICE AND PARKING)

N



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PROPOSED ZONING OF SUBJECT PROPERTY:

PR (PROFESSIONAL OFFICE AND PARKING)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3170 - APPLICANT: MIRANDA INCOME TAX - OWNER: CRISTINA STEPHENS

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/25/08, except as amended by conditions herein.

3. A Waiver from Title 19.12.040 is hereby approved, to allow a five-foot landscape buffer along the north and east property lines where 15 feet is required and a zero-foot landscape buffer along the south and east property lines where eight and five feet, respectively, are required

4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: a total of nine 24-inch box trees (deciduous or evergreen) or 15-foot BTH (palm trees) in the north and east perimeter landscape buffers, and one 24-inch box parking lot tree shall be provided, as well as a minimum of four, five-gallon shrubs for each required tree.

5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

6. A perimeter screen wall at least six feet in height shall be provided to meet all minimum requirements of Title 19.12.075.

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Dedicate an additional 10 feet of right-of-way for a total radius of 25 feet on the northwest corner of Eastern Avenue and Harris Avenue prior to the issuance of any permits.

13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

13. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

SDR-32170 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for the conversion of a single-family residence to an office building, with Waivers to allow a five-foot landscape buffer along the north and east property lines where 15 feet is required and a zero-foot landscape buffer along the south and east property lines where eight and five feet, respectively, are required on 0.14 acres located at 2404 Kirk Avenue. The applicant has also submitted applications for a General Plan Amendment (GPA-32164) to change the General Plan designation from L (Low Density Residential) to O (Office), and a Rezoning (ZON-32169) from R-1 (Single Family Residential) zone to P-R (Professional Office and Parking) zone. The number of Waivers requested for the proposed project indicates that the subject site will be over built, and will not be harmonious or compatible with the surrounding single-family residential neighborhood; therefore, staff recommends denial of this Site Development Plan Review.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
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Pre-Application Meeting	
10/20/08	A pre-application meeting was held to discuss the submittal requirements for a General Plan Amendment, Rezoning and Site Development Plan Review. Development standards for the conversion of a residence to an office building were also discussed.
Neighborhood Meeting	

Details of Application Request	
Site Area	
Gross Acres	0.14 Acres

SG

12/11/08	A neighborhood meeting was held at 6:00pm at the East Las Vegas Community Center Senior Center, Room #1, located at 250 N. Eastern Avenue Las Vegas, Nevada 89014. There were three representatives for the applicant, two area residents and one staff person from the Planning and Development department in attendance. The following issues were addressed: • The applicant stated that the proposed use was for a travel agency, not an income tax service as indicated in the neighborhood meeting notice. • The residents in attendance questioned the need to Rezone the property to Office when there is more than adequate vacant space in commercial areas. The applicant responded that they already own the house and haven't been able to rent it to residential tenants due to its location on a heavily traveled street. • The residents didn't like the location of the driveway along the west property line (they live on the abutting property). • It was noted that there is already too much traffic on Kirk Avenue, and the office use will exacerbate the problem. • There was a concern that patrons of the business would park on the street and block residential driveways. • The residents requested that fence on the west property line be raised to seven feet in order to provide a better buffer. • The residents expressed a concern about vandalism after hours and stated that the commercial use would decrease the value of their residence. The residents stated that they were opposed to the Rezoning, and wished the property to stay residential.
Field Check	
12/03/08	A field check was conducted by staff. The subject site contains a vacant single-family residence in relatively good condition. There is one existing landscape area in the front yard; otherwise, the entire site is surfaced with concrete. There is graffiti on the perimeter walls and some debris in the side and rear yards.

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single-Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single-Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single-Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
East	Senior Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)

West	Single-Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan		X	N/A
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	6349 SF	Y
Min. Lot Width	60 Feet	65 Feet	Y
Min. Setbacks			
• Front	20 Feet	25 Feet	Y
• Side	5 Feet	10 Feet	Y
• Corner	15 Feet	16 Feet	Y
• Rear	15 Feet	43 Feet	Y
Max. Lot Coverage	50%	18%	Y
Max. Building Height	Lesser of 2 stories or 35 feet	11 Feet	Y
Trash Enclosure	Roofed, screened	None	Y*
Mech. Equipment	Screened	Existing mechanical equipment on roof	N**

**The applicant will continue with curbside pickup; therefore, a trash enclosure is not required.*
***A condition has been added to require screening of the mechanical equipment.*

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	One story, up to 15 feet in height	11 Feet	Y
Adjacent development matching setback	20 Feet (Front) 5 Feet (Side)	25 Feet 10 Feet	Y Y
Trash Enclosure	50 Feet	None	Y

Pursuant to Title 19.12, the following development standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Parking Area	1 Tree/6 Spaces	1 Tree	Zero Trees	N*
Buffer (Min. Trees)				
North	1 Tree/20 Linear Feet	3 Trees	2 Trees	N**
South	1 Tree/20 Linear Feet	4 Trees	Zero Trees	N***
East	1 Tree/20 Linear Feet	6 Trees	4 Trees	N**
West	1 Tree/20 Linear Feet	6 Trees	Zero Trees	N***
TOTAL		20 Trees	6 Trees	N
Min. Zone Width	15 Feet (North and East) 8 Feet (South) 5 Feet (West)		5 Feet Zero Feet Zero Feet	N** N*** N***
Wall Height	Minimum 6 Feet to Maximum 8 Feet Adjacent to Residential		Existing 6-Foot Wall Indicated	Y****

**A condition has been added to require one parking lot tree, per the requirements of Title 19.10.*
***The applicant is requesting a Waiver to allow a five-foot landscape buffer where 15 feet is required along the north and east property lines. A condition has been added to require the appropriate number of trees within these areas, per Title 19.12.*
****The applicant has requested a Waiver to allow a zero-foot landscape buffer where eight and five feet is required along the south and west property lines, respectively.*
*****Based on a field check conducted by staff, the exiting block wall does not meet the minimum six-foot height required by Title 19.12.075. A condition has been added to require compliance with the minimum standard.*

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Office, Other Than Listed	1,140 SF	1:300	3	1	4	1	Y
TOTAL			4		5		Y

Waivers		
Request	**Requirement**	**Staff Recommendation**
Five-foot landscape buffer along the north and east property lines	15 Feet	Denial
Zero-foot landscape buffer along the south and west property lines	Eight and five feet, respectively	Denial

SG

ANALYSIS

This is a request for a Site Development Plan Review for the conversion of a single-family residence to an office building, with Waivers to allow a five-foot landscape buffer along the north and east property lines where 15 feet is required and a zero-foot landscape buffer along the south and east property lines where eight and five feet, respectively, are required on 0.14 acres located at 2404 Kirk Avenue. The applicant has also submitted applications for a General Plan Amendment (GPA-32164) to change the General Plan designation from L (Low Density Residential) to O (Office), and a Rezoning (ZON-32169) from R-1 (Single Family Residential) zone to P-R (Professional Office and Parking) zone. The number of Waivers requested for the proposed project indicates that the subject site will be over built, and will not be harmonious or compatible with the surrounding single-family residential neighborhood; therefore, staff recommends denial of this Site Development Plan Review.

- **Zoning**

  The subject site has a General Plan designation of L (Low Density Residential). The applicant is proposing a General Plan Amendment (GPA-32164) to change the designation to O (Office), which provides for small lot office conversions as a transition, along primary and secondary streets, from residential and commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.

  The subject site is zoned R-1 (Single Family Residential). The applicant is also requesting a Rezoning (ZON-32169) to P-R (Professional Office and Parking), which is intended to allow for office uses in an area which is predominantly residential but because of traffic and other factors is no longer suitable for the continuation of low density residential uses. This district is designed to be a transitional zone to allow low intensity administrative and professional offices. These uses are characterized by a low volume of direct daily client and customer contact. To decrease the impact to adjacent residential uses, single-family structures should be retained or new development in the P-R (Professional Office and Parking) district should be constructed to maintain a residential character. The P-R (Professional Office and Parking) district is consistent with the Office category of the General Plan, and would allow the proposed Office use. In this case, the subject site is located adjacent to Eastern Avenue, a high-traffic Primary Arterial roadway, but is oriented toward Kirk Avenue and the residential neighborhood. The conversion of the residential property to a commercial use would bring additional traffic and noise into the neighborhood, instead of acting as a transitional zone. Staff has recommended denial of the associated requests for a General Plan Amendment and Rezoning as they are not compatible with the surrounding adjacent residential land uses.

- **Site Plan**

The subject site is located at the southwest corner of Kirk Avenue and Eastern Avenue, and contains an existing 1,548 square-foot single-family residence that is oriented to Kirk

Avenue, with no direct access to Eastern Avenue. In order to provide for on-site parking and vehicular circulation, the applicant is proposing to reduce the building footprint to 1,140 square feet. This will allow a one-way drive aisle for vehicles to enter the driveway on Kirk Avenue at the northwest corner of the site, access the parking area in the rear yard along the west side of the building, and exit the parking area via the east side of the building to the driveway on Kirk Avenue. Five parking spaces, including one van accessible handicap space, are provided in the rear yard. No parking spaces are located in the front yard.

- **City of Las Vegas 2020 Master Plan**

  NEIGHBORHOOD REVITALIZATION GOAL: Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation.

  OBJECTIVE 2.2: To ensure that low-density residential land uses within mature neighborhoods can exist in close proximity to higher density residential, mixed-use, or non-residential land uses by mitigating adverse impacts where feasible.

  The proposed development is not consistent with these provisions of the Master Plan in that the project, as proposed, will not provide the necessary buffering elements for the adjacent residential properties due to the requested Waivers of required landscape buffers, and will therefore have a greater adverse visual and aesthetic impact on those adjacent residential properties.

- **Landscape Plan**

  Landscaping on the site is limited to the north and east perimeters only, as the applicant has requested Waivers to allow zero-foot landscape buffers along the east and south perimeters. The proposed landscape buffers will be only five feet wide, with two Date Palms in the north buffer and Red Leaf Plum trees in the east buffer. The size of the Date Palms is not clearly indicated, but Title 19.12 requires that they be a minimum 15-foot brown trunk height. The Red Leaf Plum trees are generally considered to be ornamental trees, with an expected maximum height of 20 feet; larger shade trees or a combination of larger shade and ornamental trees would be a more acceptable alternative. An assortment of five-gallon shrubs, including Dwarf Mock Orange, Yucca Pendula and Red Yucca are also proposed within these buffer areas.

- **Elevations**

  The existing residential structure will remain, although it will be reduced in size. The residence has a gray stucco exterior with asphalt shingles.

- **Floor Plans**

  The floor plan indicates public access into a large main office, with secondary access to two smaller offices and a restroom.

FINDINGS

The following findings must be made for an SDR:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is not compatible or harmonious with the surrounding single-family residential development as the applicant has requested Waivers to allow the reduction or elimination of landscape buffers meant to reduce the adverse impacts that the commercial use will have on the residential properties to the north and west.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed development is not compatible with the General Plan, specifically the Neighborhood Revitalization Goal, Objective 2.2, or Title 19 in that the applicant is requesting Waivers to the landscape buffer requirements as part of this request, resulting in a development that will have a greater adverse impact on adjacent residential properties.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Direct access to the site is via a driveway onto Kirk Avenue, a 50-foot Local Street as designated by the Master Plan of Streets and Highways. The anticipated office use will generate a net increase in average daily traffic of only three vehicles, indicating that the street is adequate for site access.

4. **Building and landscape materials are appropriate for the area and for the City;**

The building materials are appropriate in that the exiting single-family residence will be retained. The landscape materials, while meeting the minimum requirements of Title 19, are not all appropriate for the area. The type of deciduous street tree proposed by the applicant, the Red Leaf Plum, is generally considered an ornamental tree, with a maximum height of approximately 20 feet. Larger shade trees, or a combination of larger

shade trees and Red Leaf Plum trees, would be more appropriate along the Eastern Avenue frontage. The proposed Date Palms and assorted shrubs are appropriate for the area.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The existing residential structure will remain, although it will be reduced in size. The residence has a gray stucco exterior with asphalt shingles, which is compatible with the other surrounding single-family residences in the area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

ASSEMBLY DISTRICT 11

SENATE DISTRICT 2

NOTICES MAILED 254

APPROVALS 1

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: 902-BZ10 APN: 139-26-712-137

Name of Property Owner: CHRISTINA STEPHENS

Name of Applicant: MIRANDA TRAVEL

Name of Representative: DAVID RODRIGUEZ

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes _____X_____ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

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DEC 04 2008

Signature of Property Owner: Cristin Stephens

Print Name: CHRISTINA STEPHENS

Subscribed and sworn before me

This 4 day of DEC, 2008

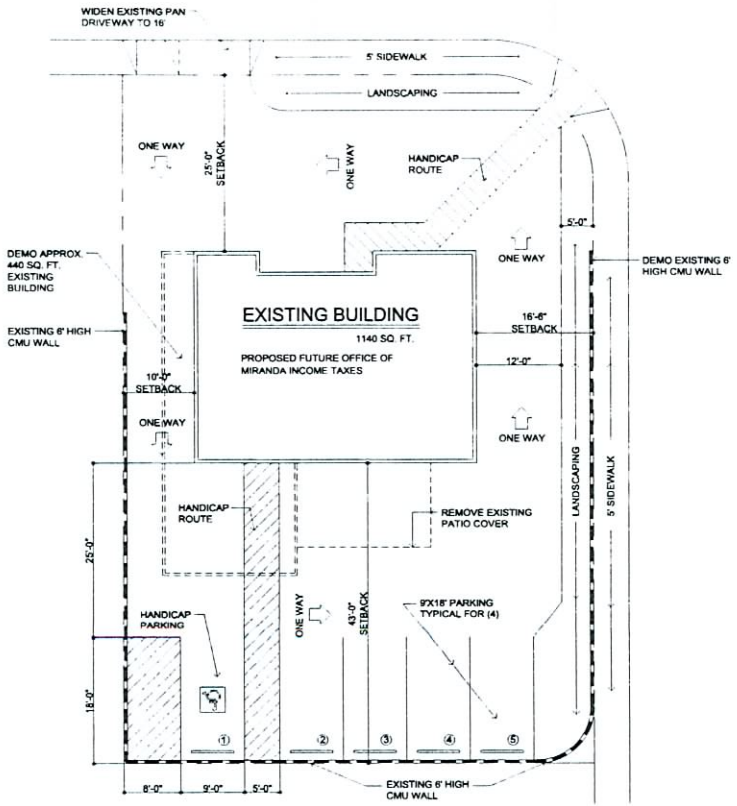
_____

Notary Public in and for said County and State

MARINA MIRANDA
Notary Public, State of Nevada
Appointment No. 06-109923-1
My Appt. Expires Dec. 1, 2010

KIRK AVENUE (60' R.O.W.)

139-26-712-137



EASTERN AVENUE (100' R.O.W.)

RECEIVED

NOV 25 2008

2404 EAST KIRK AVENUE
WARD : 3 EXISTING ZONING : R-1 ZONING REQUESTED : "O"
PARKING ANALYSIS PROPOSED BUILDING 1140 SQ. FT. 1140 S.F. @ 1/250 = 4.57 PARKING REQUIRED : 5 SPACES PARKING PROVIDED : 5 SPACES

MIRANDA ICOME TAX

SITE PLAN

DATE	11/21/08
JOB #	
SCALE	1" = 10'
DRAWN BY	

REVISION

SHEET #

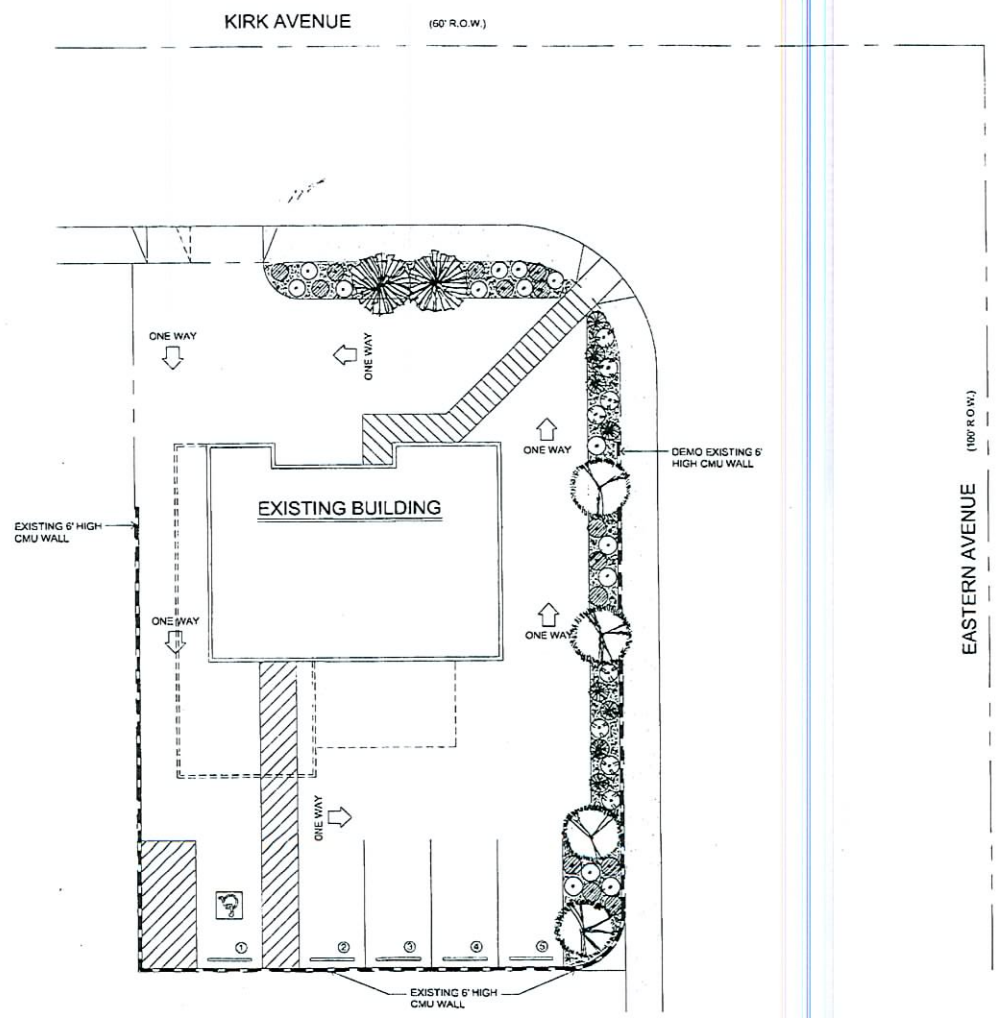
S. 1

SDR-32170

01/08/09 PC

LANDSCAPING LEGEND

SYMBOL	DESIGNATION	SIZE
	PHOENIX SPECIES LACE PALM	20' BOX [illegible] 15' BOX [illegible] 10' BOX [illegible] AS NOTED
	MONDALE PINE PINUS BRUTIA RELDARICA	24" BOX OR 16" IF [illegible]
	RED LEAF PLUM PRUNUS CERASIFERA 'ATROPURPUREA'	24" BOX
	UNARE DUCK GRANGE PHILADELPHUS MICROPHYLLUS	[illegible] GAL.
	YUCCA PENDULA RECURVIFOLIA	[illegible] GAL.
	RED YUCCA HERSPERALOE PARVIFLORA	5 GAL.
	EUONYMUS JAPONICA EVERGREEN EUONYMOUS	[illegible] GAL.
	HEAVENLY BAMBOO NANDINA DOMESTICA	[illegible] GAL.
	DECORATIVE GRAVEL PAVING SEE LANDSCAPE NOTES	
	[illegible]	[illegible]
	[illegible]	[illegible]



RECEIVED

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SDR-32170

01/08/09 PC

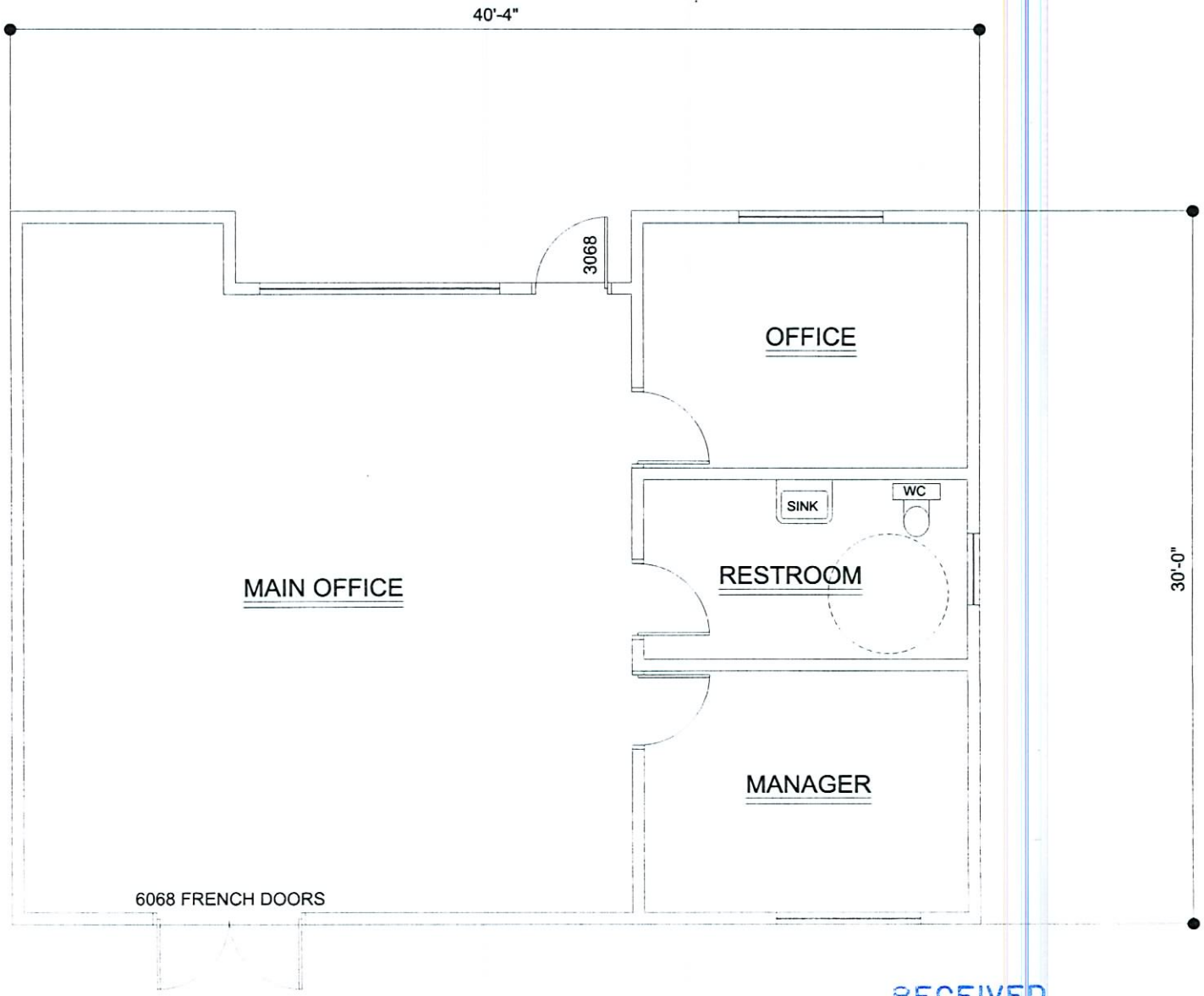
MIRANDA ICOME TAX

LANDSCAPE PLAN

DATE :	11/21/08	REVISION :
JOB # :		
SCALE :	1/8" = 1'-0"	
DRAWN BY :	CL	

SHEET #

L. 1



MIRANDA ICOME TAX

FLOOR PLAN

DATE
JOB #
SCALE
DRAWN BY
REVISION

SHEET #

A-1

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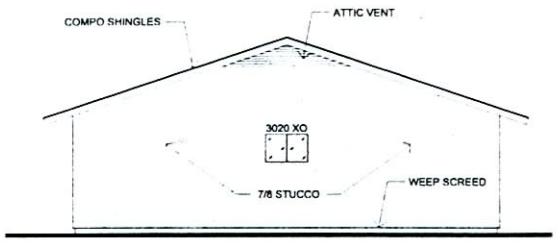
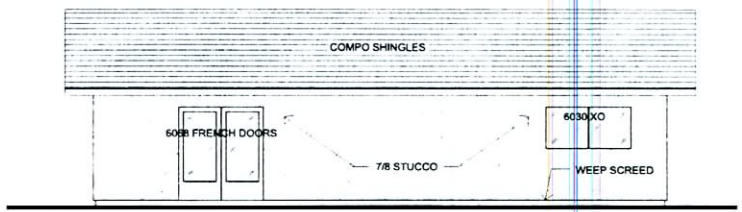
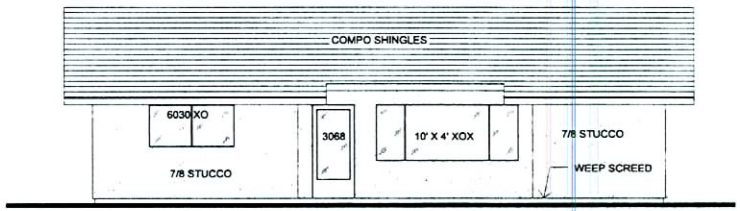
SDR-32170
01/08/09 PC



EAST ELEVATION (WEST SIMILAR)



SOUTH ELEVATION (REAR)



NORTH ELEVATION (FRONT)

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SDR-32170

01/08/09 PC

MIRANDA ICOME TAX

EXTERIOR ELEVATIONS

DATE	11/21/08
JOB #	
SCALE	1/4" = 1'-0"
DRAWN BY	TL

REVISION

SHEET #

A.2



SDR-32170 - APPLICANT/OWNER: CRISTINA STEPHENS
2404 EAST KIRK AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08



SDR-32170 - APPLICANT/OWNER: CRISTINA STEPHENS
2404 EAST KIRK AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08

SDR-32170 - APPLICANT/OWNER: CRISTINA STEPHENS
2404 EAST KIRK AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08



SDR-32170 - APPLICANT/OWNER: CRISTINA STEPHENS
2404 EAST KIRK AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

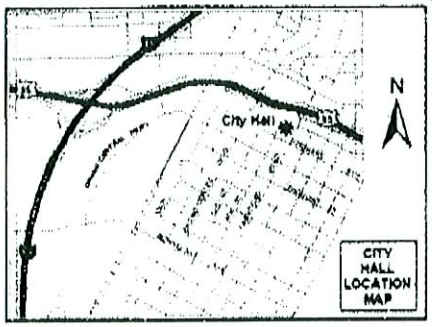
12/03/08

JUSTIFIACTION LETTER

THIS LETTER IS TO JUSTIFY THE REQUEST WE ARE MAKING TO THE PLANNING DEPARTMENT. TO REZONE THE PARCEL AT 2404 EAST KIRK AVENUE IN WARD THREE FROM R-1 TO O. THE REZONING WOULD BE FOR A INCOME TAX SERVICES OFFICE. WE FEEL THAT THE REZONE WOULD BE JUSTIFIED FOR IT SI ON THE SOUTHWEST CORNER OF EASTERN AVE. AND KIRK AVE. WE ALSO FEEL THAT THIS OFFICE WOULD HAVE LESS TRAFFIC THAN AN R-1 ZONE BECAUSE THE BUSINESS IS SEASONABLE. THANK YOU FOR YOUR CONSIDERATION ON ARE REQUEST,

SDR-32170
01/08/09 PC

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-32170

Planning Commission Meeting of 1/8/2009

MAILED FROM ZIPCODE 89101

RECEIVED
DEC 30 2008

Case: GPA-32170
13925401002
ESCOBEDO PROFESSIONAL PLAZA INC
3008 HOLLY HILL
LAS VEGAS NV 89104-4305

#31
A

City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

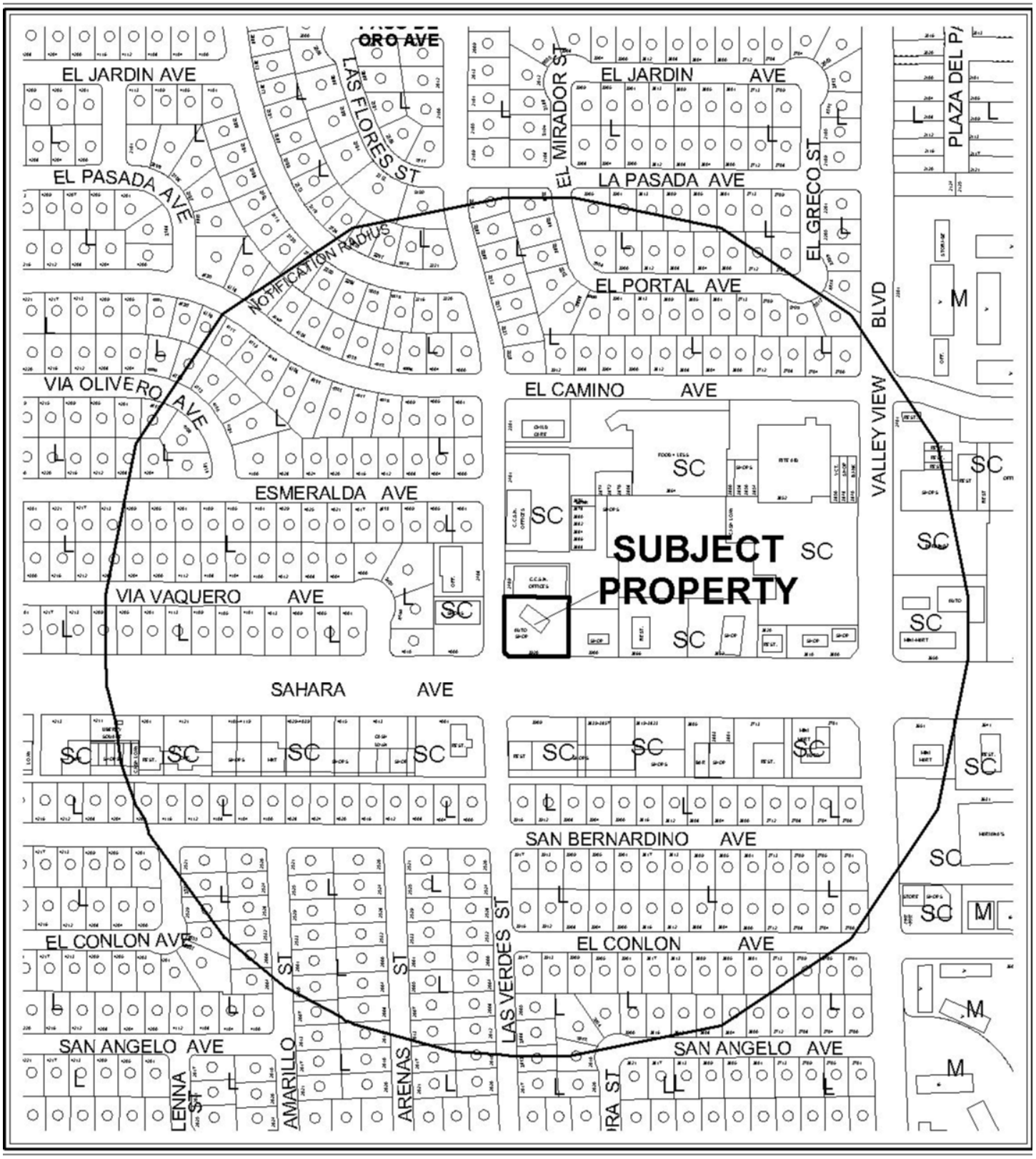
SUBJECT:
GPA-32167 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: P"S AUTO SALES - OWNER: BEARD FAMILY TRUST - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 0.55 acres at 3920 West Sahara Avenue (APN 162-06-801-005), Ward 1 (Tarkanian)

C.C.: 02/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report (Not Applicable)
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Abeyance Request Letter Submitted by Tabitha D. Fiddyment (KKBR&F)
7. Protest Postcard



0 300 600 Feet

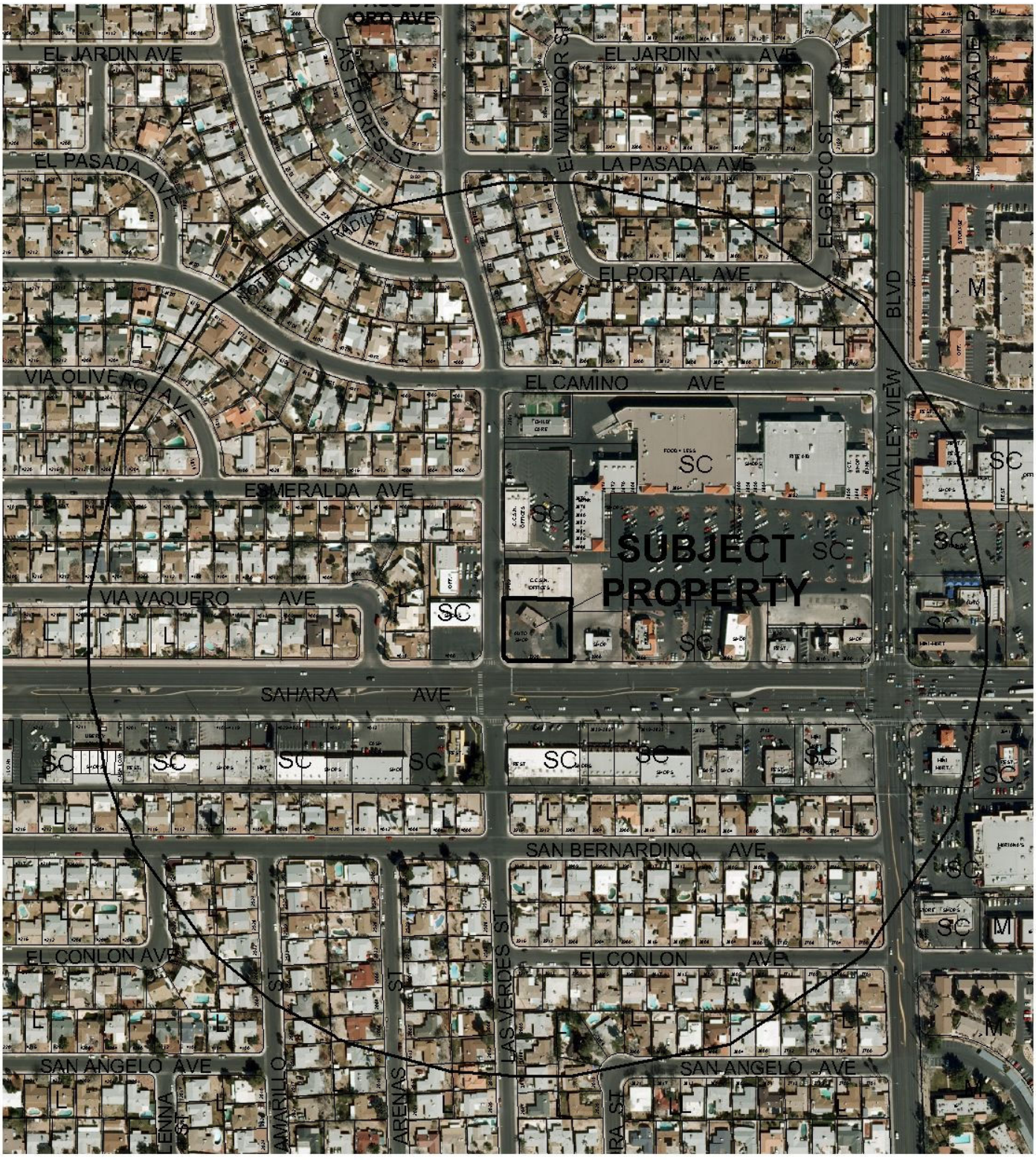
CASE: **GPA-32167**

RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:
SC (SERVICE COMMERCIAL)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:
GC (GENERAL COMMERCIAL)

N



0 300 600 Feet

CASE: **GPA-32167**

RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:
SC (SERVICE COMMERCIAL)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:
GC (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-32167 - APPLICANT: P'S AUTO SALES - OWNER: BEARD FAMILY TRUST

THE APPLICANT REQUESTS THIS ITEM BE HELD IN ABEYANCE TO THE 01/22/09 PLANNING COMMISSION MEETING.

DC

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-32167 APN: 162-06-801-005

Name of Property Owner: Beard Family Trust

Name of Applicant: P's Auto Sales

Name of Representative: Tabitha Fiddyment

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

____ Yes ✓ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Beard Family Trust - Ephraim Beard - Trustee

Print Name: BEARD FAMILY TRUST EPHRAIM BEARD - TRUSTEE

Subscribed and sworn before me

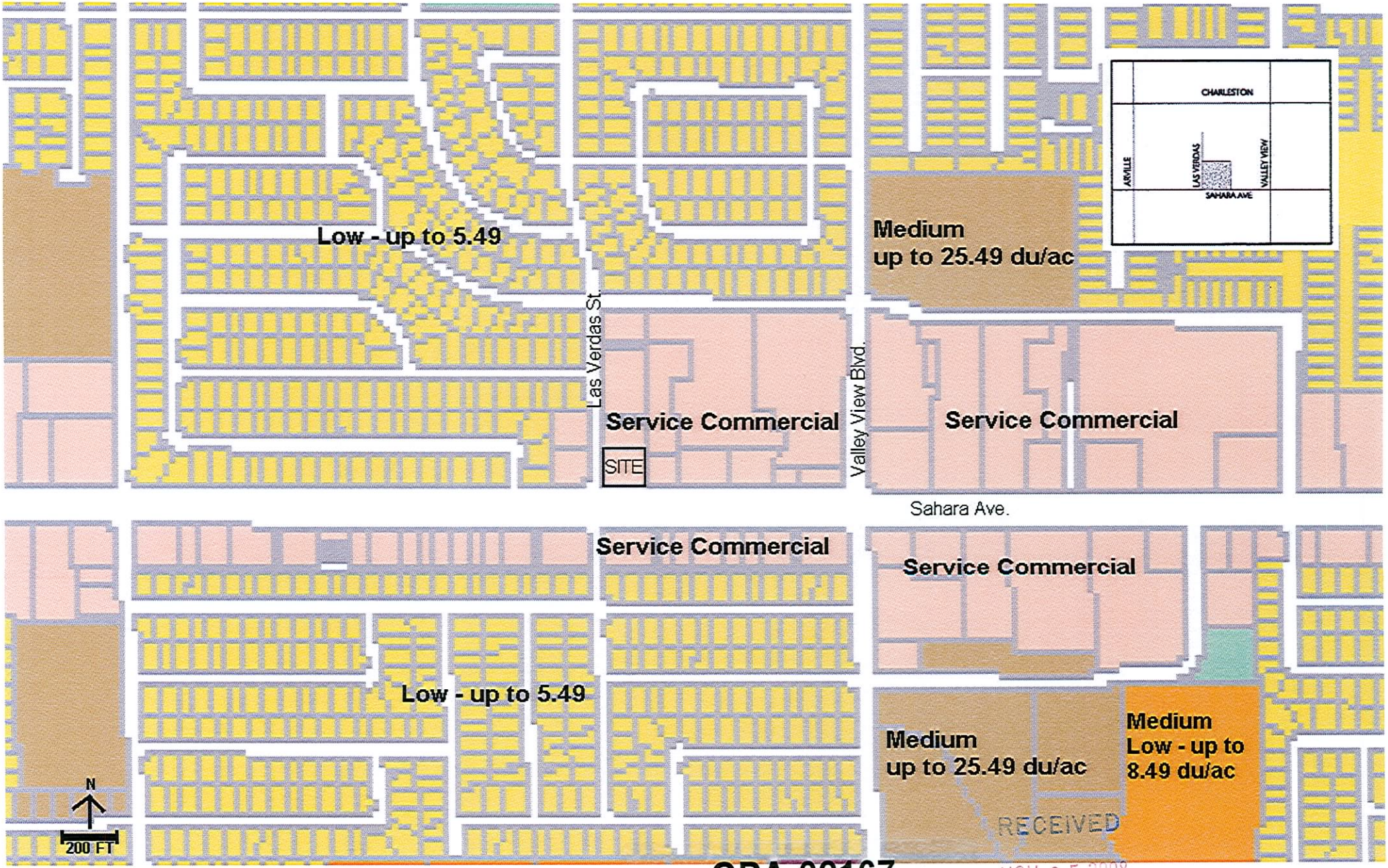
This 25 day of NOV., 2008

Notary Public in and for said County and State

ABDUL KALIM
COMM. # 1800464
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. JUL. 2, 2012

Revised 11-14-06 f:\depot\Application Packet\Statement of Financial Interest.doc

644,951v1 MAA 15563.1



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GPA-32167
01/08/09 PC



GPA-32167 - APPLICANT: P'S AUTO SALES - OWNER: BEARD FAMILY TRUST
3920 WEST SAHARA AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



GPA-32167 - APPLICANT: P'S AUTO SALES - OWNER: BEARD FAMILY TRUST
3920 WEST SAHARA AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



GPA-32167 - APPLICANT: P'S AUTO SALES - OWNER: BEARD FAMILY TRUST
3920 WEST SAHARA AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



GPA-32167 - APPLICANT: P'S AUTO SALES - OWNER: BEARD FAMILY TRUST
3920 WEST SAHARA AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



GPA-32167 - APPLICANT: P'S AUTO SALES - OWNER: BEARD FAMILY TRUST
3920 WEST SAHARA AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



GPA-32167 - APPLICANT: P'S AUTO SALES - OWNER: BEARD FAMILY TRUST
3920 WEST SAHARA AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



GPA-32167 - APPLICANT: P'S AUTO SALES - OWNER: BEARD FAMILY TRUST
3920 WEST SAHARA AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08

KUMMER KAEMPFER

ATTORNEYS AT LAW

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

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info@kkbrf.com

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Fax: 775.852.3982

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

November 25, 2008

CITY OF LAS VEGAS
PLANNING DEPARTMENT
731 S. Fourth Street
Las Vegas, NV 89101

Re: Justification Letter – APN 162-06-801-005
General Plan Amendment and Zone Change
P's Auto Sales

To Whom It May Concern:

This office represents the applicant in the above referenced matter. This application is a request for a general plan amendment from Service Commercial to General Commercial and a zone change from C-1 to C-2 for a parcel located on the northwest corner of Las Verdas Street and Sahara Avenue.

The subject site is part of an overall commercial center containing a variety of uses including, retail restaurant and office tenants. The existing building was previously entitled and utilized as a automobile repair shop that has since gone out of business. The site is part of large commercial center, surrounded by commercial uses to the north, east, south and west and is located on a 100 foot arterial, Sahara Avenue. Consequently, the proposed general plan amendment and zone change are entirely consistent with the area and will not have an adverse impact on surrounding properties.

We appreciate your kind consideration of our request. Should you have any questions, please call me. Thank you very much.

Sincerely,

Tabitha Fiddyment

Tabitha D. Fiddyment
KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

GPA-32167
01/08/09 PC

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

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tfiddyment@kkbrf.com
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December 10, 2008

RECEIVED
DEC 10 2008

VIA FACSIMILE
385-7268

Mr. Peter Lowenstein, AICP
Planning Supervisor
LAS VEGAS PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, NV 89101

Re: GPA-32167 & ZON-32168
P's Auto Sales
1/8/09 Planning Commission & 2/4/09 City Council

Dear Pete:

This office represents the applicant in the above-referenced matter. We respectfully request this matter be held from the presently scheduled Planning Commission hearing of January 8, 2009 and City Council hearing of February 4, 2009 for two weeks. This is so all four applications can be heard concurrently at the Planning Commission hearing of **January 22, 2009** and the City Council hearing of **February 18, 2009**.

Thank you for your consideration.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Tabitha D. Fiddyment

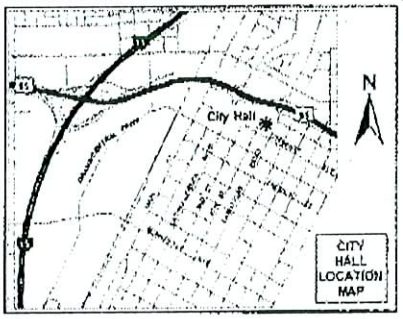
Tabitha D. Fiddyment

TDF/sli

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-32167 & ZON-32168

Planning Commission Meeting of 1/8/2009

PRESORTED FIRST CLASS

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Case: GPA-32167

16206810013
GORDON SAMUEL J
2124 LOS ALTOS ST
LAS VEGAS NV 89102-3772

#32-33
P

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

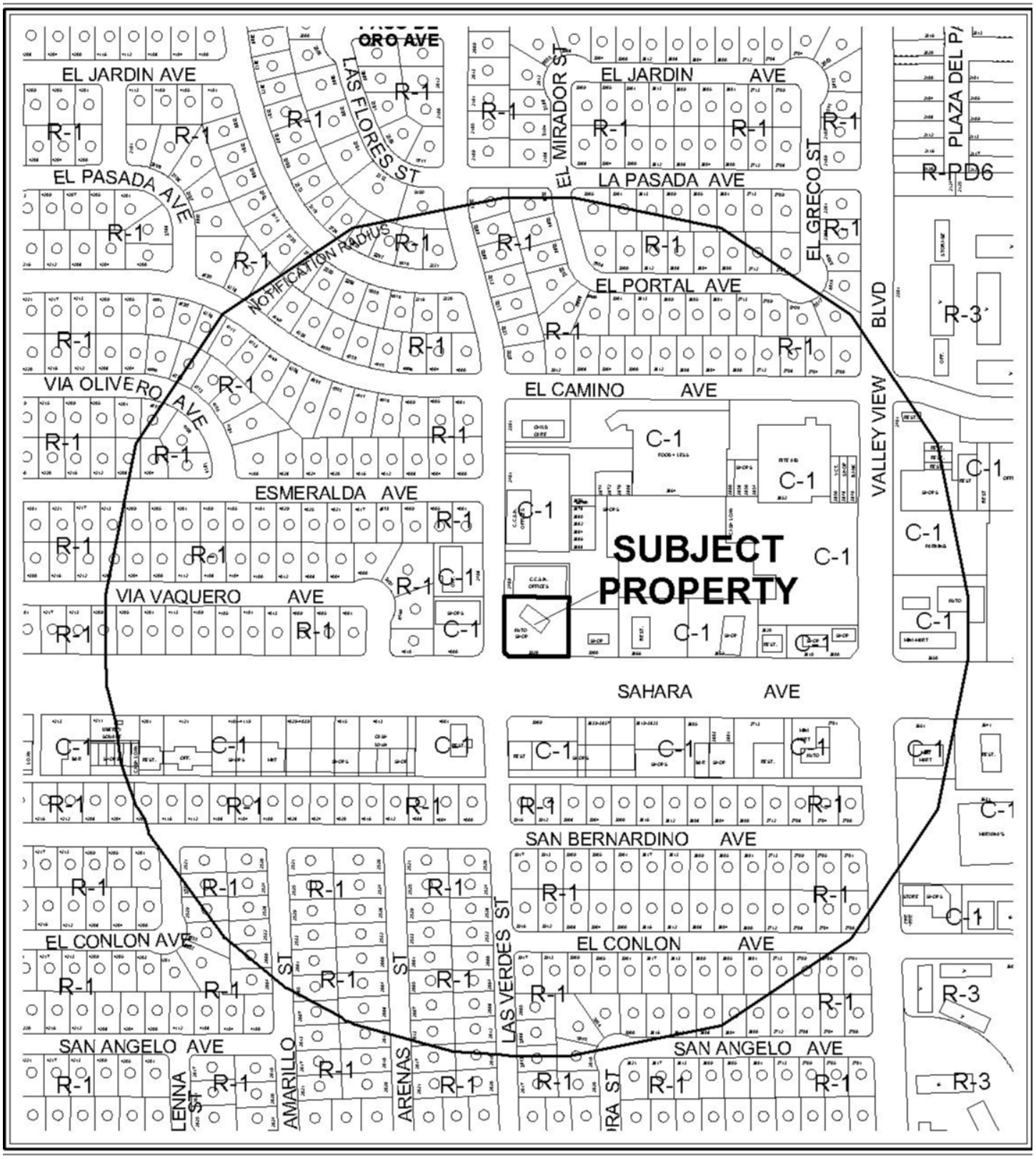
SUBJECT:
ZON-32168 - REZONING RELATED TO GPA-32167 - PUBLIC HEARING - APPLICANT: P''S AUTO SALES - OWNER: BEARD FAMILY TRUST - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.55 acres at 3920 West Sahara Avenue (APN 162-06-801-005), Ward 1 (Tarkanian)

C.C.: 02/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report (Not Applicable)
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Abeyance Request Letter Submitted by Tabitha D. Fiddyment (KKBR&F)
7. Protest Postcard



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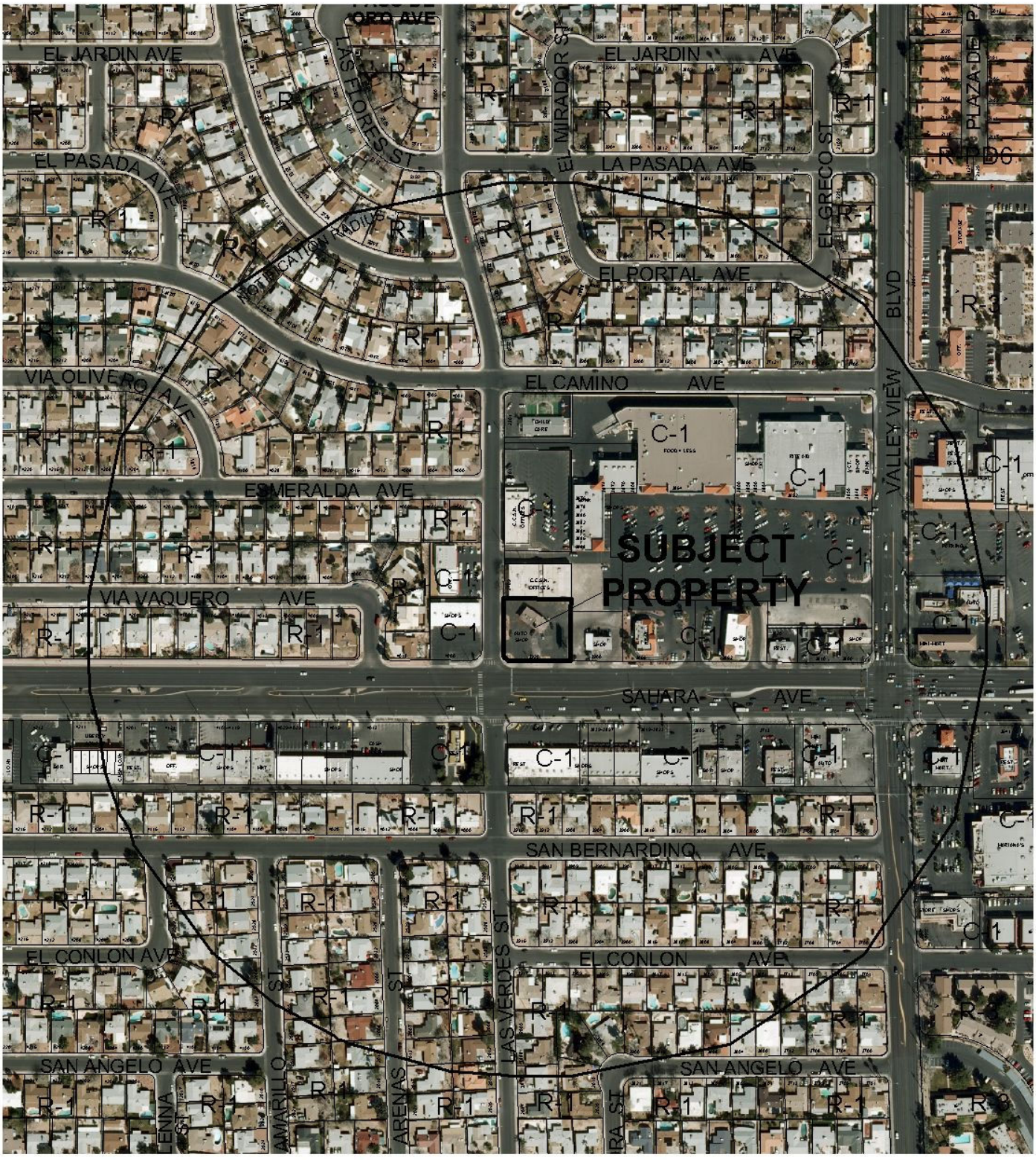
CASE: **ZON-32168**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



0 300 600 Feet

CASE: **ZON-32168**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-32168 - APPLICANT: P'S AUTO SALES - OWNER: BEARD FAMILY TRUST

** CONDITIONS **

THE APPLICANT REQUESTS THIS ITEM BE HELD IN ABEYANCE TO THE 01/22/09 PLANNING COMMISSION MEETING.

DC

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-32168 APN: 162-08-801-006

Name of Property Owner: Beard Family Trust

Name of Applicant: P's Auto Sales

Name of Representative: Tabitha Fiddyment

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

____ Yes ✓ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Beard Family Trust Ephraim Beard Trustee

Print Name: BEARD FAMILY TRUST
EPHRAIM BEARD - TRUSTEE

Subscribed and sworn before me

This 25 day of NOV., 2008

Notary Public in and for said County and State

ABDUL KALIM
COMM. # 1800454
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. JUL. 2, 2012

Revised 11-14-06 f:\depot\Application Packet\Statement of Financial Interest.doc

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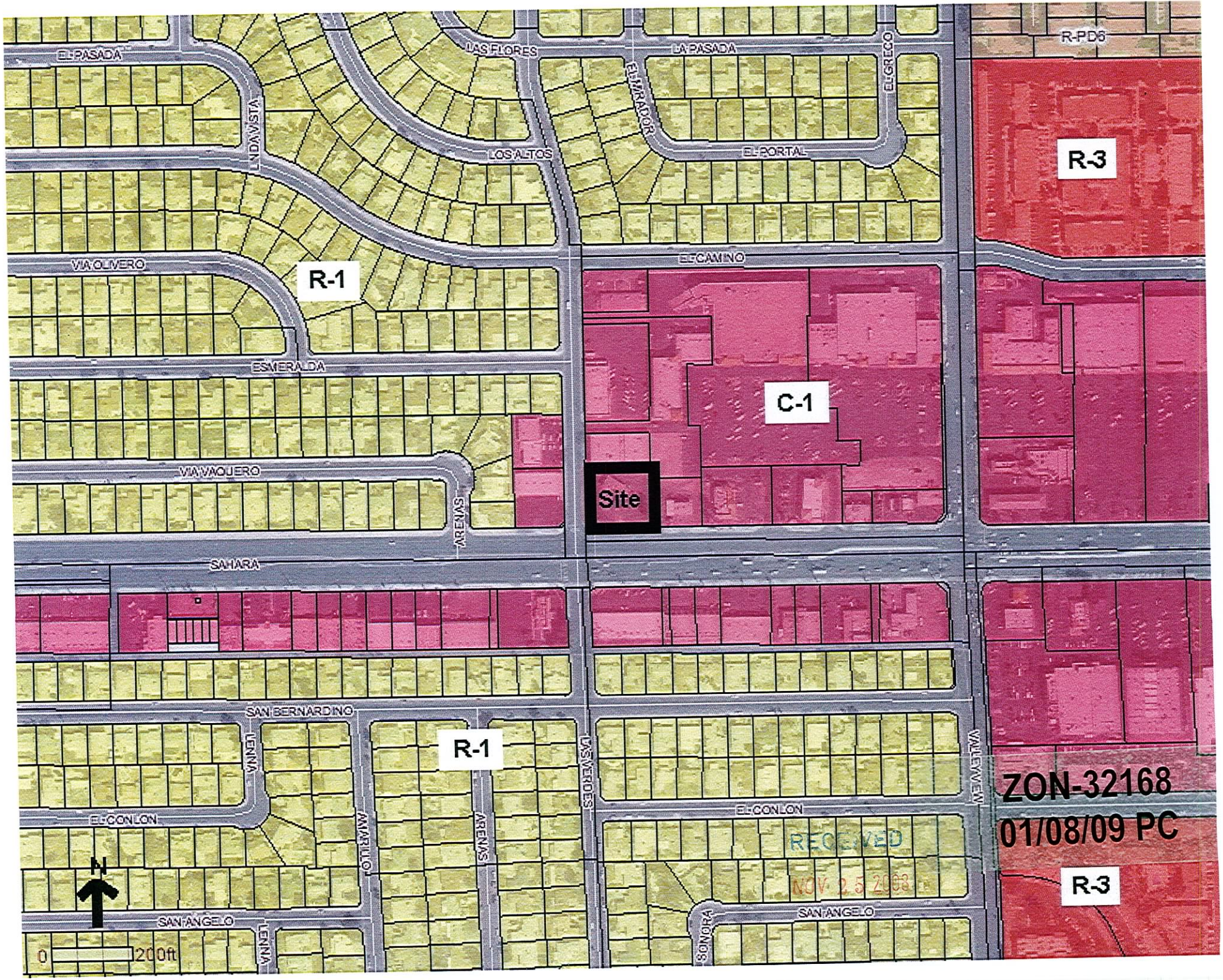
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LA PASADA
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R-3
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EL MIRADOR
LOS ALTOS
EL PORTAL
VIA OLIVERO
R-1
EL CAMINO
ESMERALDA
C-1
VIA VAQUERO
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ZON-32168
01/08/09 PC
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ZON-32168 - APPLICANT: P'S AUTO SALES - OWNER: BEARD FAMILY TRUST
3920 WEST SAHARA AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



ZON-32168 - APPLICANT: P'S AUTO SALES - OWNER: BEARD FAMILY TRUST
3920 WEST SAHARA AVENUE
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12/04/08



ZON-32168 - APPLICANT: P'S AUTO SALES - OWNER: BEARD FAMILY TRUST
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ZON-32168 - APPLICANT: P'S AUTO SALES - OWNER: BEARD FAMILY TRUST
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JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



ZON-32168 - APPLICANT: P'S AUTO SALES - OWNER: BEARD FAMILY TRUST
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12/04/08



ZON-32168 - APPLICANT: P'S AUTO SALES - OWNER: BEARD FAMILY TRUST
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JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



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3920 WEST SAHARA AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08

KUMMER KAEMPFER
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RENSHAW & FERRARIO

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November 25, 2008

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PLANNING DEPARTMENT
731 S. Fourth Street
Las Vegas, NV 89101

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Tabitha Fiddyment

Tabitha D. Fiddyment
KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

LAW FIRMS WORLDWIDE MERITAS

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ZON-32168
01/08/09 PC

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KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

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December 10, 2008

RECEIVED
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VIA FACSIMILE
385-7268

Mr. Peter Lowenstein, AICP
Planning Supervisor
LAS VEGAS PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, NV 89101

Re: GPA-32167 & ZON-32168
P's Auto Sales
1/8/09 Planning Commission & 2/4/09 City Council

Dear Pete:

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Tabitha D. Fiddyment

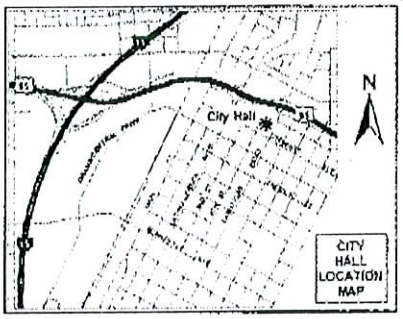
Tabitha D. Fiddyment

TDF/sli

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-32167 & ZON-32168

Planning Commission Meeting of 1/8/2009

PRESORTED FIRST CLASS

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Case: GPA-32167

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GORDON SAMUEL J
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LAS VEGAS NV 89102-3772

#32-33
P

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

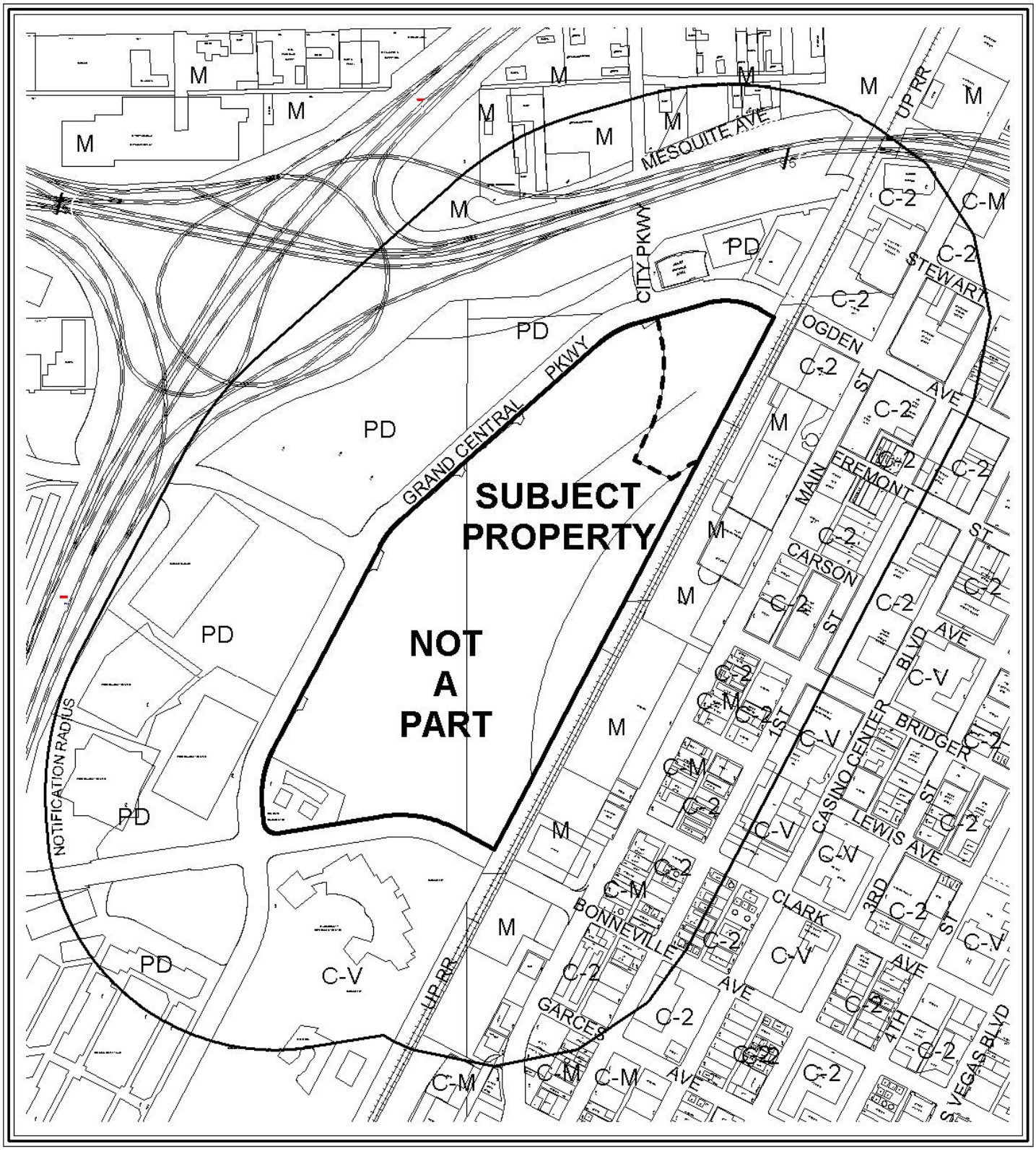
SUBJECT:
ZON-31384 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY PARKWAY IV A, INC - Request for a Rezoning TO G-O (GAMING ENTERPRISE OVERLAY) implementing a gaming enterprise district on 6.42 acres located southeast of City Parkway and Grand Central Parkway (APN 139-34-110-005), Ward 5 (Barlow)

C.C.: 02/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcards



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CASE: **ZON-31384**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



0 400 800 Feet

CASE: **ZON-31384**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-31384 - APPLICANT: FOREST CITY - OWNER: CITY PARKWAY IV A, INC.

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Non-restricted gaming shall be allowed only within the area of the existing APN 139-34-110-005, regardless of any future changes to said parcel line.

FF

ZON-31384 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Rezoning to G-O (Gaming Enterprise Overlay) implementing a gaming enterprise district on 6.42 acres located southeast of City Parkway and Grand Central Parkway. The application is intended to allow a 1,000-room resort hotel with 120,000 square feet of Non-Restrict Gaming space.

The submitted application is consistent with the requirements of LVMC Title 19.06.070, LVMC Title 6.40.160, and Nevada Revised Statutes §463; consequently, staff recommends approval of the request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
11/23/98	The City Council approved a Rezoning (Z-0100-97) to PD (Planned Development) on the subject property. The Planning Commission and staff recommended approval.
01/02/02	The City Council approved the Parkway Center Development Standards, which have since been incorporated as part of the Las Vegas Downtown Centennial Plan.
11/15/06	The City Council approved a Site Development Plan Review application (SDR-16267), detailing the master site plan for the Union Park Development. The Planning Commission recommended approval of the request on 11/05/06.
01/03/07	The Union Park Design Standards manual (TXT-16302) was adopted by City Council, which establishes the development standards for the site and the Union Park Design Review Committee (UP-DRC). The Planning Commission recommended approval of the document on 11/05/06.
02/20/08	The City Council approved minor revisions to the Union Park Design Standards manual (TXT-23991), and incorporated the Union Park Schematic Streetscape Design document by reference. The Planning Commission recommended approval of the revisions on 09/27/07.
11/21/08	The UP-DRC recommended approval of a casino/hotel development on the site, subject to conditions.
01/08/09	The Planning Commission will consider associated Site Development Plan Review (SDR-32128) and Special Use Permit (SUP-32617) applications concurrently with this request.

ZON-31384 - Staff Report Page Two
January 8, 2009 - Planning Commission Meeting

Related Building Permits/Business Licenses	
07/25/07	A Building Permit (#23434) was issued for off-site gas service installation for Union Park Phase II per Southwest Gas utility plans. The permit was completed on 08/13/07.
08/15/07	A Building Permit (#23972) was issued for an off-site gas service installation for Union Park Phase I. The final inspection was performed on 09/12/07.
10/04/07	A Building Permit (#24979) was issued for off-site phone conduit feeder for Union Park. The permit was closed out on 08/05/08.
12/13/07	A Building Permit (#18393) was issued for Phase I design and development of the 61-acre Union Park site. The permit is still active.
12/13/07	A Building Permit (#24669) was issued for Phase II design and development of the Union Park site. Improvements include roadways, parking, and landscaping. The permit remains active.
01/22/08	A Building Permit (#26504) was issued for a five terminal test station. The permit remains active.
05/12/08	A Building Permit (#114816) was issued for a temporary construction trailer. The permit remains active.
08/18/08	A Building Permit (#29500) was issued for a gas main line installation at City Parkway and Discovery Avenue. The final inspection was performed on 11/20/08.
Pre-Application Meeting	
11/10/08	At the pre-application meeting, issues were discussed relative to the documentation necessary for the G-O Gaming Overlay, conformance with NRS enterprise district requirements, and the provision of a survey showing distance from protected uses. Elements of the site plan were also discussed, including the need for the applicant to obtain approval from the UP-DRC prior to Planning Commission consideration.
Neighborhood Meeting	
N/A	A neighborhood meeting is not required, nor was one held.
Field Check	
12/18/08	A visual inspection was conducted of the site. The Union Park site is being used as a staging and parking area for the construction of the Bus Rapid Transit line on Grand Central Parkway.

Details of Application Request	
Site Area	
Net Acres	6.42

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Undeveloped	MXU (Mixed-Use)	PD (Planned Development)
North	Office Use	MXU (Mixed-Use)	PD (Planned Development)

South	Undeveloped	MXU (Mixed-Use)	PD (Planned Development)
East	Hotel Use, Non-Restricted Gaming Use	C (Commercial)	C-2 (General Commercial), M (Industrial)
West	Undeveloped	MXU (Mixed-Use)	PD (Planned Development)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
Downtown Centennial Plan	X		Y
PD Planned Development District	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
PD Planned Development District	X		Y
Downtown Overlay District	X		Y
G-O Gaming Enterprise Overlay District	X		Y
A-O Airport Overlay District	X		N[1]
Downtown Casino Overlay District	X		Y
Development Impact Notification Assessment	X		Y[2]
Project of Regional Significance	X		Y[2]

[1]The project as proposed will require a separate Special Use Permit application (SUP-32617), regarding height over 175 feet within the Airport Overlay District, which has been submitted to address this issue.
[2]A DINA/PRS form was submitted with the master site plan (SDR-16267) for the entire Union Park development. A copy of the form is included in the case file for reference.

ANALYSIS

This request for the implementation of a gaming enterprise district is being made in conjunction with a proposal to develop a 1,000-room resort hotel and Non-Restricted Gaming facility on the subject property. The proposed use is consistent with the master development plan for Union Park and the adopted Union Park Design Standards.

Title 19.06.070 requires that any change or request to implement a Gaming Enterprise Overlay District shall be in accordance with the Rezoning procedures established in LVMC 19.18.040, as well as the requirements of State law and LVMC 6.40.160. This application has been filed in accordance with the code sections listed above.

Nevada Revised Statutes (NRS) 463.3086 establishes the requirements to allow non-restricted gaming outside of the Las Vegas Boulevard Gaming Corridor or an existing Gaming Enterprise District. Issues as addressed in NRS 463.3086.6 include:

1. The roads, water, sanitation, utilities and related services to the location are adequate;

2. The proposed establishment will not unduly impact public services, consumption of natural resources and the quality of life enjoyed by residents of the surrounding neighborhoods;

3. The proposed establishment will enhance, expand and stabilize employment and the local economy;

4. The proposed establishment will be located in an area planned or zoned for that purpose pursuant to NRS 278.010 to 278.630, inclusive;

5. The proposed establishment will not be detrimental to the health, safety or general welfare of the community or be incompatible with the surrounding area.

Please note the following staff findings relative to the requirements listed above:

1. Water, sanitation, utilities and related services will be adequate to support the proposed development. Streets within the Union Park development have been dedicated and Phase I infrastructure improvements are currently underway. An initial Traffic Impact Analysis has been submitted for the Union Park site, and will be updated as individual projects are developed to evaluate if any additional mitigation measures are necessary. A dedicated Bus Rapid Transit line is under construction along Grand Central Parkway and will assist in reducing traffic impacts. A recent study conducted by the City of Las Vegas and Nevada Power has determined the power needs in the downtown area and led to the proposed development of an additional substation to serve the area.

2. The proposed development will enhance the appearance and economic well-being of the area. The development will be required to obtain LEED certification in accordance with the Union Park Development Standards, which serves to mitigate and reduce its consumption of natural resources and environmental impact. The somewhat insular location of Union Park reduces the impact of the proposed development on adjacent neighborhoods.

3. The proposed development will bring additional jobs to the city of Las Vegas, enhance the downtown tourist market, support businesses in the Parkway Center area, and expand the local economy.

4. Applications have been filed to allow the proposed uses (SDR-32128 and SUP-32617) on the subject development site. The applications have been filed in accordance with NRS 278 and City of Las Vegas requirements.

5. The proposed development will not be a detriment to the health, safety or general welfare of the community.

In addition to the above requirements, NRS 463.3086 states that the boundary of the site, defined as the "property line," must meet the following separation requirements on the date that the petition was filed:

1. 500 feet from the property line of a developed residential district; and
2. 1,500 feet from the property line of a public school, private school or structure used primarily for religious services or worship; and
3. The proposed establishment will not impact a residential district, school or religious facility.

The application contains an exhibit, prepared by the City Surveyor, showing the distances to all uses listed by NRS. The survey documents that the nearest residential district is 1,645 feet from the property, the nearest church is 1,505 feet from the property, the nearest school is 3,272 feet from the property. The location of the proposed Non-Restricted Gaming use exceeds the minimum separation requirements specified by NRS 463.3086, and will not impact protected uses.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. "The proposal conforms to the General Plan."

The proposed application is consistent with the General Plan. The Future Land Use designation of the site, MXU (Mixed-Use), permits a broad spectrum of residential and commercial uses, including the hotel and non-restricted gaming uses proposed for the site.

2. "The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."

The proposed uses are compatible with the surrounding uses and zoning districts, and are specifically anticipated as part of the adopted plan for the Union Park development.

3. "Growth and development factors in the community indicate the need for or appropriateness of the rezoning."

The proposed development will enhance the downtown area and will provide a positive economic impact.

4. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."

Measures are in place to provide adequate street and highway access to the proposed development. Furthermore, a transit line is being developed adjacent to the subject site to serve the needs of the Union Park development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 330

APPROVALS 2

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-31384 APN: 139-34-110-005

Name of Property Owner: City Parkway IV A, Inc. - Douglas A. Selby, President

Name of Applicant: City Parkway IV A, Inc. - Douglas A. Selby, President

Name of Representative: Office of Business Development - Scott Adams, Director

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Douglas Selby

Print Name: Douglas Selby

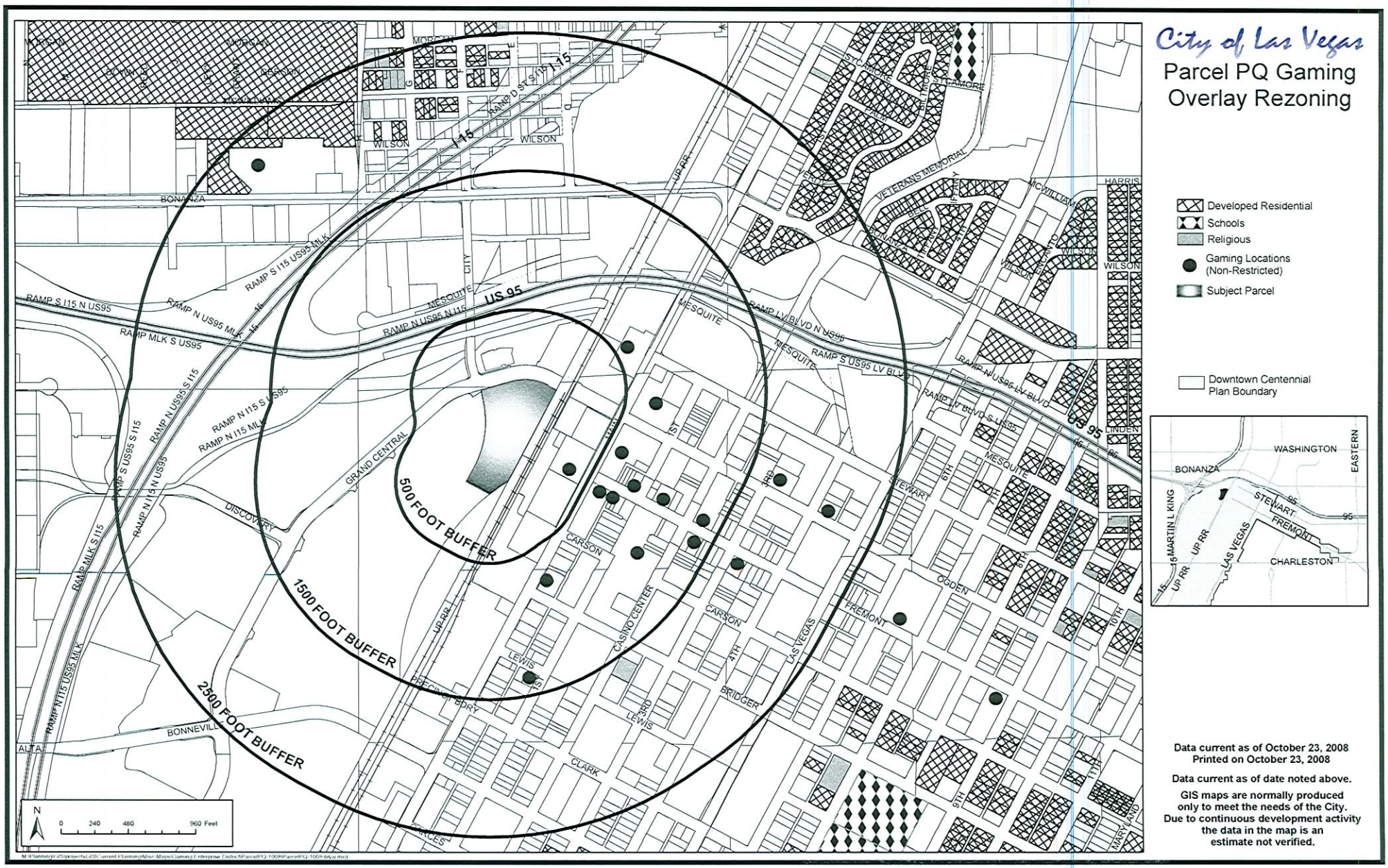
Subscribed and sworn before me

This 21 day of October, 20 08

Kim A. Barrera

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Nov. 25, 2010



ZON-31384

01/08/09 PC



ZON-31384 - APPLICANT/OWNER: CITY PARKWAY IV A, INC
SOUTHEAST OF CITY PARKWAY AND GRAND CENTRAL PARKWAY
JANUARY 8, 2009 PLANNING COMMISSION

12/19/08



ZON-31384 - APPLICANT/OWNER: CITY PARKWAY IV A, INC
SOUTHEAST OF CITY PARKWAY AND GRAND CENTRAL PARKWAY
JANUARY 8, 2009 PLANNING COMMISSION

12/19/08



ZON-31384 - APPLICANT/OWNER: CITY PARKWAY IV A, INC
SOUTHEAST OF CITY PARKWAY AND GRAND CENTRAL PARKWAY
JANUARY 8, 2009 PLANNING COMMISSION

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12/19/08



ZON-31384 - APPLICANT/OWNER: CITY PARKWAY IV A, INC
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JANUARY 8, 2009 PLANNING COMMISSION

12/19/08



ZON-31384 - APPLICANT/OWNER: CITY PARKWAY IV A, INC
SOUTHEAST OF CITY PARKWAY AND GRAND CENTRAL PARKWAY
JANUARY 8, 2009 PLANNING COMMISSION

12/19/08



ZON-31384 - APPLICANT/OWNER: CITY PARKWAY IV A, INC
SOUTHEAST OF CITY PARKWAY AND GRAND CENTRAL PARKWAY
JANUARY 8, 2009 PLANNING COMMISSION

12/19/08

October 21, 2008

The Honorable Mayor Oscar Goodman
And Members of the Las Vegas City Council
City Hall
400 Stewart Street
Las Vegas, Nevada 89101

Dear Mayor and Council:

City Parkway IVA, Inc. ("City Parkway") and other related entities own approximately 59 acres of real property commonly referred to as Union Park, which is bounded generally by Grand Central Parkway to the west and north, Bonneville Avenue to the south and the Union Pacific Railroad tracks to the east ("Union Park"). On November 7, 2001, the City Council for the City of Las Vegas approved a Gaming Enterprise District for the entire acreage of Union Park to permit flexibility in the future master-planning for Union Park that was to include at a minimum, one hotel-casino ("2001 GED").

On May 1, 2008, City Parkway created a specific 6.42 acre parcel within Union Park (APN 139-34-110-005) for the future construction of a hotel-casino to include approximately one thousand (1,000) hotel rooms and eighty-thousand (80,000) square feet of casino floor area ("Proposed Establishment"), generally located at the northern portion of Union Park (the "Subject Parcel"). A depiction and legal description of the Subject Parcel is attached to this Application.

City Parkway now desires to further refine the scope of the 2001 GED by creating a new GED to entitle only the Subject Parcel for non-restricted gaming within Union Park. City Parkway, by and through its president, Dr. Doug Selby, hereby files its application for establishment of a Gaming Overlay District and petition for a Gaming Enterprise District on the Subject Parcel (the "Application"). The Application is filed in accordance with the provisions of Las Vegas Municipal Code §19.06.070, LVMC §6.40.160, and Nevada Revised Statutes §§463.3072-463.3094.

The Subject Parcel complies with all relevant state and local laws, and City Parkway will further supplement this application with the information and materials necessary to support a finding by City staff, Planning Commission and City Council that the Subject Parcel complies with the specific requirements of NRS 463.3086(6)(a)-(g).

...

...

...

...

ZON-31384
01/08/09 PC

Please accept this Application and any future supplements to this application, either filed at the Department of Planning and Development between now and the public hearings on this matter or at the public hearings on this matter, as City Parkway's Petition for creation of a Gaming Overlay District and Gaming Enterprise District for the Subject Parcel. Thank you for your consideration.

Yours truly,

Dr. Doug Selby
President, City Parkway IV A, Inc.

