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 Steve Wolfson, (Ward 2)
Councilwoman Lois Tarkanian, (Ward 1)
Councilman Steven D. Ross, (Ward 6)
Councilman Ricki Y. Barlow (Ward 5)
Councilman David W. Steinman, (Ward 4 - Interim)
City Manager Elizabeth N. Fretwell

COMMISSIONERS

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

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.

February 12, 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.

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.

6. **SUP-32606 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLEARWIRE US, LLC - OWNER: CITY OF LAS VEGAS** - Request for a Special Use Permit FOR AN 80-FOOT WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN (SLIMLINE MONOPOLE) at 4217 Vegas Drive (APN 139-30-201-001), C-V (Civic) Zone, Ward 5 (Barlow)

7. **SUP-32815 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUPER BAIL BONDS, INC. - OWNER: HARRISON PROPERTIES, LTD** - Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 729 South Las Vegas Boulevard (APN 139-34-410-176), C-2 (General Commercial) Zone, Ward 3 (Reese)

8. **SUP-32821 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VERIZON WIRELESS - OWNER: HORSE MINI STORAGE PARTNERS, LLC** - Request for a Special Use Permit FOR A PROPOSED 70-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPALM) at 8525 Oso Blanca Road (APN 125-07-716-002), C-1 (Limited Commercial) Zone, Ward 6 (Ross)

9. **RQR-31982 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HARRISON PROPERTIES LTD** - Required Review of an approved Special Use Permit (U-0111-88) FOR A SECONDHAND DEALERSHIP at 713 South Las Vegas Boulevard (APN 139-34-410-178), C-2 (General Commercial) Zone, Ward 3 (Reese)

10. **SNC-32359 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Street Name Change FROM: DISCOVERY DRIVE TO: SYMPHONY PARK AVENUE, between Martin Luther King Boulevard and Grand Central Parkway, Ward 5 (Barlow)

11. **VAC-32645 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: W. DOUGLAS HITT FAMILY TRUST** - Petition to Vacate U.S. Government Patent Easements generally located adjacent to the northwest corner of Deer Springs Way and Durango Drive, Ward 6 (Ross)

PUBLIC HEARING ITEMS

12. **ABEYANCE - 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

13. **ABEYANCE - 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)

14. **ABEYANCE - 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)

15. **ABEYANCE - MOD-30617 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.** - Request for a Major Modification to the Lone Mountain West Plan to Amend the Land Use Designation FROM: L (LOW DENSITY RESIDENTIAL) and P (PARK/SCHOOL/RECREATION/OPEN SPACE) TO: PF (PUBLIC FACILITIES) on 5.07 acres located approximately 660 feet east of the southwest corner of Cliff Shadows Parkway and the 215 Beltway (APNs 137-12-401-011 and 137-12-410-003), PD (Planned Development) Zone [L (Low Density Residential) Lone Mountain West Land Use Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [P (Park/School/Recreation/Open Space) Lone Mountain West Land Use Designation], Ward 4 (Steinman)

16. **ABEYANCE - ZON-31062 - REZONING RELATED TO MOD-30617 - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.** - Request for Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 0.08 acres at the southwest corner of Cliff Shadows Parkway and Novat Street (APN 137-12-410-003), Ward 4 (Steinman)

17. **ABEYANCE - VAR-30620 - VARIANCE RELATED TO MOD-30617 AND ZON-31062 - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.** - Request for a Variance TO ALLOW AN 85-FOOT TALL BUILDING WHERE TWO STORIES OR 35 FEET IS THE MAXIMUM PERMITTED AND TO ALLOW A SITE DISTURBANCE OF 3.78 ACRES WHERE 3.56 IS THE MAXIMUM PERMITTED on 4.99 acres located approximately 660 feet east of the southwest corner of Cliff Shadows Parkway and the 215 Beltway (APN 137-12-401-011), PD (Planned Development) Zone [L (Low Density Residential) Lone Mountain West Land Use Designation] [PROPOSED: PF (Public Facilities) Lone Mountain West Land Use Designation], Ward 4 (Steinman)

18. **ABEYANCE - VAR-31394 - VARIANCE RELATED TO MOD-30617, ZON-31062 AND VAR-30620 - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.** - Request for a Variance TO ALLOW 175 PARKING SPACES WHERE 375 ARE REQUIRED on 4.99 acres located approximately 660 feet east of the southwest corner of Cliff Shadows Parkway and the 215 Beltway (APN 137-12-401-011), PD (Planned Development) Zone [L (Low Density Residential) Lone Mountain West Land Use Designation] [PROPOSED: PF (Public Facilities) Lone Mountain West Land Use Designation], Ward 4 (Steinman)

19. **ABEYANCE - VAC-30622 - VACATION RELATED TO MOD-30617, ZON-31062, VAR-30620 AND VAR-31394 - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.** - Petition to Vacate U.S. Government Patent Easements generally located approximately 63 feet southwest of the intersection of Cliff Shadows Parkway and Novat Street, Ward 4 (Steinman)

20. **ABEYANCE - SDR-30614 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622 - PUBLIC HEARING - APPLICANT: INTERNATIONAL CHURCH OF LAS VEGAS, INC. - OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC. AND USA** - Request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY, 89,550 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP WITH WAIVERS OF THE LONE MOUNTAIN WEST WALL AND LANDSCAPE STANDARDS on 9.12 acres at the southwest corner of Cliff Shadows Parkway and the 215 Beltway (APNs 137-12-401-001, 011, 040 and 137-12-410-003), PD (Planned Development) Zone [L (Low Density Residential) Lone Mountain West Land Use Designation], U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [P (Park/School/Recreation/Open Space) Lone Mountain West Land Use Designation], and C-V (Civic) Zone [P (Park/School/Recreation/Open Space) Lone Mountain West Land Use Designation] [PROPOSED: PD (Planned Development)] [PF (Public Facilities) Lone Mountain West Land Use Designation and C-V (Civic) Zone [P (Park/School/Recreation/Open Space) Lone Mountain West Land Use Designation], Ward 4 (Steinman)

21. **ABEYANCE - GPA-32557 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: VICTOR HECKER** - Request to Amend a Portion of the Centennial Hills Sector Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.83 acres at the southwest corner of Jones Boulevard and Elkhorn Road (APN 125-23-502-008), Ward 6 (Ross)

22. **ABEYANCE - ZON-32556 - REZONING RELATED TO GPA-32557 - PUBLIC HEARING - APPLICANT/OWNER: VICTOR HECKER** - Request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERICAL) on 0.83 acres at the southwest corner of Jones Boulevard and Elkhorn Road (APN 125-23-502-008), Ward 6 (Ross)

23. **ABEYANCE - VAR-32570 - VARIANCE RELATED TO GPA-32557 AND ZON-32556 - PUBLIC HEARING - APPLICANT/OWNER: VICTOR HECKER** - Request for a Variance TO ALLOW 28 PARKING SPACES WHERE 40 ARE REQUIRED AND TO ALLOW ZERO LOADING ZONES WHERE ONE IS REQUIRED on 0.83 acres at the southwest corner of Jones Boulevard and Elkhorn Road (APN 125-23-502-008), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Ross)

24. **ABEYANCE - VAR-32575 - VARIANCE RELATED TO GPA-32557, ZON-32556 AND VAR-32570 - PUBLIC HEARING - APPLICANT/OWNER: VICTOR HECKER** - Request for a Variance TO ALLOW A REAR YARD SETBACK OF 12 FEET WHERE 20 FEET IS REQUIRED on 0.83 acres at the southwest corner of Jones Boulevard and Elkhorn Road (APN 125-23-502-008), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Ross)

25. **ABEYANCE - SDR-32569 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-32557, ZON-32556, VAR-32570 AND VAR-32575 - PUBLIC HEARING - APPLICANT/OWNER: VICTOR HECKER** - Request for a Site Development Plan Review FOR A PROPOSED 7,000 SQUARE-FOOT CONVENIENCE STORE AND RETAIL DEVELOPMENT WITH WAIVERS OF THE BUILDING PLACEMENT AND ORIENTATION STANDARDS; TO ALLOW A NINE-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE 15 FEET IS REQUIRED; TO ALLOW A SEVEN-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH PERIMETER WHERE 15 FEET IS REQUIRED; AND TO ALLOW A SIX-FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE SOUTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.83 acres at the southwest corner of Jones Boulevard and Elkhorn Road (APN 125-23-502-008), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Ross)

26. **ZON-32740 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: FIRST PRESBYTERIAN CHURCH OF LAS VEGAS, NEVADA** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: O (OFFICE) on 4.13 acres at 1515 West Charleston Boulevard, 1608 and 1620 Ellis Avenue (APNs 162-04-510-004 through 007), Ward 1 (Tarkanian)

27. **ZON-32758 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: LVRC RESIDENTIAL, LLC** - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL)] TO: C-1 (LIMITED COMMERCIAL) on 1.65 acres at 3371 North Buffalo Drive (APN 138-09-801-021), Ward 4 (Steinman)

28. **ZON-32809 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL HODCARRIERS BUILDING & COMMON LABORERS UNION NO. 872** - Request for Rezoning of a portion of the site FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 2.97 acres at 4201 East Bonanza Road (a portion of APN 140-31-501-003), Ward 3 (Reese)

29. **SDR-32807 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-32809 - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL HODCARRIERS BUILDING & COMMON LABORERS UNION NO. 872** - Request for a Site Development Plan Review FOR A PROPOSED 7,625 SQUARE-FOOT, TWO-STORY ADDITION TO AN EXISTING 16,030 SQUARE-FOOT BUILDING AND EXPANSION OF TRAINING YARD FACILITIES FOR A TRADE SCHOOL WITH A WAIVER TO ALLOW ZERO-FOOT LANDSCAPE BUFFERS ALONG PORTIONS OF THE EAST AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 9.29 acres at 4201 East Bonanza Road (APN 140-31-501-003), C-1 (Limited Commercial) and R-1 (Single Family Residential) Zone [Proposed: C-1 (Limited Commercial)], Ward 3 (Reese)

30. **VAR-32533 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KRYSTAL LAND HOLDINGS, LLC** - Request for a Variance TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND A 15-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED for a proposed single-family structure on 0.41 acres at 2932 Coast Line Court (APN 163-08-611-018), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 2 (Wolfson)

31. **SUP-32816 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLEARWIRE US, LLC - OWNER: ROBERT HANDAL** - Request for a Special Use Permit FOR A PROPOSED 70-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (FLAGPOLE) at 8550 West Sahara Avenue (163-04-405-003), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

32. **SUP-32748 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MV SPA - OWNER: NORTHSHORE PLAZA, LLC** - Request for a Special Use Permit FOR A PROPOSED MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW FOR THE MASSAGE ESTABLISHMENT TO REMAIN OPEN UNTIL 11:00 P.M. WHERE 9:00 P.M. IS THE LATEST ALLOWED AND A ZERO-FOOT DISTANCE SEPARATION TO A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 8370 West Cheyenne Avenue, Suite #101 (APN 138-09-420-006), C-1 (Limited Commercial) Zone, Ward 4 (Steinman)

33. **SUP-32793 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: INDIA'S GRILL - OWNER: DECATUR CROSSING CENTER, LLC** - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 3,432 SQUARE-FOOT RESTAURANT at 222 South Decatur Boulevard (APN 138-36-516-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

34. **SUP-32801 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARU RESTAURANT - OWNER: KHJ PROPERTY HOLDINGS, LLC** - Request for a Special Use Permit TO ADD A SUPPER CLUB USE TO AN EXISTING 6,725 SQUARE-FOOT RESTAURANT WITH SERVICE BAR at 2025 Village Center Circle (APN 138-19-812-017), P-C (Planned Community) Zone, Ward 2 (Wolfson)

35. **RQR-31931 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: BELL REAL ESTATE LLC** - Required Review of an approved Special Use Permit (U-0223-90) FOR A 28-FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE SIGN (BILLBOARD) at 1719 Industrial Road (APN 162-04-705-001), C-M (Commercial Industrial) Zone, Ward 3 (Reese)

36. **SDR-32732 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: BANK OF NEVADA - OWNER: BW NEVADA HOLDINGS, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 26-SPACE PARKING LOT EXPANSION AND MAIN ENTRY PLAZA REMODEL WITH A WAIVER OF THE LANDSCAPE BUFFER STANDARD TO ALLOW A 5-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED on 3.22 acres at 2700 West Sahara Avenue (APN'S 162-05-801-012 & 013), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

37. **SDR-32790 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED CITY PARK on a portion of 8.2 acres on the northwest corner of Tropical Parkway and Durango Drive (APN 125-29-601-021), C-V (Civic) Zone and T-C (Town Center) Zone [PF-TC (Public Facilities - Town Center) Special Land Use Designation], Ward 6 (Ross)

38. **SDR-32826 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PROJECT ALTA, LLC AND PROJECT ALTA II, LLC** - Request for a Site Development Plan Review FOR A PROPOSED OFFICE DEVELOPMENT CONSISTING OF TWO, FOUR-STORY 120,000 SQUARE-FOOT BUILDINGS; ONE FIVE-STORY 150,000 SQUARE-FOOT BUILDING; AND ONE SIX-STORY 1,679-SPACE PARKING STRUCTURE WITH A WAIVER OF THE BUILDING PLACEMENT AND ORIENTATION STANDARDS on 14.55 acres at the northwest corner of Alta Drive and Martin L King Boulevard (APNs 139-33-202-004 and 008), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)

39. **SDR-32837 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WATER STREET CENTER, LLC** - Request for a Site Development Plan Review FOR A 5,375 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH AND RETAIL BUILDING on 2.59 acres generally located on the south side of Bonanza Road, approximately 450 feet east of Pecos Road (APN 140-31-121-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

DIRECTOR'S BUSINESS:

40. **TXT-32864 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend the Town Center Development Standards Manual to update standards for the Car Wash use, Ward 6 (Ross)

41. **TXT-32865 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS** - Discussion and possible action to amend The City of Las Vegas Zoning Ordinance "Title 19" to update and revise various requirements and make corrections and clarifications as appropriate to Chapters 19.04, 19.06, 19.08, 19.16, 19.18, and 19.20, All Wards

42. **TXT-32866 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS** - Discussion and possible action to remove Chapter 13.28, the Street Naming and Address Assignment standards, from Title 13 and incorporate said standards within The City of Las Vegas Zoning Ordinance "Title 19" and update and revise the "City of Las Vegas Street Naming and Address Assignment Regulations, 1993 Edition," All Wards

CITIZENS PARTICIPATION:

43. 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: FEBRUARY 12, 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: FEBRUARY 12, 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 FEBRUARY 12, 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 FEBRUARY 12, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF JANUARY 8, 2009

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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: FEBRUARY 12, 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: FEBRUARY 12, 2009

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

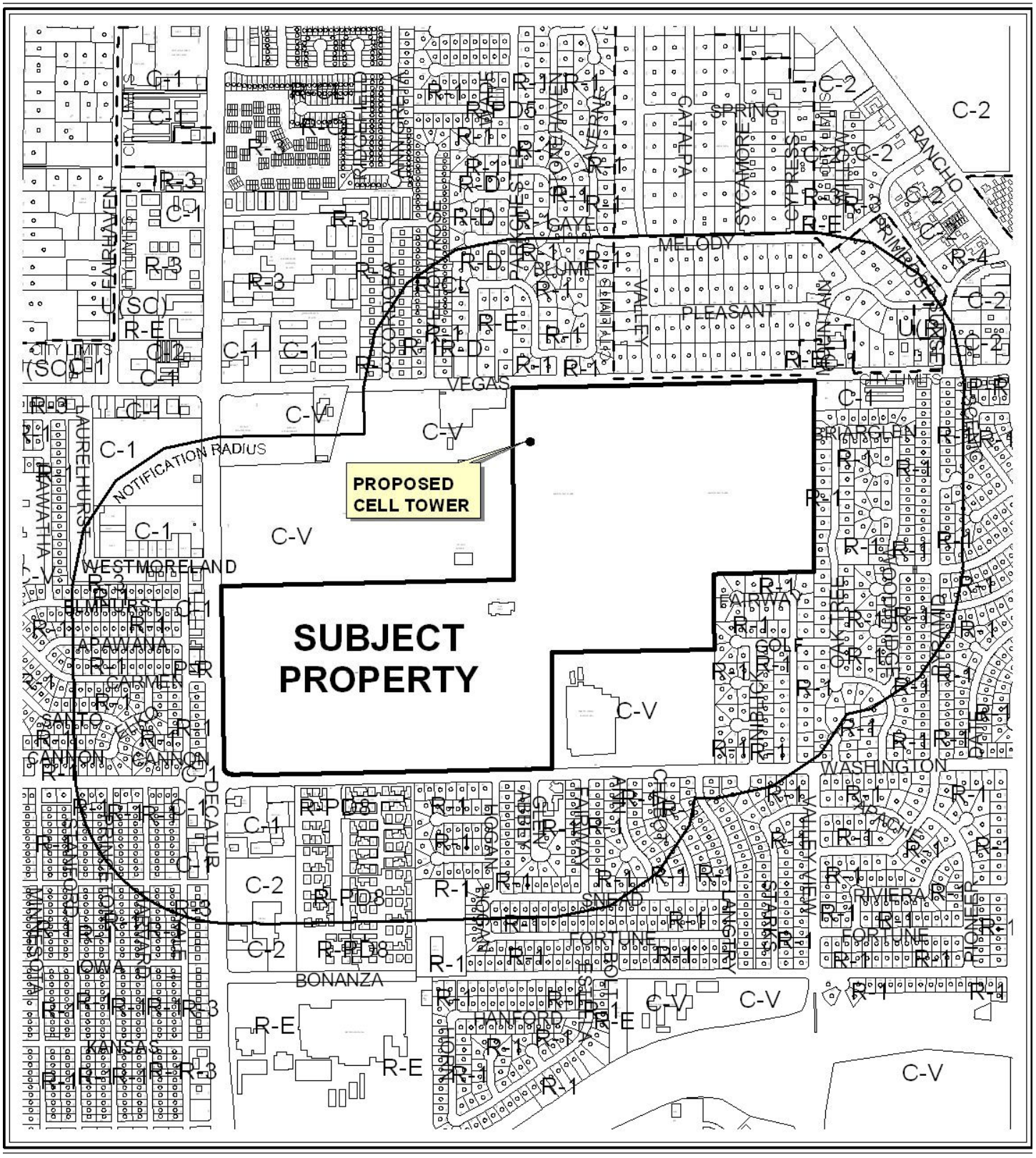
SUBJECT:
SUP-32606 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLEARWIRE US, LLC - OWNER: CITY OF LAS VEGAS - Request for a Special Use Permit FOR AN 80-FOOT WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN (SLIMLINE MONOPOLE) at 4217 Vegas Drive (APN 139-30-201-001), C-V (Civic) Zone, Ward 5 (Barlow)

C.C.: 03/18/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**5**	**Planning Commission Mtg.**	**2**
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/Support Postcards



CASE: **SUP-32606**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



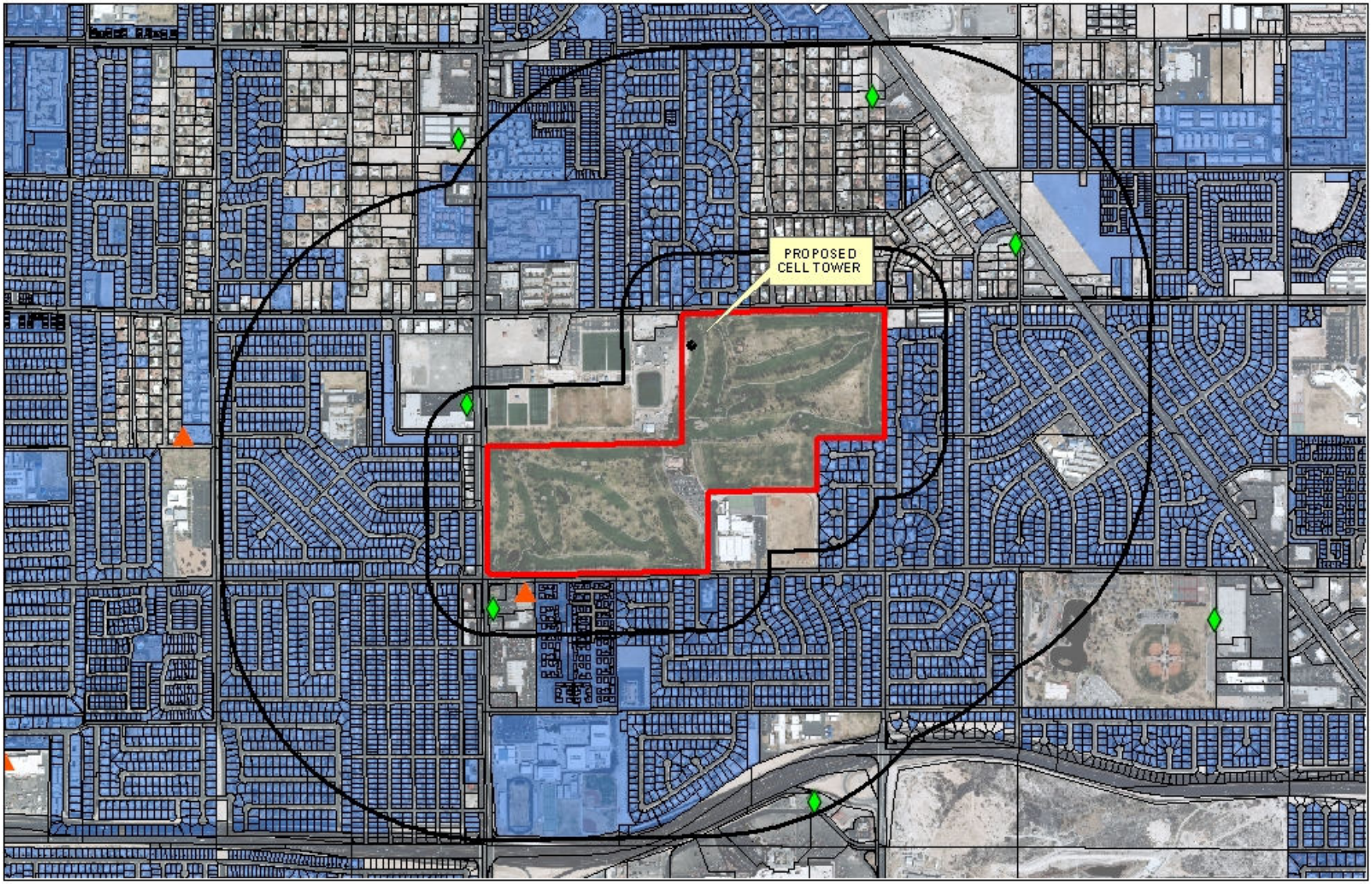
CASE: **SUP-32606**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 1000 Feet

N



SUP-32606
Wireless Facility

Cell Tower Locations

- Non-Stealth
- Stealth

- Subject Cell Tower
- Residential Property
- 600ft & 1/2 mile Buffer

N

0 875 1,750 3,500 Feet

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-32606 - APPLICANT: CLEARWIRE US, LLC - OWNER: CITY OF LAS VEGAS

** CONDITIONS **

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

Planning and Development

1. Conformance to all minimum requirements under LVMC Title 19.04.010 for Wireless Communication Facility, Non-Stealth Design use, including parking requirements.