ZON-31384
01/08/09 PC

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.39⁴
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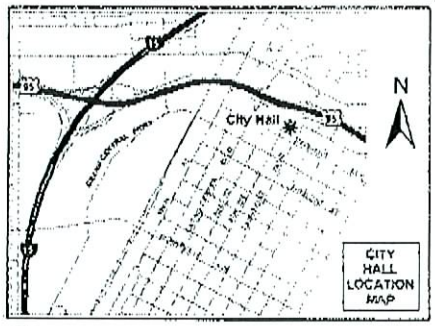
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-31384
Planning Commission Meeting of 1/8/2009

RECEIVED
DEC 30 2008

13934613203 Case: ZON-31384
SEYMOUR RAYMOND P & JOETTA B
14 MANDARIN
IRVINE CA 92604-3631

#34
A

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.39⁴
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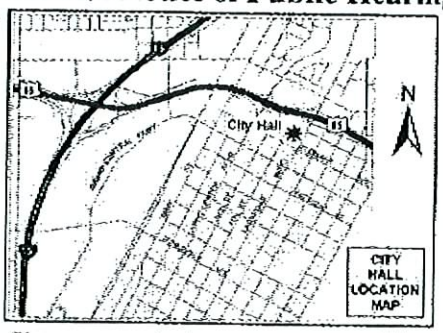

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-31384

Planning Commission Meeting of 1/8/2009

RECEIVED
DEC 30 2008

Case: ZON-31384

13928711053
SCOTT VASCOLA M
901 W MCWILLIAMS AVE #901
LAS VEGAS NV 89106-3568

#34
A

City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:

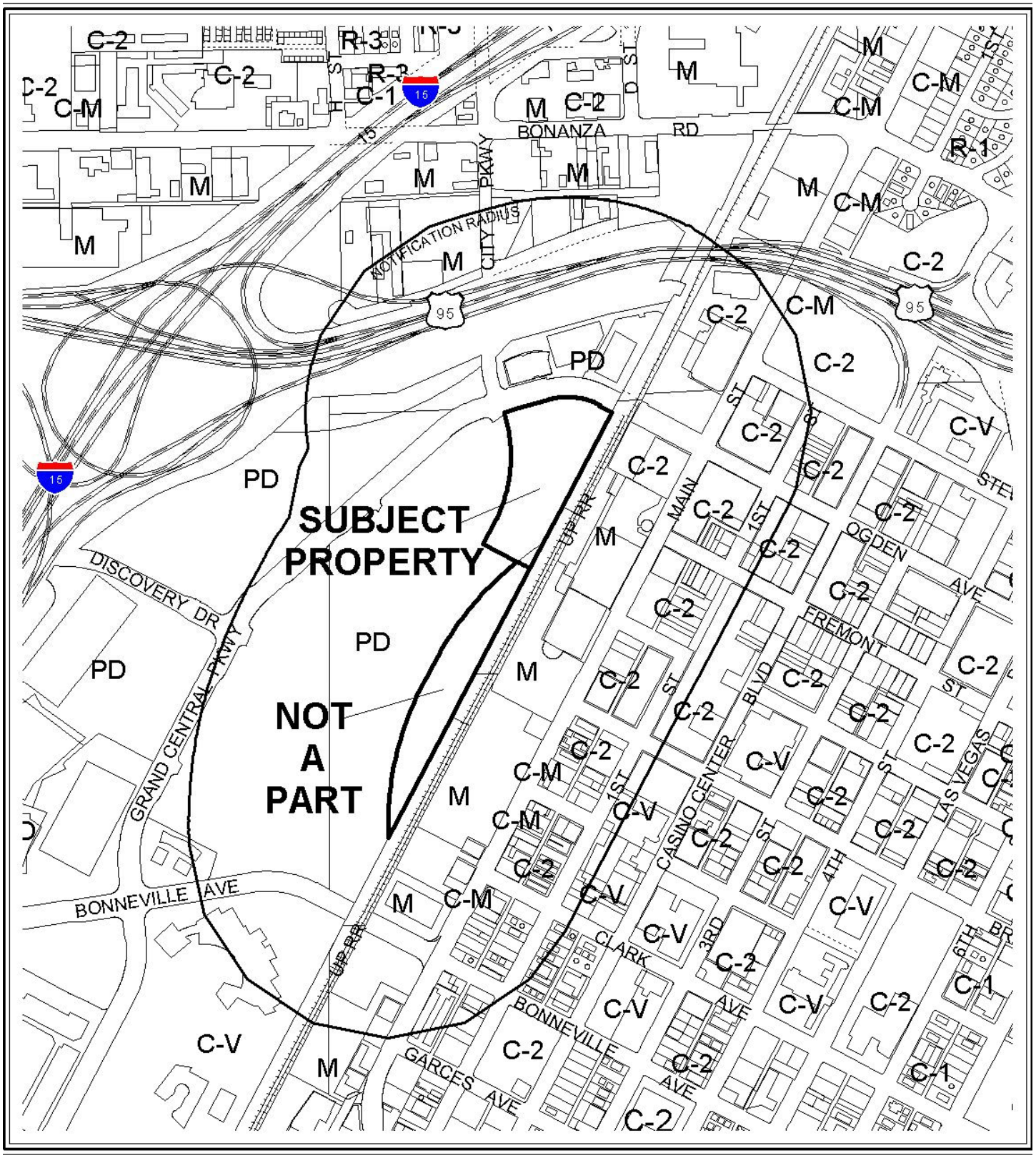
SUP-32617 - SPECIAL USE PERMIT RELATED TO ZON-31384 - PUBLIC HEARING - APPLICANT: FOREST CITY - OWNER: CITY PARKWAY IV A, INC and OFFICE DISTRICT PARKING I INC - Request for a Special Use Permit FOR A 592-FOOT HIGH BUILDING WHERE 175 FEET IS THE MAXIMUM HEIGHT ALLOWED IN THE AIRPORT OVERLAY DISTRICT on 6.54 acres located southeast of City Parkway and Grand Central Parkway (APN 139-34-110-005 and a portion of 139-34-110-002), PD (Planned Development) Zone, Ward 5 (Barlow)

C.C.: 02/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Notice of Proposed Construction or Alteration - Off Airport



0 400 800 Feet

CASE: **SUP-32617**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



0 400 800 Feet

CASE: **SUP-32617**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-32617 - APPLICANT: FOREST CITY - OWNER: CITY PARKWAY IV A, INC and OFFICE DISTRICT PARKING I INC

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Conformance to all minimum requirements under LVMC Title 19.06.080 for a development in the Airport Overlay District.

2. Conformance to the conditions of Site Development Plan Review (SDR-32128) if approved.

3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-32617 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a special Use Permit for a proposed 592-foot high building where 175 feet is the maximum allowed in the Airport Overlay District on 6.54 acres located southeast of City Parkway and Grand Central Parkway.

The applicant has provided proof of notification of the FAA in accordance with the requirements of Title 19.06.080. Staff finds the application in conformance with code requirements, and recommends approval of the request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
11/23/98	The City Council approved a Rezoning (Z-0100-97) to PD (Planned Development) on the subject property. The Planning Commission and staff recommended approval.
01/02/02	The City Council approved the Parkway Center Development Standards, which have since been incorporated as part of the Las Vegas Downtown Centennial Plan.
11/15/06	The City Council approved a Site Development Plan Review application (SDR-16267), detailing the master site plan for the Union Park Development. The Planning Commission recommended approval of the request on 11/05/06.
01/03/07	The Union Park Design Standards manual (TXT-16302) was adopted by City Council, which establishes the development standards for the site and the Union Park Design Review Committee (UP-DRC). The Planning Commission recommended approval of the document on 11/05/06.
02/20/08	The City Council approved minor revisions to the Union Park Design Standards manual (TXT-23991), and incorporated the Union Park Schematic Streetscape Design document by reference. The Planning Commission recommended approval of the revisions on 09/27/07.
11/21/08	The UP-DRC recommended approval of a casino/hotel development on the site, subject to conditions.
01/08/09	The Planning Commission will consider associated Rezoning (ZON-31384) and Site Development Plan Review (SDR-32128) applications concurrently with this request.
Related Building Permits/Business Licenses	
07/25/07	A Building Permit (#23434) was issued for off-site gas service installation for Union Park Phase II per Southwest Gas utility plans. The permit was completed on 08/13/07.
08/15/07	A Building Permit (#23972) was issued for an off-site gas service installation for Union Park Phase I. The final inspection was performed on 09/12/07.

10/04/07	A Building Permit (#24979) was issued for off-site phone conduit feeder for Union Park. The permit was closed out on 08/05/08.
12/13/07	A Building Permit (#18393) was issued for Phase I design and development of the 61-acre Union Park site. The permit is still active.
12/13/07	A Building Permit (#24669) was issued for Phase II design and development of the Union Park site. Improvements include roadways, parking, and landscaping. The permit remains active.
01/22/08	A Building Permit (#26504) was issued for a five terminal test station. The permit remains active.
05/12/08	A Building Permit (#114816) was issued for a temporary construction trailer. The permit remains active.
08/18/08	A Building Permit (#29500) was issued for a gas main line installation at City Parkway and Discovery Avenue. The final inspection was performed on 11/20/08.
08/21/08	A Building Permit (#29568) was issued for cable line installations at Union Park. The final inspection was performed on 12/03/08.
Pre-Application Meeting	
11/10/08	At the pre-application meeting, issues were discussed relative to the documentation necessary for the G-O Gaming Overlay, conformance with NRS enterprise district requirements, and the provision of a survey showing distance from protected uses. Elements of the site plan were also discussed, including the need for the applicant to obtain approval from the UP-DRC prior to Planning Commission consideration.
Neighborhood Meeting	
N/A	A neighborhood meeting is not required, nor was one held.
Field Check	
12/18/08	A visual inspection was conducted of the site. The Union Park site is being used as a staging and parking area for the construction of the Bus Rapid Transit line on Grand Central Parkway.

Details of Application Request	
Site Area	
Net Acres	6.42

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	MXU (Mixed-Use)	PD (Planned Development)
North	Office Use	MXU (Mixed-Use)	PD (Planned Development)
South	Undeveloped	MXU (Mixed-Use)	PD (Planned Development)

East	Hotel Use, Non-Restricted Gaming Use	C (Commercial)	C-2 (General Commercial), M (Industrial)
West	Undeveloped	MXU (Mixed-Use)	PD (Planned Development)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
Downtown Centennial Plan	X		Y
PD Planned Development District	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
PD Planned Development District	X		Y
Downtown Overlay District	X		Y
G-O Gaming Enterprise Overlay District	X		Y
A-O Airport Overlay District	X		N[1]
Downtown Casino Overlay District	X		Y
Development Impact Notification Assessment	X		Y[2]
Project of Regional Significance	X		Y[2]

[1]The project as proposed requires a Special Use Permit application (SUP-32617), regarding height over 175 feet within the Airport Overlay District, this application will facilitate this requirement.
[2]A DINA/PRS form was submitted with the master site plan (SDR-16267) for the entire Union Park development. A copy of the form is included in the case file for reference.

Redevelopment Plan Area – The subject site is located within the boundaries of the Las Vegas Redevelopment Area.

Downtown Centennial Plan – The subject development is located within the boundaries of the Parkway Center District, which encompasses a large part of the former Union Pacific railroad yards, and is intended to become a vibrant mixed-use area with commercial uses, residential uses, entertainment and civic uses. A separate set of development standards has been adopted by City Council for the 61-acre Union Park site within the Parkway Center District.

PD Planned Development District – All properties within the Parkway Center District of the Downtown Centennial Plan are zoned PD (Planned Development), and are subject to development standards listed in the Centennial Plan. As noted, separate standards for the Union Park development site were later adopted by City Council.

Downtown Overlay District – The subject site is located within the Downtown Overlay District. The intent of the district is to establish special design standards for development within the city's established urban core.

Airport Overlay District – The subject site is within the North Las Vegas Airport Overlay (175 feet). As noted, the proposed structure exceeds the height limit, and a Special Use Permit application (SUP-32617) has been filed in accordance with the requirements Title 19.06.080.

Downtown Casino Overlay District – The subject property is within the boundaries of the Downtown Casino Overlay District, as defined in Title 19.06.100. However, the property is outside of the boundaries of the special signage subdistrict.

DEVELOPMENT STANDARDS

Pursuant to the Union Park Design Standards, the following development standards apply to the subject proposal:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	6.54 acres	N/A
Min. Setbacks • Front – City Parkway • Corner – Grand Central Parkway	Not to exceed 10' along frontages	Up to 10' along frontages	Y
Max. Lot Coverage	N/A	≈ 97%	N/A
Max. Building Height	N/A	592'	N/A
Trash Enclosure	Not visible from public rights-of-way	Interior	Y
Mech. Equipment	Screened	Screened	Y

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements and standard parking requirements. The project is subject to the development standards contained in the Union Park Design Standards manual.

ANALYSIS

Pursuant to Title 19.06.080, the provisions for a Special Use Permit to exceed the height limitation in the 175-foot limitation zone of the A-O (Airport Overlay) District are as follows:

1. Any person desiring to erect or increase the height of any structure, or to permit the growth of any tree, or otherwise use property in a manner which would exceed the limitations of this subchapter may apply to the Planning Commission for a Special Use Permit. The Special Use Permit application shall be processed in accordance with the Special Use Permit procedures set forth in Subchapter 19.18.060, except that:

a. The applicant shall notify the FAA (Federal Aviation Association) regional office and the Clark County Department of Aviation of the application prior to the time of submission; and

b. Any approval by the Planning Commission must be referred automatically to the City Council for final disposition.

2. Notwithstanding the preceding provisions of this subchapter, no Special Use Permit shall be granted that would allow the establishment or creation of an obstruction or permit a nonconforming use, structure or tree to become a greater hazard to air navigation than it was on the effective date of this subchapter or any amendment thereto.

The proposed development includes a single 592-foot high hotel tower, with an attached seven-story casino/retail structure. As the tower exceeds the 175-foot height limit imposed by the Airport Overlay District, approval of a Special Use Permit is required. The applicant has submitted proof of notification of the FAA and the Clark County Department of Aviation as required by Title 19.06.080. It should be noted that the World Jewelry Center structure (SUP-30257) has been approved at a greater height than the subject application; therefore, the proposed structure should pose no impacts to existing flight patterns.

FINDINGS

The following findings must be made for a Special Use Permit:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   The proposed land uses can be conducted in a manner that is harmonious with existing surrounding land uses, and the uses projected by the General Plan and the Union Park Design Standards.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   The subject site is physically suitable for the intensity of use proposed by the applicant.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

   Street and highway facilities will be adequate to serve the proposed development. A transit line is being constructed adjacent to the subject site, and will assist in mitigating traffic impacts generated by the project.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   Approval of this Special Use Permit will not alter existing flight routes and patterns; consequently, public health, safety and welfare will not be compromised.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The proposed development is consistent with the requirements of LVMC Title 19.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 76

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-32617 APN: 139-34-110-002

Name of Property Owner: Office District Parking I, Inc.

Name of Applicant: Forest City

Name of Representative: Tabitha Fiddyment

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes __X__ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Douglas Selby

Print Name: Douglas Selby

Subscribed and sworn before me

This 11 day of December, 2008

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Nov. 25, 2010

Notary Public in and for said County and State

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-32617 APN: 139-34-110-005

Name of Property Owner: City Parkway IV A, Inc.

Name of Applicant: Forest City

Name of Representative: Tabitha Fiddyment

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Douglas Selby

Print Name: Douglas Selby

Subscribed and sworn before me

This 11 day of December, 2008

Kim A. Barrera

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Nov. 25, 2010

SUP-32617

01/08/09 PC

RECEIVED

DEC 11 2008

LAS VEGAS - PARCELS P & Q - FOREST CITY DEVELOPMENT/LIVEWORK LLC

Building Section

11.18.08

ELKUS | MANFREDI

0 10 25 50

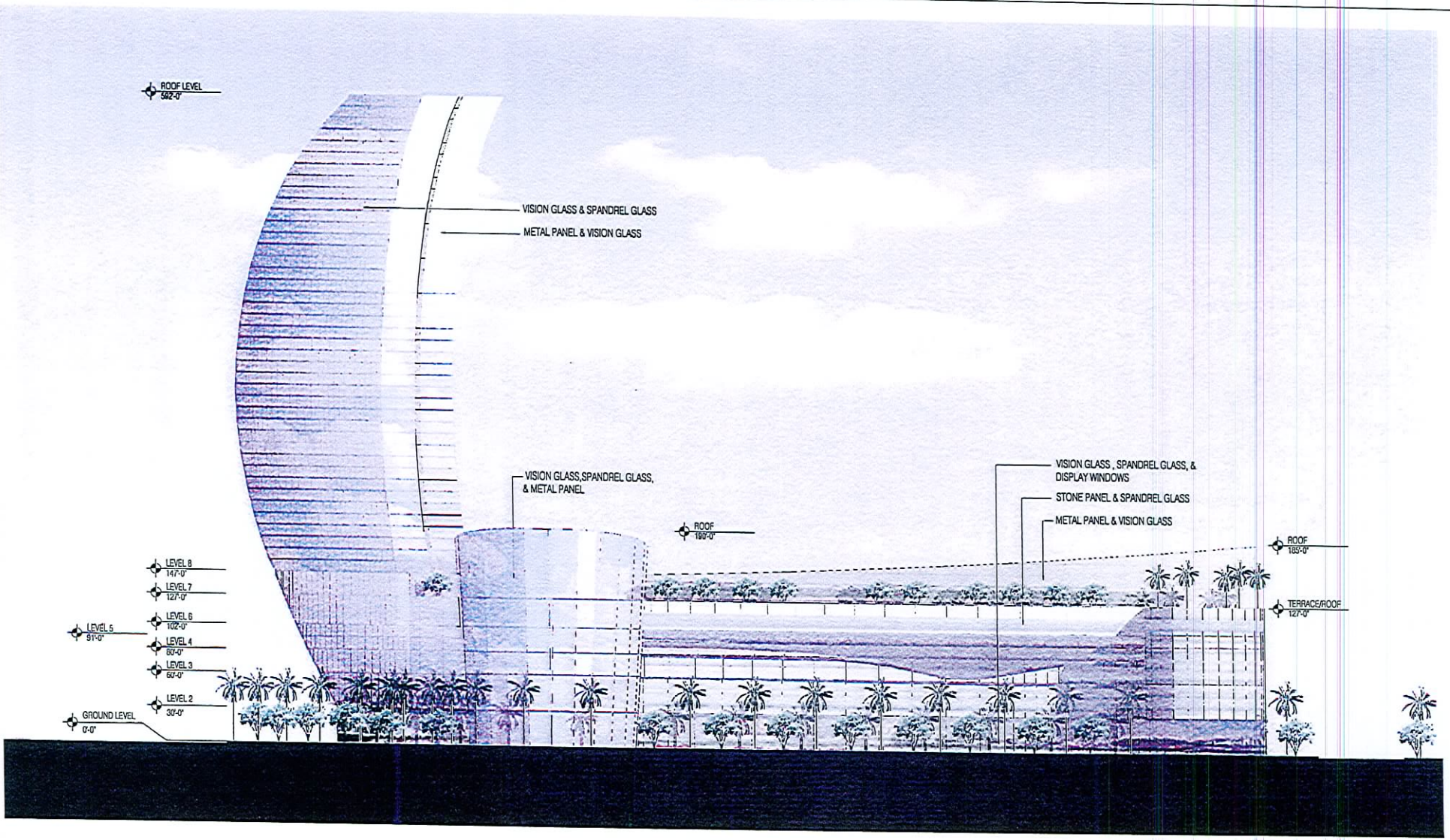
PARKING
PARKING
ROW
PARKING ENTRY/EXIT
LOBBY/CASINO
DROP-OFF
CASINO
RETAIL 1
PARKING
PARKING
MEETING ROOMS/BALLROOM
MEETING ROOMS
POOL/SPA

GUEST ROOM TOWER BEYOND

GROUND LEVEL 0'-0"
LEVEL 2 30'-0"
LEVEL 3 60'-0"
LEVEL 4 80'-0"
LEVEL 5 191'-0"
LEVEL 6 102'-0"
LEVEL 7 127'-0"
LEVEL 8 147'-0"

GUEST LEVEL 247'-0"
GUEST LEVEL 347'-0"
GUEST LEVEL 447'-0"
CLUB LEVEL 547'-0"
ROOF LEVEL 592'-0"

39 LEVELS @ 10'-0" FLOOR TO FLOOR
3 @ 15'-0"



WEST ELEVATION

SCALE : NTS

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DEC 11 2008

SUP-32617
01/08/09 PC

PARCELS P & Q
APN #139-34-110-005

PROGRAM

CASINO	120,000 S.F.
RETAIL	90,000 S.F.
RESTAURANTS	50,000 S.F
MEETING ROOMS	100,000 S.F.
SPA/HEALTH CLUB	20,000 S.F.
POOL	20,000 S.F.
LOBBY/CIRCULATION/B.O.H.	200,000 S.F.
HOTEL (1,000 ROOMS)	1,000,000 S.F.
PARKING (2,300 CARS)	800,000 S.F.
TOTAL	2,400,000 S.F.

ZONING

PARCELS P & Q REQUIRED STBACK: N/A
REQUIRED SETBACK IN PD ZONING: N/A

PARCEL SIZE

6.4 ACRES

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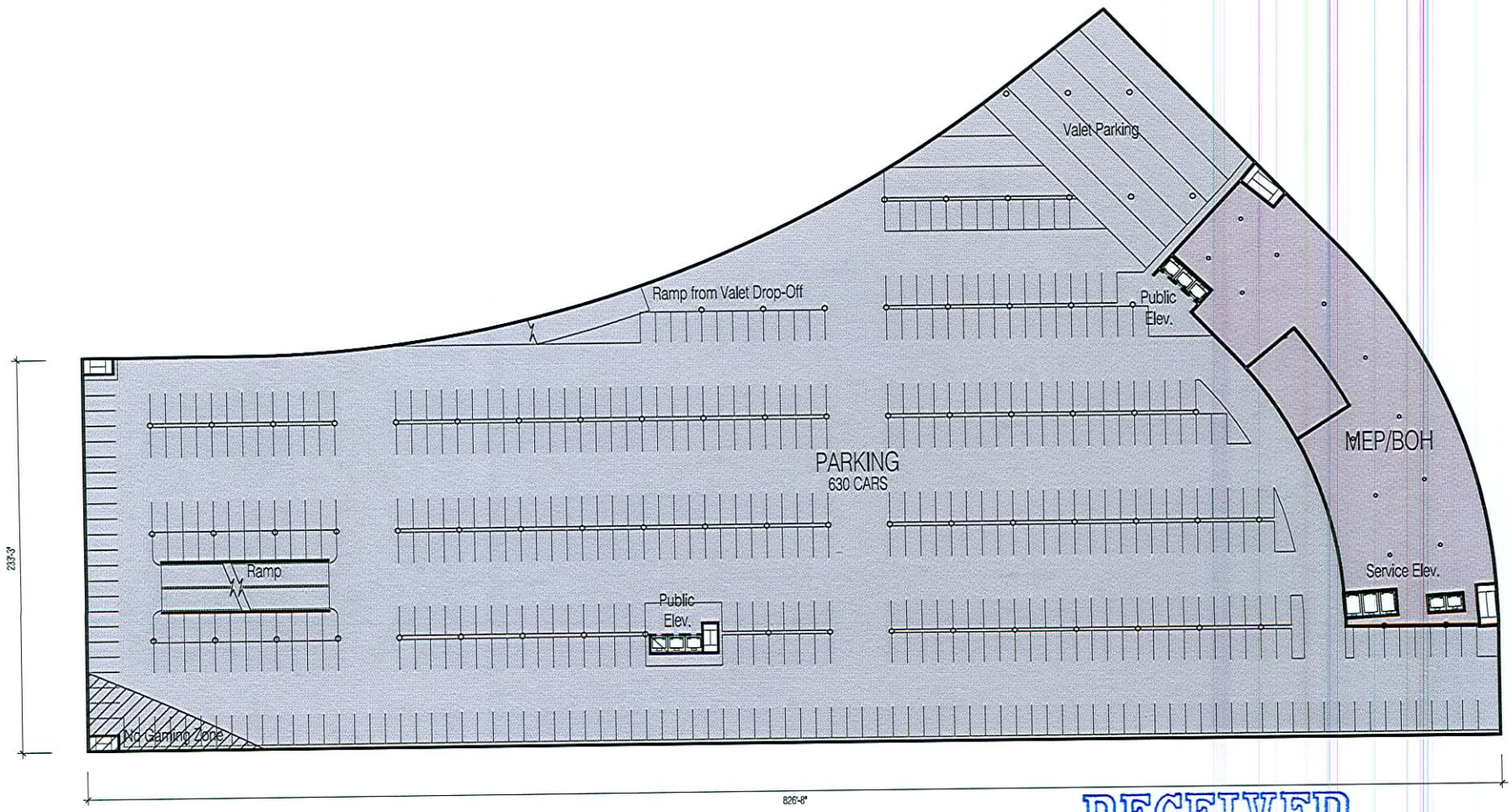
DEC 11 2008

SUP-32617
01/08/09 PC



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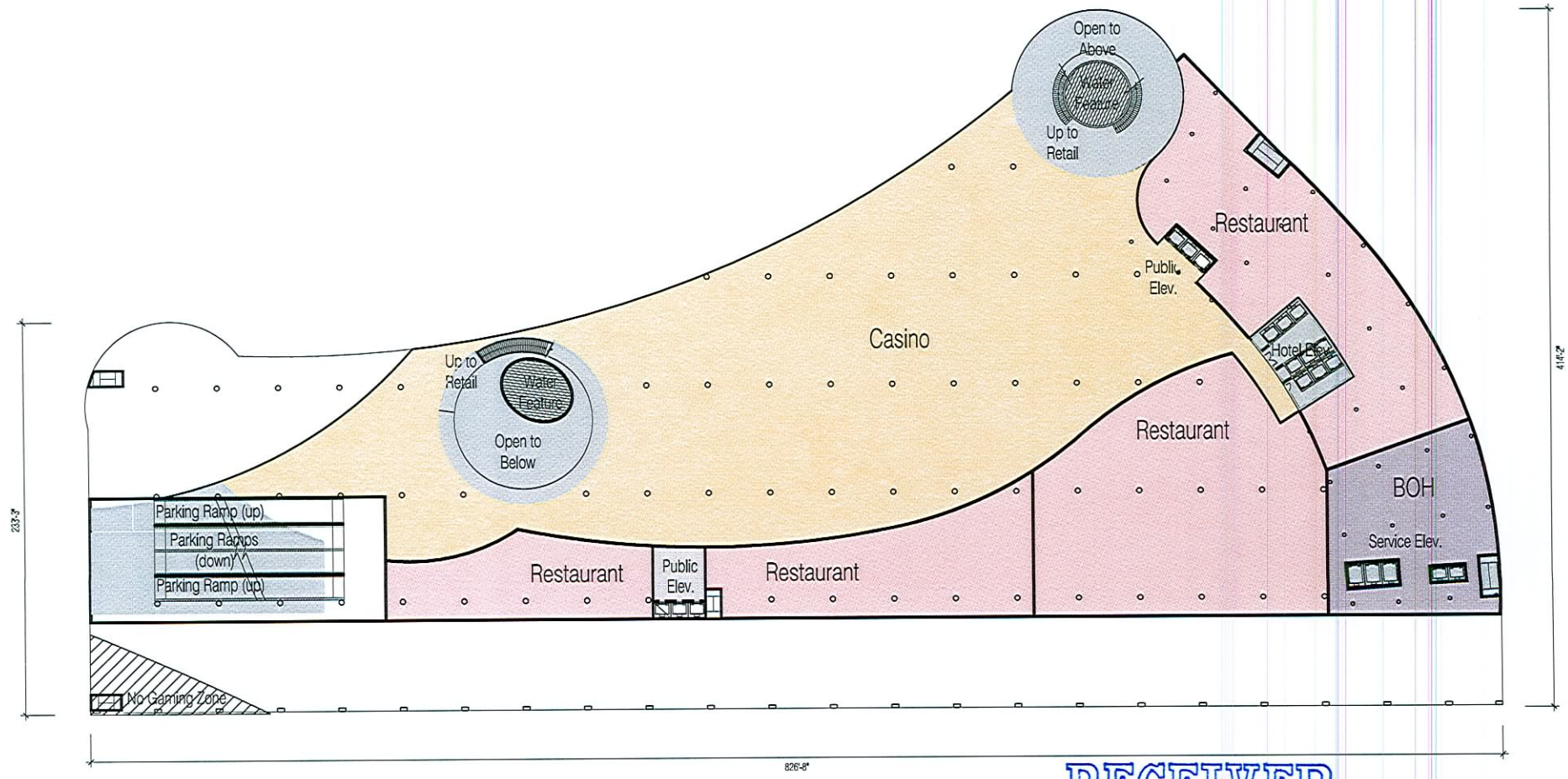
LAS VEGAS - PARCELS P & Q - FOREST CITY DEVELOPMENT/LIVEWORK LLC

Parking/Basement Levels 1 & 2

11.18.08 ELKUS MANFREDI ARCHITECTS

SUP-32617
01/08/09 PC



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LAS VEGAS - PARCELS P & Q - FOREST CITY DEVELOPMENT/LIVEWORK LLC

Upper Casino/Level 2

11.18.08

ELKUS MANFREDI ARCHITECTS

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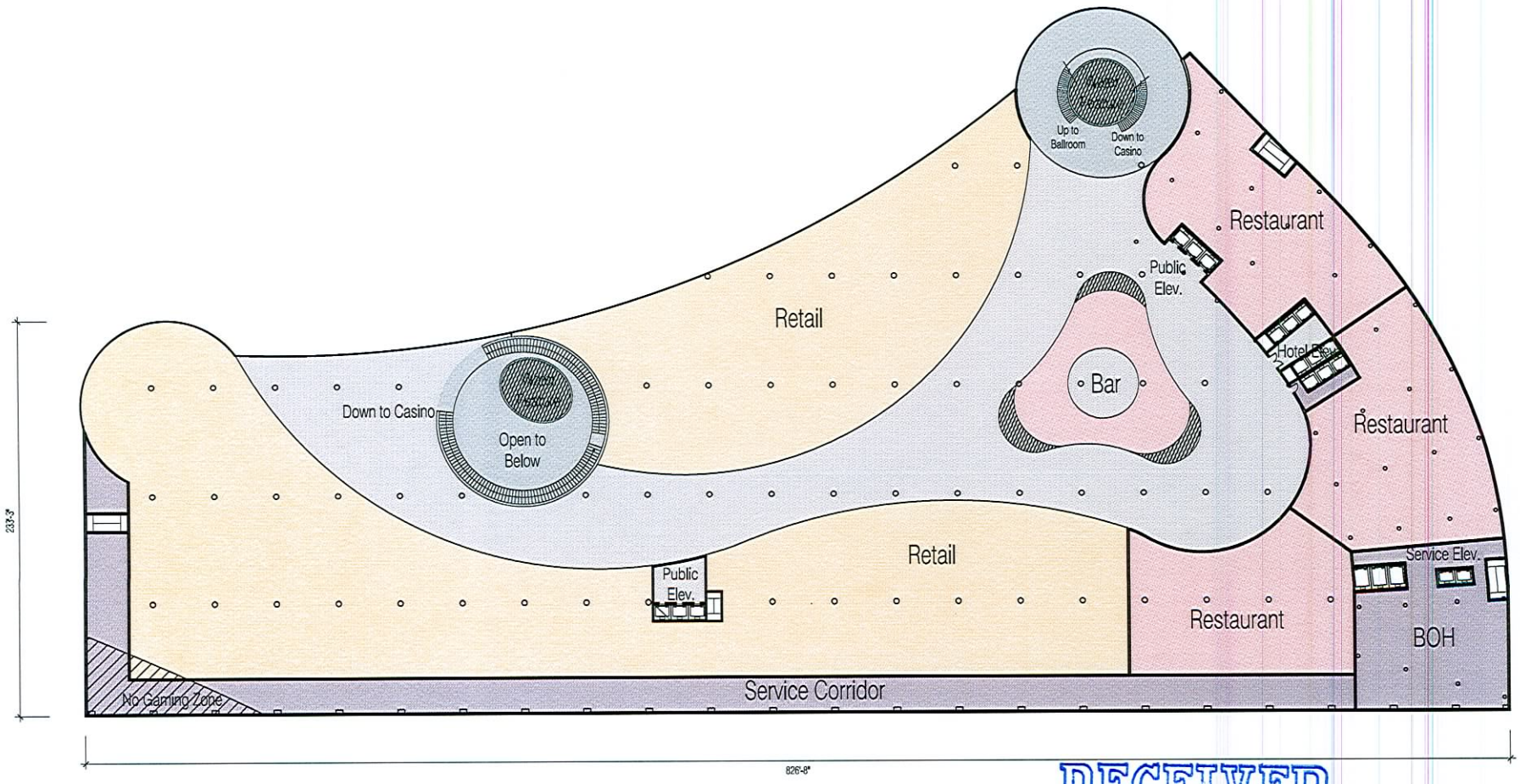

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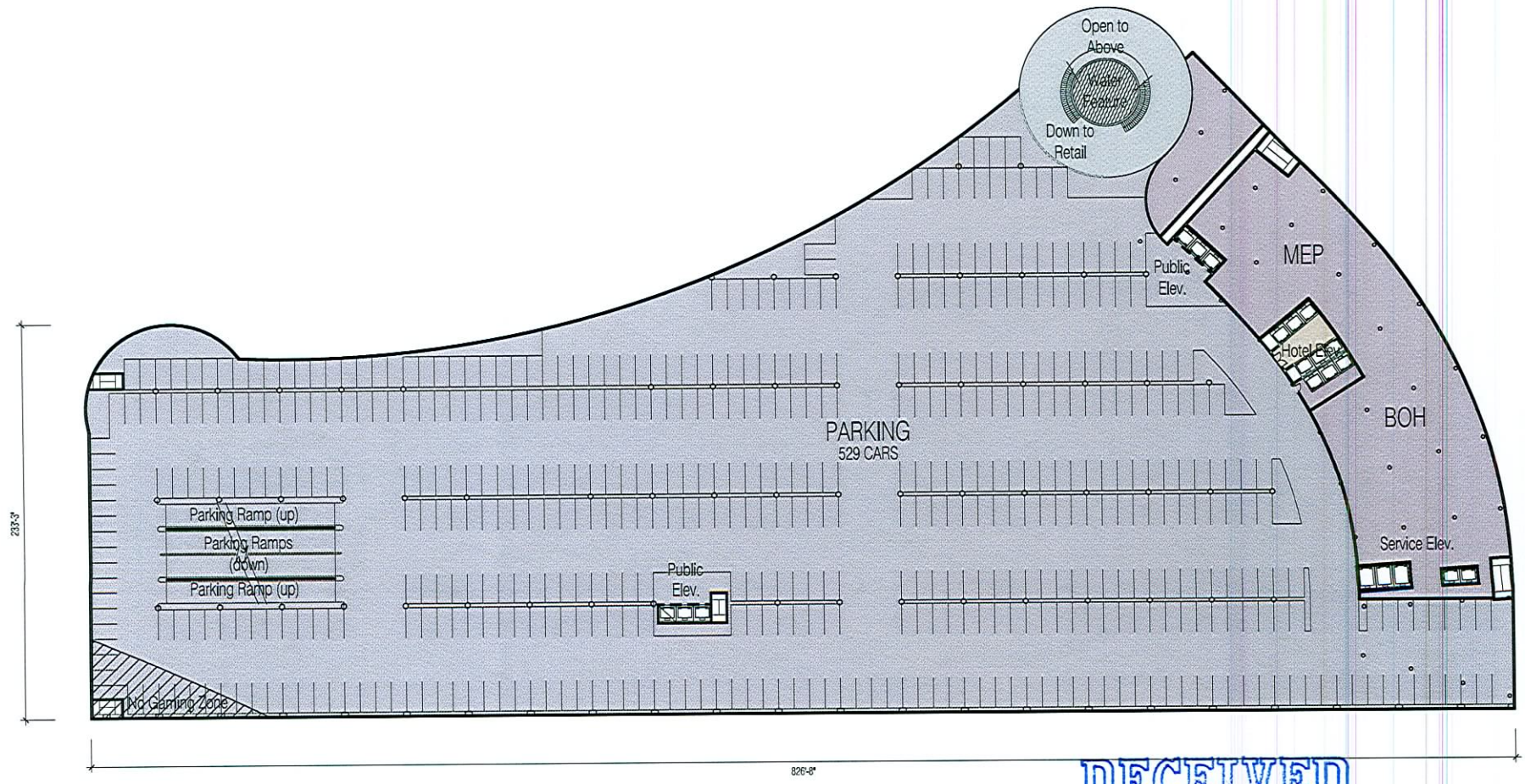

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LAS VEGAS - PARCELS P & Q - FOREST CITY DEVELOPMENT/LIVEWORK LLC

Parking/Levels 4 & 5

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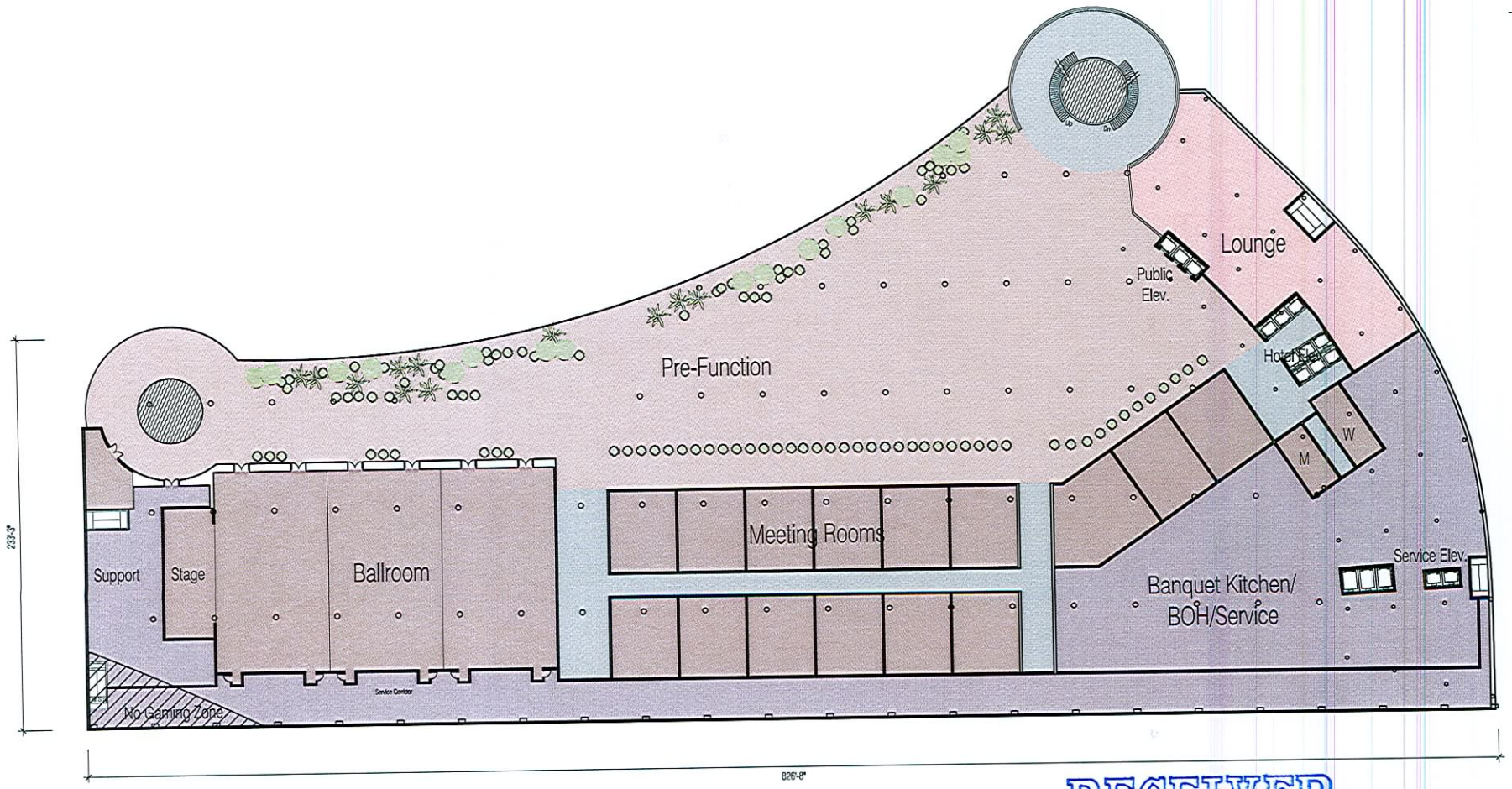

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LAS VEGAS - PARCELS P & Q - FOREST CITY DEVELOPMENT/LIVEWORK LLC

Ballroom/Level 6

11.18.08 ELKUS MANFREDI ARCHITECTS

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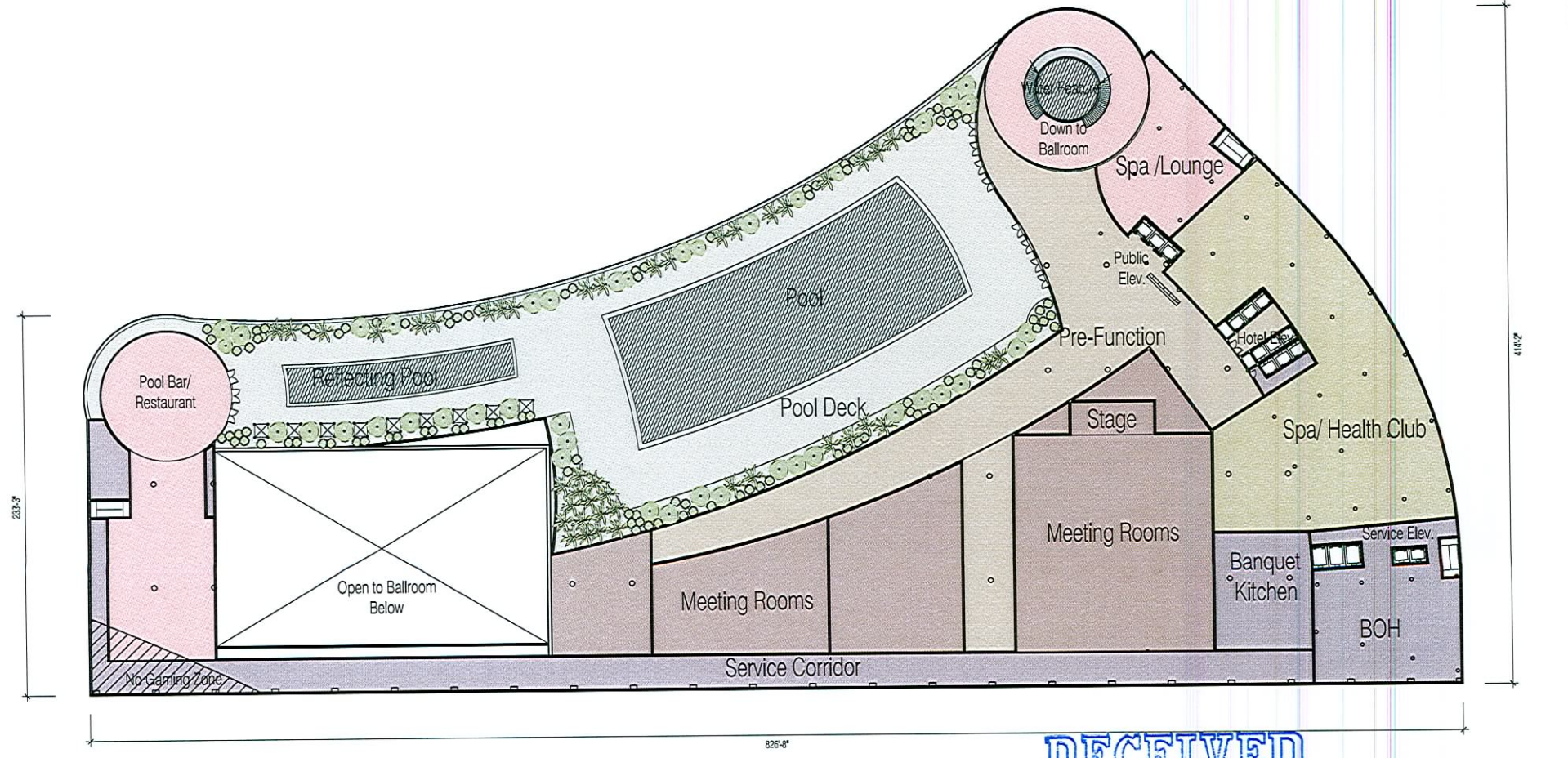

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LAS VEGAS - PARCELS P & Q - FOREST CITY DEVELOPMENT/LIVEWORK LLC

Pool Deck/Level 7

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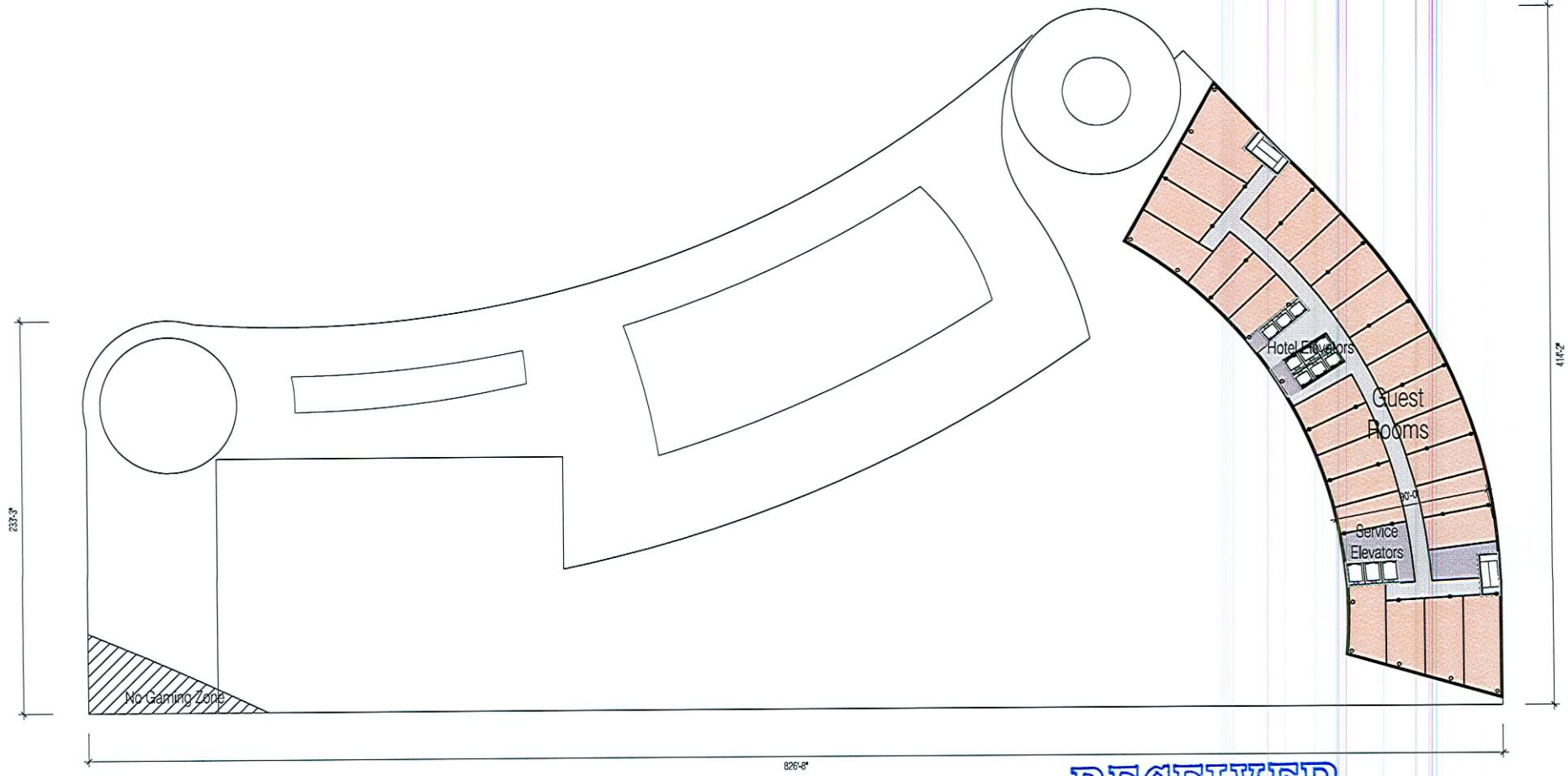
01/08/09 PC



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LAS VEGAS - PARCELS P & Q - FOREST CITY DEVELOPMENT/LIVEWORK LLC

Hotel/Levels 8 and above

11.18.08

ELKUS MANFREDI ARCHITECTS

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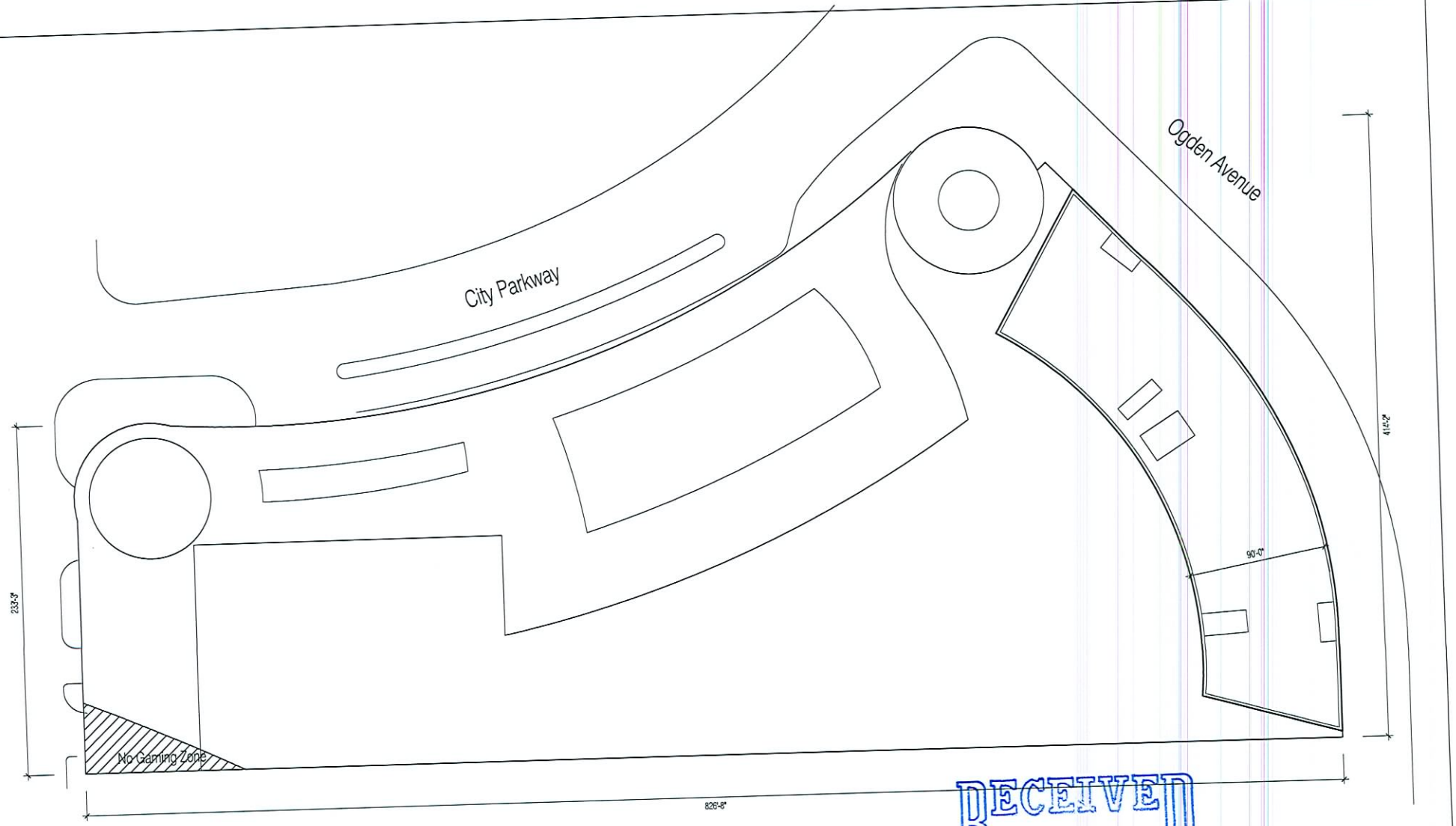
01/08/09 PC



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LAS VEGAS - PARCELS P & Q - FOREST CITY DEVELOPMENT/LIVEWORK LLC

Roof Plan

11.18.08 ELKUS MANFREDI ARCHITECTS

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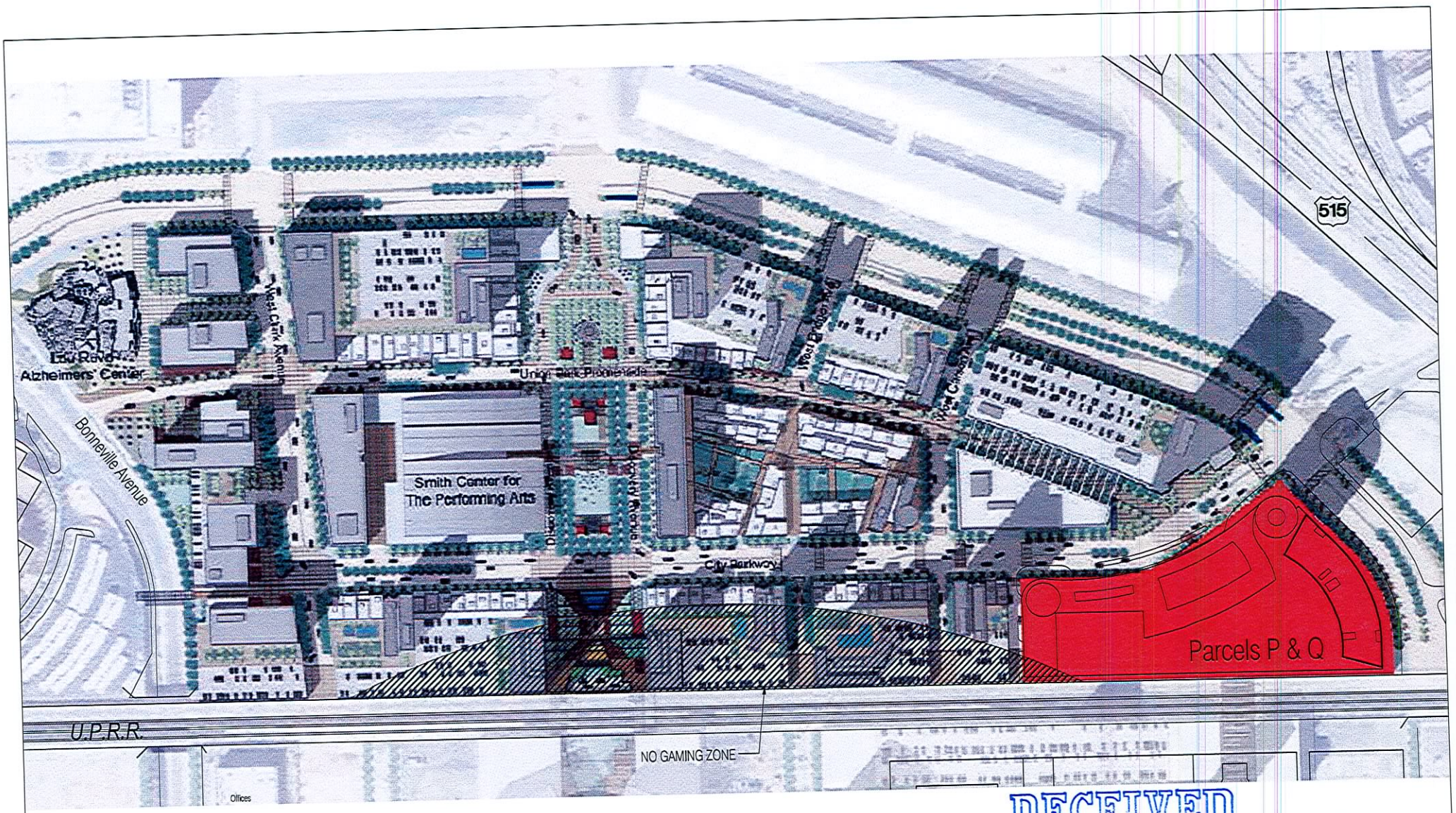
01/08/09 PC



PARCEL ZONING - No designation - U.P. Master Plan Guidelines
ADJACENT PARCEL ZONING - No designation - U.P. Master Plan Guidelines

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LAS VEGAS - PARCELS P & Q - FOREST CITY DEVELOPMENT/LIVEWORK LLC

Site Plan

11.18.08 ELKUS MANFREDI ARCHITECTS

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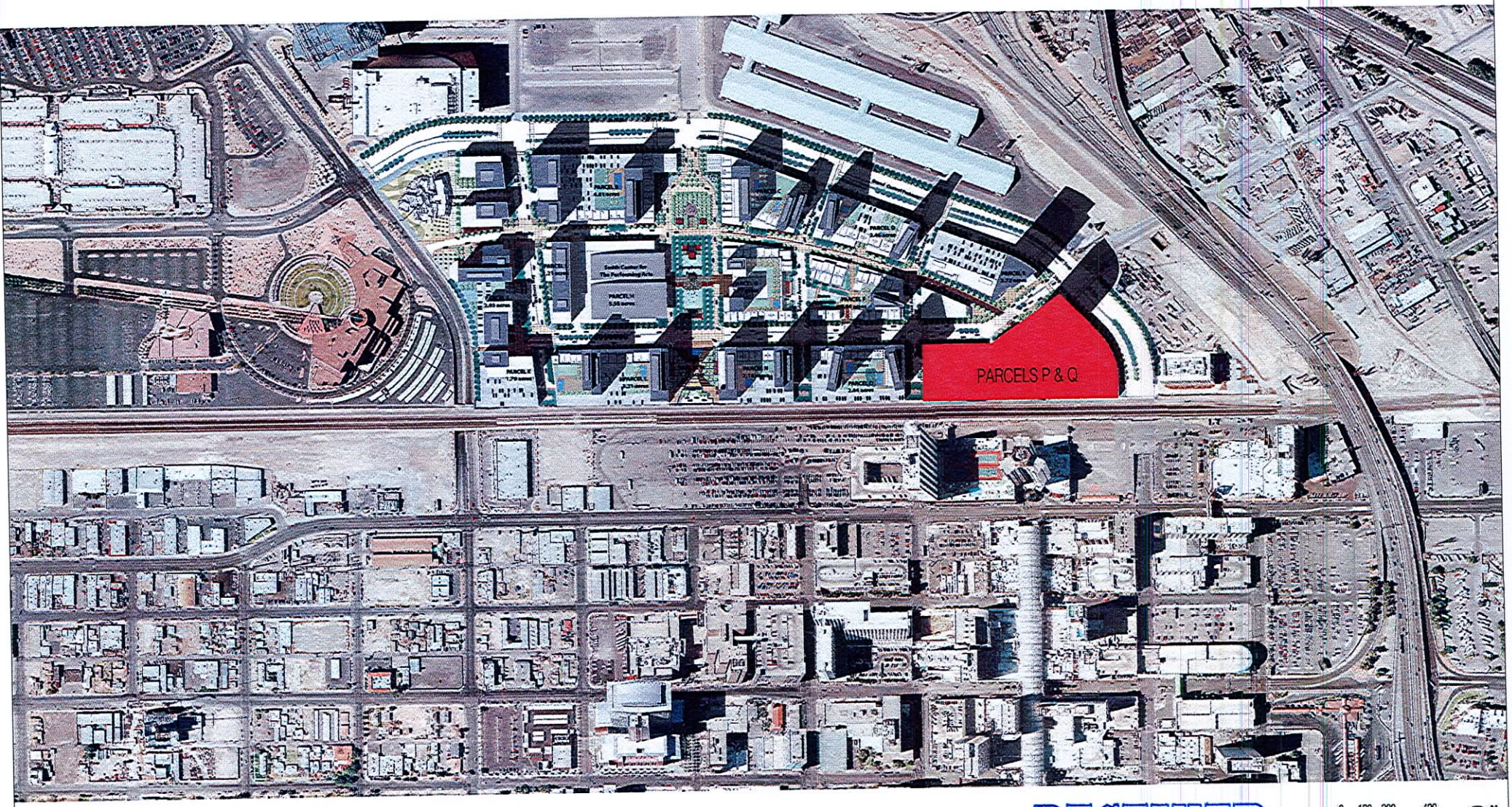

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LAS VEGAS - PARCELS P & Q - FOREST CITY DEVELOPMENT/LIVEWORK LLC

Location Plan

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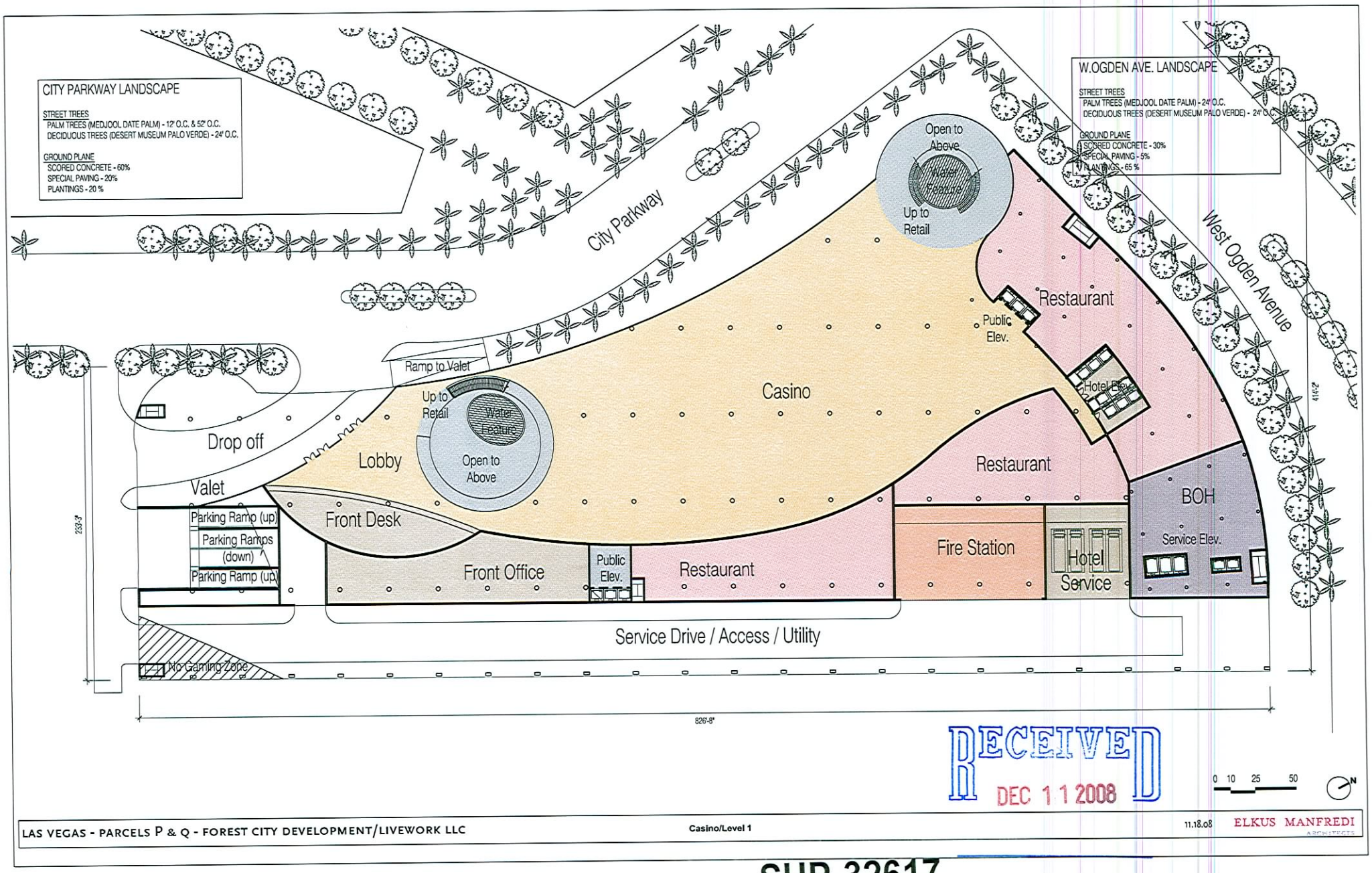

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SUP-32617 - APPLICANT: FOREST CITY - OWNER: CITY PARKWAY IV A, INC and OFFICE DISTRICT PARKING I INC

SOUTHEAST OF CITY PARKWAY AND GRAND CENTRAL PARKWAY

JANUARY 8, 2009 PLANNING COMMISSION

12/19/08



SUP-32617 - APPLICANT: FOREST CITY - OWNER: CITY PARKWAY IV A, INC and OFFICE DISTRICT PARKING I INC

SOUTHEAST OF CITY PARKWAY AND GRAND CENTRAL PARKWAY

JANUARY 8, 2009 PLANNING COMMISSION

12/19/08



SUP-32617 - APPLICANT: FOREST CITY - OWNER: CITY PARKWAY IV A, INC and OFFICE DISTRICT PARKING I INC

SOUTHEAST OF CITY PARKWAY AND GRAND CENTRAL PARKWAY

JANUARY 8, 2009 PLANNING COMMISSION

12/19/08



SUP-32617 - APPLICANT: FOREST CITY - OWNER: CITY PARKWAY IV A, INC and OFFICE DISTRICT PARKING I INC

SOUTHEAST OF CITY PARKWAY AND GRAND CENTRAL PARKWAY

JANUARY 8, 2009 PLANNING COMMISSION

12/19/08



SUP-32617 - APPLICANT: FOREST CITY - OWNER: CITY PARKWAY IV A, INC and OFFICE DISTRICT PARKING I INC

SOUTHEAST OF CITY PARKWAY AND GRAND CENTRAL PARKWAY

JANUARY 8, 2009 PLANNING COMMISSION

12/19/08



SUP-32617 - APPLICANT: FOREST CITY - OWNER: CITY PARKWAY IV A, INC and OFFICE DISTRICT PARKING I INC

SOUTHEAST OF CITY PARKWAY AND GRAND CENTRAL PARKWAY

JANUARY 8, 2009 PLANNING COMMISSION

12/19/08



SUP-32617 - APPLICANT: FOREST CITY - OWNER: CITY PARKWAY IV A, INC and OFFICE DISTRICT PARKING I INC

SOUTHEAST OF CITY PARKWAY AND GRAND CENTRAL PARKWAY

JANUARY 8, 2009 PLANNING COMMISSION

12/19/08

KUMMER KAEMPFER

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

ATTORNEYS AT LAW

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Fax: 775.852.3982

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Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

December 12, 2008

Flinn Fagg
City of Las Vegas Planning & Development
731 S. Fourth Street
Las Vegas, NV 89101

Re: Justification Letter – Site Development Plan Review for a Non Restricted Gaming Establishment
Forest City Commercial Group/City of Las Vegas
APN # 139-34-110-005

Dear Flinn:

This office represents the applicant in the above referenced matter. This application is a site development plan review for a Resort Hotel and Non Restricted Gaming Establishment on approximately 7.5 ("Parcels P&Q") acres within Union Park. In addition, the applicant is requesting a special use permit to allow building heights within the airport overlay.

The proposed site development plan is consistent with what was previously approved within Union Park. Specifically, the applicant is proposing the following building program:

Casino	120,000 Square Feet
Retail	90,000 Square Feet
Restaurants	50,000 Square Feet
Meeting Rooms	100,000 Square Feet
Spa/Health Club	20,000 Square Feet
Pool	20,000 Square Feet
Lobby/Circulation/B.O.H.	200,000 Square Feet
Hotel (1,000 Rooms)	1,000,000 Square Feet
Parking Garage (800,000 Sq. Ft.)	2,300 Parking Spaces

Concurrently with the proposed site development plan review, the City of Las Vegas has submitted an application to rezone (ZON-31384) the subject site to refine the existing Union Park Gaming Enterprise District so that the Gaming Overlay designation is limited to Parcels P&Q. The rezoning application contains supplemental information addressing each of the State law requirements applicable to establishment of a Gaming Enterprise District. Through reports

LAW FIRMS WORLDWIDE MERITAS

SUP-32617
01/08/09 PC

and analysis prepared by the City of Las Vegas as well as third party experts, the supplemental information addresses compliance with the following:

(a) The roads, water, sanitation, utilities and related services to the location are adequate: Documentation has been prepared and submitted addressing adequacy of existing and planned infrastructure;

(b) The proposed establishment will not unduly impact public services, consumption of natural resources and the quality of life enjoyed by residents of the surrounding neighborhoods: Documentation has been prepared and submitted addressing adequacy of public services;

(c) The proposed establishment will enhance, expand and stabilize employment and the local economy; An economic impact report prepared by the City of Las Vegas and reviewed by an independent third party outlining the economic benefit of proposed establishment has been submitted;

(d) The proposed establishment will be located in an area planned or zoned for that purpose pursuant to NRS 278.010 to 278.630, inclusive; The proposed site is currently designated a Gaming Enterprise District and the proposed rezoning is consistent with the City of Las Vegas General Plan designation for the subject site;

(e) The proposed establishment will not be detrimental to the health, safety or general welfare of the community or be incompatible with the surrounding area; Supplemental information submitted in support of the rezoning request along with information that will be submitted and addressed at the public hearing on the application evidence that the proposed development will not be detrimental to the health, safety or general welfare of the community nor will it be incompatible with the surrounding area;

(f) On the date that the application was filed, the property line of the proposed establishment was not less than:

(1) Five hundred feet from the property line of a developed residential district; and
(2) Fifteen hundred feet from the property line of a public school, private school or structure used primarily for religious services or worship; and

Surveys prepared and submitted by licensed technical professionals reflect that the proposed site meets the above referenced distance separation requirements;

(g) The proposed establishment will not adversely affect:

(1) A developed residential district; or

SUP-32617
01/08/09 PC

(2) A public school, private school or structure used primarily for religious services, whose property line is within 2,500 feet from the property line of the proposed establishment.

Supplemental information submitted in support of the rezoning request along with information that will be submitted and addressed at the public hearing on the application evidence that the proposed development will not adversely affect a developed residential district or a public school, private school or structure used primarily for religious services, whose property line is within 2,500 feet from the property line of the proposed establishment.

With respect to the proposed use permit, the airport overlay is adopted to ensure that buildings that would penetrate navigable airspace are appropriately considered and approved by the Federal Aviation Administration ("FAA"). This height is consistent with existing and or approved building heights in the vicinity. The applicant will in fact submit and obtain approvals of the necessary documents, as required by City Code, prior to building permit submission.

We appreciate your kind consideration of our request. Please feel free to contact me should you have any questions or concerns. Thank you.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Tabitha D. Fiddyment

TF/sli

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DEC 22 2008

Notice of Proposed Construction or Alteration - Off Airport

Project Name: JMA A-000109494-08 **Sponsor:** JMA Architecture Studios

Details for Case : Building-Hotel

Show Project Summary

Case Status

ASN: 2008-AWP-7189-OE
Status: Accepted
Date Accepted: 12/16/2008
Date Determined:
Letters: None
Documents None

Construction / Alteration Information

Notice Of: Construction
Duration: Permanent
if Temporary : Months: Days:
Work Schedule - Start:
Work Schedule - End:
State Filing:

Structure Summary

Structure Type: Building
Structure Name: Building-Hotel
FCC Number:
Prior ASN:

Structure Details

Latitude: 36° 10' 24.24" N
Longitude: 115° 8' 51.80" W
Horizontal Datum: NAD83
Site Elevation (SE): 2033 (nearest foot)
Structure Height (AGL): 595 (nearest foot)
Requested Marking/Lighting: White-medium intensity
Other :
Recommended Marking/Lighting:
Nearest City: Las Vegas
Nearest State: Nevada
Description of Location: Location as stated with the latitude and longitude data
Description of Proposal: Building-Hotel

Common Frequency Bands

Low Freq	High Freq	Freq Unit	ERP	ERP Unit

Specific Frequencies

SUP-32617
01/08/09 PC

City of Las Vegas Agenda Item No.: **36.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:

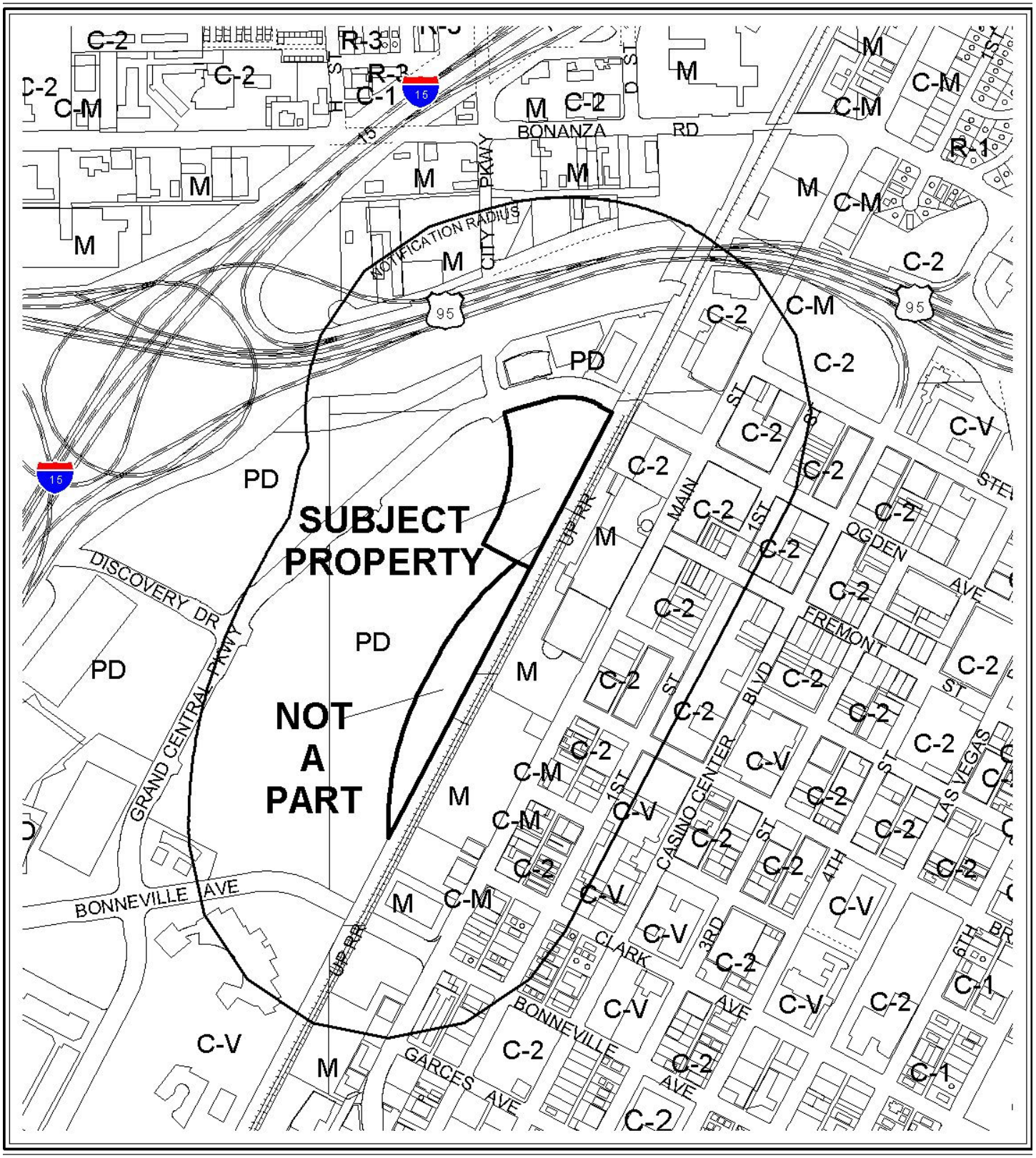
SDR-32128 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-31384 AND SUP-32617 - PUBLIC HEARING - APPLICANT: FOREST CITY - OWNER: CITY PARKWAY IV A, INC and OFFICE DISTRICT PARKING I INC - Request for a Site Development Plan Review FOR A 1,600,000 SQUARE-FOOT, 47 STORY HOTEL AND NON-RESTRICTED GAMING ESTABLISHMENT on 6.54 acres located southeast of City Parkway and Grand Central Parkway (APN 139-34-110-005 and a portion of APN 139-34-110-002), PD (Planned Development) Ward 5 (Barlow)

C.C.: 02/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Union Park Design Review Committee Action Letter



0 400 800 Feet

CASE: **SDR-32128**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



0 400 800 Feet

CASE: **SDR-32128**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-32128 - APPLICANT: FOREST CITY - OWNER:

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-32617) if approved.

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/24/08, except as amended by conditions herein.

4. The configuration and location of the proposed fire station shall be reviewed and approved by the Fire & Rescue Department of the City of Las Vegas.

5. Prior to any submittal for Building Permit review, as dictated by the Union Park Design Standards, the applicant shall submit their final schematic and design development drawings along with any required information for review and approval by the UP-DRC (Union Park Design Review Committee).

6. Construction documents shall be submitted to the UP-DRC for review and approval prior to the issuance of a building permit in accordance with Section 5 of the Union Park Design Standards. The review shall be limited to the conditions of approval placed upon the project by the City of Las Vegas. A letter of approval from the UP-DRC must be submitted with the building permit application.

7. As part of the building permit/construction document submittal process outlined in the Union Park Design Standards, the completed project LEED checklist and a letter from the commissioning agent confirming preparation of documents for submission to the USGBC shall be submitted to the UP-DRC for review and approval prior to the issuance of a certificate of occupancy.

8. A detailed master sign package shall be submitted to the UP-DRC for review and approval prior to the issuance of any sign permits in accordance with Subsection 3.16 of the Union Park Design Standards.

9. The streetscape treatment along all street frontages shall conform to the adopted Union Park Schematic Streetscape Design standards, except as otherwise modified by the UP-DRC or upon appeal as allowed.

10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

11. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

12. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 34% (as defined by the National Institute of Standards and Technology).

13. Handicap parking shall be provided in accordance with title 19.10.010(G).

14. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

15. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location.

16. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040 and Section 3.19.4 of the Union Park Design Standards.

17. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

18. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.

19. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

20. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

21. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Downtown Bus Rapid Transit Connector project, the Union Park project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

22. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. No portion of the proposed building, accessory structures or landscaping over 3 feet tall may be allowed to encroach upon the required easement. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City. We note there is an existing sewer line adjacent to Ogden Avenue, along the north edge of this site.

23. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

24. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

25. Civil improvement plans for this site shall be coordinated with the final approved Union Park Phase II civil improvement plans.

26. 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 submittal 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.

27. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-16267, Tentative Map TMP-25738 and all other applicable site-related actions.

SDR-32128 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a 1.6 million square-foot 47-story hotel and non-restricted gaming establishment on 6.54 acres located southeast of City Parkway and Grand Central Parkway.

The proposed development plan for the casino/hotel development is generally consistent with the adopted Union Park Design Standards. The project will require an additional review by the UP-DRC (Union Park Design Review Committee) prior to preparation of the construction documents; however, as the project is consistent with the goals and objectives of the master plan for the site, approval is recommended.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
11/23/98	The City Council approved a Rezoning (Z-0100-97) to PD (Planned Development) on the subject property. The Planning Commission and staff recommended approval.
01/02/02	The City Council approved the Parkway Center Development Standards, which have since been incorporated as part of the Las Vegas Downtown Centennial Plan.
11/15/06	The City Council approved a Site Development Plan Review application (SDR-16267), detailing the master site plan for the Union Park Development. The Planning Commission recommended approval of the request on 11/05/06.
01/03/07	The Union Park Design Standards manual (TXT-16302) was adopted by City Council, which establishes the development standards for the site and the Union Park Design Review Committee (UP-DRC). The Planning Commission recommended approval of the document on 11/05/06.
02/20/08	The City Council approved minor revisions to the Union Park Design Standards manual (TXT-23991), and incorporated the Union Park Schematic Streetscape Design document by reference. The Planning Commission recommended approval of the revisions on 09/27/07.
11/21/08	The UP-DRC recommended approval of a casino/hotel development on the site, subject to conditions.
01/08/09	The Planning Commission will consider associated Rezoning (ZON-31384) and Special Use Permit (SUP-32617) applications concurrently with this request.

Related Building Permits/Business Licenses	
07/25/07	A Building Permit (#23434) was issued for off-site gas service installation for Union Park Phase II per Southwest Gas utility plans. The permit was completed on 08/13/07.
08/15/07	A Building Permit (#23972) was issued for an off-site gas service installation for Union Park Phase I. The final inspection was performed on 09/12/07.
10/04/07	A Building Permit (#24979) was issued for off-site phone conduit feeder for Union Park. The permit was closed out on 08/05/08.
12/13/07	A Building Permit (#18393) was issued for Phase I design and development of the 61-acre Union Park site. The permit is still active.
12/13/07	A Building Permit (#24669) was issued for Phase II design and development of the Union Park site. Improvements include roadways, parking, and landscaping. The permit remains active.
01/22/08	A Building Permit (#26504) was issued for a five terminal test station. The permit remains active.
05/12/08	A Building Permit (#114816) was issued for a temporary construction trailer. The permit remains active.
08/18/08	A Building Permit (#29500) was issued for a gas main line installation at City Parkway and Discovery Avenue. The final inspection was performed on 11/20/08.
08/21/08	A Building Permit (#29568) was issued for cable line installations at Union Park. The final inspection was performed on 12/03/08.
Pre-Application Meeting	
11/10/08	At the pre-application meeting, issues were discussed relative to the documentation necessary for the G-O Gaming Overlay, conformance with NRS enterprise district requirements, and the provision of a survey showing distance from protected uses. Elements of the site plan were also discussed, including the need for the applicant to obtain approval from the UP-DRC prior to Planning Commission consideration.
Neighborhood Meeting	
N/A	A neighborhood meeting is not required, nor was one held.
Field Check	
12/18/08	A visual inspection was conducted of the site. The Union Park site is being used as a staging and parking area for the construction of the Bus Rapid Transit line on Grand Central Parkway.

Details of Application Request	
Site Area	
Net Acres	6.42

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Undeveloped	MXU (Mixed-Use)	PD (Planned Development)

North	Office Use	MXU (Mixed-Use)	PD (Planned Development)
South	Undeveloped	MXU (Mixed-Use)	PD (Planned Development)
East	Hotel Use, Non-Restricted Gaming Use	C (Commercial)	C-2 (General Commercial), M (Industrial)
West	Undeveloped	MXU (Mixed-Use)	PD (Planned Development)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
Downtown Centennial Plan	X		Y
PD Planned Development District	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
PD Planned Development District	X		Y
Downtown Overlay District	X		Y
G-O Gaming Enterprise Overlay District	X		Y
A-O Airport Overlay District	X		N[1]
Downtown Casino Overlay District	X		Y
Development Impact Notification Assessment	X		Y[2]
Project of Regional Significance	X		Y[2]

[1]The project as proposed will require a separate Special Use Permit application (SUP-32617), regarding height over 175 feet within the Airport Overlay District, which has been submitted to address this issue.
[2]A DINA/PRS form was submitted with the master site plan (SDR-16267) for the entire Union Park development. A copy of the form is included in the case file for reference.

Redevelopment Plan Area – The subject site is located within the boundaries of the Las Vegas Redevelopment Area.

Downtown Centennial Plan – The subject development is located within the boundaries of the Parkway Center District, which encompasses a large part of the former Union Pacific railroad yards, and is intended to become a vibrant mixed-use area with commercial uses, residential uses, entertainment and civic uses. A separate set of development standards has been adopted by City Council for the 61-acre Union Park site within the Parkway Center District.

PD Planned Development District – All properties within the Parkway Center District of the Downtown Centennial Plan are zoned PD (Planned Development), and are subject to development standards listed in the Centennial Plan. As noted, separate standards for the Union Park development site were later adopted by City Council.

Downtown Overlay District – The subject site is located within the Downtown Overlay District. The intent of the district is to establish special design standards for development within the city's established urban core.

Airport Overlay District – The subject site is within the North Las Vegas Airport Overlay (175 feet). As noted, the proposed structure exceeds the height limit, and a Special Use Permit application (SUP-32617) has been filed in accordance with the requirements Title 19.06.080.

Downtown Casino Overlay District – The subject property is within the boundaries of the Downtown Casino Overlay District, as defined in Title 19.06.100. However, the property is outside of the boundaries of the special signage subdistrict.

DEVELOPMENT STANDARDS

Pursuant to the Union Park Design Standards, the following development standards apply to the subject proposal:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	6.54 acres	N/A
Min. Setbacks • Front – City Parkway • Corner – Grand Central Parkway	Not to exceed 10' along frontages	Up to 10' along frontages	Y
Max. Lot Coverage	N/A	≈ 97%	N/A
Max. Building Height	N/A	592'	N/A
Trash Enclosure	Not visible from public rights-of-way	Interior	Y
Mech. Equipment	Screened	Screened	Y

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements and standard parking requirements. The project is subject to the development standards contained in the Union Park Design Standards manual.

Existing Zoning	**Permitted Density**	**Units Allowed**
PD (Planned Development)	N/A	N/A
General Plan	**Permitted Density**	**Units Allowed**
MXU (Mixed-Use)	N/A	N/A

In accordance with the Union Park Design Standards and the Union Park Schematic Streetscape Design manual, the following landscape and streetscape standards shall apply:

Streetscape Standards	*Required*	*Provided*	*Compliance*
City Parkway	9 Shade Trees 11 Palm Trees	5 Shade Trees 22 Palm Trees	N Y
Grand Central Parkway	35 Shade Trees 20 Palm Trees	20 Shade Trees 22 Palm Trees	N Y

Pursuant to Title 19.10, the following parking standards apply[1]:

Parking Requirement - Downtown							
	Gross Floor Area or Number of Units	*Base Parking Requirement*			*Provided*		*Compliance*
			Parking		*Parking*		
Use		*Parking Ratio*	Regular	Handi-capped	Regular	Handi-capped	
Hotel	1,000 Rooms	1/Room	1,000				
Non-Restricted Gaming	120,000 SF	1/90 SF	667[2]				
Retail	90,000 SF	1/250 SF	180[2]				
Restaurant	50,000 SF	1/50 SF, 1/200 SF	388[2]				
Meeting Rooms	100,000 SF	1/100 SF	500[2]				
Spa/Health Club	20,000 SF	1/200 SF	50[2]				
SubTotal			2,747	38			
TOTAL (including handicap)			2,785		2,300		N

[1]Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City. Per the approval of the master site plan for the Union Park Development (SDR-16267), a parking district will be formed to allow for shared parking between the various uses within the development.

[2]Title 19.10.010(I) allows for a 50% reduction in the required parking for ancillary uses of Hotel/Casino developments. The calculations listed above reflect the 50% reduction.

Signs
Note: All signage is subject to review and approval by the UP-DRC.

Waivers		
Request	**Requirement**	**Staff Recommendation**
No waivers have been requested in conjunction with this application	--	--

ANALYSIS

The proposed development includes the construction of a 1,000 room hotel with 120,000 square feet of casino area, 90,000 square feet of retail space, restaurants, meeting space, and a spa/health club facility. Two levels of below-grade parking and two levels of above-grade parking will be provided to serve the development. The submitted floor plans depict the hotel lobby, casino and restaurant space on the ground floor, with additional casino space and restaurant space on the second level. Retail space and restaurant space will occupy the third level of the structure; meeting rooms, pool deck, and spa/health club facilities will occupy the sixth and seventh levels of the building. The hotel tower will extend above the seventh floor, rising to a height of 47 stories above grade. A small fire station will be accommodated on the first level of the building at the rear of the property, as designated in the Union Park Design Standards manual.

The exterior of the tower will primarily be sheathed in vision and spandrel glass, with decorative metal panels and vision glass used on both ends of the tower. The lower seven-story portion of the structure, which houses the ancillary uses and parking, will be sheathed with a combination of the vision glass, spandrel glass, metal panels and stone panels. Clear glazing and display windows will be utilized at the first level of the building along the sidewalk frontages.

As the development is located within Union Park, the project is required to be reviewed by the Union Park Design Review Committee (UP-DRC). The UP-DRC reviewed the proposed development plans and has forwarded a recommendation of conditional approval. A copy of the approval letter is included in the backup materials for the application; the relevant conditions imposed by the UP-DRC have been incorporated into the conditions of approval for this case. In addition, the UP-DRC has requested that additional review materials be submitted prior to the building permit review process.

The project generally complies with the Union Park development standards, including building massing, tower location, proposed use, provision of fire station facilities, and structured parking access/location. The development plan proposes to combine Parcels P and Q and eliminate the service driveway in between the parcels; the UP-DRC has noted this proposal in their approval letter, and will update the design standards document to accordingly. It has been noted in the UP-DRC approval that the proposed structure encroaches into the drainage easement along the east side of the property, which will require minor modifications to the configuration of the east side of the structure. In addition, the final configuration and location of the fire station that is to be incorporated into this facility will require the review and approval of the Fire & Rescue Department.

The proposed uses are consistent with the permitted uses listed in the adopted Union Park Design Standards manual. The Casino/Hotel use, with Non-Restricted Gaming, is listed as a permitted use and no additional Special Use Permit is required.

The combined boundaries of Parcels P and Q do not directly conform to the legal description of the parcel that is proposed for the G-O (Gaming Overlay) District. It should be noted that all Non-Restricted Gaming on the site shall be limited to Assessor's Parcel Number #139-34-110-005; any proposal to construct a portion of the proposed structure over a parcel line will require approval of the Building & Safety Department.

The development plans indicate that a total of 2,300 spaces will be provided on site. While this is 485 spaces less than what would typically be required for developments outside of the Centennial Plan area, it is in consistent with the amount of parking approved for other developments in the downtown area (1 space per hotel unit, plus 3 spaces/1,000 square feet of commercial space). The submitted plans, however, do not depict the installation of handicap parking facilities at the subject site. A condition has been added requiring handicap parking to be provided in accordance with Title 19.10.010(G). The approval of the Union Park master site plan (SDR-16267) requires the formation of a parking district for the development so that parking can be shared among the uses on the site; it is intended that the parking district will be implemented as additional parcels are developed and operating.

The streetscape plan as proposed is only partially compliant with the adopted Union Park Schematic Streetscape Design manual. Additional shade trees are required along both the City Parkway and Grand Central Parkway frontages, and the placement of the trees must conform to the adopted plan. In addition, the sidewalk treatment must also conform to the adopted Union Park standards. A condition of approval has been included to require conformance to the Union Park streetscape requirements.

It should be noted that any signage for the development will require review and approval by the UP-DRC in accordance with Subsection 3.16 of the Union Park Design Standards manual. No signage areas have been shown on the plans submitted with the application package.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050, the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed uses are compatible with the surrounding uses and zoning districts, and are specifically anticipated as part of the adopted plan for the Union Park development.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed development is consistent with the General Plan, the Downtown Centennial Plan, and is generally consistent with the adopted Union Park Design Standards.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Site access and circulation for the project is consistent with the standards contained in the Union Park Design Standards. A Bus Rapid Transit (BRT) line is being constructed on Grand Central Parkway adjacent to the site, which will assist in relieving traffic congestion in the area as the Union Park site development in accordance with its master plan.

4. **Building and landscape materials are appropriate for the area and for the City;**

   Building and landscape materials are generally consistent with the Union Park Design Standards, and are appropriate for the area.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   Building elevations and design characteristics are generally aesthetically pleasing and will be compatible with development in the area. Additional drawings may be needed to ascertain that the ground-level façade treatments are detailed consistently with the pedestrian nature of the Union Park development.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed development will be subject to review for conformance with all code requirements, and appropriate measure will be taken to protect public health and safety.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

ASSEMBLY DISTRICT 6

SDR-32128 - Staff Report Page Nine
January 8, 2009 - Planning Commission Meeting

SENATE DISTRICT	4
NOTICES MAILED	76
APPROVALS	0
PROTESTS	0

FF

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-32128 APN: 139-34-110-005

Name of Property Owner: City Parkway IV A, Inc. - Douglas A. Selby, President

Name of Applicant: Forest City Development - Dimitri Vazelakis

Name of Representative: Kummer Kaempfer Bonner Renshaw & Ferrario - Tabitha Fiddyment

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes __X__ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Douglas Selby

Print Name: Douglas Selby

Subscribed and sworn before me

This 21st day of November, 2008

Cecili C. Green

Notary Public in and for said County and State

CECELI C. GREEN
Notary Public State of Nevada
No. 96-1693-1
My appt. exp. Mar. 10, 2012

PARCELS P & Q
APN #139-34-110-005

PROGRAM

CASINO	120,000 S.F.
RETAIL	90,000 S.F.
RESTAURANTS	50,000 S.F
MEETING ROOMS	100,000 S.F.
SPA/HEALTH CLUB	20,000 S.F.
POOL	20,000 S.F.
LOBBY/CIRCULATION/B.O.H.	200,000 S.F.
HOTEL (1,000 ROOMS)	1,000,000 S.F.
PARKING (2,300 CARS)	800,000 S.F.
TOTAL	2,400,000 S.F.

ZONING

PARCELS P & Q REQUIRED STBACK: N/A
REQUIRED SETBACK IN PD ZONING: N/A

PARCEL SIZE

6.4 ACRES

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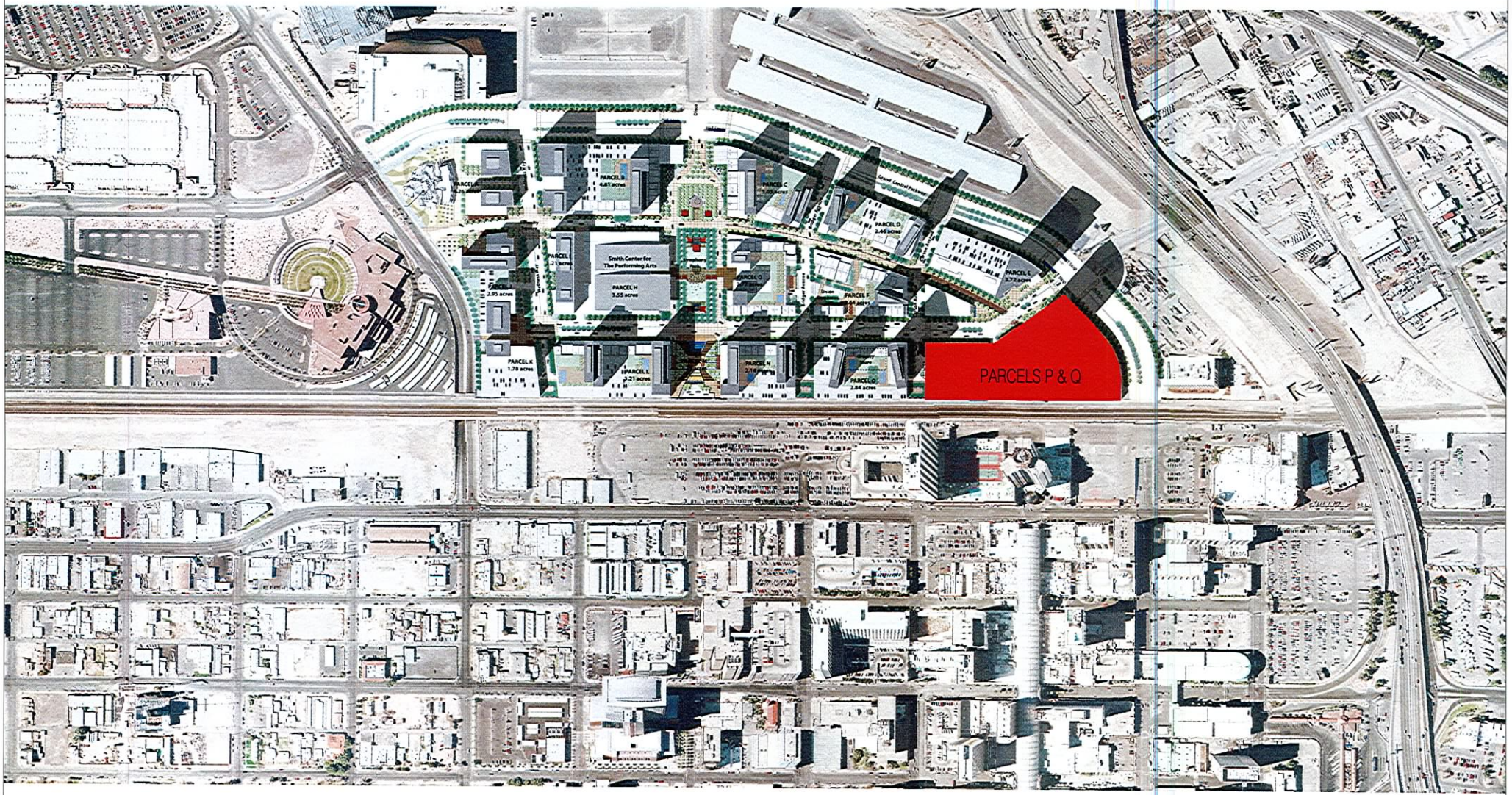

LAS VEGAS - PARCELS P & Q - FOREST CITY DEVELOPMENT/LIVEWORK LLC

Location Plan

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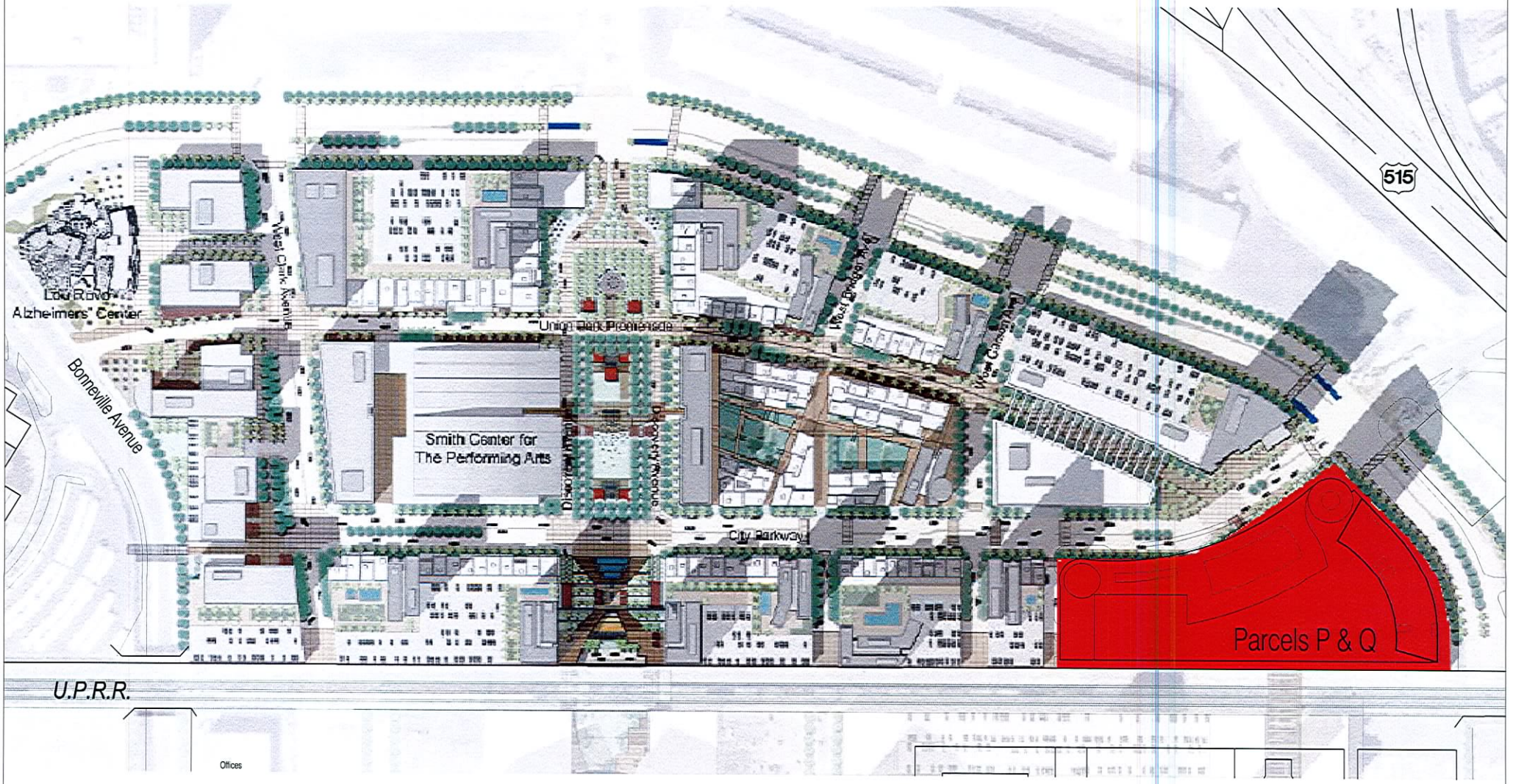

PARCEL ZONING - No designation - U.P. Master Plan Guidelines
ADJACENT PARCEL ZONING - No designation - U.P. Master Plan Guidelines

0 50 100 200

N

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Site Plan

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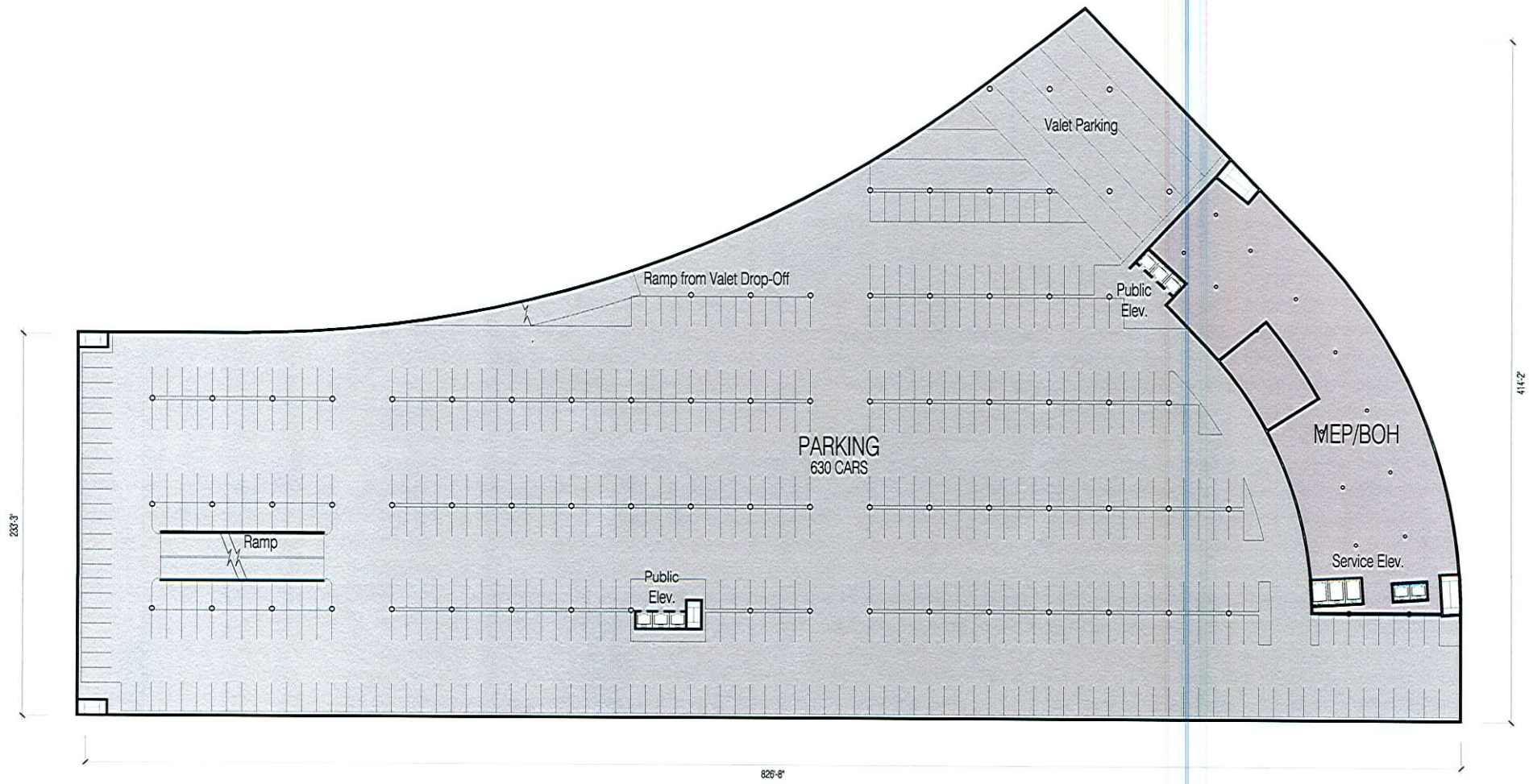

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Parking/Basement Levels 1 & 2

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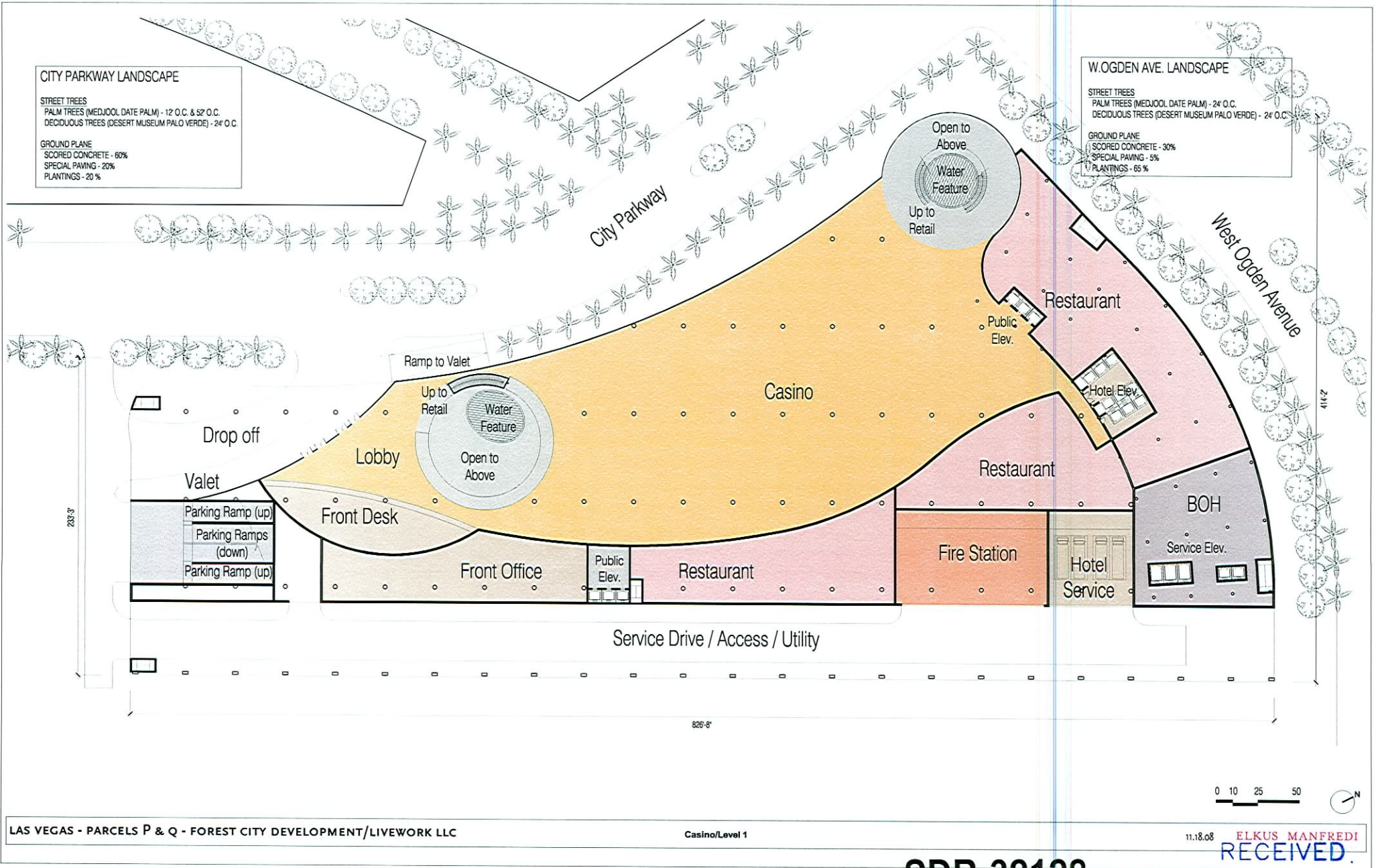

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Casino/Level 1

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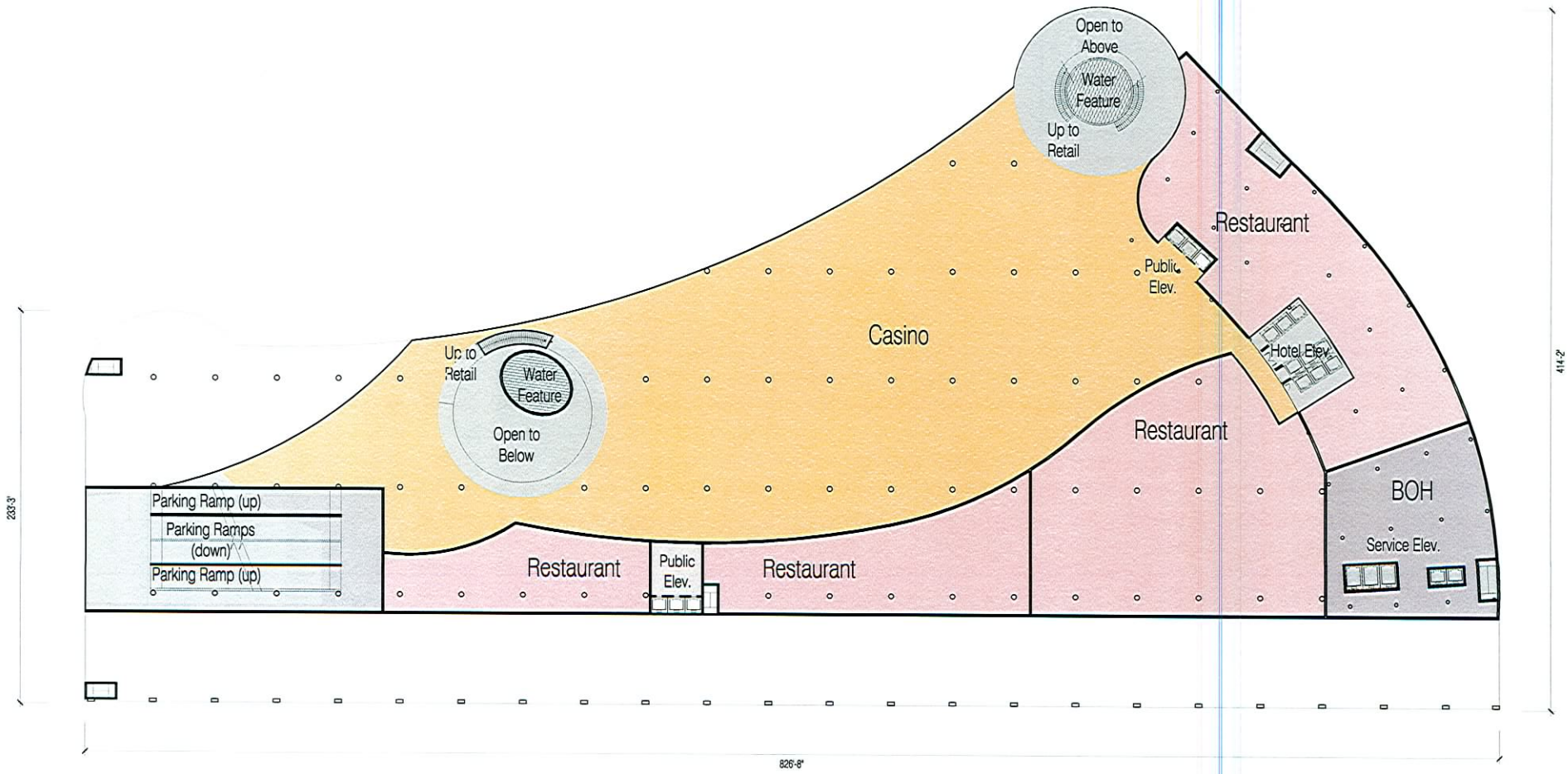

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Upper Casino/Level 2

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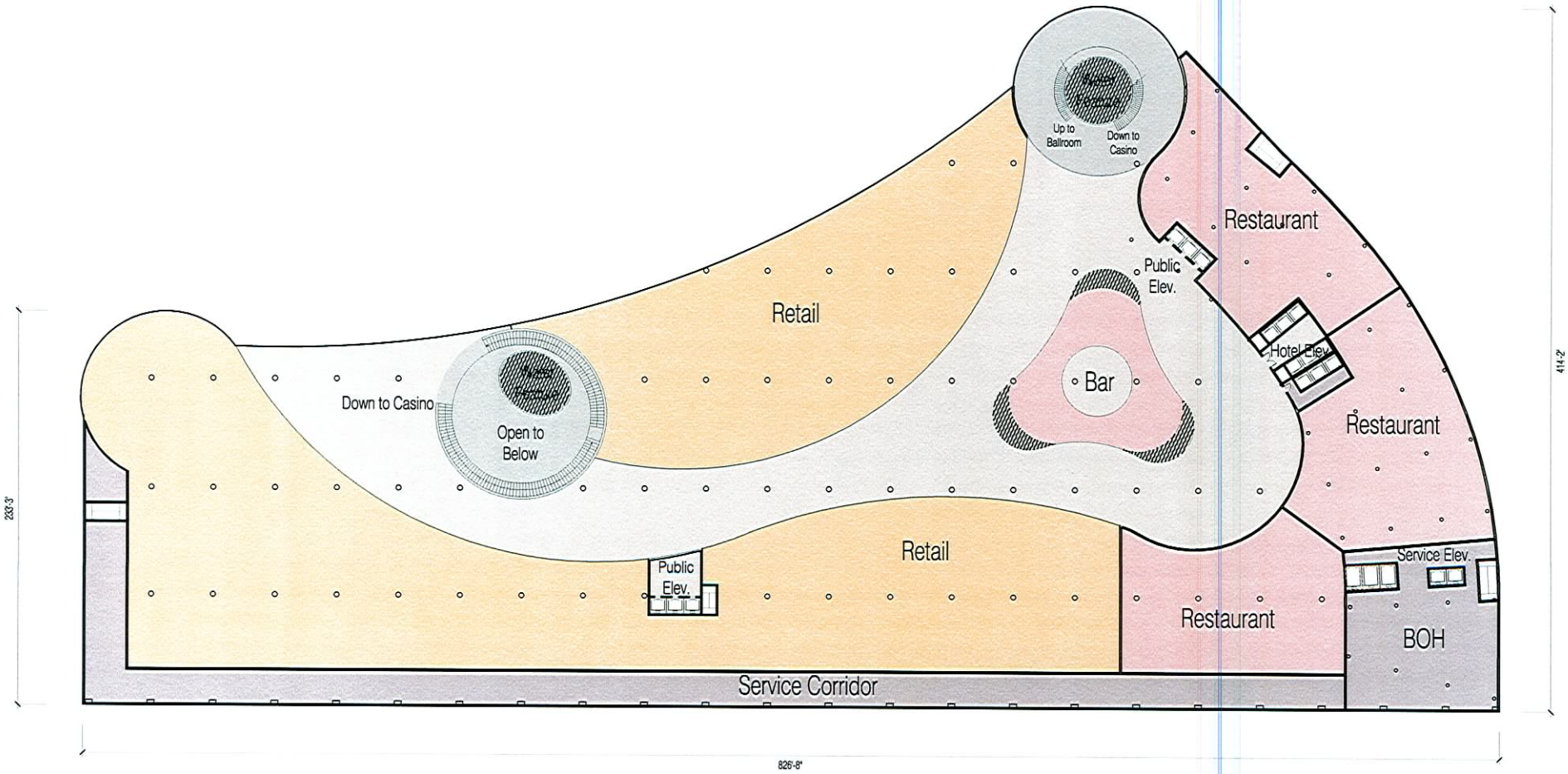

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Retail/Level 3

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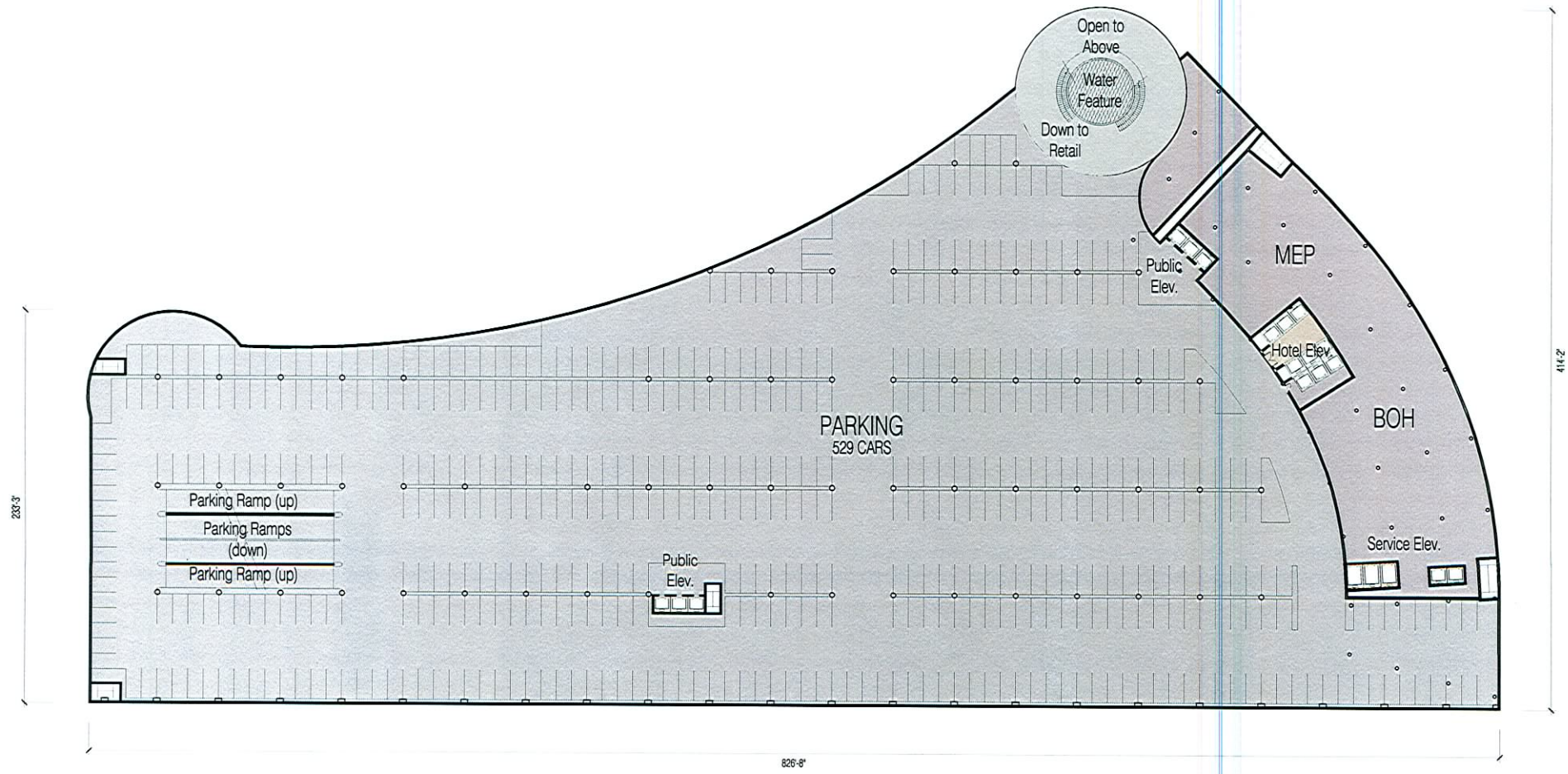

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Parking/Levels 4 & 5

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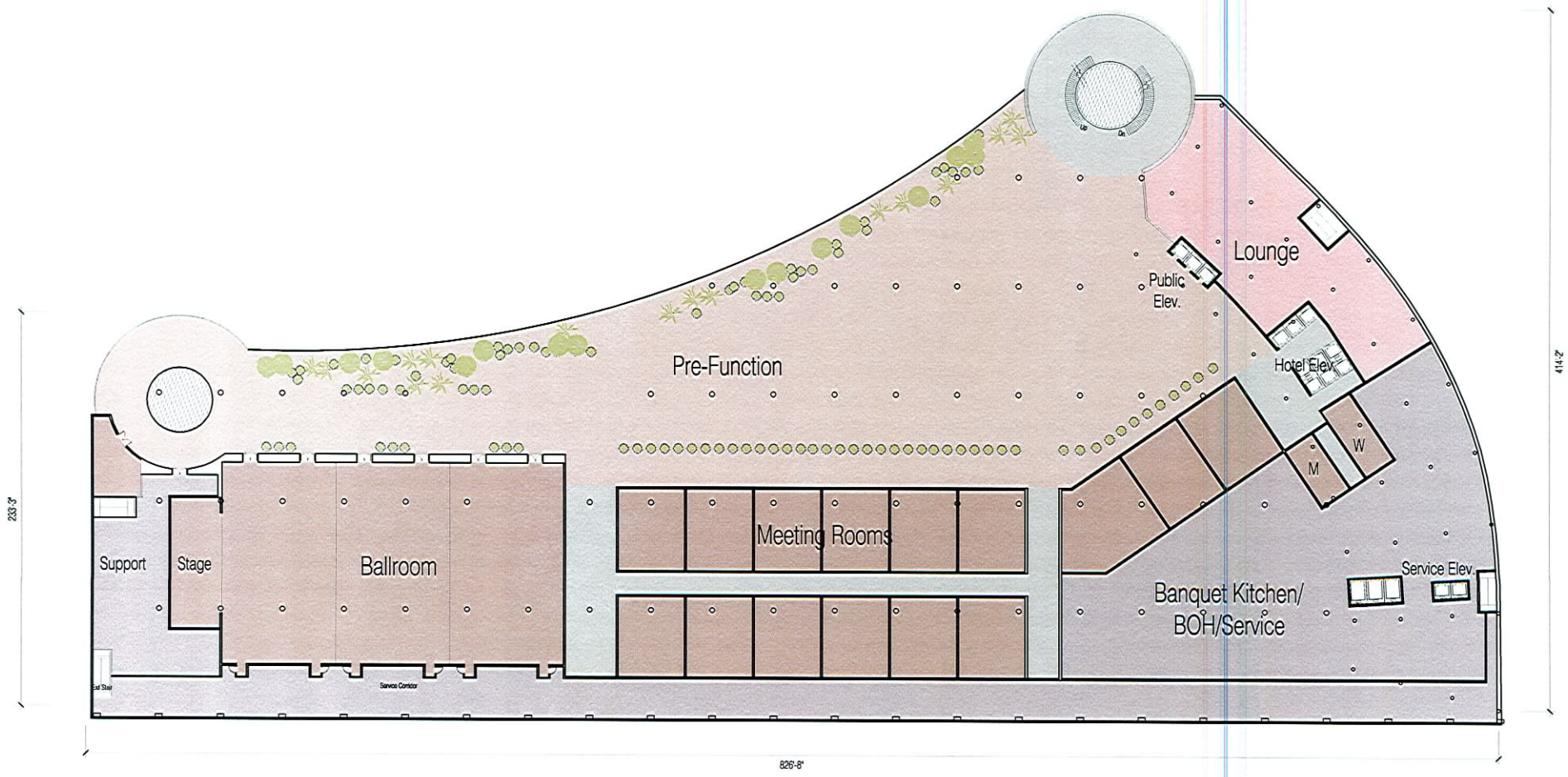

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Ballroom/Level 6

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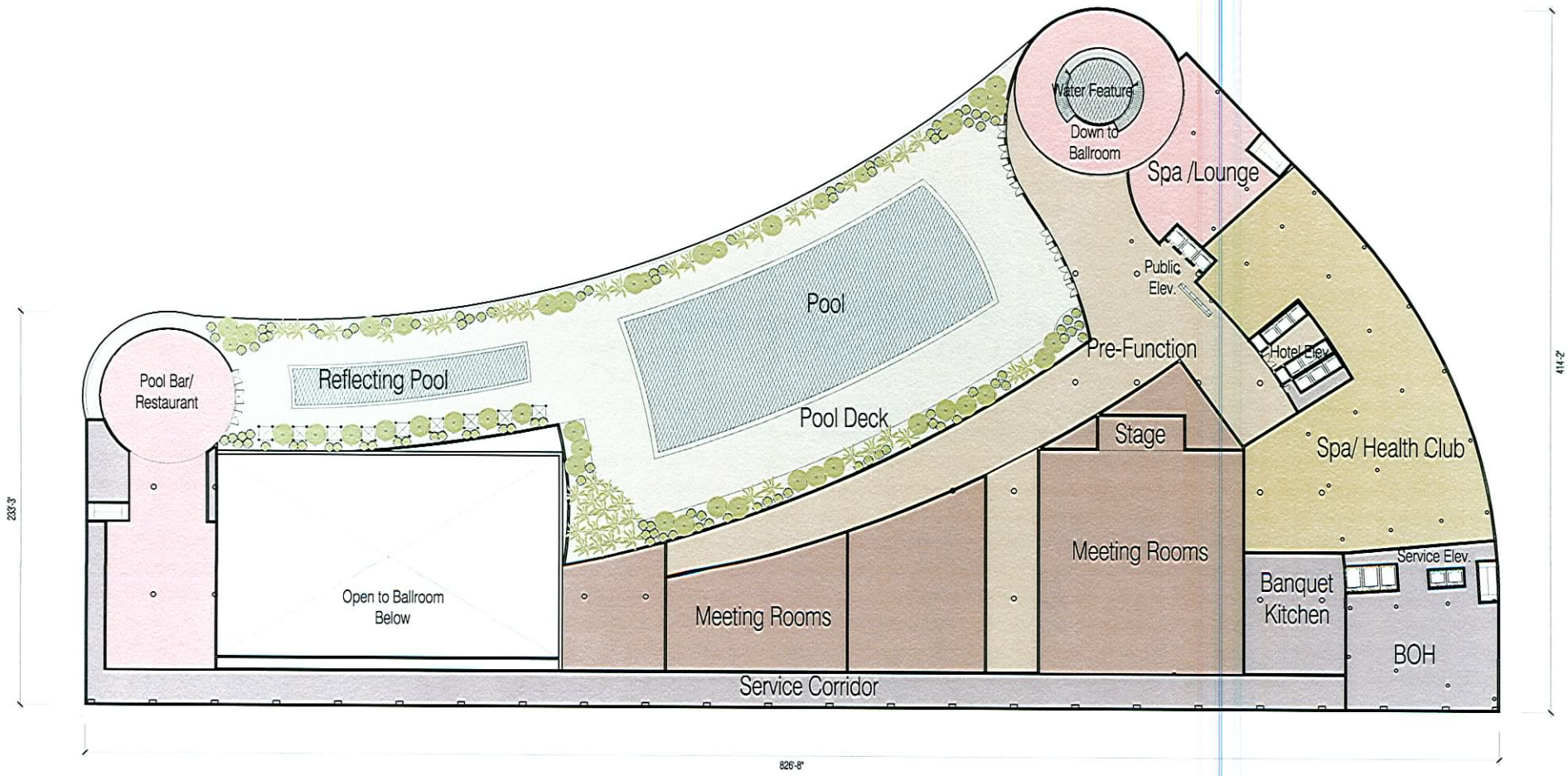

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Pool Deck/Level 7

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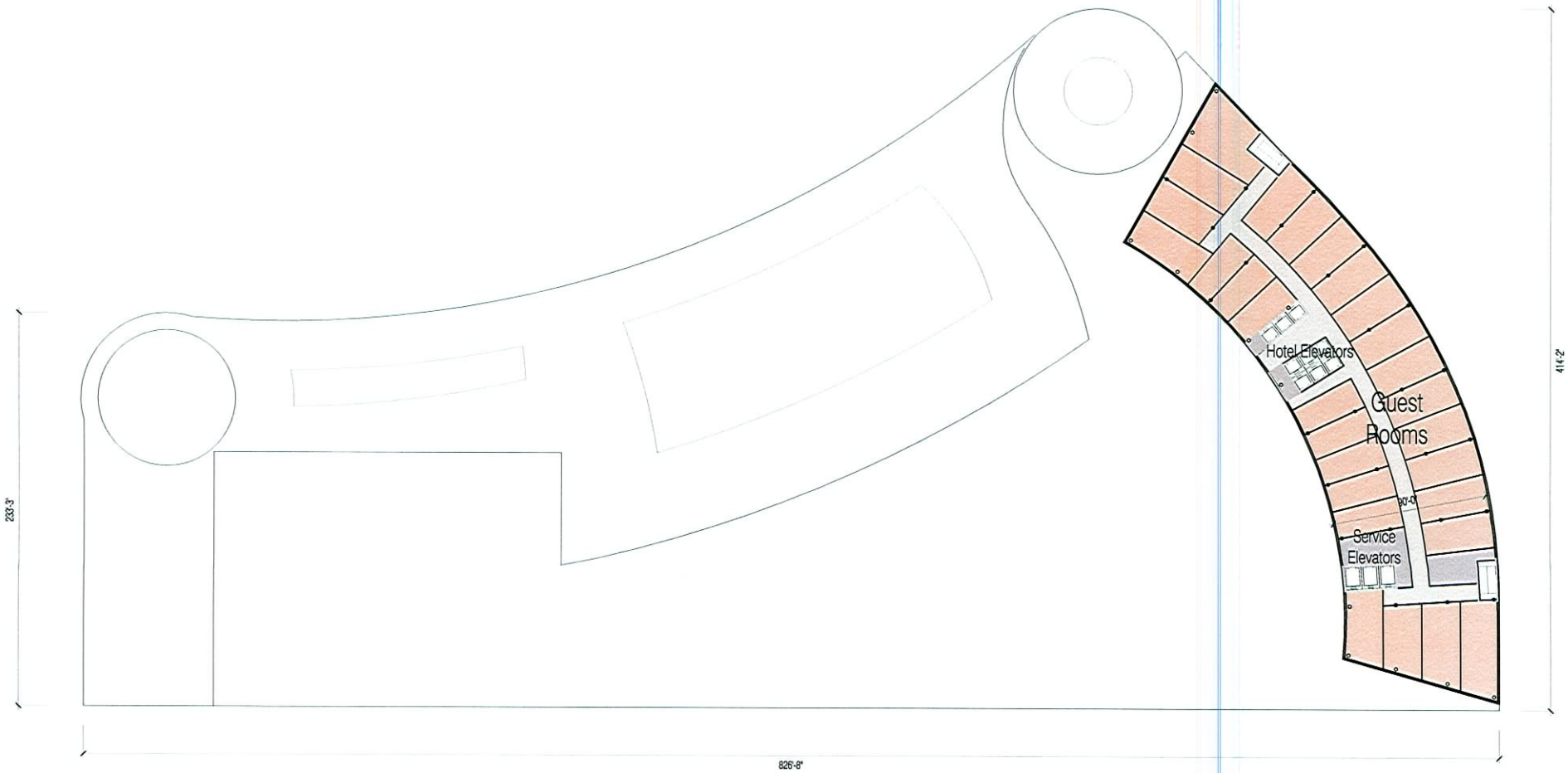

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Hotel/Levels 8 and above

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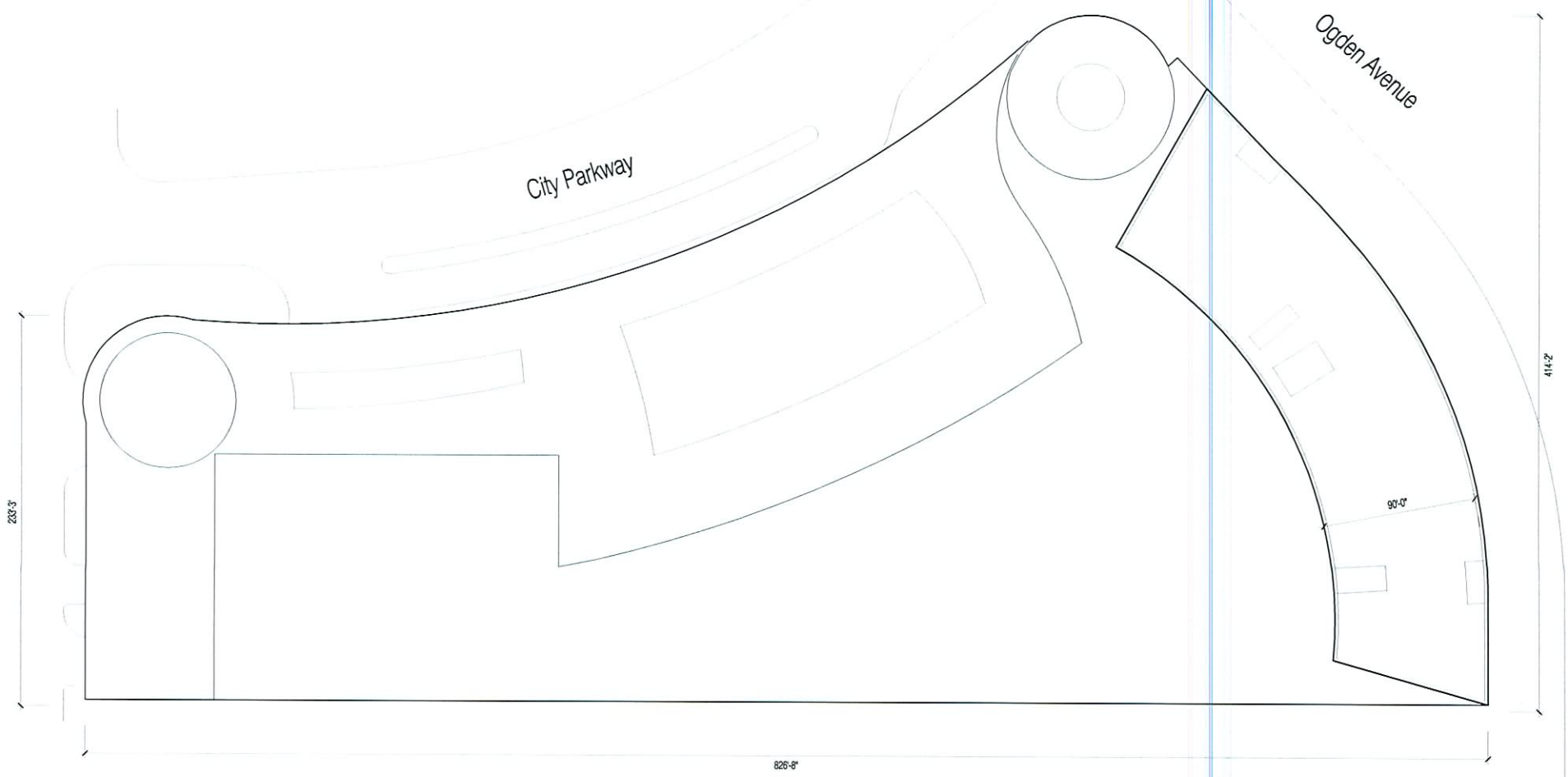

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Roof Plan

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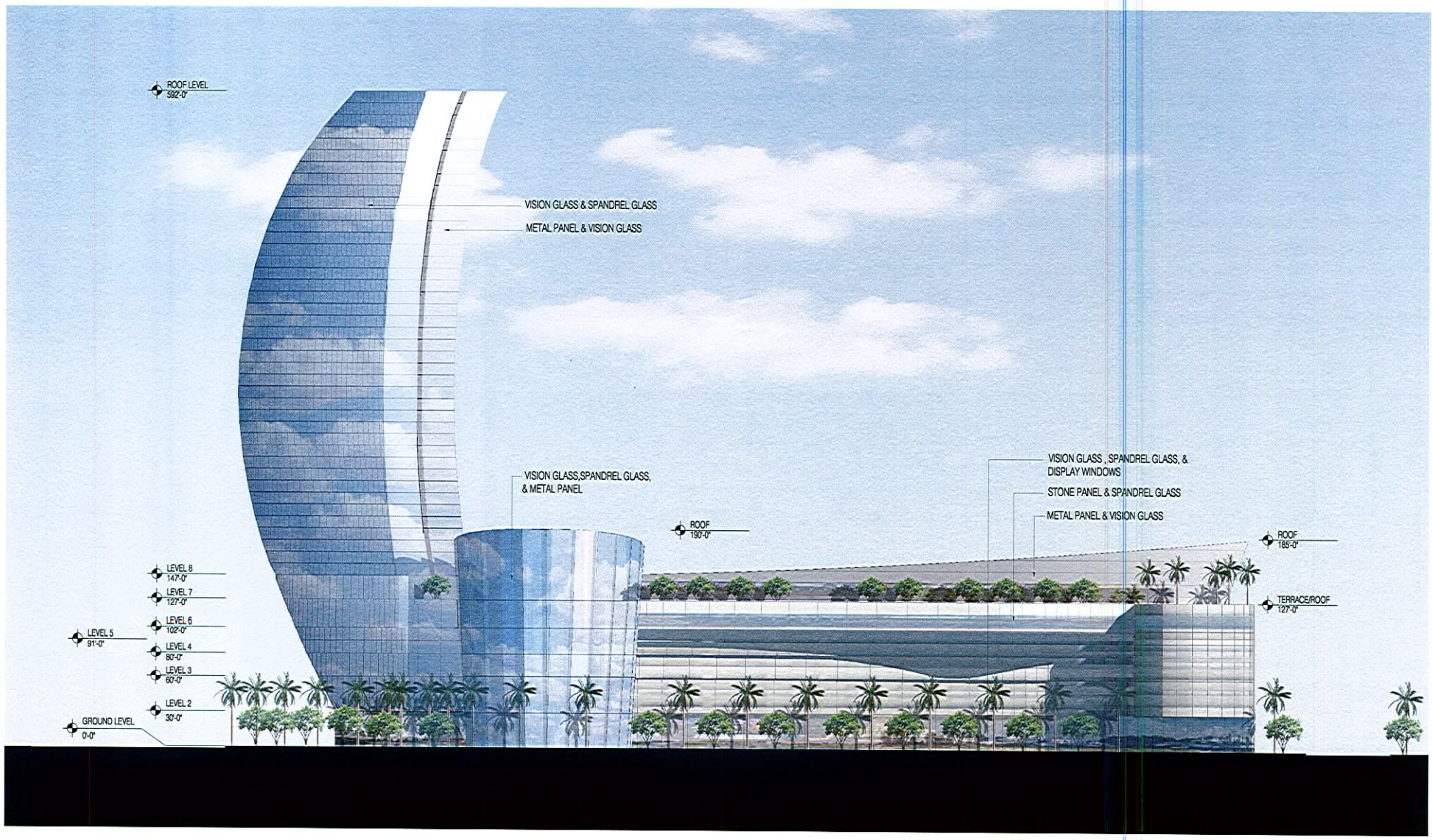

WEST ELEVATION

SCALE : NTS

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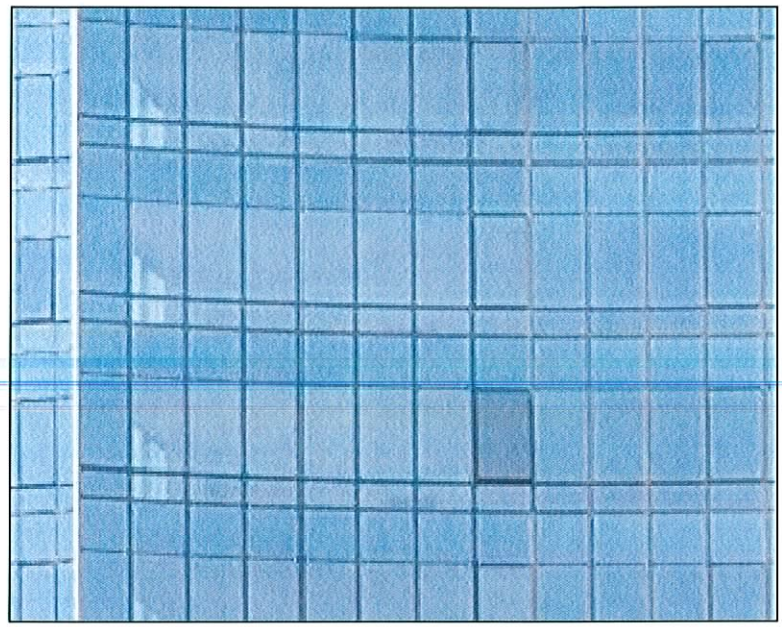
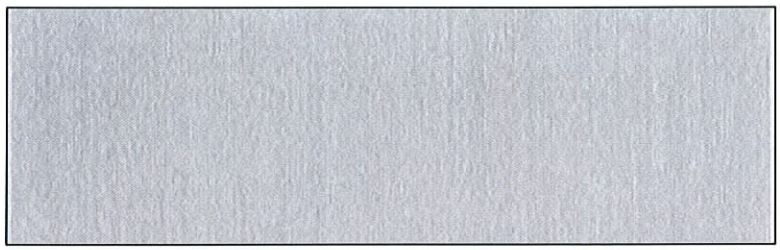


GLAZED ALUMINUM CURTAINWALL



METAL PANEL- SILVER



STONE

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Material Samples

	TREES & PALM		LANDSCAPE PANEL						SPECIAL NOTE
	TREE	PALM	SHRUB				GROUNDCOVER	GRASSES	ACCENT
CITY PARKWAY	pistacia 'red push' Red push pistache	Phoenix dactylifera 'medjool' Medjool Date Palm					Rosmarinus officinalis 'Prostratus' Dwarf rosemary		
GRAND CENTRAL PARKWAY	Cercidium 'desert museum' Desert museum palo verde	Phoenix dactylifera 'medjool' Medjool Date Palm	Leucophyllum Candidum Thunder cloud	eremophila maculata LM Johnst Valentine Eremophila	Muhlenbergia capillaris (Lam.) Trin. Regal mist	Chrysactinia mexicana damianita	acacia redolens 'desert carpet' Desert carpet acacia		agave bracteosa Squid agave; agave geminiflora Twin-flowered agave; Ocotillo
DISCOVERY AVENUE	Fraxinus velutina 'rio grande' Velvet Ash	Phoenix dactylifera 'medjool' Medjool Date Palm					Rosmarinus officinalis 'Prostratus' Dwarf rosemary	Buchloe dactyloides Buffalo grass	
UNION PARK PROMENADE	Cercidium 'desert museum' Desert museum palo verde	Phoenix dactylifera 'medjool' Medjool Date Palm	Hesperaloe parviflora Red yucca				acacia redolens 'desert carpet' Desert carpet acacia; Rosmarinus officinalis 'Prostratus' Dwarf rosemary (POT PLANT)		Dasylerion longissimum desert spoon
WEST CLARK AVENUE	pistacia 'red push' Red push pistache						Bowlea Common Pennsylvania Vine rose; Cenothera berlandieri Mexican Primrose	Buchloe dactyloides Buffalo grass	
NEIGHBORHOOD STREETS	Prosopis alba Thornless Hybrid Mesquite		Leucophyllum Candidum Thunder cloud				Rosmarinus officinalis 'Prostratus' Dwarf rosemary	Buchloe dactyloides Buffalo grass	
BONNEVILLE STREET	Fraxinus velutina 'Rio Grand' Rio Grand Ash								

GRAND CENTRAL PARKWAY : AGAVE ON ROCK MULCH IN LANDSCAPE PANEL

1 1/2" Decomposed Granite - Not Stabilize

PROMENADE

Dwarf Rosemary for Planting Pots

ROCK MULCH

1 1/2" Decomposed Granite - Not Stabilize

1 1/2" Deep 3/8" Birdseye Brown Washed Round Gravel

PLANTING NOTES

1. USE SINGLE STREET TREE SPECIES PER STREET (BOTH SIDES). COORDINATE WITH NEWLAND COMMUNITIES. SEE PLANT MATRIX ON SHEET L2-01.

2. DECIDUOUS STREET TREES WILL BE 60" BOX IN SIZE. LOWER MOST LIMB A MINIMUM OF 6' FROM FINISHED GRADE.

3. PLANT ALL DECIDUOUS STREET TREES IN TREE TRENCH. SEE PLAN FOR LOCATIONS OF STRUCTURAL SOIL.

4. PALMS WILL BE 22' CLEAR TRUNK IN SIZE.

SDR-32128
01/08/09 PC

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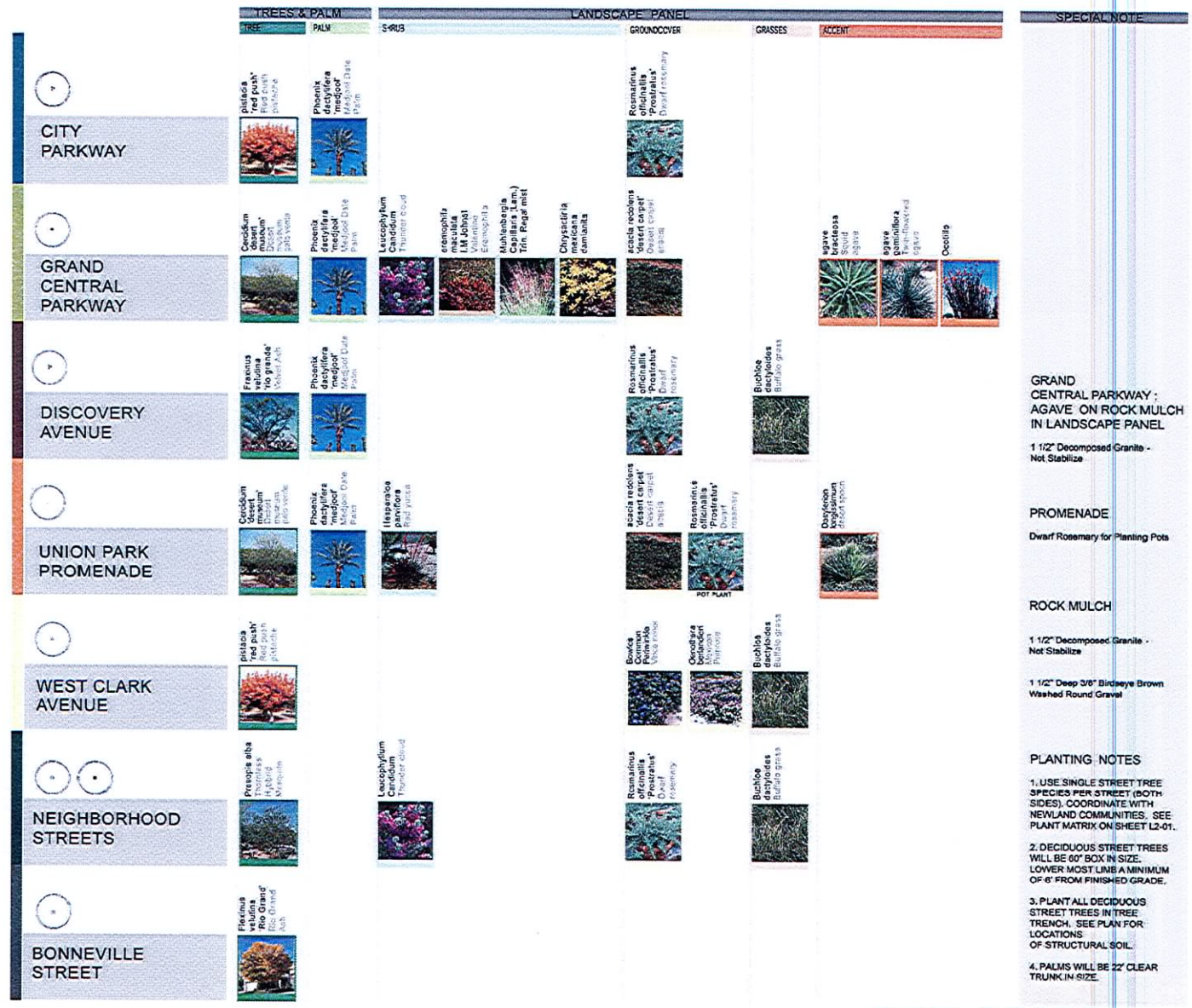
NOV 24 2008



CITY OF LAS VEGAS

NEWLAND COMMUNITIES

DESIGNWORKSHOP
Landscape Architecture - Land Planning
Urban Design - Tourism Planning
Asheville - Aspen - Denver - Phoenix - Salt Lake City - Santa Fe - Tahoe

224 South 200 West Suite 110
Salt Lake City, Utah 84101
(801) 359-4771
Facsimile (801) 359-4411
WWW.DESIGNWORKSHOP.COM

UNION PARK
STREETSCAPE SCHEMATIC DESIGN

ISSUE DATE: November 9, 2007

THIS PACKAGE REPRESENTS 100% SCHEMATIC STREETSCAPE DESIGN. THIS WORK IS COORDINATED WITH AN IN-PROGRESS ENGINEERING BASE. THIS ENGINEERING BASE IS SUBJECT TO CHANGE AND REFINEMENTS DO TO CITY REVIEW.

REVISIONS

#	DATE	DESCRIPTION
1	07/16/2007	PROMENADE CLEAR ZONE
2	08/07/2007	PRIVATE STREET LIGHTING
3	08/07/2007	PARCEL PIS PRIVATE ST.
4	11/08/2007	STREET LIGHTS
5	01/08/2008	FINAL EDITS

SCHEMATIC DESIGN

PROJECT NUMBER: 4034

PLANTING MATRIX

SHEET NUMBER
L2-01

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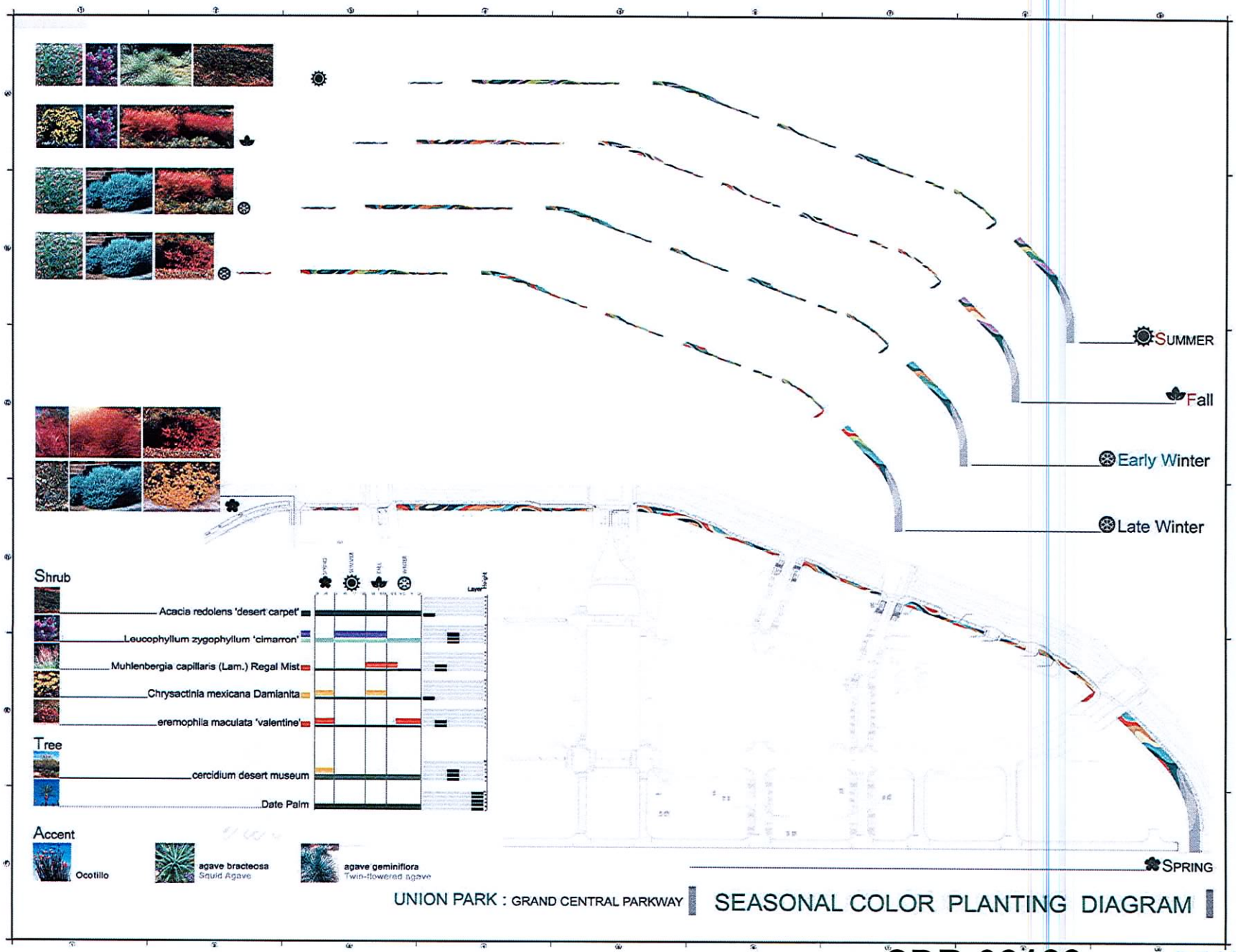

CITY OF LAS VEGAS

NEWLAND COMMUNITIES

DESIGNWORKSHOP
Landscape Architecture - Land Planning
Urban Design - Tourism Planning
Asheville - Aspen - Denver - Phoenix -
Salt Lake City - Santa Fe - Tahoe
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Salt Lake City, Utah 84101
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UNION PARK
STREETSCAPE SCHEMATIC DESIGN

ISSUE DATE: November 8, 2007

THIS PACKAGE REPRESENTS 100% SCHEMATIC STREETSCAPE DESIGN. THIS WORK IS COORDINATED WITH AN IN-PROGRESS ENGINEERING BASE. THIS ENGINEERING BASE IS SUBJECT TO CHANGE AND REFINEMENTS DO TO CITY REVIEW.