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. 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.

4. Any fencing and / or landscaping that is removed or destroyed during the installation of the Wireless Communication Facility and Equipment Cabinet shall be replaced and restored.

5. The 80-foot Wireless Communication Facility shall be painted a blue-gray tone. The color shall be approved by the Department of Planning and Development at the time of permitting.

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

Public Works

7. The proposed ground mounted base and associated facilities shall not be located within existing or proposed public sewer or drainage easements.

SUP-32606 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 80-foot tall Wireless Communication Facility, Non-Stealth Design (Slimline Monopole) at 4217 Vegas Drive within a Municipal Golf Course. The proposed facility will initially accommodate one carrier and provide the opportunity to accommodate one additional carrier if necessary. The initial carrier will provide three antennas at the 77.5-foot centerline, and up to three microwave dishes and DAP heads mounted below the centerline with azimuths of 0 degrees, 120 degrees, and 240 degrees within a stealth canister. Both the antennas and microwave dishes will be mounted within the interior of the slimline monopole, and will not be visible to the public. A new equipment cabinet enclosure will also be installed adjacent to the base of the new slimline monopole.

The proposed slimline monopole meets the Residential Adjacency standards and both the antennas and microwave dishes will be mounted within the interior of the monopole. The proposed Wireless Communication Facility, Stealth Design (Slimline Monopole) use can be conducted in a compatible and harmonious manner with the surrounding development and land uses; therefore staff is recommending approval of this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/09/03	The Planning Commission approved (final action) a request for a Site Development Plan Review (SDR-1327) for park improvements, including soccer fields, basketball courts, picnic areas and concession / restroom area on 46 acres at 1400 North Decatur Boulevard.
12/11/06	Code Enforcement processed a complaint (case #48534) of an abandoned car by maintenance building at 4217 Vegas Drive. The case was resolved on 12/13/06.
08/19/08	Code Enforcement processed a complaint (case #68877) for trash and debris behind building at 4217 Vegas Drive. The case was resolved on 09/04/08.
Related Building Permits/Business Licenses	
07/29/03	A building permit (#03016176) was issued for a block wall, chain link fence, and ornamental wrought iron at 1400 North Decatur Boulevard. The permit was finaled on 02/24/04.
11/20/03	A building permit (#03024687) was issued for a chain link and wrought iron fence at 1400 North Decatur Boulevard. The permit was finaled on 02/24/04.
02/26/06	A building permit (#50907) was issued for a chain link fence at 1400 North Decatur Boulevard. The permit expired on 09/06/06.

02/27/06	A building permit (#06001439) was issued for a City Park at 1400 North Decatur Boulevard. The permit was finaled on 07/06/06.
03/08/06	A building permit (#61150) was issued for a retaining wall and trash enclosure walls at 1400 North Decatur Boulevard. The permit expired on 09/06/06.
Pre-Application Meeting	
10/29/08	A pre-application meeting was held where the submittal requirements for a Special Use Permit for a Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval) were discussed.
Neighborhood Meeting	
A neighborhood meeting was not required for this application, nor was one held.	
Field Check	
01/08/09	Staff performed a routine field check where staff was able to view the fenced location the applicant has proposed for the Wireless Communication Facility. Staff noted the subject site appears to be within the park, but is actually part of the Municipal Golf Course parcel.
Details of Application Request	
Site Area	
Net Acres	137.64

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Golf Course	PF (Public Facilities)	C-V (Civic)
North	Single-Family	L (Low Density Residential) / RN [(Rural Neighborhood) Clark County]	R-1 (Single Family Residential) / R-E (Residence Estates) / R-E [(Rural Estates Residential) Clark County]
South	Single-Family Residences / Multi-Family Residences / Convenience Store with Fuel Pumps / Shopping Center / School	SC (Service Commercial) / ML (Medium Low Density Residential) / L (Low Density Residential) / PF (Public Facilities)	C-1 (Limited Commercial) / R-PD8 (Residential Planned Development – 8 Units per Acre) / R-1 (Single-Family Residential) / C-V (Civic)
East	Undeveloped Lot [Proposed Office Building (SDR-25995)] / Single-Family Residences	SC (Service Commercial) / L (Low Density Residential)	C-1 (Limited Commercial) / R-1 (Single Family Residential)
West	City Park	PR-OS (Parks/Recreation/Open Space)	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	X		Y
C-V Civic District	X		Y
A-O Airport Overlay District – 105 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		Y

C-V Civic District

The C-V 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 recognized religious, fraternal, veteran, civic or service organization. The C-V District is consistent with the Public Facilities category of the General Plan.

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 limitation and does not violate the height limitations, as the proposed slimline monopole is 80 feet in height.

DEVELOPMENT STANDARDS

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	5,952,928 SF	Y
Min. Lot Width	N/A	1,290 FT	Y
Min. Setbacks			
• Front	N/A	N/A	Y
• Side	N/A	390 FT	Y
• Corner	N/A	N/A	Y
• Rear	N/A	1,302 FT	Y
Max. Building Height	N/A	80 Feet	Y

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	240 Feet	Approximately 487 Feet	Y

ANALYSIS

- **Zoning**

  The subject site is zoned C-V (Civic) with a land use designation of PR-OS (Parks/Recreation/Open Space). A Wireless Communication Facility, Non-Stealth Design is an allowable use in a C-V (Civic) zone.

- **Wireless Communication Facility, Non-Stealth Design**

  Title 19.04 defines a Wireless Communication Facility, Non-Stealth Design as, "A wireless communication facility that does not qualify as a stealth design wireless communication facility."

- **Site Plan**

  The applicant is proposing an 80-foot, Wireless Communication Facility, Non-Stealth Design (Slimline Monopole) to an existing Municipal Golf Course at 4217 Vegas Drive. The proposed facility would be located on the west periphery of the Municipal Golf Course, adjacent to the City Park approximately 390 feet south of Vegas Drive. A total of three (3) sectors will be mounted on the proposed tower at the 77.5-foot centerline, each sector capable of housing one (1) antenna for a total of three (3) antennas. The proposed monopole will also house three (3) microwave dishes and DAP heads mounted below the centerline with azimuths of 0 degrees, 120 degrees, and 240 degrees within a stealth canister. Both the antennas and microwave dishes will be housed on the interior of the monopole, not visible to the public. All of the electrical equipment associated with the proposed Wireless Communication Facility will be housed within an enclosure to be constructed adjacent to the base of the proposed monopole. The proposed slimline monopole is also capable of collocating one additional carrier if necessary.

  Directly abutting the subject parcel to the east and south is single-family residences; and to the north, across Vegas Drive are also single-family residences. To the west is an existing City park. Title 19.08.060 Residential Adjacency Standards require a minimum setback of 240-feet from protected property. The proposed communication facility will be approximately 487-feet from the protected property to the north, which meets the minimum Residential Adjacency requirement of 240 feet.

The proposed site, while within an existing Municipal Golf Course and adjacent to an existing City Park, does not provide sufficient screening with existing trees within the immediate area to justify the proposed "green" monopole demonstrated with this request. Staff has added a condition to have the slimline monopole painted a less intrusive, blue-gray tone. The blue-gray tone will blend with the existing surrounding area making the slimline monopole less visually intrusive to the public.

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, Non-Stealth Design (Slimline Monopole) use can be conducted in a manner that is harmonious and compatible with the existing surrounding area.

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

   The subject site is physically suitable for the type and intensity of land use proposed as the addition of a Wireless Communication Facility, Non-Stealth Design (Slimline Monopole) will not intensify the land 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. Vegas Drive, an 80-foot Secondary Collector as defined 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 request would not compromise 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 80-foot Wireless Communication Facility, Non-Stealth Design (Slimline Monopole) meets the minimum requirements for a Wireless Communication Facility, Non-Stealth Design.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 0

ASSEMBLY DISTRICT 34

SENATE DISTRICT 4

NOTICES MAILED 950

APPROVALS 2

PROTESTS 5

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-32606 APN: 139-30-201-001

Name of Property Owner: City of Las Vegas

Name of Applicant: Clearwire US, LLC

Name of Representative: Jamie Lisle - WFI

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: 139-30-201-001

Signature of Property Owner: Robin Yoakum

Print Name: Robin Yoakum

Subscribed and sworn before me

This 3rd day of December 2008

Pamela Samuolis

Notary Public in and for said County and State

PAMELA SAMUOLIS
Notary Public State of Nevada
No. 00-63724-1
My appt. exp. July 11, 2012

clearwire®
wireless broadband

NV-LSV150h
CLV YARD

4217 VEGAS DRIVE
LAS VEGAS, NEVADA 89108
APN#139-30-201-001

CONSULTANT TEAM

CLIENT:
CLEARWIRE US LLC
4400 CARILLON POINT
KIRKLAND, WA. 98033

APPLICANT REPRESENTATIVE
WIRELESS FACILITIES INCORPORATED
7030 SMOKE RANCH RD. SUITE B
LAS VEGAS, NV 89128
CONTACT: JAMIE LISLE
EMAIL: JAMIE.LISLE@WFINET.COM
PHONE: 702-586-2178

DESIGN SERVICES:
PROPERTY PROFILE
1041 EAST CARLISE RD.
PHOENIX, AZ. 85086
CONTACT: ROB HAMBLIN
E-MAIL: RHAMBLIN9675@YAHOO.COM
PHONE: (623) 465-9675 CELL: (602) 821-7220

ELECTRICAL:
R.G. VANDERWOL ENGEERS, LLP
3277 E. WARM SPRING ROAD SUITE 200
LAS VEGAS, NV 89120
CONTACT: ABDUL BHUIYAN, PE
PHONE: (702) 932-8898 FAX: (702) 932-8896

CONSTRUCTION MANAGER:
7030 SMOKE RANCH RD. SUITE B
LAS VEGAS, NV 89128
CONTACT: Bob Biron
E-MAIL: Bob.Biron@wfinet.com
PHONE: (702) 586-2961

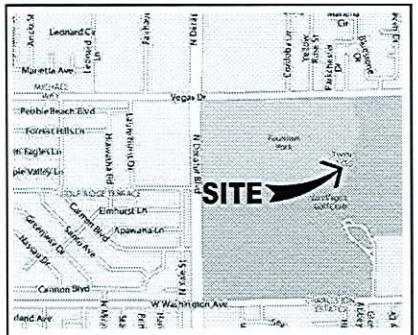
POWER:	TELEPHONE:
NEVADA POWER COMPANY	EMBARQ
(702) 657-4300	(702) 361-3332

SCALE
THE SCALES SHOWN WITHIN OR ON EACH DRAWING ARE FOR A FULL SIZE DRAWING ONLY (11x17). IF PLOTTED SMALLER OR LARGER PLEASE USE THE BAR SCALE AS THE REFERENCE

APPROVED FABRICATOR
THE FABRICATED STEEL COMPONENTS SHOWN IN DETAILS ARE MANUFACTURED BY ANDREW CORPORATION.

ANDREW CORPORATION IS AN AISC CERTIFIED FABRICATOR FOR STANDARD STEEL BUILDING STRUCTURES

ACCESSIBILITY DISCLAIMER
THIS PROPOSED PROJECT IS AN UNOCCUPIED TELECOMMUNICATIONS FACILITY AND IS NOT TO BE ACCESSED BY THE GENERAL PUBLIC. THIS FACILITY IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS PER IBC 1103.2.9 LISTED AS AN EQUIPMENT SPACE.



VICINITY MAP
COORDINATES: (NAD 83) LATITUDE: 36.187322 LONGITUDE: -115.199121

DRIVING DIRECTIONS
FROM OUR OFFICE LOCATED AT 1051 MARY CREST ROAD SUITE K, HENDERSON, NEVADA 89074
GOING TOWARD N GIBSON RD – GO 0.1 MI
TURN LEFT ON N GIBSON RD – GO 0.5 MI
TURN RIGHT ON AUTO SHOW DR – GO 0.4 MI
TURN LEFT TO TAKE RAMP ONTO I-515 N TOWARD US-95 N/US-93 N – GO 13.5 MI
CONTINUE ON US-95 N – GO 0.7 MI
TAKE EXIT #77/RANCHO DR./US-95-BR ONTO N. RANCHO DR. (NV-599) TOWARD US-95-BR GO 1.5MI.
TURN LEFT ON VEGAS DR. – GO 0.8 MI.
ARRIVE AT 4217 VEGAS DR., LAS VEGAS, ON THE LEFT

PROJECT SUMMARY

SITE NAME:	CLV YARD
SITE NUMBER:	NV-LSV150h
SITE ADDRESS:	4217 VEGAS DRIVE LAS VEGAS, NEVADA 89108
APPLICANT:	CLEARWIRE US LLC 4400 CARILLON POINT KIRKLAND, WA. 98033 CONTACT: JAMIE LISLE EMAIL: JAMIE.LISLE@WFINET.COM PHONE: 702-586-2178
TOWER OWNER:	CLEARWIRE US LLC CONTACT: CATRINA KANGRIS PHONE: (714) 850-2434

PROJECT DESCRIPTION SUMMARY:
-THE INSTALLATION OF NEW OUTDOOR BTS CABINET LOCATED ON A PRE-MANUFACTURED STEEL PLATFORM (DESIGNED BY OTHERS) AT GRADE.

-INSTALLATION OF 80 FT. SLIMLINE STEEL POLE WITH ANTENNAS, DAP HEADS AND MICROWAVE DISHES.

-INSTALLATION OF 1 GPS ANTENNA.

LAND USE DATA:

ASSESSORS PARCEL NUMBER:	139-30-201-001
CURRENT ZONING:	(C-V)

BUILDING CLASSIFICATION:

PROPOSED AREA OF CONSTRUCTION:	17'-6"x19'= 323 SQ. FT.
PROJECT OCCUPANCY:	U-POLE
TYPE OF CONSTRUCTION:	#B
POWER COMPANY:	NEVADA POWER
DESCRIPTION:	TO (E) POWER POLE #PS3703

SPECIAL INSPECTIONS
THE INSTALLATION OF A325 HIGH STRENGTH BOLTS, NUTS & WASHERS SHALL BE PERIODICALLY INSPECTED IN ACCORDANCE WITH AISC SPECIFICATIONS AS REQUIRED BY THE 2006 IBC, SECTION 1704.3.3

BOLTS ARE REQUIRED TO BE TIGHTENED TO A "SNUG-TIGHT" CONDITION

FABRICATOR CERTIFICATE FOR ANTENNA HARDWARE

SHEET SCHEDULE

SHT NO.	SHEET DESCRIPTION	REV.
Z-1	TITLE SHEET	0
Z-2	PARCEL PLAN	0
Z-3	ENLARGED SITE PLAN/ELEVATION	0

APPICABLE CODES
JURISDICTION: CITY OF LAS VEGAS

INTERNATIONAL BUILDING CODE (IBC) 2006 EDITION WITH NEVADA STATE AMENDMENTS
NATIONAL ELECTRIC CODE (NEC) 2006 EDITION
UNIFORM MECHANICAL CODE (UMC) 2006 EDITION
UNIFORM PLUMBING CODE (UPC) 2006 EDITION
UNIFORM FIRE CODE (UFC) 2006 EDITION
ANSI/EIA/TIA-222F STANDARDS FOR BROADCAST STRUCTURES
LOCAL CODES AND ORDINANCES

IN THE EVENT OF A CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

APPROVALS

PROPERTY OWNER/LANDLORD	DATE
ZONING	DATE
CLEARWIRE R.F. ENGINEER	DATE
CLEARWIRE INTER CONNECT	DATE
CLEARWIRE CONSTRUCTION	DATE
CLEARWIRE BACKHAUL	DATE

RECEIVED
DEC 11 2008

SUP-32606
02/12/09 PC

clearwire
U.S. LLC
1051 MARY CREST SUITE K
HENDERSON, NV 89074

NV-LSV150h
4217 LAS VEGAS DRIVE
LAS VEGAS, NEVADA 89108
JURISDICTION: CITY OF LAS VEGAS

PROPERTY PROFILE
1041 E. CARLISE RD.
PHOENIX, AZ. 85086
OFFICE: 623-465-9675

SCHEDULE OF REVISIONS

REV. NO.	DATE	DESCRIPTION OF CHANGES
7	–	–
6	–	–
5	–	–
4	–	–
3	–	–
2	–	–
1	–	–
0	9/03/08	ZONING DRAWINGS

DRAWN BY: TH CHECKED BY: RH
SCALE: SEE SHEET

ENGINEERING SEAL:

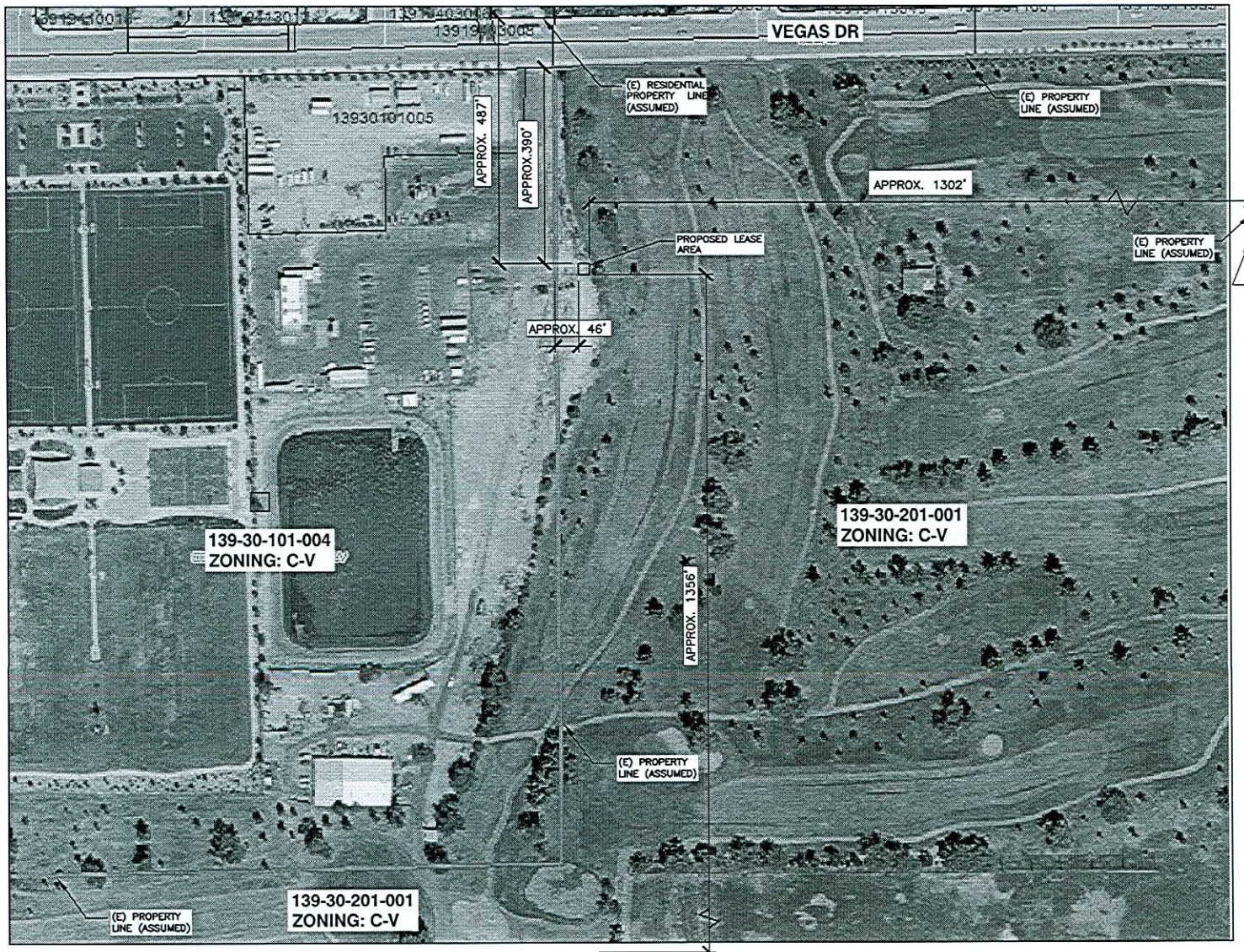
THIS INFORMATION CONTAINED WITHIN THIS SET OF DOCUMENTS/DRAWINGS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT NAME IS STRICTLY PROHIBITED

DRAWING TITLE:

TITLE SHEET

DRAWING SHEET:

Z-1



1 PARCEL MAP
SCALE: N.T.S.

clearwire
U.S. LLC
1051 MARY CREST SUITE K
HENDERSON, NV 89074

NV-LSV150h

4217 LAS VEGAS DRIVE
LAS VEGAS, NEVADA 89108
JURISDICTION: CITY OF LAS VEGAS

PROPERTY PROFILE
1041 E. CARLISE RD.
PHOENIX, AZ. 85086
OFFICE: 623-465-9675

SCHEDULE OF REVISIONS

REV. NO.	DATE	DESCRIPTION OF CHANGES
7	–	–
6	–	–
5	–	–
4	–	–
3	–	–
2	–	–
1	–	–
0	9/03/08	ZONING DRAWINGS

DRAWN BY: TH | CHECKED BY: RH
SCALE: SEE SHEET

ENGINEERING SEAL:

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DRAWING TITLE:

SITE PLAN

DRAWING SHEET:

Z-2

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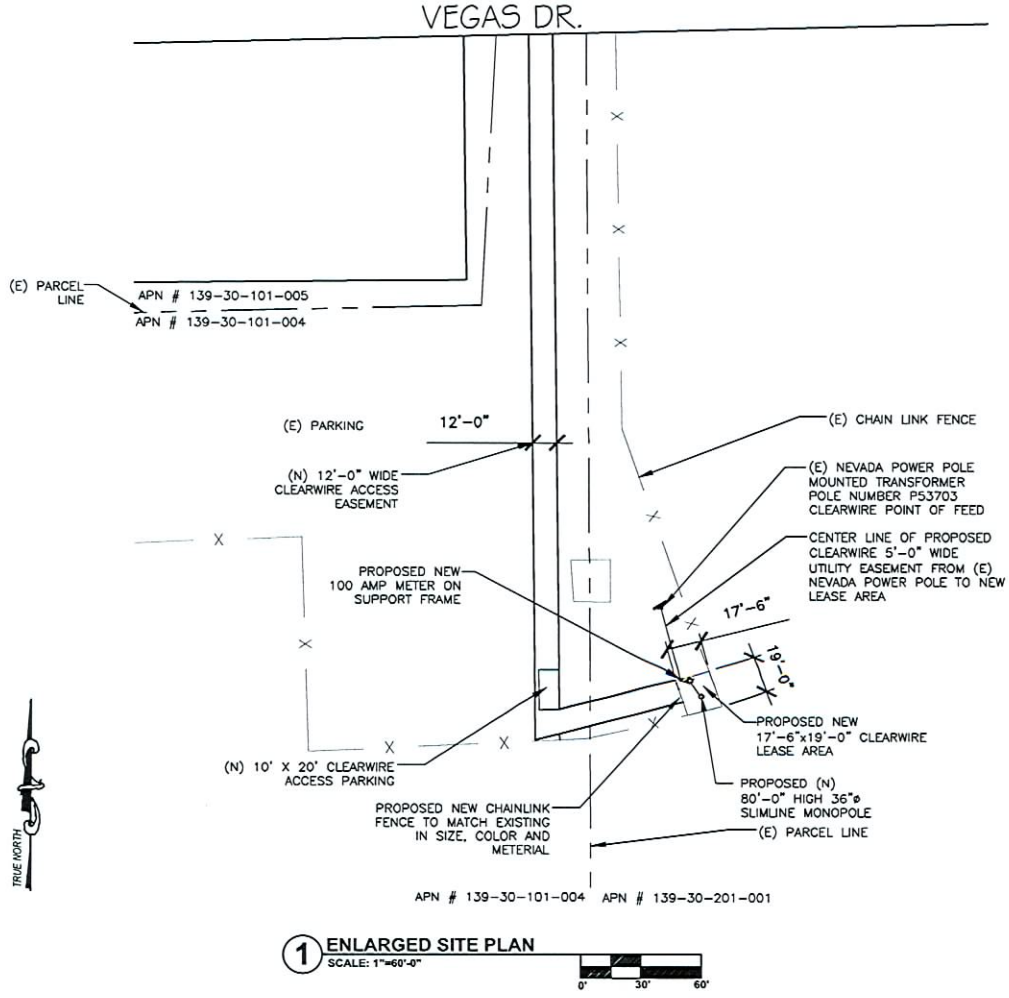
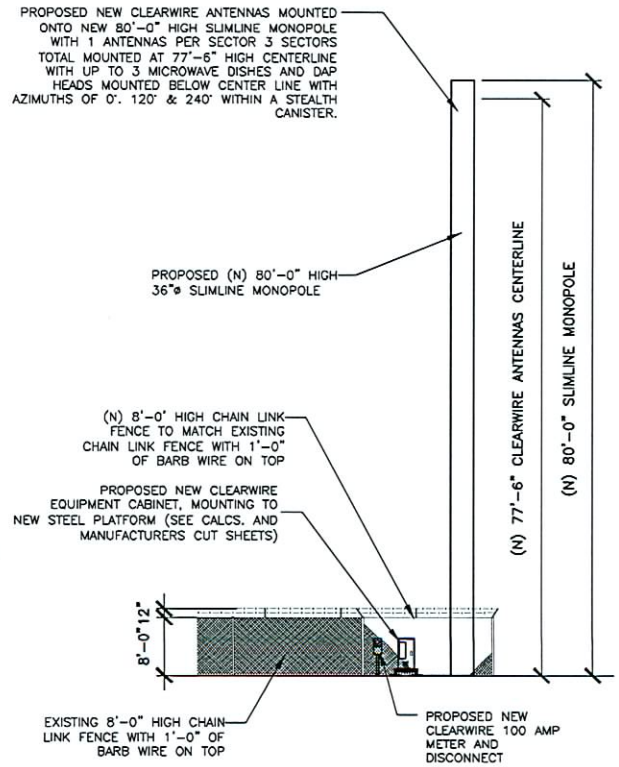
SUP-32606
02/12/09 PC



1 ENLARGED SITE PLAN
SCALE: 1"=60'-0"
0' 30' 60'



2 ELEVATION
SCALE: 1/16"=1'-0"
0' 2' 4' 8' 16'

NOTE:
1. ALL ANTENNAS FURNISHED W/ DOWNTILT BRACKETS. CONTRACTOR TO COORDINATE REQUIRED MECHANICAL DOWNTILT FOR EACH ANTENNA W/ RF ENGINEER.
2. ANTENNA CENTERLINE HEIGHT IS IN REFERENCE TO ELEVATION 0'-0"
3. CONTRACTOR SHALL VERIFY ANTENNA TYPE, CABLE TYPE, AND AZIMUTH W/ RF ENGINEER AND/OR CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION.
4. ALL AZIMUTHS TO BE SET TO TRUE NORTH NOT TO MAGNETIC NORTH.
5. ALL POWER INFORMATION TO BE VERIFIED PRIOR TO START OF CONSTRUCTION W/ THE UTILITY COMPANIES' DESIGNS.

clearwire
U.S. LLC
1051 MARY CREST SUITE K
HENDERSON, NV 89074

NV-LSV150h

4217 LAS VEGAS DRIVE
LAS VEGAS, NEVADA 89108
JURISDICTION: CITY OF LAS VEGAS

PROPERTY PROFILE
1041 E. CARLISE RD.
PHOENIX, AZ. 85086
OFFICE: 623-465-9675

SCHEDULE OF REVISIONS

REV. NO.	DATE	DESCRIPTION OF CHANGES
7	–	–
6	–	–
5	–	–
4	–	–
3	–	–
2	–	–
1	–	–
0	9/03/08	ZONING DRAWINGS

DRAWN BY: TH | CHECKED BY: RH
SCALE: SEE SHEET

ENGINEERING SEAL:

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DRAWING TITLE:

ENLARGED SITE PLAN AND ELEVATION

DRAWING SHEET:

Z-3

SUP-32606
02/12/09 PC

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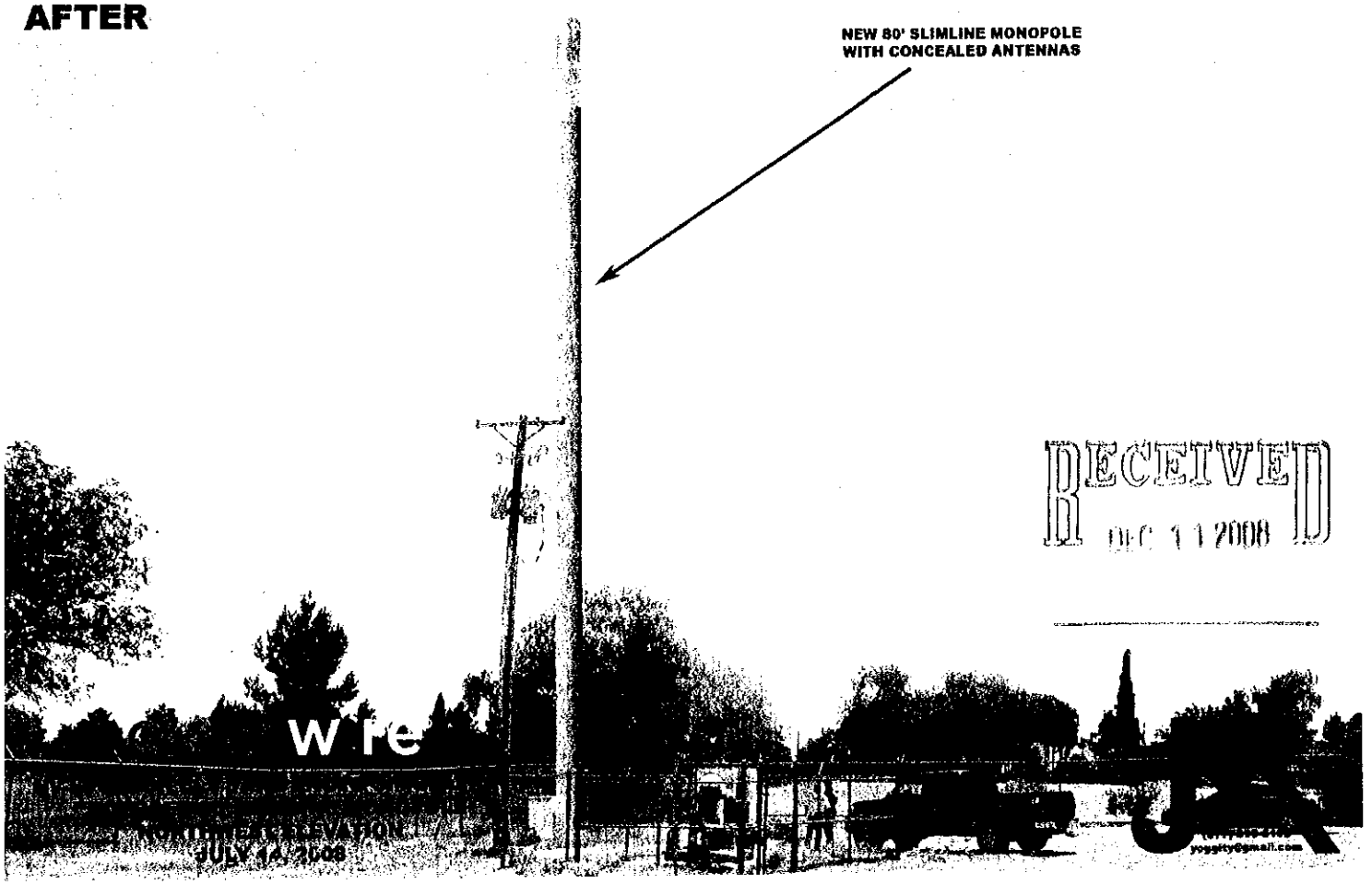
BEFORE

SUP-32606
02/12/09 PC



AFTER





SUP-32606 - APPLICANT: CLEARWIRE US, LLC - OWNER: CITY OF LAS VEGAS
4217 VEGAS DRIVE
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09



SUP-32606 - APPLICANT: CLEARWIRE US, LLC - OWNER: CITY OF LAS VEGAS
4217 VEGAS DRIVE
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09



SUP-32606 - APPLICANT: CLEARWIRE US, LLC - OWNER: CITY OF LAS VEGAS
4217 VEGAS DRIVE
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09

December 9, 2008

City of Las Vegas
Planning & Development Department
731 South Fourth Street
Las Vegas, NV 89101

RE: Special Use Permit Application
APN 139-30-201-001 / 4217 Vegas Drive, Las Vegas, NV 89108
Communication Facility - Project Name: Clearwire NV-LSV150 / CLV Yard

Dear Planning Representative(s)

On behalf of Clearwire US, LLC, I am submitting the attached land use application for a Special Use for your review and consideration. The application proposes a wireless communication facility consisting of a collocatable 80' slimline monopole painted to match its surroundings, with ground equipment enclosed within a chain link fenced area painted to match the existing.

This facility is designed to meet all of the City of Las Vegas standards as set forth in the governing codes of Title 19. In particular, please note the following:

1. Use: The proposed wireless facility is located on City owned property zoned Civic District (C-V) with no existing residential use.

2. Aesthetics: Via direct CLV real property request, this tower is designed as an 80' slimline monopole painted to match its surroundings, with equipment located within a chain link fenced area which matches the existing enclosures. Therefore, this wireless communication facility is designed to achieve compatibility with its surrounding buildings and uses.

3. Frequencies: The frequencies used by Clearwire, US, LLC are in conformance with Federal Communication Commission standards.

4. Future collocation: The tower is designed to accommodate at least one additional carrier.

5. Height: The overall height of tower and appurtenances shall not exceed 80 feet.

For these reasons, we respectfully request acceptance and approval of this application for a Special Use Permit as needed to install and operate this unmanned, wireless communication facility as proposed.

I thank you for your time and appreciate your review. If you have any concerns regarding this application, please do not hesitate to contact me at (702) 586-2178.

Sincerely,

Jamie Lisle

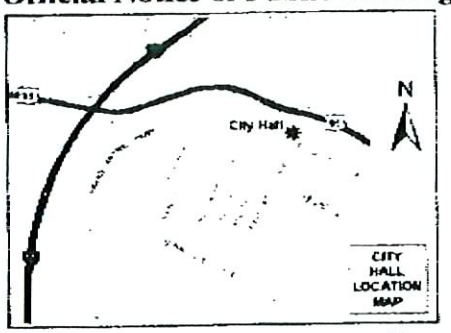
Jamie Lisle
Leasing & Land Use Specialist
WFI, representing Clearwire, US, LLC
jamie.lisle@wfinet.com

SUP-32606
02/12/09 PC

7030 SMOKE RANCH ROAD
LAS VEGAS, NV 89128
OFFICE 702-586-2178 • FAX 702-586-3685

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-32606

Planning Commission Meeting of 2/12/2009

PRESORTED FIRST CLASS

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Case. SUP-32606

13930514039
ADORNATO SUSAN TRS
#E ARCE
P O BOX 22221
SAN DIEGO CA 92192-2221

KAVDS11 92192

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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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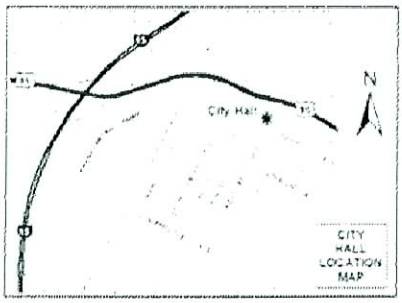
Official Notice of Public Hearing



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Case: SUP-32606

13930510012
FUKOUKA CALENE X & LAURENCE H
1312 OAK TREE LN
LAS VEGAS NV 89108-1146

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Development Services Center
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Las Vegas, Nevada 89101-2986

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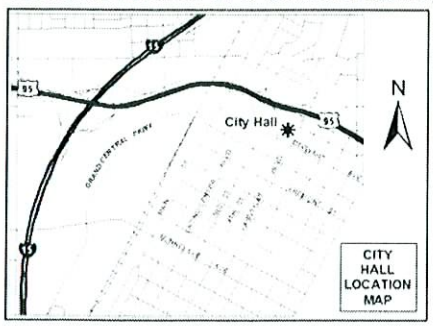

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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Planning Commission Meeting of 2/12/2009

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Case: SUP-32606

13930510001
BUNKER 1987 TRUST
1213 OAK TREE LN
LAS VEGAS NV 89108-1115

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PAGE 01/01

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

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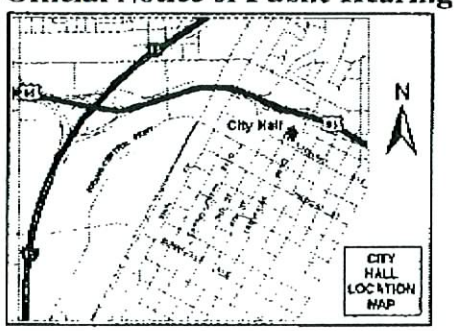

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-32606
Planning Commission Meeting of 2/12/2009

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Case: SUP-32606
13825613040
HILLIARD BRYAN R & YOUNG SUN
7508 MARDEAN CT
LAS VEGAS NV 89131-3207

7026585868 01/31/2009 03:00

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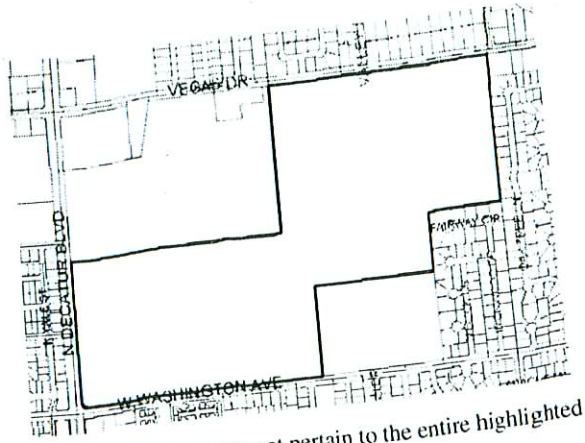
Application Information

SUP-32606 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLEARWIRE US, LLC - OWNER: CITY OF LAS VEGAS - Request for a Special Use Permit FOR AN 80-FOOT WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN (SLIMLINE MONOPOLE) at 4217 Vegas Drive (APN 139-30-201-001), C-V (Civic) Zone, Ward 5 (Barlow)

WOULD YOU WANT THIS CRAP IN YOUR BACK YARD MOVE IT TO CANYON GATE

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*February 12, 2009*
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) http://www.lasvegasnevada.gov.