REVISIONS

#	DATE	DESCRIPTION
1	07/10/2007	PROMENADE OLCAR ZONE
2	09/07/2007	PRIVATE STREET LIGHTING
3	09/07/2007	PARCEL FIG PRIVATE ST.
4	11/08/2007	STREET LIGHTS
5	01/08/2008	FINAL EDITS

SCHEMATIC DESIGN

PROJECT NUMBER: 4035

GCP PLANTING DIAGRAM

SHEET NUMBER

L2-02

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SDR-32128
01/08/09 PC

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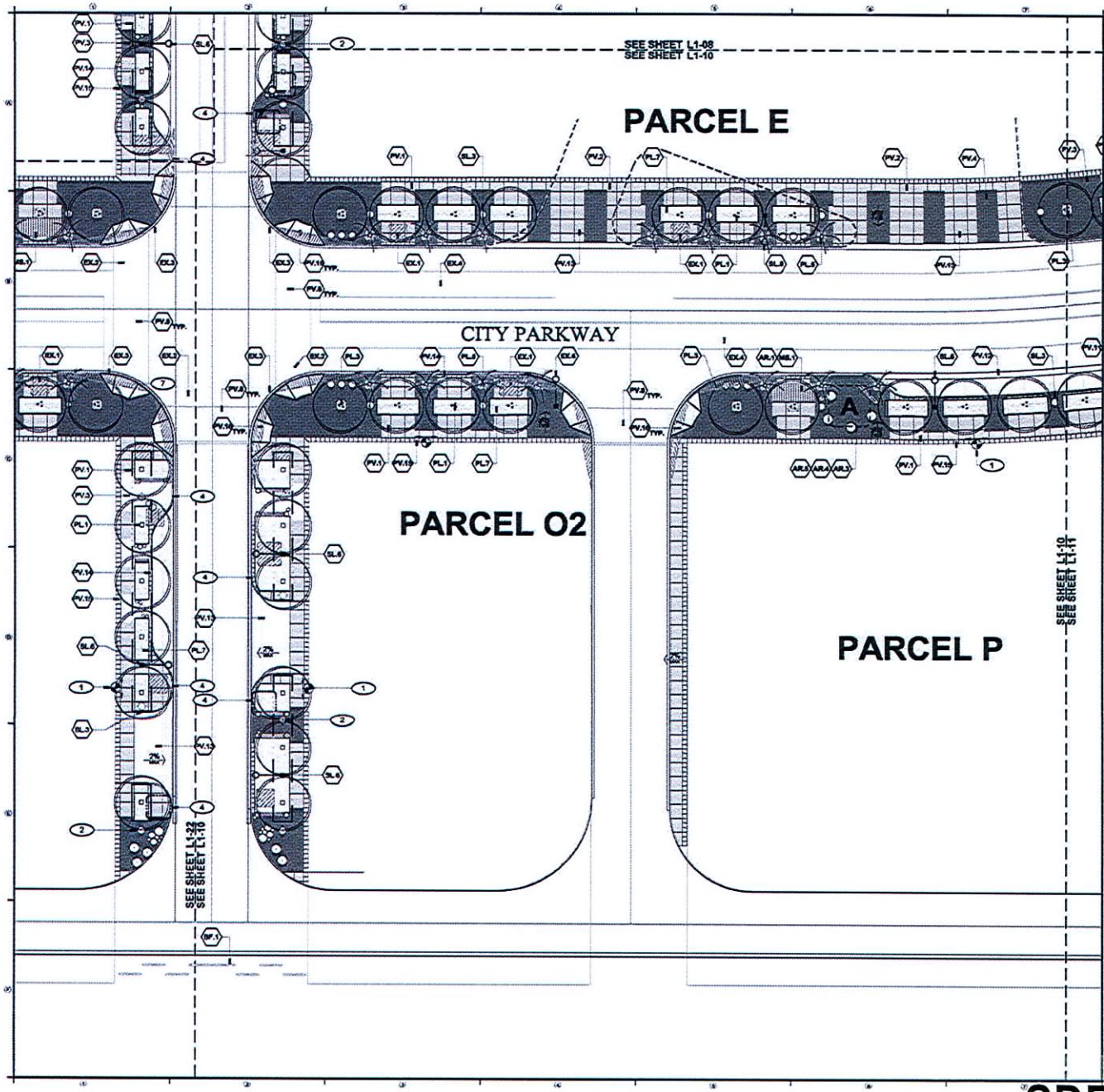

SITE DETAIL KEYNOTES:

EX	EXISTING CONDITIONS	LOCATION	
	EX.1	Utility or Other Structure	N/A
	EX.2	Traffic Signal	N/A
	EX.3	Curb and Gutter	N/A
	EX.4	Asphalt Paving	N/A
PV	PAVEMENTS, CURBS AND RAMPS		
	PV.1	Cast in Place Concrete at Pedestrian Area	DESIGN STANDARDS PAGE 109
	PV.2	Cast in Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
	PV.3	Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
	PV.4	Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
	PV.5	Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
	PV.6	Not Used	N/A
	PV.7	Not Used	N/A
	PV.8	Potential Arch Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
	PV.9	Not Used	N/A
	PV.10	Not Used	N/A
	PV.11	Split Curb	SEE CIVIL DOCUMENTS
	PV.12	Gutter Pan	SEE CIVIL DOCUMENTS
	PV.13	Potential Crosswalk/Curb Cut	SEE CIVIL DOCUMENTS
	PV.14	12" Concrete Access Strip	ILLUSTRATED IN DETAIL PL.1
	PV.15	24" Concrete Buffer Strip	ILLUSTRATED IN DETAIL PL.1
	PV.16	Accessible Ramp A	SEE CIVIL DOCUMENTS
	PV.17	Accessible Ramp B	SEE NTC DOCUMENTS
	PV.18	Special Asphalt Paving at Vehicular Area	SUBJECT TO FUTURE CITY DECISION
	PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
	PV.20	Tree Grate A	DESIGN STANDARDS PAGE 114
	PV.21	Tree Grate B	DESIGN STANDARDS PAGE 115
JN	JOINTING		
	JN.1	Seam Control Joint	DESIGN STANDARDS PAGE 115
	JN.2	Expansion Joint	DESIGN STANDARDS PAGE 115
SW	SITE WALLS/ EMBANKMENTS		
	SW.1	Cast-in-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 116
SF	SITE FURNITURE		
	SF.1	Project Bench	DESIGN STANDARDS PAGE 117
	SF.2	Not Used	N/A
	SF.3	Not Used	N/A
	SF.4	Movable Tables and Chairs	DESIGN STANDARDS PAGE 116
	SF.5	Not Used	N/A
	SF.6	Not Used	N/A
	SF.7	Trash Receptacle	DESIGN STANDARDS PAGE 118
	SF.8	Drinking Fountain	DESIGN STANDARDS PAGE 119
	SF.9	Bicycle Rack	DESIGN STANDARDS PAGE 119
	SF.10	Newspaper Box	DESIGN STANDARDS PAGE 119
	SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
	SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
	SF.13	Bollard	DESIGN STANDARDS PAGE 121
SL	SITE LIGHTING		
	SL.1	Promenade Light	REFER TO SHEET L3-03
	SL.2	Up Light	DESIGN STANDARDS PAGE 121
	SL.3	Pedestrian Light	REFER TO SHEET L3-04
	SL.4	Down Light	DESIGN STANDARDS PAGE 122
	SL.5	Street Light	N/A
	SL.6	Street Light - Phase 2 - Proposed Location	N/A
PL	PLANTING AND LANDSCAPE		
	PL.1	Street Tree in Landscape Panel	DESIGN STANDARDS PAGE 123
	PL.2	Street Tree in Hardscape	DESIGN STANDARDS PAGE 124
	PL.3	Street Tree in Tree Grate	DESIGN STANDARDS PAGE 125
	PL.4	Palm in Landscape	DESIGN STANDARDS PAGE 126
	PL.5	Palm in Tree Grate	DESIGN STANDARDS PAGE 127
	PL.6	Groundcover Planting	SEE SHEET L3-01 AND L3-02.
	PL.7	Landscape Panel Planting	SEE SHEET L3-01
	PL.8	Tree Trench	DESIGN STANDARDS PL.1 PAGE 123
BF	BARRIERS AND FENCING		
	BF.1	Green Screen	DESIGN STANDARDS PAGE 129
	BF.2	Landscape Panel Barrier A	DESIGN STANDARDS PAGE 129
	BF.3	Landscape Panel Barrier B	DESIGN STANDARDS PAGE 129
MS	MISCELLANEOUS ELEMENTS		
	MS.1	Sun Step – Seating Zone/Shelter	DESIGN STANDARDS PAGE 129
	MS.2	Future BRT Station	N/A - WORK BY OTHERS
	MS.3	Shade Structure	REFER TO AR.1 ON PAGE 130
	MS.4	Possible Wind Turbine Zone	DESIGN STANDARDS PAGE 130
	MS.5	Union Park Project Signage Zone	N/A - WORK BY OTHERS
AR	OPPORTUNITIES FOR ART		
	AR.1	Art Opportunity at Shade Structure	DESIGN STANDARDS PAGE 130
	AR.2	Art Opportunity at Bus Stop	DESIGN STANDARDS PAGE 130
	AR.3	Art Opportunity in Pavement Design	DESIGN STANDARDS PAGE 131
	AR.4	Art Opportunity with Sculptural Element	DESIGN STANDARDS PAGE 131
	AR.5	Art Opportunity with Supplemental Seating	DESIGN STANDARDS PAGE 131

SITE LAYOUT NOTES

1. Center point of streetscape module layout system for block face. The 2' streetscape layout module flows in both directions form the point
2. Align pedestrian lights with street trees and street lights. Center pedestrian lights between street trees
3. Align on-street parallel parking with the streetscape layout module, e.g. street trees, pedestrian lights and landscape panels.
4. Cut and remove existing curb. Install curb and gutter pan associated with service accesses and parking areas. Center driveway between street trees so to lose only one tree and eliminate no street or pedestrian lights.
5. Align pavement jointing with curb and gutter jointing
6. Align corner of special paving, landscape panels and tree grate with intersecting score joins
7. Orient pedestrian handicap ramps perpendicular to streetscape
8. Symmetrically position potential shade structures between trees
9. Recommend corner entrances. Consider sloping corner of building to open up plaza area at intersection
10. All doors on this block face to be reassessed into architecture to insure adequate area for pedestrian circulation
11. Consider matching Union Park hardscape, pedestrian lighting and planting systems in this area
12. Private road. Layout to be determined after vehicular access points are identified
13. Potential vehicular deceleration lane
14. Potential landscape panel zone - dependent on adjacent use
15. Coordinate curb and tree layout with BRT design
16. Retain 10 foot pedestrian clear zone. Refer to Design Standards for clarification

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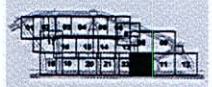
UNION PARK
STREETSCAPE SCHEMATIC DESIGN



NORTH 0 10' 20' 40'
1/20-00"

ISSUE DATE: November 6, 2007

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REVISIONS

#	DATE	DESCRIPTION
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3	09/27/2007	PARCEL P/O PRIVATE ST.
4	11/09/2007	STREET LIGHTS
5	01/09/2008	FINAL EDITS

SCHEMATIC DESIGN

PROJECT NUMBER: 4035

PARCEL E (c), O2 AND P (a) SITE PLAN

SHEET NUMBER
L1-10

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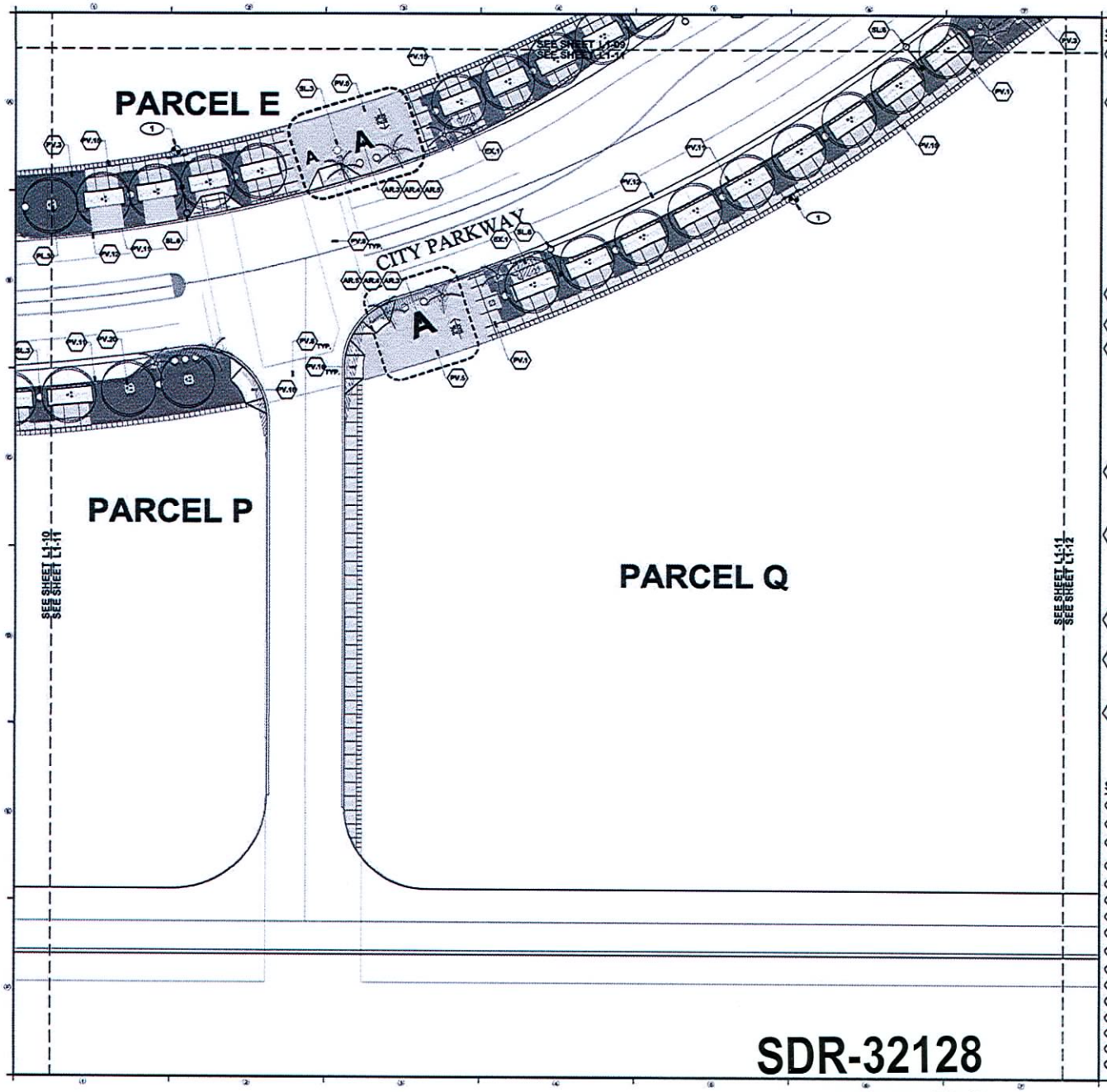

SITE DETAIL KEYNOTES:

EX	**EXISTING CONDITIONS**	**LOCATION**
EX.1	Utility or Other Structure	N/A
EX.2	Traffic Signal	N/A
EX.3	Curb and Gutter	N/A
EX.4	Asphalt Paving	N/A
PV	**PAVEMENTS, CURBS AND RAMPS**	
PV.1	Cast in Place Concrete at Pedestrian Area	DESIGN STANDARDS PAGE 109
PV.2	Cast in Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.3	Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
PV.4	Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.5	Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
PV.6	Not Used	N/A
PV.7	Not Used	N/A
PV.8	Potential Arch Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
PV.9	Not Used	N/A
PV.10	Not Used	N/A
PV.11	Split Curb	SEE CIVIL DOCUMENTS
PV.12	Gutter Pan	SEE CIVIL DOCUMENTS
PV.13	Pedestal Driveway/Curb Cut	SEE CIVIL DOCUMENTS
PV.14	12" Concrete Access Strip	ILLUSTRATED IN DETAIL PL.1
PV.15	24" Concrete Buffer Strip	ILLUSTRATED IN DETAIL PL.1
PV.16	Accessible Ramp A	SEE CIVIL DOCUMENTS
PV.17	Accessible Ramp B	SEE RTC DOCUMENTS
PV.18	Special Asphalt Paving at Vehicular Area	SUBJECT TO FUTURE CITY DECISION
PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
PV.20	Tree Gate A	DESIGN STANDARDS PAGE 114
PV.21	Tree Gate B	DESIGN STANDARDS PAGE 115
JN	**JOINTING**	
JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
JN.2	Expansion Joint	DESIGN STANDARDS PAGE 115
SW	**SITE WALLS/ EMBANKMENTS**	
SW.1	Cast-in-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 116
SF	**SITE FURNITURE**	
SF.1	Project Bench	DESIGN STANDARDS PAGE 117
SF.2	Not Used	N/A
SF.3	Not Used	N/A
SF.4	Movable Tables and Chairs	DESIGN STANDARDS PAGE 118
SF.5	Not Used	N/A
SF.6	Not Used	N/A
SF.7	Trash Receptacle	DESIGN STANDARDS PAGE 119
SF.8	Drinking Fountain	DESIGN STANDARDS PAGE 119
SF.9	Bicycle Rack	DESIGN STANDARDS PAGE 119
SF.10	Newspaper Box	DESIGN STANDARDS PAGE 119
SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
SF.13	Bollard	DESIGN STANDARDS PAGE 121
SL	**SITE LIGHTING**	
SL.1	Promenade Light	REFER TO SHEET L3-03
SL.2	Up Light	DESIGN STANDARDS PAGE 121
SL.3	Pedestrian Light	REFER TO SHEET L3-04
SL.4	Down Light	DESIGN STANDARDS PAGE 122
SL.5	Street Light	N/A
SL.6	Street Light - Phase 2 - Proposed Location	N/A
PL	**PLANTING AND LANDSCAPE**	
PL.1	Street Tree in Landscape Panel	DESIGN STANDARDS PAGE 123
PL.2	Street Tree in Hardscape	DESIGN STANDARDS PAGE 124
PL.3	Street Tree in Tree Grate	DESIGN STANDARDS PAGE 125
PL.4	Palm in Landscape	DESIGN STANDARDS PAGE 126
PL.5	Palm in Tree Grate	DESIGN STANDARDS PAGE 127
PL.6	Groundcover Planting	SEE SHEET L3-01 AND L3-02
PL.7	Landscape Panel Planting	SEE SHEET L3-01
PL.8	Tree Trench	DESIGN STANDARDS PL.1 PAGE 123
BF	**BARRIERS AND FENCING**	
BF.1	Green Screen	DESIGN STANDARDS PAGE 128
BF.2	Landscape Panel Barrier A	DESIGN STANDARDS PAGE 128
BF.3	Landscape Panel Barrier B	DESIGN STANDARDS PAGE 129
MS	**MISCELLANEOUS ELEMENTS**	
MS.1	Bus Stop - Seating Zone/Shelter	DESIGN STANDARDS PAGE 129
MS.2	Future BRT Station	N/A - WORK BY OTHERS
MS.3	Shade Structure	REFER TO AR.1 ON PAGE 130
MS.4	Possible Wind Turbine Zone	DESIGN STANDARDS PAGE 130
MS.5	Union Park Project Signage Zone	N/A - WORK BY OTHERS
AR	**OPPORTUNITIES FOR ART**	
AR.1	Art Opportunity at Shade Structure	DESIGN STANDARDS PAGE 130
AR.2	Art Opportunity at Bus Stop	DESIGN STANDARDS PAGE 130
AR.3	Art Opportunity in Pavement Design	DESIGN STANDARDS PAGE 131
AR.4	Art Opportunity with Sculptural Element	DESIGN STANDARDS PAGE 131
AR.5	Art Opportunity with Supplemental Seating	DESIGN STANDARDS PAGE 101

SITE LAYOUT NOTES

1. Center point of streetscape module layout system for block face. The 2' streetscape layout module flows in both directions form this point
2. Align pedestrian lights with street trees and street lights. Center pedestrian lights between street trees
3. Align on-street parallel parking with the streetscape layout module, e.g. street trees, pedestrian lights and landscape panels
4. Cut and remove existing curb. Install curb and gutter pan associated with service easement and parking areas. Center driveway between street trees so to lose only one tree and eliminate no street or pedestrian lights
5. Align pavement jointing with curb and gutter jointing
6. Align corner of special paving, landscape panels and tree grate with intersecting score joint
7. Orient pedestrian handicap ramps perpendicular to streetscape
8. Symmetrically position potential shade structures between trees
9. Recommend corner entrances. Consider sloping corner of building to open up plaza area at intersection
10. All doors on this block face to be recessed into architecture to insure adequate area for pedestrian circulation
11. Consider matching Union Park hardscape, pedestrian lighting and planting systems in this area
12. Private road. Layout is to be determined after vehicular access points are identified
13. Potential vehicular deceleration lane
14. Potential landscape panel zone - dependent on adjacent use
15. Coordinate curb and tree layout with BRT design
16. Retain 10 foot pedestrian clear zone. Refer to Design Standards for clarification

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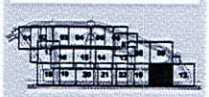



ISSUE DATE: November 6, 2007

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REVISIONS

#	DATE	DESCRIPTION
1	07/19/2007	PROMENADE CLEAR ZONE
2	08/07/2007	PRIVATE STREET LIGHTING
3	09/07/2007	PARCEL P(a) PRIVATE ST.
4	11/09/2007	STREET LIGHTS
5	01/08/2008	FINAL EDITS

SCHEMATIC DESIGN

PROJECT NUMBER: 4035

PARCEL E (d), P (b) AND Q (a) SITE PLAN

SHEET NUMBER
L1-11

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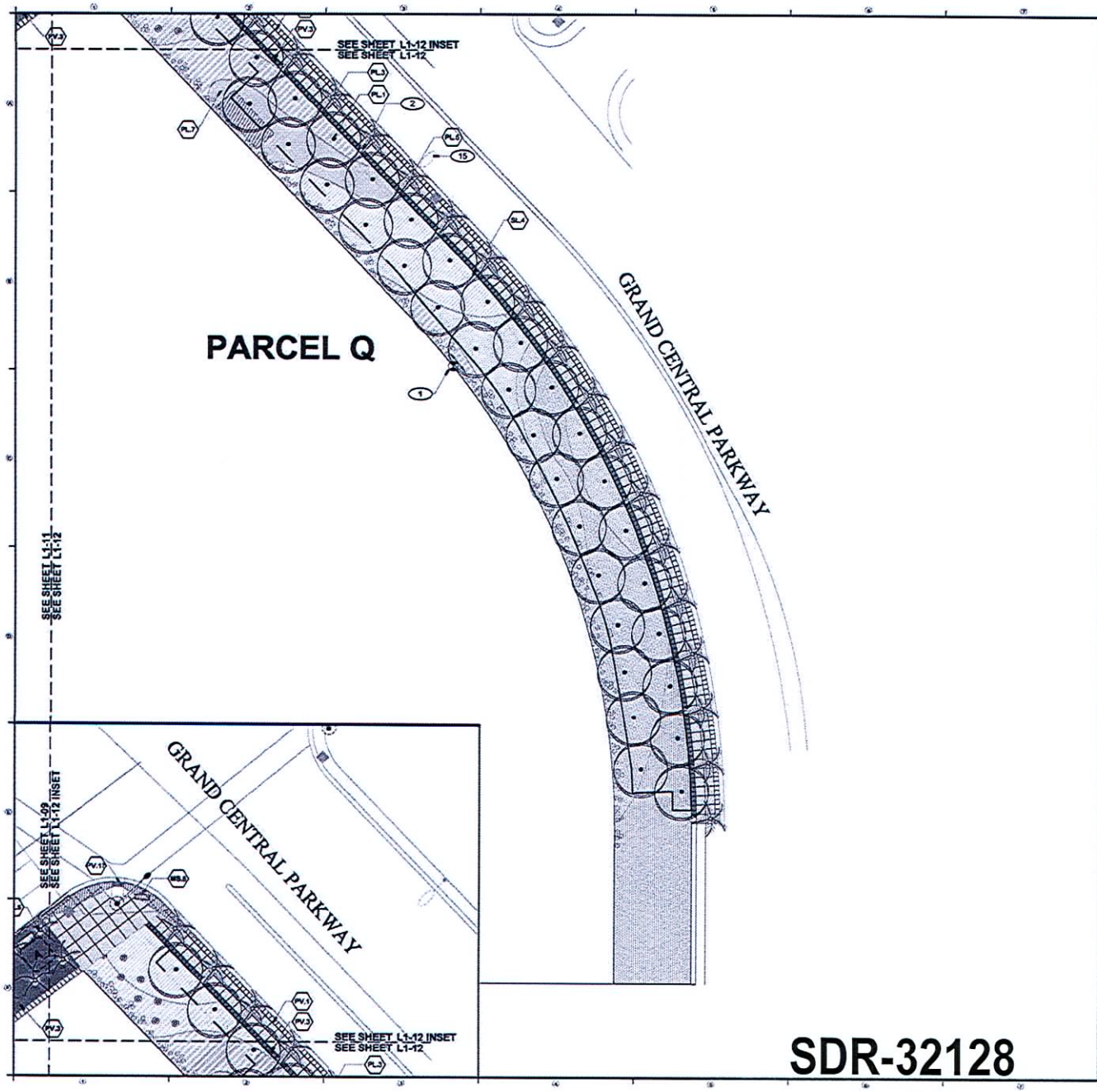

SITE DETAIL KEYNOTES:

EX	**EXISTING CONDITIONS**	**LOCATION**
	EX.1 Utility or Other Structure	N/A
	EX.2 Traffic Signal	N/A
	EX.3 Curb and Gutter	N/A
	EX.4 Asphalt Paving	N/A
PV	**PAVEMENTS, CURBS AND RAMPS**	
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	PV.2 Cast in Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
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	PV.4 Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
	PV.5 Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
	PV.6 Not Used	N/A
	PV.7 Not Used	N/A
	PV.8 Potential Arch.Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
	PV.9 Not Used	N/A
	PV.10 Not Used	N/A
	PV.11 Split Curb	SEE CIVIL DOCUMENTS
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	PV.20 Tree Gate A	DESIGN STANDARDS PAGE 114
	PV.21 Tree Gate B	DESIGN STANDARDS PAGE 115
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	JN.2 Expansion Joint	DESIGN STANDARDS PAGE 116
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	SF.3 Not Used	N/A
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	SF.7 Trash Receptacle	DESIGN STANDARDS PAGE 118
	SF.8 Drinking Fountain	DESIGN STANDARDS PAGE 119
	SF.9 Bicycle Rack	DESIGN STANDARDS PAGE 119
	SF.10 Newspaper Box	DESIGN STANDARDS PAGE 119
	SF.11 Planter Pot A	DESIGN STANDARDS PAGE 120
	SF.12 Planter Pot B	DESIGN STANDARDS PAGE 120
	SF.13 Bollard	DESIGN STANDARDS PAGE 121
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	SL.4 Down Light	DESIGN STANDARDS PAGE 122
	SL.5 Street Light	N/A
	SL.6 Street Light - Phase 2 - Proposed Location	N/A
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	PL.2 Street Tree in Hardscape	DESIGN STANDARDS PAGE 124
	PL.3 Street Tree in Tree Grate	DESIGN STANDARDS PAGE 125
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	MS.3 Shade Structure	REFER TO AR.1 ON PAGE 126
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STREETSCAPE SCHEMATIC DESIGN





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SCHEMATIC DESIGN

PROJECT NUMBER: 4035

PARCEL Q (b)
SITE PLAN

SHEET NUMBER
L1-12

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SOUTHEAST OF CITY PARKWAY AND GRAND CENTRAL PARKWAY

JANUARY 8, 2009 PLANNING COMMISSION

12/19/08



SDR-32128 - APPLICANT: FOREST CITY - OWNER: CITY PARKWAY IV A, INC and OFFICE DISTRICT PARKING I INC

SOUTHEAST OF CITY PARKWAY AND GRAND CENTRAL PARKWAY

JANUARY 8, 2009 PLANNING COMMISSION

12/19/08



SDR-32128 - APPLICANT: FOREST CITY - OWNER: CITY PARKWAY IV A, INC and OFFICE DISTRICT PARKING I INC

SOUTHEAST OF CITY PARKWAY AND GRAND CENTRAL PARKWAY

JANUARY 8, 2009 PLANNING COMMISSION

12/19/08



SDR-32128 - APPLICANT: FOREST CITY - OWNER: CITY PARKWAY IV A, INC and OFFICE DISTRICT PARKING I INC

SOUTHEAST OF CITY PARKWAY AND GRAND CENTRAL PARKWAY

JANUARY 8, 2009 PLANNING COMMISSION

12/19/08



SDR-32128 - APPLICANT: FOREST CITY - OWNER: CITY PARKWAY IV A, INC and OFFICE DISTRICT PARKING I INC

SOUTHEAST OF CITY PARKWAY AND GRAND CENTRAL PARKWAY

JANUARY 8, 2009 PLANNING COMMISSION

12/19/08



SDR-32128 - APPLICANT: FOREST CITY - OWNER: CITY PARKWAY IV A, INC and OFFICE DISTRICT PARKING I INC

SOUTHEAST OF CITY PARKWAY AND GRAND CENTRAL PARKWAY

JANUARY 8, 2009 PLANNING COMMISSION

12/19/08



SDR-32128 - APPLICANT: FOREST CITY - OWNER: CITY PARKWAY IV A, INC and OFFICE DISTRICT PARKING I INC

SOUTHEAST OF CITY PARKWAY AND GRAND CENTRAL PARKWAY

JANUARY 8, 2009 PLANNING COMMISSION

12/19/08

KUMMER KAEMPFER

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

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702.792.7051

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RENO OFFICE
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510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

November 24, 2008

Flinn Fagg
City of Las Vegas Planning & Development
731 S. Fourth Street
Las Vegas, NV 89101

Re: Justification Letter – Site Development Plan Review for a Non Restricted Gaming Establishment
Forest City Commercial Group/City of Las Vegas
APN # 139-34-110-005

Dear Flinn:

This office represents the applicant in the above referenced matter. This application is a site development plan review for a Resort Hotel and Non Restricted Gaming Establishment on approximately 7.5 ("Parcels P&Q") acres within Union Park.

The proposed site development plan is consistent with what was previously approved within Union Park. Specifically, the applicant is proposing the following building program:

Casino	120,000 Square Feet
Retail	90,000 Square Feet
Restaurants	50,000 Square Feet
Meeting Rooms	100,000 Square Feet
Spa/Health Club	20,000 Square Feet
Pool	20,000 Square Feet
Lobby/Circulation/B.O.H.	200,000 Square Feet
Hotel (1,000 Rooms)	1,000,000 Square Feet
Parking Garage (800,000 Sq. Ft.)	2,300 Parking Spaces

Concurrently with the proposed site development plan review, the City of Las Vegas has submitted an application to rezone (ZON-31384) the subject site to refine the existing Union Park Gaming Enterprise District so that the Gaming Overlay designation is limited to Parcels P&Q. The rezoning application contains supplemental information addressing each of the State law requirements applicable to establishment of a Gaming Enterprise District. Through reports

SDR-32128
01/08/09 PC

and analysis prepared by the City of Las Vegas as well as third party experts, the supplemental information addresses compliance with the following:

(a) The roads, water, sanitation, utilities and related services to the location are adequate: Documentation has been prepared and submitted addressing adequacy of existing and planned infrastructure;

(b) The proposed establishment will not unduly impact public services, consumption of natural resources and the quality of life enjoyed by residents of the surrounding neighborhoods: Documentation has been prepared and submitted addressing adequacy of public services;

(c) The proposed establishment will enhance, expand and stabilize employment and the local economy; An economic impact report prepared by the City of Las Vegas and reviewed by an independent third party outlining the economic benefit of proposed establishment has been submitted;

(d) The proposed establishment will be located in an area planned or zoned for that purpose pursuant to NRS 278.010 to 278.630, inclusive; The proposed site is currently designated a Gaming Enterprise District and the proposed rezoning is consistent with the City of Las Vegas General Plan designation for the subject site;

(e) The proposed establishment will not be detrimental to the health, safety or general welfare of the community or be incompatible with the surrounding area; Supplemental information submitted in support of the rezoning request along with information that will be submitted and addressed at the public hearing on the application evidence that the proposed development will not be detrimental to the health, safety or general welfare of the community nor will it be incompatible with the surrounding area;

(f) On the date that the application was filed, the property line of the proposed establishment was not less than:

(1) Five hundred feet from the property line of a developed residential district; and
(2) Fifteen hundred feet from the property line of a public school, private school or structure used primarily for religious services or worship; and

Surveys prepared and submitted by licensed technical professionals reflect that the proposed site meets the above referenced distance separation requirements;

(g) The proposed establishment will not adversely affect:

(1) A developed residential district; or

SDR-32128
01/08/09 PC

(2) A public school, private school or structure used primarily for religious services, whose property line is within 2,500 feet from the property line of the proposed establishment.

Supplemental information submitted in support of the rezoning request along with information that will be submitted and addressed at the public hearing on the application evidence that the proposed development will not adversely affect a developed residential district or a public school, private school or structure used primarily for religious services, whose property line is within 2,500 feet from the property line of the proposed establishment.

We appreciate your kind consideration of our request. Please feel free to contact me should you have any questions or concerns. Thank you.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Tabitha D. Fiddyment

Tabitha D. Fiddyment

TF/sli

SDR-32128
01/08/09 PC

UNION PARK
DOWNTOWN LAS VEGAS

Union Park Design Review Committee
Meeting Date : November 21, 2008
Notes Date: November 24, 2008

Attendees: Steve van Gorp, Flinn Fagg, Rita Brandin, Charles Kubat, Jorge Cervantes (portion), David Bowers (portion)

Re: Forest City Development Review for Parcels P and Q

Tabitha Fiddyment, (for Forest City Development)
Kummer Kaempfer Bonner Renshaw & Ferrario
3800 Howard Hughes Parkway,
Las Vegas, NV 89169

Dear Ms. Fiddyment,

The Preliminary Design concept drawings dated 11-18-08 submitted for review are **Approved for this stage of review and can proceed to submittal for Site Development Plan Review subject to the following conditions:**

1. Prior to any submittal for building permit review, as dictated by the Union Park Design Standards (Step 4, page 102), the applicant shall submit their final schematic and design development drawings along with any required information for review and approval by the UP-DRC, as committed to in the letter from KKBR&F/ Forest City dated November 20, 2008 and attached hereto.

2. The additional information required for the review above shall include items such as (but not limited to):
   - Parking and traffic analysis that meets Public Work approval of stacking and turning requirements off of and onto City Parkway, and Planning approval of parking counts
   - A revised parking plan that protects the existing drainage easement along the UP Railroad frontage
   - LEED checklist and commitments
   - Solar analysis
   - Site engineering and drainage letter
   - Signage package
   - Final detailed architectural information and building location reflects all streetscape build-to lines
   - Final landscape/streetscape drawings
   - An adequate architectural/ urban design terminus to the Promenade
   - A pedestrian connection to Fremont Street across the UP Railroad tracks

SDR-32128
01/08/09 PC

- A Fire station location that is approved by the Las Vegas Dept of Fire and Safety
- Active frontages on City Parkway per the Design Standards (blank casino walls are not acceptable on this frontage

3. The UP-DRC recognizes the combination of Parcels P and Q of the Union Park Master Plan into one development parcel for this application. One consolidated parcel eliminates the specific need for a private drive shown in the UP Design Standards as separating the two parcels, however, adequate parking and emergency access will still be required.

4. A copy of Committee comments on some of the drawings submitted will be forwarded under separate cover.

Respectfully,

Union Park Design Review Committee
Steve van Gorp, Chairman

Newland COMMUNITIES

SDR-32128
01/08/09 PC

City of Las Vegas Agenda Item No.: **37.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

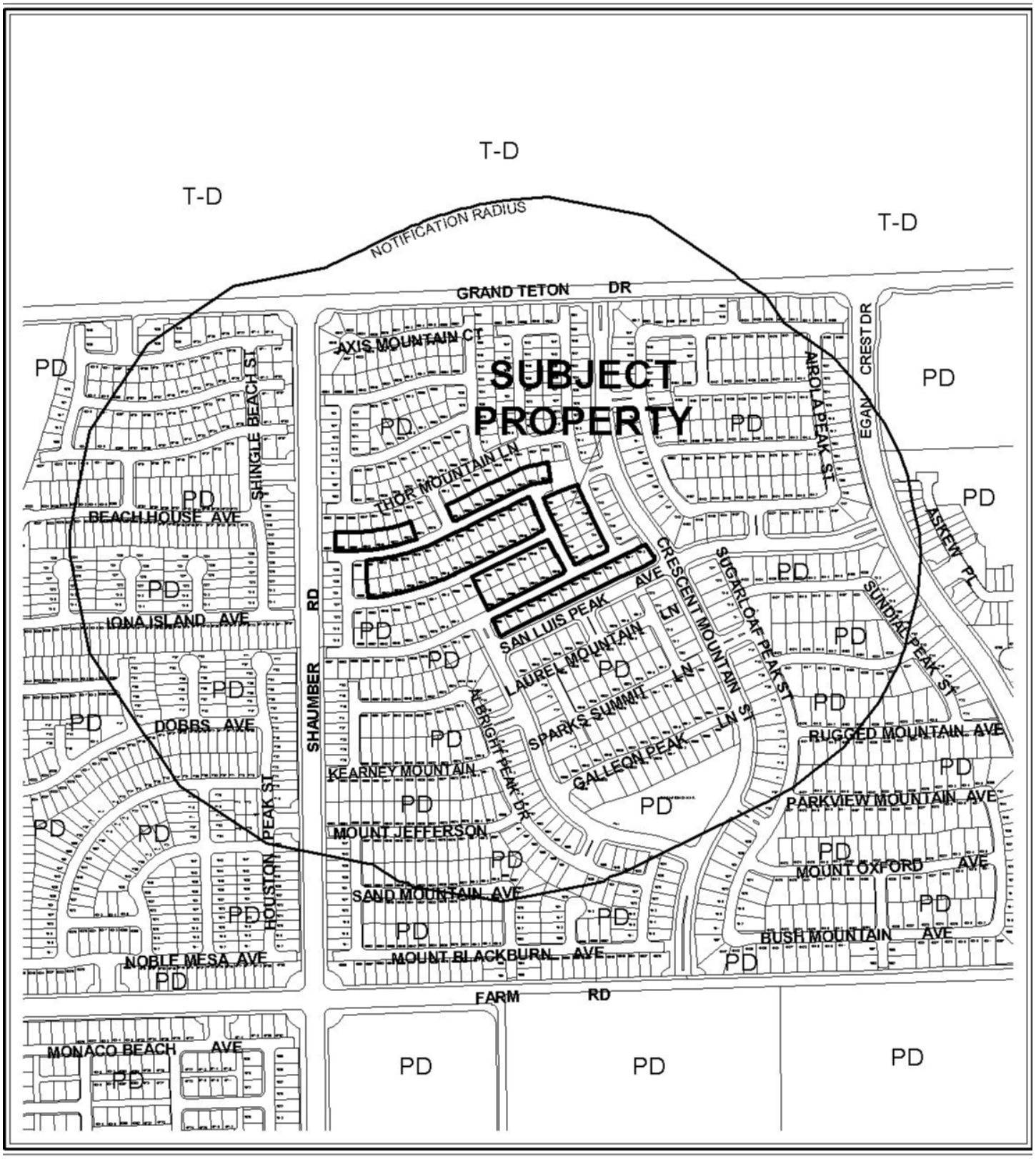
SUBJECT:
VAR-32152 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MERITAGE HOMES OF NEVADA, INC. - Request for a Variance TO ALLOW FOR FIVE-FOOT REAR YARD SETBACKS WHERE 10 FEET IS REQUIRED ON 85 LOTS FOR OPEN PATIO COVERS on 6.49 acres adjacent to the northwest corner of Farm Road and Egan Crest Drive (APN"s 126-13-113-001 through 015; 126-13-113-027 through 040; 126-13-113-062 through 067; 126-13-113-071 through 100; and 126-13-113-112 through 125), PD (Planned Development) Zone [ML (Medium Low) Cliff"s Edge Master Development Plan], Ward 6 (Ross)

C.C.: 02/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Providence Letter



CASE: VAR-32152

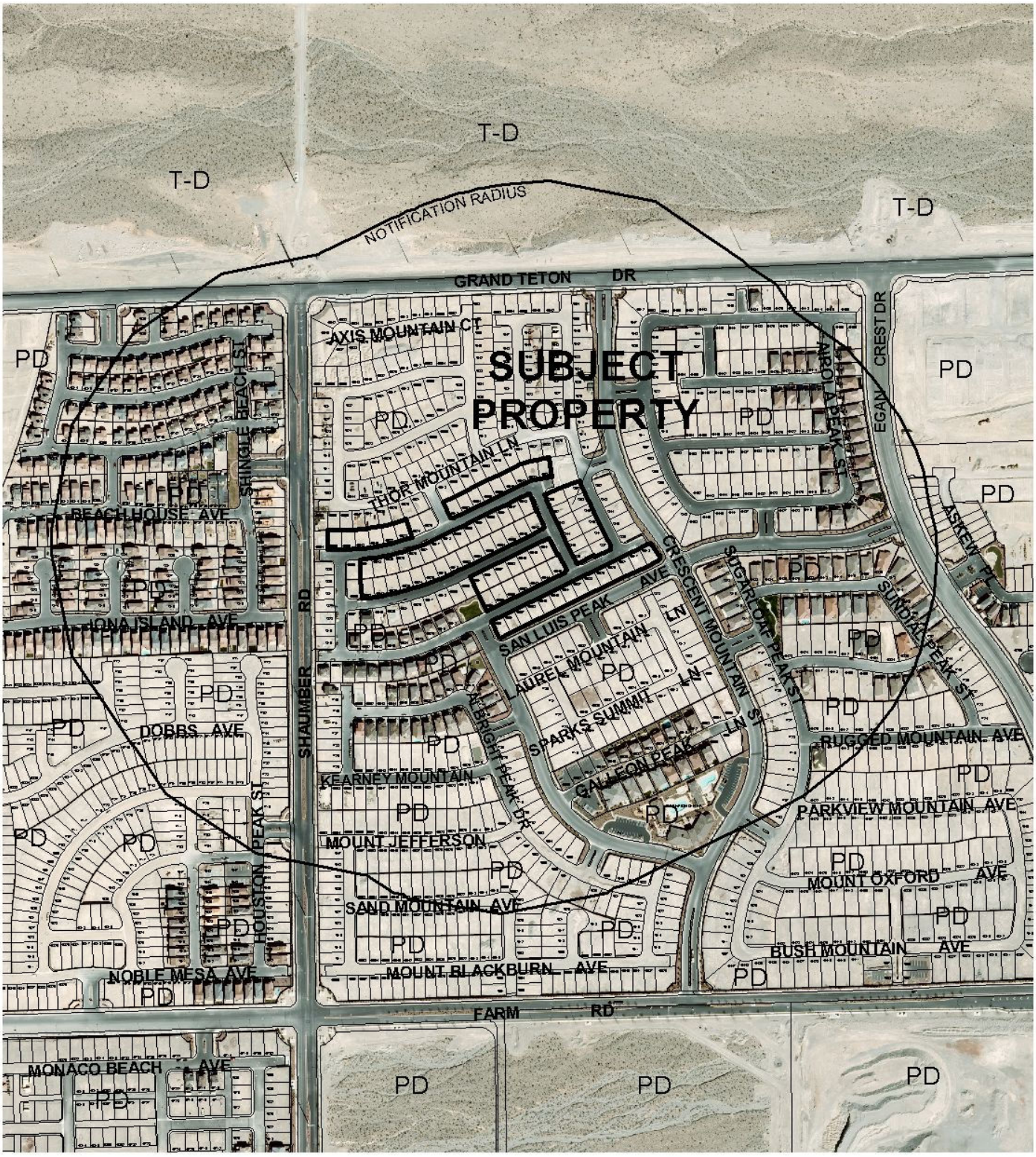
RADIUS: 1000 FT

0 400 800 Feet

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) [ML (MEDIUM-LOW DENSITY RESIDENTIAL) CLIFF'S EDGE LAND USE DESIGNATION]

N



CASE: **VAR-32152**

RADIUS: 1000 FT

0 400 800 Feet

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) [ML (MEDIUM-LOW DENSITY RESIDENTIAL) CLIFF'S EDGE LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-32152 - APPLICANT/OWNER: MERITAGE HOMES OF NEVADA, INC.

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless approval of a final inspection has been granted for either a single-family dwelling with the patio option or the patio cover. An Extension of Time may be filed for consideration by the City of Las Vegas.

NE

VAR-32152 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow five-foot rear yard setbacks where ten feet is the minimum required on 85 lots within the Northern Terrace single-family residential development at Providence. This Variance request is to accommodate an optional patio cover that a prospective home buyer may opt for when purchasing a home within this development. Without the patio cover, the homes meet the required setbacks. This request represents a 50 percent deviation from the development standard.

Staff recommends denial of this request as it is a self-imposed hardship that could have been alleviated through alternative site design.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/06/02	The City Council approved a petition to Annex [A-0026-01(A)] property generally located on the south side of Grand Teton Road, approximately 1,000 feet west of Hualapai Way. The annexation was in effect as of 02/15/02. The Planning Commission recommended approval.
06/19/02	The City Council approved a petition to Annex [A-0027-01(A)] property generally located on the south side of Grand Teton Road, approximately 340 feet west of Larry McBryde. The annexation was in effect as of 06/28/02. The Planning Commission recommended approval.
02/05/03	The City Council approved a petition to Annex (A-0035-02) parcels of land generally located adjacent to the southeast corner of Grand Teton Drive and Puli Road containing approximately 1,187 acres. The annexation was in effect as of 02/14/03. The Planning Commission recommended approval.
04/16/03	The City Council approved a request for a Rezoning (ZON-1520) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on 297.50 acres, and to Establish a Master Plan for the Cliff's Edge Development adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission recommended approval.
06/18/03	The City Council approved a petition to Vacate (VAC-2230) U.S. Government Patent Reservations generally located west of Hualapai Way, between Grand Teton Drive and Deer Springs Way. The Planning Commission recommended approval. The Vacation was recorded on 06/15/04.

07/16/03	The City Council approved a request for a Rezoning (ZON-2184) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 704 acres adjacent to the south side of Grand Teton Drive between Hualapai Way and Puli Road. The Planning Commission recommended approval.
08/06/03	The City Council approved a petition to Vacate (VAC-2412) U.S. Government Patent Reservations generally located west of Hualapai Way, between Grand Teton Drive and Centennial Parkway. The Planning Commission recommended approval. The Vacation was recorded on 06/15/04.
02/18/04	The City Council approved a request for a Rezoning (ZON-3241) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 90 acres generally located between Grand Teton Drive, centennial Parkway, Hualapai Way, and the Corporate City Limits. The Planning Commission recommended approval.
05/05/04	The City Council approved a request for a Major Modification (MOD-3955) to the Cliff's Edge Master Development Plan to change land use designations from Village Commercial to Medium Low Density Residential and Medium Density Residential; from Medium Density Residential to Residential Small Lot; and from Medium Low Density Residential to Pump & Reservoir; to modify section 6.2.3 regarding retaining walls; and to modify Table 1 (Section 2.2) to reflect changes to the land use categories on 40 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission recommended approval.
08/19/04	A Final Map (FMP-4358) for the Cliff's Edge Parent Map on 922.96 acres adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road was recorded.
09/15/04	The City Council approved a petition to Vacate (VAC-4707) U.S. Government Patent Easements generally located east of Puli Drive between Grand Teton Drive and Farm Road. The Planning Commission recommended approval. This Vacation has not been recorded.
09/23/04	The Planning Commission approved (final action) a request for a Tentative Map (TMP-4706) for a 930-lot single-family residential subdivision on 148 acres adjacent to the northeast corner of Shaumber Road and Farm Road.

08/03/05	The City Council approved a request for a Major Modification (MOD-6279) to the Cliff's Edge Master Development Plan to change land use designations from ML (Medium Low Density Residential) to L (Low Density Residential) and RSL (Residential Small Lot); from L (Low Density Residential) to ML (Medium Low Density Residential); and from RSL (Residential Small Lot) to ML (Medium Low Density Residential); and to modify the following sections of the Master Development Plan: 2.2, 2.3.5, 2.3.6 and 2.3.7; to modify or add to the design guidelines as follows: Section 3.1.1, 3.2.3B, 5.10, 5.10.1, 6.2.1, 6.2.2, 6.2.3, 7 and exhibits 2, 7a,7b, 8a, 14a, 14b, 14c, 15 and 17 on 1,156 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission recommended approval.
11/16/05	The City Council approved a request for a Major Modification (MOD-9174) to the Cliff's Edge Master Development Plan and Design Guidelines to establish standards for rear-loaded residential small lot housing products and to add section 3.2.5B to the design guidelines on 1,156 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road; and General Plan Amendment (GPA-9137) to amend portions of the Cliff's Edge Master Development Plan from PR-OS (Parks/Recreation/Open Space) and PF (Public Facilities) to PCD (Planned Community Development) on property generally located between Puli Road and Hualapai Way, north of I-215 and south of Grand Teton Drive. The Planning Commission recommended approval of both items.
05/16/06	A Final Map (FMP-8952) for a 26-lot single-family residential subdivision on 3.71 acres adjacent to the northeast corner of Shaumber Road and Farm Road was recorded.
07/25/06	A Final Map (FMP-9610) for a 134-lot single-family residential subdivision on 15.05 acres adjacent to the east side of Shaumber Road, north of Farm Road was recorded.
07/26/06	A Final Map (FMP-9867) for a 130-lot single-family residential subdivision on 18.49 acres adjacent to the southwest corner of Egan Crest Drive and Grand Teton Drive was recorded.
08/29/06	A Final Map (FMP-9609) for a 155-lot single-family residential subdivision on 19.24 acres adjacent to the northeast corner of Shaumber Road and Farm Road was recorded.
08/30/06	A Final Map (FMP-9998) for a 48-lot single-family residential subdivision on 7.35 acres south of Grand Teton Drive, between Shaumber Road and Egan Crest Drive was recorded.
09/01/06	A Final Map (FMP-9866) for a 154-lot single-family residential subdivision on 16.90 acres adjacent to the southeast corner of Shaumber Road and Grand Teton Drive was recorded.
09/11/06	A Final Map (FMP-9611) for a 125-lot single-family residential subdivision on 21.54 acres adjacent to the northwest corner of Egan Crest Drive and Farm Road was recorded.

09/12/06	A Final Map (FMP-9869) for an 86-lot single-family residential subdivision on 15.98 acres adjacent to the west side of Egan Crest Drive, north of Farm Road was recorded.
Related Building Permits/Business Licenses	
11/01/06	A building permit (#06006721) was issued for on-site improvements at 7610 Silver Run Peak. The permit expired on 05/05/07.
11/01/06	A building permit (#06006718) was issued for recreational facility building "A" at 7610 Silver Run Peak. The permit was finaled on 09/05/07.
11/01/06	A building permit (#06006719) was issued for pool building "B" at 7610 Silver Run Peak. The permit was finaled on 08/28/07.
11/01/06	A building permit (#06006720) was issued for vocational building "C" at 7610 Silver Run Peak. The permit was finaled on 08/31/07.
11/27/06	A building permit (#06007102) was issued for street lighting at 10616 Forum Peak. The permit expired on 09/29/07.
12/08/06	A building permit (#06007285) was issued for onsite water and sewer at 10530 Crescent Mountain Street. The permit expired on 07/21/07.
12/13/06	A building permit (#06007350) was issued for street lighting at 7806 Crescent Mountain Street. The permit expired on 07/14/07.
02/26/07	A building permit (#07000702) was issued for site electrical at 7610 Silver Run Peak. The permit expired on 02/16/08.
Pre-Application Meeting	
11/18/08	A pre-application meeting was held where the submittal requirements for a rear-yard Variance on multiple lots was discussed.
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	
Field Check	
12/04/08	A routine field check by staff revealed a planned residential community currently under construction. The community center and pool area have been completed.

Details of Application Request	
Site Area	
Net Acres	6.49 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single-Family Residences	PCD (Planned Community Development)	PD (Planned Development) Zone [L (Low Density Residential) Cliff's Edge Land Use Designation] & PD (Planned Development) Zone [ML (Medium-Low Density Residential) Cliff's Edge Land Use Designation]
North	Vacant Land	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
South	Vacant Land	PCD (Planned Community Development)	PD (Planned Development) Zone [PF (Public Facility) Cliff's Edge Land Use Designation] & PD (Planned Development) Zone [RSL (Residential Small Lot) Cliff's Edge Land Use Designation]
East	Single-Family Residences	PCD (Planned Community Development)	PD (Planned Development) Zone [M (Medium Density Residential) Cliff's Edge Land Use Designation] & PD (Planned Development) Zone [ML (Medium-Low Density Residential) Cliff's Edge Land Use Designation] & PD (Planned Development) Zone [RSL (Residential Small Lot) Cliff's Edge Land Use Designation]

West	Single-Family Residences	PCD (Planned Community Development)	PD (Planned Development) Zone [ML (Medium-Low Density Residential) Cliff's Edge Land Use Designation]

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan	X		Y
Cliff's Edge Master Plan Area	X		Y
Centennial Hills Sector Plan	X		Y
Northwest Open Space Plan	X		Y
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts	X		Y
PD Planned Development District – Cliff's Edge (Providence)	X		Y
Trails*	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

*In the case of this residential subdivision (Northern Terrace), there is a requirement for a Multi-Use Transportation Trail along the south side of Grand Teton Drive, along the northern boundary of the subdivision. This trail has been constructed by the master developer in accordance with the Cliff's Edge parent Final Map standards.

DEVELOPMENT STANDARDS

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front	18 Feet	18 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	N/A	N/A	N/A
• Rear	10 Feet	5 Feet*	N*

**The applicant has requested a Variance to allow five-foot rear-yard setbacks where 10 feet is required.*

ANALYSIS

This is a request for a Variance to allow five-foot rear yard setbacks where ten feet is the minimum required on 85 lots within the Northern Terrace single-family residential development at Providence. The applicant has requested the Variance in order to accommodate an optional rear patio cover that a prospective home buyer may opt for when purchasing a home. Without the rear patio cover, the home meets the minimum rear yard setback requirements. The 85 lots affected by this optional patio cover will require a maximum reduction of the rear yard setback to five feet. This five-foot rear yard setback represents a maximum 50 percent deviation from the development standard.

The applicant, Meritage Homes of Nevada, Inc. received approval on 11/20/08 from the Providence Design Review Committee to waive Section 3.2.5 of the Cliff's Edge Design Guidelines to allow five-foot rear yard setbacks on the subject sites in order to accommodate a rear yard patio cover.

●Zoning

The subject sites are located within the Planned Community of Cliff's Edge – Providence. Northern Terrace at Providence has two land use designations; the eastern portion of the development is designated PD (Planned Development) [L (Low Density Residential) Cliff's Edge Land Use Designation], and the western portion of the development is designated PD (Planned Development) [ML (Medium-Low Density Residential) Cliff's Edge Land Use Designation].

●Low Density Residential

The Low Density Residential category provides for the development of up to 5.5 dwelling units per gross acre. This land use category allows for lower density single-family product types with a maximum of two stories. Allowable uses also include residential daycare up to six children.

●Medium-Low Density Residential

The Medium-Low Density Residential category provides for the development of up to 8 dwelling units per gross acre. The land use category allows for medium density detached or attached single-family product types including, but not limited to, duplexes, compact lots, cluster and zero lot line developments. Buildings in this category should not exceed two stories in height. Allowable uses also include residential daycare up to six children.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070L states:
"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by offering an optional patio cover on a lot not large enough to accommodate the patio cover. Alternative site design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 152

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-32152 APN: 126-13-113-001-021(See Attached)

Name of Property Owner: Meritage Homes of Nevada, Inc.

Name of Applicant: Meritage Homes of Nevada, Inc.

Name of Representative: Patrick Helfrich

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Patrick Helfrich

Print Name: PATRICK HELFRICH

Subscribed and sworn before me

This 21 day of November, 2008

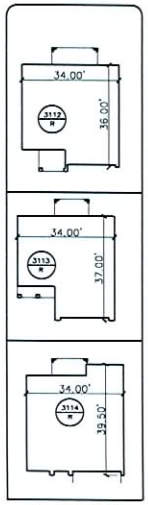
Connie B. Dalton

Notary Public in and for said County and State

CONNIE B. DALTON
Notary Public State of Nevada
No. 99-23236-1
My appt. exp. June 1, 2011

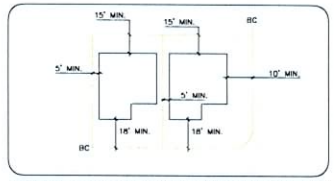
ADDITIONAL APN'S

126-13-113-027 thru 040
126-13-113-062 thru 067
126-13-113-073 thru 100
126-13-113-112 thru 125



FOOT PRINTS
N.T.S.

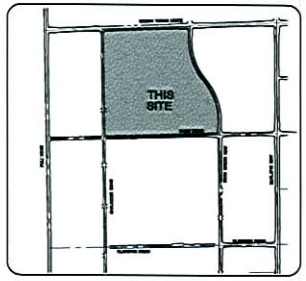
NORTHERN TERRACE @ PROVIDENCE UNIT 4 AND UNIT 1- CONCORD						NORTHERN TERRACE @ PROVIDENCE UNIT 4 AND UNIT 1- CONCORD					
LOT	PHT/2	PH3	PH3R	PH4	COMMENTS	LOT	PHT/2	PH3	PH3R	PH4	COMMENTS
1	L			L	Plot Restriction Exhibit	46	L			L	Plot Restriction Exhibit
2	L			L	Plot Restriction Exhibit	47	L			L	Plot Restriction Exhibit
3	L			L	Plot Restriction Exhibit	48	L			L	Plot Restriction Exhibit
4	L			L	Plot Restriction Exhibit	49	L			L	Plot Restriction Exhibit
5	L			L	Plot Restriction Exhibit	50	L			L	Plot Restriction Exhibit
6	L			L	Plot Restriction Exhibit	51	L			L	Plot Restriction Exhibit
7	L			L	Plot Restriction Exhibit	52	L			L	Plot Restriction Exhibit
8	L			L	Plot Restriction Exhibit	53	L			L	Plot Restriction Exhibit
9	L			L	Plot Restriction Exhibit	54	L			L	Plot Restriction Exhibit
10	L			L	Plot Restriction Exhibit	55	L			L	Plot Restriction Exhibit
11	L			L	Plot Restriction Exhibit	56	L			L	Plot Restriction Exhibit
12	L			L	Plot Restriction Exhibit	57	L			L	Plot Restriction Exhibit
13	L			L	Plot Restriction Exhibit	58	L			L	Plot Restriction Exhibit
14	L			L	Plot Restriction Exhibit	59	L			L	Plot Restriction Exhibit
15	L			L	Plot Restriction Exhibit	60	L			L	Plot Restriction Exhibit
16	L			L	Plot Restriction Exhibit	61	L			L	Plot Restriction Exhibit
17	L			L	Plot Restriction Exhibit	62	L			L	Plot Restriction Exhibit
18	L			L	Plot Restriction Exhibit	63	L			L	Plot Restriction Exhibit
19	L			L	Plot Restriction Exhibit	64	L			L	Plot Restriction Exhibit
20	L			L	Plot Restriction Exhibit	65	L			L	Plot Restriction Exhibit
21	L			L	Plot Restriction Exhibit	66	L			L	Plot Restriction Exhibit
22	L			L	Plot Restriction Exhibit	67	L			L	Plot Restriction Exhibit
23	L			L	Plot Restriction Exhibit	68	L			L	Plot Restriction Exhibit
24	L			L	Plot Restriction Exhibit	69	L			L	Plot Restriction Exhibit
25	L			L	Plot Restriction Exhibit	70	L			L	Plot Restriction Exhibit
26	L			L	Plot Restriction Exhibit	71	L			L	Plot Restriction Exhibit
27	L			L	Plot Restriction Exhibit	72	L			L	Plot Restriction Exhibit
28	L			L	Plot Restriction Exhibit	73	L			L	Plot Restriction Exhibit
29	L			L	Plot Restriction Exhibit	74	L			L	Plot Restriction Exhibit
30	L			L	Plot Restriction Exhibit	75	L			L	Plot Restriction Exhibit
31	L			L	Plot Restriction Exhibit	76	L			L	Plot Restriction Exhibit
32	L			L	Plot Restriction Exhibit	77	L			L	Plot Restriction Exhibit
33	L			L	Plot Restriction Exhibit	78	L			L	Plot Restriction Exhibit
34	L			L	Plot Restriction Exhibit	79	L			L	Plot Restriction Exhibit
35	L			L	Plot Restriction Exhibit	80	L			L	Plot Restriction Exhibit
36	L			L	Plot Restriction Exhibit	81	L			L	Plot Restriction Exhibit
37	L			L	Plot Restriction Exhibit	82	L			L	Plot Restriction Exhibit
38	L			L	Plot Restriction Exhibit	83	L			L	Plot Restriction Exhibit
39	L			L	Plot Restriction Exhibit	84	L			L	Plot Restriction Exhibit
40	L			L	Plot Restriction Exhibit	85	L			L	Plot Restriction Exhibit
41	L			L	Plot Restriction Exhibit	86	L			L	Plot Restriction Exhibit
42	L			L	Plot Restriction Exhibit	87	L			L	Plot Restriction Exhibit
43	L			L	Plot Restriction Exhibit	88	L			L	Plot Restriction Exhibit
44	L			L	Plot Restriction Exhibit	89	L			L	Plot Restriction Exhibit
45	L			L	Plot Restriction Exhibit	90	L			L	Plot Restriction Exhibit



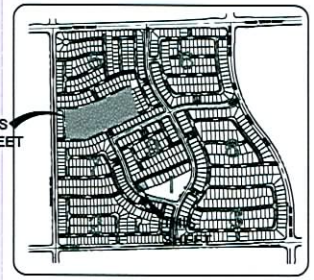
PER SECTION 3.2.5 OF THE CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES FOR LOW DENSITY RESIDENTIAL (L), DATED FEBRUARY 27, 2004.

TYPICAL LOW DENSITY SETBACK FOR UNIT 4

NOT TO SCALE



VICINITY MAP



KEY MAP
N.T.S.

WE UNDERSTAND AT THE TIME OF P-LOG SUBMITTAL, A COPY OF THE APPROVED DOCUMENTATION FROM THE MASTER DEVELOPER SHALL BE SUBMITTED TO VERIFY ALL REQUIREMENTS OF SECTION'S 3.2 AND 3.3 SPECIFICALLY WITH REGARDS TO PRODUCT PLOTTING, SETBACKS, OFFSETS AND ADJACENT SETBACK/FLOOR PLAN REQUIREMENTS HAVE BEEN REVIEWED AND APPROVED BY MASTER DEVELOPER.

GRAPHIC SCALE
1" = 40'

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Call before you Underground
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-229-6611
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

Call before you Dig
811 OR
1-800-227-2600

Call before you Overhead
1-702-227-2929

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MERITAGE HOMES
5555 W. BADURA AVE., SUITE 120
LAS VEGAS, NEVADA 89118
(702) 384-2100

CITY OF LAS VEGAS, NEVADA

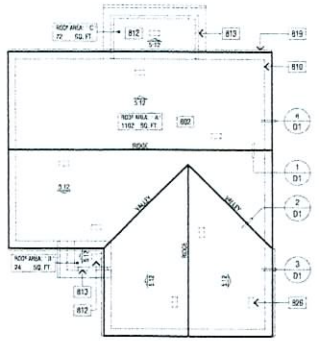
3227 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5146
PH. (702) 873-7500 FAX (702) 362-2597 WEB WWW.VMV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

LOT FIT ANALYSIS
UNIT 4 AND UNIT 1- CONCORD

NORTHERN TERRACE
● PROVIDENCE

REV	DATE	BY	REVISION

DRAWN BY: MPM
DESIGNED BY:
CHECKED BY:
PROJECT NO: 6813
SCALE: 1"=40' HORZ. NONE VERT.
SHEET 1 OF 1 SHEETS
DRAWING NO.



ROOF PLAN KEY NOTES

Name	NOTE
802	ROOFING - CONCRETE - 'S' TILE
810	LINE OF WALL BELOW
812	STUCCO CEILING
813	STUCCO SOFFIT
819	5" OGEE G.I. METAL GUTTER - TYP. COORD. DOWNSPOUTS WITH CIVIL ENGINEER
826	ROOF VENT - "CLOAKED" (SEE ROOF VENTILATION CALCULATIONS)

ELEVATION KEY NOTES

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
340	14"X8" COMBUSTION AIR VENTS TOP AND BOTTOM - TYP.
521	STUCCO - INSTALL PER MANUFACTURER'S LISTING
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION (SEE SHEET D2.0)
593	DECORATIVE FOAM SHUTTER (SIZE AND STYLE PER ELEVATION). SEE SHEET D4
691	DECORATIVE METAL ACCENT - PROVIDE SOLID BACKING AND MINIMUM 12"X12" ELASTOMERIC SHEET WATERPROOFING AT ALL MOUNTING POINTS/ PENETRATIONS
701	G.I. FLASHING

FINISHED GRADE VARIES. SEE CIVIL ENGINEERS PLANS FOR FINAL GRADE AND SITE DRAINAGE.

WILLIAM HEZMALHALCH ARCHITECTS INC.
2650 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0907 www.whainc.com fax 949 250 1329
1250 CORONA POINTE COURT SUITE 308 CORONA CA 92879-1780
951 549 1277 fax 951 898 0627

ROOF PLAN SCALE: 1/8" = 1'-0"

ELEVATION REFERENCE: A	ELEVATION STYLE				
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	RAKES - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
CONCRETE 'S' TILE "MONIER/PETTE" ICC # ESR-1647	D1.1	2X8	2X8	1'-0"	1'-0"

ROOF PLAN NOTES

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. PROVIDE ATTIC & SOFFIT VENTILATION AS PER SECTION R806 OF THE INTERNATIONAL RESIDENTIAL CODE.

ATTIC VENTILATION CALCULATIONS — PLAN 3113A

ROOF ATTIC AREA: A — 1102.00 SQ. FT. (158868 SQ. IN.) — CALCULATION FACTOR: 1/300

50% VENTILATION REQUIRED			TOTAL PROVIDED:	
	TOTAL	529		602
50% VENTILATION REQUIRED	HIGH	264	TOTAL HIGH PROVIDED:	344
50% VENTILATION REQUIRED	LOW	185	TOTAL LOW PROVIDED:	258

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA
DORMER VENT	12"	49	SQ. IN. X	0	0
DORMER VENT	24"	99	SQ. IN. X	0	0
GABLE VENT	14"x28"	86	SQ. IN. X	0	0
GABLE VENT	14"x28"	119	SQ. IN. X	0	0
GABLE VENT	14"x28"	141	SQ. IN. X	0	0
CLOAKED VENT - S-TILE		86	SQ. IN. X	4	344
CLOAKED VENT - FLAT TILE		55	SQ. IN. X	0	0
CLOAKED VENT - COMP SHINGLE		72	SQ. IN. X	0	0
			TOTAL PROVIDED:		344

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA
DORMER VENT	12"	49	SQ. IN. X	0	0
DORMER VENT	24"	99	SQ. IN. X	0	0
CLOAKED VENT - S-TILE		86	SQ. IN. X	3	258
CLOAKED VENT - FLAT TILE		55	SQ. IN. X	0	0
CLOAKED VENT - COMP SHINGLE		72	SQ. IN. X	0	0
RIVER BLOCK VENTS		10	SQ. IN. X	0	0
			TOTAL PROVIDED:		258

ROOF ATTIC AREA: B — 24.00 SQ. FT. (3456 SQ. IN.) — CALCULATION FACTOR: 1/150

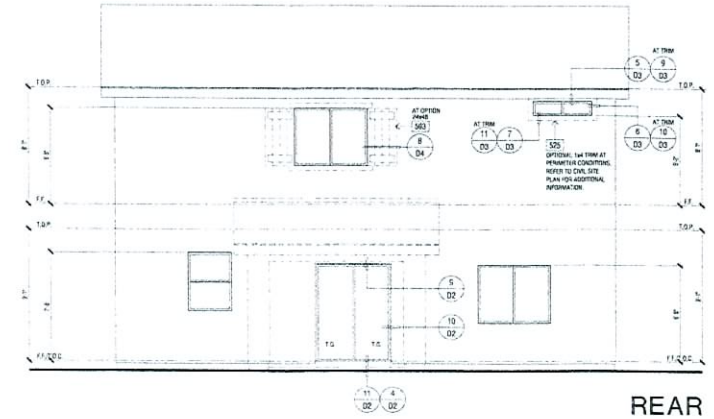
50% VENTILATION REQUIRED			TOTAL PROVIDED:	
	TOTAL	23		86

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA
DORMER VENT	12"	49	SQ. IN. X	0	0
DORMER VENT	24"	99	SQ. IN. X	0	0
GABLE VENT	14"x28"	86	SQ. IN. X	0	0
GABLE VENT	14"x24"	119	SQ. IN. X	0	0
GABLE VENT	13"x30"	141	SQ. IN. X	0	0
CLOAKED VENT - S-TILE		86	SQ. IN. X	1	86
CLOAKED VENT - FLAT TILE		55	SQ. IN. X	0	0
CLOAKED VENT - COMP SHINGLE		72	SQ. IN. X	0	0
			TOTAL PROVIDED:		86

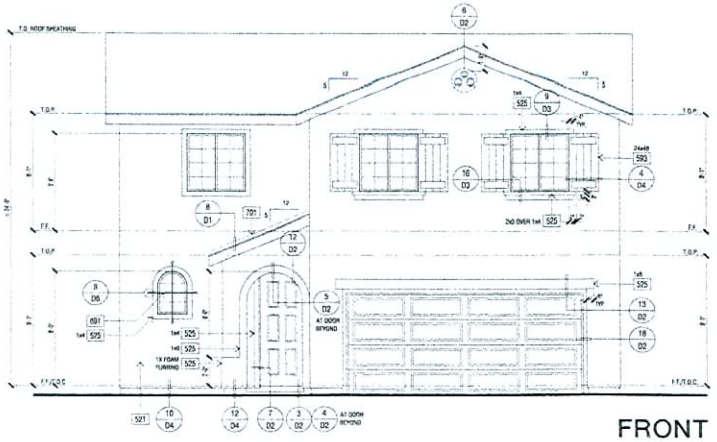
ROOF ATTIC AREA: C — 72.00 SQ. FT. (10368 SQ. IN.) — CALCULATION FACTOR: 1/150

50% VENTILATION REQUIRED			TOTAL PROVIDED:	
	TOTAL	69		86

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA
DORMER VENT	12"	49	SQ. IN. X	0	0
DORMER VENT	24"	99	SQ. IN. X	0	0
GABLE VENT	14"x28"	86	SQ. IN. X	0	0
GABLE VENT	14"x24"	119	SQ. IN. X	0	0
GABLE VENT	13"x30"	141	SQ. IN. X	0	0
CLOAKED VENT - S-TILE		86	SQ. IN. X	1	86
CLOAKED VENT - FLAT TILE		55	SQ. IN. X	0	0
CLOAKED VENT - COMP SHINGLE		72	SQ. IN. X	0	0
			TOTAL PROVIDED:		86



REAR



FRONT

SCALE: 1/4" = 1'-0"

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LAS VEGAS, NEVADA

MERITAGE HOMES NEVADA, INC.
LAS VEGAS, NEVADA

TRACT NUMBER
S.F.D.

ELEVATIONS & ROOF PLAN - PLAN 3113 A

FIRST BUILDING DEPARTMENT SUBMITTAL

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DO NOT SCALE PLANS

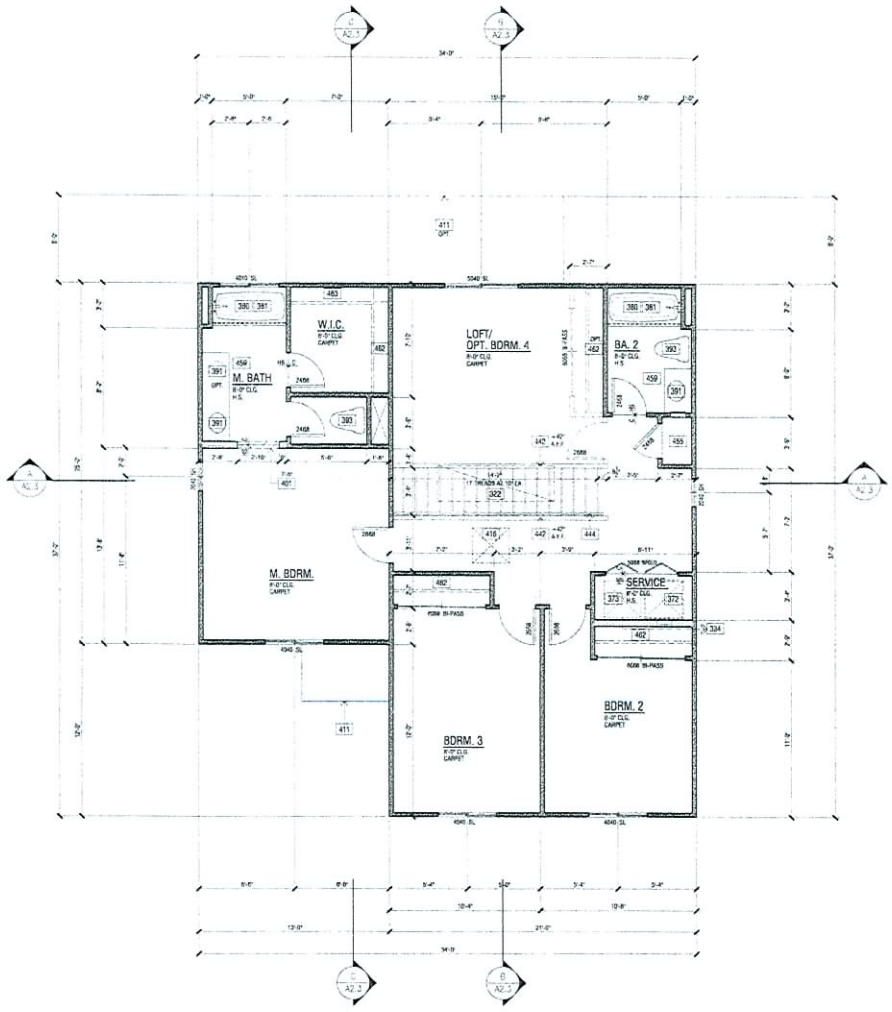
REVISIONS

NO.	DATE	DESCRIPTION

PROJECT MANAGER:	DTH
DESIGNER:	MC
DRAWN BY:	[DRAWN BY]
REVIEWED BY:	FL
1ST BLDG. DEPT. SUBMITTAL:	
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	2004534.08
CAD FILE NAME:	A204.DWG

DATE: 10/16/08

SHEET: A2.4



UPPER FLOOR PLAN

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01/08/09 PC

FLOOR PLAN KEY NOTES

Name	NOTE
001	CONCRETE SLAB (SEE STRUCTURAL DRAWINGS)
002	CONCRETE DRIVE (BY OTHERS)
003	CONCRETE WALK (BY OTHERS)
004	CONCRETE PORCH SLAB (BY OTHERS) SLOPE 1/4" PER FOOT MINIMUM IN DIRECTION INDICATED
005	CONCRETE GARAGE SLAB - SLOPE 1/8" PER FOOT MINIMUM IN DIRECTION INDICATED
006	CONCRETE STOOP 4 3/8" DEEP AND 2" WIDER THAN THE DOOR OPENING - SLOPE 1/4" PER FOOT MINIMUM TO DRAIN IN DIRECTION INDICATED
011	GALVANIZED STEEL PIPE BOLLARD W/ CONCRETE FILL - REFER TO DETAIL 18/04
101	GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NO LESS THAN 1/2" GYP. BD. APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NO LESS THAN 5/8" TYPE-X GYP BD OR EQ. (IRC R309.2)
102	ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" (12.7 MM) GYP BD (IRC R311.2.2)
110	PROVIDE SOLID WOOD, OR SOLID OR SOLID HONEYCOMB CORE STEEL DOORS, NOT LESS THAN 1-3/8" THICK, OR 20-MINUTE FIRE RATED DOORS, EACH WITH A SELF CLOSER (SNA R309.1)
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
302	50 GAL. WATER HEATER WITH +18" HIGH 3/4" EXT. GRADE PLYWOOD PLATFORM PER UPC 508.14(1)., WATER HEATER PROTECTION FROM DAMAGE PER UPC 508.14(2)., LATERAL BRACING OF WATER HEATER PER UPC 508.2 (SEE DETAIL 2/D5.1)
309	TEMPERATURE AND PRESSURE RELIEF VALVE DISCHARGE LINE TO THE OUTSIDE PER UPC SEC. 608.5.
321	AIR CONDITIONING CONDENSER LOCATION
322	FORCED AIR UNIT (FAU) ATTIC INSTALLATION
325	PLUMBING FIXTURE ABOVE (TYP.) SEE UPPER FLOOR PLAN
326	PLUMBING DROP FROM FLOOR ABOVE
336	5" DIA. G.I. DRYER VENT WITH APPROVED LINT TRAP - VENT THROUGH ROOF
340	14"X8" COMBUSTION AIR VENTS TOP AND BOTTOM - TYP.
351	REFRIGERATOR SPACE WITH RECESSED COLD WATER BOX
355	SINK WITH GARBAGE DISPOSER
359	DISHWASHER
360	SLIDE-IN RANGE/OVEN WITH MICRO/VENT/LIGHT COMBINATION (RECIRCULATING EXHAUST VENT)
372	WASHER SPACE WITH RECESSED WATER BOX AND DRAIN PAN
373	DRYER SPACE
380	TUB/ SHOWER
381	CURTAIN ROD
391	SINK
392	PEDESTAL SINK
393	TOILET - PROVIDE MINIMUM 24" X 30" CLEAR FLOOR AREA IN FRONT OF TOILET
401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): HEIGHT PER PLAN
410	LINE OF FLOOR ABOVE
411	LINE OF FLOOR BELOW
412	OPEN TO ABOVE
413	OPEN TO BELOW
416	30"X30" ATTIC ACCESS - DIMENSIONS ARE CLEAR
421	STUCCO CEILING: HEIGHT PER PLAN
422	STUCCO SOFFIT: HEIGHT PER PLAN
427	STUCCO SOFFIT OVER WATERPROOFED STUCCO SHELF - SLOPE FRAMING FOR DRAINAGE (1/4" PER FOOT MINIMUM)
428	ARCHED STUCCO SOFFIT - SEE EXTERIOR ELEVATION
442	2X PONY WALL - SIZE PER PLAN
444	+34" - +38" HANDRAIL (SEE DETAIL 1/D5.2)
453	PANTRY (5 SHELVES)
455	LINEN (5 SHELVES)
459	BASE CABINET
460	UPPER CABINET
462	SHELF AND POLE
468	+42" BAR TOP

FLOOR PLAN NOTES

1. LIGHT AND VENTILATION AND HEATING IN GROUP R OCCUPANCIES PER IRC SECTION R303.
2. GLAZING PER IRC SECTION R308.
3. DRAFTSTOPS PER IRC SECTION R502.12 AND R502.12.1
4. FIRE BLOCKING REQUIRED PER IRC SECTION R602.8.
5. ROOF VENTILATION PER IRC SECTION R806.
6. ATTIC ACCESS PER IRC SECTION R807.
7. ENVIRONMENTAL AIR DUCTS AND PRODUCT CONVEYING SYSTEMS PER U.M.C. CHAPTER 6, PART 1.
8. APPLIANCE INSTALLATION IMPACT PROTECTION PER U.M.C. SECTION 308.1
9. DUCT SYSTEMS PER U.M.C. SECTION 604.0
10. COMBUSTION AIR PER U.P.C. SECTION 507.0.

NOTE: SEE ROOF PLANS FOR POSSIBLE RATED WALL LOCATION(S). (ONLY NECESSARY TO RATE THE PORTION OF THE WALL WHERE THE FIRE SEPARATION DISTANCE TO THE PROPERTY LINE IS LESS THAN 5'-0" MEASURED FROM THE FOUNDATION TO THE PROPERTY LINE (SNA R302.1)
REFER TO DETAIL 4/D8 FOR RATED DETAILS.

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A2.9

INTERIOR ELEVATION KEY

SCALE: 1/4" = 1'-0"

WILLIAM HEZMALHALCH ARCHITECTS INC.
2850 REDHILL AVENUE, SUITE 200, SANTA ANA, CA 92705-5543
949 250 0907 www.whahitects.com fax 949 250 1525
1250 CORONA POINTE COURT, SUITE 308, CORONA CA 92879-1765
951 549 1277 fax 951 898 0627

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LAS VEGAS, NEVADA

TRACT NUMBER
S.F.D.

MERITAGE HOMES NEVADA, INC.
LAS VEGAS, NEVADA

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DO NOT SCALE PLANS

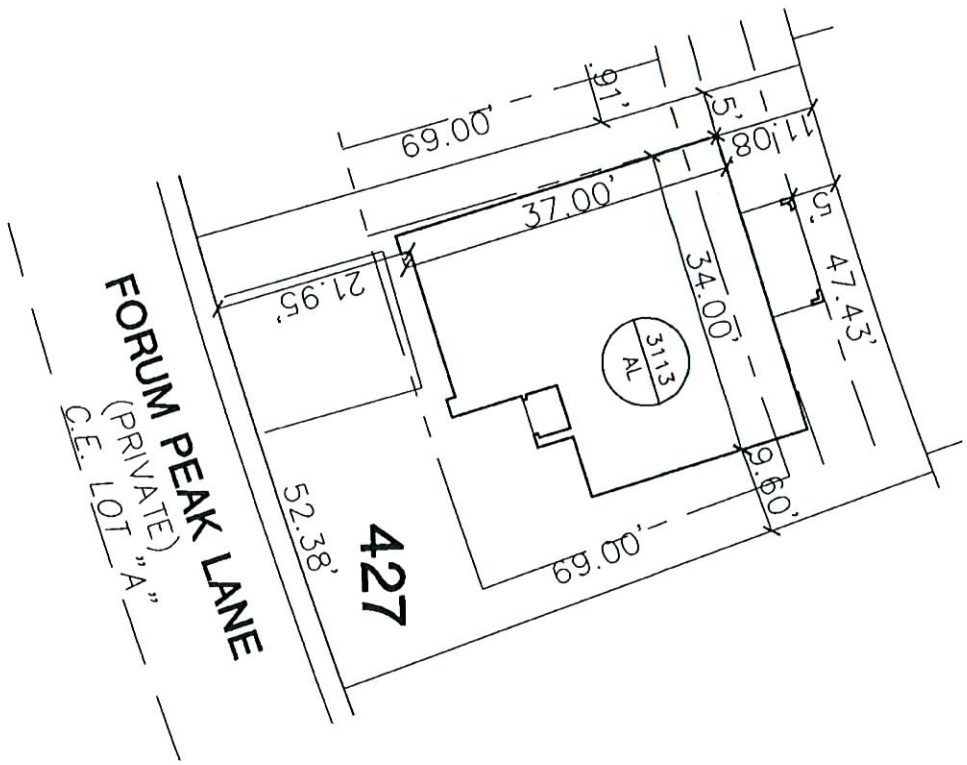
REVISIONS

NO.	DATE	DESCRIPTION

PROJECT MANAGER:	DTH
DESIGNER:	MC
DRAWN BY:	[DRAWN BY]
REVIEWED BY:	FL
1ST BLDG. DEPT. SUBMITTAL:	
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	2004534.08
CAD FILE NAME:	A2011.DWG
DATE: 10/16/08	SHEET: A2.1.1

PLAN 3113 A

FIRST BUILDING DEPARTMENT SUBMITTAL



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VAR-32152 - APPLICANT/OWNER: MERITAGE HOMES OF NEVADA, INC.
NORTHWEST CORNER OF FARM ROAD AND EGAN CREST DRIVE
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



VAR-32152 - APPLICANT/OWNER: MERITAGE HOMES OF NEVADA, INC.
NORTHWEST CORNER OF FARM ROAD AND EGAN CREST DRIVE
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



VAR-32152 - APPLICANT/OWNER: MERITAGE HOMES OF NEVADA, INC.
NORTHWEST CORNER OF FARM ROAD AND EGAN CREST DRIVE
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08

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November 24, 2008

W.O. 6813-A-9

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City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, NV 89101

RE: Justification Letter for a Variance Request to allow a 5 feet setback where 10 feet is required for Rear Patio Covers.
APN'S: 126-13-113-001 thru 021, 126-13-113-027 thru 040, 126-13-113-062 thru 067, 126-13-113-073 thru 100 and 126-13-113-112 thru 125.

On behalf of our client Meritage Homes, VTN Nevada, respectfully submits this letter to accompany a variance application to reduce the Rear Patio Covers setback from 10 feet to 5 feet. The variance request would apply to Northern Terrace Unit 4, which is designated as Medium Low Density in the Providence planning area.

The applicant is requesting a reduction in the Rear Patio Covers setback from 10 feet to 5 feet to accommodate a 6-foot optional covered patio. In order for the 6' optional patio to fit the lot depth must be 70 feet. The above mentioned lot depths are between 68 to 69 feet. In Title 19 this request would be a standard for Rear Patio Covers, the applicant believes that there is no need for the more intense setback. The optional patio covers would fit an 8 foot setback but the applicant would like a 5 foot setback to allow flexibility when plotting the houses onto the individual lots. The variance would not be needed if the future buyers do not purchase the optional rear patio. The applicant believes this reduction will not adversely affect the health and safety of the surrounding neighbors.

Should you have any questions or comments please do not hesitate to contact this office at 702-873-7550.

Sincerely,

VTN Nevada

Jason Kepple

VAR-32152
01/08/09 PC

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
TEL. (702) 873-7550 FAX: 362-2597

PROVIDENCE

3455 Cliff Shadows Parkway, Suite 220
Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 242-0414

11/20/2008

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Patrick Helfrich
Meritage Homes
5555 West Badura Avenue
Suite 120
Las Vegas, NV 89118

VIA: E-mail (patrick.helfrich@meritagehomes.com) and Prolog Website

RE: Providence Master Plan Community
Plotting Variance Request
POD[s]: 102/107/108/202/204/206 – Northern Terrace

Dear Patrick:

The Providence Design Review Committee (DRC) is in receipt of your request to waive Section 3.2.5 of the Cliff's Edge Design Guidelines to permit patio covers to be set back 5 feet from the rear property line in the above reference Pods. The DRC approves this waiver.

If additional deviations are required they must be submitted to the DRC for review and approval. Should you have any questions, please do not hesitate to contact our office.

Unless specifically waived, all elements within Providence must comply with the terms and conditions of the Design Guidelines and other governing documents. The waiver granted herein applies only to the specific items as noted above, and does not constitute an approval of every specific element of the submittal, nor does it constitute a waiver of Providence's rights to enforce compliance with the Design Guidelines and other governing documents. Should an element of the submittal not comply with the Design Guidelines or other governing documents, and is not specifically waived, Providence reserves all of its rights with respect to enforcement of the terms and conditions of such documents as to the non-conforming element. All non-conforming elements must be specifically noted and a specific waiver must be submitted with respect thereto.

Sincerely,
Providence Design Review Committee

Calvin Champlin
Senior Vice President of Entitlements

cc via email: Chris Dingell – Focus

Enclosures: (Woodside Entry waiver request letter dated July 30, 2007)

VAR-32152
01/08/09 PC

Document in Prolog Manager 2007 R1

City of Las Vegas Agenda Item No.: **38.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

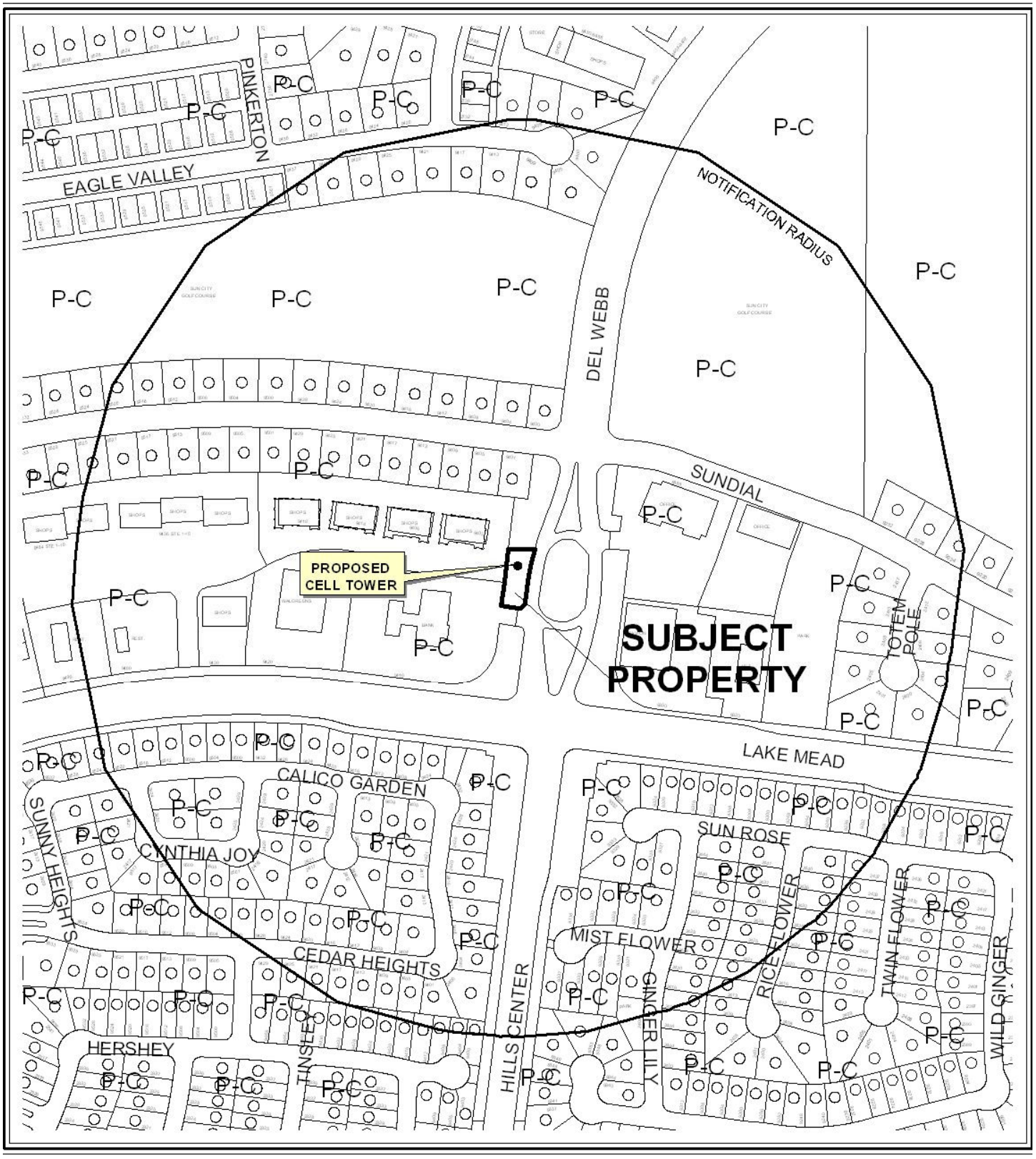
SUBJECT:
VAR-32153 - VARIANCE - PUBLIC HEARING - APPLICANT: VERIZON WIRELESS - OWNER: SUN CITY SUMMERLIN COMMUNITY ASSOCIATION, INC. - Request for a Variance TO ALLOW A 158-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 180 FEET FOR A PROPOSED WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN on 0.17 acres on the west side of Del Webb Boulevard, approximately 225 feet north of Lake Mead Boulevard (APN 138-18-897-002), P-C (Planned Community) Zone, Ward 4 (Brown)

C.C.: 02/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Sun City Summerlin Community Association Letter



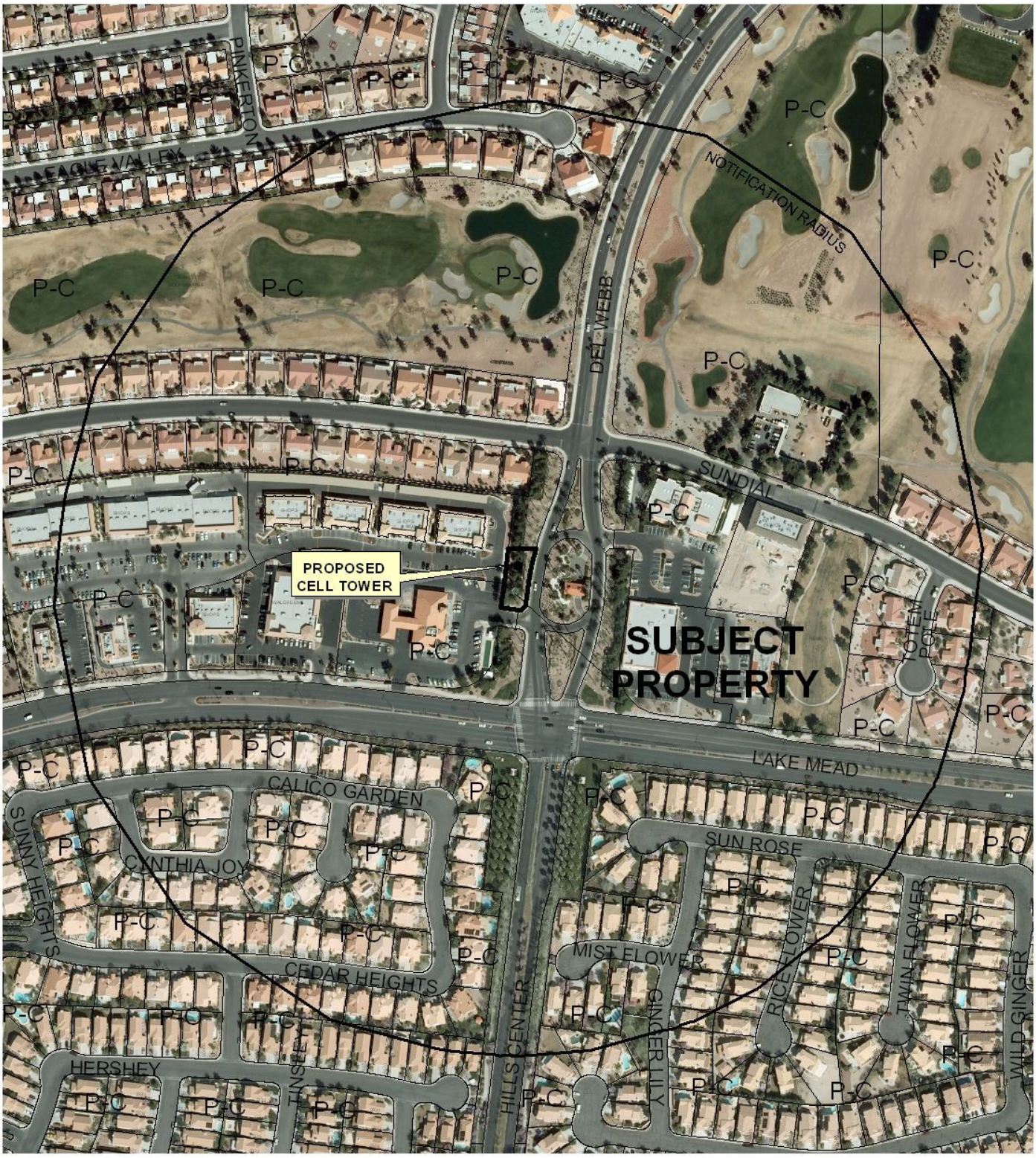
CASE: VAR-32153

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

N



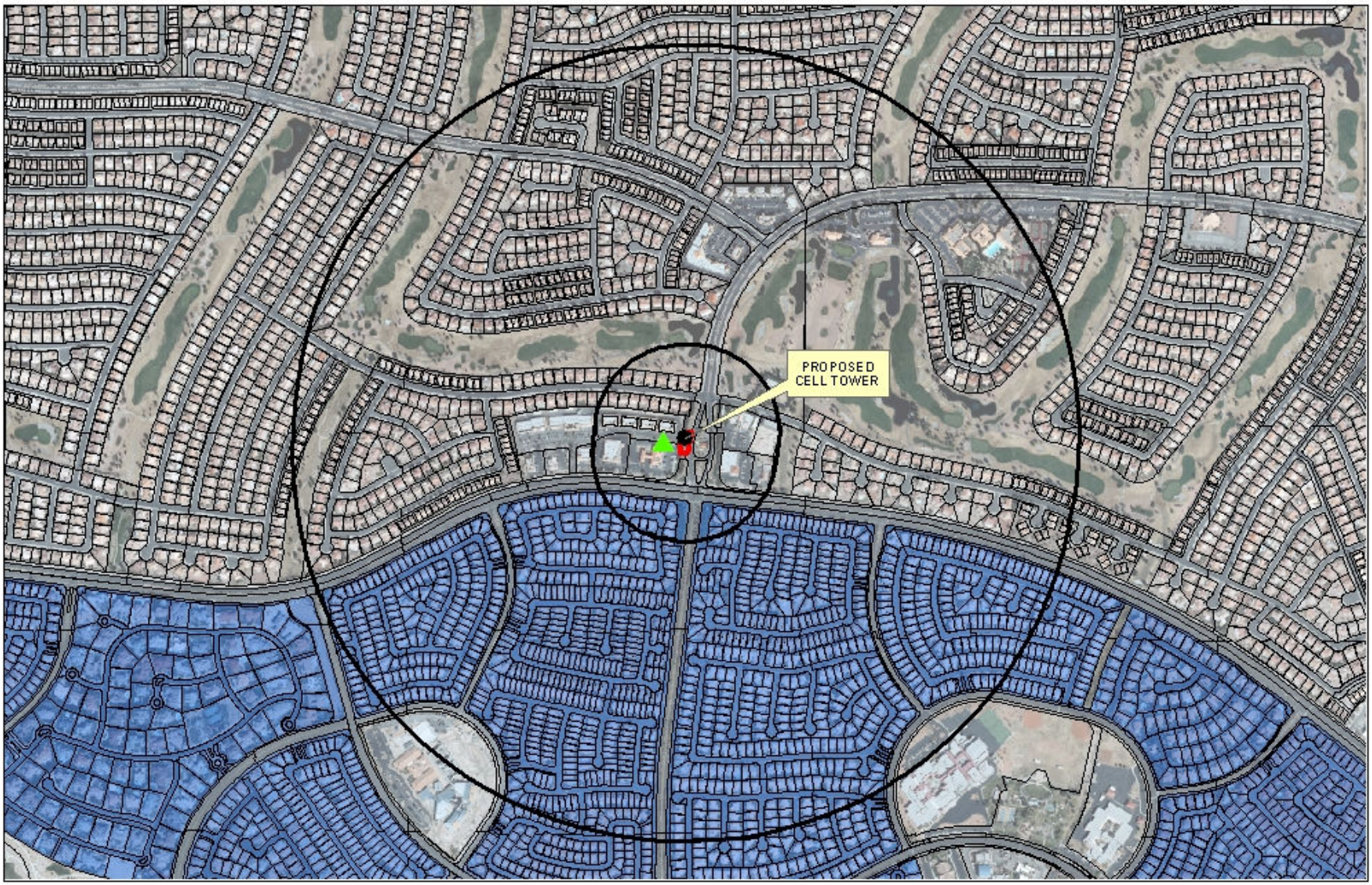
CASE: VAR-32153

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

N



VAR-32153
Wireless Facility

Cell Tower Locations

- Non-Stealth
- Stealth

- Subject Cell Tower
- Residential Property
- 600ft & 1/2 mile Buffer

0 600 1,200 2,400 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-32153 - APPLICANT: VERIZON WIRELESS - OWNER: SUN CITY SUMMERLIN COMMUNITY ASSOCIATION, INC.

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-32151), if approved.

2. This approval shall be void two years from the date of final approval, unless a final inspection has been approved for the Wireless Communication Facility. An Extension of Time may be filed for consideration by the City of Las Vegas.

DC

VAR-32153 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow a 158-foot setback where Residential Adjacency Standards require 180 feet for a proposed Wireless Communication Facility, Stealth Design on 0.17 acres on the west side of Del Webb Boulevard, approximately 225 feet north of Lake Mead Boulevard. In addition to this application, the applicant has submitted a Special Use Permit (SUP-32151) for a proposed 60-foot tall Wireless Communication Facility, Stealth Design (Monopalm) on the subject property.

The subject property has an existing 63-foot tall Wireless Communication Facility, Stealth Design (Monopalm) occupying the southern half of the site approximately 50 feet south of the proposed cell tower location. The existing Monopalm already contains two carries and is unable to allow for additional capacity. As the existing enclosure for the existing Monopalm occupies the southern half of the subject parcel, the applicant has placed the proposed Monopalm and proposed enclosure near the center of the site, approximately 158 feet from a single-family home, where 180 feet is required to meet the Residential Adjacency Standards of Title 19.08.060.

The subject parcel already contains a Wireless Communication Facility, Stealth Design and the placement of this proposed tower will intensify the visual impact on the existing single-family homes to the north, staff finds that the subject property is not suitable for the additional proposed use. There are several commercial parcels directly to the east and to the west, which provide the opportunity to locate Wireless Communication Facilities without the need for a Variance; therefore, denial of this request is recommended.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
07/22/05	The Planning and Development Department administratively approved a Site Development Plan Review (later classified as SDR-19801) to allow a proposed 63-foot Wireless Communication Facility, Stealth Design at Lake Mead Boulevard and Del Webb Boulevard.
04/12/07	The Planning and Development Department administratively approved a Site Development Plan Review (SDR-20011) to allow a proposed co-location of antennas on an existing 63-foot Wireless Communication Facility, Stealth Design at 9400 West Lake Mead Boulevard.

02/14/08	The Planning and Development Department administratively denied a Site Development Plan Review (SDR-26335) to allow a proposed 70-foot Wireless Communication Facility, Stealth Design at 9610 Del Webb Boulevard.
10/23/08	The Planning and Development Department administratively denied a Site Development Plan Review (SDR-29701) for a 60-foot Wireless Communication Facility, Stealth Design on 0.17 acres on the west side of Del Webb Boulevard, approximately 225 feet north of Lake Mead Boulevard
Related Building Permits/Business Licenses	
07/22/05	A building permit (#05005028) was issued for the installation of a 63-foot tall Monopalm with antennas at 9610 Del Webb Boulevard. The permit received final approval on 01/20/06.
08/10/05	A building permit (#48692) was issued for a block wall enclosure at 9610 Del Webb Boulevard. The permit received final approval on 01/26/06.
Pre-Application Meeting	
11/18/08	A pre-application meeting was held with the applicant where the requirements for submitting a Special Use Permit and a Variance were discussed.
Neighborhood Meeting	
A neighborhood meeting was not held, nor was one required.	
Field Check	
12/04/08	A field check was performed by staff at the subject property. The subject property was noted as a landscaped common area lined with mature Date Palms, shrubbery, ground cover and a low wall acting as a buffer between an existing shopping center to the west and Del Webb Boulevard to the east. An existing Wireless Communication Facility, Stealth Design (Monopalm) was noted within the southern area of the buffer, which blended very well with the existing Date Palms. The proposed Wireless Communication Facility, Stealth Design will encompass a new Monopalm tower and enclosure, to be located to the north of the existing tower.

Details of Application Request	
Site Area	
Gross Acres	0.17

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Common Space, Wireless Communication Facility, Stealth Design	SC (Service Commercial)	P-C (Planned Community)

North	Single-Family Residential	ML (Medium Low Density Residential)	P-C (Planned Community)
South	Shopping Center	SC (Service Commercial)	P-C (Planned Community)
East	Office, Retail	SC (Service Commercial)	P-C (Planned Community)
West	Shopping Center	SC (Service Commercial)	P-C (Planned Community)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
Sun City Summerlin	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Review the following from Title 19.08.060

Residential Adjacency Standards	***Required/Allowed***	***Provided***	***Compliance***
3:1 proximity slope	180 Feet	158 Feet	N*
Maximum tower height permitted by 3:1 proximity slope	52.5 Feet	60 Feet	N*

* The applicant has submitted this Variance to allow a 158-foot setback where Residential Adjacency Standards require 180 feet for a proposed Wireless Communication Facility, Stealth Design.

ANALYSIS

The applicant is requesting a Variance to allow a 158-foot setback where Residential Adjacency Standards require 180 feet for a proposed Wireless Communication Facility, Stealth Design located on the east side of Del Webb Boulevard, approximately 225 feet north of Lake Mead Boulevard. The proposed Wireless Communication Facility will be located near the center of the subject property approximately 50 feet north of an existing Wireless Communication Facility, Stealth Design (Monopalm) on the same parcel within a separate, proposed enclosure. The subject parcel also consists of an existing landscape area containing a grove of 14 date palms, shrubbery, ground cover and a six-foot high stucco wall denoting the entrance to Sun City Summerlin.

The land uses surrounding the subject property are single-family residential homes to the north, retail and office developments to the east and west and an additional landscape area to the south. The proposed communication facility will be situated approximately 158 feet from the protected residential property to the north, which does not meet the minimum Residential Adjacency Setback requirements of 180 feet. While the proposed Monopalm will be surrounded by living date palms which will help camouflage the site, the view corridors from the back yards of the nearby homes will be degraded by the tower height, which will further obstruct any existing views.

Staff finds that the proposed location of the Wireless Communication Facility, Stealth Design (Monopalm) is not compatible with the existing Wireless Communication Facility, Stealth Design (Monopalm) and the single-family residential homes to the north. There are several commercial parcels directly to the east and to the west which provide the opportunity to locate Wireless Communication Facilities without the need for a Variance or a Special Use Permit; therefore, denial of this request is recommended.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070L states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

VAR-32153 - Staff Report Page Five
January 8, 2009 - Planning Commission Meeting

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by locating a proposed Wireless Communication Facility, Stealth Design on a parcel of land that is in close proximity to existing single-family homes. Locating the proposed Wireless Communication Facility, Stealth Design on a nearby commercial parcel located away from existing single-family homes would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 4

SENATE DISTRICT 6

NOTICES MAILED 206

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-32153 APN: 138-18-897-002

Name of Property Owner: Sun City Summerlin Community Association

Name of Applicant: Verizon Wireless

Name of Representative: Strategic Real Estate Services Attn: Jason Frayer

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☒ Yes ☐ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: David Steinman, County Commissioner

Partner(s): _____ _____

APN: Same

Signature of Property Owner: _____

Print Name: Richard Post

Subscribed and sworn before me

This 21st day of November, 2008

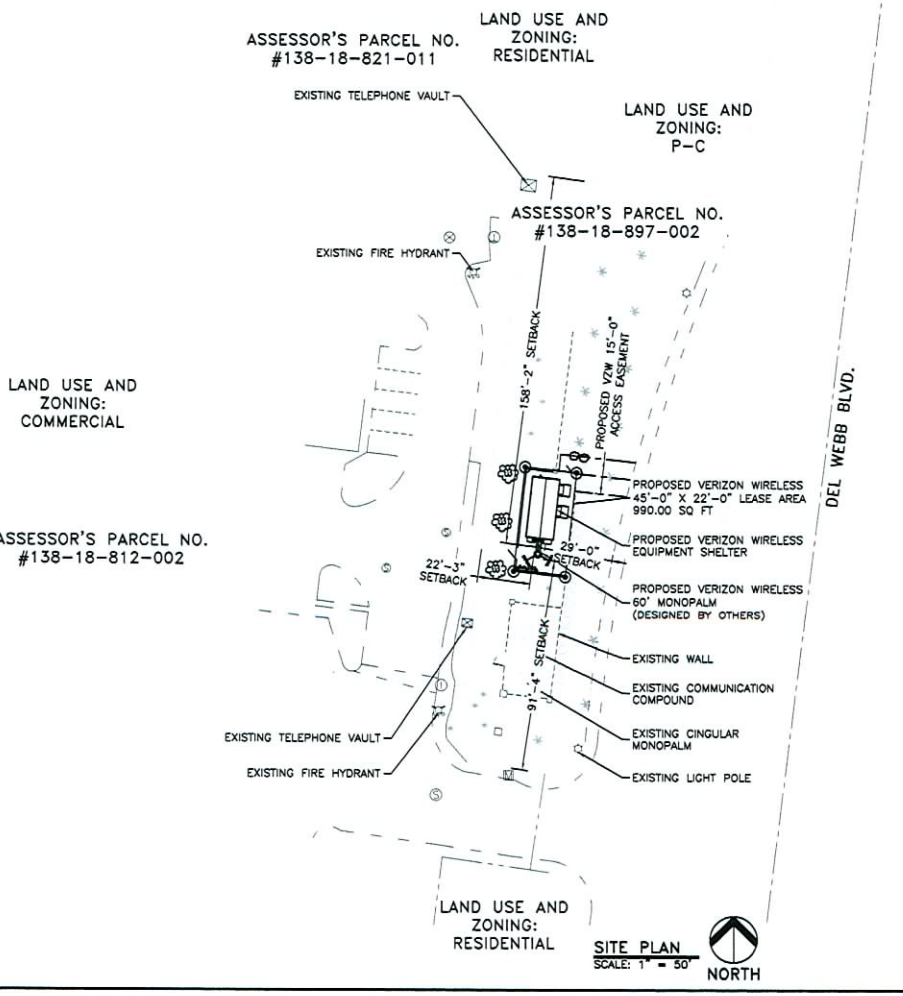
Notary Public in and for said County and State

Revised 11-14-06

f:\depot\Application Packet\Statement of Financial Interest.pdf

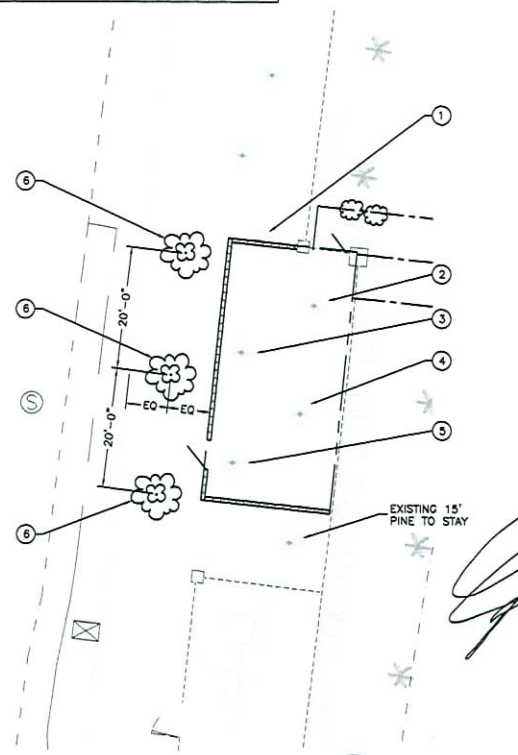
RECEIVED
NOV 25 2008

TOWER SETBACKS		
	MONOPOLE BASE TO PARENT PROPERTY LINE	LEASE BOUNDARY TO PARENT PROPERTY LINE
NORTH	158'-2"	124'-7"
SOUTH	91'-4"	84'-11"
EAST	29'-0"	18'-3"
WEST	22'-3"	14'-6"



TREE SCHEDULE (TO BE REMOVED)	
1	EXISTING 12' PINE
2	EXISTING 28' PINE
3	EXISTING 26' PINE
4	EXISTING 28' PINE
5	EXISTING 22' PINE

TREE SCHEDULE (PROPOSED)	
6	NEW TREES TO MATCH SPECIES OF EXISTING. USE 15'± TALL AT TIME OF PLANTING.



MODIFIED LANDSCAPE PLAN
SCALE: 1" = 20'
NORTH

NOTE:	
1	PROPOSED NEW TREE LOCATION SHALL VERY DEPENDING ON EXISTING UTILITY LOCATIONS.

APPROVED FOR LEASING/ZONING

RECEIVED
NOV 25 2008

VAR-32153
SUP-32151
01/08/09 PC

DESIGNED FOR:
verizonwireless
475 ROCK QUARRY WAY
NORTH LAS VEGAS, NV 89032

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CLIENT NAME IS STRICTLY PROHIBITED.

DESIGNED BY:

TowerCom TECHNOLOGIES
4520 MONTGOMERY BLVD. NE. SUITE 5 ALBUQUERQUE, NM 87109
Tel: 505-232-4884 Fax: 505-232-4898

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - NOT FOR CONSTRUCTION	08/29/07	RT	JDD
0	APPROVED FOR LEASING/ZONING	09/05/07	RT	JDD
1	REVISED MONOPALM HEIGHT	08/04/08	MG	JDD
2	ADDED ACCESS EASEMENT	10/24/08	MG	JDD
3	TREE RELOCATION AND WALL TEXTURE	11/20/08	GD	JDD

PROFESSIONAL ENGINEER - STATE OF NEVADA
JASON D. DICKMAN
Exp: 12/31/10
CIVIL
No. 018695

PROJECT NAME:
LSV DEL WEBB
RAW LAND COMM SITE
60' MONOPALM

PROJECT ADDRESS:
DEL WEBB BLVD
LAS VEGAS, NEVADA
CLARK COUNTY

SHEET TITLE:
SITE PLAN

PROJECT NUMBER:
07-057-161

SHEET NUMBER:
Z1

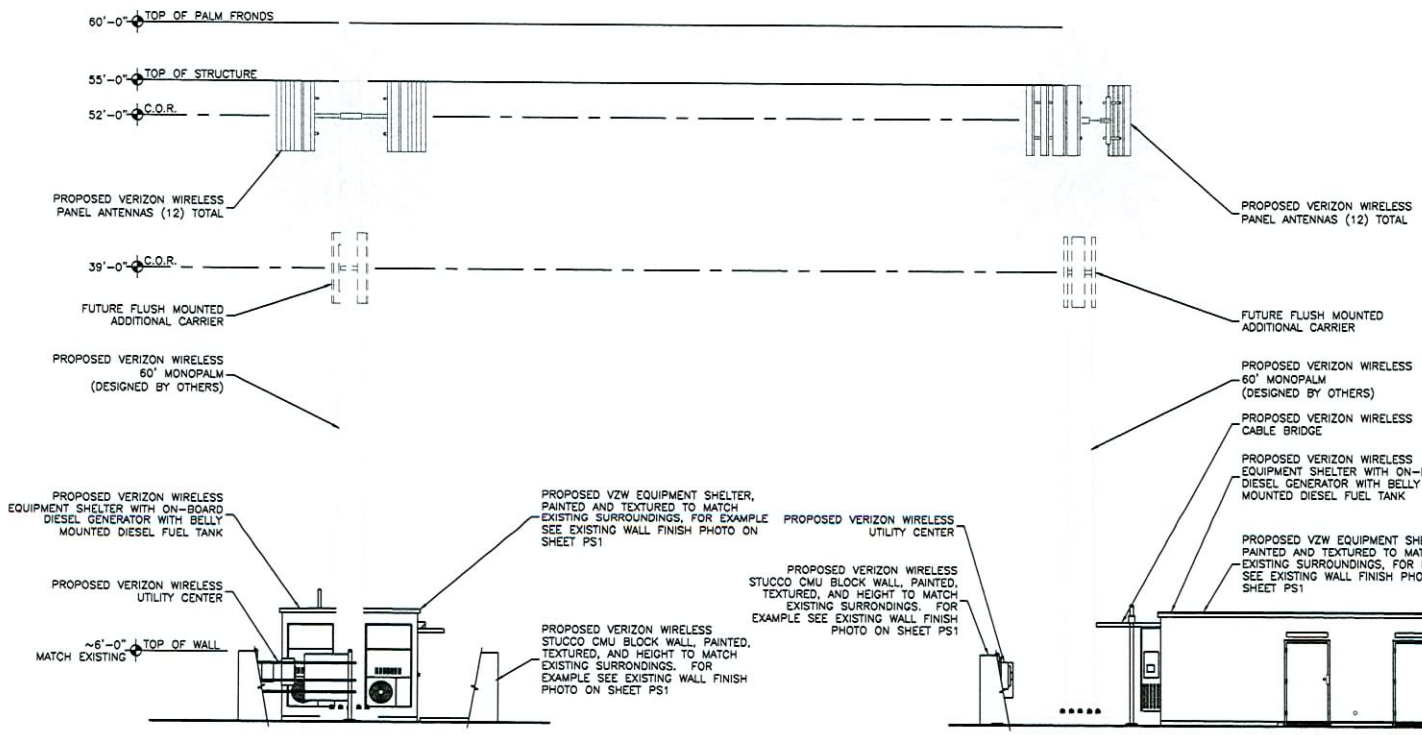
NOTES/KEY:

C.O.R. = CENTER OF RADIATION

A.L. = ATTACHMENT LEVEL

B.T. = BOTTOM TIP LEVEL

T.T. = TOP TIP LEVEL



SOUTH ELEVATION
SCALE: 1" = 10'-0"

EAST ELEVATION
SCALE: 1" = 10'-0"

APPROVED FOR LEASING/ZONING

DESIGNED FOR:

verizonwireless

475 ROCK QUARRY WAY
NORTH LAS VEGAS, NV 89032

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A	PRELIMINARY - NOT FOR CONSTRUCTION	08/29/07	RT	JDD
0	APPROVED FOR LEASING/ZONING	09/05/07	RT	JDD
1	REVISED MONOPALM HEIGHT	08/04/08	MG	JDD
2	ADDED ACCESS EASEMENT	10/24/08	MG	JDD
3	TREE RELOCATION AND WALL TEXTURE	11/20/08	CG	JDD

PROFESSIONAL ENGINEER - STATE OF NEVADA
JASON D. DICKMAN
Exp: 12/31/10
CIVIL
No. 018695

PROJECT NAME:

LSV DEL WEBB
RAW LAND COMM SITE
60' MONOPALM

PROJECT ADDRESS:

DEL WEBB BLVD
LAS VEGAS, NEVADA
CLARK COUNTY

SHEET TITLE:

ELEVATIONS

PROJECT NUMBER:

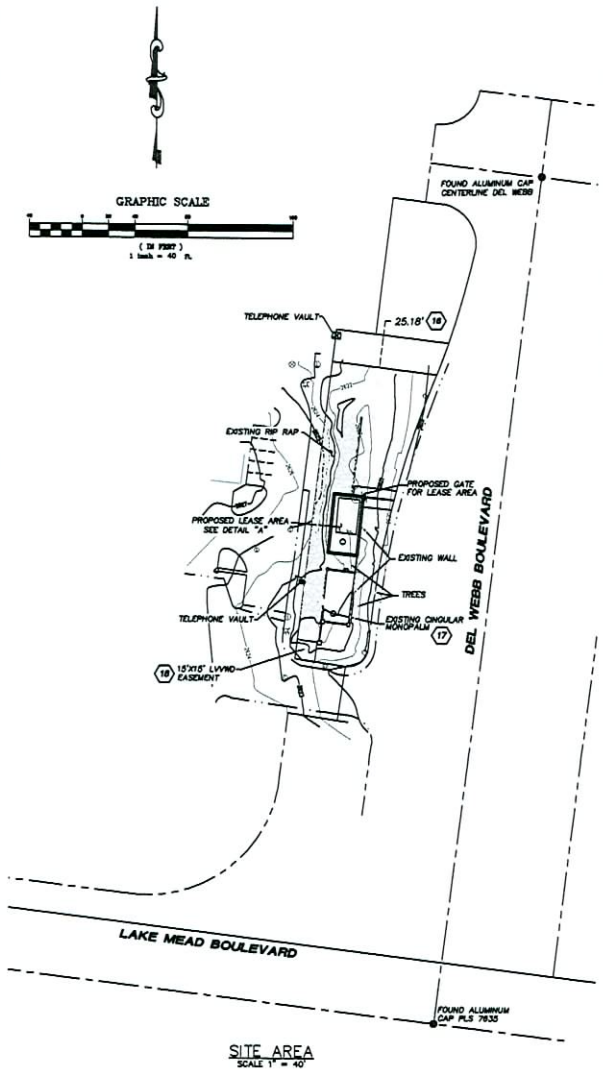
07-037-161

SHEET NUMBER:

Z3

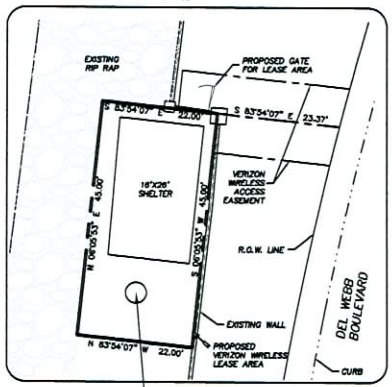
RECEIVED
2008

VAR-32153
SUP-32151
01/08/09 PC



LEASE AREA DETAIL "A"

1" = 10'



CENTERLINE PROPOSED MONOPALM
GEODETIC COORDINATES (NAD 83)
LATITUDE: 36°12'26"N
LONGITUDE: 115°18'00"W
GROUND ELEVATION: 2535' FEET AMSL

NOTES/LEGAL

1. TOPOGRAPHICAL & BOUNDARY SURVEY WAS PERFORMED ON 06-15-07.

2. THIS SURVEY IS BASED ON A PRELIMINARY TITLE REPORT PREPARED BY LAWYERS TITLE OF NEVADA, INC. ORDER NO. 01306124. HORIZON SURVEYS ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE COMPLETENESS OR ACCURACY OF THE ABOVE MENTIONED REPORT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH AND IS SUBJECT TO THE EXCLUSIONS, RESTRICTIONS AND EXCEPTIONS LISTED IN THE REFERENCES AND DESCRIBED IN SAID PRELIMINARY TITLE REPORT.

LEGAL

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

COMMON AREA "LOT F" OF SUN CITY SUMMERLIN-UNIT NO. 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 40 OF PLATS, PAGE 25, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EASEMENTS

=NUMERIC SEQUENCE OF ITEMS WHICH CAN BE VISUALLY LOCATED AND/OR MAPPED WHICH AFFECT THE SUBJECT PROPERTY, EXCEPTING TAXES, SUPPLEMENTAL TAXES, LEASE AGREEMENTS, FINANCING STATEMENTS, DEEDS OF TRUST AND OTHER MISCELLANEOUS DOCUMENTS.

4 WATER RIGHTS, CLAIMS OR TITLE TO WATER.

5 RESERVATIONS AND EASEMENTS IN THE PATENT FROM THE UNITED STATES OF AMERICA.
RECORDED: SEPTEMBER 15, 1995
BOOK: 87 DOC/INST. NO. 38941 OF OFFICIAL RECORDED

AND RECORDED: MARCH 27, 1956
BOOK 88 DOC/INST. NO. 73768 OF OFFICIAL RECORDS

6 MATTERS CONTAINED IN THE DEDICATION STATEMENT OR ELSEWHERE ON THE TRACT OR PARCEL MAP SHOWN BELOW, WHICH AMONG OTHER THINGS PROVIDES:

TRACT/PARCEL: 54 OF PARCEL MAPS, PAGE 09
PROVISIONS: EASEMENTS AND DEDICATION

REFERENCE IS MADE TO SAID MAP FOR FULL PARTICULARS.

7 MATTERS CONTAINED IN THE DEDICATION STATEMENT OR ELSEWHERE ON THE TRACT OR PARCEL MAP SHOWN BELOW, WHICH AMONG OTHER THINGS PROVIDES:

TRACT/PARCEL MAP: 55 OF PARCEL MAPS, PAGE 70
PROVISIONS: EASEMENTS AND DEDICATIONS

REFERENCE IS MADE TO SAID MAP FOR FULL PARTICULARS.

8 MATTERS CONTAINED IN THE DEDICATION STATEMENT OR ELSEWHERE ON THE TRACT OR PARCEL MAP SHOWN BELOW, WHICH AMONG OTHER THINGS PROVIDED:

TRACT/PARCEL MAP: 55 OF PARCEL MAPS, PAGE 71
PROVISIONS: EASEMENTS AND DEDICATIONS

REFERENCE IS MADE TO SAID MAP FOR FULL PARTICULARS.

10 ANY PRIVATE EASEMENT OR LESSER RIGHTS IN, TO OR OVER THAT PORTION OF SAID LAND THAT WERE NOT AFFECTED BY THE PROCEEDINGS VACATING SAID STREET AS THE SAME WAS RECORDED JULY 28, 1988 IN BOOK 880728 AS DOCUMENT NO. 00785 OF OFFICIAL RECORDS.

11 MATTERS CONTAINED IN THE DEDICATION STATEMENT OR ELSEWHERE ON THE TRACT OR PARCEL MAP SHOWN BELOW, WHICH AMONG OTHER THINGS PROVIDES:

TRACT/PARCEL: BOOK 40 OF PLATS, PAGE 25
PROVISIONS: EASEMENTS AND DEDICATION

REFERENCE IS MADE TO SAID MAP FOR FULL PARTICULARS.

12 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: LAS VEGAS VALLEY WATER DISTRICT
PURPOSE: WATER PIPELINES
RECORDED: AUGUST 30, 1988
BOOK: 880830 DOC/INST. NO. 00220 OF OFFICIAL RECORDS

14 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: OWNER'S, THEIR SUCCESSORS, ASSIGNS, GRANTEES AND TRANSFEREES OF LOTS 4A AND 4B, A SUBDIVISION OF LOT 54 OF SUN CITY SUMMERLIN, UNIT NO. 1, AS SHOWN BY MAP FILE 59 OF PARCEL MAPS, PAGE 26 OF OFFICIAL RECORDS
PURPOSE: UNDERGROUND PUBLIC UTILITIES AND ACCESS PURPOSES
RECORDED: MARCH 3, 1989
BOOK: 890303 DOC/INST. NO. 00178 OF OFFICIAL RECORDS

15 ANY PRIVATE EASEMENTS OR LESSER RIGHTS IN, TO OR OVER THAT PORTION OF SAID LAND THAT WERE NOT AFFECTED BY THE PROCEEDINGS VACATING SAID STREET AS THE SAME WAS RECORDED FEBRUARY 20, 1998 IN BOOK 980220 AS DOCUMENT NO. 01559 OF OFFICIAL RECORDS.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

16 GRANTED TO: CITY OF LAS VEGAS
PURPOSE: SEWER
RECORDED: JANUARY 4, 2000
BOOK: 20000104 DOC/INST. NO. 00258 OF OFFICIAL RECORDS

17 AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN
LESSEE: SUN CITY SUMMERLIN COMMUNITY ASSOCIATION, INC., A NEVADA NON-PROFIT CORPORATION
LESSEE: NEW CINGULAR WIRELESS PCS, LLC A DELAWARE LIMITED LIABILITY COMPANY
DISCLOSED BY: MEMORANDUM OF LEASE
BOOK: 20050802 DOC/INST. NO. 0004505 OF OFFICIAL RECORDS

18 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: LAS VEGAS VALLEY WATER DISTRICT
PURPOSE: WATER PIPELINES
RECORDED: JUNE 15, 2007
BOOK: 20070615 DOC/INST. NO. 0000902 OF OFFICIAL RECORDS

LEGEND

- BOUNDARY LINE
- EXISTING CURB
- STREET CENTERLINE
- RIGHT-OF-WAY
- EASEMENT LINE
- CENTERLINE BLOCK WALL
- SECTION LINES
- FOUND MONUMENT AS DESCRIBED
- ELECTRICAL METER
- WATER METER
- WATER VALVE
- DROP INLET MANHOLE
- SANITARY SEWER
- STREET LIGHT POLES

NOTE

ON 06-07-02
ELEVATIONS OF THE GROUND SURVEY WAS CONDUCTED

FLOOD ZONE

FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 32003C2135E MAP REVISED DECEMBER 31 2003 INDICATED THAT THE SUBJECT SITE LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF 0.2 % ANNUAL CHANCE FLOOD PLAIN)

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL POINT OLVOO 18SEE8
ELEVATION: 2620.72
RIVET & PLATE IN TOP OF CURB @ NE CORNER OF LAKE MEAD & DEL WEBB
NORTH AMERICAN VERTICAL DATUM 1988

BASIS OF BEARINGS

SOUTH 00°33'07" WEST, BEING THE BEARING OF THE EAST LINE OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN BY A MAP ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS BOOK 40, AT PAGE 25 OF PLAT MAPS



SURVEYORS SEAL

VERIZON WIRELESS
XXXXXXXXXXXXXXXX
LAS VEGAS, NEVADA 89119

HORIZON SURVEYS
8001 CONVENTION CENTER DRIVE, SUITE 210
LAS VEGAS, NEVADA 89113
PHONE (702) 838-8066
FAX (702) 838-0077
WWW.HORIZONSURVEYS.COM

ISSUED FOR:
SURVEY
CURRENT ISSUE DATE:
06-21-07
SCALE: 1" = 40'
JOB NO.: 726.001
DWG: P:\JOBS\NEW\726.001\726.001.DWG
DRAWN BY: BW

REV. #	DESCRIPTION	DATE

VORIZON
2007240670
ASSESSOR PARCEL NUMBER
138-18-807-002
LAS VEGAS, NEVADA

SHEET TITLE:
SITE SURVEY-LSV DEL WEBB
SHEET NUMBER:
1 OF 1

RECEIVED
NOV 25 2008

VAR-32153
SUP-32151
01/08/09 PC



VAR-32153 - APPLICANT: VERIZON WIRELESS - OWNER: SUN CITY SUMMERLIN COMMUNITY ASSOCIATION, INC.
WEST SIDE OF DEL WEBB BOULEVARD, NORTH OF LAKE MEAD BOULEVARD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



VAR-32153 - APPLICANT: VERIZON WIRELESS - OWNER: SUN CITY SUMMERLIN COMMUNITY ASSOCIATION, INC.
WEST SIDE OF DEL WEBB BOULEVARD, NORTH OF LAKE MEAD BOULEVARD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



VAR-32153 - APPLICANT: VERIZON WIRELESS - OWNER: SUN CITY SUMMERLIN COMMUNITY ASSOCIATION, INC.
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WEST SIDE OF DEL WEBB BOULEVARD, NORTH OF LAKE MEAD BOULEVARD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



VAR-32153
SUP-32151
01/08/09 PC

RECEIVED
NOV 25 2008

STRATEGIC REAL ESTATE SERVICES, INC.

320 E. Warm Springs Road, Suite 7-B
Las Vegas, Nevada 89119
Telephone (702) 460-8926
Facsimile (702) 614-4650

November 24, 2008

City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101
Phone: (702) 229-5447
Fax: (702) 474-7463

Re: Special Use Permit/Variance
Verizon site LSV Del Webb
APN# 138-18-897-002
9610 Del Webb Boulevard
Las Vegas, NV. 89134

Development Services: Planning:

Verizon is submitting a Special Use Permit for a 60′ stealth wireless communications facility to be located at 9610 Del Webb Boulevard APN# 138-18-897-002. This facility is necessary to meet the increasing coverage needs and obligations of its customers in Sun City Summerlin Community. What Verizon is proposing is a co-locatable 60′ monopalm design to be placed within a grove of fourteen (14) existing palm trees about 50′ in height adjacent to the tower to assist the blending of the project. This project will not to assume parking spaces; Verizon is proposing to build its facilities in the landscape median adjacent to an existing Cingular stealth tower; which is the only location available in the area due to space constraints and appropriate existing landscaping. Verizon is experiencing a loss of dropped calls, poor service and no service in the area of Sun City Summerlin. Verizon was unable to co-locate on the adjacent tower owned by Cingular because there are already two carriers on the 60′ stealth tower and capacity for that site was unattainable.

Verizon is also requesting a variance for residential adjacency. The tower currently sits back 158.2 feet from the nearest residence to the Northwest where 180′ is required. The tower is as far South as is can be on the parcel. The project abuts an existing wireless facility thus cannot move any farther South to obtain the setback requirement. The applicant believes that the reduction of just over 12% of the required setback would not cause undue harm to the area as it blends into the natural surroundings.

Verizon's equipment consists of a shelter (painted to match the existing wall: as shown on the photo sim) in which all of the necessary BTS equipment will be housed to operate the facility. Also within the compound is the utility center necessary for power and telephone interface for the project. All of this will be located behind an eight foot (8′) CMU stucco wall to match the existing walls and compound of Cingular Wireless. We feel that this project meets both Verizon's objectives and is furthering the long term goals of Chapter 19.04 of the Las Vegas Zoning Code and the definition of wireless communication facility, stealth design under 19.20.020. The proposal meets the standards set forth in Title 19 for the following reasons:

- The proposed use will not generate traffic, noise, odor, or dust.
- No residential use exists on the property: zoned P-C (Planned Community). The parcel currently consists of landscaping and an existing 60′ stealth wireless site with two carriers.
- The proposed use will not require public safety or transportation facilities. Sufficient utilities exist to serve the proposed use and will not affect present or future utility service needs for the surrounding development.
- The proposed use will have no adverse impact on the natural environment. The proposed use will assist public services with emergency services E911.

VAR-32153
SUP-32151
01/08/09 PC

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- The project is compatible with the surrounding landscape and appropriate landscaping exists to conceal the project. The shrubbery that needs to be removed for the project will be removed and replanted in new locations. If the existing shrubs can not be relocated, then the applicant will replacement them with similar species plants of the same or near same type and size.

- The wireless project is also co-locatable for an additional carrier. The possible co-locatable rad center is thirty-nine feet (39') and those antennas will be located on the trunk of the tree; painted to match.

Sun City's Architectural Review Committee approved the design, location and height of the proposed project. We respectfully request that staff review the attached drawings and approve the design. If you should have any questions or additional comments, please contact me at (702) 460-8926. Thank you in advance for your time and consideration.

Sincerely,

Jason Frayer
Site Acquisition/Planner

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NOV 25 2008

VAR-32153
SUP-32151
01/08/09 PC

Sun City Summerlin
Community Association, Inc.

RECEIVED
DEC 08 2008

December 3, 2008

Mr. Jason Frayer
1181 Grier Suite F
Las Vegas, NV 89120

Dear Mr. Frayer

Re: Verizon Cellular Antennas at Sun City Summerlin

The Sun City Summerlin Architectural Review Committee has approved the design and layout for the proposed Faux Cellular Antenna Palm Tree at Del Webb Boulevard. The design approval includes the equipment installation at ground level and the antenna structure.

Sincerely,

Ron L. Winkel
Executive Director

9107 Del Webb Boulevard
Las Vegas, NV 89134-8567

(702) 966-1400
(702) 363 7752 Fax

VAR-32153
SUP-32151
01/08/09 PC

City of Las Vegas Agenda Item No.: **39.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

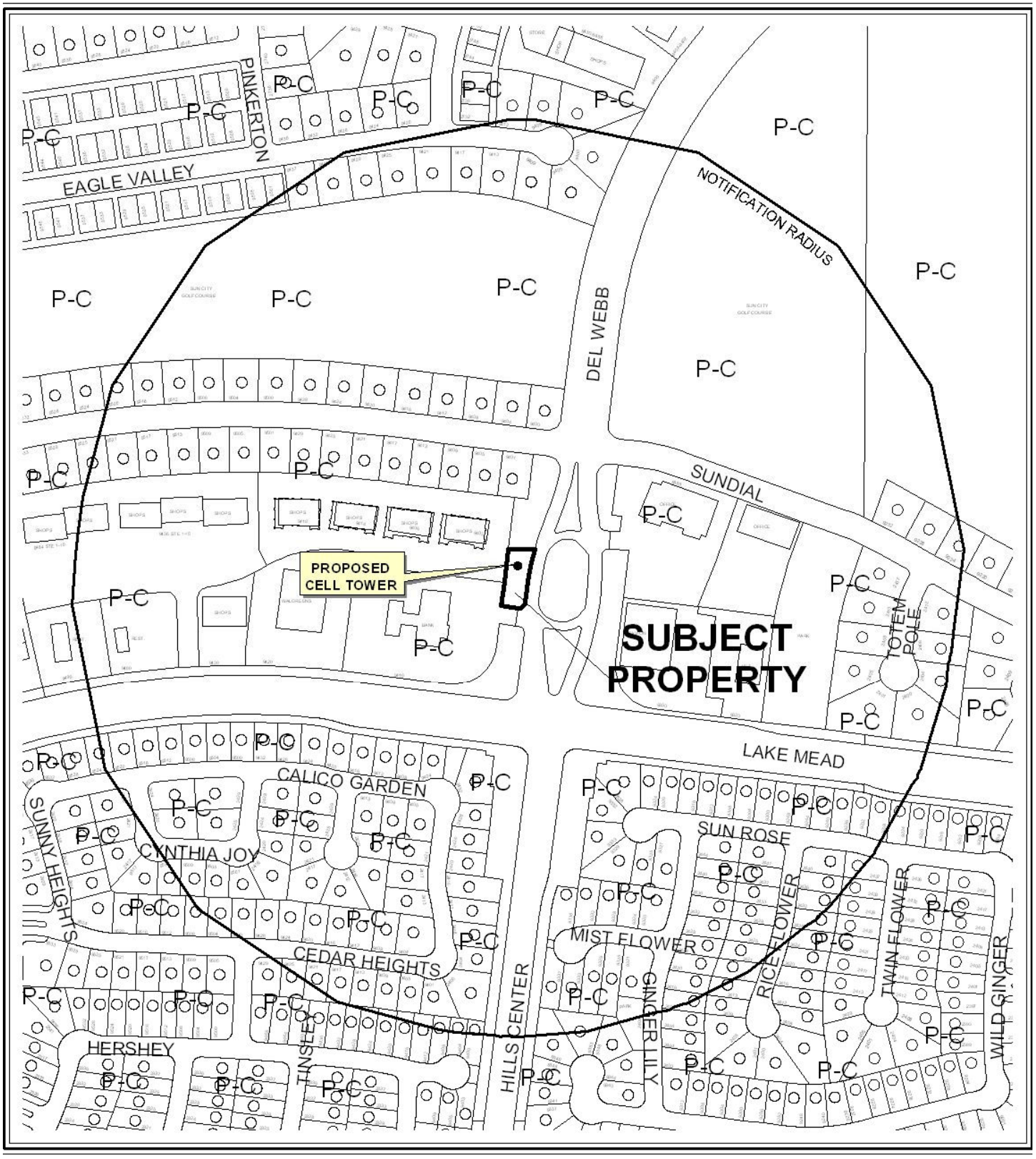
SUBJECT:
SUP-32151 - SPECIAL USE PERMIT RELATED TO VAR-32153 - PUBLIC HEARING - APPLICANT: VERIZON WIRELESS - OWNER: SUN CITY SUMMERLIN COMMUNITY ASSOCIATION, INC. - Request for a Special Use Permit FOR A 60-FOOT WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN on the west side of Del Webb Boulevard, approximately 225 feet north of Lake Mead Boulevard (APN 138-18-897-002), P-C (Planned Community) Zone, Ward 4 (Brown)

C.C.: 02/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location , Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Sun City Summerlin Community Association Letter



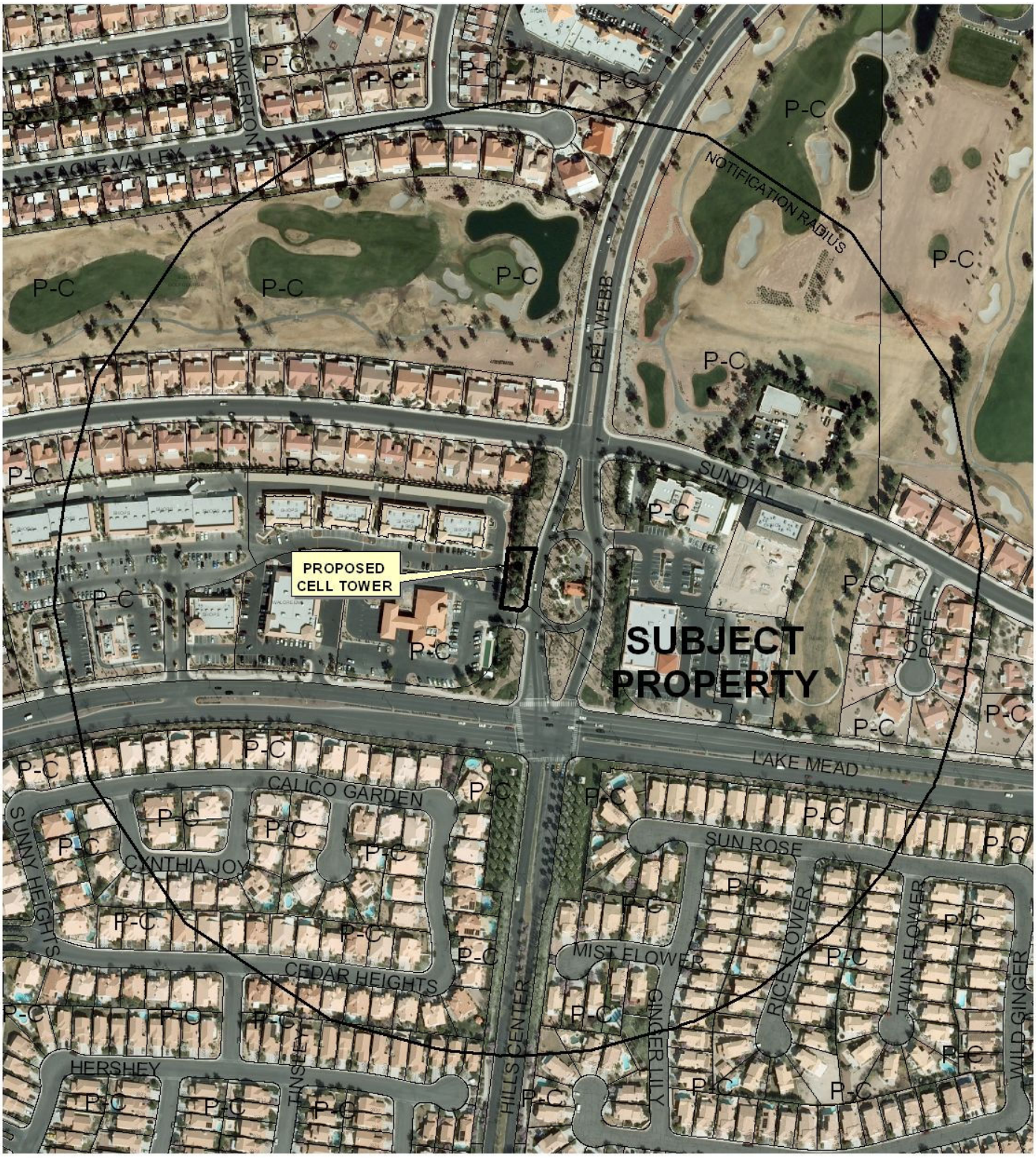
CASE: **SUP-32151**

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

N



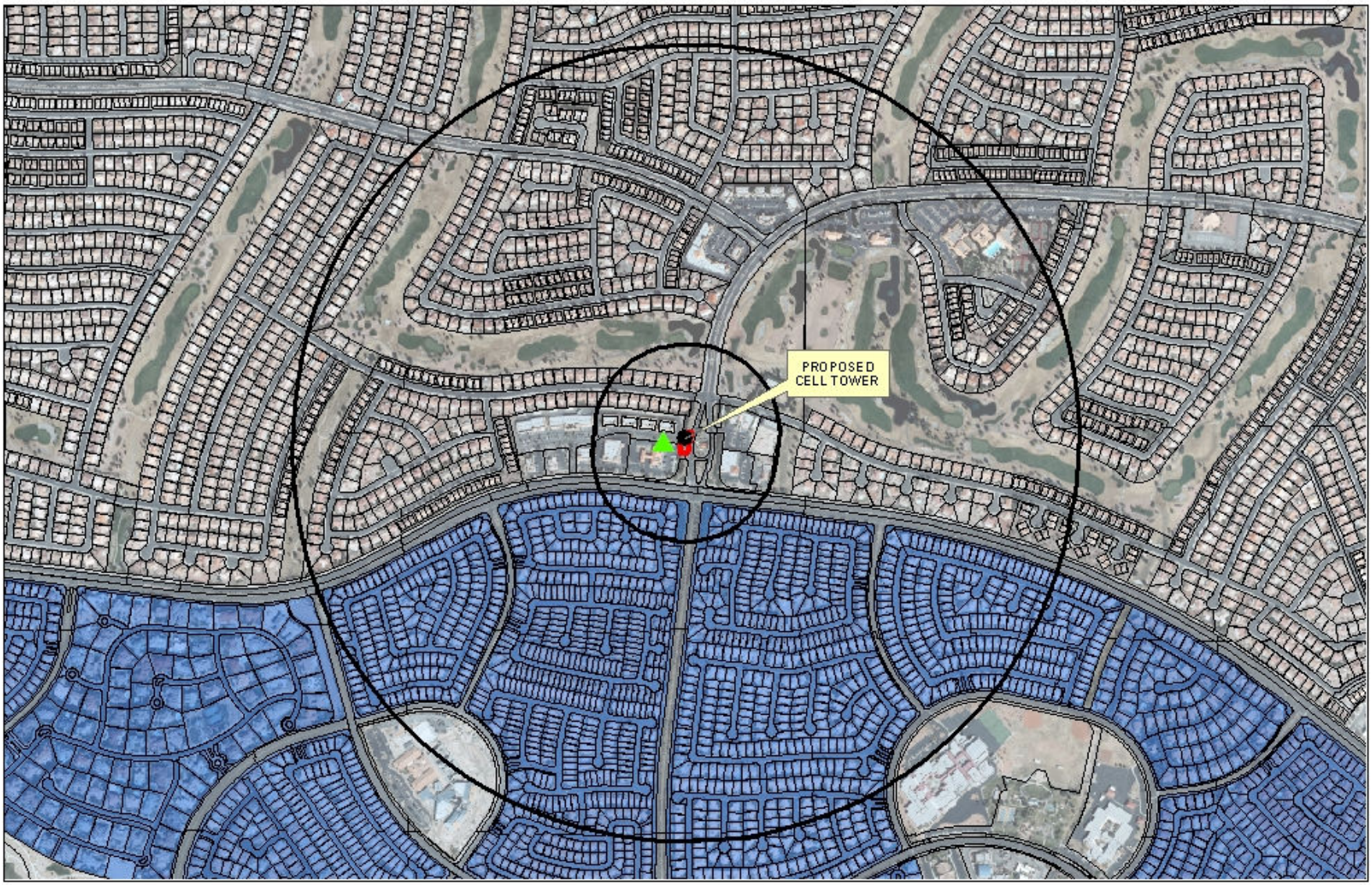
CASE: **SUP-32151**

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

N



SUP-32151
Wireless Facility

Cell Tower Locations

- Non-Stealth
- Stealth

- Subject Cell Tower
- Residential Property
- 600ft & 1/2 mile Buffer

0 600 1,200 2,400 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-32151 - APPLICANT: VERIZON WIRELESS - OWNER: SUN CITY SUMMERLIN COMMUNITY ASSOCIATION, INC.

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Wireless Communication Facility, Stealth Design use.

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-32153) shall be required, if approved.

3. This approval shall be void two years from the date of final approval, unless a final inspection has been approved for the Wireless Communication Facility. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. The communications monopole and its associated equipment and facility shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the communications monopole and its associated equipment and facility.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

6. The proposed wireless communications facility shall not be located within the public right-of–way or interfere with Site Visibility Restriction Zones. The proposed structure and ground mounted base shall not be located within existing or proposed public sewer or drainage easements.

DC

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 60-foot tall Wireless Communication Facility, Stealth Design (Monopalm) on the west side of Del Webb Boulevard, approximately 225 feet north of Lake Mead Boulevard. The proposed facility will initially accommodate one carrier and provide the opportunity to accommodate one additional carrier in the future. The initial carrier will provide 12 antennas at the 52-foot centerline of the proposed Monopalm and provide an enclosure with a six-foot wall designed to match the existing six-foot white stucco walls in the surrounding area. The enclosure will sit near the center of the subject parcel, which is an existing landscape area containing a grove of 14 date palms denoting the entrance to Sun City Summerlin.

The subject property has an existing 63-foot tall Wireless Communication Facility, Stealth Design (Monopalm) occupying the southern half of the site approximately 50 feet south of the proposed cell tower location. The existing Monopalm already contains two carries and is unable to allow for additional capacity. As the existing enclosure for the existing Monopalm occupies the southern half of the subject parcel, the applicant has placed the proposed Monopalm and enclosure near the center of the site.

The applicant has submitted a Variance (VAR-32153) to allow a 158-foot setback where Residential Adjacency Standards require 180 feet for a proposed Wireless Communication Facility, Stealth Design. As the subject parcel already contains a Wireless Communication Facility, Stealth Design and the placement of this proposed tower will intensify the visual impact on the existing single-family homes to the north, staff finds that the subject property is not suitable for the additional proposed use. There are several commercial parcels directly to the east and to the west which provide the opportunity to locate Wireless Communication Facilities without the need for a Variance; therefore, denial of this request is recommended.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
07/22/05	The Planning and Development Department administratively approved a Site Development Plan Review (later classified as SDR-19801) to allow a proposed 63-foot Wireless Communication Facility, Stealth Design at Lake Mead Boulevard and Del Webb Boulevard.
04/12/07	The Planning and Development Department administratively approved a Site Development Plan Review (SDR-20011) to allow a proposed co-location of antennas on an existing 63-foot Wireless Communication Facility, Stealth Design at 9400 West Lake Mead Boulevard.

02/14/08	The Planning and Development Department administratively denied a Site Development Plan Review (SDR-26335) to allow a proposed 70-foot Wireless Communication Facility, Stealth Design at 9610 Del Webb Boulevard.
10/23/08	The Planning and Development Department administratively denied a Site Development Plan Review (SDR-29701) for a 60-foot Wireless Communication Facility, Stealth Design on 0.17 acres on the west side of Del Webb Boulevard, approximately 225 feet north of Lake Mead Boulevard
Related Building Permits/Business Licenses	
07/22/05	A building permit (#05005028) was issued for the installation of a 63-foot tall Monopalm with antennas at 9610 Del Webb Boulevard. The permit received final approval on 01/20/06.
08/10/05	A building permit (#48692) was issued for a block wall enclosure at 9610 Del Webb Boulevard. The permit received final approval on 01/26/06.
Pre-Application Meeting	
11/18/08	A pre-application meeting was held with the applicant where the requirements for submitting a Special Use Permit and a Variance were discussed.
Neighborhood Meeting	
A neighborhood meeting was not held, nor was one required.	
Field Check	
12/04/08	A field check was performed by staff at the subject property. The subject property was noted as a landscaped common area lined with mature Date Palms, shrubbery, ground cover and a low wall acting as a buffer between an existing shopping center to the west and Del Webb Boulevard to the east. An existing Wireless Communication Facility, Stealth Design (Monopalm) was noted within the southern area of the buffer, which blended very well with the existing Date Palms. The proposed Wireless Communication Facility, Stealth Design will encompass a new Monopalm tower and enclosure, to be located to the north of the existing tower.

Details of Application Request	
Site Area	
Gross Acres	0.17

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Common Space, Wireless Communication Facility, Stealth Design	SC (Service Commercial)	P-C (Planned Community)
North	Single-Family Residential	ML (Medium Low Density Residential)	P-C (Planned Community)
South	Shopping Center	SC (Service Commercial)	P-C (Planned Community)
East	Office, Retail	SC (Service Commercial)	P-C (Planned Community)
West	Shopping Center	SC (Service Commercial)	P-C (Planned Community)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Sun City Summerlin	X		Y
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Review the following from Title 19.08.060

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	180 Feet	158 Feet	N*
Maximum tower height permitted by 3:1 proximity slope	52.5 Feet	60 Feet	N*

* The applicant has submitted a Variance (VAR-32153) to allow a 158-foot setback where Residential Adjacency Standards require 180 feet for a proposed Wireless Communication Facility, Stealth Design.

ANALYSIS

- **Use**

The applicant is proposing a 60-foot, Wireless Communication Facility, Stealth Design (Monopalm) within an existing landscaped open space/common area on the west side of Del Webb Boulevard, approximately 225 feet north of Lake Mead Boulevard. A total of 12 antennas will be mounted at the 52-foot centerline of the proposed Monopalm, with the tower offering co-location ability for an additional carrier.

The proposed Wireless Communication Facility, Stealth Design (Monopalm) will sit approximately 50 feet north of an existing Wireless Communication Facility, Stealth Design (Monopalm) on the same parcel within a separate, proposed enclosure with a six-foot wall designed to match the existing six-foot white stucco walls in the surrounding area. The enclosure will sit near the center of the subject parcel, which is an existing landscape area containing a grove of 14 date palms, shrubbery, ground cover and a six-foot high stucco wall denoting the entrance to Sun City Summerlin. The enclosure will house an equipment shelter, which the applicant has indicated will be painted and textured to match the existing surroundings.

The site plan indicates that the existing plant material that will be displaced by the proposed Wireless Communication Facility and enclosure will be relocated or replaced in the immediate area. Access to the site will be gained via a proposed 15-foot wide access easement along the north side of the proposed enclosure. The enclosure will contain two wrought iron metal entry gates on the north and west sides of the walled area. The subject parcel currently contains landscaping and an existing Wireless Communication Facility, Stealth Design and no parking spaces from nearby development will be removed.

Additionally, the applicant has submitted plans which have been stamped approved by the Sun City Summerlin Community Association Architectural Review Committee along with an approval letter. Staff finds that the subject property is not suitable for the additional proposed use as it already contains a Wireless Communication Facility, Stealth Design use and the addition of this tower will intensify the visual impact on the existing single-family homes to the north. There are several commercial parcels directly to the east and to the west which provide the opportunity to locate Wireless Communication Facilities without the need for a Variance; therefore, denial of this request is recommended.

- **Conditional Use Regulations:**

1. The applicant must submit to the Department, for administrative review and approval, a site plan and an elevation drawing. The Director shall review the document to determine if the proposed facility conforms to the conditions listed below for this use. If the Director, in his/her discretion:

   a. Approves the proposed facility to proceed as a conditional use, the Director shall provide written notice of approval to the applicant, with a copy to the office of the City Council. Within 10 days after the notice is mailed or delivered, the applicant may proceed to apply for building permits, unless a member of the City Council files with the Director a written request for the Council to review is filed, the application must first be reviewed and approved by the Council.

   b. Determines that the proposed facility does not form to the conditions listed below, a Special Use permit will be required for the use. Any determination by the Director that a Special Use Permit will be required is not subject to appeal.

2. No residential use may exist on the property

3. The design must conform to the definition of the term "Wireless Communication Facility, Stealth Design," as set forth in section 19.20.020 and as determined by the Director.

4. Within an area designated as a Historic Preservation District, the proposed facility must first be reviewed by the Historic Preservation Commission before the Director considers granting approval as a conditional use.

5. The design and location of the proposed facility must be deemed by the Director to be compatible with surrounding uses, and the facility must include appropriate screening and landscaping to ensure such compatibility.

6. The frequencies used by the communication provider shall be in conformance with Federal Communication Commission standards, as certified by a competent professional (such as a radio frequency engineer).

The proposed Wireless Communication Facility fails to meet condition number 5, as it is not compatible with the existing 63-foot Wireless Communication Facility, Stealth Design (Monopalm) on the subject property, and requires a Variance to allow the tower to be placed 158 feet from the single-family homes to the north.

- **Site Plan and Residential Adjacency**

  The proposed Wireless Communication Facility will be located near the center of the subject property approximately 50 feet north of an existing Wireless Communication Facility, Stealth Design (Monopalm) on the same parcel within a separate, proposed enclosure with a six-foot wall designed to match the existing six-foot white stucco walls in the surrounding area. The enclosure will measure 22 feet by 45 feet and will house all electrical equipment associated with the proposed Wireless Communication Facility within a shelter measuring 11.5 feet by 26 feet.

  Directly abutting the proposed location to the east is a retail and office development and to the north are single-family residential homes. To the west is an existing retail and office development and to the south is an additional landscape area. The proposed communication facility will be approximately 158 feet from the protected property to the north, which does not meet the minimum Residential Adjacency Setback requirements of 180 feet. The applicant has submitted a Variance (VAR-32153) to allow a 158-foot setback where Residential Adjacency Standards require 180 feet for a proposed Wireless Communication Facility, Stealth Design. In order to comply with the Residential Adjacency Standards, the proposed tower would need to be at a height of 52.5 feet. Staff finds that the proposed location of the Wireless Communication Facility, Stealth Design (Monopalm) is not compatible with the existing Wireless Communication Facility, Stealth Design (Monopalm) and the single-family residential homes to the north. The proposed use is not harmonious as it intensifies the visual impact upon the residences to the north and there are several commercial parcels directly to the east and to the west which provide the opportunity to locate Wireless Communication Facilities without the need for a Variance or a Special Use Permit; therefore, denial of this request is recommended.

FINDINGS

The following findings must be made for a Special Use Permit:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   The proposed Wireless Communication Facility is not compatible with existing surrounding land uses planned for a parcel that already contains a 63-foot Wireless Communication Facility, Stealth Design (Monopalm) and is within 158 feet of single-family residences, therefore increasing the visual impact.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

The subject site is not physically suitable for the type and intensity of land use proposed as the addition of a Wireless Communication Facility on a parcel that already contains a Monopalm and fails to meet the minimum Residential Adjacency setback requirements indicates the site will be overbuilt. An alternate location in the surrounding commercial area, which does not necessitate a Variance or a Special Use Permit would be suitable for the proposed use.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

   There is little expected traffic related with a Wireless Communication Facility at the subject site. Del Webb Boulevard, an 80-foot Collector as designated by the Master Plan of Streets and Highways will provide adequate access to the subject property.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   The approval of this proposal will not be inconsistent with the overall objectives of the General Plan. Staff does note that a 60-foot Wireless Communication Facility will have an impact on the nearby single-family residential properties to the north, as the facility will be visible from these properties.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The proposed Monopalm meets the minimum requirements for a Wireless Communication Facility, Stealth Design with the exception of Condition #5. The subject location has been determined to not be compatible with this use, as the site already contains a Wireless Communication Facility and the proposed tower will be situated within 158 feet of existing single-family residential properties to the north.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 4

SENATE DISTRICT 6

NOTICES MAILED 206

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-32151 APN: 138-18-897-002

Name of Property Owner: Sun City Summerlin Community Association

Name of Applicant: Verizon Wireless

Name of Representative: Strategic Real Estate Services Attn: Jason Frayer

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☒ Yes ☐ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: David Steinman, Planning Commission

Partner(s): _____ _____

APN: Same

Signature of Property Owner: _____

Print Name: Richard Post

Subscribed and sworn before me

This 17th day of November, 2008

Lorin Martin

Notary Public in and for said County and State

State of Nevada

County of Clark

LORIN MARTIN
Notary Public State of Nevada
No. 94-4217-1
My appt. exp. July 10, 2012

Revised 11-14-06

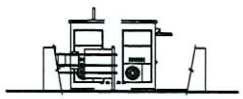
f:\depot\Application Packet\Statement of Financial Interest.pdf

RECEIVED
NOV 25 2008

verizonwireless

LSV DEL WEBB
LOT F OF SUN CITY SUMMERLIN
ASSESSOR'S PARCEL NO. #138-18-897-002
LAS VEGAS, NEVADA 89134
CLARK COUNTY

60' MONOPALM
RAW LAND COMMUNICATION SITE



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



VICINITY MAP
SCALE: N.T.S.
NORTH

DESIGNED FOR:
verizonwireless
475 ROCK QUARRY WAY
NORTH LAS VEGAS, NV 89032

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CLIENT NAME IS STRICTLY PROHIBITED.

TowerCom TECHNOLOGIES
4520 MONTGOMERY BLVD, NE. SUITE 5 ALBUQUERQUE, NM 87109
Tel: 505-232-4884 Fax: 505-232-4898

DESIGNED BY:

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - NOT FOR CONSTRUCTION	08/29/07	RT	JDD
0	APPROVED FOR LEASING/ZONING	09/05/07	RT	JDD
1	REVISED MONOPALM HEIGHT	09/24/08	MC	JDD
2	ADDED ACCESS EASEMENT	10/24/08	MC	JDD
3	TREE RELOCATION AND WALL TEXTURE	11/20/08	CD	JDD

SHEET INDEX

SHT	TITLE	REV
T1	TITLE SHEET	3
PS1	PHOTO SHEET	3
Z1	SITE PLAN	3
Z2	VERIZON WIRELESS SITE PLAN	3
Z3	ELEVATIONS	3
SU1	SITE SURVEY	0

PROJECT INDEX:

APPLICANT:
VERIZON WIRELESS
475 ROCK QUARRY WAY
NORTH LAS VEGAS, NV 89032

CONTACT: JIM JOHNSON
PHONE: 701-639-5320

ENGINEERS/DESIGNERS:
TOWERCOM TECHNOLOGIES LLC
4520 MONTGOMERY BLVD. NE,
SUITE 5
ALBUQUERQUE, NM 87109

CONTACT: JASON DICKMAN, PE
PHONE: 505-232-4884

SURVEYOR:
HORIZON SURVEYS
9901 COVINGTON CROSS DRIVE,
SUITE 120
LAS VEGAS, NEVADA 89144

CONTACT: ERIC PHAN
PHONE: 702-228-5066

ZONING/SITE AQ:
SRES CORP.
320 E. WARM SPRINGS ROAD
SUITE 2-B
LAS VEGAS, NEVADA 89119

CONTACT: JORDAN THOMPSON
PHONE: 760-861-1126

GENERAL PROJECT NOTES:

1. PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE NEW PROJECT.
2. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THESE CONSTRUCTION DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK.
3. ALL FIELD MODIFICATIONS BEFORE, DURING, OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY A VERIZON WIRELESS REPRESENTATIVE.
4. INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, UNLESS INDICATED OTHERWISE.
5. NOTIFY VERIZON WIRELESS, IN WRITING, OF ANY MAJOR DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM A VERIZON WIRELESS REPRESENTATIVE AND ADJUSTING THE BID ACCORDINGLY.
6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE WORK UNDER THE CONTRACT.
7. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING THE CONSTRUCTION TO THE SATISFACTION OF A VERIZON WIRELESS REPRESENTATIVE.
8. THE CONTRACTOR IS RESPONSIBLE FOR RED-LINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS-BUILT CONDITION OF THE SITE. FOLLOWING THE FINAL INSPECTION BY VERIZON WIRELESS, THE CONTRACTOR SHALL PROVIDE VERIZON WIRELESS WITH ONE COPY OF ALL RED-LINED DRAWINGS.
9. VERIFY ALL FINAL EQUIPMENT WITH A VERIZON WIRELESS REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY VERIZON WIRELESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.

BUILDING CODE ANALYSIS (2006 INTERNATIONAL BUILDING CODE):

PROPERTY OWNER:	SUN CITY SUMMERLIN COMMUNITY
OCCUPANCY CLASSIFICATION:	U - UTILITY & MISC.
ASSESSOR'S PARCEL NO:	#138-18-897-002
TYPE OF CONSTRUCTION:	TYPE V-A
FIRE SPRINKLERS:	NO
FIRE ALARM:	YES, ALARMED BACK TO MARKET SWITCH FACILITY
BUILDING HEIGHT:	50', TWO STORY.
BUILDING STORIES:	TWO STORY.
BUILDING AREA:	9,000 SQ FT.
OCCUPANT LOAD:	N/A - UNOCCUPIED
NUMBER OF EXITS:	REQUIRED = 1 PROVIDED = 1
REQUIRED FIRE RESISTANCE OF EXTERIOR WALLS:	1 HOUR
PROTECTION OF OPENINGS:	N/A
FIRE RESISTANCE RATING REQUIRED FOR BUILDING ELEMENTS:	1 HOUR
SPACES REQUIRING FIRE-RESISTANCE-RATED SEPARATION:	1 HOUR
ROOF COVERING MATERIAL:	CLASS B REQUIRED, CLASS B PROVIDED
REQUIRED PLUMBING FIXTURES:	UNOCCUPIED: NO PLUMBING REQUIRED
SPECIAL INSPECTIONS:	TO BE DETERMINED AT CONSTRUCTION DRAWING LEVEL
I.E.C.C. COMPLIANCE REPORTS:	SHELTER MANUFACTURER TO PROVIDE
NON-SEPARATED OR SEPARATED USES	N/A

FCC COMPLIANCE:

1. RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES.

ADA COMPLIANCE:

1. THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH ALL APPLICABLE BUILDINGS CODES.

PROJECT DESCRIPTION:

1. THIS PROJECT CONSISTS OF THE INSTALLATION OF ONE (1) NEW 60' MONOPALM AND ONE (1) 12'x26' EQUIPMENT SHELTER.

DRIVING DIRECTIONS:

1. DEPARTING 475 ROCK QUARRY WAY, NORTH LAS VEGAS: SOUTH ON ENGLESTAD STREET 0.3 MILES; WEST ON CHEYENNE BLVD. 7.3 MILES; SOUTH ON RAMPART BLVD. 1.3 MILES; WEST ON W. LAKE MEAD BLVD. 1.1 MILES. SITE IS ON THE NORTH SIDE OF LAKE MEAD, APPROX. 100 FEET WEST OF THE SUN CITY SUMMERLIN GUARD GATE.

APPROVED FOR LEASING/ZONING

PROJECT NAME:
LSV DEL WEBB
RAW LAND COMM SITE
60' MONOPALM

PROJECT ADDRESS:
DEL WEBB BLVD
LAS VEGAS, NEVADA
CLARK COUNTY

SHEET TITLE:
TITLE SHEET

PROJECT NUMBER:
07-037-161

SHEET NUMBER:
T1

VAR-32153
SUP-32151
01/08/09 PC

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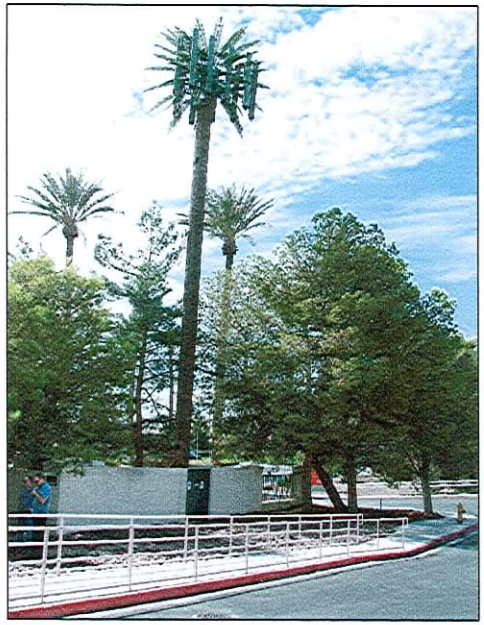
NOV 25 2008



OVERALL VIEW OF EXISTING MONOPALM



EXISTING WALL FINISH PHOTO

EXISTING SURROUNDINGS WALL FINISH



VIEW OF VZW PROPOSED LEASE AREA



VIEW OF VZW PROPOSED LEASE AREA

LEGEND OF SYMBOLS

DETAIL NUMBER
SECTION OR DETAIL
SCALE:
SHEET WHERE DRAWN
SHEET WHERE TAKEN

SECTION OR ELEVATION NUMBER
SHEET WHERE DRAWN
SHEET WHERE TAKEN

DETAIL NUMBER
SHEET WHERE DRAWN
SHEET WHERE TAKEN

EQUIPMENT OR FIXTURE NUMBER
KEYED NOTE
T.C. 1631.33 / F.L. 1631.00 SPOT ELEVATION
TOP OF WALL 1639.00 CONTROL OR DATUM POINT
PROPERTY LINE
1631 EXISTING CONTOUR
1631 NEW CONTOUR

SYMBOLS USED AS ABBREVIATIONS:

ANGLE
℄ CENTERLINE
C CHANNEL
d PENNY
⊥ PERPENDICULAR
ø ROUND/DIAMETER
SQUARE
≈ APPROXIMATELY

DESIGNED FOR:

verizonwireless
475 ROCK QUARRY WAY
NORTH LAS VEGAS, NV 89032

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CLIENT NAME IS STRICTLY PROHIBITED.