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

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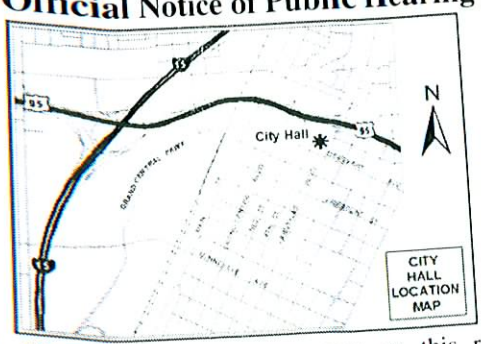

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-32606
Planning Commission Meeting of 2/12/2009

Case: SUP-32606

13919811050
BRADY GERALD E
4100 VEGAS DR
LAS VEGAS NV 89108-1954

KAVDS11 89108

PAGE 01
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Las Vegas, Nevada 89101-2986

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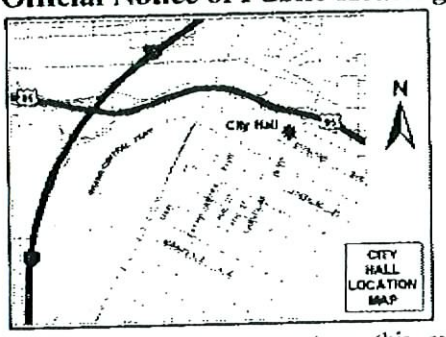

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-32606

Planning Commission Meeting of 2/12/2009

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Case: SUP-32606
13919413001
HUGGINS WILLIAM D
1601 YELLOW ROSE ST
LAS VEGAS NV 89108-2022

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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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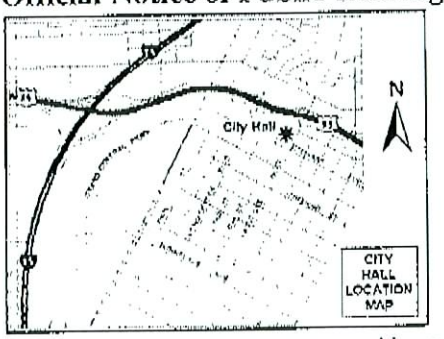
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-32606
Planning Commission Meeting of 2/12/2009

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FEB 03 2009

Case: SUP-32606
13919812043
ARROYO MICHAEL P & LAURA M
3879 MOUNTAIN TRL
LAS VEGAS NV 89108-1914

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

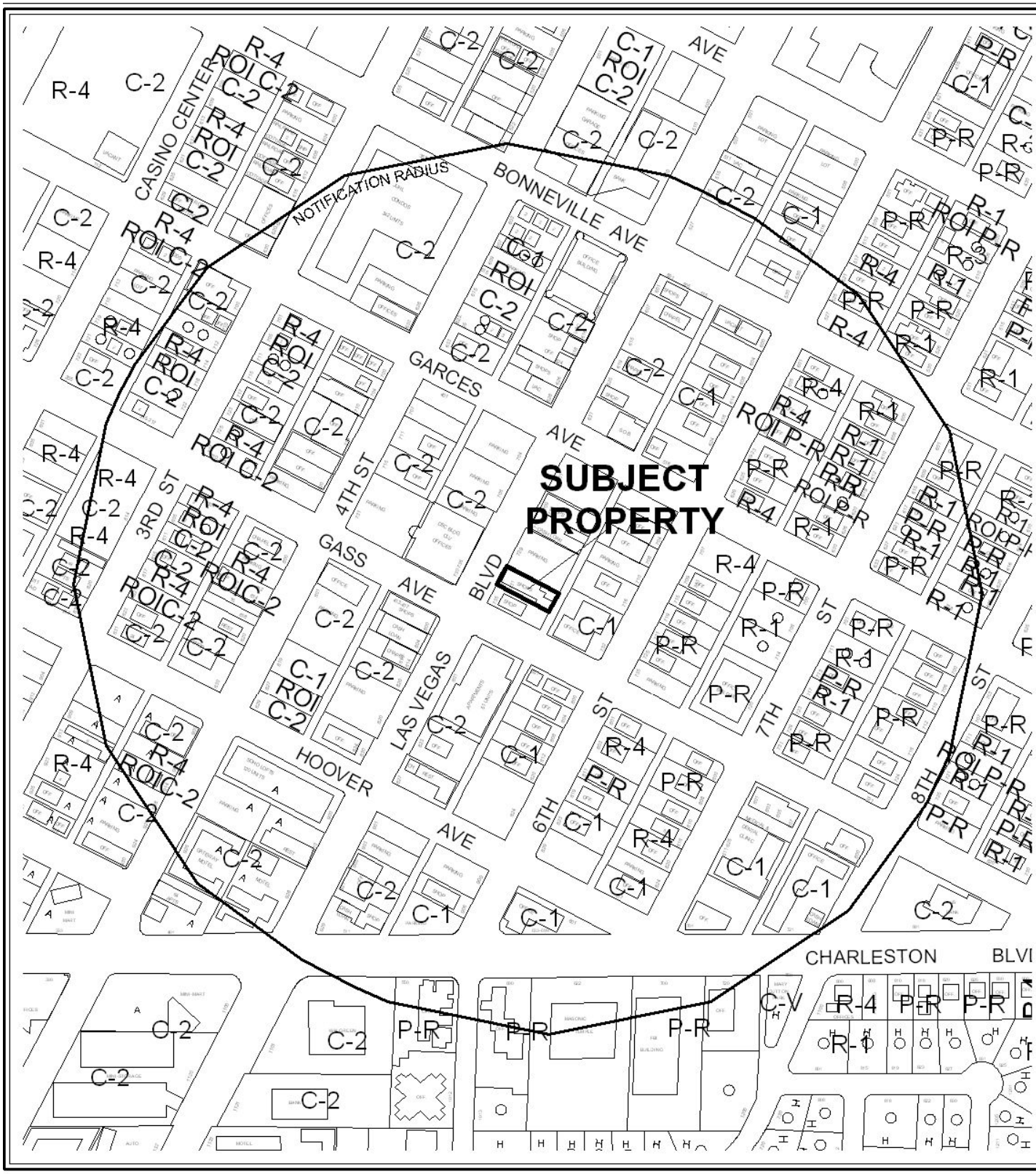
SUBJECT:
SUP-32815 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUPER BAIL BONDS, INC. - OWNER: HARRISON PROPERTIES, LTD - Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 729 South Las Vegas Boulevard (APN 139-34-410-176), C-2 (General Commercial) Zone, Ward 3 (Reese)

C.C.: 03/18/2009
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, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcard



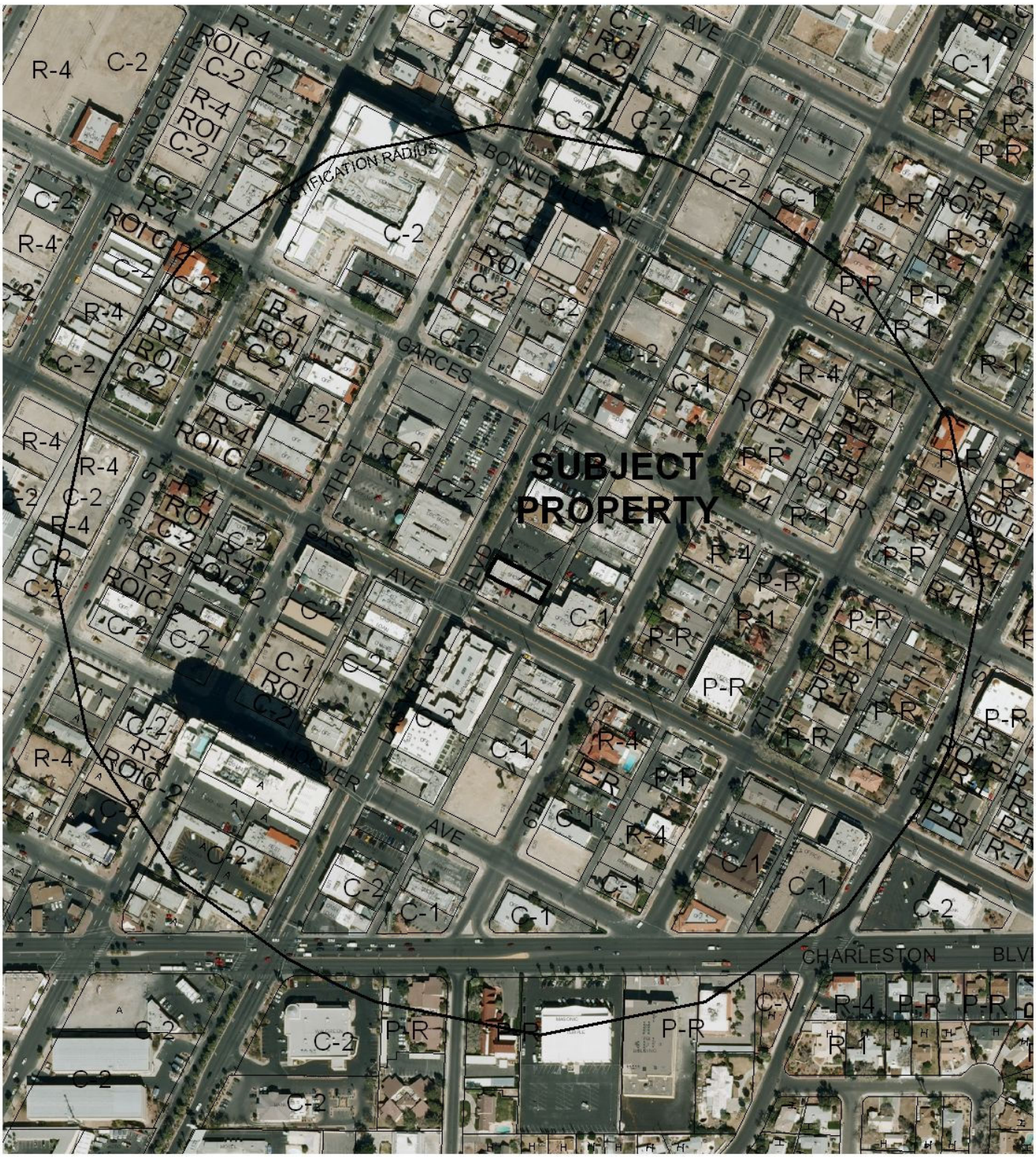
CASE: **SUP-32815**

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



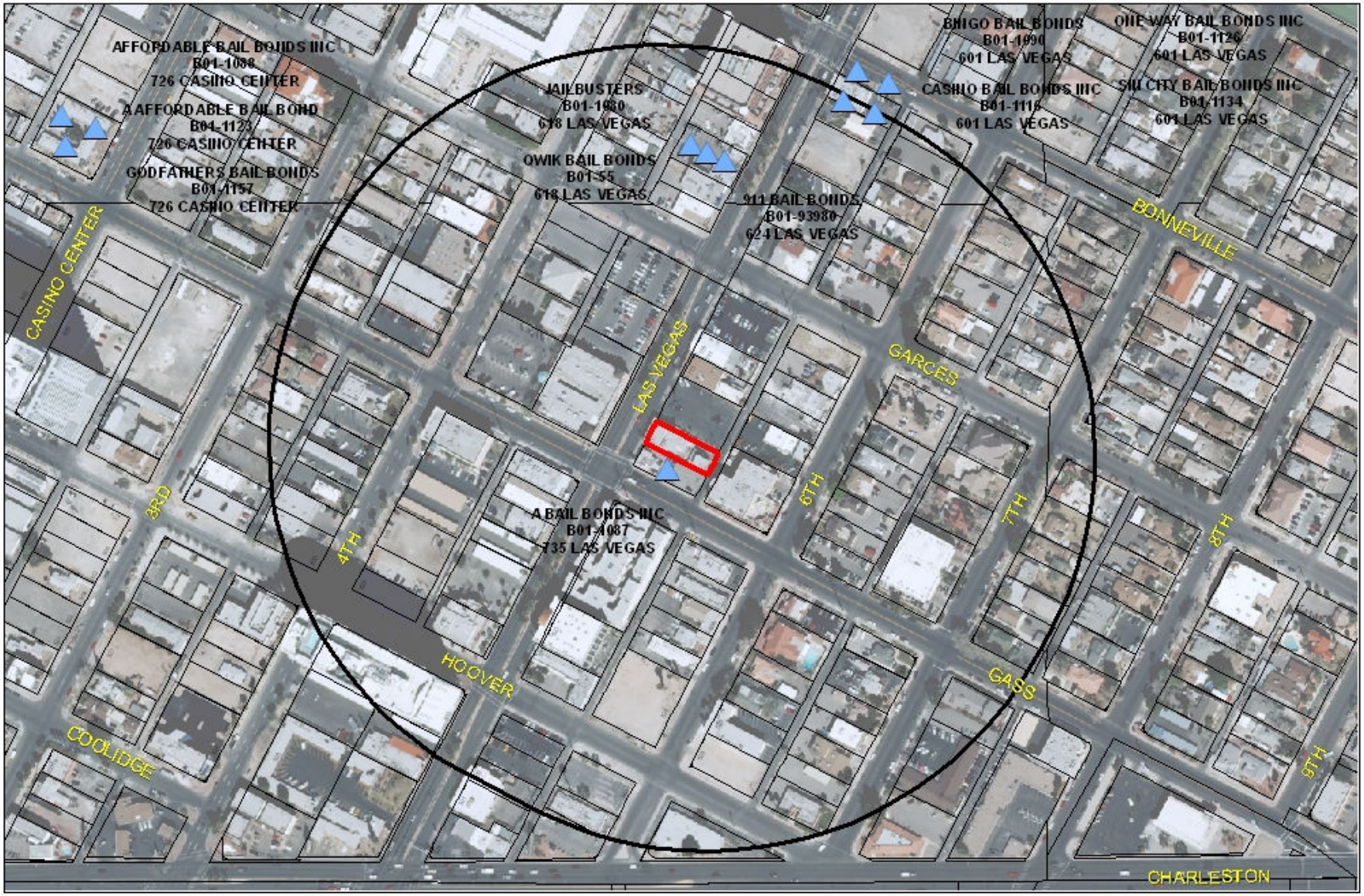
CASE: **SUP-32815**

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



SUP-32815
Bail Bonds

Business Licenses

Bail Bond

Subject Property

750 foot buffer

0 187.5 375 750 feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-32815 - APPLICANT: SUPER BAIL BONDS, INC. - OWNER: HARRISON PROPERTIES, LTD

** CONDITIONS **

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

Planning and Development

1. Conformance to all minimum requirements under LVMC Title 19.04.010 for a Bail Bonds 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. All signage must adhere to the Las Vegas Boulevard Scenic Byway Signage Overlay standards.

4. No temporary signage such as; banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining items or devices shall be displayed upon the subject property without appropriate permits.

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

BTS

SUP-32815 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a 645 square-foot Bailbond Service use at 729 South Las Vegas Boulevard. The site is accessed from Las Vegas Boulevard, a (100-foot) wide Primary Arterial and an alley way. Two buildings exist on the subject site, which total 6,382 square feet. The proposed Bailbond Service use will be located in a building, which is located adjacent to Las Vegas Boulevard. The first of the two buildings is currently vacant. The first building consists of 4,662 square feet. The second of the two buildings is located at the rear of the property. The second building consists of 1,720 square feet. 500 square feet of the second building is currently occupied by a Tattoo Parlor/Body Piercing Studio, while the remainder of the building is being used as office and storage. The proposed Bailbond Service use complies with Title 19, General Plan requirements and all other applicable plans and can be conducted in a compatible manner with the surrounding development and land uses; therefore staff recommends approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
11/28/89	The Board of Zoning Adjustment approved a Special Use Permit (U-0141-89) for a Secondhand Dealer at 725 South Las Vegas Boulevard.
Related Building Permits/Business Licenses	
1948	The County Assessor's Office indicates a construction date of 1948 for the building located at 731 South Las Vegas Boulevard.
09/17/86	A Building Permit (#0951) was issued for a re-roof at 725 South Las Vegas Boulevard. The permit was finaled on 05/18/87.
12/11/89	A Business License (#S26-00003) was issued for a Secondhand Dealer Class III-A at 729 South Las Vegas Boulevard. The license was marked out on 07/07/08.
03/15/90	A Building Permit (#M-0497-90) was issued for a wall sign at 729 South Las Vegas Boulevard. The permit was marked as inactive on 11/18/92.
04/04/90	A Building Permit (#90063331) was issued for a service change at 731 South Las Vegas Boulevard. The permit was marked as inactive on 11/18/92.
01/17/92	A Building Permit (#M-0331-92) was issued for temporary power at 731 South Las Vegas Boulevard. The permit was marked as inactive on 11/18/92.
07/22/96	A Building Permit (#L-2736-96) was issued for an HVAC system at 729 South Las Vegas Boulevard. The permit expired on 01/18/97.
02/23/00	A Building Permit (#L-0114-00) was issued to replace three lavatories and add one lavatory and associated plumbing at 731 South Las Vegas Boulevard. The permit expired on 02/29/00.

03/17/00	A Building Permit (#L-1863-00) was issued for a sign at 731 South Las Vegas Boulevard. The permit was finaled on 03/28/00.
08/21/00	A Building Permit (#L-3710-00) was issued for a re-roof at 731 South Las Vegas Boulevard. The permit expired on 02/17/01.
11/26/01	A Building Permit (#L-5993-01) was issued for rehabilitation to the windows and stucco work at 727 South Las Vegas Boulevard. The permit was finaled on 12/21/01.
12/10/01	A Building Permit (#L-4884-01) was issued for window awnings at 725 South Las Vegas Boulevard. The permit was finaled on 05/08/02.
02/06/04	A Business License (#B21-00005) was issued for Body Piercing at 731 South Las Vegas Boulevard. The license remains active.
02/06/04	A Business License (#J01-01794) was issued for Jewelry Sales and Repair at 731 South Las Vegas Boulevard. The license remains active.
02/06/04	A Business License (#T08-00047) was issued for a Tattoo Parlor/Body Piercing Studio at 731 South Las Vegas Boulevard. The license remains active.
08/26/05	A Business License (#A39-00342) was issued for Auto Parts at 725 South Las Vegas Boulevard. The license was marked out on 05/05/06.
Pre-Application Meeting	
12/11/08	Staff met with the applicant and reviewed the requirements for a Special Use Permit (Bailbond Service use) application.
Neighborhood Meeting	
A neighborhood meeting is not required for this application nor was one held.	
Field Check	
01/05/09	A field check was completed on the indicated date. There are two buildings located on the subject site. The building located closest to Las Vegas Boulevard is currently vacant and is the location for the proposed Bailbond Service use. The building located at the rear of the site is currently occupied by a Tattoo Parlor/Body Piercing Studio and additional vacant space. A sign and barbed/razor wire were also indicated on the subject property. No building permits or encroachment agreements were found for the subject sign and the barbed/razor wire. A letter was sent to Code Enforcement on 01/13/09.

Details of Application Request	
Site Area	
Net Acres	0.15 acre

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Tattoo Shop and Vacant Space	MXU (Mixed Use)	C-2 (General Commercial)
North	Parking Lot	MXU (Mixed Use)	C-2 (General Commercial)

South	Bailbond	MXU (Mixed Use)	C-2 (General Commercial)
East	Office	MXU (Mixed Use)	C-1 (Limited Commercial)
West	City of Las Vegas Development Service Center	PF (Public Facilities)	C-2 (General Commercial)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan	X		
Downtown Centennial Plan			Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Downtown Overlay District – Las Vegas Boulevard District	X		N/A
Live/Work Overlay District	X		N/A
Las Vegas Boulevard Scenic Byway Overlay District	X		N/A
Trails – Scenic Byway Overlay Trail	X		Y
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 use is in conformance with the Redevelopment Plan goals and policies.

Downtown Overlay District – The subject site is located within the boundaries of the Downtown Overlay District. Specifically, the site is located within the Las Vegas Boulevard District of the Downtown Centennial Plan. The proposed use meets the intent of the Las Vegas Boulevard District.

Live Work Overlay District – The subject site is located within the boundaries of the Live/Work Overlay District. The applicant is not proposing a Live Work development.

Las Vegas Boulevard Scenic Byway Overlay District – The subject site is located within the boundaries of the Las Vegas Boulevard Scenic Byway Overlay District. Title 19.06 Special Purpose and Overlay Districts requires that all development within the Las Vegas Boulevard Scenic Byway Overlay District, at least 75% of the total sign surface areas for that development must consist of illuminated signage, in the form of neon sign, animated signs, or a combination thereof. A condition of approval has been added to the report, which will require compliance with this requirement, upon issuance of a building permit for signage.

Scenic Byway Trail – The subject site is adjacent to the Scenic Byway Trail. The Scenic Byway Trail was adopted as a part of General Plan Amendment (GPA-5015) in November of 2004. This Urban Trail is located along both sides of Las Vegas Boulevard between Washington Avenue and Sahara Avenue.

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

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	
Building "A"							
Bailbond Service	645 SF	1:250 GFA	3				
Office, other than listed (vacant)	4,017 SF	1:300 GFA	14				
Building "B"							
Tattoo Parlor/Body Piercing Studio	500 SF	1:250 GFA	2				
Office, other than listed	1,220 SF	1:300 GFA	5				
TOTAL (Buildings "A" and "B")	6,382 SF		24	1	39*	0*	N*

* The subject site is located within the Las Vegas Downtown Centennial Plan area, which is 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. The analysis should take a number of factors into consideration when discussing parking availability, including pedestrian access, nearby parking structures, on-street parking, etc. There are no parking spaces on the subject site, but there are 39 parking spaces in a parking lot, adjacent to the subject site. The subject site, parking lot, and the pawn shop, which is located north of the parking lot are all owned by the same property owner.

ANALYSIS

This is a request for a Special Use Permit for a 645 square-foot Bailbond Service use located at 729 South Las Vegas Boulevard. The site is accessed from Las Vegas Boulevard, a (100-foot) wide Primary Arterial and an alley way. There are two buildings located on the subject site. The site plan identifies the buildings as "A" and "B". Both buildings consist of 6,382 square feet. Building "A" consists of 4,662 square feet, while building "B" consists of 1,720 square feet. The proposed Bailbond Service use will occupy a portion of building "A". The proposed floor plan indicates a single office space and electrical room.

The proposed Bailbond Service use requires approval of a Special Use Permit within a C-2 (General Commercial) zoning designation. There are no minimum requirements for a Bailbond Service use. If approved, the subject application for a Special Use Permit would fulfill that requirement. The proposed Bailbond Service use meets all applicable Title 19, General Plan and all other applicable plans. Therefore, staff is recommending approval of the subject Special Use Permit.

- **Zoning**

  The subject site is designated Mixed Use (Mixed Use) in the Las Vegas 2020 Master Plan. The Mixed-Use category allows for a mix of uses that are normally allowed within the L (Low Density Residential), ML (Medium Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), and GC (General Commercial) Master Plan land use categories.

  The subject site is located within a C-2 (General Commercial) zoning district. The C-2 District is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as mixed-use developments. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The C-2 District is also appropriate along commercial corridors. The C-2 (General Commercial) District is compatible with the MXU (Mixed Use) land use designation.

- **Use/Conditions**

  Title 19 defines a Bailbond Service use as an establishment that makes available to the public undertakings of bail in connection with judicial proceedings. A Bailbond Service use is a permitted use within the C-2 (General Commercial) district with the approval of a Special Use Permit pursuant to Title 19.04. There are no minimum requirements for a Bailbond Service use.

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 use is compatible with the neighboring commercial, civic and future land uses proposed by the General Plan. Similar uses are located on adjacent properties and within the Downtown Centennial Plan area.

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

   The proposed Bailbond Service use will be located within an existing building, which is partially vacant. The other building on the subject site is being utilized as a Tattoo Parlor/Body Piercing Studio. The proposed use is appropriate in the subject C-2 (General Commercial) zoning designation and is consistent with other Bailbond Service uses in the area.

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."**

   Principal access to the site is provided from Las Vegas Boulevard, a (100-foot) wide Primary Arterial as indicated on the Master Plan of Streets and Highways. An alley way also provides access to the site. The alley way is located adjacent to the east property line. Las Vegas Boulevard has sufficient capacity to accommodate 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."**

   Approval of the Special Use Permit is consistent with the General Plan, and will not compromise the public health, safety, or welfare.

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

   The proposed Bailbond Service use meets all applicable requirements as set forth pursuant to Title 19.04 requirements, as conditioned.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED	18
ASSEMBLY DISTRICT	9
SENATE DISTRICT	3
NOTICES MAILED	287
APPROVALS	0
PROTESTS	1

BTS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-32815 APN: 139-34-410-176

Name of Property Owner: Harrison Properties, Ltd.

Name of Applicant: Eugene Caruso

Name of Representative: RONALD Colquitt, Esq.

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 _____

Print Name: Richard Harrison

Subscribed and sworn before me

This 29 day of December, 2008

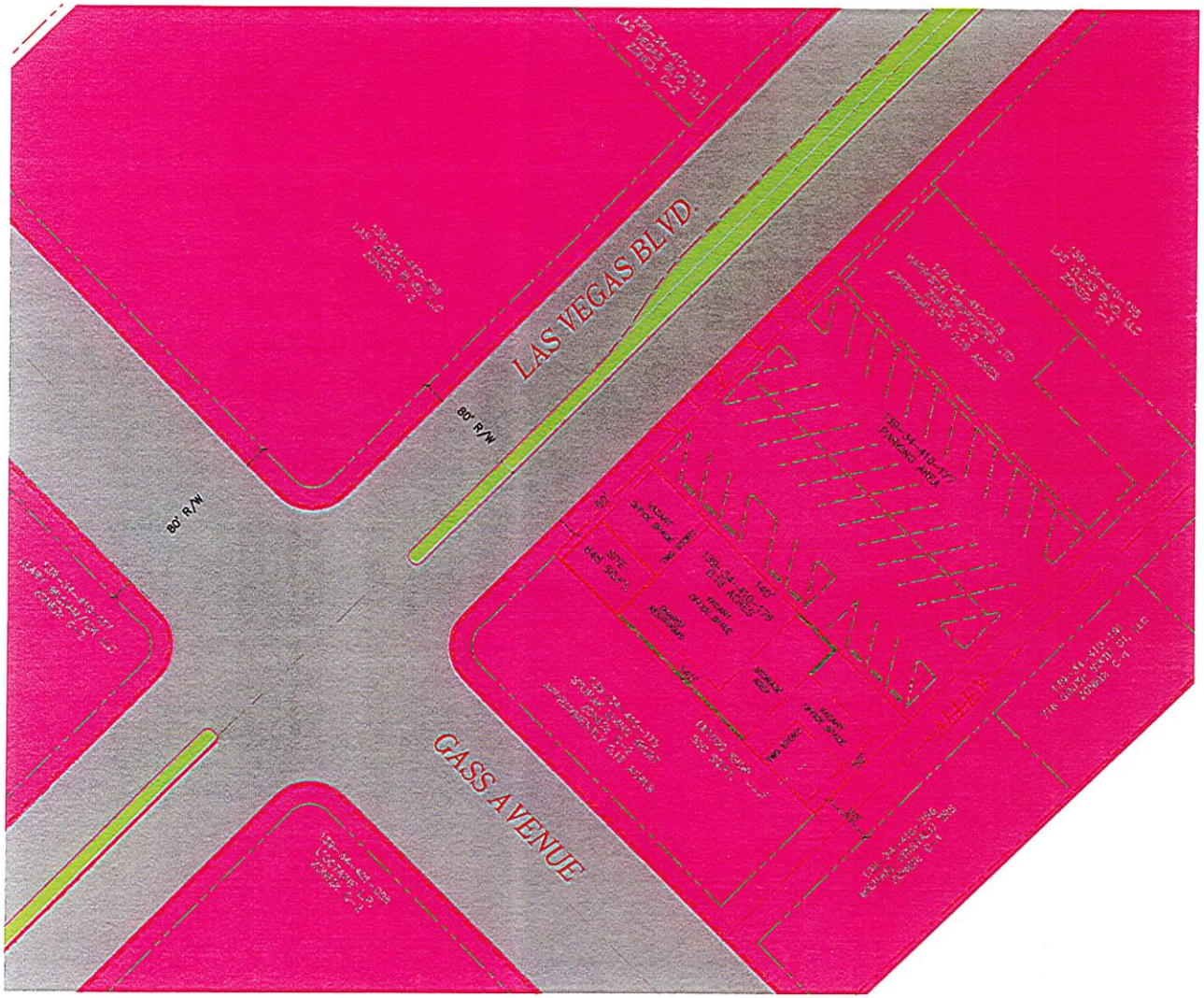
Fernando Vargas

Notary Public in and for said County and State

FERNANDO VARGAS
Notary Public State of Nevada
No. 06-106050-1
My appt. exp. July 10, 2010

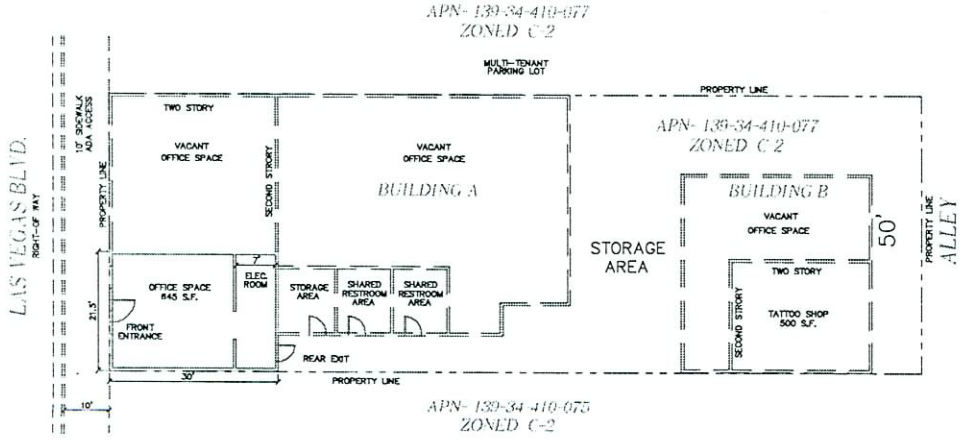
GASS AVENUE - LAS VEGAS BOULEVARD

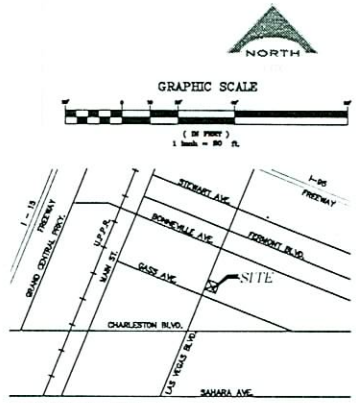
SPECIAL USE PERMIT FOR
SUPER BAIL, INC.


LAS VEGAS BLVD.
80' R/W
80' R/W
GASS AVENUE
SITE
SITE
645 SQ.FT.
140'
SUPER BAIL
SUPER BAIL
SUPER BAIL

GASS AVENUE - LAS VEGAS BOULEVARD

SPECIAL USE PERMIT FOR
SUPER BAIL, INC.





VICINITY MAP

S-34, T-20-S, R-61-E. NTS.

OWNER

HARRISON PROPERTIES LTD.
713 SOUT LAS VEGAS BOULEVARD
LAS VEGAS, NV. 89101
PHONE: 702-385-7912 FAX: 702-366-0706
CONTACT: RICHARD HARRISON

DEVELOPER

SUPER BAIL, INC.
513 SOUTH MAIN STREET
LAS VEGAS, NV. 89101
PHONE: 702-429-8532 FAX: 702-260-7665
CONTACT: GINO CARUSO

TABULATION

SPECIAL USE PERMIT / OFFICE SPACE
BAIL BONDS

APN: 139-34-410-176	OFFICE SPACE
CURRENT ZONING	C-2
PROPOSED ZONING	C-2 WITH SPECIAL USE PERMIT
BAIL BOND AREA	645 SQ.FT.

BUILDING TABULATION

BUILDING A SQ.FT. +/-	
FIRST FLOOR (STORAGE/OFFICE)	3,005 SQ.FT.
PROPOSED BAIL BOND	645 SQ.FT.
SECOND FLOOR (STORAGE/OFFICE)	1,012 SQ.FT.
TOTAL SQ.FT.	4,662 SQ.FT.

BUILDING B SQ.FT. +/-	
FIRST FLOOR (STORAGE/OFFICE)	1,220 SQ.FT.
EXISTING TATTOO USE (SECOND FLOOR)	500 SQ.FT.
TOTAL SQ.FT.	1,720 SQ.FT.

TOTAL SQ.FT. 'A' AND 'B' 6,382 SQ.FT.

RECEIVED
DEC 3 0 2009

SUP-32815
02/12/09 PC

PREPARED BY: CHRIS ARAMBULA
P.O. BOX 400241
LAS VEGAS, NEV. 89140
GOOD FELLAS
513 S. MAIN STREET

FLOOR PLAN TO ACCOMPANY
SPECIAL USE PERMIT OF
SUPER BAIL, INC.

SHEET NUMBER
1
OF 1 SHEETS



SUP-32815 - APPLICANT: SUPER BAIL BONDS, INC. - OWNER: HARRISON PROPERTIES, LTD
729 SOUTH LAS VEGAS BOULEVARD
FEBRUARY 12, 2009 PLANNING COMMISSION

01/05/09



SUP-32815 - APPLICANT: SUPER BAIL BONDS, INC. - OWNER: HARRISON PROPERTIES, LTD
729 SOUTH LAS VEGAS BOULEVARD
FEBRUARY 12, 2009 PLANNING COMMISSION

01/05/09



SUP-32815 - APPLICANT: SUPER BAIL BONDS, INC. - OWNER: HARRISON PROPERTIES, LTD
729 SOUTH LAS VEGAS BOULEVARD
FEBRUARY 12, 2009 PLANNING COMMISSION

01/05/09



SUP-32815 - APPLICANT: SUPER BAIL BONDS, INC. - OWNER: HARRISON PROPERTIES, LTD
729 SOUTH LAS VEGAS BOULEVARD
FEBRUARY 12, 2009 PLANNING COMMISSION

01/05/09

Super Bail Bonds Inc.

729 South Las Vegas Blvd • Las Vegas, Nevada 89101 • Tel(702)792-(BAIL) 2245 • Fax 702-260-7665

December 26, 2008

City of Las Vegas
Planning and Development
731 South 4th St.
Las Vegas, NV. 89101

Re: 729 S. Las Vegas Blvd. – Super Bail

Dear Hon. Commission Members:

By way of this correspondence and the attached application, I am requesting a special use permit for the operation of a bail bond business at 729 S. Las Vegas Blvd. The intended purpose of my planned business is to operate as a licensed Bail Agent as permitted by Nevada statutes. This includes, without limitation, the servicing of defendants from both the Las Vegas City Jail and the Clark County Detention Center while their cases are being adjudicated. This has the added benefit of alleviating the possible overcrowding in both of the jails. If granted a special use permit and a City of Las Vegas business license, "Super Bail Bonds, Inc." will operate within all applicable city, county, state and/or federal laws and/or regulations as they may relate to the operation of our business.

Thank you for your time and attention to this matter and my application. Please feel free to contact me personally should you have any questions, comments or concerns or should you require further information.

Sincerely,

Eugene Caruso,
President

SUP-32815
02/12/09 PC

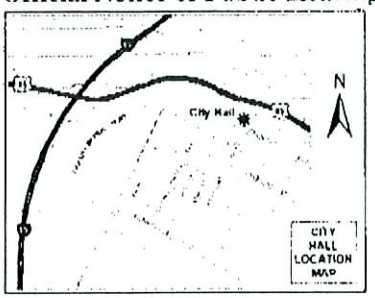
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE

02 1M $ 00.39[4]
0004239954 JAN 30 2009
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.

SUP-32815
Planning Commission Meeting of 2/12/2009

RECEIVED
FEB 03 2009

Case: SUP-32815
13934410126
COLLURA MARY ETAL
3220 BRYANT AVE
LAS VEGAS NV 89102-2055

P 7

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

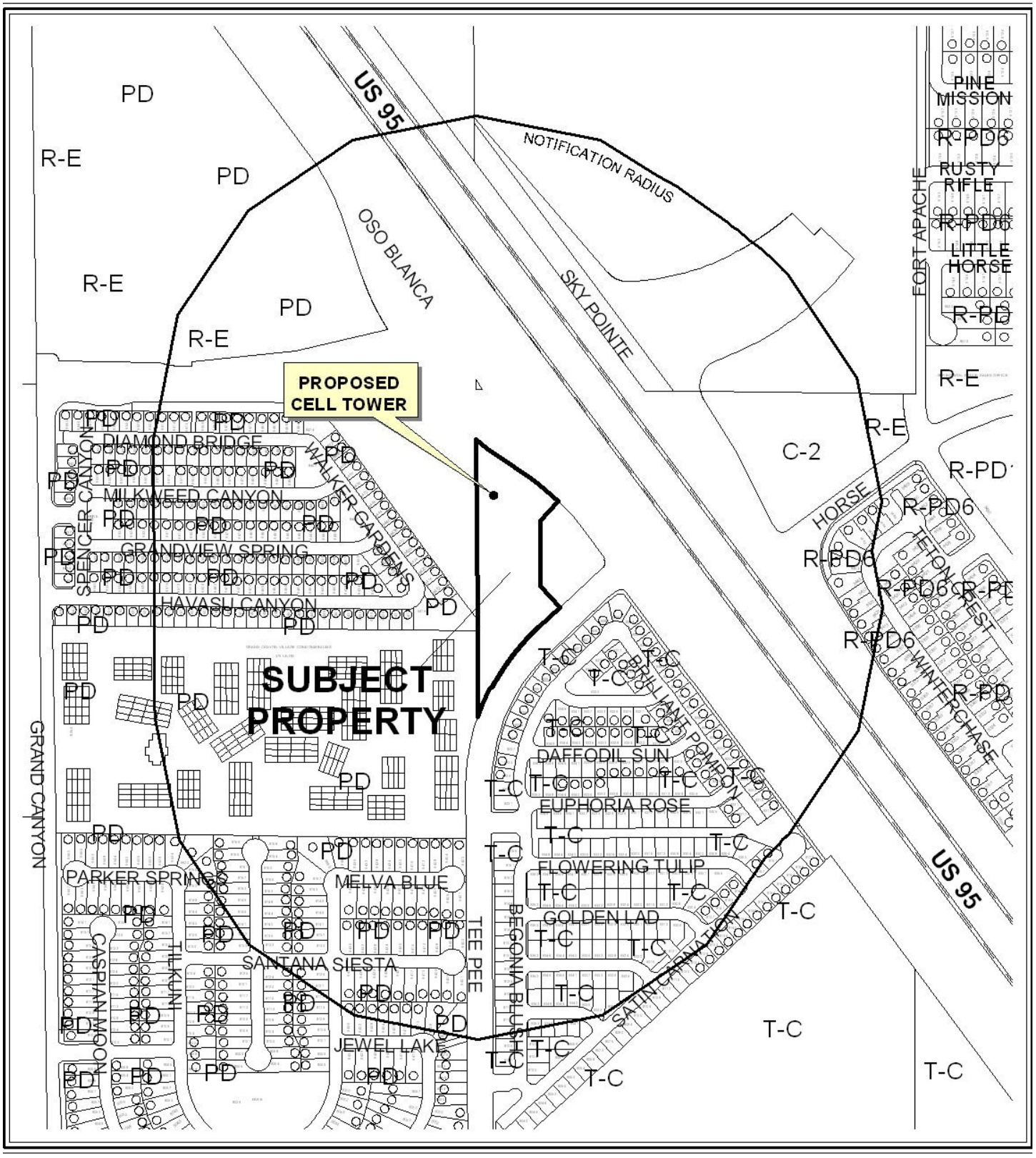
SUBJECT:
SUP-32821 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VERIZON WIRELESS - OWNER: HORSE MINI STORAGE PARTNERS, LLC - Request for a Special Use Permit FOR A PROPOSED 70-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPALM) at 8525 Oso Blanca Road (APN 125-07-716-002), C-1 (Limited Commercial) Zone, Ward 6 (Ross)

C.C.: 03/18/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**4**
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/Support Postcards



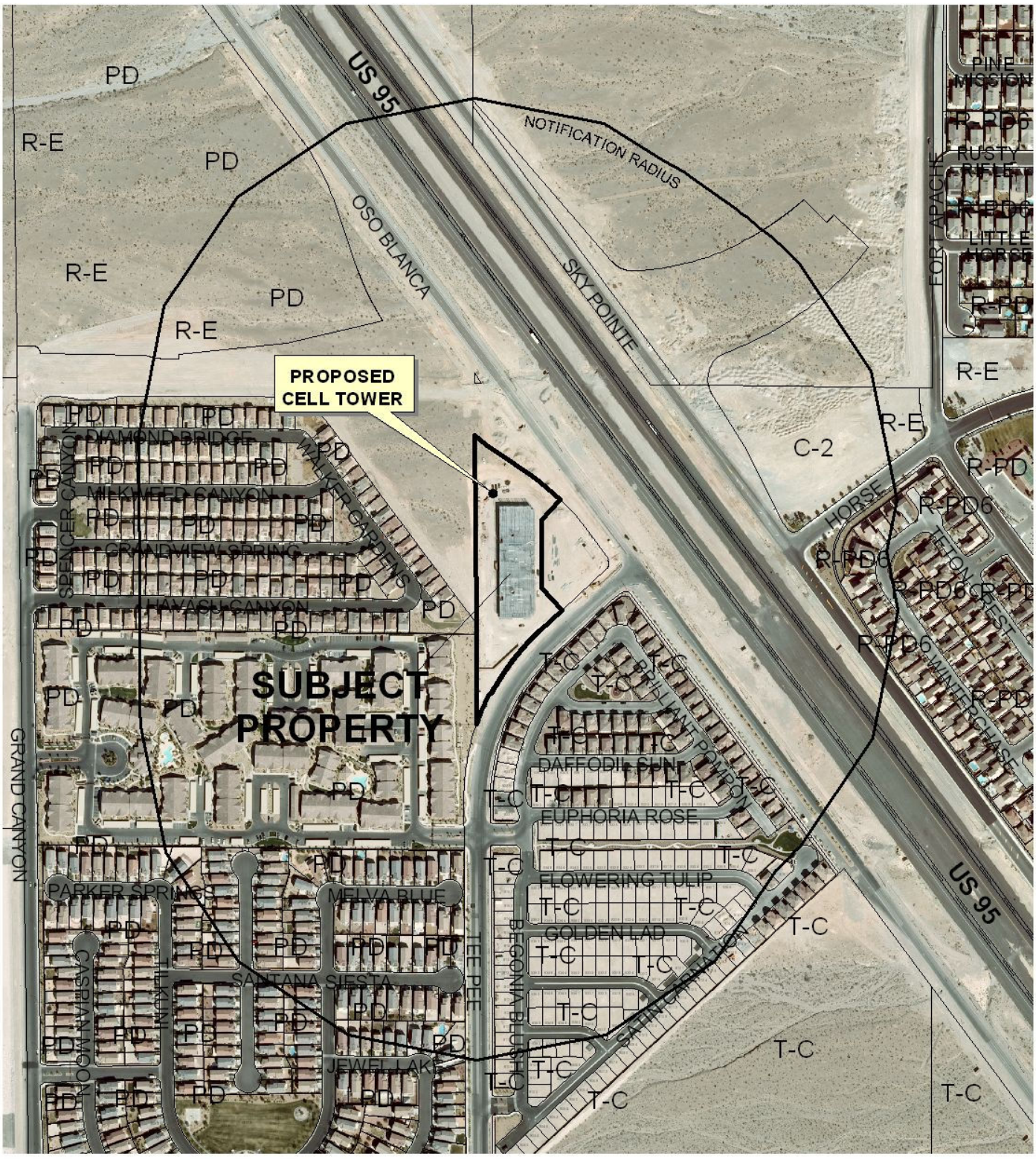
CASE: **SUP-32821**

RADIUS: 1000 FT

0 500 Feet

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

N

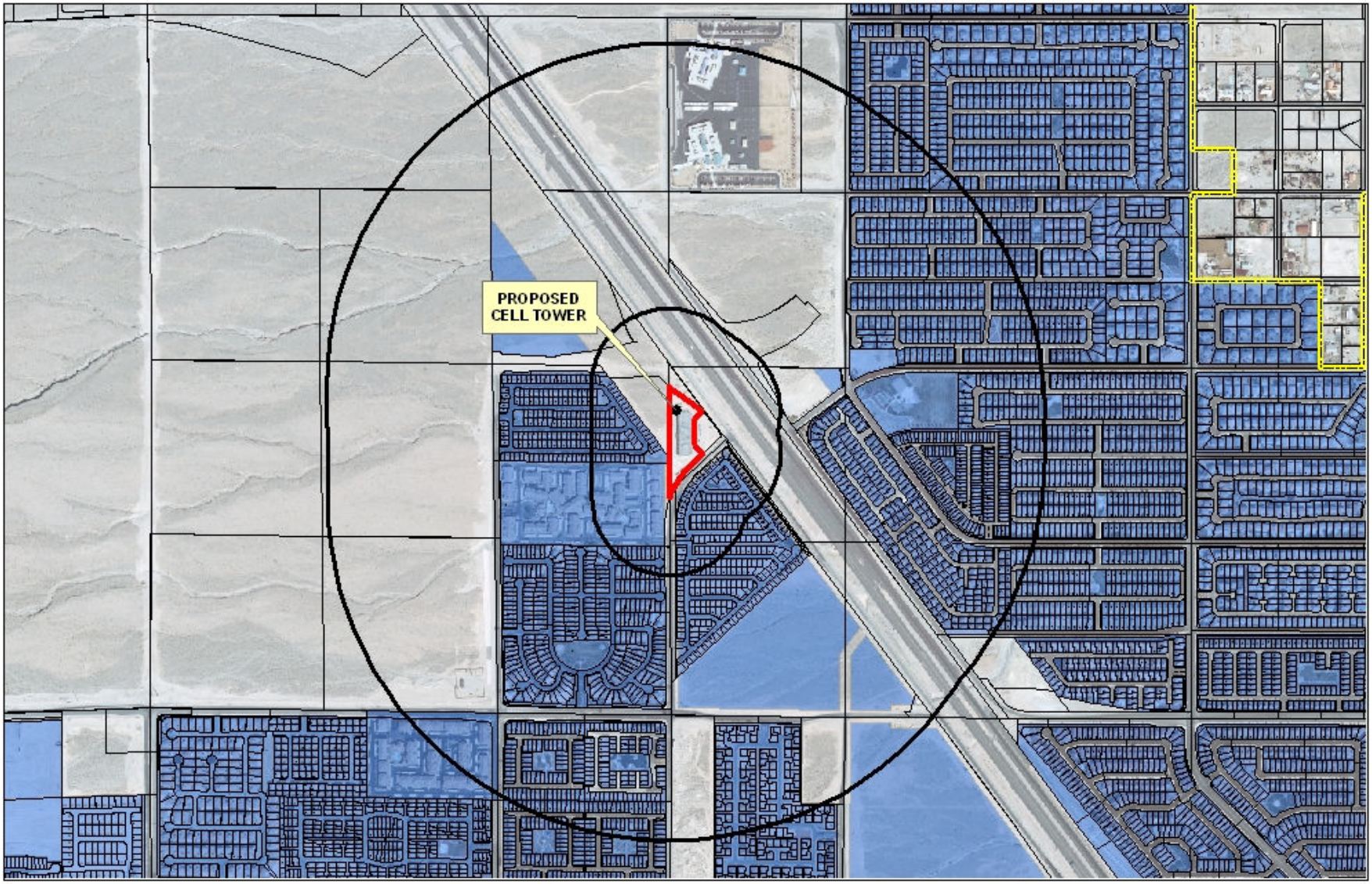


CASE: **SUP-32821**

RADIUS: 1000 FT

0 500 Feet

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



SUP-32821
Wireless Facility

Cell Tower Locations

- Non-Stealth
- Stealth

- Subject Cell Tower
- Residential Property
- 600ft & 1/2 mile Buffer

N

0 700 1,400 2,800 Feet

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-32821 - APPLICANT: VERIZON WIRELESS - OWNER: HORSE MINI STORAGE PARTNERS, LLC

** CONDITIONS **

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

Planning and Development

1. Conformance to all minimum requirements under LVMC Title 19.04.010 for Wireless Communication Facility, Stealth Design use, including parking requirements.

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. Prior to issuance of any building or grading permits, ADA parking stalls shall be installed in compliance with Site Development Plan Review (SDR-12087).

4. The block wall enclosure shall consists of a decorative block wall with 20% contrasting material at least six feet in height and meeting all requirements of Title 19.12.075.

5. 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.

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

Public Works

7. 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.

LEH

SUP-32821 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 70-foot tall Wireless Communication Facility, Stealth Design (Monopalm) at 8525 Oso Blanca Road. The proposed facility will provide the opportunity to accommodate one additional carrier. The initial carrier will provide 15 panel antennas at the 62-foot centerline. The antennas will be flush-mounted on the pole camouflaged by the artificial palm prongs, and will not be visible to the public. A new equipment enclosure consisting of an eight-foot tall block wall (to match existing block wall) with wrought iron gates will be built on the subject site to house the monopalm and associated electrical equipment.

The proposed monopalm complies with the residential adjacency standards as the proposed site is approximately 293 feet from residentially zoned property. The proposed Wireless Communication Facility, Stealth Design (Monopalm) use can be conducted in a compatible and harmonious manner with the surrounding development and land uses; therefore staff is recommending approval of this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
06/21/95	The City Council approved a request for a Variance (V-0065-95) to allow two proposed 14-foot by 48-foot off-premise advertising (billboard) signs with a separation of 555 feet, where 750 feet is the minimum separation required at the northwest corner of Tee Pee Lane and Oso Blanca Road. The Board of Zoning Adjustment recommended approval.
10/18/00	The City Council approved an appeal of a five year review of a Variance [V-0065-95(1)] of an approved 14-foot by 48-foot off-premise advertising (billboard) sign at the northwest corner of Tee Pee Lane and Oso Blanca Road.
04/02/03	The City Council approved a request for a 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 from U (Undeveloped) to GC (General Commercial), O (Office), PF (Public Facility), ML (Medium Low Density Residential), and DR (Desert Rural) on property located on, or in close proximity to, both sides of Rancho Drive from Vegas Drive to the northern City limits at Moccasin Road. The Planning Commission recommended approval.

LEH

09/21/05	The City Council approved a request for a General Plan Amendment (GPA-7289) to amend a portion of the Centennial Hills Sector Plan of the General Plan from PCD (Planned Community Development) to SC (Service Commercial); Rezoning (ZON-7290) from U (Undeveloped) [PCD (Planned Community Development) General Plan designation] to C-1 (Limited Commercial); Site Development Plan Review (SDR-7291) for a 27,980 square-foot retail center; Special Use Permit (SUP-7757) for a proposed service station; and Variance (VAR-7992) to allow a 20-foot rear setback where residential adjacency standards require a 96-foot rear setback for a retail center on property located at the northwest corner of Tee Pee Lane and Oso Blanca Road. The Planning Commission recommended approval.
05/17/06	The City Council approved a request for a Site Development Plan Review (SDR-12087), and Special Use Permit (SUP-12090) for a proposed mini-warehouse facility on 3.92 acres at the northwest corner of Tee Pee Lane and Oso Blanca Road. The Planning Commission recommended approval.
07/27/06	The Planning Commission approved (final action) a request for a Tentative Map (TMP-14185) for a one-lot commercial subdivision at the northwest corner of Tee Pee Lane and Oso Blanca Road.
08/16/06	The City Council approved a request for a Review of Condition (ROC-14877) of condition #7 of an approved Rezoning (ZON-7290) to allow temporary transition pavement on Oso Blanca Road where full width Street improvements were required on the northwest corner of Tee Pee Lane and Oso Blanca Road.
04/14/08	The mylar was released for recordation of Final Map (FMP-18526) for a one-lot commercial subdivision at the northwest corner of Tee Pee Lane and Oso Blanca Road. The Final Map has not recorded as of yet.
10/21/08	The Department of Planning and Development administratively denied a request for a Site Development Plan Review (SDR-31278) for a proposed 70-foot tall Wireless Communication Facility, Stealth Design at 8525 Oso Blanca Road.
Related Building Permits/Business Licenses	
10/29/07	A building permit (#07002992) was issued for on-site improvements at 8525 Oso Blanca Road. The permit expired on 04/26/08.
10/29/07	A building permit (#07002991) was issued for a storage building, office, and apartment at 8525 Oso Blanca Road. The permit was finaled on 11/20/08.
10/29/07	A building permit (#07002993) was issued for a trash enclosure at 8525 Oso Blanca Road. The permit expired on 11/08/08.
12/05/07	A building permit (#07003258) was issued for underground water and sewer at 8525 Oso Blanca Road. The permit expired on 12/13/08.
06/17/08	A building permit (#08000224) was issued for two illuminated wall signs (tag #10570) at 8525 Oso Blanca Road. The permit is still open.

Pre-Application Meeting	
12/16/08	A pre-application meeting was held where the submittal requirements for a Special Use Permit for a Wireless Communication Facility, Stealth Design was discussed.
Neighborhood Meeting	
A neighborhood meeting was not required for this application.	
Field Check	
01/08/09	A routine field check was performed by staff where temporary signs (banners) were noted on the existing mini-storage facility, and the required ADA parking spaces were not installed as required by Site Development Plan Review (SDR-12087).

Details of Application Request	
Site Area	
Net Acres	2.94

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Mini-Storage Facility	SC (Service Commercial)	C-1 (Limited Commercial)
North	US-95	ROW (Right-of-Way)	ROW (Right-of-Way)
South	Single-Family Residences	TC (Town Center)	T-C (Town Center) [MLA-TC (Medium-Low Attached Residential – Town Center) Special Land Use Designation]
East	Undeveloped (Part of Commercial Subdivision) / US-95	SC (Service Commercial) / ROW (Right-of-Way)	C-1 (Limited Commercial)
West	Right-of-Way	ROW (Right-of-Way)	ROW (Right-of-Way) /
	Single-Family Residences	PCD (Planned Community Development)	PD (Planned Development) [ML (Medium Low Density) & MFM (Multi-Family Residential) Grand Canyon Village Special Land Use Designation]
	Condominiums		

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Centennial Hills Sector Plan	X		Y
Northwest Open Space Plan	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

Per Title 19.08 Development Standards

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	128,006 Square Feet	Y
Min. Lot Width	100 Feet	195 Feet	Y
Min. Setbacks			
• Front	20 Feet	164.08 Feet	Y
• Side	10 Feet	258.92 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	41.58 Feet	Y
Max. Lot Coverage	50%	N/A	N/A
Max. Building Height	N/A	70 Feet	Y

Residential Adjacency Standards per Title 19.08.060

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	210 Feet	Approximately 293 Feet	Y

ANALYSIS

- **Zoning**

  The subject site is zoned C-1 (Limited Commercial) with a land use designation of SC (Service Commercial). A Wireless Communication Facility, Stealth Design is a conditional use in a C-1 (Limited Commercial) zone, unless the Director determines that the proposed facility does not conform to the conditions as stated in Title 19.04.

- **Wireless Communication Facility, Stealth Design**

  Title 19.04 defines a Wireless Communication Facility, Stealth Design as, "A wireless communication facility that is designed to blend into the surrounding environment. Examples include without limitation: antenna tower alternative structures; roof-mounted antennas (with architectural screening when appropriate); building-mounted antennas painted to match the existing structure; antennas integrated into architectural elements (such as steeples or cupolas); antennas and antenna structures designed to look like light poles, flagpoles, or any other camouflaging techniques available on the market; and a cable microcell network which utilizes multiple low-powered transmitters/receivers or repeaters attached to existing wireline systems, such as conventional cable or telephone wires, or similar technology that does not require the use of towers.

- **Site Plan**

  The applicant is proposing a 70-foot Wireless Communication Facility, Stealth Design (Monopalm) to be located adjacent to an mini-storage facility at 8525 Oso Blanca Road, in a C-1 (Limited Commercial) zoned district. The subject site is on the northwest corner of Oso Blanca Road and Tee Pee Lane. The monopalm will be constructed northwest of the existing building, approximately 41.58 feet from the west property line. The monopalm and all of the electrical equipment associated with the proposed Wireless Communication Facility will be housed within an 8-foot tall block wall enclosure with a wrought iron gate to be constructed on the northwest corner of the subject site. The applicant has indicated on the plans that the block wall will be of the same design theme as the existing wall on-site today, meeting Title 19.12 Landscape and Buffer Standards. A condition has been added to ensure the proposed block wall complies with Title 19.12 standards. An 11.67-foot by 30-foot equipment shelter will be constructed within the block wall enclosure to house all electrical equipment associated with the Wireless Communication Facility. A cable bridge will connect the electrical equipment to the monopalm. A total of 15 panel antennas will be mounted on the proposed tower at the 62-foot centerline. The antennas will be housed on the interior of the monopalm, mounted on the pole itself, camouflaged by the monopalm artificial palm prongs. The proposed monopalm has the capability of accommodating one additional carrier at the 52-foot centerline.

  The subject site is a triangular shaped parcel. Adjacent to the subject site to the north and east is Oso Blanca Road and US-95. To the south is a residential neighborhood, and to the west is an undeveloped parcel [ROW (Right-of-Way)] with an additional residential neighborhood to the west of the undeveloped parcel. Title 19.08.060 Residential Adjacency Setback Standards require a minimum separation of 210-feet from protected property. The proposed communication facility will be approximately 293-feet from the protected property to the west, and approximately 815 feet from the protected property to the south. The proposed monopalm meets the minimum Residential Adjacency Setback requirements.

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, Stealth Design (Monopalm) use can be conducted in a manner that is harmonious and compatible with the existing surrounding area.

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

   The subject site is physically suitable for the type and intensity of land use proposed as the addition of a Wireless Communication Facility, Stealth Design (Monopalm) will not intensify the land 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. Oso Blanca Road, an 80-foot Collector Street, and Tee Pee Lane, an 80-foot Local Street, as defined by the Master Plan Streets and Highways, 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 request would not compromise 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 70-foot Wireless Communication Facility, Stealth Design (Monopalm) meets the minimum requirements for a Wireless Communication Facility, Stealth Design.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 664

APPROVALS 4

PROTESTS 1

LEH

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-32821 APN: 125-07-716-002

Name of Property Owner: Horse Mini Storage Partners LLC

Name of Applicant: Verizon Wireless

Name of Representative: 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: _____

Partner(s): _____ _____

APN: 125-07-716-002

Horse Mini Storage Partners, LLC
By StorageOne Properties, LLC Manager

Signature of Property Owner: _____

Print Name: James M Meservey, Manager

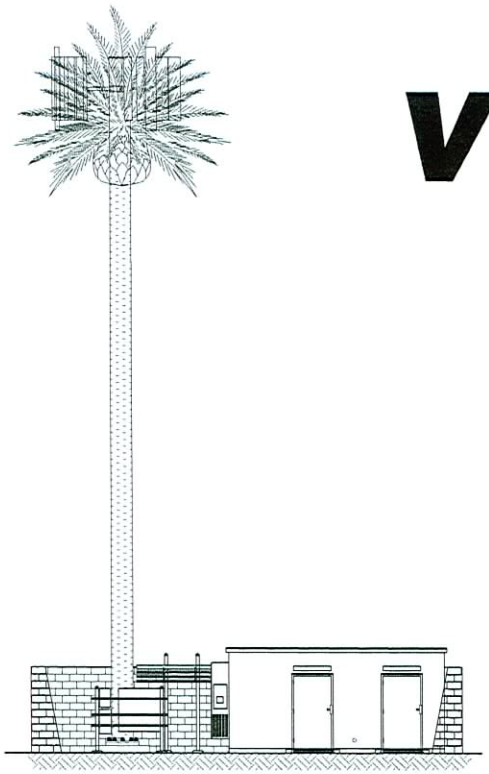
Subscribed and sworn before me

This 10 day of December, 2008

Suzanne M Mohon

Notary Public in and for said County and State

SUZANNE M. MOHON
Notary Public State of Nevada
No. 05-94427-1
My appt. exp. Dec. 23, 2008



PROPOSED SOUTH ELEVATION
SCALE: N.T.S.

verizonwireless

LSV IRON MOUNTAIN
8525 OSO BLANCA ROAD

ASSESSOR'S PARCEL NO. #125-07-716-002

LAS VEGAS, NEVADA 89166
CLARK COUNTY

70' MONOPALM
RAW LAND COMMUNICATION SITE

RECEIVED
DEC 30 2008

APPROVED FOR LEASING/ZONING

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF TOWERCOM TECHNOLOGIES, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT BY TOWERCOM TECHNOLOGIES, LLC.

SHEET INDEX

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Z1	SITE PLAN	0
Z2	NTH SITE PLAN, ELEVATIONS, SPECIFICATION & PHOTO SHEET	0
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:
PIONEER SURVEYS
808 SOUTH 7TH STREET
LAS VEGAS, NEVADA 89101

CONTACT: ROBERT HARRISON
PHONE: 702-212-4016

ZONING/SITE AQ:
SIRES, INC.
320 W WARM SPRINGS RD.
SUITE 813
LAS VEGAS, NV 89119

CONTACT: SHANNON MORRELLI
PHONE: 213-792-2954

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 PROPOSED 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:	HORSE MINI STORAGE PARTNERS, LLC CONTACT: SUZI MOHON PHONE: 702-835-5212		
ASSESSOR'S PARCEL NO:	125-07-716-002		
OCCUPANCY CLASSIFICATION:	U - UTILITY & MISC.		
TYPE OF CONSTRUCTION:	TYPE V-A		
ITEM:	ALLOWED/REQUIRED:	PROVIDED:	COMPLIANCE:
FIRE SPRINKLERS:	NO	N/A	YES
FIRE ALARM:	NO	N/A	YES
BUILDING HEIGHT:	UP TO 50'	10'	YES
BUILDING STORIES:	2	1	YES
BUILDING AREA:	UP TO 9,000 SQ. FT.	233 SQ. FT	YES
OCCUPANT LOAD:	N/A	UNOCCUPIED	YES
NUMBER OF EXITS:	1	2	YES
FIRE RESISTANCE OF EXTERIOR WALLS:	1 HOUR	1 HOUR	YES
FIRE RESISTANCE RATING OF BUILDING ELEMENTS:	1 HOUR	1 HOUR	YES
PROTECTION OF OPENINGS:	N/A	N/A	YES
NON-SEPERATED OR SEPERATED USES	N/A	N/A	YES
ROOF COVERING MATERIAL:	CLASS B	CLASS B	YES
PLUMBING FIXTURES:	NO	UNOCCUPIED, NO PLUMBING	YES
SPECIAL INSPECTIONS:	NONE	N/A	YES

FCC COMPLIANCE:

RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES.

ADA COMPLIANCE:

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.

ABBREVIATED LEGAL DESCRIPTION:

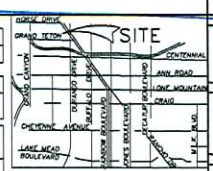
PARCEL 1 OF RECORD OF SURVEY FILE 172, PAGE 90 OF OFFICIAL RECORDS.

PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF THE INSTALLATION OF ONE (1) PROPOSED 70' MONOPALM. ONE (1) 11'-8" X 20' EQUIPMENT SHELTER AND FIFTEEN (15) PANEL ANTENNAS.

DRIVING DIRECTIONS:

DEPARTING 475 ROCK QUARRY WAY, NORTH LAS VEGAS, NEVADA; SOUTH ON ENGLESTAD STREET 0.3 MILE; WEST ON W. CHEYENNE AVENUE 5.5 MILES; NORTH ON U.S. 95 5.9 MILES; EXIT 93 WEST ONTO DURANGO DRIVE 0.3 MILES; NORTH ON OSO BLANCA 1.0 MILE; SITE IS ON THE WEST SIDE OF OSO BLANCA AT ITS INTERSECTION WITH TEE PEE.



VICINITY MAP
SCALE: N.T.S.
NORTH

DESIGNED FOR
verizonwireless
475 ROCK QUARRY WAY
NORTH LAS VEGAS, NV 89032

DESIGNED BY:
TowerCom TECHNOLOGIES
4520 Montgomery Blvd. NE, Suite 5 ~ Albuquerque, NM 87109
Tel: 505-232-4884 Fax: 505-232-4888

PROJECT NAME:
LSV IRON MOUNTAIN
70' MONOPALM
RAW LAND COMMUNICATION SITE

PROJECT ADDRESS:
8525 OSO BLANCA ROAD
LAS VEGAS, NEVADA 89166
CLARK COUNTY

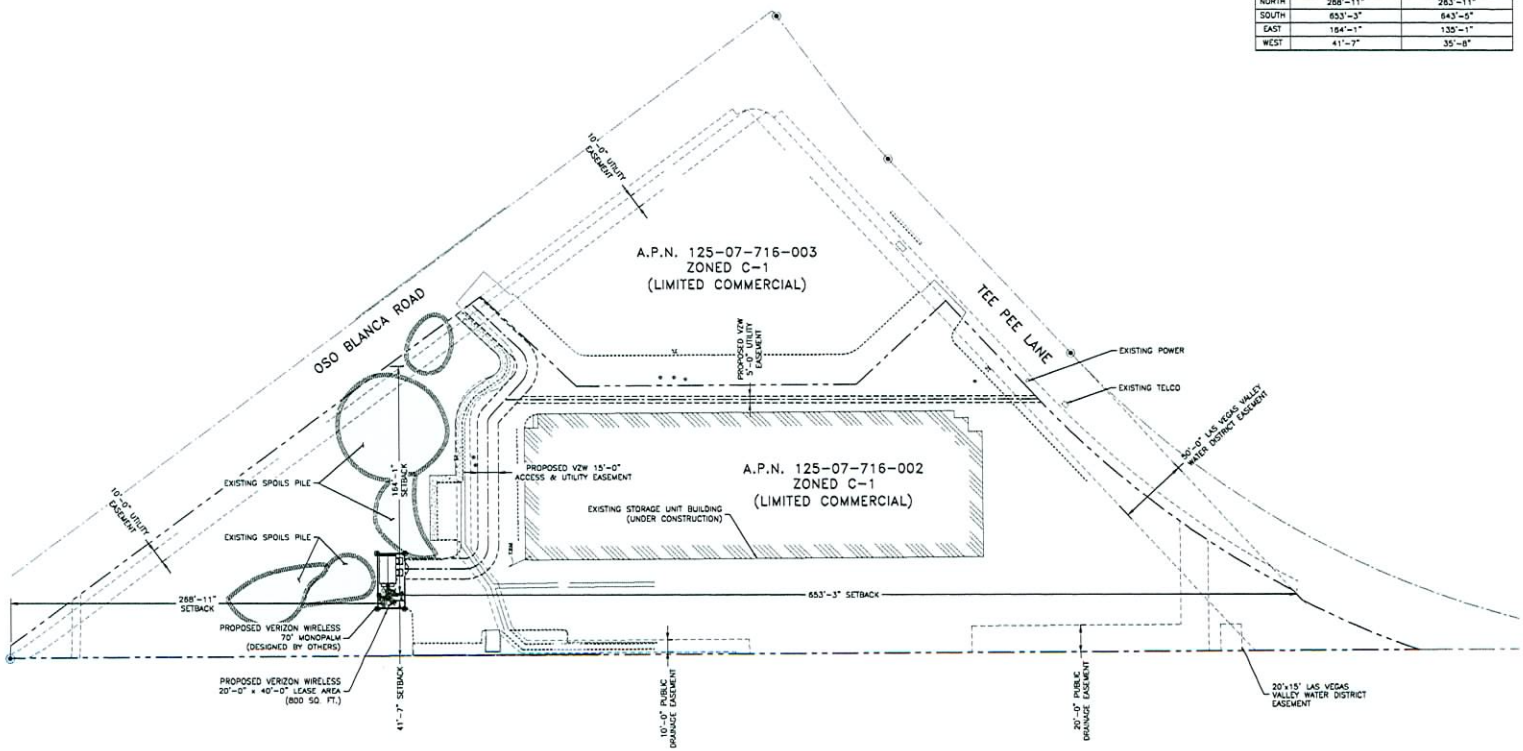
SHEET TITLE:
TITLE SHEET

REV	DESCRIPTION	DATE	BY	CHK
0	APPROVED FOR LEASING/ZONING	09/18/08	LDL	JDD

PROJECT NUMBER: 08-037-159
SHEET NUMBER: T1

SUP-32821
02/12/09 PC

TOWER SETBACKS		
	MONOPALM BASE TO PARENT PROPERTY LINE	LEASE BOUNDARY TO PARENT PROPERTY LINE
NORTH	268'-11"	263'-11"
SOUTH	653'-3"	643'-5"
EAST	154'-1"	135'-1"
WEST	41'-7"	35'-8"



SITE PLAN
SCALE: 1" = 40'

NORTH

APPROVED FOR LEASING/ZONING

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Tel: 505-232-4884 Fax: 505-232-4898

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70' MONOPALM
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8525 OSO BLANCA ROAD
LAS VEGAS, NEVADA 89166
CLARK COUNTY

SHEET TITLE:
SITE PLAN

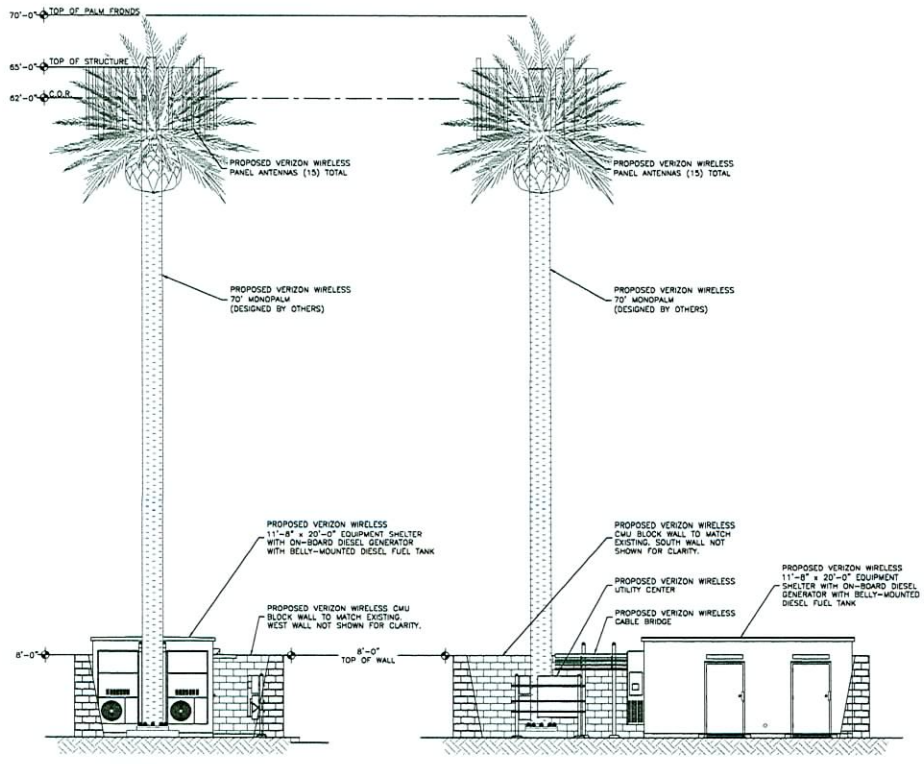
REV	DESCRIPTION	DATE	BY	CHK
0	APPROVED FOR LEASING/ZONING	09/18/08	LDL	JDD

PROJECT NUMBER: 08-037-159
SHEET NUMBER: Z1

SUP-32821
02/12/09 PC

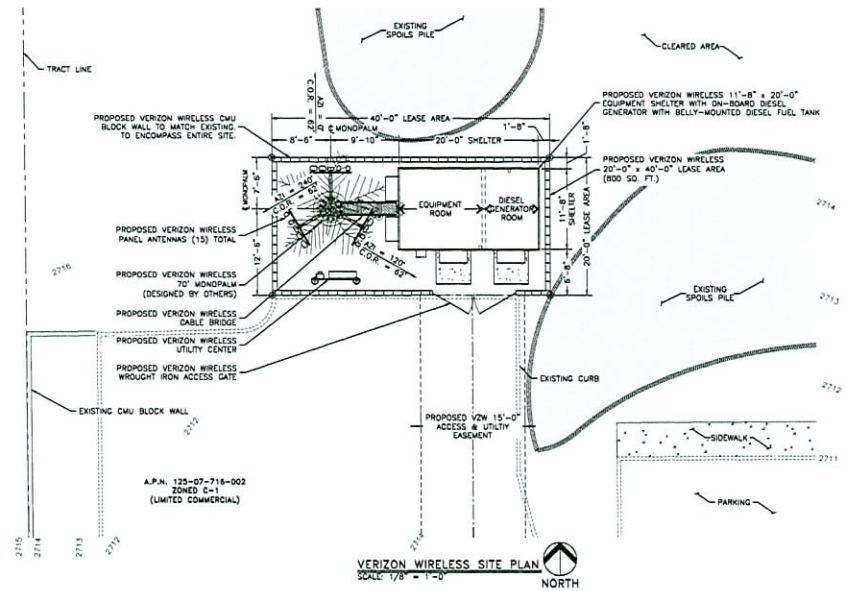
VISUAL NOTE:
PROPOSED MONOPALM FRONDS TO BE OF SUFFICIENT LENGTH & QUANTITY TO REASONABLY CONCEAL PROPOSED VZW ANTENNAS

NOTES/KEYS:	
C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL



PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"

PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



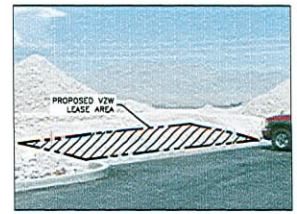
VERIZON WIRELESS SITE PLAN
SCALE: 1/8" = 1'-0"
NORTH

LEGEND OF SYMBOLS

- SECTION OR DETAIL (REFERENCE LETTER OR NUMBER; SCALE; SHEET WHERE DRAWN; SHEET WHERE TAKEN)
- EQUIPMENT OR FIXTURE NUMBER
- KEYED NOTE
- T.C. 1631.33 / F.L. 1631.00 — SPOT ELEVATION
- SECTION LETTER; SHEET WHERE DRAWN; SHEET WHERE TAKEN
- TOP OF WALL 1639.00 — CONTROL OR DATUM POINT
- PROPERTY LINE
- DETAIL NUMBER; SHEET WHERE DRAWN; SHEET WHERE TAKEN
- 1631 — EXISTING CONTOUR
- 1631 — NEW CONTOUR

SYMBOLS USED AS ABBREVIATIONS:

∠	ANGLE	⊥	PERPENDICULAR
℄	CENTERLINE	ø	ROUND/DIAMETER
[c	CHANNEL	□	SQUARE
¢	PENNY	~	APPROXIMATELY



VIEW OF PROPOSED VZW LEASE AREA
(LOOKING NORTHEAST)



VIEW OF PROPOSED VZW LEASE AREA
(LOOKING NORTH)



VIEW OF PROPOSED VZW LEASE AREA
(LOOKING EAST)

APPROVED FOR LEASING/ZONING

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70' MONOPALM
RAW LAND COMMUNICATION SITE

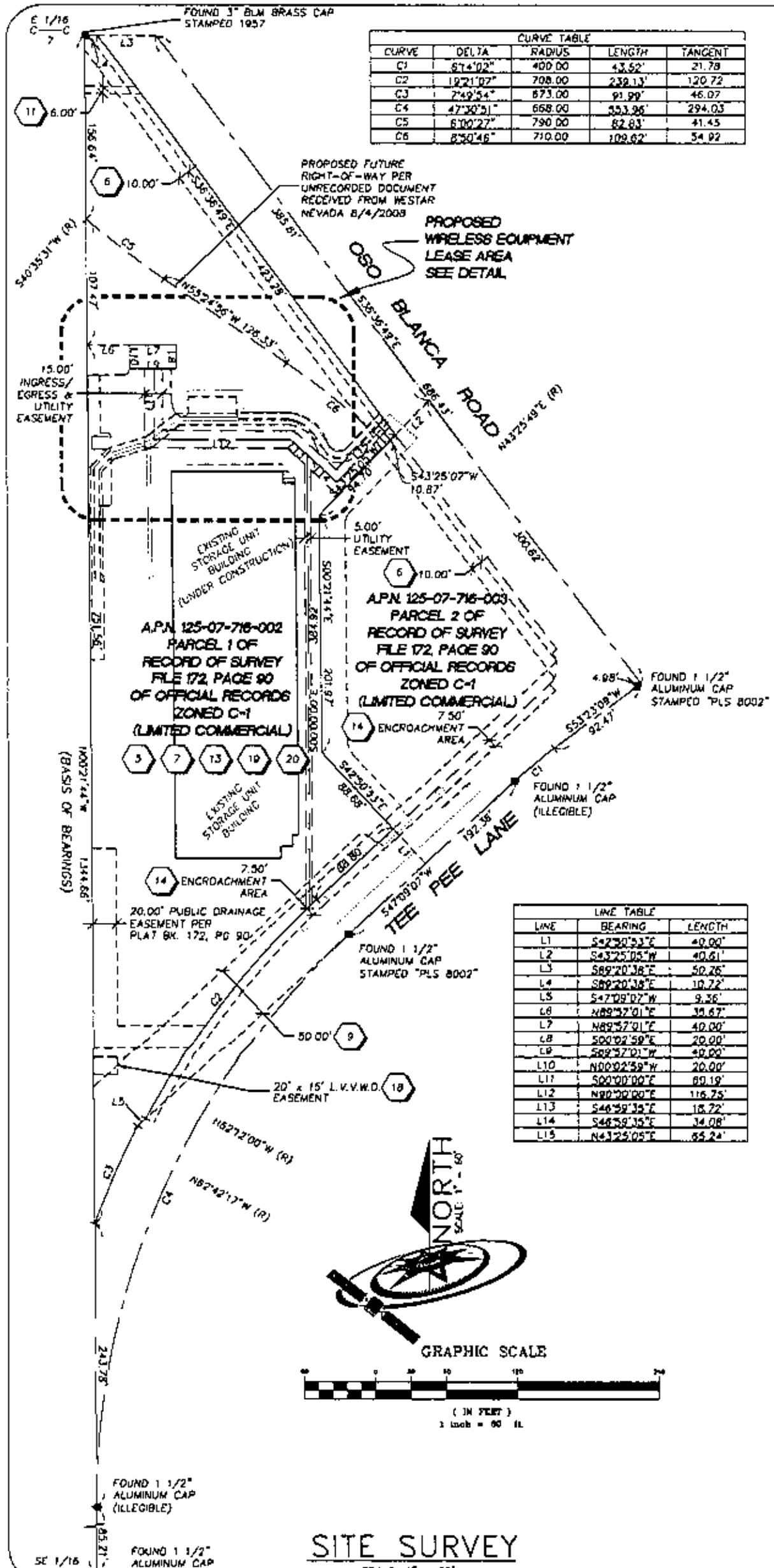
PROJECT ADDRESS:
8525 OSO BLANCA ROAD
LAS VEGAS, NEVADA 89166
CLARK COUNTY

SHEET TITLE:
VZW SITE PLAN, ELEVATIONS, SPECIFICATION AND PHOTO SHEET

REV	DESCRIPTION	DATE	BY	CHK
0	APPROVED FOR LEASING/ZONING	09/18/08	LDL	JDD

PROJECT NUMBER: 08-037-159
SHEET NUMBER: Z2

SUP-32821
02/12/09 PC

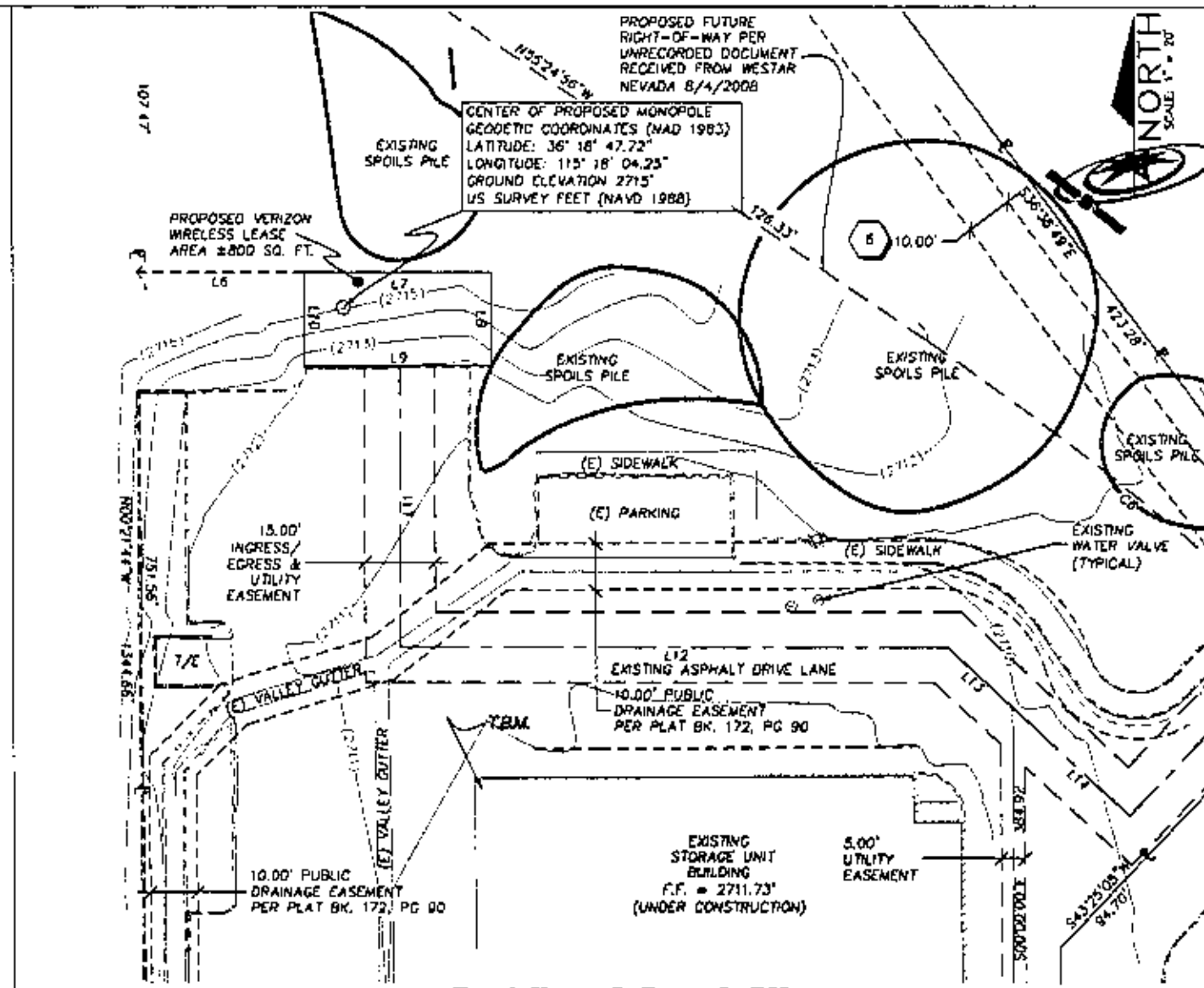


CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	6°14'02"	400.00	43.52'	21.78
C2	19°21'07"	708.00	239.13'	120.72
C3	7°49'54"	673.00	91.99'	46.07
C4	47°30'51"	668.00	553.96'	294.03
C5	6°00'27"	790.00	82.83'	41.45
C6	8°50'46"	710.00	109.62'	54.92

LINE TABLE		
LINE	BEARING	LENGTH
L1	S42°50'33"E	40.00'
L2	S43°25'05"W	40.61'
L3	S89°20'38"E	50.26'
L4	S89°20'38"E	10.72'
L5	S47°09'07"W	9.36'
L6	N89°57'01"E	35.67'
L7	N89°57'01"E	40.00'
L8	S00°02'59"E	20.00'
L9	S89°57'01"W	40.00'
L10	N00°02'59"W	20.00'
L11	S00°00'00"E	60.19'
L12	N90°00'00"E	116.75'
L13	S46°59'35"E	15.72'
L14	S46°59'35"E	34.08'
L15	N43°25'05"E	65.24'

SITE SURVEY

SCALE: 1" = 60'



LEASE AREA DETAIL

SCALE: 1" = 20'

TITLE REPORT EXCEPTIONS

*NUMERIC SEQUENCE – ITEMS WHICH CAN BE VISUALLY LOCATED AND/OR MAPPED WHICH AFFECT THE SUBJECT PROPERTY, EXCEPTING TAXES, SUPPLEMENTAL TAXES, FINANCING STATEMENTS, DEEDS OF TRUST AND OTHER MISCELLANEOUS DOCUMENTS

4. WATER RIGHTS, CLAIMS OR TITLE TO WATER. (BLANKET IN NATURE)

5. RESERVATIONS IN THE PATENT FROM THE STATE OF NEVADA
RECORDED: APRIL 8, 1947
BOOK 47 OF DEEDS, PAGE 158 DOC/INST. NO. 251110 OF OFFICIAL RECORDS
(BLANKET IN NATURE)

6. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
GRANTED TO: NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY
PURPOSE: POWER AND COMMUNICATION LINES
RECORDED: MAY 17, 1994
BOOK: 940517 DOC/INST. NO. 00902 OF OFFICIAL RECORDS (PLOTTED)

7. THE EFFECT OF THE FOLLOWING RECORD OF SURVEY:
FILE NO.: 78 OF SURVEYS, PAGE: 30
RECORDED: SEPTEMBER 6, 1995
BOOK: 950906 DOC/INST. NO 01220 OF OFFICIAL RECORDS
(BLANKET IN NATURE)

8. THE EFFECT OF THE FOLLOWING RECORD OF SURVEY:
FILE NO.: 87 OF SURVEYS, PAGE: 9
RECORDED: JANUARY 21, 1997
BOOK: 970121 DOC/INST. NO. 00395 OF OFFICIAL RECORDS
(DOES NOT AFFECT SUBJECT PARCEL)

9. 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 LINES
RECORDED MAY 10, 2001
BOOK: 20010510 DOC/INST. NO. 01875 OF OFFICIAL RECORDS (PLOTTED)

10. 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 LINES
RECORDED: MAY 10, 2001
BOOK: 20010510 DOC/INST. NO. 01879 OF OFFICIAL RECORDS
(TEMPORARY CONSTRUCTION EASEMENT, TERMINATES UPON COMPLETION OF CONSTRUCTION, WHICH IS NOW BELIEVED TO BE COMPLETE)

11. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
GRANTED TO: NEVADA POWER COMPANY
PURPOSE: POWER LINES
RECORDED: AUGUST 2, 2004
BOOK: 20040802 DOC/INST. NO. 04552 OF OFFICIAL RECORDS (PLOTTED)

13. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
GRANTED TO: NEVADA POWER COMPANY
PURPOSE: TRANSMISSION AND DISTRIBUTION OF ELECTRICITY
RECORDED: MARCH 1, 2007
BOOK: 20070301 DOC/INST NO. 02748 OF OFFICIAL RECORDS
(BLANKET IN NATURE)

14. THE TERMS, COVENANTS AND PROVISIONS OF THAT CERTAIN ENCROACHMENT AGREEMENT RECORDED SEPTEMBER 4, 2007 IN BOOK 20070904 DOC/INST. NO 01408 OF OFFICIAL RECORDS, AND THE EFFECT OF ANY FAILURE TO COMPLY WITH SAME. (PLOTTED)

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. NOVEMBER 29, 2007
BOOK. 20071129 DOC/INST. NO. 01664 OF OFFICIAL RECORDS (PLOTTED)

19. MATTERS CONTAINED IN THE DEDICATION STATEMENT OR ELSEWHERE ON THE TRACT OR PARCEL MAP SHOWN BELOW, WHICH AMONG OTHER THINGS PROVIDES:
TRACT/PARCEL MAP: 139 OF PLATS, PAGE 100
PROVISIONS: EASEMENTS AND DEDICATIONS (PLOTTABLE ITEMS HAVE BEEN PLOTTED, CERTAIN ITEMS EXIST WHICH ARE BLANKET IN NATURE)

REFERENCE IS MADE TO SAID MAP FOR FULL PARTICULARS.

20. THE EFFECT OF THE FOLLOWING RECORD OF SURVEY:
FILE NO.: 172 OF SURVEYS, PAGE: 90
RECORDED. APRIL 25, 2008
BOOK: 20080425 DOC/INST. NO. 04095 OF OFFICIAL RECORDS
(BLANKET IN NATURE)

LEGAL DESCRIPTION PER TITLE REPORT:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT ONE (1) OF "WHITE BEAR CROSSING" AS SHOWN ON FILE IN BOOK 139, PAGE 100 OF PLATS, IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA ALSO BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, SAID POINT ALSO BEING THE MOST NORTHWESTERLY CORNER OF SAID LOT ONE (1); THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) ALSO BEING THE NORTH LINE OF SAID LOT ONE SOUTH 89°20'38" EAST, 10.72 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF OSO BLANCA ROAD (WIDTH VARIES); THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 36°36'49" EAST, 423.28 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 43°25'05" WEST, 94.70 FEET; THENCE SOUTH 00°21'44" EAST, 201.97 FEET; THENCE SOUTH 42°50'53" EAST, 88.55 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TEE PEE LANE (60.00 FEET IN WIDTH); THENCE ALONG SAID RIGHT OF-WAY LINE SOUTH 47°09'07" WEST, 88.60 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 708.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°21'07" ALONG AN ARC LENGTH OF 239.13 FEET, TO WHICH A RADIAL LINE BEARS NORTH 62°11'59" WEST; THENCE SOUTH 47°09'07" WEST 9.36 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 673.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 62°42'17" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°48'51" ALONG AN ARC LENGTH OF 91.72 FEET, TO WHICH A RADIAL LINE BEARS NORTH 70°30'48" WEST; THENCE DEPARTING AFOREMENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE ALONG THE WEST LINE OF THE AFOREMENTIONED NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) ALSO BEING THE WEST LINE OF THE AFOREMENTIONED LOT ONE (1) NORTH 00°21'44" WEST 1015.32 FEET TO THE POINT OF BEGINNING.

ALSO SHOWN AS PARCEL (ONE) OF RECORD OF SURVEYS ON FILE IN FILE 172 OF SURVEYS, PAGE 90, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

LEGEND

STREET CENTERLINE	
PROPERTY LINE	
ADJOINING PROPERTY LINE	
EXISTING FENCE LINE	
EXISTING CURB LINE	
EXISTING RIGHT-OF-WAY	
WALL	
BUILDING	
EDGE OF ASPHALT	
EXISTING 5' CONTOUR LINE	(XXXX)
EXISTING 1' CONTOUR LINE	(XXXX)
RIGHT-OF-WAY	R.O.W.
EXISTING (ABBREVIATION)	(E)
FOUND MONUMENT AS INDICATED	
FIRE HYDRANT	
WATER VALVE	
BOLLARD	
STREET LIGHT	

TEMPORARY BENCHMARK

BEING THE FINISH FLOOR ELEVATION OF THE NORTHERN END OF THE EXISTING "STORAGE UNIT BUILDING" (SEE T.B.M.) LOCATED AT 8525 OSO BLANCA ROAD, LAS VEGAS, NV 89188

ELEVATION – 2711.73 (FEET) NAVD88 AS DERIVED FROM GPS OBSERVATIONS USING GEOID 03 TRANSFORMATION.

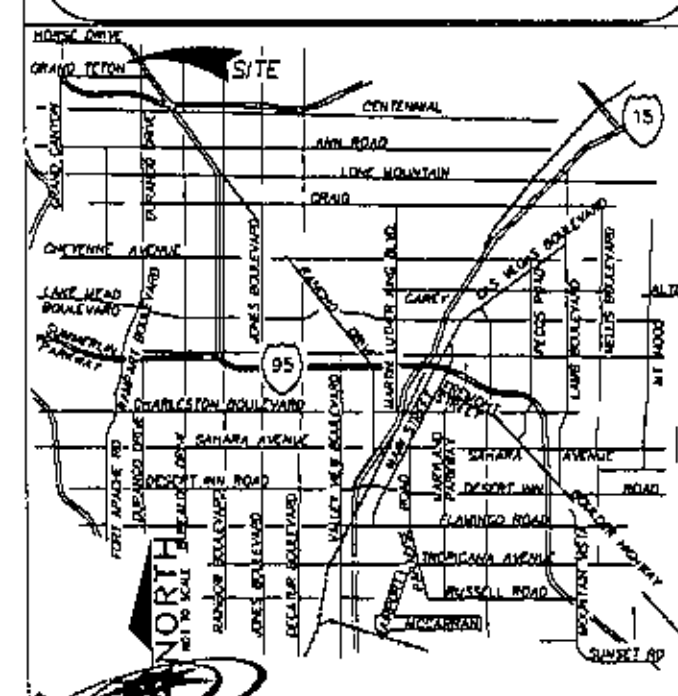
BASIS OF BEARINGS

NORTH 00°21'44" WEST, BEING THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN ON THE FINAL MAP OF "WHITE BEAR CROSSING" ON FILE IN PLAT BOOK 139, PAGE 100 OF OFFICIAL RECORDS ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

NOTES

1. A TOPOGRAPHICAL & BOUNDARY SURVEY WAS PERFORMED ON JULY 21, 2008.

2. THIS SURVEY IS BASED ON A PRELIMINARY TITLE REPORT PREPARED BY LAWYERS TITLE OF NEVADA, ORDER No. 01306118, DATED AUGUST 3, 2007. PIONEER 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 AND EXCEPTIONS LISTED IN THE REFERENCES AND DESCRIBED IN SAID PRELIMINARY TITLE REPORT.



VICINITY MAP

NOT TO SCALE

PIONEER SURVEYS
808 SOUTH 7TH STREET
LAS VEGAS, NEVADA 89101
TEL: (702) 212-4016 FAX: (702) 212-4013

TowerCom Technologies
TowerCom Technologies LLC
4520 Montgomery Blvd. NE
Suite 5
Albuquerque, NM 87109

ISSUED FOR	SURVEY
CURRENT ISSUE DATE	8/5/08
SCALE	VARIES
JOB NO.	326LSVIRON
DWG	326LSVIRON(130041).DWG
DRAWN BY	REH

REV. #	DESCRIPTION	DATE

VERIZON WIRELESS SITE
"LSV - IRON MOUNTAIN"
A.P.N. 125-07-716-002
8525 OSO BLANCA ROAD
LAS VEGAS, NV 89166

SHEET TITLE: SITE SURVEY

SHEET NUMBER: SV-1

SHEET 1 OF 1

SUP-32821
02/12/09 PC



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02/12/09 PC



SUP-32821 - APPLICANT: VERIZON WIRELESS - OWNER: HORSE MINI STORAGE PARTNERS, LLC
8525 OSO BLANCA ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09



SUP-32821 - APPLICANT: VERIZON WIRELESS - OWNER: HORSE MINI STORAGE PARTNERS, LLC
8525 OSO BLANCA ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09



SUP-32821 - APPLICANT: VERIZON WIRELESS - OWNER: HORSE MINI STORAGE PARTNERS, LLC
8525 OSO BLANCA ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09

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

December 30, 2008

City of Las Vegas
Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Request for Special Use Permit; APN 125-07-716-002
8525 Oso Blanco Road
Verizon Site: LSV Iron Mountain

Planning Department,

Pursuant to Title 19 of the Las Vegas Development Code, Verizon Wireless requests a Special Use Permit of a proposed Seventy Foot (70') wireless communications facility at Parcel 125-07-716-002, located at 8525 Oso Blanco Road. I have enclosed drawings that illustrate the proposal and photo simulations of the location and design. The facility is designed for integration into Verizon Wireless' network throughout greater Las Vegas and will serve Verizon customers within a 2-3 mile radius of the site and highway coverage on US 95.

- The proposed use will not generate traffic, noise, odor, or dust.
- No residential use exists on the property: zoned C-1 (Limited Commercial) with a storage facility located on the parcel.
- 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. The design is stealth (monopalm) as to assist to the blending into the environment of the parcel.
- The wireless project is also co-locatable for an additional carrier. The possible co-locatable rad center is fifty-two feet (52') to be placed on the trunk of the tower and painted to match.
- Tower meets set back requirements to residential property. The proposed location is approximately 293.5' feet from the nearest residential property.

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02/12/09 PC

- The proposed project is 70' and thus exceeds the 3:1 residential set back requirement put forth in the City's code.

- The project does not take up any landscaping areas on the current parcel.

Verizon believes this project is well placed; it meets all residential setbacks and is designed to blend into the surrounding commercial property.

Please contact me if I may assist your consideration in any way.

Sincerely,

Jason Frayer
Strategic Real Estate Services
320 E. Warm Springs Road, Suite 7B
Las Vegas, NV 89119
(702) 460-8926

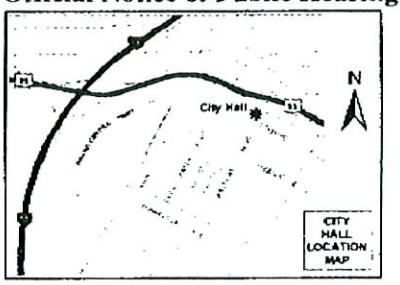
SUP-32821
02/12/09 PC

P 1

2009-02-03 20:05 EDDIE AND AGATA SLIWAK 7026456127 >>

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-32821
Planning Commission Meeting of 2/12/2009

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Case: SUP-32821
12507711115
SLIWAK EDWARD & AGATA
9460 GRANDVIEW SPRING AVE
LAS VEGAS NV 89166-3751

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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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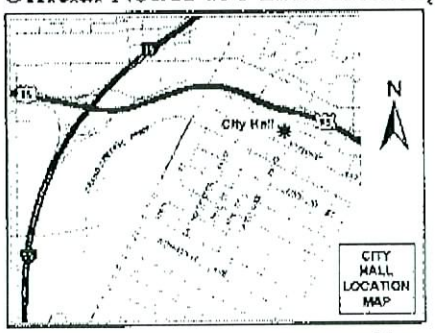

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-32821

Planning Commission Meeting of 2/12/2009

Case: SUP-32821
12507711142
MONTOYA ANTHONY J
9510 MILKWEED CANYON AVE
LAS VEGAS NV 89166-3758

KAVOS11 89166

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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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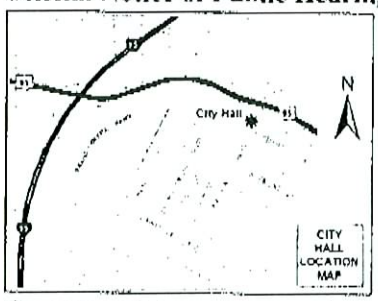
Official Notice of Public Hearing



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Planning Commission Meeting of 2/12/2009

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Case: SUP-32821

12507714004
THOMAS PENNY A
9184 RACCOON CREEK LN
LAS VEGAS NV 89143-6413

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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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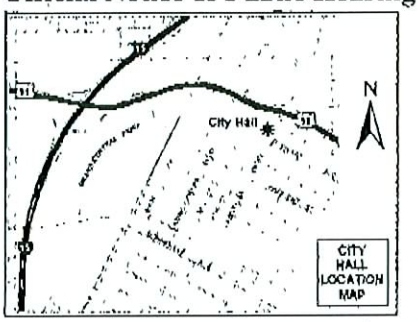

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SUP-32821
Planning Commission Meeting of 2/12/2009

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FEB 03 2009

Case: SUP-32821
12507715029
MESERVEY JAMES & ROZANNE
2753 RED ARROW DR
LAS VEGAS NV 89135-1621

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FEB. 3. 2009 12:41PM NO. 1787 P. 1

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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0004239954 JAN 30 2009
MAILED FROM ZIPCODE 89101

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