DESIGNED BY:

TowerCom TECHNOLOGIES
4520 MONTGOMERY BLVD, NE. SUITE 5 ALBUQUERQUE, NM 87109
Tel: 505-232-4884 Fax: 505-232-4898

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - NOT FOR CONSTRUCTION	08/29/07	RT	JDD
0	APPROVED FOR LEASING/ZONING	09/05/07	RT	JDD
1	REVISED MONOPALM HEIGHT	08/04/08	MG	JDD
2	ADDED ACCESS EASEMENT	10/24/08	MG	JDD
3	TREE RELOCATION AND WALL TEXTURE	11/20/08	GD	JDD

APPROVED FOR LEASING/ZONING

PROJECT NAME:
LSV DEL WEBB
RAW LAND COMM SITE
60' MONOPALM

PROJECT ADDRESS:
DEL WEBB BLVD
LAS VEGAS, NEVADA
CLARK COUNTY

SHEET TITLE:
PHOTO SHEET

PROJECT NUMBER:
07-037-161

SHEET NUMBER:
PS1

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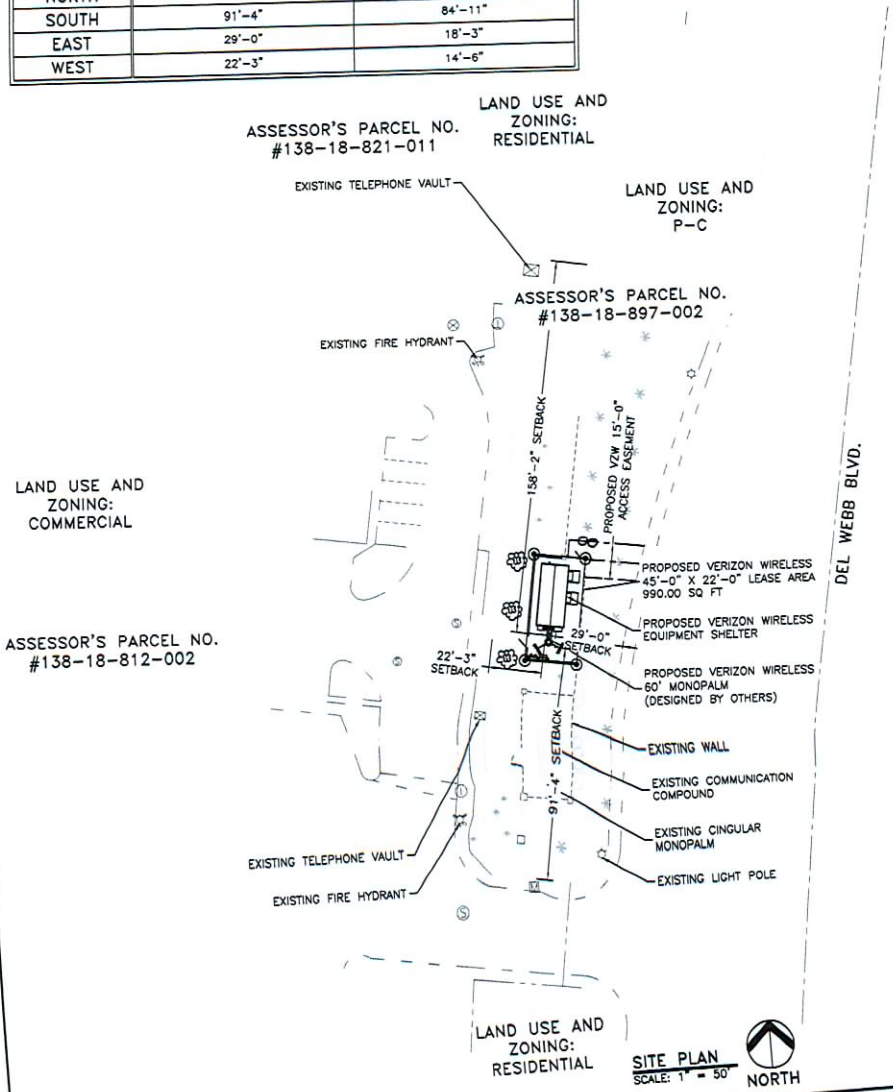
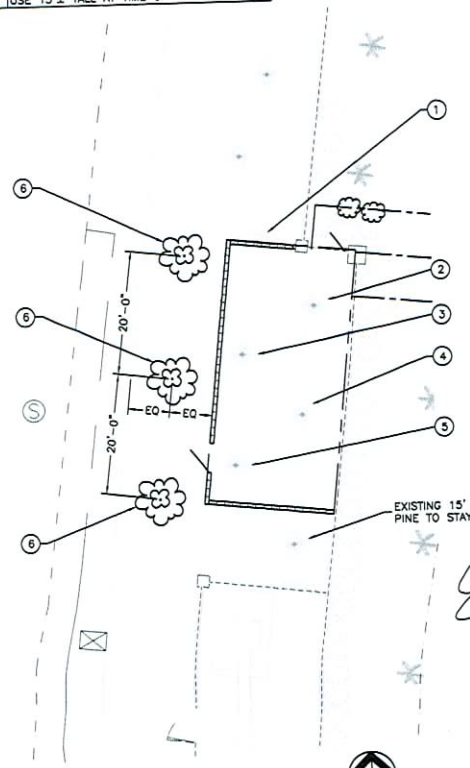
01/08/09 PC

TOWER SETBACKS		
	MONOPOLE BASE TO PARENT PROPERTY LINE	LEASE BOUNDARY TO PARENT PROPERTY LINE
NORTH	158'-2"	124'-7"
SOUTH	91'-4"	84'-11"
EAST	29'-0"	18'-3"
WEST	22'-3"	14'-6"



TREE SCHEDULE (TO BE REMOVED)	
1	EXISTING 12' PINE
2	EXISTING 28' PINE
3	EXISTING 26' PINE
4	EXISTING 28' PINE
5	EXISTING 22' PINE

TREE SCHEDULE (PROPOSED)	
6	NEW TREES TO MATCH SPECIES OF EXISTING. USE 15'± TALL AT TIME OF PLANTING.



MODIFIED LANDSCAPE PLAN
SCALE: 1" = 20'
NORTH

NOTE:	
1	PROPOSED NEW TREE LOCATION SHALL VERY DEPENDING ON EXISTING UTILITY LOCATIONS.

APPROVED FOR LEASING/ZONING

DESIGNED FOR:

verizonwireless

475 ROCK QUARRY WAY
NORTH LAS VEGAS, NV 89032

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CLIENT NAME IS STRICTLY PROHIBITED.

TowerCom TECHNOLOGIES
4520 MONTGOMERY BLVD. NE. SUITE 5 ALBUQUERQUE, NM 87109
Tel: 505-232-4884 Fax: 505-232-4898

DESIGNED BY:

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2	ADDED ACCESS EASEMENT	10/24/08	MG	JDD
3	TREE RELOCATION AND WALL TEXTURE	11/20/08	GD	JDD

PROFESSIONAL ENGINEER-STATE OF NEVADA
JASON D. DICKMAN
Exp: 12/31/10
No. 018695
CIVIL

PROJECT NAME:
LSV DEL WEBB
RAW LAND COMM SITE
60' MONOPALM

PROJECT ADDRESS:
DEL WEBB BLVD
LAS VEGAS, NEVADA
CLARK COUNTY

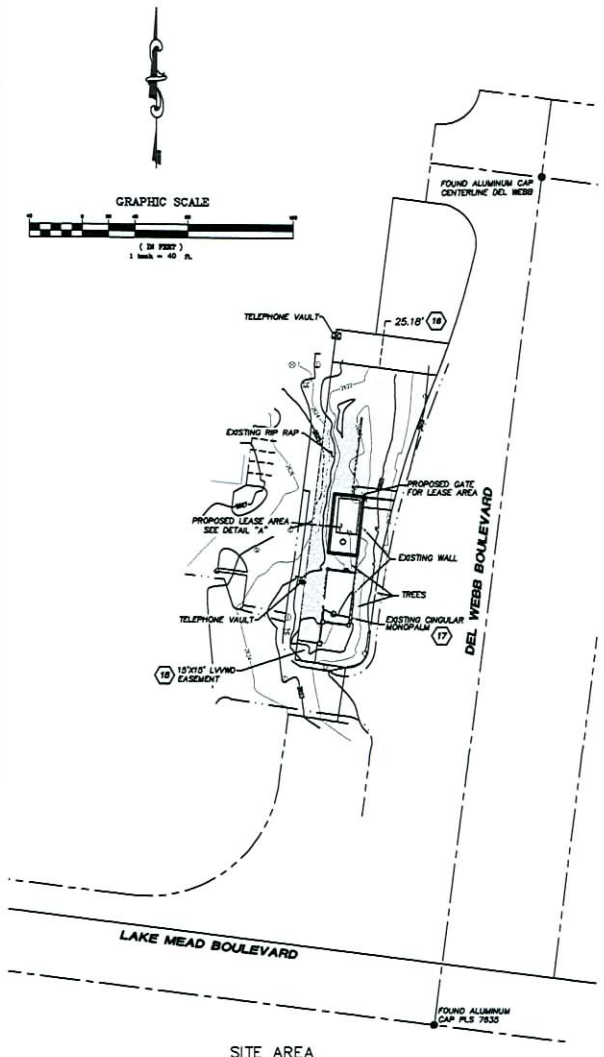
SHEET TITLE:
SITE PLAN

PROJECT NUMBER:
07-037-161

SHEET NUMBER:
Z1

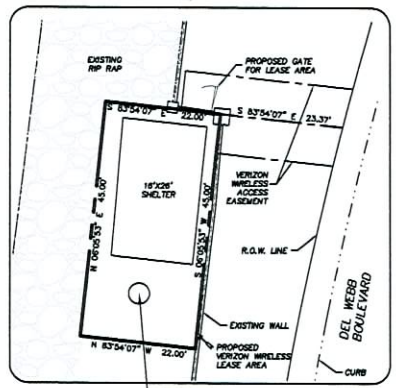
RECEIVED
NOV 25 2008

VAR-32153
SUP-32151
01/08/09 PC



LEASE AREA DETAIL "A"

1"= 10'



CENTERLINE PROPOSED MONOPALM
GEODETIC COORDINATES (NAD 83)
LATITUDE: 36°12'26"N
LONGITUDE: 115°16'00"W
GROUND ELEVATION: 2535' FEET AMSL

NOTES/LEGAL

1. TOPOGRAPHICAL & BOUNDARY SURVEY WAS PERFORMED ON 06-15-07.

2. THIS SURVEY IS BASED ON A PRELIMINARY TITLE REPORT PREPARED BY LAWYERS TITLE OF NEVADA, INC. ORDER NO. 01306124. HORIZON SURVEYS ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE COMPLETENESS OR ACCURACY OF THE ABOVE MENTIONED REPORT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH AND IS SUBJECT TO THE EXCLUSIONS, RESTRICTIONS AND EXCEPTIONS LISTED IN THE REFERENCES AND DESCRIBED IN SAID PRELIMINARY TITLE REPORT.

LEGAL

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

COMMON AREA "LOT F" OF SUN CITY SUMMERLIN-UNIT NO. 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 40 OF PLATS, PAGE 25, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EASEMENTS

=NUMERIC SEQUENCE OF ITEMS WHICH CAN BE VISUALLY LOCATED AND/OR MAPPED WHICH AFFECT THE SUBJECT PROPERTY, EXCEPTING TAXES, SUPPLEMENTAL TAXES, LEASE AGREEMENTS, FINANCING STATEMENTS, DEEDS OF TRUST AND OTHER MISCELLANEOUS DOCUMENTS.

4 WATER RIGHTS, CLAIMS OR TITLE TO WATER.

5 RESERVATIONS AND EASEMENTS IN THE PATENT FROM THE UNITED STATES OF AMERICA.
RECORDED: SEPTEMBER 15, 1995
BOOK: 67 DOC/INST. NO. 56941 OF OFFICIAL RECORDED

AND RECORDED: MARCH 27, 1956
BOOK 88 DOC/INST. NO. 73768 OF OFFICIAL RECORDS

6 MATTERS CONTAINED IN THE DEDICATION STATEMENT OR ELSEWHERE ON THE TRACT OR PARCEL MAP SHOWN BELOW, WHICH AMONG OTHER THINGS PROVIDES:

TRACT/PARCEL: 54 OF PARCEL MAPS, PAGE 09
PROVISIONS: EASEMENTS AND DEDICATION

REFERENCE IS MADE TO SAID MAP FOR FULL PARTICULARS.

7 MATTERS CONTAINED IN THE DEDICATION STATEMENT OR ELSEWHERE ON THE TRACT OR PARCEL MAP SHOWN BELOW, WHICH AMONG OTHER THINGS PROVIDES:

TRACT/PARCEL MAP: 55 OF PARCEL MAPS, PAGE 70
PROVISIONS: EASEMENTS AND DEDICATIONS

REFERENCE IS MADE TO SAID MAP FOR FULL PARTICULARS.

8 MATTERS CONTAINED IN THE DEDICATION STATEMENT OR ELSEWHERE ON THE TRACT OR PARCEL MAP SHOWN BELOW, WHICH AMONG OTHER THINGS PROVIDED:

TRACT/PARCEL MAP: 55 OF PARCEL MAPS, PAGE 71
PROVISIONS: EASEMENTS AND DEDICATIONS

REFERENCE IS MADE TO SAID MAP FOR FULL PARTICULARS.

10 ANY PRIVATE EASEMENT OR LESSER RIGHTS IN, TO OR OVER THAT PORTION OF SAID LAND THAT WERE NOT AFFECTED BY THE PROCEEDINGS VACATING SAID STREET AS THE SAME WAS RECORDED JULY 28, 1988 IN BOOK 880728 AS DOCUMENT NO. 00785 OF OFFICIAL RECORDS.

11 MATTERS CONTAINED IN THE DEDICATION STATEMENT OR ELSEWHERE ON THE TRACT OR PARCEL MAP SHOWN BELOW, WHICH AMONG OTHER THINGS PROVIDES:

TRACT/PARCEL: BOOK 40 OF PLATS, PAGE 25
PROVISIONS: EASEMENTS AND DEDICATION

REFERENCE IS MADE TO SAID MAP FOR FULL PARTICULARS.

12 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: LAS VEGAS VALLEY WATER DISTRICT
PURPOSE: WATER PIPELINES
RECORDED: AUGUST 30, 1988
BOOK: 880830 DOC/INST. NO. 00220 OF OFFICIAL RECORDS

14 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: OWNER'S, THEIR SUCCESSORS, ASSIGNS, GRANTEES AND TRANSFEREES OF LOTS 4A AND 4B, A SUBDIVISION OF LOT 54 OF SUN CITY SUMMERLIN, UNIT NO. 1, AS SHOWN BY MAP FILE 59 OF PARCEL MAPS, PAGE 26 OF OFFICIAL RECORDS
PURPOSE: UNDERGROUND PUBLIC UTILITIES AND ACCESS PURPOSES
RECORDED: MARCH 3, 1989
BOOK: 890303 DOC/INST. NO. 00178 OF OFFICIAL RECORDS

15 ANY PRIVATE EASEMENTS OR LESSER RIGHTS IN, TO OR OVER THAT PORTION OF SAID LAND THAT WERE NOT AFFECTED BY THE PROCEEDINGS VACATING SAID STREET AS THE SAME WAS RECORDED FEBRUARY 20, 1986 IN BOOK 860220 AS DOCUMENT NO. 01559 OF OFFICIAL RECORDS.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

16 GRANTED TO: CITY OF LAS VEGAS
PURPOSE: SEWER
RECORDED: JANUARY 4, 2000
BOOK: 20000104 DOC/INST. NO. 00258 OF OFFICIAL RECORDS

17 AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN
LESSEE: SUN CITY SUMMERLIN COMMUNITY ASSOCIATION, INC., A NEVADA NON-PROFIT CORPORATION
LESSEE: NEW CINGULAR WIRELESS PCS, LLC A DELAWARE LIMITED LIABILITY COMPANY
DISCLOSED BY: MEMORANDUM OF LEASE
BOOK: 20050802 DOC/INST. NO. 0004505 OF OFFICIAL RECORDS

18 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: LAS VEGAS VALLEY WATER DISTRICT
PURPOSE: WATER PIPELINES
RECORDED: JUNE 15, 2007
BOOK: 20070615 DOC/INST. NO. 0000902 OF OFFICIAL RECORDS

LEGEND

- BOUNDARY LINE
- EXISTING CURB
- STREET CENTERLINE
- RIGHT-OF-WAY
- EASEMENT LINE
- CENTERLINE BLOCK WALL
- SECTION LINES
- FOUND MONUMENT AS DESCRIBED
- ELECTRICAL METER
- WATER METER
- WATER VALVE
- DROP INLET MANHOLE
- SANITARY SEWER
- STREET LIGHT POLES

NOTE

ON 06-07-02
ELEVATIONS OF THE GROUND SURVEY WAS CONDUCTED

FLOOD ZONE

FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 32003C2135E MAP REVISED DECEMBER 31 2003 INDICATED THAT THE SUBJECT SITE LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF 0.2 % ANNUAL CHANCE FLOOD PLAIN)

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL POINT 0LV00 18SE8
ELEVATION: 2620.72
RIVET & PLATE IN TOP OF CURB @ NE CORNER OF LAKE MEAD & DEL WEBB
NORTH AMERICAN VERTICAL DATUM 1988

BASIS OF BEARINGS

SOUTH 00°33'07" WEST, BEING THE BEARING OF THE EAST LINE OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN BY A MAP ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS BOOK 40, AT PAGE 25 OF PLAT MAPS



SURVEYORS SEAL

VERIZON WIRELESS
XXXXXXXXXXXXXXXX
LAS VEGAS, NEVADA 89119

HORIZON SURVEYS
8901 CONNECTION CHASE DRIVE, SUITE 100
LAS VEGAS, NEVADA 89145
PHONE (702) 838-8066
FAX (702) 838-0077
WWW.HORIZONSURVEYS.COM

ISSUED FOR:
SURVEY
CURRENT ISSUE DATE:
08-21-07
SCALE: 1" = 40'
JOB NO: 726.001
DWG: N:\DRAWINGS\726.001\726.001.DWG
DRAWN BY: BS

REV. #	DESCRIPTION	DATE

VORIZON
2007240670
ASSESSOR PARCEL NUMBER
138-18-897-002
LAS VEGAS, NEVADA

SHEET TITLE:
SITE SURVEY-LSV DEL WEBB
SHEET NUMBER:
1 OF 1

VAR-32153
SUP-32151
01/08/09 PC

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SUP-32151 - APPLICANT: VERIZON WIRELESS - OWNER: SUN CITY SUMMERLIN COMMUNITY ASSOCIATION, INC.
WEST SIDE OF DEL WEBB BOULEVARD, NORTH OF LAKE MEAD BOULEVARD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



SUP-32151 - APPLICANT: VERIZON WIRELESS - OWNER: SUN CITY SUMMERLIN COMMUNITY ASSOCIATION, INC.
WEST SIDE OF DEL WEBB BOULEVARD, NORTH OF LAKE MEAD BOULEVARD
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WEST SIDE OF DEL WEBB BOULEVARD, NORTH OF LAKE MEAD BOULEVARD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



VAR-32153
SUP-32151
01/08/09 PC

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NOV 25 2008

STRATEGIC REAL ESTATE SERVICES, INC.

320 E. Warm Springs Road, Suite 7-B
Las Vegas, Nevada 89119
Telephone (702) 460-8926
Facsimile (702) 614-4650

November 24, 2008

City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101
Phone: (702) 229-5447
Fax: (702) 474-7463

Re: Special Use Permit/Variance
Verizon site LSV Del Webb
APN# 138-18-897-002
9610 Del Webb Boulevard
Las Vegas, NV. 89134

Development Services: Planning:

Verizon is submitting a Special Use Permit for a 60′ stealth wireless communications facility to be located at 9610 Del Webb Boulevard APN# 138-18-897-002. This facility is necessary to meet the increasing coverage needs and obligations of its customers in Sun City Summerlin Community. What Verizon is proposing is a co-locatable 60′ monopalm design to be placed within a grove of fourteen (14) existing palm trees about 50′ in height adjacent to the tower to assist the blending of the project. This project will not to assume parking spaces; Verizon is proposing to build its facilities in the landscape median adjacent to an existing Cingular stealth tower; which is the only location available in the area due to space constraints and appropriate existing landscaping. Verizon is experiencing a loss of dropped calls, poor service and no service in the area of Sun City Summerlin. Verizon was unable to co-locate on the adjacent tower owned by Cingular because there are already two carriers on the 60′ stealth tower and capacity for that site was unattainable.

Verizon is also requesting a variance for residential adjacency. The tower currently sits back 158.2 feet from the nearest residence to the Northwest where 180′ is required. The tower is as far South as is can be on the parcel. The project abuts an existing wireless facility thus cannot move any farther South to obtain the setback requirement. The applicant believes that the reduction of just over 12% of the required setback would not cause undue harm to the area as it blends into the natural surroundings.

Verizon's equipment consists of a shelter (painted to match the existing wall: as shown on the photo sim) in which all of the necessary BTS equipment will be housed to operate the facility. Also within the compound is the utility center necessary for power and telephone interface for the project. All of this will be located behind an eight foot (8′) CMU stucco wall to match the existing walls and compound of Cingular Wireless. We feel that this project meets both Verizon's objectives and is furthering the long term goals of Chapter 19.04 of the Las Vegas Zoning Code and the definition of wireless communication facility, stealth design under 19.20.020. The proposal meets the standards set forth in Title 19 for the following reasons:

- The proposed use will not generate traffic, noise, odor, or dust.
- No residential use exists on the property: zoned P-C (Planned Community). The parcel currently consists of landscaping and an existing 60′ stealth wireless site with two carriers.
- The proposed use will not require public safety or transportation facilities. Sufficient utilities exist to serve the proposed use and will not affect present or future utility service needs for the surrounding development.
- The proposed use will have no adverse impact on the natural environment. The proposed use will assist public services with emergency services E911.

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VAR-32153
SUP-32151
01/08/09 PC

- The project is compatible with the surrounding landscape and appropriate landscaping exists to conceal the project. The shrubbery that needs to be removed for the project will be removed and replanted in new locations. If the existing shrubs can not be relocated, then the applicant will replacement them with similar species plants of the same or near same type and size.

- The wireless project is also co-locatable for an additional carrier. The possible co-locatable rad center is thirty-nine feet (39') and those antennas will be located on the trunk of the tree; painted to match.

Sun City's Architectural Review Committee approved the design, location and height of the proposed project. We respectfully request that staff review the attached drawings and approve the design. If you should have any questions or additional comments, please contact me at (702) 460-8926. Thank you in advance for your time and consideration.

Sincerely,

Jason Frayer
Site Acquisition/Planner

VAR-32153
SUP-32151
01/08/09 PC

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NOV 25 2008

Sun City Summerlin
Community Association, Inc.

RECEIVED
DEC 08 2008

December 3, 2008

Mr. Jason Frayer
1181 Grier Suite F
Las Vegas, NV 89120

Dear Mr. Frayer

Re: Verizon Cellular Antennas at Sun City Summerlin

The Sun City Summerlin Architectural Review Committee has approved the design and layout for the proposed Faux Cellular Antenna Palm Tree at Del Webb Boulevard. The design approval includes the equipment installation at ground level and the antenna structure.

Sincerely,

Ron L. Winkel
Executive Director

9107 Del Webb Boulevard
Las Vegas, NV 89134-8567

(702) 966-1400
(702) 363 7752 Fax

VAR-32153
SUP-32151
01/08/09 PC

City of Las Vegas Agenda Item No.: **40.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

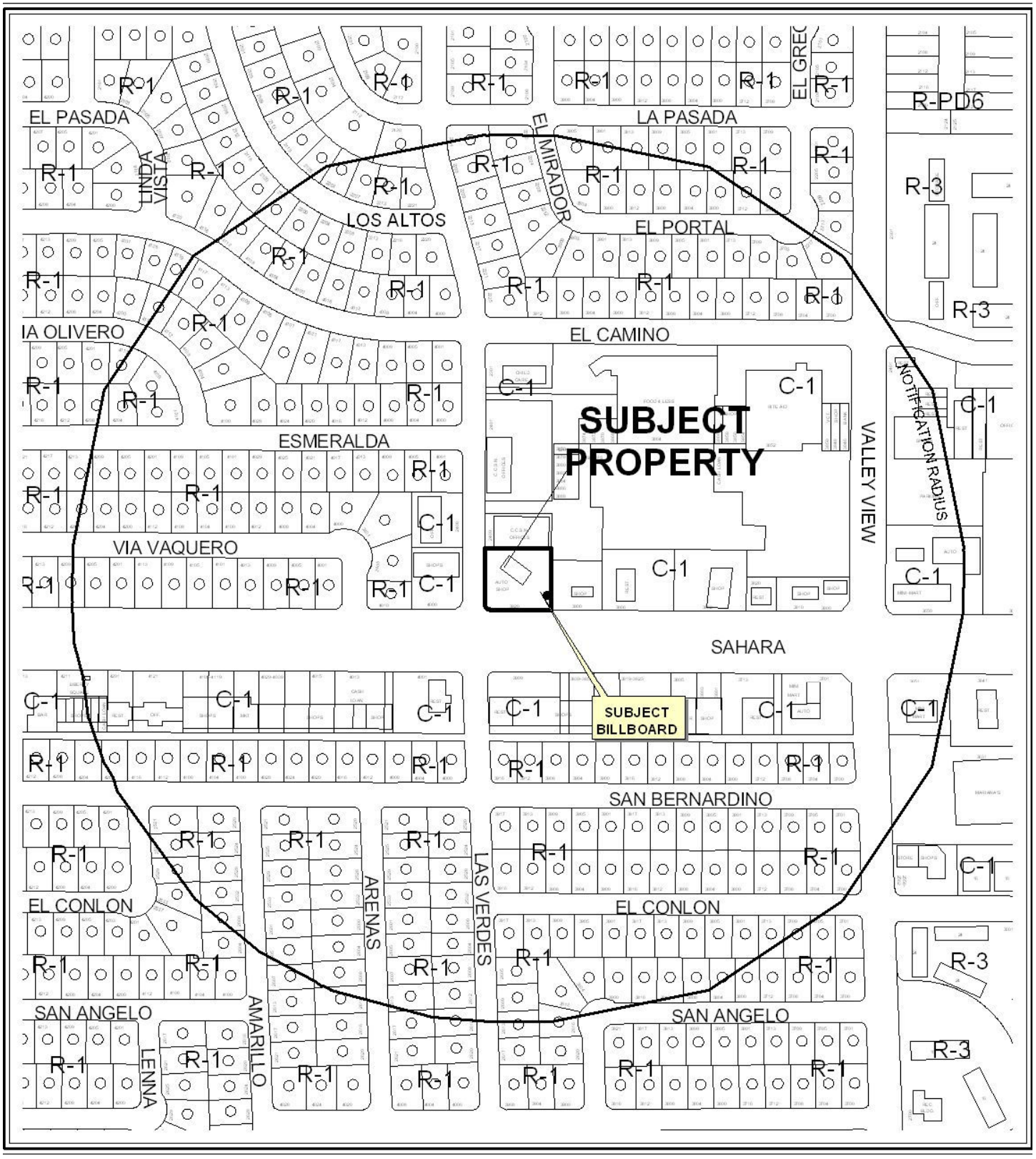
SUBJECT:
RQR-31588 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: BEARD FAMILY TRUST - Required Review of an approved Variance (V-0136-95) TO ALLOW A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN (BILLBOARD) WHERE SUCH USE WAS NOT PERMITTED at 3920 West Sahara Avenue (APN 162-06-801-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

C.C.: 02/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Action Letter for RQR-11432
6. Protest Postcard



CASE: **RQR-31588**

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



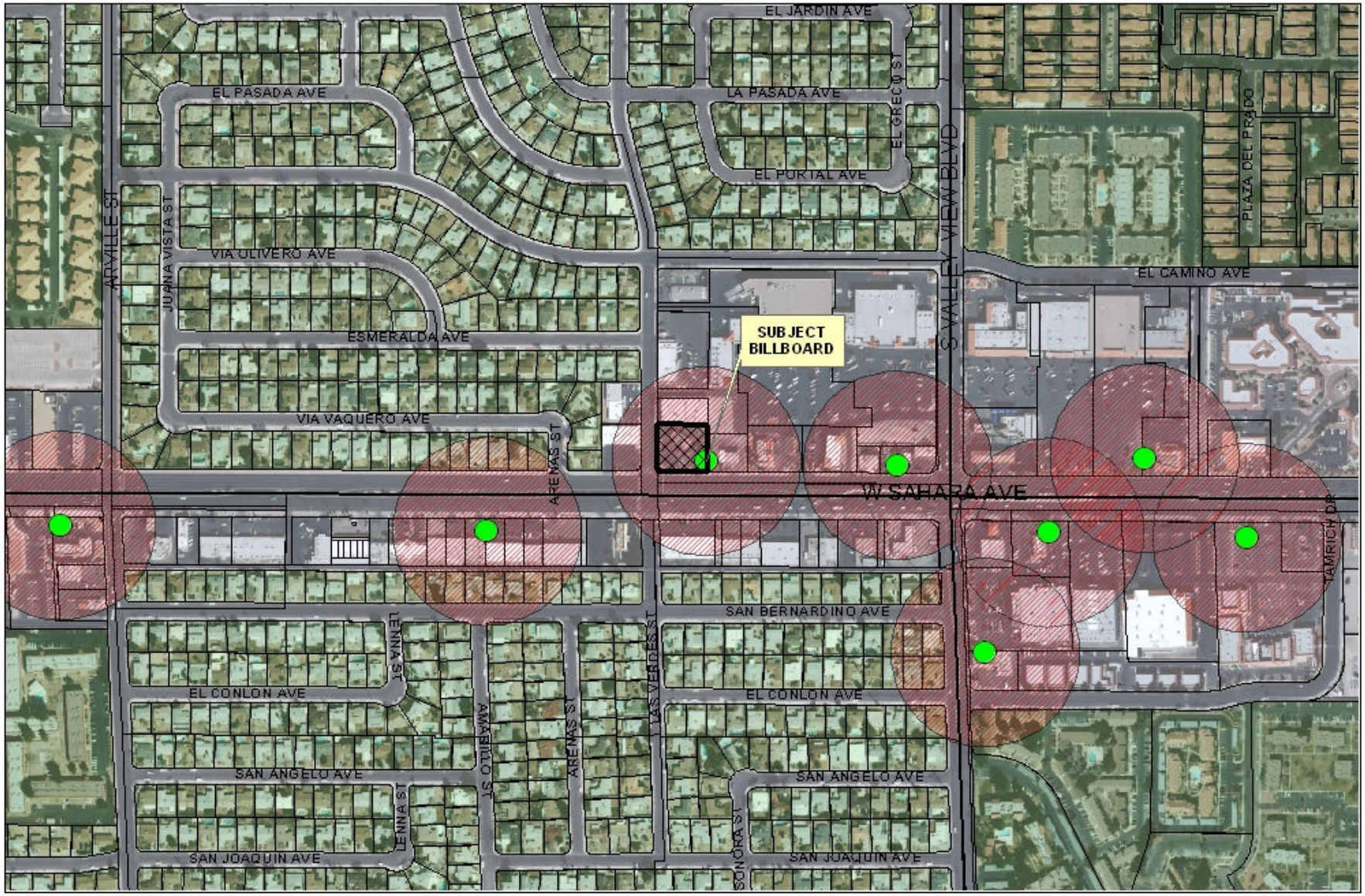
CASE: **RQR-31588**

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



RQR-31588

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-31588 - APPLICANT: LAMAR ADVERTISING - OWNER: BEARD FAMILY TRUST

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Variance (V-0136-95), if approved.

2. This Variance shall be placed on an agenda closest to January 17, 2012 at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

3. The Off-Premise Sign (Billboard) and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

4. Only one advertising sign is permitted per sign face.

5. If the existing off-premise sign is voluntarily demolished, this Variance (V-0136-95) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

RQR-31588 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This application is in response to a required review of an approved Variance (V-0136-95) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) where such use is not permitted at 3920 West Sahara Avenue.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
07/24/69	The Board of Zoning Adjustment approved a request for a Variance (V-0024-69) to allow an outdoor recreational facility on property located on the northeast corner of Sahara Avenue and Las Verdes Street.
11/25/72	The Board of Zoning Adjustment approved a request for a Variance (V-0022-72) to allow the rental of one truck and five trailers on property located at 3913 West Sahara Avenue.
11/17/76	The Board of Zoning Adjustment approved a request for a Variance (V-0071-76) to allow the rental of trucks on property located at 3920 West Sahara Avenue.
11/15/95	The City Council approved a request for a Variance (V-0136-95) to allow an Off-Premise Sign (Billboard) where such use is not allowed. The Board of Zoning Adjustment recommended denial on 09/26/95.
05/27/97	The City Council approved a request for a Rezoning (Z-0029-97) from C-C (Neighborhood Commercial Center) to C-1 (Limited Commercial) due to a revision to the City of Las Vegas Zoning Ordinance that no longer has the C-C (Neighborhood Commercial Center) zoning district. The Planning Commission recommended approval on 04/24/97.
01/17/01	The City Council approved a request for a Required Review of an approved Variance [V-0136-95(1)] to allow a 14-foot by 48-foot Off-Premise Sign (Billboard) where such use is not permitted.
07/17/02	The City Council approved a request for a Special Use Permit (U-0053-02) to allow a Minor Automotive Repair Facility located at 3920 West Sahara Avenue. The Planning Commission recommended approval on 06/13/02.
03/17/03	The Planning and Development Department approved a request for an Minor Site Development Plan Review (SDR-1167) for the conversion of an existing retail building for use as a Minor Automotive Repair Facility.
08/13/03	A Vehicle Infraction (2715) was processed for vehicles for sale on an empty lot at 3920 West Sahara Avenue. The case was never closed.
05/12/04	A Code Enforcement case (14751) was processed for a Sahara Avenue sign sweep. The case was closed on 10/26/04.

09/13/04	A Vehicle Infraction (21525) was issued for a blue Chevy Pickup abandoned on an empty lot at 3920 West Sahara Avenue. The case was closed on 09/13/04.
04/19/06	The City Council approved a request for a Required Review (RQR-11432) of an approved Variance (V-0136-95) which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) where such use is not permitted. The Planning Commission recommended approval on 03/23/06.
01/08/09	GPA-32167 (General Plan Amendment) and Rezoning (ZON-32168) applications are scheduled to be heard by the Planning Commission for a request to Amend a portion of the Southeast Sector Plan of the General Plan from SC (Service Commercial) to GC (General Commercial); and to Rezone from C-1 (Limited Commercial to C-2 (General Commercial).
01/22/09	The Planning Commission will hear a request for a Special Use Permit (SUP-32548) for a proposed Motor Vehicle Sales (Used) Establishment with a waiver to allow a 23,900 square-foot parcel where 25,000 square feet is the minimum required at 3920 West Sahara Avenue.
01/22/09	The Planning Commission will hear a request for a Site Development Plan Review (SDR-32549) for a proposed Motor Vehicle Sales (Used) Establishment on 0.55 acres at 3920 West Sahara Avenue.
Related Building Permits/Business Licenses	
12/21/95	A building permit (95885147) was issued for an Off-Premise Sign (Billboard) at 3920 West Sahara Avenue. The permit was finalized on 02/20/96.
12/29/99	A building permit (99024647) was issued to replace service on the sign. The permit was finalized on 01/11/00.
03/20/03	A business license (G02-00625) was issued for a Garage, Minor Auto Repair at 3920 West Sahara Avenue. The license is still active.
Pre-Application Meeting	
A pre-application meeting was not required, nor was one held.	
Neighborhood Meeting	
A Neighborhood meeting was not required, nor was one held.	
Field Check	
12/02/08	Staff conducted a field inspection of the site with the following observations: • The subject billboard had no embellishment, animated signage, or electronic displays. • All structural elements have been properly screened. • The sign and supporting structure is in good condition and does not require repainting or bird deterrents.

Details of Application Request	
Site Area	
Gross Acres	0.55

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Garage, Minor Auto Repair Shop	SC (Service Commercial)	C-1 (Limited Commercial)
North	Offices	SC (Service Commercial)	C-1 (Limited Commercial)
South	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
East	Retail Establishments	SC (Service Commercial)	C-1 (Limited Commercial)
West	Retail Establishments	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan		X	N/A

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts	X		Y
A-O Airport Overlay District (200 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Standards	Code Requirement	Provided	Compliance
Location	No Off-Premise Sign may be located within public right-of-way	Sign is not in public right-of-way	Y
Zoning	Off-Premise Signs are permitted in C-1. C-2, C-M, and M zoning districts only	Sign is located in the C-1 (limited Commercial) zoning district	Y
Area	No Off-Premise Sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	Sign is 672 square feet in size and has no embellishments	Y

Height	No higher than 40 feet from grade at the point of construction: may be raised to a maximum of 55 feet with approval of the City Council if significantly obscured from view of travel lanes.	Sign is 40 feet tall	Y
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	Structural elements of the sign are adequately screened from public view.	Y
Off-Premise Sign (Billboard)	At least 750 feet to another Off-Premise Sign along US-95 or at least 300 feet to another Off-premise Sign (if not along US-95)	Sign is not located along US-95 and is more than 300 feet from another Off-premise Sign	Y
Off-Premise Sign (Billboard)	At least 300 feet to the nearest property line of a lot in any "R" or U" zoned districts.	Sign is more than 300 feet to the nearest property line of a lot in any "R" or "U" zoning district.	Y
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Sign is secured to the ground on C-1 (Limited Commercial) zoned property.	Y

ANALYSIS

This is the third Required Review since the initial approval of the Variance (V-0136-95), which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) where such use was not allowed. The sign was constructed in 1996 in a CC (Neighborhood Commercial Center) zoning district, which did not permit Off-Premise Signs (Billboards). In 1997, the Zoning Ordinance changed the subject site to a C-1 (Limited Commercial) zoning district, which permits Off-Premise Signs with the approval of a Special Use Permit. The subject sign is a legally non-conforming use by the approval of the Variance.

A research of the building permit activity found that the billboard was constructed under sign permit #95885147 and received a final inspection on 02/20/96 under the address of 3920 West Sahara Avenue. During a site visit, staff found the sign and supporting structure in good condition.

RQR-31588 - Staff Report Page Five
January 8, 2009 - Planning Commission Meeting

The Planning Commission will hear requests for entitlements on 01/08/09 for a General Plan Amendment (GPA-32167) and Rezoning (ZON-32168), and for a Site Development Plan Review (SDR-32549) and Special Use Permit (SUP-32548) for a proposed Motor Vehicle Sales (Used) Establishment on 01/22/09.

FINDINGS

The sign is located within a C-1 (Limited Commercial) zoning district and is not within the Off-Premise Exclusionary Zone. Though entitlements have been requested, the proposed General Plan Amendment and Rezoning applications would not prohibit an Off-Premise Sign, nor would the redevelopment of the existing use to a Motor Vehicle Sales (Used) Establishment. Although the request for entitlements have not yet been approved, staff finds that the continuation of this Off-Premise Sign (Billboard) at this location is not encouraged over the long term, as it is not conducive to proposed redevelopment on this site. Staff recommends approval of this request subject to a three-year review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

ASSEMBLY DISTRICT 3

SENATE DISTRICT 11

NOTICES MAILED 303

APPROVALS 0

PROTESTS 1

DS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

RQR-31588

Case Number: RQR 11432 APN: 162-06-801-005

Name of Property Owner: Ephraim Beard

Name of Applicant: Lamar Outdoor Advertising

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Ephraim Beard

Print Name: Ephraim Beard

Subscribed and sworn before me

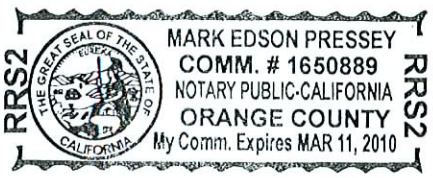
This 17th day of November, 2008

Mark E. Passey

Notary Public in and for said County and State

JURAT

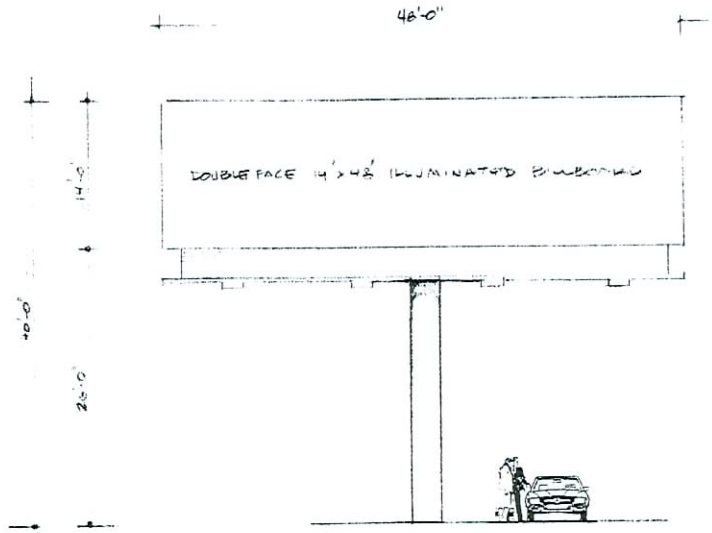
Subscribed and sworn to (~~or affirmed~~) before me on this **17th** day of **November**, 2008, by **Ephraim Beard,** proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



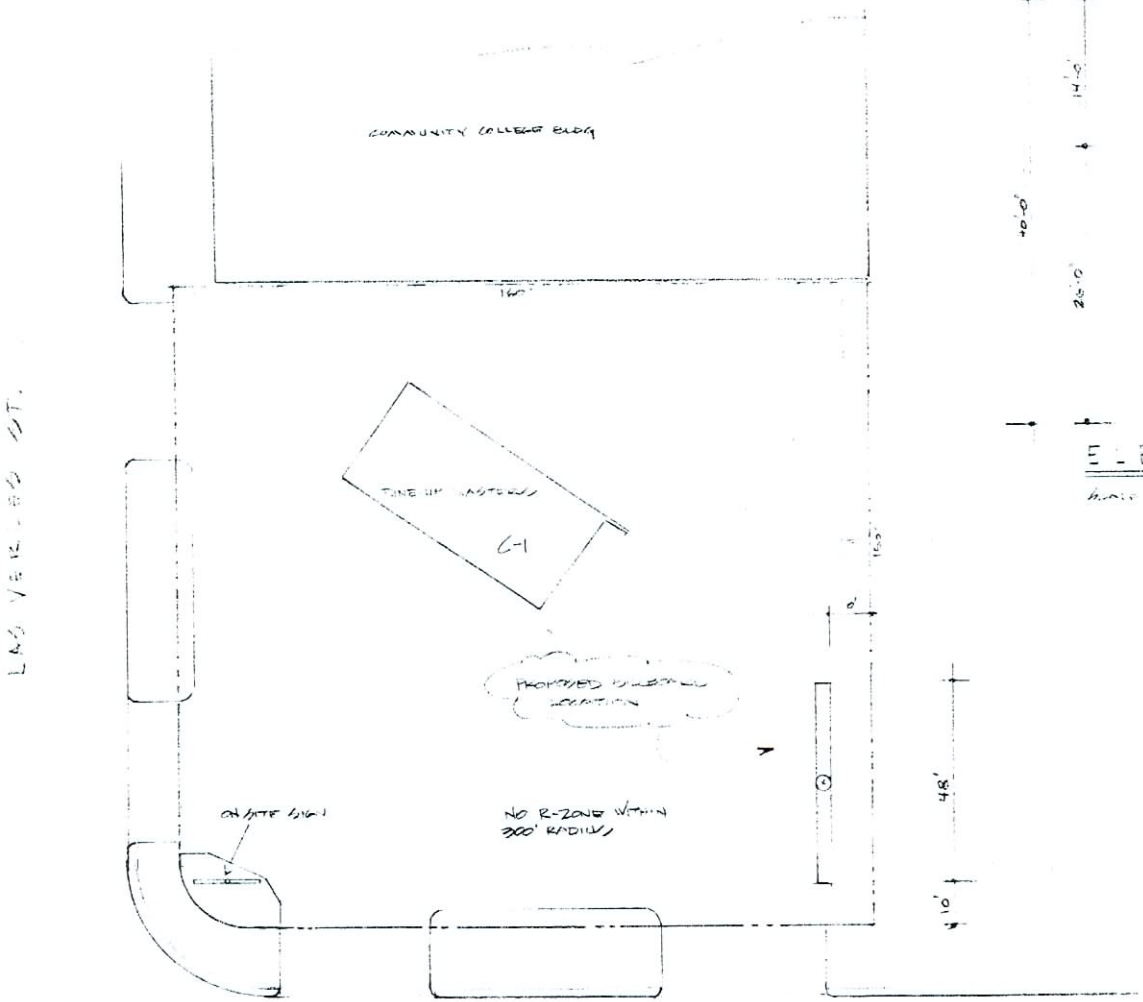
Mark E. Pressey, Notary Public

[SEAL]

RQR-31588
01/08/09 PC



ELEVATION



PLOT PLAN

RQR-31588
01/08/09 PC

RECEIVED
NOV 24 2008

NEVADA OUTDOOR SYSTEMS, INC.
1818 S. EASTERN • LAS VEGAS, NEVADA 89104
457-2772

OWNER: REARD FAMILY TRUST
PO BOX 6064 CAMARILLO, CA. 93011

SCALE: 20	APPROVED BY:	DRAWN BY: LC
DATE: 4-14-96		REVISED
LOC: 3920 W. SAHARA LV NV		
APN 162-06-401-005		DRAWING NUMBER 5-9414C-1

18 x 24 PRINTED ON NO 1000H CLEARPRINT



RQR-31588 - APPLICANT: LAMAR ADVERTISING - OWNER: BEARD FAMILY TRUST
3920 WEST SAHARA AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/02/08



RQR-31588 - APPLICANT: LAMAR ADVERTISING - OWNER: BEARD FAMILY TRUST
3920 WEST SAHARA AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/02/08

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

April 20, 2006

Mr. Ephriam Beard
Beard Family Trust
57 Linda Isle
Newport, California 92660

RE: RQR-11432 – REQUIRED REVIEW
CITY COUNCIL MEETING OF APRIL 19, 2006

Dear Mr. Beard:

The City Council at a regular meeting held April 19, 2006 APPROVED the Required Two-Year Review of an approved Variance (V-0136-95) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE SUCH USE WAS NOT PERMITTED at 3920 West Sahara Avenue (APN 162-06-801-005), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 20, 2006. This approval is subject to:

Planning and Development

1. This Special Use Permit shall be reviewed in two (2) year(s) at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

2. Remove all graffiti within 30 days from the approval date of this application. Thereafter, The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

4. Only one advertising sign is permitted per sign face.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

RQR-31588
01/08/09 PC

5. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City of Las Vegas, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
6. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.

7. All City Code requirements and design standards of all City departments must be satisfied.

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

Mr. Scott Naftzger
Lamar Advertising
1863 Helm Drive
Las Vegas, Nevada 89119

RQR-31588
01/08/09 PC

Dec. 30. 2008 8:28AM No. 6496 P. 1

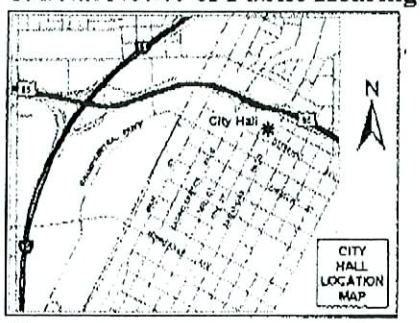
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

RECEIVED
DEC 30 2008

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.39⁴
0004239954 DEC 26 2008
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

RQR-31588
Planning Commission Meeting of 1/8/2009

We have had enough problems with our property values in this area. Do not want further disruption or traffic issues, test drives, noise pollution in our home area.

Case: RQR-31588

16206810013
GORDON SAMUEL J
2124 LOS ALTOS ST
LAS VEGAS NV 89102-3772

#40
P

City of Las Vegas Agenda Item No.: **41.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

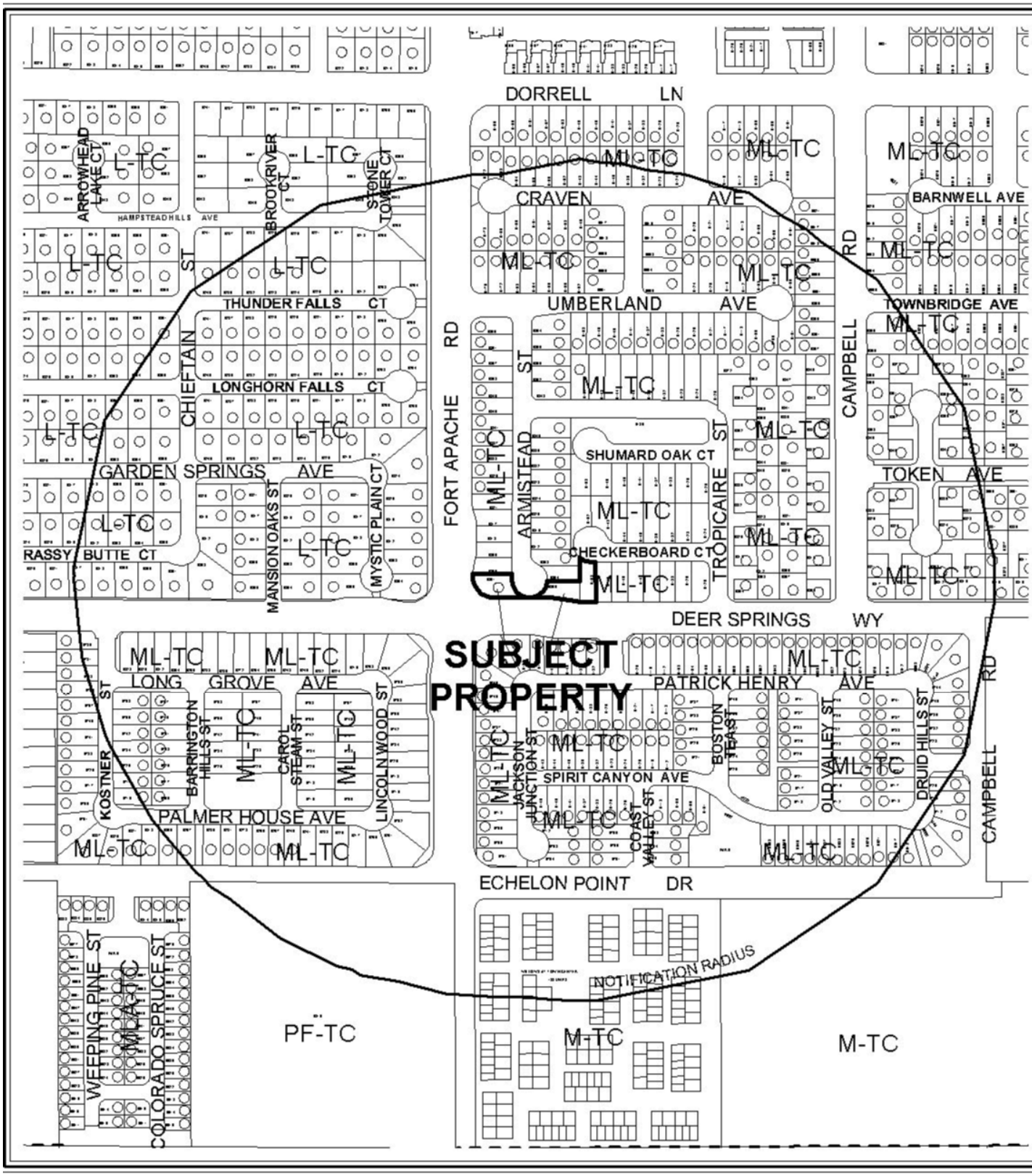
SUBJECT:
WVR-32158 - WAIVER - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: SPINNAKER HOMES V LLC - Request for a Waiver of Town Center Development Standards TO ALLOW A FOUR-FOOT SIDEWALK WITHOUT AN AMENITY ZONE ALONG A 40-FOOT AND A 50-FOOT PORTION OF DEER SPRINGS WAY WHERE A FIVE-FOOT SIDEWALK WITH A THREE-FOOT AMENITY ZONE IS REQUIRED on 0.21 acres adjacent to Deer Springs Way, approximately 400 feet east of Fort Apache Road (APNs 125-20-214-040, 041, 059 and 125-20-297-018), T-C (Town Center) Zone [ML-TC (Medium-Low Residential - Town Center) Special Land Use Designation], Ward 6 (Ross)

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**2**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards

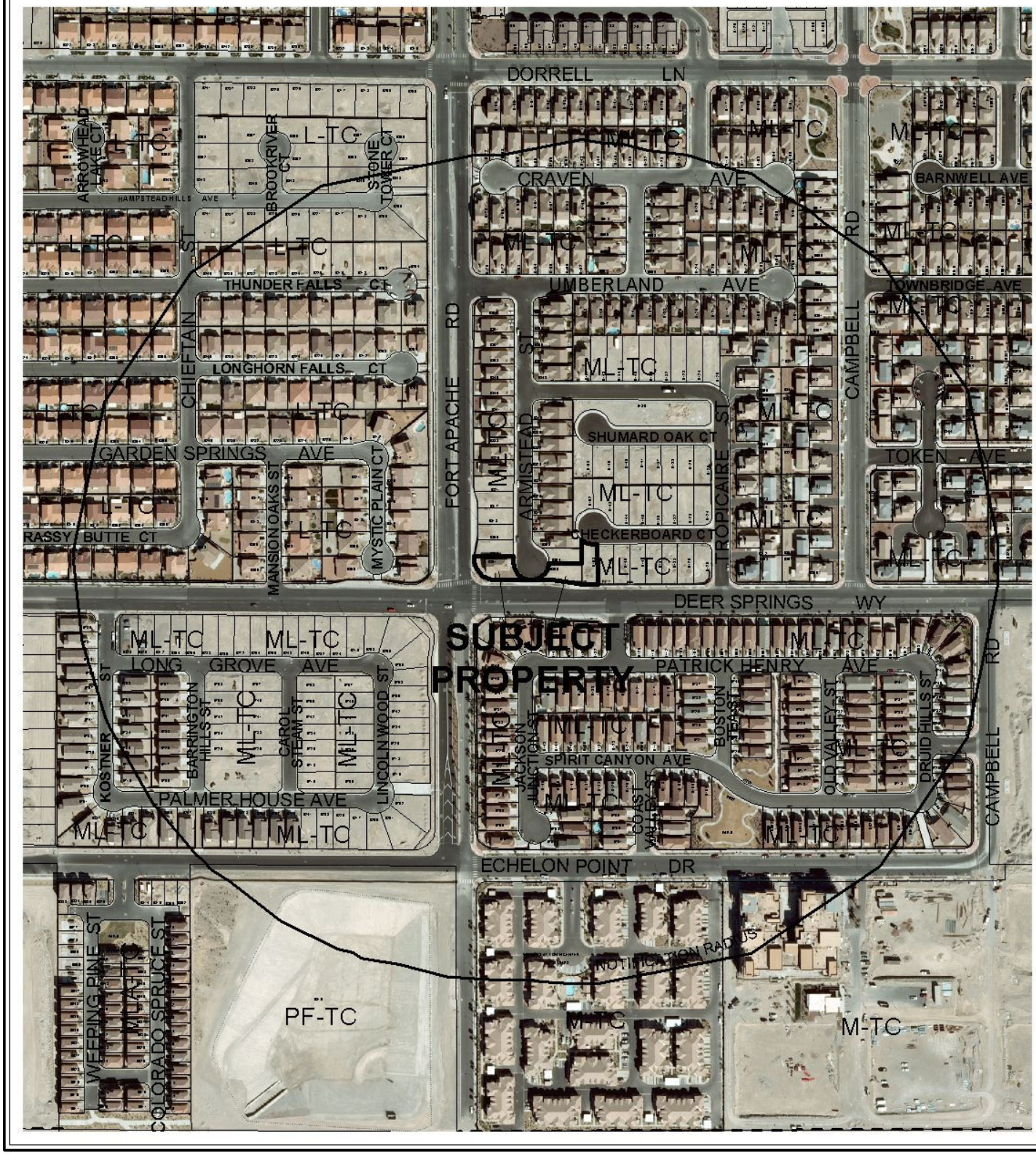


CASE: **WVR-32158**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [ML-TC (MEDIUM LOW DENSITY RESIDENTIAL - TOWN CENTER) TOWN CENTER SPECIAL LAND USE DESIGNATION]



0 300 600 Feet

CASE: **WVR-32158**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [ML-TC (MEDIUM LOW DENSITY RESIDENTIAL - TOWN CENTER) TOWN CENTER SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: WVR-32158 - APPLICANT: ROYAL CONSTRUCTION - OWNER: SPINNAKER HOMES V LLC

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0048-01) and Site Development Plan Review [Z-0048-01(1)], if approved, except as amended herein.

2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. Submit a revised landscape plan for approval to the Planning and Development Department within 60 days of this approval. The revised landscape plan shall reflect all perimeter landscape for the Spinnaker at Town Center 1 Unit 4 to be in compliance with the requirements listed within the Town Center Development Standards Manual, with the exception of the areas affected by this Waiver request.

WVR-32158 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Waiver of the Town Center Development Standards to allow a four-foot sidewalk without an amenity zone along a 40-foot and a 50-foot portion of Deer Springs Way where a five-foot sidewalk with a three-foot amenity zone is required on 0.21 acres adjacent to Deer Springs Way, approximately 400 feet east of Fort Apache Road. The applicant has submitted this request to allow for two segments of existing constructed sidewalk adjacent to Deer Springs Way to remain in their current configurations.

The first 50-foot sidewalk segment, which occurs approximately 150 feet east of Fort Apache Road, was constructed adjacent to Deer Springs Way without an amenity zone to allow for site drainage from the adjacent cul-de-sac to the north, Armistead Street. The second 40-foot sidewalk segment, approximately 400 feet east of Fort Apache Road, was constructed adjacent to Deer Springs Way with a sidewalk that narrows to four feet in width, to allow for an existing utility box and pad to remain in its current configuration.

The applicant has allowed for the utility box, pad and site drainage to be constructed in a manner which is not in conformance with the Town Center Development Standards Manual, the conditions of the approved Rezoning (Z-0048-01) or the conditions of the approved Site Development Plan Review [Z0048-01(1)], all of which were established at a time that preceded any development on the subject parcel. In addition, the applicant has already constructed the sidewalks which are not in conformance with the approved Civil Improvement Plans (#107y4711-4) dated 01/24/07. Staff finds the requested Waiver is not in conformance with the requirements of the Town Center Development Standards Manual, the approved Civil Improvement Plans (#107y4711-4), the approved Rezoning (Z-0048-01) or the approved Site Development Plan Review [Z0048-01(1)]; therefore, denial of this request is recommended.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/17/01	The City Council approved a Petition to Annex (A-0003-99) property generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 615 acres. The effective date of this Annexation was 01/26/01. The Planning Commission and staff recommended approval of this request.
09/05/01	The City Council approved a Rezoning (Z-0048-01) from U (Undeveloped) [ML-TC (Medium Low - Town Center) and L (Low Density Residential) General Plan Designation] to T-C (Town Center) on approximately 15 acres on the northeast corner of the intersection of Fort Apache Road and Deer Springs Way. The Planning Commission and staff recommended approval of this request.

09/19/01	The City Council approved a Site Development Plan Review [Z0048-01(1)] for a proposed 83-lot Single-Family Residential subdivision on 15 acres on the east side of Fort Apache Road, between Deer Springs Way and Dorrell Lane. The Planning Commission and Staff recommended approval of this request.
09/19/01	The City Council accepted a Withdrawal Without Prejudice for a Variance (V-0060-01) to allow 44,866 square feet of open space where the Town Center Development Standards require 130,680 square feet on the east side of Fort Apache Road, between Deer Springs Way and Dorrell Lane. The Planning Commission and staff recommended approval of this request.
10/04/01	The Planning Commission approved a Variance (V-0067-01) to allow 30,056 square feet of open space where 133,294 square feet is the minimum amount required for an approximately 15.28-acre site, located adjacent to the northeast corner of Fort Apache Road and Deer Springs Way. Staff recommended approval of this request.
10/04/01	The Planning Commission approved a Tentative Map (TM-0039-01) for a 300-lot Single-Family Residential Subdivision on 45.95 acres located adjacent to the northeast corner of Fort Apache Road and Deer Springs Way. Staff recommended approval of this request.
08/05/04	Civil Improvement Plans (#107y4711-4) of the Spinnaker at Town Center Unit 4 Subdivision were submitted to the City of Las Vegas for review. These plans dictated the original civil design of the subject subdivision.
10/11/04	The Planning and Development Department approved a Final Map (FMP-3931) for an 89-lot for Single-Family Residential subdivision on 14.64 acres located adjacent to the southeast corner of Fort Apache Road and Dorrel Lane. The Final Map was recorded on 10/13/04.
01/05/05	The City Council approved a Variance (VAR-5484) to allow a 17-foot front yard setback where 18 feet is required for a proposed residential development on Lot 24 of the Spinnaker at Town Center 1 Unit 4 Subdivision located approximately at the southeast corner of Dorrell Lane and Fort Apache Road. The Planning Commission recommended approval of this request, whereas staff recommended denial.
03/26/06	Civil Improvement Plans (#107y4711-4 First Revision) of the Spinnaker at Town Center Unit 4 Subdivision were submitted to the City of Las Vegas for review. These plans revised the sight visibility zone and retaining walls for lot 73, adjacent to the northwest corner of Deer Springs Way and Tropicaire Street.
01/24/07	Civil Improvement Plans (#107y4711-4 Second Revision) of the Spinnaker at Town Center Unit 4 Subdivision were submitted to the City of Las Vegas for review. These plans were revised to reflect the location of a utility box, located on Deer Springs Way, approximately 400 feet east of Fort Apache Road.

Related Building Permits/Business Licenses	
12/27/04	A building permit (#32836) was issued for a perimeter block wall for s single-family subdivision at 9119 Dorrell Lane. The permit was failed upon inspection by the Planning and Development Department on 04/07/08 and is still open awaiting final approvals.
09/09/05	A building permit (#48728) was issued for interior subdivision walls at 9119 Dorrell Lane. The permit received an inspection on 10/12/07; however this was not a final inspection. The permit is still open awaiting final approvals.
Pre-Application Meeting	
10/21/08	A pre-application meeting was held with the applicant where the requirements for submitting a Waiver application to allow an attached sidewalk adjacent to Deer Springs Way.
Neighborhood Meeting	
A neighborhood meeting was not held, not was one required.	

Field Check	
12/08/08	A field check was performed by staff at the subject property. Staff noted a large utility box and concrete pad located on the north side of Deer Springs Way. An existing concrete sidewalk has been constructed around the utility box, adjacent to Deer Springs Way, without the required amenity zone. To the west of the utility box a second portion of Deer Springs Way has been constructed with an attached sidewalk, adjacent to Armistead Street. The landscape surrounding the community was in average condition; however, a cut-down tree was noted adjacent to Deer Springs Way.

Details of Application Request	
Site Area	
Gross Acres	0.21

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	R.O.W.	R.O.W	R.O.W
North	Single-Family Residences	TC (Town Center)	T-C (Town Center) [ML-TC (Medium Low Residential – Town Center) Special Land Use designation]
South	Single-Family Residences	TC (Town Center)	T-C (Town Center) [ML-TC (Medium Low Residential – Town Center) Special Land Use designation]

East	Single-Family Residences	TC (Town Center)	T-C (Town Center) [ML-TC (Medium Low Residential – Town Center) Special Land Use designation]
West	Single-Family Residences	TC (Town Center)	T-C (Town Center) [L-TC (Low Density Residential – Town Center) Special Land Use designation]

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
T-C Town Center District	X		N*
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
T-C Town Center District	X		N*
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

* The applicant has requested this Waiver of the Town Center Development Standards Manual to allow a four-foot sidewalk without an amenity zone along a 40-foot and a 50-foot portion of Deer Springs Way where a five-foot sidewalk with a three-foot amenity zone is required.

DEVELOPMENT STANDARDS

Per the Town Center Development Standards Manual, the following is required:

Streetscape Standards	***Required***	***Provided***	***Compliance***
Town Center Arterial – Deer Springs Way	Five-foot detached sidewalk with a three-foot amenity zone; Large canopy street trees 30 feet on center; Ground cover consisting of a minimum of one-third, five-gallon plant material to reach 75% coverage within three years	Four to five-foot attached sidewalk without an amenity zone; No trees or shrubs have been provided in areas without amenity zones	N

ANALYSIS

This is a request for a Waiver of the Town Center Development Standards to allow a four-foot sidewalk without an amenity zone along a 40-foot and a 50-foot portion of Deer Springs Way where a five-foot sidewalk with a three-foot amenity zone is required on 0.21 acres adjacent to Deer Springs Way, approximately 400 feet east of Fort Apache Road. The applicant has submitted this request to allow for two segments of existing constructed sidewalk adjacent to Deer Springs Way to remain in their current configurations.

The first 50-foot sidewalk segment, which occurs approximately 150 feet east of Fort Apache Road, was constructed adjacent to Deer Springs Way without an amenity zone to allow for site drainage from the adjacent cul-de-sac to the north, Armistead Street. The second 40-foot sidewalk segment, approximately 400 feet east of Fort Apache Road, was constructed adjacent to Deer Springs Way with a sidewalk that narrows to four feet in width, to allow for an existing utility box and pad to remain in its current configuration. This has created gaps in the required streetscape and landscape requirements, which break the patterns established by existing surrounding landscape.

The utility box and pad and the site drainageway were both originally not shown on the approved civil improvement plans (#107y4711-4) dated 08/04/04. The applicant did submit revisions to the City of Las Vegas dated 01/24/07 which detail a utility box and pad located on Deer Springs Way approximately 400 feet east of Fort Apache Road; however these revisions were never submitted to the Planning and Development for approval. Additionally, these revisions do not accurately reflect how the adjacent sidewalk interacts with the utility box and pad, nor do they represent how the sidewalk interacts with the site drainage adjacent to Armistead Street, as both are shown as five-foot wide sidewalks with a three-foot amenity zone adjacent to Deer Springs Way.

The applicant has submitted landscape plans which generally show the affected areas adjacent to Deer Springs Way; however, they fail to accurately reflect the existing landscape within the amenity zones and do not accurately reflect the utility box and pad placement. A condition has been added requiring the applicant to submit revised landscape plans to reflect conformance to the Town Center Development Standards Manual with the exception of the areas affected by this Waiver request.

The applicant has allowed for the utility box, pad and site drainageway to be constructed in a manner which is not in conformance with the Town Center Development Standards Manual, the conditions of the approved Rezoning (Z-0048-01) or the conditions of the approved Site Development Plan Review [Z0048-01(1)], all of which were established at a time that preceded any development on the subject parcel. In addition, the applicant has already constructed the sidewalks which are not in conformance with the approved Civil Improvement Plans (#107y4711-4) dated 01/24/07. Staff finds the requested Waiver is not in conformance with the requirements of the Town Center Development Standards Manual, the approved Civil Improvement Plans (#107y4711-4), the approved Rezoning (Z-0048-01) or the approved Site Development Plan Review [Z0048-01(1)]; therefore, denial of this request is recommended.

FINDINGS

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship due to over-development of the subject site. Alternatively, relocating existing undeveloped lot lines would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 436

APPROVALS 0

PROTESTS 2

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **WVR-32158** APN: 125-20-214-041

Name of Property Owner: SPINNAKER HOMES V L L C

Name of Applicant: Royal Construction

Name of Representative: TCE

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: STEPHEN B. KIZENBERG, PRESIDENT

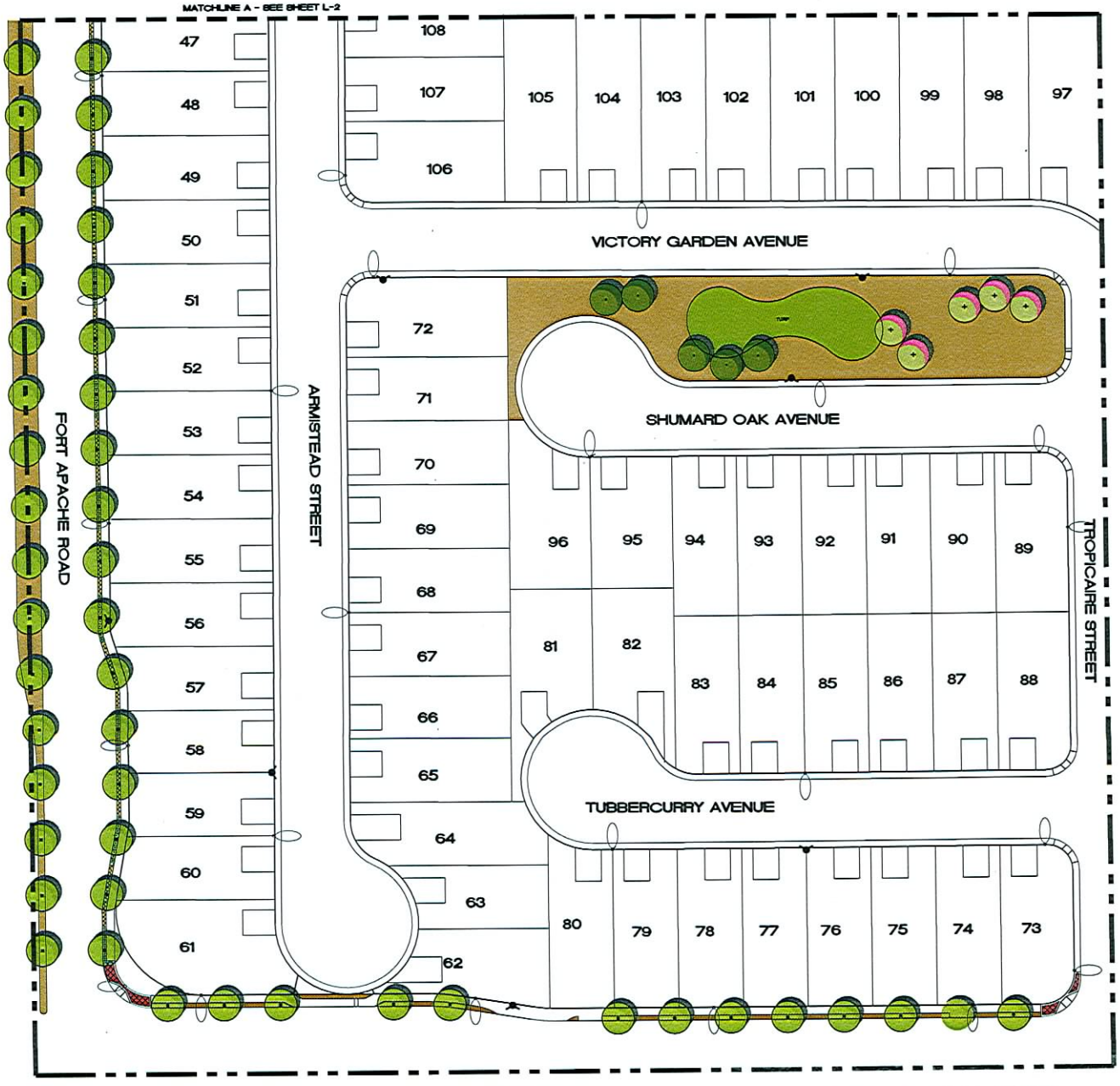
Subscribed and sworn before me

This 22nd day of May, 2008

Bonnie Furnell

Notary Public in and for said County and State

Bonnie Furnell
Notary Public
State of Nevada
Date Appointment Exp: 12-12-2010
Certificate No: 07-1682-1



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
+	CHITALPA TASHKENTENSIS	CHITALPA	24" BOX	STANDARD TRUNK
=	FRAXINUS VELUTINA 'RIO GRANDE'	RIO GRANDE ASH	36" BOX	STANDARD TRUNK
-	ROBINIA AMBIGUA 'PURPLE ROBE'	ROBE LOCUST	24" BOX	STANDARD TRUNK
●	MYRTUS COMMUNIS 'COMPACTA'	COMPACT MYRTLE	5 GALLON	
⊕	PENNISETUM CETASEUM RUBRUM	PURPLE FOUNTAIN GRASS	5 GALLON	
	LANTANA NEW GOLD'	NEW GOLD LANTANA	1 GALLON	36" O.C.
	MOJAVE GOLD DECOMPOSED GRANITE COBBLE, 3"-5" x 6" DEPTH IN ALL PLANTER AREAS			
TURF	FESCUE SOD, OVER 4" DEPTH WASHED SILT			
	CONCRETE HEADER			

NOTES:

DISCREPANCIES BETWEEN THE DRAWINGS AND SITE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE STARTING WORK.

CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO STARTING WORK.

LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT MATERIAL/ROCK MATERIAL DEEMED UNACCEPTABLE.

LANDSCAPE CONTRACTOR TO PROVIDE AGRONOMY TESTING FOR THIS SITE AND COMPLY WITH THE TESTING LAB'S RECOMMENDATIONS FOR BACKFILL MIX ADDITIVES. SUBMIT REPORT TO LANDSCAPE ARCHITECT.

BACKFILL MIX FOR ALL PLANTINGS (EXCEPT FOR PALMS) SHALL CONSIST OF THE FOLLOWING ELEMENTS BY PERCENTAGE OF VOLUME:

50%	WASHED SILT
48%	OMNI MULCH
1%	SOIL SULPHER
1%	GYPSUM

OMNI MULCH AVAILABLE THROUGH THE FOLLOWING SOURCE:

WESTERN ORGANICS
LAS VEGAS, NEVADA
(702) 639-0570

QUANTITIES INDICATED ARE FOR CONVENIENCE ONLY, CONTRACTOR TO VERIFY ALL QUANTITIES.

ROCK MULCH AREAS TO BE TREATED BEFORE AND AFTER INSTALLATION WITH PRE-EMERGENT HERBICIDE.

ALL PLANTING AREAS SHALL RECEIVE ROCK MULCH. ROCK MULCH SHALL BE MOJAVE GOLD DECOMPOSED GRANITE COBBLE, 3"-5" AT A DEPTH OF 6", SUBMIT SAMPLES TO LANDSCAPE ARCHITECT. (SOURCE: KALAMAZOO MATERIALS OR APPROVED EQUAL.)

RECEIVED
NOV 25 2008

15' 60'
0' 30' 90'
NORTH

WVR-32158
01/08/09 PC

BWA
LANDSCAPE ARCHITECTS

Seal:

Date: 3/17/04

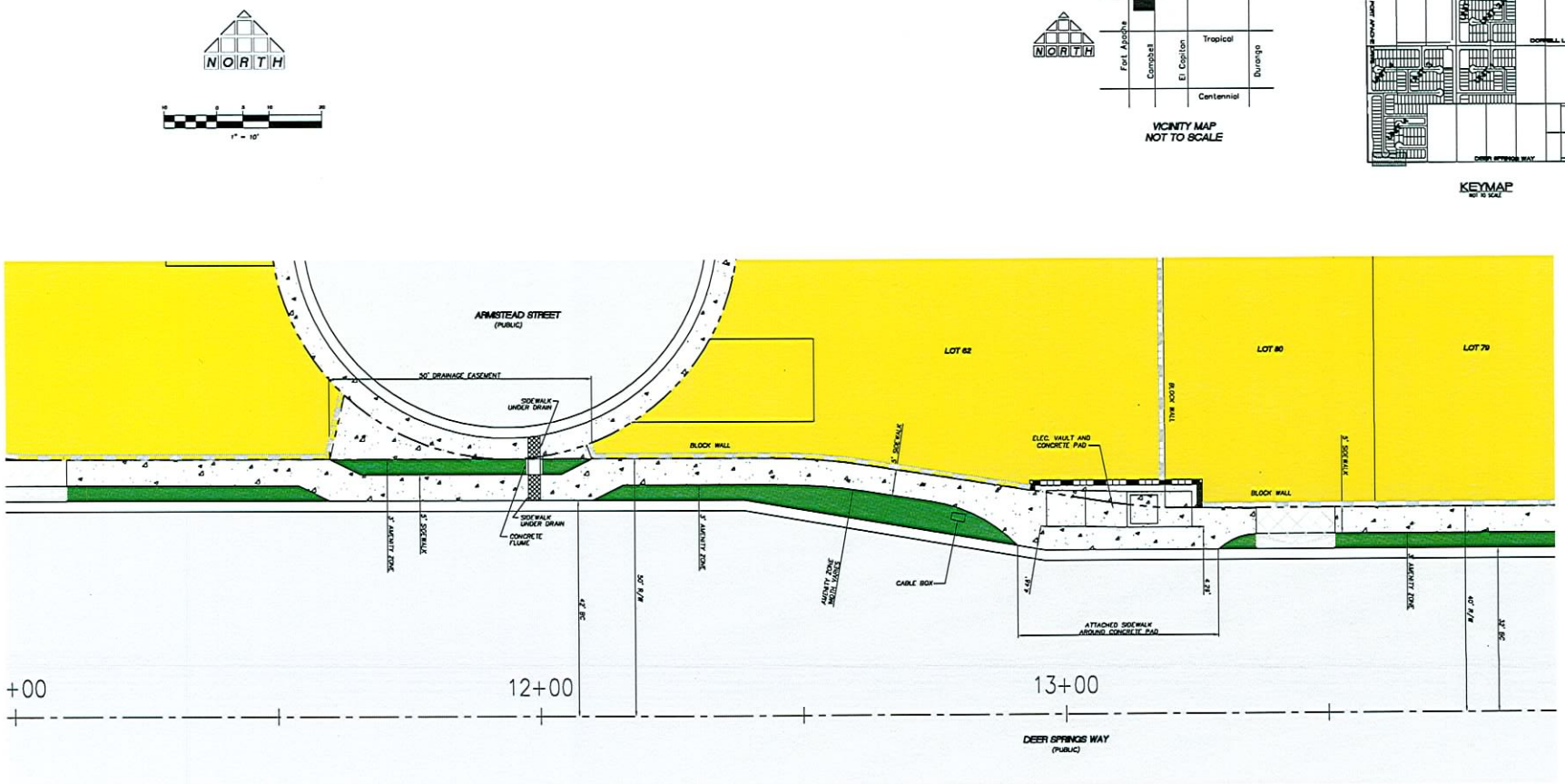
Revisions:

Project Info:
SPINNAKER @ TOWN CENTER - UNIT 4
Located @ Campbell & Dorrell, Las Vegas, NV
Prepared for: Royal Construction

Sheet Title:
Landscape Plan

Drawn By: LB
Checked By: DW
Scale: 1"=30'-0"
Job #: 04-005

Sheet #
L-1



RECEIVED

NOV 25 2008

WVR-32158

01/08/09 PC

DRAWN BY: BP
DESIGNED BY: BP
CHECKED BY:
COMMENTS ACCEPTED BY:
SCALE:
PROJECT NO. 011.06008

REV | DATE | BY | REVISION

THOMASON CONSULTING ENGINEERS
3277 E. WARM SPRINGS ROAD, SUITE 400
LAS VEGAS, NEVADA 89120
702-932-6125 FAX: 702-932-6129

ROYAL CONSTRUCTION
PH: (702) 873-7773 431 W. CHEYENNE AVENUE, SUITE 105 LAS VEGAS, NV 89032 FAX:(702) 873-7775

SPINNAKER • TOWNCENTER - UNIT 4
SIDEWALK EXHIBIT

SHEET 1 of 1
DRAWING NO.



WVR-32158 - APPLICANT: ROYAL CONSTRUCTION - OWNER: SPINNAKER HOMES V LLC
ADJACENT TO DEER SPRINGS WAY, EAST OF FORT APACHE ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



WVR-32158 - APPLICANT: ROYAL CONSTRUCTION - OWNER: SPINNAKER HOMES V LLC
ADJACENT TO DEER SPRINGS WAY, EAST OF FORT APACHE ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



WVR-32158 - APPLICANT: ROYAL CONSTRUCTION - OWNER: SPINNAKER HOMES V LLC
ADJACENT TO DEER SPRINGS WAY, EAST OF FORT APACHE ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



WVR-32158 - APPLICANT: ROYAL CONSTRUCTION - OWNER: SPINNAKER HOMES V LLC
ADJACENT TO DEER SPRINGS WAY, EAST OF FORT APACHE ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



WVR-32158 - APPLICANT: ROYAL CONSTRUCTION - OWNER: SPINNAKER HOMES V LLC
ADJACENT TO DEER SPRINGS WAY, EAST OF FORT APACHE ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



WVR-32158 - APPLICANT: ROYAL CONSTRUCTION - OWNER: SPINNAKER HOMES V LLC
ADJACENT TO DEER SPRINGS WAY, EAST OF FORT APACHE ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08

THOMASON
CONSULTING
ENGINEERS

October 9, 2008

City of Las Vegas
Planning & Development
731 S. 4th Street
Las Vegas, NV 89101

Reference: Spinnaker at Towncenter I unit 4
Major Modification to an approved SDR

On behalf of Royal Construction, we respectfully request your consideration for a Major Modification to an approved SDR and a waiver from Towncenter Standards.

Location: The proposed site is located on Fort Apache Road and Deer Springs Way within Section 20 Township 19south Range 60east

Request: This letter is to request a Major Modification to an approved SDR for the Spinnaker at Towncenter I unit 4 project and a waiver from the City of Las Vegas Town Center Standards for a detached sidewalk on an 80 foot secondary collector. This Major Modification to an approved SDR is requested to allow an existing Nevada Power equipment pad that was located in the Deer Springs Way alignment prior to the adoption of the Town Center Standards by the City of Las Vegas to be partially visible from the right-of-way. Due to the location of the existing power equipment pad, the sidewalk was attached to the back of curb adjacent to the pad, thus eliminating the landscape area needed to screen the equipment pad from the right-of-way. The request for a waiver from Towncenter Standards is to allow approximately 40 feet of sidewalk to be attached to the back of curb due to an existing Nevada Power equipment pad that was located in the Deer Springs Way alignment prior to the adoption of the Town Center Standards by the City of Las Vegas and to allow approximately 50 feet of sidewalk to be attached to the back of curb along a drainage easement and for the landscaped amenity zone to be located behind the sidewalk to allow for a grade difference in the drainage easement. The improvement plans for Spinnaker Village 1 Unit 4 were revised to show the attached sidewalk and the modified left turn lane due to the location of the Nevada Power equipment in January of 2007. This revision was approved by the city of Las Vegas on 1/29/07.

If you need additional information or have any questions, please feel free to call me at 932-6125

Sincerely,

Sonia Macias
Project Coordinator

3277 East Warm Springs Road, Suite 400
Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

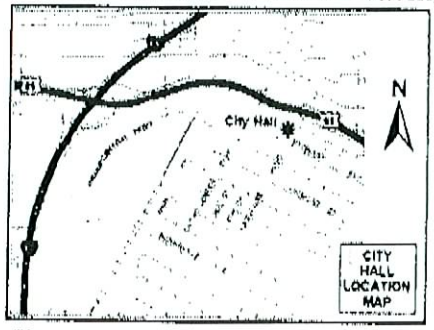
WVR-32158
01/08/09 PC

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
$ 00.39
0004239954 DEC 26 2008
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 30 2008

Too large ya mjk
Street to have
Small sidewalks
Kids in the area
Kim Morantes

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

WVR-32158

Planning Commission Meeting of 1/8/2009

12/28/08

12520310025 Case: WVR-32158
MORANTES FAMILY TRUST
8656 CACTUS CREEK DR
LAS VEGAS NV 89129-2205

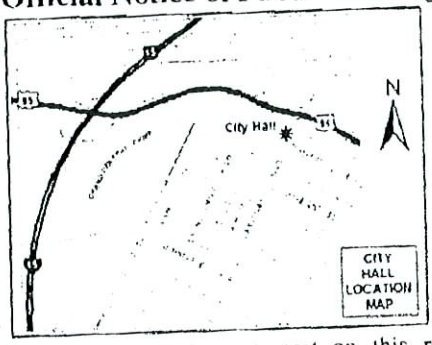
JAVD511 89129

#41
P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



RECEIVED
DEC 3 0 2008

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

WVR-32158

Planning Commission Meeting of 1/8/2009

Case: WVR-32158

12519610111
HEVLE SCOTT
9317 GRASSY BUTTE CT
LAS VEGAS NV 89149-0113

#41
P

City of Las Vegas Agenda Item No.: **42.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

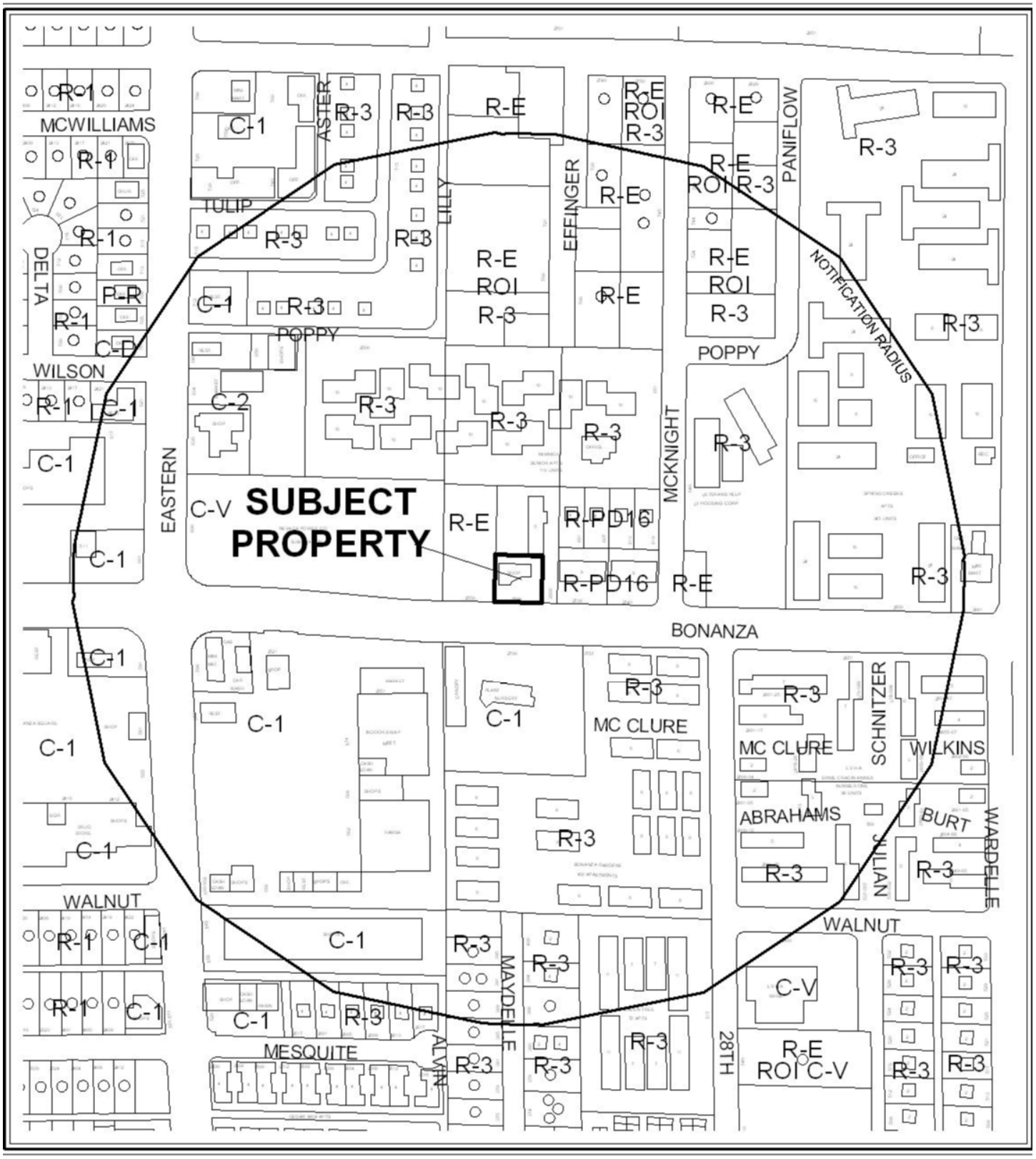
SUBJECT:
SUP-31891 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MAGDA MALDONADO - OWNER: REFUGIO AND MARIA MARTINEZ - Request for a Special Use Permit FOR A PROPOSED MORTUARY at 2590 East Bonanza Road (APN 139-25-410-029), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

C.C.: 02/04/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard



CASE: **SUP-31891**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 500 Feet



CASE: **SUP-31891**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 500 Feet

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-31891 - APPLICANT: MAGDA MALDONADO - OWNER: REFUGIO AND MARIA MARTINEZ

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Conformance to all minimum requirements under LVMC Title 19.04.010 for Mortuary use, including parking requirements.

2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. Funeral services shall not be conducted on the subject site, and no public gathering or assembly will be conducted without proper permits from the Planning and Development Department.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

LEH

SUP-31891 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Mortuary at 2590 East Bonanza Road. The applicant proposes to utilize the subject location as a Mortuary with a focus on the transportation of human remains to be buried outside of the country. The proposed use is compatible with the subject site and the surrounding area and meets all Title 19.04 requirements; therefore, staff recommends approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
09/23/76	The Board of Zoning and Adjustment approved a request (V-0063-76) to allow the conversion of a residential duplex to an office and to allow the continuation of an existing four unit non-conforming apartment complex on property at 2600 East Bonanza Road.
11/01/89	The City Council approved a request to Rezone (Z-0099-89) the property at 2600 East Bonanza Road from R-3 (Medium Density Residential) to C-1 (Limited Commercial).
05/06/04	Code Enforcement case (#14333) was opened on the subject site for the outside display of furniture, graffiti, and non-permitted on-premise signage the case was resolved on 05/27/04.
03/29/05	Code Enforcement case (#27826) was opened on the subject site for refuse and waste (boxes) the case was resolved on 04/12/05.
08/23/07	A Code Enforcement case (#57022) was opened on the subject site for discarded furniture on the side of building. The case was resolved on 09/04/07.
09/13/07	A Code Enforcement case (#57820) was opened on the subject site for graffiti and discarded furniture. The case was resolved on 09/24/07.
12/23/09	A Code Enforcement referral (#32746) was issued from the Planning and Development Department to the Department of Neighborhood Services.
Related Building Permits/Business Licenses	
05/06/96	A business license was issued for a furniture store (#F07-01437) 2590 East Bonanza Road. The license was marked out of business on 08/05/08.
Pre-Application Meeting	
10/14/08	The requirements for a Special Use Permit were discussed with the applicant.
Neighborhood Meeting	
A meeting was not required, nor was one held.	

LEH

Field Check	
12/03/08	Staff conducted a site visit and noted extensive graffiti on the site and a referral was sent to code enforcement.

Details of Application Request	
Site Area	
Gross Acres	.29

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant Commercial Building	SC (Service Commercial)	C-1 (Limited Commercial)
North	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Plant Nursery	SC (Service Commercial)	C-1 (Limited Commercial)
East	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Undeveloped	SC (Service Commercial)	R-E (Residence Estates)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan		X	N/A
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Mortuary	Four employees on the largest shift.	One space per full time employee on the largest Shift.	4	1	7	1	
SubTotal			4	1	7	1	
TOTAL			5		8		Y*

**A condition has been added restricting any funeral services on the site.*

ANALYSIS

The applicant proposes to utilize the subject location as a Mortuary with the intent to specialize in the shipment of human remains to be cremated or buried outside of the country. The site has adequate parking for the Mortuary use; however, not enough parking exists for a full service Funeral Chapel, and the applicant has stated no funeral services will be held on the subject site. Staff has added a condition prohibiting any funeral services on the site. As the proposed use meets Title 19.04 parking requirements and complies with the C-1 (Limited Commercial) zoning and SC (Service Commercial) land use designation, staff recommends approval.

- **Zoning**

  The subject property is designated SC (Service Commercial) under the Las Vegas 2020 Master Plan. The SC (Service Commercial) land use classification allows for low to medium intensity retail, office or other commercial uses that serve primarily local area patrons and that do not include more intense general commercial characteristics.

  The subject site is zoned C-1 (Limited Commercial). The C-1 (Limited Commercial) district is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 (Limited Commercial) district is consistent with the SC (Service Commercial) category of the General Plan. The proposed use is compatible with both the C-1 (Limited Commercial) zoning, and SC (Service Commercial) land use designation.

- **Use**

  The proposed Mortuary use requires a Special Use Permit within the C-1 (Limited Commercial) zone. If approved, this application for a Special Use Permit would fulfill that requirement.

  Title 19.04 defines the Mortuary use as:

  A facility in which one or bother of the following activities occur:
  1. Dead bodies are prepared for burial or cremation.
  2. Funeral Services are conducted.

  There are no minimum Special Use Permit requirements associated with the Mortuary use.

- **Parking**

  Title 19.04 parking requirements for the Mortuary or Funeral Chapel use:

  "If funeral services are conducted, one space for each 4 fixed seats or one space for each 100 square feet of non-fixed seating in the gathering room, whichever is greater. If operated otherwise, one space for each employee on the largest shift."

  In the justification letter the applicant states that no funeral services will be conducted on the site, and public access will be limited. If in the future the applicant elects to conduct services on the site more parking would be required than presently exists on the site and a parking Variance would be required. The applicant states that there will be four employees on the largest shift, which requires four spaces, including one van accessible handicapped space. Eight spaces are provided, including one van accessible handicapped space.

FINDINGS

The following findings must be made for a Special Use Permit:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

The proposed land use is appropriate for both the C-1 (Limited Commercial) zone, and the SC (Service Commercial) land use designation. The amount of traffic, noise and overall impact the proposed use will generate is low and will fit well with the residential uses in the area, as well as the commercial use to the south of the subject site. Staff finds the use is compatible and harmonious with the surrounding area.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   The subject site has adequate parking and the existing building is adequate to accommodate the Mortuary use.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

   The site is accessed via a single driveway from East Bonanza Road which is identified as a 100-foot Primary Arterial by the Master Plan of Streets and Highways. That roadway has more than adequate capacity to handle any traffic generated by the proposed use.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   The use will be subject to State of Nevada, Southern Nevada Health District, and City of Las Vegas business and licensing inspections and therefore will not compromise the public health, safety or welfare. The use is compatible with the SC (Service Commercial) General Plan designation for this site.

1. **The use meets all of the applicable conditions per Title 19.04.**

   There are no special conditions associated with the use and the proposed use meets the Title 19.04 parking requirements.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 28

SENATE DISTRICT 2

NOTICES MAILED 61

APPROVALS 1

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-31891 APN: 139-25-410-029

Name of Property Owner: Refugio Martinez

Name of Applicant: MAGDA MALDONADO

Name of Representative: MAGDA MALDONADO

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____Yes _✓_No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: X Refugio H Martinez

Print Name: REFUGIO H MARTINEZ

Subscribed and sworn before me

This 30th day of SEPTEMBER 2008

Ruben O. Contreras

Notary Public in and for said County and State

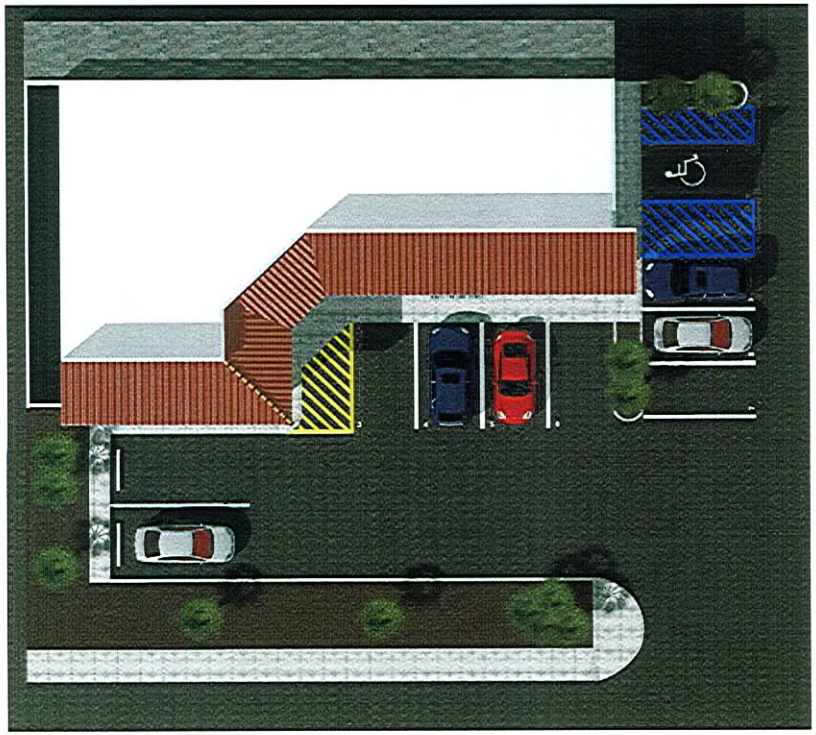
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
RUBEN O. CONTRERAS
No. 04-92606-1
My Appointment Expires Nov. 2, 2008

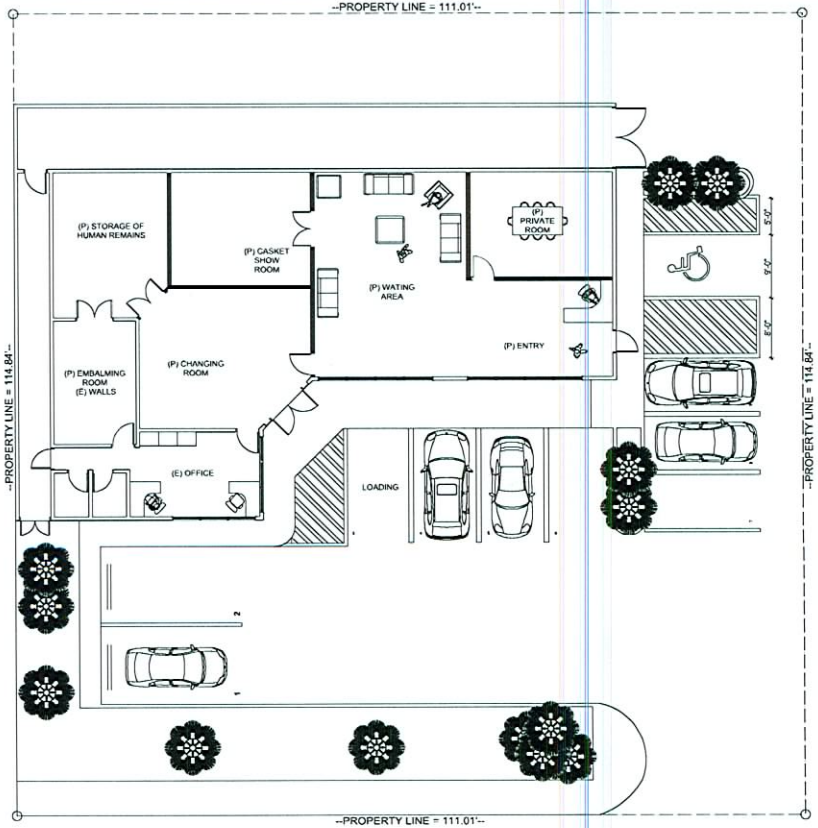
SPECIAL PERMIT

AGAPE

2590 E Bonanza Rd, Las Vegas, NV

SQUARE FOOTAGES	DESCRIPTIONS
(P)BUILING FOOTPRINT = 3,025 SQ FT (E) BULING FOOTPRINT = 3,025 SQ FT LOT AREA = 12,748.39 SQ FT 10 PARKING SPACES PROVIDED WATING, ENTRY, AND PRIVETE ROOM AREA = 1066 SQ FT 1 PER EVERY 106 SQ FT NOTE: NOT ALL OF AREA IN ROOMS WILL BE USED MOST OF IT WILL BE OCCUPIED BY FURNITURE.	PLANING TO GET A SPECIAL PERMIT TO OPEN A PLACE FOR TRANSPORTATION OF HUMAN RIMAINS AND EMBALMING
LEGAL DESCRIPTION	**CONTACT**
ASSN# 139-25-410-029 TANKLLS NORTH ADD #2 PLAT BOOK 1 PAGE 95 PT LOT 10 BLOCK 13 & LOTS 11,12 (LOT T PM 69-30) SEC 25 TWP 20 RNG 61	MAGDA MALDONADO 323-376-1684





SITE PLAN

SCALE:1/8" = 1'-0"

SPECIAL PERMIT
for
AGAPE
at
2590 E Bonanza Rd
Las Vegas,NV,89101

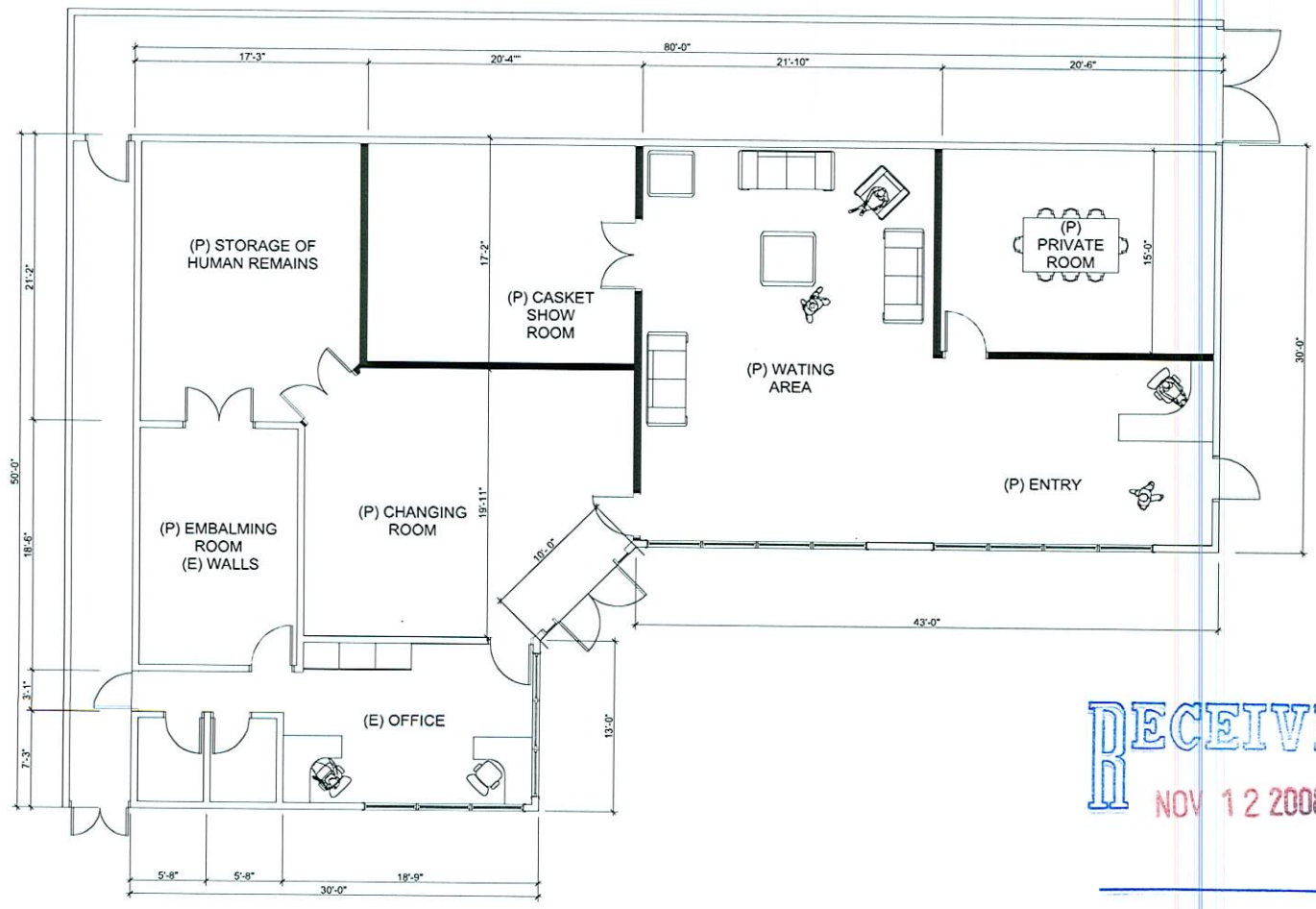
SITE PLAN

2008-1

A-01

RECEIVED
NOV 12 2008

SUP-31891
01/08/09 PC



RECEIVED
NOV 12 2008

FLOOR PLAN
SCALE 1/4" = 1'-0"

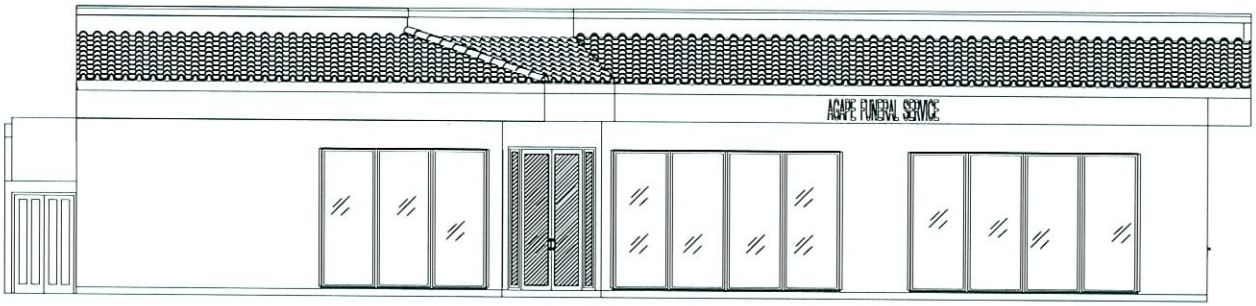
SPECIAL PERMIT
for
AGAPE
at
2590 E Bonanza Rd
Las Vegas,NV,89101

FLOOR PLAN

2008-1

A-03

SUP-31891
01/08/09 PC



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



RECEIVED
NOV 12 2008

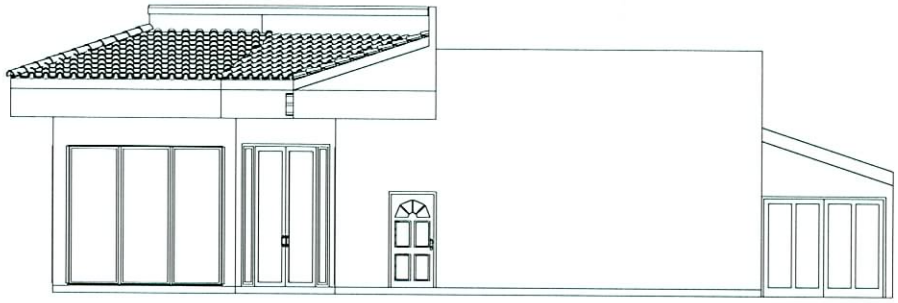
SPECIAL PERMIT
for
AGAPE
at
2590 E Bonanza Rd
Las Vegas,NV,89101

ELEVATIONS

2008-1

A-04

SUP-31891
01/08/09 PC



WEST ELEVATION
SCALE:1/4" = 1'-0"



RECEIVED
NOV 12 2008

SUP-31891
01/08/09 PC

SPECIAL PERMIT
for
AGAPE
at
2590 E Bonanza Rd
Las Vegas,NV,89101

ELEVATION

2008-1

A-05









RECEIVED
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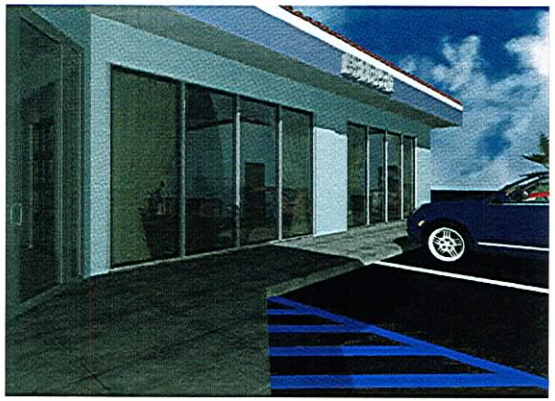






SPECIAL PERMIT
for
AGAPE
at
2590 E Bonanza Rd
Las Vegas,NV,89101

RENDER PLANS

2008-1

A-06

SUP-31891
01/08/09 PC



SUP-31891 - APPLICANT: MAGDA MALDONADO - OWNER: REFUGIO AND MARIA MARTINEZ
2590 EAST BONANZA ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08



SUP-31891 - APPLICANT: MAGDA MALDONADO - OWNER: REFUGIO AND MARIA MARTINEZ
2590 EAST BONANZA ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08



SUP-31891 - APPLICANT: MAGDA MALDONADO - OWNER: REFUGIO AND MARIA MARTINEZ
2590 EAST BONANZA ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08



SUP-31891 - APPLICANT: MAGDA MALDONADO - OWNER: REFUGIO AND MARIA MARTINEZ
2590 EAST BONANZA ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08



SUP-31891 - APPLICANT: MAGDA MALDONADO - OWNER: REFUGIO AND MARIA MARTINEZ
2590 EAST BONANZA ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08



SUP-31891 - APPLICANT: MAGDA MALDONADO - OWNER: REFUGIO AND MARIA MARTINEZ
2590 EAST BONANZA ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08



SUP-31891 - APPLICANT: MAGDA MALDONADO - OWNER: REFUGIO AND MARIA MARTINEZ
2590 EAST BONANZA ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08



SUP-31891 - APPLICANT: MAGDA MALDONADO - OWNER: REFUGIO AND MARIA MARTINEZ
2590 EAST BONANZA ROAD
JANUARY 8, 2009 PLANNING COMMISSION

12/03/08

November 3, 2008

To Whom It May Concern:

With the experience in the mortuary industry for the last 25 years and being a licensed funeral director, with California license number 1233. I plan to open a location in Las Vegas to help families that have requested me to, to help them with the proper funeral arrangements of their loved one.

This location will be known as, Agape Funeral Service, and will be located in 2590 E. Bonanza RD. Las Vegas, Nevada. It will be conducting business 24 hours a day 7 days a week. It will provide the maintenance of the human remains for storage purposes, embalming and dressing the remains, making the fitting arrangements that the family desires which will include the transportation of the remains from Las Vegas to places such as Mexico, Central and South America. I will not have any vigils for the family, due to limited space. If we need to show the deceased to a next of kin for identification purposes, we will not allow more than ten people.

In order to run this establishment efficiently, I will need to hire a licensed funeral director to conduct the necessary paperwork that will have to be done, a licensed embalmer, a secretary/manager who will oversee the administrative side, and a driver who will be transporting the bodies to the location.

For this purpose, I am requesting a special use permit in order to serve the families in a professional and efficient manner. I will like to thank you for taking the time to oversee this petition.

Sincerely yours,

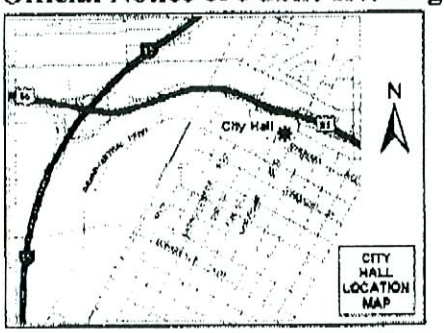
Magda Maldonado

SUP-31891
01/08/09 PC

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-31891

Planning Commission Meeting of 1/8/2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.394
0004239954 DEC 26 2008
MAILED FROM ZIPCODE 89101

RECEIVED
DEC 30 2008

Case: SUP-31891
13925401002
ESCOBEDO PROFESSIONAL PLAZA INC
3008 HOLLY HILL
LAS VEGAS NV 89104-4305

#42
A

City of Las Vegas Agenda Item No.: **43.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:

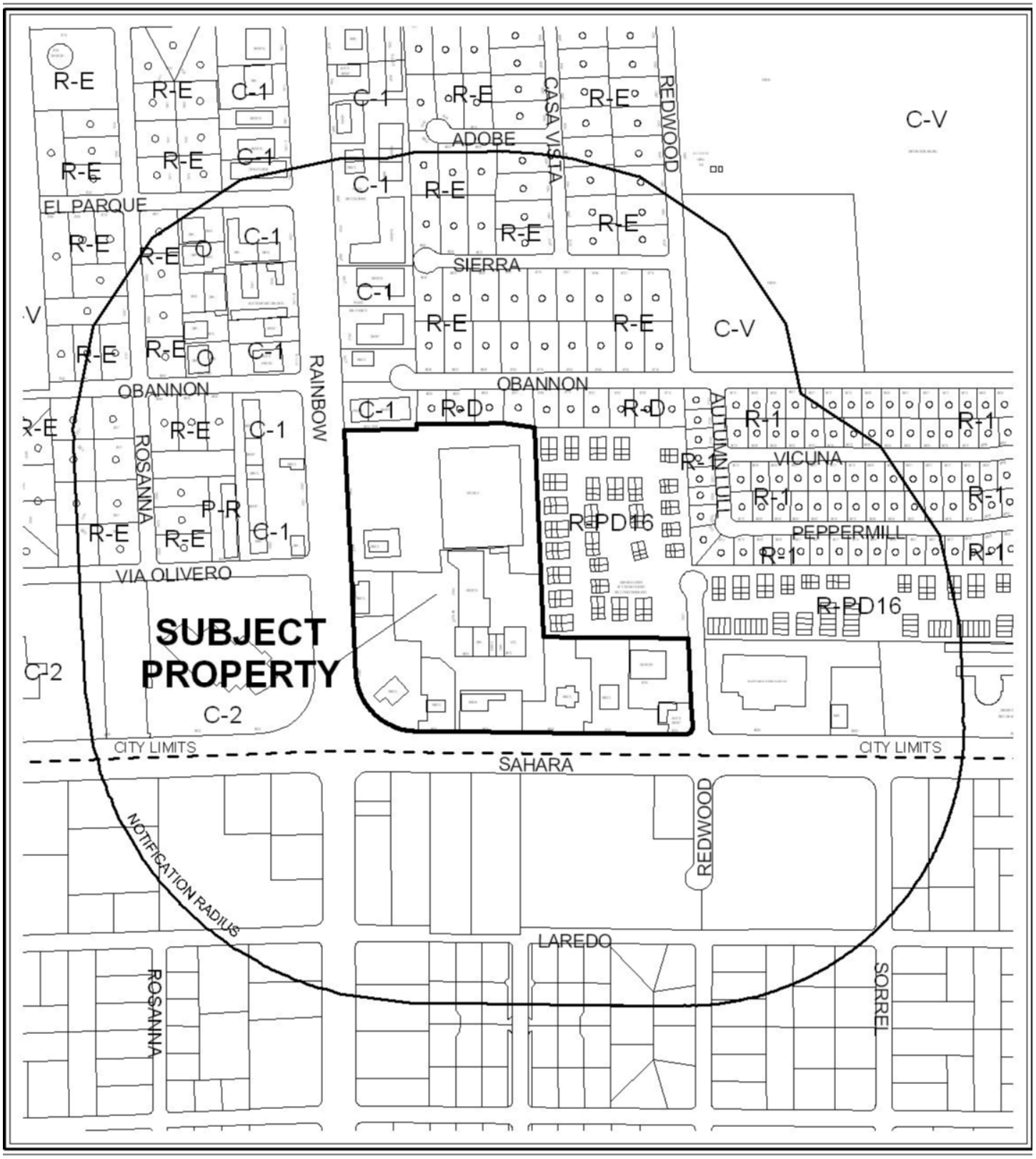
SUP-32144 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TCB LAS VEGAS, LLC - OWNER: MUSTANG MAN, LLC - Request for a PROPOSED SUPPER CLUB WITH A WAIVER TO ALLOW A ZERO-FOOT SEPARATION FROM A CHURCH WHERE 400 FEET IS REQUIRED at 6750 West Sahara Avenue (APN 163-02-415-012), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

C.C.: 02/04/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-32144**

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



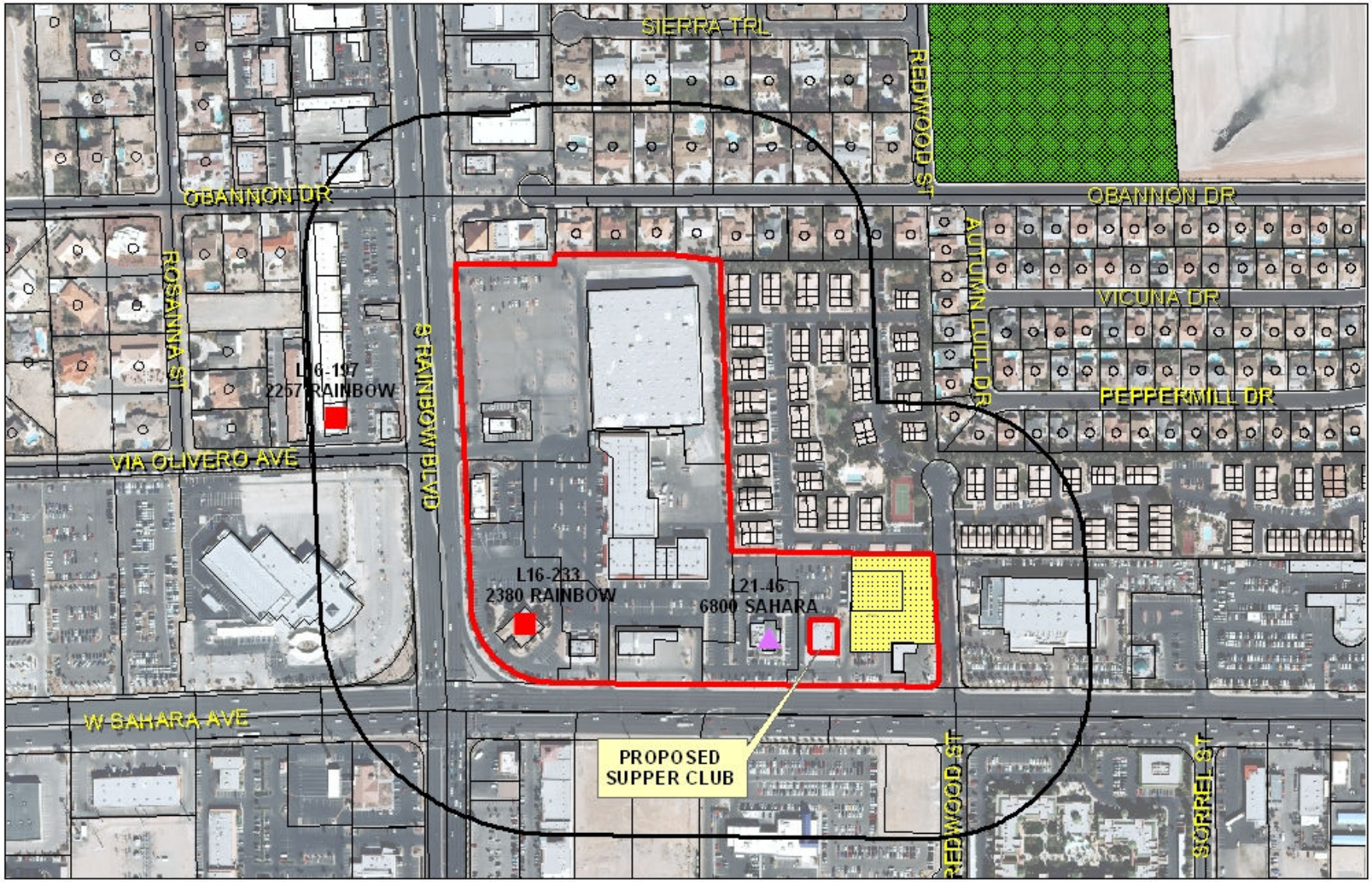
CASE: **SUP-32144**

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



SUP-32144

Supper Club

Business Licenses

- Tavern
- Child Care/ Children Facility
- Supper Club/ Restaurant Service Bar

- RELIGIOUS
- CITY PARKS
- SCHOOLS

- Subject Property
- 400 foot buffer

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-32144 - APPLICANT: TCB LAS VEGAS, LLC - OWNER: MUSTANG MAN, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Conformance to all minimum requirements under LVMC Title 19.04.010 for Supper Club use, including parking requirements.

2. Conformance to the Conditions of Approval for Site Development Plan Review [Z-0045-88(16)] shall be required, if approved.

3. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. Approval of this Special Use Permit does not constitute approval of a liquor license.

5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

6. Prior to obtaining a Certificate of Occupancy, a barrier sufficient to prevent access to the bar area by minors shall be constructed between the bar area and the restaurant.

7. The live entertainment shall be ancillary (incidental) to the Supper Club. If the applicant desires live entertainment to become a principal use (more than 3 days a week), a Special Use Permit will be necessary prior to such change.

8. Replace any deleted required handicapped accessible parking spaces in accordance with Title 19.10.010 that have been removed from the site prior to issuance of certificate of occupancy.

9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

LEH

SUP-32144 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit at 6750 West Sahara Avenue for a proposed Supper Club with a Waiver to allow a zero-foot separation from a Church where 400 feet is required. The applicant proposes a 160-seat Supper Club in an existing 6,325 square-foot building that has previously been operated as a Supper Club. The subject site is within zero feet of an existing church where 400 feet is required; therefore, staff recommends denial of the request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
07/06/88	The City Council approved a Rezoning (Z-0045-88) from N-U (Non Urban) to C-1 (Limited Commercial) for this site as a part of a larger request. The Planning Commission and staff recommended approval.
04/13/95	The Planning Commission approved a Plot Plan Review [Z-0045-88(16)] for a 5,900 and 6,600 square-foot Supper Clubs. The Planning Commission recommended approval.
05/17/95	The City Council approved a Special Use Permit (U-0045-95) for a Supper Club. The Zoning Board of Adjustment recommended approval.
05/19/04	The City Council approved a Special Use Permit (SUP-3986) for a Supper Club and a Waiver from the 400-foot distance separation requirement from an existing church at 6750 West Sahara Avenue. The Planning Commission recommended approval of this request.
07/07/04	The City Council denied a Special Use Permit (SUP-3972) for an Off-Premise Advertising (Billboard) Sign at 6750 West Sahara Avenue. The Planning Commission recommended denial of this request.
08/02/06	The City Council withdrew without prejudice a Special Use Permit (SUP-13383) for a proposed 40-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign at 6750 West Sahara Avenue. The Planning Commission recommended denial of this request.
08/01/07	The City Council tabled a Special Use Permit (SUP-19103) for a proposed Auto Dealer Inventory Storage location with a Waiver of the requirement that stored vehicles be effectively screened so as not to be visible from adjoining properties or public right-of-way and a Review of Condition (ROC-19273) of an approved Reclassification of Property (Z-0045-88) to allow Auto Dealer Inventory Storage where the original condition stated that there shall be no outdoor storage of any kind at 6750 West Sahara Avenue. The Planning Commission recommended denial of these requests.

10/01/07	A Code Enforcement case (#48107) was resolved for the illegal storage of vehicle inventory at 6750 West Sahara Avenue.
07/17/08	A Code Enforcement case (#67793) was resolved for off-premises signage at 6750 West Sahara Avenue.
Related Building Permits/Business Licenses	
02/05/96	Building permits (#96391302 and #96391303) were issued for On-Site improvements and a New Building at 6750 West Sahara Avenue. The project was completed on 08/12/96.
05/03/96	A building permit (#96008846) was issued for a Wall at 6750 West Sahara Avenue. The project was completed on 08/12/96.
05/09/96	A building permit (#96009315) was issued for a Free-Standing Pylon Sign at 6750 West Sahara Avenue. Permit expired on 02/15/97.
01/03/01	A building permit (#01000059) was issued for the replacement of a Pylon Sign (#04980) at 6750 West Sahara Avenue. This project was completed on 02/14/01.
01/23/04	A building permit (#01001252) was issued for a Tenant Improvement for a Restaurant at 6750 West Sahara Avenue. This project was completed on 02/21/01.
05/18/04	A building permit (#04012813) was issued for a Sign (#07628) at 6750 West Sahara Avenue. The project was completed on 10/18/04.
06/03/04	A building permit (#04014209) was issued for a Sign (#07658) at 6750 West Sahara Avenue. Permit expired on 04/16/05.
06/28/04	A building permit (#04016416) was submitted for a Tenant Improvement for a Restaurant at 6750 West Sahara Avenue. This project was completed on 08/20/04.
08/25/04	A business license (#L21-00041) was issued for a Supper Club at 6750 West Sahara Avenue was issued for Props Mongolian Grill. The license was marked inactive due on 04/23/08 to vacancy at 6750 West Sahara Avenue.
12/16/08	A business license (#R09-96060) was requested for a Restaurant Seating 45 or more at 6750 West Sahara Avenue and is pending review.
12/16/08	A business license (#L21-96062) was request for a Supper Club and is pending the action on the subject Special Use Permit application.
Pre-Application Meeting	
10/24/08	The requirements for a Special Use Permit application for the Supper Club use were discussed with the applicant.
Neighborhood Meeting	
A meeting was not held, nor was one required.	
Field Check	
12/04/08	Staff noted required handicapped spaces painted over/marked out. While the landscaping appears to be maintained, staff noted trees and shrubs in the landscape islands and along the northern property line were dead or missing.

Details of Application Request	
Site Area	
Gross Acres	1.44

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial Building	SC (Service Commercial)	C-1 (Limited Commercial)
North	Condominiums	M (Medium Density Residential)	R-PD16 (Residential Planned Development – 16 Units per Acre)
South	Motor Vehicle Sales	Clark County	C-2 (General Commercial – Clark County)
East	Church/House of Worship Auto Repair	SC (Service Commercial)	C-1 (Limited Commercial)
West	Supper Club	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan		X	N/A
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance	X		Y*

***INTERAGENCY ISSUES**

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" for the following reasons:

1. Any Special Use Permit within 500' of unincorporated Clark County

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period and no significant issues have been identified.

The Planning Commission is to consider the Environmental Impact Assessment and the proposed mitigation measures prior to making a decision on the proposal.

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	221,051 SF	1 Space / 250 SF of GFA	867	18	1,131	41	Y
TOTAL			885		1172		Y*

**During a site visit staff noted that the required handicapped parking space has been removed, and a condition requiring re-striping to be in compliance with all Title 19.10 parking requirements has been added.*

Waivers		
Request	**Requirement**	**Staff Recommendation**
To allow a zero-foot distance separation where 400 feet is required between a Super Club and a church.	No supper club use shall be located within 400-feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park.	Denial

Waiver Information for Distance Separation			
Type of Use	Name (License #)	Required Distance	Distance Provided
Church	N/A	400 Feet	0 Feet

ANALYSIS

The applicant is proposing a 6,325 square-foot Supper Club with seating for 160 outside of the bar area. The existing building will remain as it is on the site, with no exterior modification other than anticipated changes to the signage and any necessary minor repairs to the existing façade.

The proposed floor plan includes a lounge and bar area, customer waiting area with hostess stand, multiple dining areas with a centrally located stage area for live entertainment. Should this request be approved, a condition has been added to address the concern of live entertainment. If the live entertainment becomes more than an incidental use, a Special Use Permit for a Night Club use will be necessary. The proposed location is part of a 221,051 square-foot commercial Shopping Center, which adequately supplies the amount of parking required for this site. During a site visit, staff noted that the required handicapped parking has been removed, and conditions requiring compliance with all Title 19.10 parking requirements have been added. Staff also noted that the parking area landscaping as well as landscaping in the buffer has been removed and/or allowed to die.

- **Zoning**

  The subject site is currently designated SC (Service Commercial), which is within the Southwest Sector of the General Plan. The site's C-1 (Limited Commercial) zoning district is in conformance with the General Plan, and the Supper Club use is permitted in that district with the approval of a Special Use Permit.

  The C-1 (Limited Commercial) district is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This proposed site is located along a primary thoroughfare (Sahara Avenue) and is part of a major retail corridor.

- **Use**

  A Supper Club is defined by Title 19 as a restaurant and bar operation with alcoholic beverage sales in which:

  1. The bar area is separated from the restaurant area by a barrier sufficient to prevent access to the bar by minors;
  2. The actual seating available at all times within the restaurant area will accommodate at least one hundred twenty-five persons;
  3. Alcoholic beverages are served in the restaurant area only in conjunction with the service of food;
  4. Full-course meals are available during all hours the bar area is open to the public;
  5. A cook and food server, other than a bartender, are available at all times the bar area is open to the public; and
  6. The restaurant operation is the principal portion of the business.

- **Minimum Special Use Permit Requirements**

  Title 19.04.010 lists the following conditions for the Supper Club use.

1. No supper club use shall be located within 400-feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City Park.

2. Except as otherwise provided in Requirement 3 below, the minimum distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed Supper Club which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed Supper Club. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

   a. Any leasehold parcel; or

   b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1.

3. In the case of a Supper Club proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:

   a. From the nearest property line of the existing use to the nearest portion of the structure in which the Supper Club will be located, without regard to intervening obstacles, or nearest property line of a leasehold or occupancy parcel in which the Supper Club will be located, without regard to intervening obstacles.

   b. In the case of a proposed Supper Club which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the Supper Club will be located, without regard to intervening obstacles.

4. When considering a Special Use Permit application for a Supper Club which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

*5. In the O District, a Supper Club is permitted only as an accessory use.

*6. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

*Any condition with an asterisk cannot be waived.

The proposed fails to meet condition #1 of the Supper Club use, as the location is within zero feet from a church where 400 feet is required. Therefore, staff recommends denial of the request.

FINDINGS

The following findings must be made for a Special Use Permit:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   The subject site is adjacent to a Church. Title 19.04 requires a 400-foot minimum distance separation between the Supper Club use and Churches. Based on the request for a Waiver, staff finds the proposed use is too intense for the subject location, and would not be harmonious with the adjacent church use.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   The proposed site is within a commercial Shopping Center that was designed to accommodate a variety of uses, including a Supper Club.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

   Access to the site is via driveways from West Sahara Avenue, a 100-foot wide Primary Arterial according to the Master Plan of Streets and Highways, which is adequate to facilitate all traffic generated by the proposed use.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

If approved, the establishment must comply with Chapter 6.50 of the Municipal Code, as well as section 268.090 of the Nevada Revised Statues, which further governs the sale and distribution of alcoholic beverages. Should the proposed use be approved for the subject site, the location would be subject to City of Las Vegas, Southern Nevada Health District and State of Nevada inspections.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The use does not meet all Title 19.04 conditions. Title 19.04 requires a 400-foot minimum distance separation between the Supper Club use and Churches. The subject site is zero feet from a church, failing to meet condition #1 for the use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

ASSEMBLY DISTRICT 5

SENATE DISTRICT 8

NOTICES MAILED 201

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-32144 APN: 163-02-415-012

Name of Property Owner: Mustang Man LLC

Name of Applicant: TCB Las Vegas LLC

Name of Representative: Lucy Stewart, LAS Consulting, Inc.

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Rita Quam

Print Name: Rita Quam

Subscribed and sworn before me

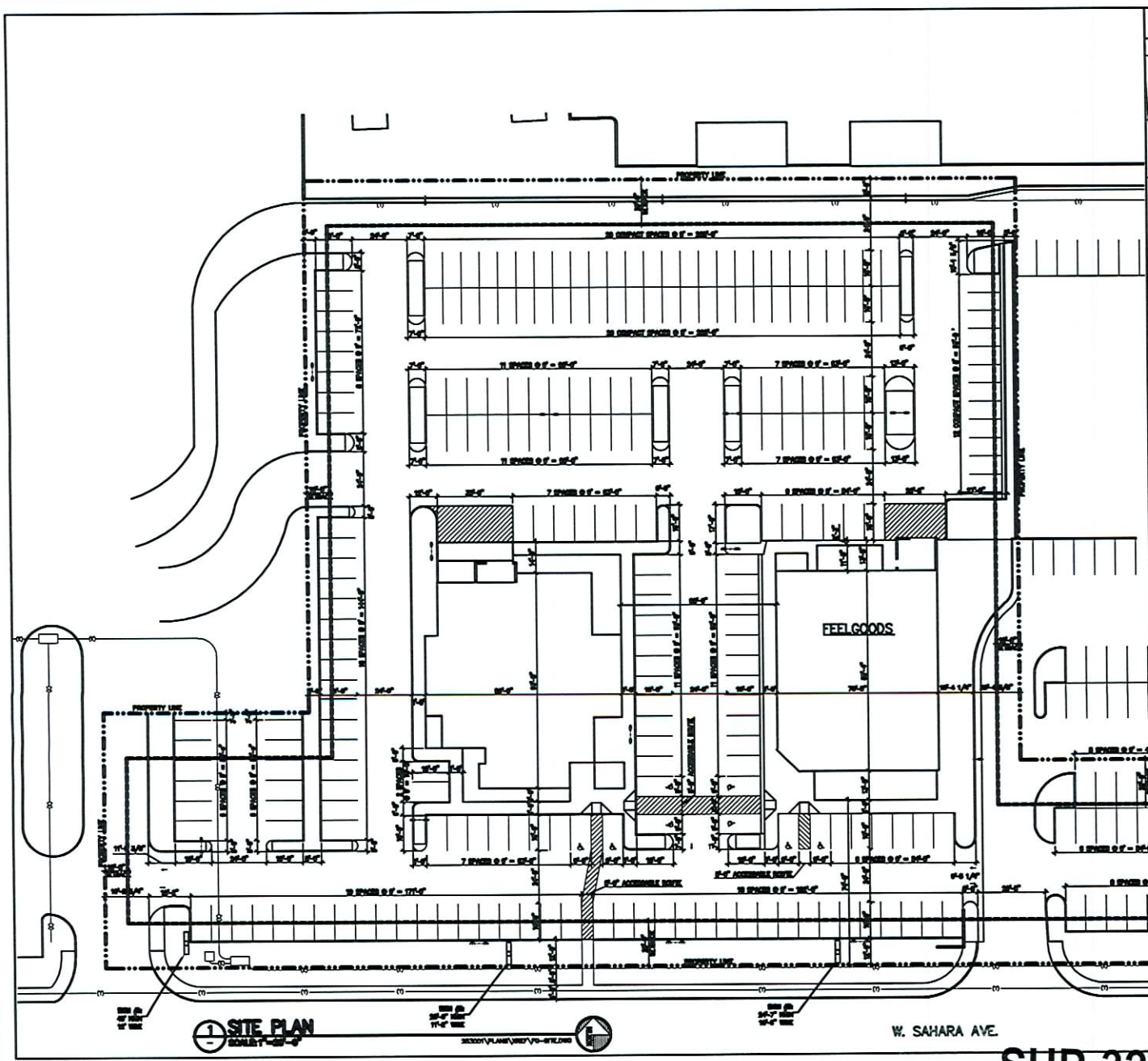
This 16th day of October, 2008

Suzanne F. Belt

Notary Public in and for said County and State

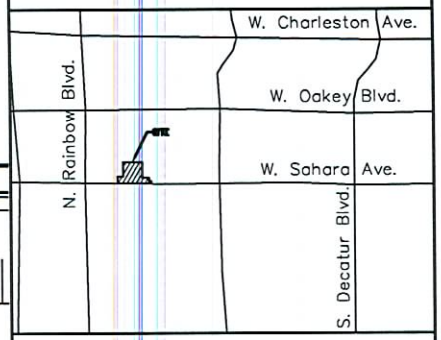
SUZANNE F. BELT
Notary Public State of Nevada
No. 96-4441-1
My appt. exp. Sept. 19, 2009

RECEIVED
NOV 25 2008



1 SITE PLAN

VICINITY MAP



PARKING STUDY

PARKING STANDARD UTILIZED:	LAS VEGAS ZONING CODE, SECTION 19.44.040 TABLE 2
REQUIRED:	
4,000 SF OF PUBLIC SEATING AND TRAINING AREA @ 1 PER 100 SF	40 SPACES
9,024 SF OF REMAINING OTHER FLOOR AREA @ 1 PER 300 SF	31 SPACES
TOTAL REQUIRED	100 SPACES
PROVIDED:	
No. OF REGULAR	170 SPACES
No. OF COMPACT	54 SPACES
No. OF HANDICAP	6 SPACES
TOTAL PROVIDED	230 SPACES

BW&A
Bergman, Walls & Associates, Ltd.
ARCHITECTS · PLANNERS

FEELGOODS
6750 W. SAHARA
Las Vegas, Nevada

KEVIN UNDERWOOD WHITE
REGISTERED
No. 9047
ARCHITECT
STATE OF NEVADA

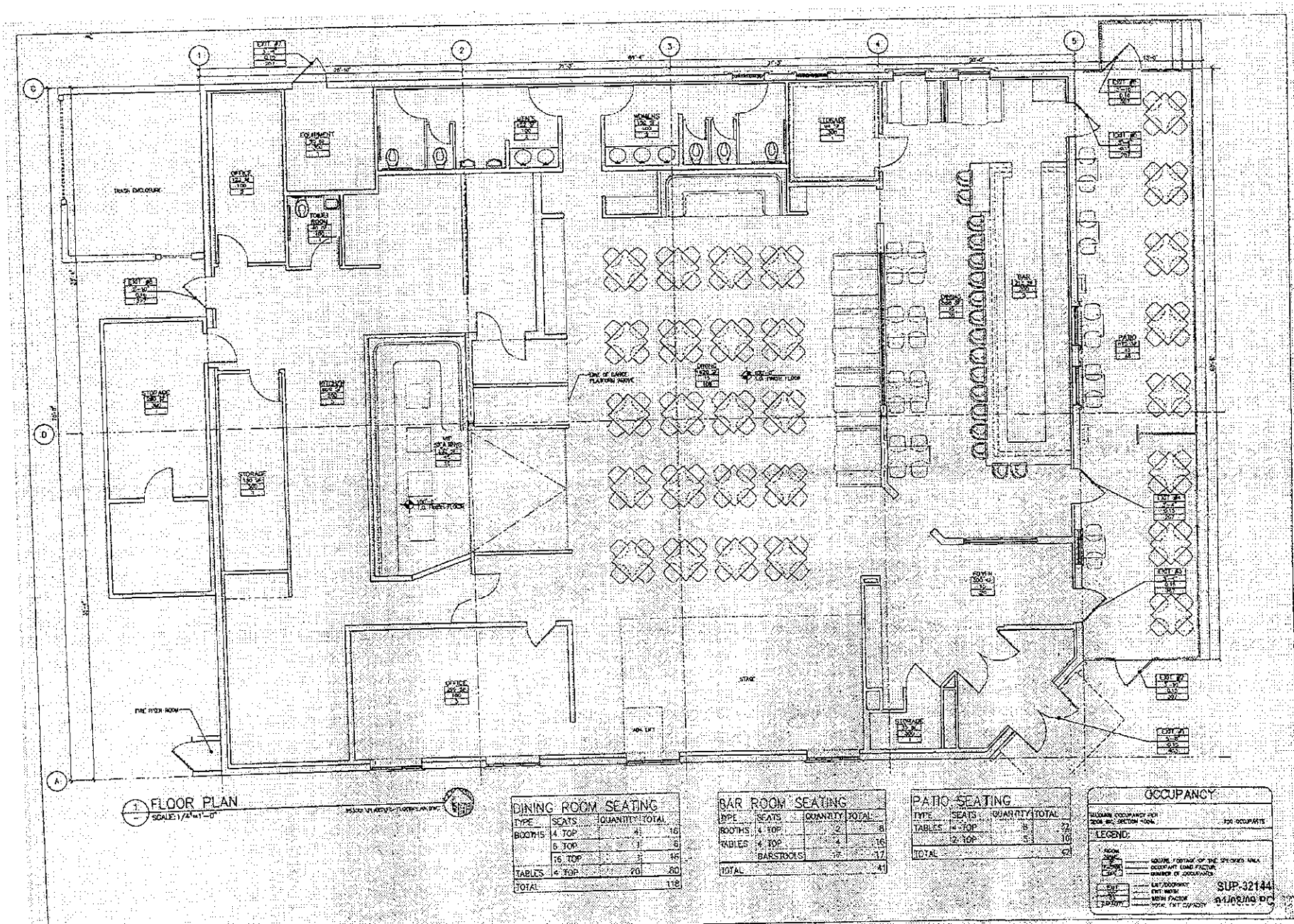
NOV 17 2008

SITE PLAN

A1.1.1

RECEIVED
NOV 25 2008

SUP-32144
01/08/09 PC



1 FLOOR PLAN
SCALE: 1/4"=1'-0"

DINING ROOM SEATING

TYPE	SEATS	QUANTITY	TOTAL
BOOTHS	4 TOP	4	16
	6 TOP	1	6
	16 TOP	1	16
TABLES	4 TOP	20	80
TOTAL			118

BAR ROOM SEATING

TYPE	SEATS	QUANTITY	TOTAL
BOOTHS	4 TOP	2	8
TABLES	4 TOP	4	16
	BARSTOOLS	17	17
TOTAL			41

PATIO SEATING

TYPE	SEATS	QUANTITY	TOTAL
TABLES	4 TOP	18	72
	2 TOP	5	10
TOTAL			82

OCCUPANCY

LEGEND:

SUP-32144
01/08/09 PC

B W & A

FEELGOODS
6750 W. SAHARA
Las Vegas, Nevada

NOV 17 2008

FLOOR PLAN

A2.1.1

SUP-32144
01/08/09 PC



SUP-32144 - APPLICANT: TCB LAS VEGAS, LLC - OWNER: MUSTANG MAN, LLC
6750 WEST SAHARA AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



SUP-32144 - APPLICANT: TCB LAS VEGAS, LLC - OWNER: MUSTANG MAN, LLC
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SUP-32144 - APPLICANT: TCB LAS VEGAS, LLC - OWNER: MUSTANG MAN, LLC
6750 WEST SAHARA AVENUE
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08

LAS Consulting, Inc.
856 E. Sahara, #201
Las Vegas, NV 89104
(702) 499-6469-cell.
(702) 341-8489-fax

RECEIVED
DEC 16 2008

December 15, 2008

Larry Harala, Planner II
City of Las Vegas Development Services Center
731 South Fourth Street
Las Vegas, NV 89101
Phone: (702) 229-6301
Fax: (702) 474-7463

RE: APN 163-02-415-012-justification letter-revised

Dear Mr. Harala:

Please accept this letter as justification for a restaurant and lounge for Feel Goods. This is an existing site occupied previously by Props Mongolian Restaurant & Bar and before that Eastside Mario's. There is an existing church (Potter's House) next door that located within the previous Wild Oats grocery building. This is an area that has always contained many restaurants with lounges which the church was aware of when it located in the building next door.

The exterior of the building will remain the same and the interior will remain fairly close to how it is now. This is an area that is somewhat of a restaurant row and it is appropriate to replace the supper club with the same use. The applicant intends to have live music on the weekends and some evenings (maximum of three days a week-it is subordinate to the restaurant). They are adding a stage and will have occasional live music with dancers (employees) on platforms above the stage. Also, they previously had a reality show and are interested in filming another one at this location. Thank you for your consideration in this matter. Please contact me if you have any questions regarding this item.
Yours truly,

Lucy Stewart
LAS Consulting, Inc.

SUP-32144
01/08/09 PC
REVISED

City of Las Vegas Agenda Item No.: **44.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

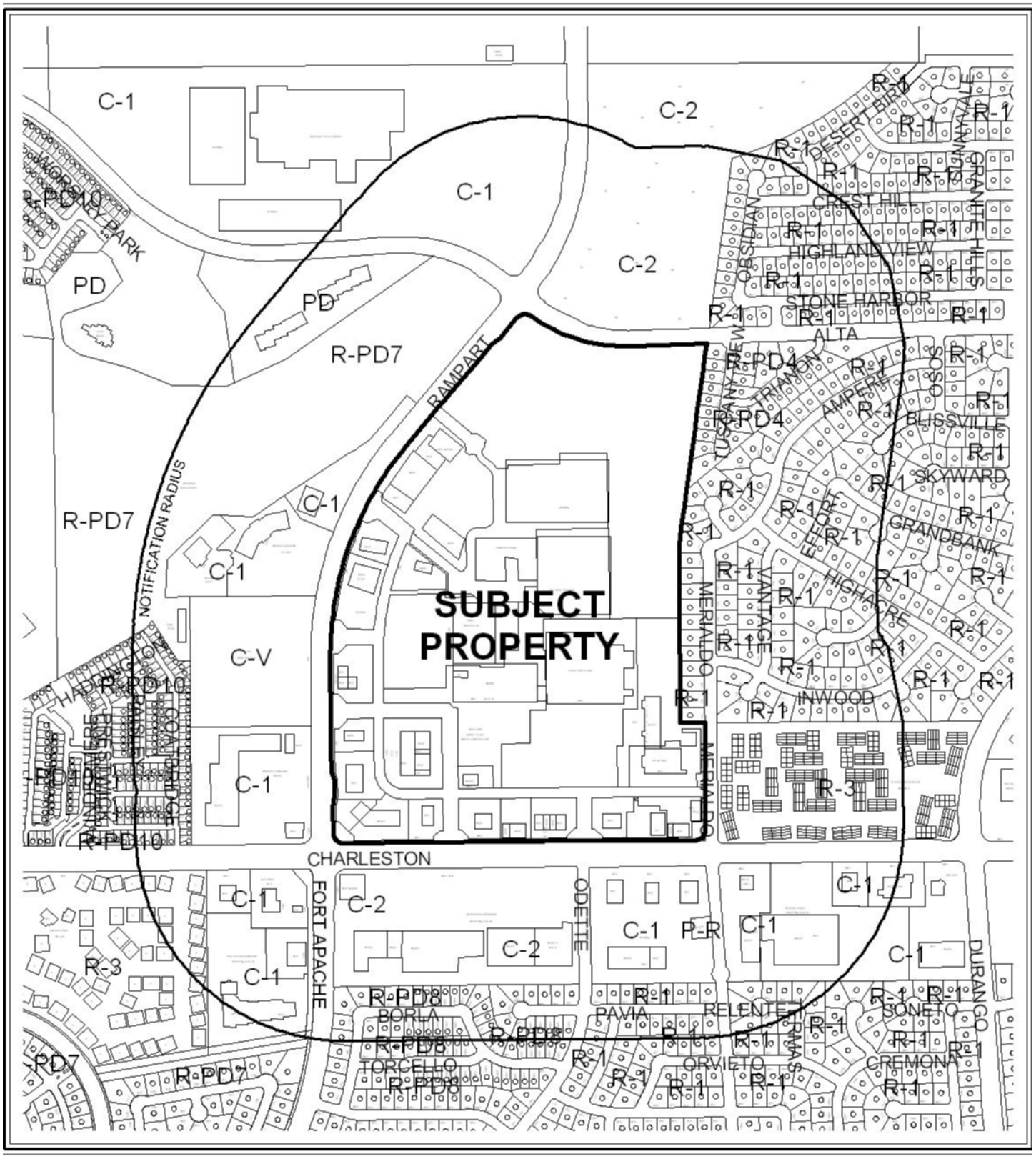
SUBJECT:
SUP-32148 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUMMERLIN MASSAGE NV, LLC - OWNER: JMK/BOCA PAD, LLC - Request for a Special Use Permit FOR A PROPOSED 3,193 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW FOR THE ESTABLISHMENT TO REMAIN OPEN UNTIL 10:00 P.M. WHERE 9:00 P.M. IS THE LATEST ALLOWED AND TO ALLOW FOR A ZERO-FOOT DISTANCE SEPARATION FROM ANOTHER MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS THE MINIMUM DISTANCE REQUIRED at 8950 West Charleston Boulevard, Suite #7 (APN 138-32-412-026), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

C.C.: 02/04/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**Planning Commission Mtg.**	**3**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest and Support Postcards



CASE: **SUP-32148**

RADIUS: 1000 FT

0 500 1000 Feet

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



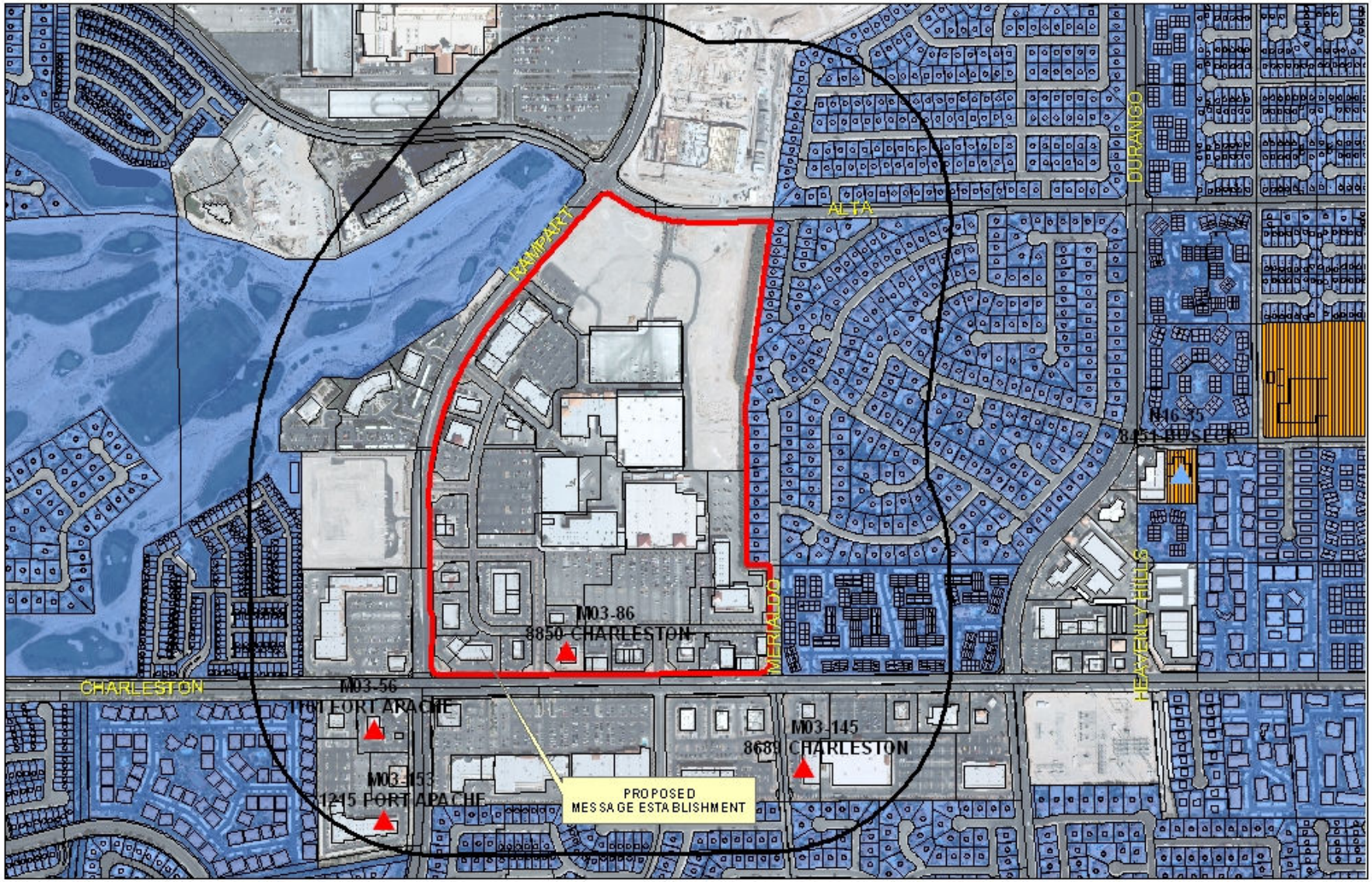
CASE: **SUP-32148**

RADIUS: 1000 FT

0 500 1000 Feet

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



SUP-32148
Massage Establishment

Business Licenses
- Massage Establishment
- Child Care/ Children Facility

Protected Landuses
- RELIGIOUS
- CITY PARKS
- SCHOOLS

Subject Property
Residential Property
Buffer

0 475 950 1,900 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-32148 - APPLICANT: SUMMERLIN MASSAGE NV, LLC - OWNER: JMK/BOCA PAD, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Conformance to all minimum requirements under LVMC Title 19.04.010 for Massage Establishment use, including parking requirements.

2. This approval shall be void one year from the date of final approval, unless a business license has been issued for the principal use of Massage Establishment on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. A Waiver from Title 19.04.010 is hereby approved, to allow the hours of operation to be 8:00 a.m. to 10:00 p.m. Monday through Friday; 8:00 a.m. to 6:00 p.m. on Saturday; and 10:00 a.m. to 6:00 p.m. on Sunday.

4. A Waiver from Title 19.04.010 is hereby approved, to allow a distance separation of less than 1,000 feet from another Massage Establishment.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-32148 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a 3,193 square-foot Massage Establishment at 8950 West Charleston Boulevard, Suite #7 within the Boca Park Shopping Center. The applicant is also requesting Waivers to allow for a zero-foot distance separation from another Massage Establishment where 1,000 feet the minimum distance required and to allow for the proposed Massage Establishment to remain open until 10:00 p.m. Monday through Friday where 9:00 p.m. is the latest hour a Massage Establishment is allowed to remain open.

Due to the Waiver request to allow for the proposed Massage Establishment to be located within 1,000 feet of four (4) existing Massage Establishments, causing an over saturation of this type of use in the immediate area, as well as the request for a Waiver to allow the proposed Massage Establishment to remain open later in the evening than Title 19 allows, staff is recommending denial of this application.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
05/20/81	The City Council approved a request for a Rezoning (Z-0034-81) of approximately 2,249 acres from N-U (Non-Urban) to R-1 (Single Family Residential), R-2 (Medium-Low Density Residential), R-3 (Medium Density Residential), R-MHP (Residential Mobile / Manufactured Home Park), R-PD7 (Residential Planned Development – 7 Units per Acre), R-PD8 (Residential Planned Development – 8 Units per Acre), P-R (Professional Office and Parking), C-1 (Limited Commercial), C-2 (General Commercial), and C-V (Civic) on property generally located north of Sahara Avenue, south of Westcliff Drive, west of Durango Drive, and east of Hualapai Way. The Planning Commission recommended approval.
09/02/92	The City Council approved a request for a Reclassification of property (Z-0030-92) located on the east side of Rampart Boulevard between Charleston Boulevard and Alta Drive from N-U (Non-Urban) under Resolution of Intent to R-1 (Single Family Residential), C-1 (Limited Commercial), and C-2 (General Commercial), to R-1 (Single Family Residential) and C-1 (Limited Commercial) for a proposed regional shopping mall and single-family dwellings. The Planning Commission recommended approval.

04/27/98	The City Council approved a request for a Site Development Plan Review [Z-0030-92(5)] on property located on the northeast corner of Rampart Boulevard and Charleston Boulevard for a proposed 433,240 square-foot retail shopping center including 21 retail pad sites (Phase I of the Peccole Town Center). The Planning Commission recommended approval.
02/06/02	The Department of Planning and Development administratively approved a request for an Administrative Site Development Plan Review ([Z-0030-92(23)] for a 14,390 square-foot retail building on 67.37 acres adjacent to the northeast corner of Charleston Boulevard and Rampart Boulevard.
02/23/04	Code Enforcement processed a complaint (Case #10335) for illegal signage, a huge tent, and balloons at 8950 West Charleston Boulevard. The case was resolved on 03/02/04.
02/26/08	Code Enforcement processed a complaint (Case #62684) for illegal signage at 8950 West Charleston Boulevard. The case was resolved on 03/24/08.
04/15/08	Code Enforcement processed a complaint (Case #64533) for illegal signage at 8950 West Charleston Boulevard. The case was resolved on 04/21/08.
05/16/08	Code Enforcement processed a complaint (Case #65665) for illegal signage at 8950 West Charleston Boulevard. The case was resolved on 06/16/08.
05/19/08	Code Enforcement processed a complaint (Case #65698) for illegal signage at 8950 West Charleston Boulevard. The case was resolved on 06/05/08.
06/23/08	Code Enforcement processed a complaint (Case #66937) for illegal signage at 8950 West Charleston Boulevard. The case was resolved on 07/01/08.
08/18/08	Code Enforcement processed a complaint (Case #68834) for illegal signage at 8950 West Charleston Boulevard. The case was resolved on 09/18/08.
09/15/08	Code Enforcement processed a complaint (Case #69703) for illegal signage at 8950 West Charleston Boulevard. The case was resolved on 09/30/08.
11/03/08	Code Enforcement processed a complaint (Case #71397) for illegal signage at 8950 West Charleston Boulevard. The case was resolved on 11/24/08.
11/03/08	Code Enforcement processed a complaint (Case #71400) for illegal signage at 8950 West Charleston Boulevard. The case was resolved on 11/24/08.
Related Building Permits/Business Licenses	
02/26/02	A building permit (#02003336) was issued for on-site hardscapes at 8950 West Charleston Boulevard. The permit expired on 03/01/03.
02/26/02	A building permit (#02003337) was issued for shell building pad "G" certificate of completion at 8950 West Charleston Boulevard. The permit was finaled on 10/18/02.
04/09/02	A building permit (#02003760) was issued for a trash enclosure and retaining wall at 8950 West Charleston Boulevard. The permit expired on 10/19/02.
09/23/02	A building permit (#02018292) was issued for a sign (tag #006333) at 8950 West Charleston Boulevard, Suite #8. The permit expired on 05/04/03.
10/04/02	A building permit (#02018026) was issued for a tenant improvement certificate of occupancy at 8950 West Charleston Boulevard, Suite #8. The permit was finaled on 10/31/02.

10/30/02	A building permit (#02019464) was issued for a sign (tag #006428) at 8950 West Charleston Boulevard, Suite #8. The permit was finaled on 12/23/02.
11/07/02	A business license (T18-00534) was issued for telephone equipment sales at 8950 West Charleston Boulevard, Suite #8. The license is currently active.
04/01/03	A building permit (#03006392) was issued for three wall signs (tag #06757) at 8950 West Charleston Boulevard, Suite #10. The permit was finaled on 05/23/03.
05/06/03	A building permit (#03009118) was issued for a tenant improvement certificate of occupancy at 8950 West Charleston Boulevard, Suite #9. The permit was finaled on 05/23/03.
07/22/03	A business license (F07-01783) was issued for mattress furniture at 8950 West Charleston Boulevard, Suite #9. The license is currently active.
11/04/04	A building permit (#04021056) was issued for a tenant improvement at 8950 West Charleston Boulevard, Suite #3. The permit was finaled on 08/16/05.
11/10/04	A building permit (#04021198) was issued for sign (tag #07950) at 8950 West Charleston Boulevard, Suite #3. The permit expired on 06/16/05.
01/13/05	A business license (#T11-00958) was issued for sales, consumer electronics at 8950 West Charleston Boulevard, Suite #A. The license was marked out of business on 02/21/08.
07/29/05	A building permit (#05005240) was issued for a sign (tag #08471) at 8950 West Charleston Boulevard. The permit expired on 02/04/06.
10/01/07	A building permit (#07002802) was issued for a sign (tag #10076) at 8950 West Charleston Boulevard, Suite #9. The permit expired on 03/29/08.
03/04/08	A building permit (#108929) was issued for a tenant improvement at 8950 West Charleston Boulevard, Suite #7. The permit expired on 09/11/08.
Pre-Application Meeting	
10/13/08	A pre-application meeting was held where the submittal requirements for a Special Use Permit were discussed.
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	
Field Check	
12/04/08	Staff performed a routing field check where a non-permitted temporary sign was observed on the backside of the subject building, and the trash receptacle was not being contained within the trash enclosure.

Details of Application Request	
Site Area	
Net Acres	1.14

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Shopping Center	SC (Service Commercial)	PD (Planned Development)
South	Shopping Center	SC (Service Commercial)	C-2 (General Commercial)
East	Single-Family & Multi-Family Residences	L (Low Density Residential) & M (Medium Density Residential)	R-1 (Single Family Residential) & R-3 (Medium Density Residential)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan		X	N/A
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts		X	N/A
Trails – Pedestrian Path	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	466,510 Square Feet	1:250	1,838	29	2,341	34	Y*
SubTotal			1,838	29	2,341	34	
TOTAL (including handicap)			1,867		2,375		

**The proposed site is located within the Boca Park Shopping Center, which is a large commercial subdivision that allows cross-access and shared parking throughout the entire shopping center.*

Waivers		
Request	**Requirement**	**Staff Recommendation**
To have a zero-foot distance separation from another Massage Establishment.	1,000 Feet	Denial
To extend the hours of operation to 10:00 p.m. Monday Through Friday.	Limited to 8:00 a.m. to 9:00 p.m.	Denial

Waiver Information for Distance Separation				
Type Of Use	**Name (License #)**	**Address**	**Required Distance**	**Distance Provided**
Massage Establishment	Euphoria Salons & Day Spas (#M03-00086)	8850 West Charleston Boulevard	1,000 Feet	Zero Feet (Located within the same commercial subdivision as applicant – approximately 250 feet).
Massage Establishment	The Loft (#M03-00145)	8689 West Charleston Boulevard	1,000 Feet	Approximately 150 Feet (Parcel-to-Parcel)
Massage Establishment	Fabulous Freddy's Car Wash (#M03-00056)	1101 South Fort Apache Road	1,000 Feet	Approximately 250 Feet (Parcel-to-Parcel)
Massage Establishment	A Body in Balance (#M03-00153)	1215 South Fort Apache Road	1,000 Feet	Approximately 670 Feet (Parcel-to-Parcel)

ANALYSIS

This is a request for a Special Use Permit for a 3,193 square-foot Massage Establishment at 8950 West Charleston Boulevard, Suite #7 within the Boca Park Shopping Center. The proposed floor plan consists of an office, a waiting area with seating for nine people and reception desk, a storage room, supply room, a break and laundry room, two restrooms, twelve therapy rooms at approximately 100 square feet each, and a couples' therapy room at approximately 120 square feet.

In addition to the Special Use Permit, the applicant is also requesting Waivers to allow a zero-foot distance separation from another Massage Establishment where 1,000 feet the minimum distance required and to allow the proposed Massage Establishment to remain open until 10:00 p.m. Monday through Friday where 9:00 p.m. is latest hour a Massage Establishment is allowed to remain open.

Within the 1,000-foot radius of the proposed site are four additional establishments licensed to perform massages: one approximately 250 feet away within the same shopping center (Boca Park) requiring the zero-foot distance separation Waiver request; the second is located approximately 150 feet east of the subject site on Charleston Boulevard; the third is on the southwest corner of Charleston and Fort Apache; with the fourth establishment also located on Fort Apache Road, approximately 670 feet away. The approval of this request would allow five (5) Massage Establishments to co-exist within a 1,000-foot radius of each other, creating an oversaturation of the use in the immediate area.

- **Zoning**

  The subject site is designated SC (Service Commercial) in the Las Vegas 2020 Master Plan. This land use category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. The existing C-1 (Limited Commercial) zoning district is consistent with the SC (Service Commercial) General Plan designation.

  The subject site is located within a C-1 (Limited Commercial) zoning district. The C-1 district is intended to provide most retail shopping and personal services. This district should be located on the periphery of residential neighborhoods and should be confined to the intersection of primary and secondary thoroughfares along major retail corridors. A Massage Establishment is a permitted use within the C-1 (Limited Commercial) district with the approval of a Special Use Permit. The C-1 (Limited Commercial) district is consistent with the SC (Service Commercial) category of the General Plan.

- **Use**

  Title 19 defines a Massage Establishment as a facility which is occupied and used for the purpose of practicing massage therapy as defined in LVMC Chapter 6.52.

  LVMC Chapter 6.52 defines the use as:

  > "Unless the context otherwise requires, the following words, as they appear in this Chapter, shall have the meanings ascribed to them in this Section: *"Certification"* means certification by the National Certification Board for Therapeutic Massage and Bodywork or by a board of equivalent stature which is accredited by the National Commission for Certifying Agencies for massage and bodywork. *"Chair Massage"* means a massage administered by a massage therapist to the neck, shoulders, back, arms, hands and feet of a fully clothed client utilizing a massage chair. *"Employee"* means any massage therapist who is a bona fide employee of a massage establishment. *"Independent Massage Therapist"* means a massage therapist who is not an employee of a massage

establishment, is a sole practitioner, and hires no employees. *"Massage"* means any method of treating any of the external parts of a person including, but not limited to, rubbing, stroking, kneading, tapping, pounding, vibrating or stimulating with the hands, feet, elbows or any other part of the body. All massage modalities recognized by the National Certification Board for Therapeutic Massage and Bodywork, and the American Organization for Bodywork Therapies of Asia are included in this definition. *"Massage Establishment"* means any premises occupied and used for the purpose of performing massage therapy. *"Massage Therapist"* means any person who, for consideration, performs any massage as defined in this Section and has met all of the requirements of this Chapter. *"Outcall Massage"* means any massage given or provided off the premises of a licensed massage establishment by a licensed massage therapist."

"A massage therapist license authorizes the licensee to: *(A)* Administer a massage to a client at a licensed massage establishment. *(B)* Be dispatched from a licensed massage establishment to administer a massage to a client at the client's temporary or permanent residence or at the client's place of business. *(C)* Advertise as a massage therapist."

- **Minimum Special Use Permit Requirements**

1. The use shall comply with all applicable requirements of LVMC Title 6.
2. The use must be located on a secondary thoroughfare or larger.
3. The use may not be located within 400 feet of any church, synagogue, school, City park, child care facility, or any parcel zoned for residential use.
4. The use may not be located within 1000 feet of any other massage establishment.
5. The hours of operation shall be limited to the period between 8:00 a.m. and 9:00 p.m., unless further limited by the City Council on a case-by-case basis.

The proposed site is located on West Charleston Boulevard, a 100-foot Primary Arterial as defined by the Master Plan of Streets and Highways. The proposed Massage Establishment is not located within 400 feet of a church, synagogue, school, City park, child care facility, or parcel zoned for residential use but is within 1,000 feet of four (4) other Massage Establishments. The applicant is also requesting a Waiver to allow for the establishment to be able to remain open until 10:00 p.m. Monday through Friday.

The proposed use is not in compliance with the Minimum Special Use Permit Requirements for a Massage Establishment and would create an oversaturation of Massage Establishments within the immediate vicinity: therefore, staff recommends denial of this application.

FINDINGS

The following findings must be made for a Special Use Permit:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   The proposed Massage Establishment fails to meet the minimum distance separation requirements, set forth between similar uses. While the use is permitted within a C-1 (Limited Commercial) zoning district, the distance separation requirement was established to prevent an oversaturation of a particular use within an established commercial area. Therefore the use is not compatible with the surrounding development as its existence, if approved would lead to an oversaturation of Massage Establishments.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   The subject site can physically handle the variety of use proposed, but due to oversaturation of these uses, staff cannot support this request.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

   The proposed Massage Establishment would be located within Boca Park, which is adequately served by Rampart Boulevard and Charleston Boulevard, 100-foot Primary Arterials as defined by the Master Plan of Streets and Highways.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   The proposed Massage Establishment would be subject to regular inspections by regulatory agencies for business licensing and would not compromise the public health, safety and welfare:

   "In addition to the information required by LVMC Chapter 6.06 in connection with a license application, an applicant for a massage therapist license or an independent massage therapist license shall provide to the Department, on forms provided or approved by the Department proof that the applicant has a currently valid health card issued by the Clark County Health District; and proof of current certification or a valid unexpired massage permit or license issued by the Clark County Department of Business Licensing with proof of having held that permit or license a minimum of twenty-four consecutive months immediately prior to making application with the Department."

The use is consistent with the General Plan; it does not comply with the Minimum Special Use Requirements of Title 19.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The proposed Massage Establishment does not meet all of the applicable conditions per Title 19.04. A Waiver has been requested to allow for the Massage Establishment to remain open until 10:00 p.m. Monday through Friday where 9:00 p.m. is the latest allowed, and to allow this establishment to have a zero-foot distance separation from another Massage Establishment where 1,000 feet is required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

ASSEMBLY DISTRICT 3

SENATE DISTRICT 8

NOTICES MAILED 967

APPROVALS 3

PROTESTS 3

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-32148** APN: 138-32-412-026

Name of Property Owner: JMK Boca Pad, LLC

Name of Applicant: Summerlin Massage NV LLC by Stephen Cook

Name of Representative: John Kirkorian

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: John Kirkorian

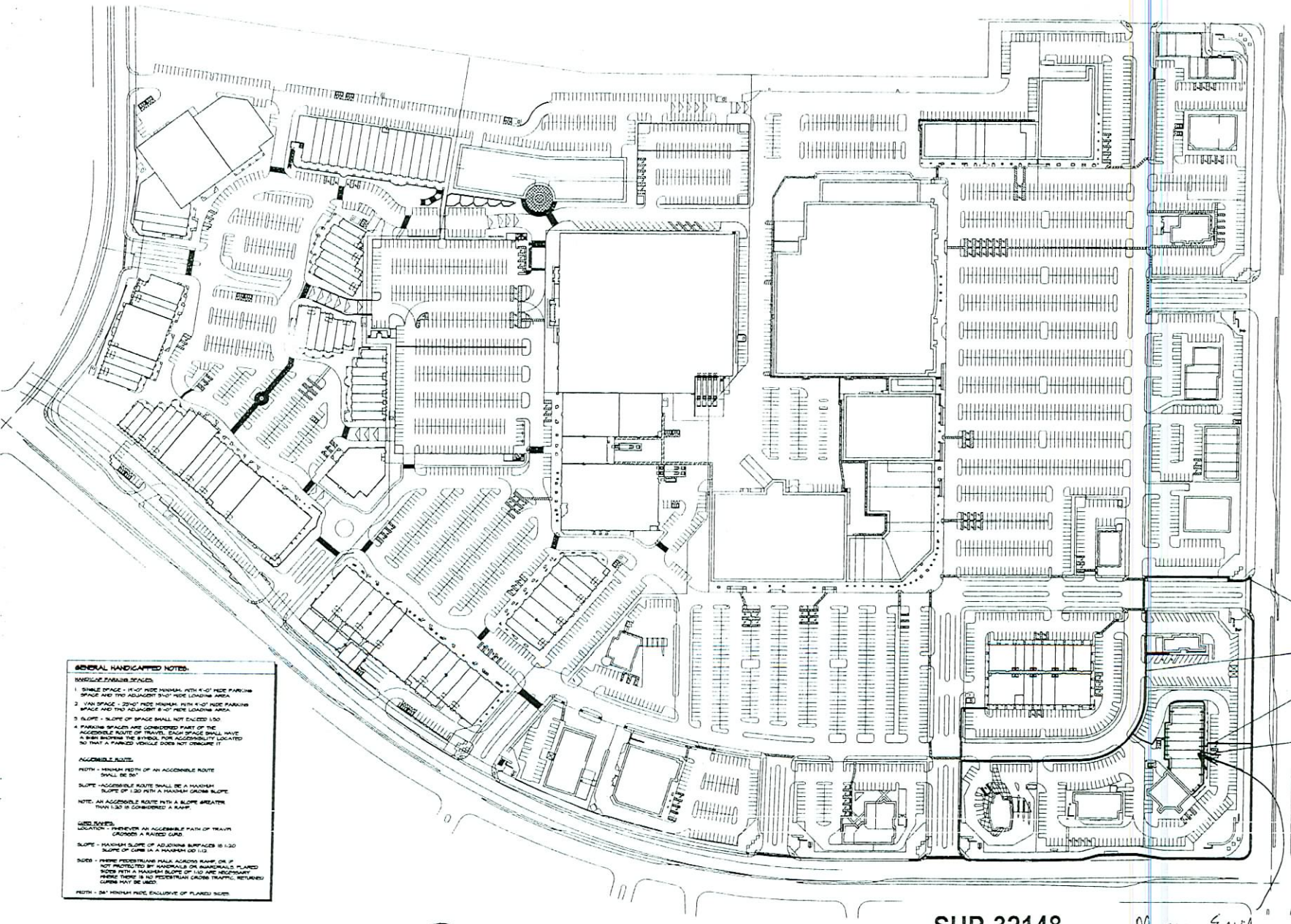
Subscribed and sworn before me

This 5TH day of NOVEMBER, 20 08

Steven Grier

Notary Public in and for said County and State

STEVEN GRIER
COMM. #1602570
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My Comm. Expires Sept. 11, 2009



GENERAL HANDICAPPED NOTES:

HANDICAP PARKING SPACES:

1. SINGLE SPACE - 11'-0" WIDE MINIMUM, WITH 4'-0" WIDE PARKING SPACE AND TWO ADJACENT 5'-0" WIDE LOADING AREA
2. VAN SPACE - 23'-0" WIDE MINIMUM, WITH 4'-0" WIDE PARKING SPACE AND TWO ADJACENT 8'-0" WIDE LOADING AREA
3. SLOPE - SLOPE OF SPACE SHALL NOT EXCEED 1:50
4. PARKING SPACES ARE CONSIDERED PART OF THE ACCESSIBLE ROUTE OF TRAVEL. EACH SPACE SHALL HAVE A SIGN SHOWING THE SYMBOL FOR ACCESSIBILITY LOCATED SO THAT A PARKED VEHICLE DOES NOT OBSCURE IT.

ACCESSIBLE ROUTE:

WIDTH - MINIMUM WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36".

SLOPE - ACCESSIBLE ROUTE SHALL BE A MAXIMUM SLOPE OF 1:20 WITH A MAXIMUM CROSS SLOPE.

NOTE: AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 IS CONSIDERED A RAMP.

CURB RAMPS:

LOCATION - WHENEVER AN ACCESSIBLE PATH OF TRAVEL CROSSES A RAISED CURB.

SLOPE - MAXIMUM SLOPE OF ADJOINING SURFACES IS 1:20 SLOPE OF CURB IS A MAXIMUM OF 1:12

SIDES - WHERE PEDESTRIANS WALK ACROSS RAMP, OR IF NOT PROTECTED BY HANDRAILS OR HANDWALLS FLARED SIDES WITH A MAXIMUM SLOPE OF 1:10 ARE NECESSARY. WHERE THERE IS NO PEDESTRIAN CROSS TRAFFIC, RETURNED CURBS MAY BE USED.

WIDTH - 36" MINIMUM WIDE, EXCLUSIVE OF FLARED SIDES.

ADA ACCESSIBILITY PLAN

NORTH

SUP-32148
01/08/09 PC

Massage Envy

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PERLMAN ARCHITECTS,
2230 CORPORATE CIRC
SUITE 200
HENDERSON, NEVADA 8
702.990.9900 702.932.322

Seal

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Rev	Date	By	Description
1	12-26-01	RN	BLDG. DEPT. SUBMITTAL

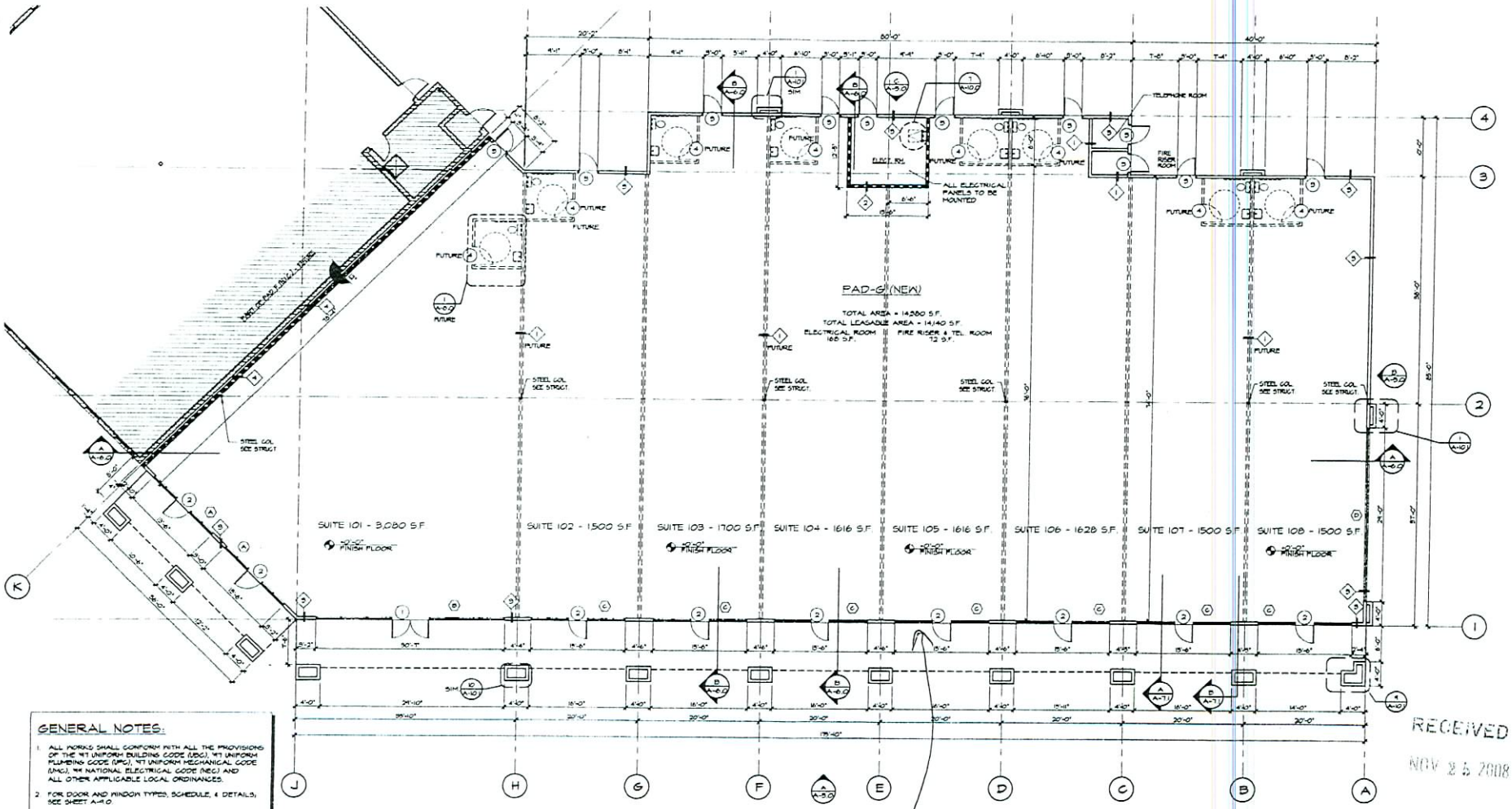
BOCA PARK - PAD G
INTERCAPITAL DEVELOPMENT
NEC Charleston and Rampart
Las Vegas, Nevada

Drawn/Checked By
R.N. / J.R.

Date
12-26-01

Project Number
101144

Sheet Number
A-1.3



GENERAL NOTES:

1. ALL WORKS SHALL CONFORM WITH ALL THE PROVISIONS OF THE '97 UNIFORM BUILDING CODE (UBC), '97 UNIFORM PLUMBING CODE (UPC), '97 UNIFORM MECHANICAL CODE (UMC), '96 NATIONAL ELECTRICAL CODE (NEC) AND ALL OTHER APPLICABLE LOCAL ORDINANCES.
2. FOR DOOR AND WINDOW TYPES, SCHEDULE, & DETAILS, SEE SHEET A-4.0.
3. FOR WALL TYPES AND CONSTRUCTION DETAILS SEE SHEET A-10.0
4. ALL DIMENSIONS ARE TO FACE OF WOOD STUD, U.N.O.
5. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD @ RESTROOMS WHEN CONDITION OCCURS.
6. RESTROOM AND DRAFTSTOP REQUIREMENTS SHALL BE ADDRESSED ON THE TENANT IMPROVEMENT (T.I.) DRAWINGS, N.I.C.
7. FINISH FLOOR ELEVATION SHOWN IS FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ALL GRADING FINISH FLOOR, AND CURB ELEVATIONS.
8. ALL EXTERIOR WALLS TO BE 2x6 D.F. @ 16" O.C. U.N.O. UNLESS NOTED OTHERWISE
9. ALL INTERIOR WALLS TO BE 2x4 D.F. @ 16" O.C. U.N.O.
10. ALL INTERIOR WALL FINISHES IN RESTROOM SHALL BE 5/8" MOISTURE RESISTANCE GYP. BD., TAPED & PRIMED w/ ORANGE PEEL TEXTURE. PROVIDE 4" CERAMIC TILE WALL BASE AT ALL INTERIOR WALLS OF RESTROOM.
11. ACCESSIBLE ENTRANCES TO TOILET FACILITIES SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PER SECTION 1109.2.4.1 '94 U.B.C.

NOTES TO CONTRACTOR:

1. SUBMIT SHOP DRAWINGS OF DOORS, WINDOWS, FOR ARCHITECT'S REVIEW AND APPROVAL.
2. SUBMIT SHOP DRAWINGS OF PRE-FABRICATED TRUSSES FOR STRUCTURAL ENGINEER'S REVIEW AND APPROVAL.
3. SUBMIT SHOP DRAWINGS OF AUTOMATIC FIRE SPRINKLER SYSTEM FOR MECHANICAL ENGINEER'S REVIEW AND APPROVAL.
4. SUBMIT SHOP DRAWINGS OF ROOF TOP UNITS (RTU) FOR MECHANICAL ENGINEER'S REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
5. IN CASE OF ANY DISCREPANCY OR UNCLEAR ITEM ON PLAN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT THROUGH RFI, PRIOR TO EXECUTION.

WALL LEGEND

- 6" INT. WOOD STUD WALL SEE DET. 1/A-10 FUTURE
- 6" INT. WOOD STUD WALL (1 HR. RATED WALL) SEE DET. 2/A-10
- 6" EXT. WOOD STUD WALL SEE DET. 3/A-10
- 8" CMU WALL-1 HOUR RATED @ FUTURE BUILDINGS SEE DET. 4/A-10
- ALUM. STOREFRONT FRAME W/ 1" INSULATED VISION/ TEMPERED GLASS, SEE SHT. A-4.0
- FUTURE WALL - 6" WOOD STUD WALL TO UNDERSIDE OF STRUCTURE ABOVE
- FUTURE WALL - 6" WOOD STUD WALL TO UNDERSIDE OF STRUCTURE ABOVE
- (X) DOOR IDENTIFICATION
- (X) WINDOW IDENTIFICATION
- WALL TYPE IDENTIFICATION. ENTRY DENOTES WALL DESIGNATION, SEE SHEET A-10.0 FOR TYPE OF CONSTRUCTION.

SUP-32148
01/08/09 PC

FLOOR PLAN

SCALE 1/8"= 1'-0"

NORTH

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PERLMAN ARCHITECTS
2230 CORPORATE CIR
SUITE 200
HENDERSON, NEVADA
702.990.9900 702.932.32

Seal

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Rev	Date	By	Description
1	12-26-01	CN	BLDG DEPT. RESUBMITTAL

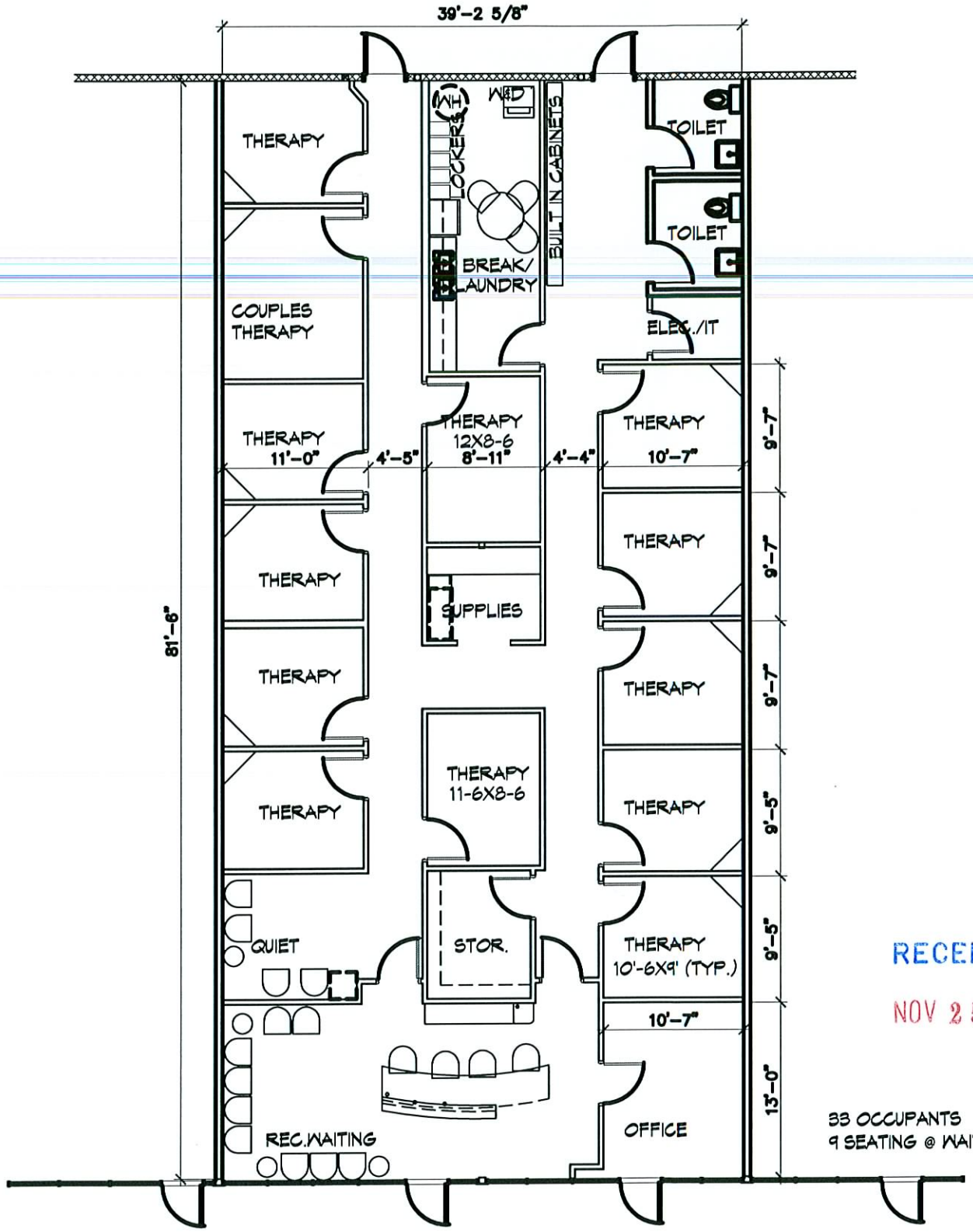
BOCA PARK - PAD G
INTERCAPITAL DEVELOPMENT
NEC Charleston and Rampart
Las Vegas, Nevada

Drawn/Checked By
C.N. / J.R.

Date
12-26-01

Project Number
101144

Sheet Number
A-2.0



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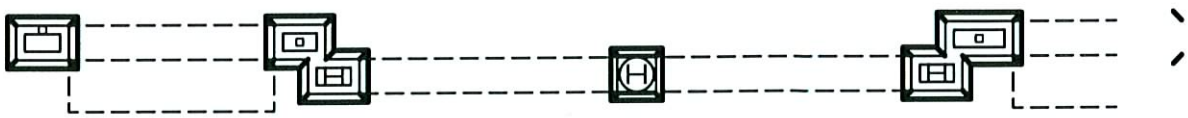
NOV 25 2008

33 OCCUPANTS
9 SEATING @ WAITING



SUP-32148
01/08/09 PC

MASSAGE ENVY: PRELIMINARY SPACE PLAN
8950 W. Charleston Blvd. Suite 7, Las Vegas NV 89117



SUP-32148 - APPLICANT: SUMMERLIN MASSAGE NV, LLC - OWNER: JMK/BOCA PAD, LLC
8950 WEST CHARLESTON BOULEVARD, SUITE #7
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



SUP-32148 - APPLICANT: SUMMERLIN MASSAGE NV, LLC - OWNER: JMK/BOCA PAD, LLC
8950 WEST CHARLESTON BOULEVARD, SUITE #7
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



SUP-32148 - APPLICANT: SUMMERLIN MASSAGE NV, LLC - OWNER: JMK/BOCA PAD, LLC
8950 WEST CHARLESTON BOULEVARD, SUITE #7
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08



SUP-32148 - APPLICANT: SUMMERLIN MASSAGE NV, LLC - OWNER: JMK/BOCA PAD, LLC
8950 WEST CHARLESTON BOULEVARD, SUITE #7
JANUARY 8, 2009 PLANNING COMMISSION

12/04/08

Massage Envy™

Planning & Development
City of Las Vegas
Development Services Center
731 S. 4th Street
Las Vegas, NV 89101

November 25, 2008

Re: Justification letter for Special Use Permit for a Massage Envy franchise to be located at 8950 W Charleston Blvd, Suite #7, Las Vegas, NV 89117 (in the Boca Park shopping center)

To Whom It May Concern:

Massage Envy is a nationally franchised business delivering ***wholesome*** therapeutic massage on a professional, convenient and affordable basis to "main stream" America. We are the good guys bringing legitimate therapeutic massage into the mainstream and DO NOT represent a proliferation of the sort of massage "parlors" that have given the massage industry a suspicious image!

As we apply for the requisite special use permit, we also seek a variance and/or waiver for two of the zoning restrictions pertaining to massage establishments as contained in Chapter 19.04 of the Las Vegas Zoning Code as follows:

1. Our proposed site is within 1,000 feet of 3 other businesses holding massage permits; Euphoria Salon – a day spa providing mainly hair, nails and facial services; Body-in-Motion – a pilates and yoga studio; and Freddy's Car Wash - so massage is an ancillary service to all of these companies. We hope and assume that the intent of this zoning restriction is likely to prevent the proliferation of "massage parlor row" such as exists in several other places around the city – and not to unreasonably restrict legitimate business establishments offering wholesome therapeutic massage services from free and fair competition. The council was kind enough to grant this requested waiver in connection with our clinics on West Lake Mead Blvd in the Rocksprings Shopping Center as well in the N Decatur location in the Shadow Mountain Shopping Center.

2. The zoning code limits hours of operation from 8:00 AM to 9:00 PM. By Massage Envy franchise agreement, franchisees are required to operate between 8:00 AM and 10:00 PM M-F; 8:00 AM – 6:00 PM Saturday; and 10:00 AM to 6:00 PM Sundays. We will comply with the hours of operation the City deems appropriate, but if possible, we earnestly request a waiver allowing us to operate 1 hour later than the current zoning restriction so that we can operate within required franchise hours and be consistent with the other Massage Envy clinics in the Vegas area. The council was kind enough to grant this requested waiver in connection with our clinic on West Lake Mead Blvd in the Rocksprings Shopping Center and Centennial Hillls location.

Massage Envy Business Philosophy - Massage Envy knows that wholesome therapeutic massage performed regularly and frequently provides dozens of proven health, medical and wellness benefits to our clients. Accordingly, we have established a business model which allows EVERYONE to avail themselves of a truly professional massage, at convenient times and affordable prices.

Professional - Each Massage Envy clinic hires only fully licensed, insured and certified massage therapists who are *employees* with access to health insurance and who are covered by worker's compensation insurance. Each clinic is 2,800 – 3,500 sq. ft. in size, containing 11-15 therapeutic massage treatment rooms, a lobby with front desk, 1 or 2 business offices, 2 restrooms, a "quiet room", a storage room for linens and lotions, and a break room for the therapists. All interior tenant improvements are finished in accordance with strict franchise design standards consisting of high quality, elegant and tasteful materials and décor giving the clinics a consistently professional image. We operate totally professional clinics staffed with certified professional massage therapists – each of whom has successfully passed a company mandated national background screen and drug test!

Convenient – For the convenience of client's, Massage Envy clinics are located in high quality regional and neighborhood retail shopping centers, and are open 7 days a week for 88 hours as follows; 8:00 am – 10:00 pm Monday – Friday; 8:00 am – 6:00 pm Saturday; and 10:00 am – 6:00 pm Sunday. Everyone is welcome at Massage

SUP-32148
01/08/09 PC

Envy, but for our clients who want regular and frequent massage therapy on the most affordable basis, we offer a membership plan which costs $59/month in dues. With numerous hours of operation, numerous therapy rooms and therapists at each location, and numerous clinics in each market – each located in highly accessible, upscale and reputable retail shopping centers - Massage Envy has made it extremely convenient to get a wholesome therapeutic massage – when the client needs one!

Affordable – Massage Envy has based its business around a membership model, much like Sam's Club and Costco. By having the commitment from our members of guaranteed massages on a monthly basis, we are able to offer extremely affordable prices – often less than half the cost of other massage establishments. Membership programs range from 3 to 12 months in duration and dues are just $59.00/month. One full body hour-long massage session is included with the monthly membership dues (which includes 50 minutes of hands-on bodywork and allows 10 minutes for checking in, consultation with the therapist, and dressing) and members enjoy the privilege of receiving unlimited additional massages in the month for just $39.00 each! Pre-paid massages not redeemed during the month roll over to subsequent months and are available for the entire term of the membership! Clients may sign up for membership at any Massage Envy location, and enjoy membership privileges at any of the 500+ and growing Massage Envy clinics across the country.

Wholesome – Perhaps more than anything else, Massage Envy prides itself in establishing and maintaining the highest standards of cleanliness, decency, morality and wholesomeness in our clinics. Each location is maintained to the highest standards of cleanliness and sanitation! We have a strictly zero tolerance policy relative to any inappropriate, immoral, illegal or unwholesome behavior from either our therapists or customers and immediately report to law enforcement agencies, any such activity on those rare occasions when it may occur.

This rest of this letter will attempt to address frequent questions often asked by municipal planners.

- **Does the proposed development have sufficient parking?** The Massage Envy space is part of the much larger Boca Park shopping complex which has previously met all city parking codes.

- **Does the proposed use comply with all applicable provisions of the Development Code and is the proposed use compatible with all adjacent uses in terms of scale, site design, operation characteristics, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts?** Yes – again, we are locating in the long established Boca Park shopping center so there are no considerations relative to physical facilities being incompatible. Our hours of operation are similar to those of the shopping complex and we create no noise, lights, odor, dust or other external impacts.

- **Will the proposed use exceed the capacity of public services?** No, because the Massage Envy operation will merely be a part of the greater retail center, there will not be demands for public services in excess of those already factored into the needs of the shopping center.

We hope you will accept this submission and grant a special use permit with the waivers requested. Please feel free to call me anytime for additional information or if you have question

Sincerely,

Stephen L. Cook

Stephen L. Cook

Applicant, & Regional Developer for Massage Envy

Arizona and Las Vegas Regions

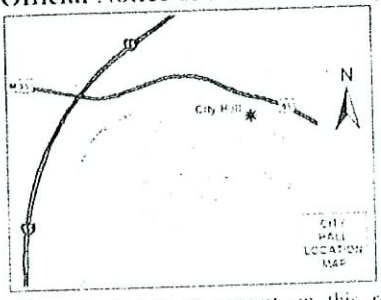
19506 N. 41st Lane, Glendale, AZ 85308 623-551-9667 home 602-882-0898 cell slcook@massageenvy.com

SUP-32148
01/08/09 PC

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-32148

Planning Commission Meeting of 1/8/2009

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Case: SUP-32148
13832818011
M D J L S PROPERTIES L L C
8710 W CHARLESTON #100
LAS VEGAS NV 89117-5467

29 08 07:04a

#44
P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED
FIRST CLASS

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PITNEY BOWES
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MAILED FROM ZIP CODE 89101

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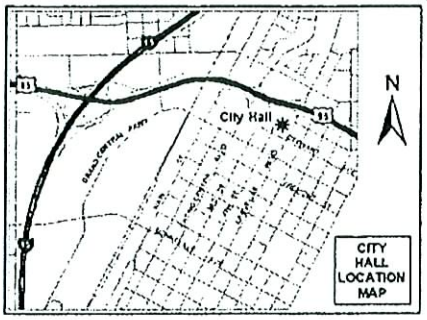

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☐ I SUPPORT this Request

☒ WE OPPOSE this Request

Please use available blank space on card for your comments.

SUP-32148
Planning Commission Meeting of 1/8/2009

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Case: SUP-32148
13832720014
SINGER JAMES L & DIANE L
533 AMPERE LN
LAS VEGAS NV 89145-4874

#44
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

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MAILED FROM ZIPCODE 89101

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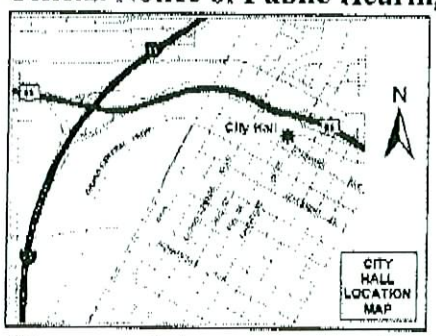

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-32148

Planning Commission Meeting of 1/8/2009

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Case: SUP-32148

16305512011
MANDOLFO MICHAEL B & RENEE D
8705 PAVIA DR
LAS VEGAS NV 89117-1109

#44
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702-450-7569

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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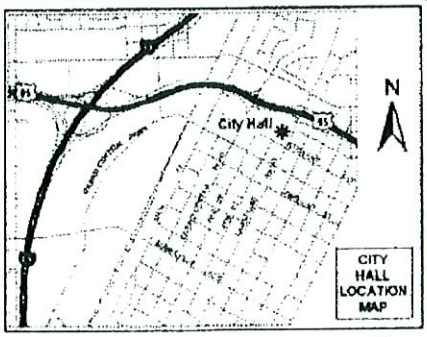
Return Service Requested

Official Notice of Public Hearing



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☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-32148

Planning Commission Meeting of 1/8/2009

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Case: SUP-32148

13832819195
BORGNA REAL ESTATE THREE L L C
10624 S EASTERN AVE #A-124
HENDERSON NV 89052-2982

22:48

JAV0511 89052

#44
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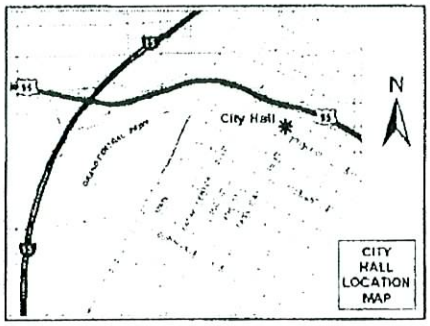
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-32148
Planning Commission Meeting of 1/8/2009

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DEC 30 2008

Case: SUP-32148

13832819007
VEGAS IT TECHS INC
P O BOX 35006
LAS VEGAS NV 89133-5006

#44
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

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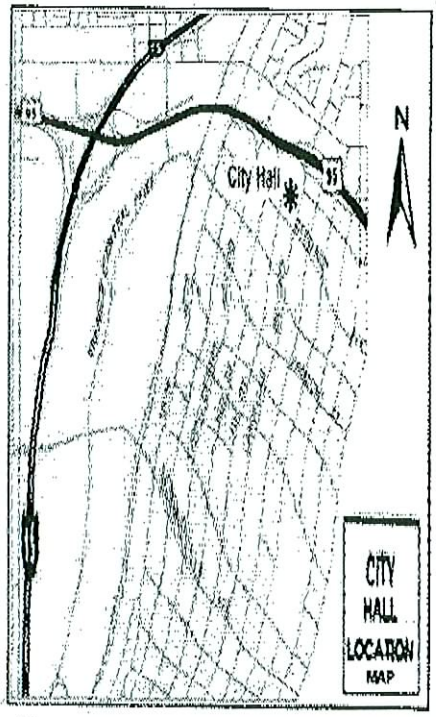
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-32148

Planning Commission Meeting of 1/8/2009

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DEC 30 2008

Case: SUP-32148

13832613007
HOOGE JOHN L & JUDITH M
8620 HIGHLAND VIEW AVE
LAS VEGAS NV 89145-5708

#44
A

City of Las Vegas Agenda Item No.: **45.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

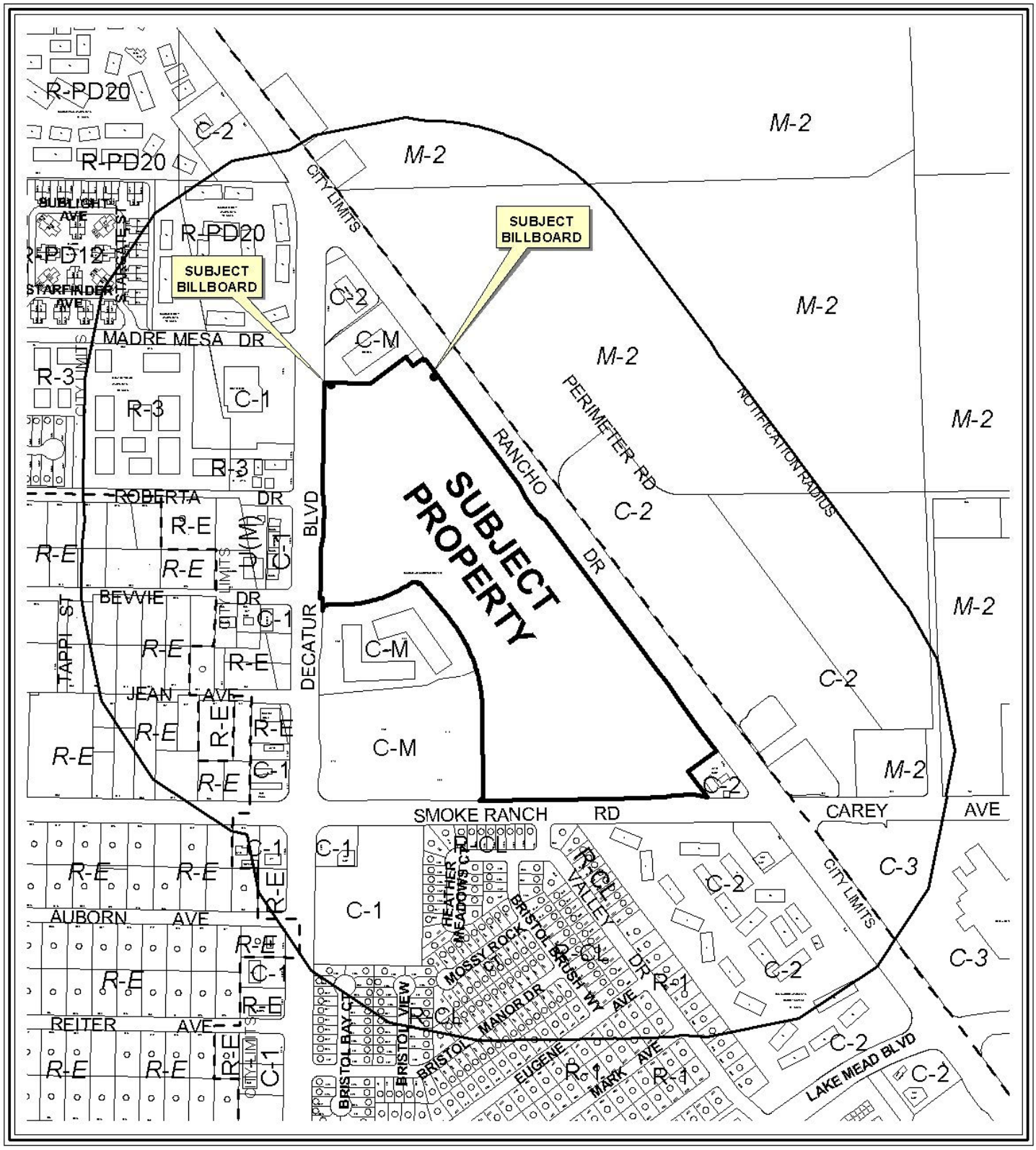
SUBJECT:
RQR-31565 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: RANCHO PARK RESIDENTIAL LLC - Required Review of an approved Special Use Permit (U-0059-01) FOR TWO (2) 14-FOOT X 48-FOOT OFF-PREMISE SIGNS (BILLBOARDS) at the northeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-18-410-012), C-M (Commercial/ Industrial) Zone under Resolution of Intent to R-PD16 (Residential Planned Development - 16 Units Per Acre) Zone, Ward 5 (Barlow)

C.C.: 02/04/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Action Letter for U-0059-01



CASE: **RQR-31565**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-M (COMMERCIAL/INDUSTRIAL) UNDER RESOLUTION OF INTENT TO R-PD16 (RESIDENTIAL PLANNED DEVELOPMENT - 16 UNITS PER ACRE)



0 800 1600 Feet

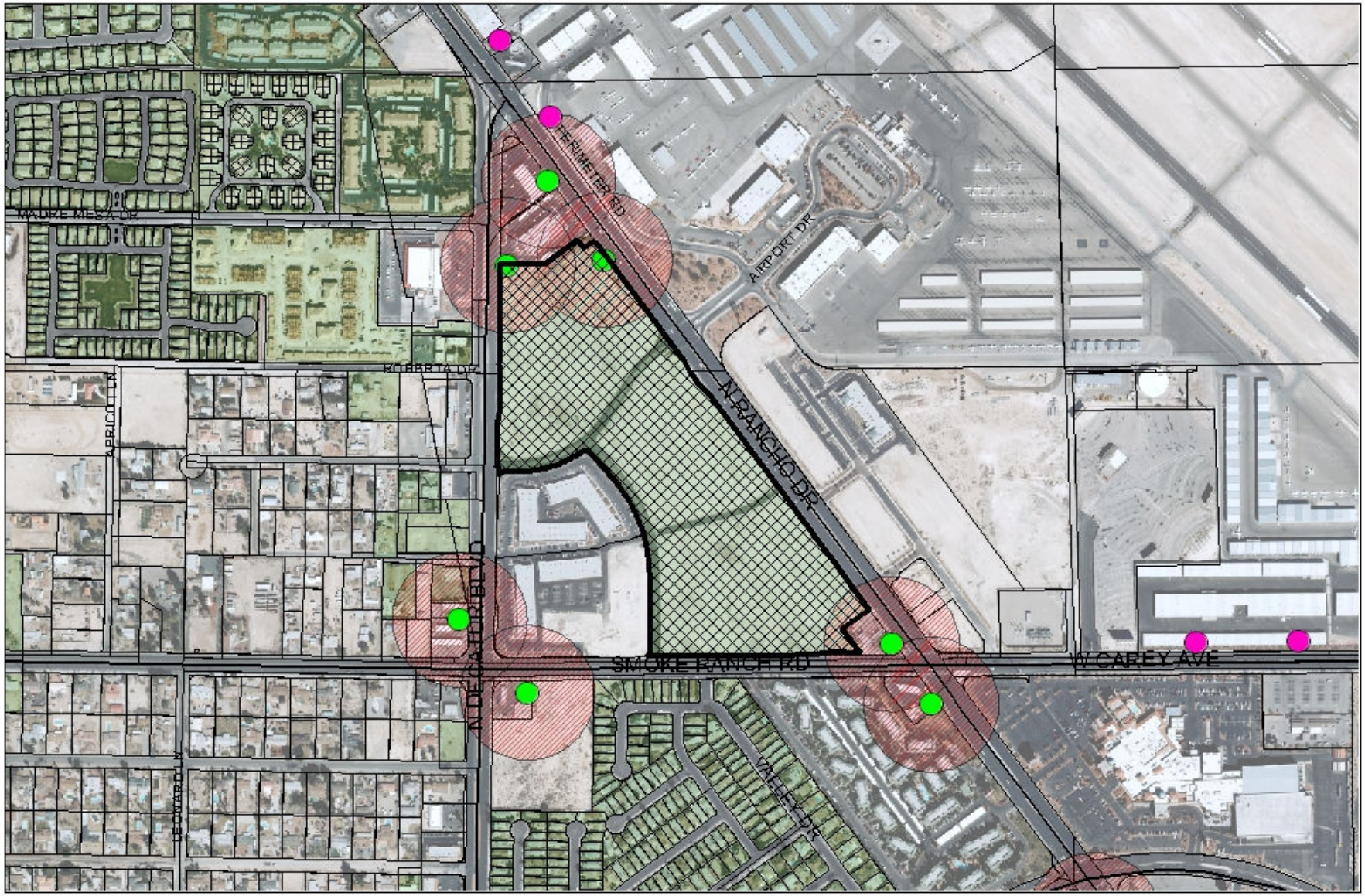
CASE: **RQR-31565**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-M (COMMERCIAL/INDUSTRIAL) UNDER RESOLUTION OF INTENT TO R-PD16 (RESIDENTIAL PLANNED DEVELOPMENT - 16 UNITS PER ACRE)

N



RQR-31565

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-31565 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: RANCHO PARK RESIDENTIAL LLC.

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (U-0059-01), if approved.

2. This Special Use Permit shall be placed on an agenda closest to August 1, 2011 at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

4. The subject billboards shall comply with condition of approval number four (4) from Site Development Plan Review (SDR-29658), which states that prior to the issuance of the building permit, the two billboards on the site shall be removed.

5. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (U-0059-01) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

DS

** STAFF REPORT **

PROJECT DESCRIPTION

This application is in response to a Required Review of an approved Special Use Permit (U-0059-01) for two (2) 40-foot tall, 14-foot by 48-foot Off-Premise Signs (Billboards) at the northeast corner of Smoke Ranch Road and Decatur Boulevard.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
06/21/89	The City Council approved a request for a Special Use Permit (U-0054-89) for a 12-foot by 24-foot Off-Premise Sign (Billboard) at a height of 40 feet. The Board of Zoning Adjustment recommended approval on 05/25/89.
08/21/91	The City Council approved a request for a Variance (V-0081-91) to allow a three-sided 12-foot by 24-foot Off-Premise Sign (Billboard) at the corner of Smoke Ranch Road and Decatur Boulevard. On 07/25/91, the Board of Zoning Adjustment did not make a recommendation due to a tie vote.
09/20/95	The City Council approved a request for a Special Use Permit (U-0092-95) for two (2) 14-foot by 48-foot Off-Premise Signs (Billboards) on the west side of Rancho Road, approximately 350 feet and 1,100 feet north of Smoke Ranch Road. The Board of Zoning Adjustment recommended approval on 08/22/95.
08/01/01	The City Council approved a request for a Special Use Permit and Site Development Plan Review (U-0059-01) for six (6) 14-foot by 48-foot Off-Premise Signs (Billboards) on the south side of the intersection of Rancho Drive and Decatur Boulevard. The Planning Commission recommended denial on 05/21/01.
02/19/03	The City Council approved a request to Amend the Centennial Hills Sector Plan (GPA-1400) from GC (General Commercial) to LI/R (Light Industry/Research) on 48.49 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road.
02/19/03	The City Council approved a request for Rezoning (ZON-1401) from C-2 (General Commercial) to C-M (Commercial/Industrial) on 48.49 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road for a proposed light commercial/industrial office development. The Planning Commission recommended approval on 01/23/03.

02/19/03	The City Council approved a request for a Site Development Plan Review (SDR-1404) and a Modification to the planting scheme along Rancho Drive frontage for a proposed commercial/industrial development on 14.45 acres consisting of an 18,500 square-foot office building on 1.85 acres adjacent to the west side of Rancho Drive, approximately 320 feet south of the Decatur Boulevard intersection and a 166,900 square-foot commercial/industrial development on 12.6 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Drive. The Planning Commission recommended approval on 01/23/03.
05/21/03	The City Council approved a request for a Required Review (RQR-1994) of an approved Special Use Permit (U-0059-01) for five 14-foot by 48-foot Off-Premise Signs (Billboards) adjacent to the northeast corner of Smoke Ranch Road and Decatur Boulevard. The Planning Commission recommended approval on 04/24/03.
06/26/03	The Planning and Development Department approved a request for a Minor Site Development Plan Review (SDR-2394) for a 3,000 square-foot second floor addition to a proposed 18,500 square-foot office building on 1.85 acres adjacent to the west side of Rancho Drive, approximately 320 feet south of Decatur Boulevard.
06/24/04	The Planning Commission approved a request for a Master Sign Plan (MSP-4388) for an approved commercial/industrial development on 47.93 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road.
12/02/04	The Planning Commission approved a request for a Site Development Plan Review (SDR-5312) for a proposed 40,016 square-foot office complex of eight single-story buildings on 3.30 acres adjacent to the east side of Decatur Boulevard, approximately 875 feet north of Smoke Ranch Road.
04/06/05	The City Council approved a request for a Site Development Plan Review (SDR-5916) for a proposed 5,000 square-foot Liquor establishment (Tavern) on a 1.34 acre portion of a 31.42 acre site adjacent to the west side of rancho Drive, approximately 250 feet north of Smoke Ranch Road. The Planning Commission recommended approval on 02/24/05.
09/07/05	The City Council approved a request for a Required Review (RQR-6794) of an approved Special Use Permit (U-0059-01) for two (2) 14-foot by 48-foot Off-Premise Signs (Billboards) adjacent to the northeast corner of Smoke Ranch Road and Decatur Boulevard. The Planning Commission recommended approval of the billboard on Rancho Drive, but denial on the other sign on 07/28/05
03/01/06	The City Council approved a request to Amend a portion of the Southeast Sector Plan of the Master Plan (GPA-10799) from LI/R (Light Industry/Research) to M (Medium Density Residential) on 33.70 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road. The Planning Commission recommended approval on 01/26/06.

03/01/06	The City Council approved a request for Rezoning (ZON-10803) from C-M (Commercial/Industrial) to R-PD16 (Residential Planned development- 16 Units per Acre) on 33.70 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road. The Planning Commission recommended approval on 01/26/06.
03/01/06	The City Council approved a request for a Site Development Plan Review (SDR-10806) for a 513-unit condominium development on 33.70 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road. The Planning Commission recommended approval on 01/26/06.
03/23/06	The Planning Commission approved a request for a Tentative Map (TMP-11703) for a 513-unit condominium subdivision on 33.70 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke ranch Road.
08/01/06	A Code Enforcement case (45071) was processed for weeds, trash, debris on a vacant lot at Smoke Ranch Road and Decatur Boulevard. The case was closed on 08/31/06.
12/20/06	The City Council approved a request for Required Review (RQR-17040) of an approved Special Use Permit (U-0059-01) for two 14-foot by 48-foot Off-Premise Signs (Billboards) at the northeast side of Smoke Ranch Road and Decatur Boulevard. The Planning Commission recommended approval on 11/16/06.
06/06/07	The City Council approved a request for a Rezoning (ZON-20512) from C-M (Commercial/Industrial) under Resolution of Intent to R-PD16 (Residential Planned Development- 16 Units per Acre) to R-PD16 (Residential Planned Development- 16 Units per Acre) on 33.52 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road. The Planning Commission recommended approval on 04/26/07.
06/06/07	The City Council approved a request for a Site Development Plan Review (SDR-20523) for a proposed 535-unit condominium development on 33.52 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road. The Planning Commission recommended approval on 04/26/07.
06/28/07	The Planning Commission approved a request for a Tentative Map (TMP-21699) for a proposed 535-unit condominium development on 33.52 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road.
05/21/08	The City Council approved a request for an Extension of Time (EOT-27588) of an approved Rezoning (ZON-20512) from C-M (Commercial/Industrial) under Resolution of Intent to R-PD16 (Residential Planned Development- 16 Units per Acre) to R-PD16 (Residential Planned Development- 16 Units per Acre) on 33.52 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road.

05/21/08	The City Council approved a request for an Extension of Time (EOT-27589) of an approved Site Development Plan Review (SDR-20523) for a proposed 535-unit condominium development on 33.52 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road.
05/21/08	The City Council approved a request for an Extension of Time (EOT-27588) of an approved Rezoning (ZON-20512) from C-M (Commercial/Industrial) under Resolution of Intent to R-PD16 (Residential Planned Development- 16 Units per Acre) to R-PD16 (Residential Planned Development- 16 Units per Acre) on 33.52 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road.
12/17/08	The City Council approved a request for a Rezoning (ZON-29661) from C-M (Commercial/Industrial) under Resolution of Intent to R-PD16 (Residential Planned Development- 16 Units per Acre) to R-PD20 (Residential Planned Development- 20 Units per Acre) on 33.47 acres at the northwest corner of Rancho Drive and Smoke Ranch Road. The Planning Commission recommended approval on 11/20/08.
12/17/08	The City Council approved a request for a Site Development Plan Review (SDR-29658) for a proposed two and three story Multi-Family development consisting of 335 condominium units and 304 apartment units on 33.47 acres at the northwest corner of Rancho Drive and Smoke Ranch Road. The Planning Commission recommended approval on 11/20/08.
12/17/08	The City Council accepted the applicant's request to Withdraw Without Prejudice two Variances (VAR-29663 and VAR-29958) for parking and open space. The Planning Commission had recommended approval of both applications on 11/20/08.

Related Building Permits/Business Licenses	
10/17/01	A building permit (01018419) was issued for Billboard #1 at 2680 North Decatur Boulevard. The permit was finalized on 12/10/01.
10/17/01	A building permit (01018418) was issued for Billboard #2 at 2681 North Rancho Drive. The permit was finalized on 12/10/01.
10/17/01	A building permit (01018420) was issued for Billboard #3 at 2621 North rancho Drive. The permit was finalized on 12/10/01.
Pre-Application Meeting	
A pre-application meeting was not required, nor was one held.	
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	

Field Check	
12/02/08	Staff conducted a field check of the subject site with the following observations: • All signs appeared in good condition, and there were no signs of bird nuisance problem. • The billboard sign facing north on Smoke Ranch Road is a double-faced sign.

Details of Application Request	
Site Area	
Gross Acres	33.47

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped-proposed Multi-Family Development	M (Medium Density Residential)	R-PD20 (Residential Planned Development-20 Units per Acre)
North	Offices	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
South	Offices	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
	Hotel, Residence	M (Medium Density Residential)	C-2 (General Commercial)
	Single-Family Residential)	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
East	Airport	Public/Semi-Public-City of North Las Vegas	M-2 (General Industrial)- City of North Las Vegas
West	Post Office	SC (Service Commercial)	C-1 (Limited Commercial)
	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
	Undeveloped	SC (Service Commercial)	R-E (Residence Estates)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan		X	N/A
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts	X		Y
A-O Airport Overlay District (35 feet)	X		Y *
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

***** Per a memorandum issued by the Clark County Department of Aviation, the applicant was required to file a notice with the Federal Aviation Administration to obtain a permit from the Clark County Director of Aviation or a Variance from the Airport Hazard Area Board of Adjustment prior to the construction of the sign (billboard). It is not known which option, if any, was pursued.

DEVELOPMENT STANDARDS

Standards	Code Requirement	Provided	Compliance
Location	No Off-Premise Sign may be located within public right-of-way	The signs are not located in public right-of-way	Y
Zoning	Off-Premise Signs are permitted in C-1, C-2, C-M, and M zoning districts only	The signs are located on property zoned R-PD20 (Residential Planned Development - 20 Units per Acre)	N*
Area	No Off-Premise Sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	Both signs have a surface area of 672 square feet in size and do not have an embellishment.	Y
Height	No higher than 40 feet from grade at the point of construction: may be raised to a maximum of 55 feet with approval of the City Council if significantly obscured from view of travel lanes.	The signs are 40 feet in height.	Y

Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	Structural elements of both of the Off-Premise Signs are adequately screened from public view.	Y
Off-Premise Sign (Billboard)	At least 750 feet to another Off-Premise Sign along US-95 or at least 300 feet to another Off-Premise Sign (if not along US-95)	The signs are at least 300 feet from another billboard sign.	Y
Off-Premise Sign (Billboard)	At least 300 feet to the nearest property line of a lot in any "R" or U" zoned districts.	The signs are located on property zoned R-PD20 (Residential Planned Development - 20 Units per Acre).	N*
Other	All Off-premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	The signs are secured permanently to the ground; and are on property with a zoning R-PD-20 (Residential Planned Development - 20 Units per Acre).	N*

* On 12/17/08, the City Council approved a Rezoning (ZON-29661) from C-M (Commercial/Industrial) with a Resolution of Intent to R-PD16 (Residential Planned Development – 16 Units per Acre) to R-PD20 (Residential Planned Development – 20 Units per Acre) for a proposed Multi-Family development.

ANALYSIS

This is the fourth Required Review of an approved Special Use Permit (U-0059-01) for two (2) Off-Premise Signs (Billboards) on the south side of the intersection of Rancho Drive and Decatur Boulevard. The signs are located in the North Las Vegas Airport Overlay, which restricts the height to a maximum of 35 feet unless a permit issued from the Clark County Director of Aviation or a Variance from the Airport Hazard Area Board of Adjustment is received. During a field inspection, staff found both signs in good condition with proper maintenance pertaining to graffiti, bird nuisance abatement, and structural screening. A research of building permit activity found that the billboards were constructed under permits 01018419 and 01018418, and were both finalized on 12/10/01.

Since the original approval of the signs in 2001, new entitlements for a Multi-Family Development (SDR-29658) and a Rezoning to R-PD20 (Residential Planned Development – 20 Units per Acre) were approved by the City Council on 12/17/08.

FINDINGS

The signs are located within the R-PD20 (Residential Planned Development – 20 Units per Acre) zoning district, which according to Title 19.14.100 prohibits an Off-Premise Sign (Billboard). Though the signs received a final building inspection and are in good condition, one of the conditions of approval of the Site Development Plan Review (SDR-29658) for the multi-family project is that the billboard signs be removed prior to the issuance of a building permit for the new development; therefore, staff is recommending denial of this request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED	4
ASSEMBLY DISTRICT	7
SENATE DISTRICT	4
NOTICES MAILED	244
APPROVALS	0
PROTESTS	0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-31565** APN: 139-18-410-012

Name of Property Owner: Smoke Ranch Decatur, LLC (Billboard Easement Holder)

Name of Applicant: Lamar Outdoor Advertising

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: ANDREW GRUBER, MANAGER

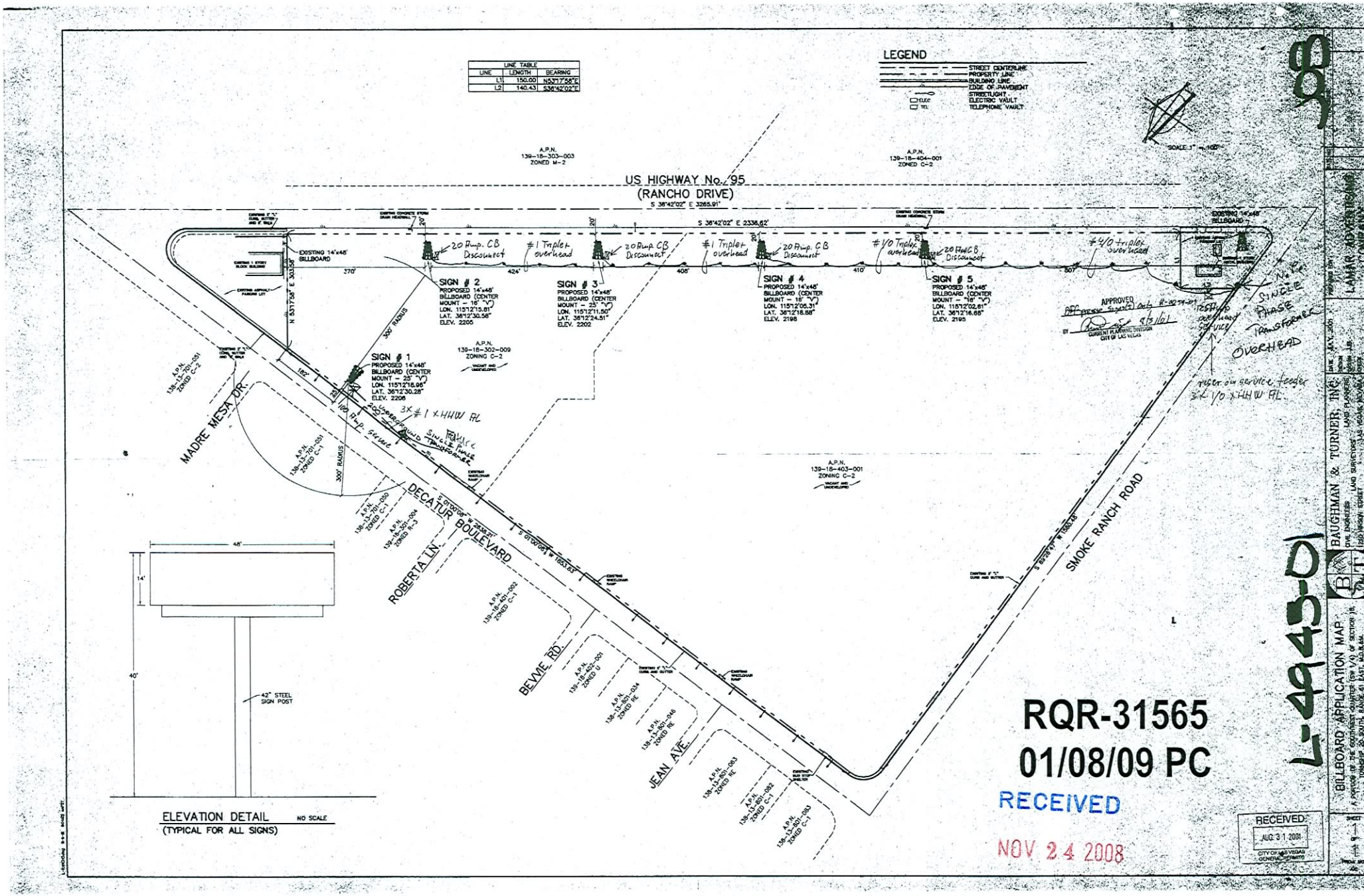
Subscribed and sworn before me

This 18th day of NOV., 2008

_____

Notary Public in and for said County and State

Pauline M. Auau
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp. Jan. 01, 2009
Certificate No: 05-94081-1


LINE TABLE
LINE | LENGTH | BEARING
L1 | 150.00 | N53°17'58"E
L2 | 140.43 | S36°42'02"E
LEGEND
STREET CENTERLINE
PROPERTY LINE
BUILDING LINE
EDGE OF PAVEMENT
STREETLIGHT
ELECTRIC VAULT
TELEPHONE VAULT
A.P.N. 139-18-303-003 ZONED M-2
A.P.N. 139-18-404-001 ZONED C-2
US HIGHWAY No. 95
(RANCHO DRIVE)
S 36°42'02" E 3265.91'
S 36°42'02" E 2336.62'
EXISTING 14'x48' BILLBOARD
20 Amp. CB Disconnect
#1 Triplex overhead
#1/0 Triplex overhead
SIGN # 1
PROPOSED 14'x48' BILLBOARD (CENTER MOUNT – 25' "V")
LON. 115°12'16.96"
LAT. 36°12'30.28"
ELEV. 2206
SIGN # 2
PROPOSED 14'x48' BILLBOARD (CENTER MOUNT – 16' "V")
LON. 115°12'15.61"
LAT. 36°12'30.56"
ELEV. 2205
SIGN # 3
PROPOSED 14'x48' BILLBOARD (CENTER MOUNT – 25' "V")
LON. 115°12'11.50"
LAT. 36°12'24.51"
ELEV. 2202
SIGN # 4
PROPOSED 14'x48' BILLBOARD (CENTER MOUNT – 16' "V")
LON. 115°12'05.31"
LAT. 36°12'16.88"
ELEV. 2198
SIGN # 5
PROPOSED 14'x48' BILLBOARD (CENTER MOUNT – 16' "V")
LON. 115°12'02.61"
LAT. 36°12'16.88"
ELEV. 2195
#4/0 triplex overhead
EXISTING 14'x48' BILLBOARD
APPROVED
APP expires Sept(2) only #-0079-01
BY
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS
N.E.S. SINGLE PHASE TRANSFORMER OVERHEAD
riser on service feeder
3-1/0 XLPE W FL
3X#1 XHHW FL
MADRE MESA DR.
DECATUR BOULEVARD
ROBERTA LN.
BELVIE RD.
JEAN AVE.
SMOKE RANCH ROAD
A.P.N. 139-13-701-051 ZONED C-2
A.P.N. 139-13-701-050 ZONED C-1
A.P.N. 139-13-701-031 ZONED C-1
A.P.N. 139-13-701-004 ZONED R-3
A.P.N. 139-13-701-002 ZONED C-1
A.P.N. 139-18-302-009 ZONING C-2
VACANT AND UNDEVELOPED
A.P.N. 139-18-403-001 ZONING C-2
VACANT AND UNDEVELOPED
A.P.N. 139-18-402-001 ZONED U
A.P.N. 139-13-801-034 ZONED RE
A.P.N. 139-13-801-046 ZONED RE
A.P.N. 139-13-801-063 ZONED RE
A.P.N. 139-13-801-062 ZONED C-1
A.P.N. 139-13-801-061 ZONED C-1
N 53°17'58" E 300.00'
300' RADIUS
100' R/W
S 01°09'08" W 24.27'
S 01°09'08" W 1853.83'
S 89°51'47" W 1565.48'
48'
14'
40'
42" STEEL SIGN POST
ELEVATION DETAIL NO SCALE
(TYPICAL FOR ALL SIGNS)
RQR-31565
01/08/09 PC
RECEIVED
NOV 24 2008
RECEIVED
AUG 31 2001
CITY OF LAS VEGAS
GENERAL PERMITS
L-49-01
BILLBOARD APPLICATION MAP
BAUGHMAN & TURNER, INC.
LAMAR ADVERTISING



RQR-31565 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: RANCHO PARK RESIDENTIAL LLC

NORTHEAST CORNER OF SMOKE RANCH ROAD AND DECATUR BOULEVARD

JANUARY 8, 2009 PLANNING COMMISSION

12/02/08



RQR-31565 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: RANCHO PARK RESIDENTIAL LLC

NORTHEAST CORNER OF SMOKE RANCH ROAD AND DECATUR BOULEVARD

JANUARY 8, 2009 PLANNING COMMISSION

12/02/08



RQR-31565 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: RANCHO PARK RESIDENTIAL LLC

NORTHEAST CORNER OF SMOKE RANCH ROAD AND DECATUR BOULEVARD

JANUARY 8, 2009 PLANNING COMMISSION

12/02/08



RQR-31565 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: RANCHO PARK RESIDENTIAL LLC

NORTHEAST CORNER OF SMOKE RANCH ROAD AND DECATUR BOULEVARD

JANUARY 8, 2009 PLANNING COMMISSION

12/02/08

MAYOR
ISCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
CHAEL J. McDONALD
LARRY BROWN
NETTE B. McDONALD
AWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
/IRGINIA VALENTINE

August 30, 2001

Mr. Tim Cashman
Rancho/ Decatur Limited Liability Company
2300 West Sahara Avenue, Box #16
Las Vegas, Nevada 89102

RE: U-0059-01 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF AUGUST 1, 2001

Dear Mr. Cashman:

The City Council at a regular meeting held August 1, 2001 considered the Appeal filed by Lamar Advertising from the Denial by the Planning Commission of a request by Rancho Decatur, Limited Liability Company on behalf of Lamar Advertising for a Special Use Permit and Site Development Plan Review FOR SIX (6) 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS on the south side of the intersection of Rancho Drive and Decatur Boulevard (APN: 139-18-302-004 and 139-18-403-001), C-2 (General Commercial) Zone.

The City Council granted the Appeal, thereby APPROVING the Special Use Permit. The Notice of Final Action was filed with the Las Vegas City Clerk on August 2, 2001. This approval is subject to:

Planning and Development

1. This Special Use Permit approval is limited to four (4) off-premise advertising (billboard) sign structures depicted along Rancho Drive and one (1) off-premise advertising (billboard) sign structure depicted along Decatur Boulevard.

2. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) signs be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

3. If new development is approved for the subject parcels within two years, the City Council may at its sole discretion impose conditions of approval on such development that require the removal of some or all of the off-premise advertising (billboard) signs.

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

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

112-012-11/00

RQR-31565
01/08/09 PC

4. If the existing off-premise advertising (billboard) sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising (billboard) structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.

5. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) signs.

6. The applicant must file Form 7460-1 with the Federal Aviation Administration and must obtain either a permit from the Clark County Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment prior to construction of any of the proposed off-premise advertising (billboard) sign structures.

Sincerely,

Angela Crolli

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

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

Mr. Scott Naftzger
Lamar Outdoor Advertising Company
1863 Helm Drive
Las Vegas, Nevada 89119

RQR-31565
01/08/09 PC

City of Las Vegas Agenda Item No.: **46.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
TXT-32131 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend the Downtown Centennial Plan to update and revise trail alignments in the downtown area, Wards 3 and 5 (Reese and Barlow)

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Conditions and Staff Report
2. Downtown Urban Pathways System Map

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 08, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TXT-32131 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

1. Map 6 of the Las Vegas Downtown Centennial Plan, "Downtown Urban Pathways System," is hereby replaced.

2. Section II (D) Paragraph 5 of the Las Vegas Downtown Centennial Plan, "Linkages," is hereby amended as follows:

   First Street, from Boulder Avenue to Garces Avenue and from Bonneville Avenue to Fremont Street Experience, will be developed as the Arts Trail and will function as a major pedestrian link between 18b The Las Vegas Arts District and the Fremont Street Experience located within the Central Casino Core District. Widened sidewalks and an enhanced pedestrian experience shall contribute to the revitalization of this central downtown area.

RTS

TXT-32131 - Staff Report Page One
January 08, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend the Las Vegas Downtown Centennial Plan to revise the "Downtown Urban Pathways System" map, know as Map 6, of the plan. Further the amendment will amend the trail description of the "Arts Trail" to correspond to the revised map.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
07/05/00	The City Council adopted the Las Vegas Downtown Centennial Plan. The Planning Commission recommended the document be adopted at its meeting on 04/27/00.
12/04/02	The City Council adopted Ordinance No. 5550 that updated various design standards as part of the Downtown Centennial Plan and applicable to the Downtown Overlay District.
02/05/03	The City Council adopted Ordinance No. 5566 that established standards for outdoor dining in the Downtown Overlay District of the Las Vegas Downtown Centennial Plan.
08/13/03	The City Council adopted GPA-2591 to amend the Las Vegas Downtown Centennial Plan to include a revised definition of the boundaries of the Arts District, to include design standards for the Arts District, to establish permissible uses for the Arts District, to provide corrected station locations of the Las Vegas Monorail and establish standards for development adjacent to eh monorail route, to revise elements of the streetscape and design standards, and to correct the Downtown Las Vegas Centennial boundaries.
11/05/03	The City Council adopted GPA-3000 to amend the Las Vegas Downtown Centennial Plan to include urban trail objectives and locations.
11/05/03	The City Council adopted GPA-3130 to amend the Las Vegas Downtown Centennial Plan to include a revised definition of the boundaries of the Arts District, to revise the design standards for the Arts District, to include a revised definition of the boundaries of the Office District, and to correct minor elements of the Downtown Centennial Plan.
10/21/04	The City Council adopted GPA-5015 to amend the Las Vegas Downtown Centennial Plan to include the Scenic Byway urban trail along both sides of Las Vegas Boulevard between Sahara and Washington Avenues.
09/21/05	The City Council adopted Resolution 85-2005 adopting "18b The Las Vegas Arts District" as the official name of the Downtown Arts District in the Las Vegas Downtown Centennial Plan.

01/03/07	The City Council adopted Ordinance Number 5857 that adopted an updated version of the Las Vegas Downtown Centennial Plan.
10/17/07	The City Council adopted Ordinance Number 5941 which amended various sections of the plan to update land use, detailed graphics, clarify verbiage, edit chapter numbering and revise maps and tables. The Planning Commission and staff recommended approval.
11/20/08	The Planning Commission recommended, via a Text Amendment (TXT-30778), the inclusion of Office, Other Than Listed, Banquet Facility, and Massage, Accessory as permitted uses within The 18b Arts District. This amendment will be forwarded to the City Council in ordinance form.
01/08/09	The Planning Commission will hear a non-companion but related General Plan Amendment (GPA-32130) that will update elements of the General Plan related to various trail alignment changes including the adjustment being incorporated by this amendment.

ANALYSIS

Recent changes to development patterns and proposed development have necessitated the slight reconfiguration of two trail segments within the downtown area. These changes will extend the "Tortoise Trail" formally the Monorail Trail farther south and extract a one-block section of the "Arts Trail" between Garces Avenue and Bonneville Avenue, adjacent to the future RTC Central City Bus Terminal.

FINDINGS

The proposed text amendment will achieve the following:

- Align the Downtown Urban Pathways System (Map 6) with the Las Vegas 2020 Master Plan Transportation Trails Element Off-street Multi-use Transportation Trail Alignments (Map 2).
- Clarifies the description of the Arts Trail to correspond to the alignment depicted on Map 6 of the Downtown Centennial Plan.

The following table summarizes all proposed changes:

Code Requirements	Existing Regulations	Proposed Regulations
Las Vegas Downtown Centennial Plan – Downtown Urban Pathways System (Map 6)	• Map reflects current alignment.	• Map adjusted to match alignments as proposed by General Plan Amendment (GPA-32130) to the Las Vegas 2020 Master Plan Transportation Trails Element

Las Vegas Downtown Centennial Plan – II (D) Linkages	• Arts Trail described as "First Street, from Boulder Avenue to Fremont Street Experience."	• Arts Trail described as "First Street, from Boulder Avenue to Garces Avenue and from Bonneville Avenue to Fremont Street Experience."

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 0

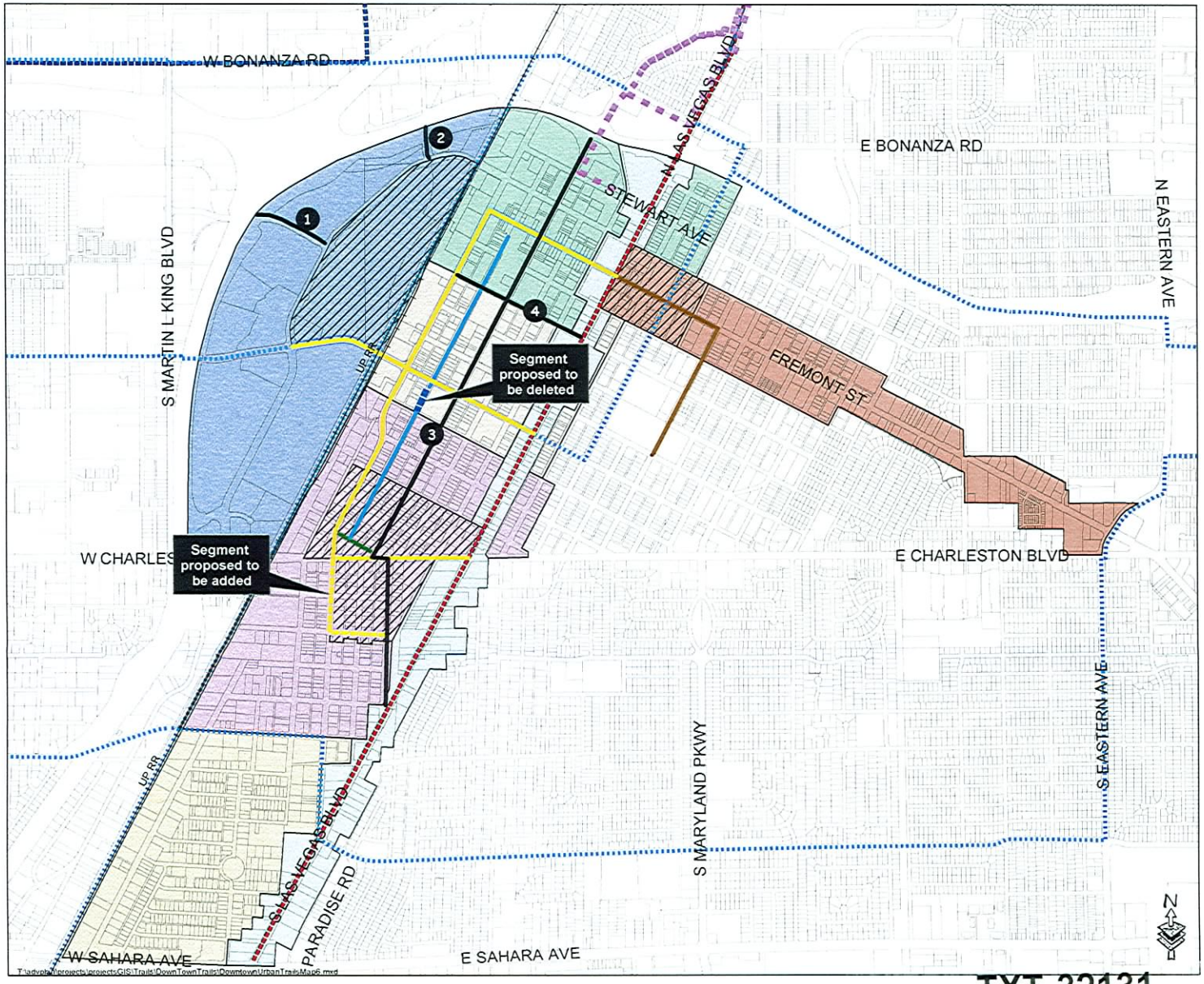
ASSEMBLY DISTRICT **N/A**

SENATE DISTRICT **N/A**

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0



City of Las Vegas

Map 6

TXT-32131

Downtown Urban Pathways System

Downtown Trails

- Pioneer Trail
- Art Trail
- Boulder Plaza
- Entertainment Trail
- Multi-Use, Transportation
- Scenic Byway
- Cultural Corridor Trail
- Tortoise Trail

Gray Ways

1. Discovery Lane
2. F Street
3. Casino Center
4. Bridger

Downtown Districts

- Central Casino (134.21 Acres)
- Downtown South (166.23 Acres)
- Downtown South/18b The Las Vegas Arts District (70.86 Acres)
- East Village (104.66 Acres)
- East Fremont (25.16 Acres)
- Las Vegas Boulevard (149.2 Acres)
- Northern Strip Gateway (162.01 Acres)
- Office Core (95.75 Acres)
- Parkway Center (223.39 Acres)
- Union Park (61.00 Acres)

Adopted: Ordinance #5238, July 5th, 2000
Revised: GPA-2591, August 13th, 2003
Revised: GPA-3130, November 5th, 2003
Revised: Ordinance #5874, January 3rd, 2007

Data current as of: December 15, 2008

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301

PLANNING & DEVELOPMENT

TXT-32131
01/08/09 PC
REVISED

RECEIVED
DEC 17 2008

City of Las Vegas Agenda Item No.: **47.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:

DIR-32666 - DIRECTOR'S BUSINESS - NON-PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Election of the 2009 Planning Commission Officers

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
NO RECOMMENDATION

BACKUP DOCUMENTATION:

City of Las Vegas Agenda Item No.: **48.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF JANUARY 8, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED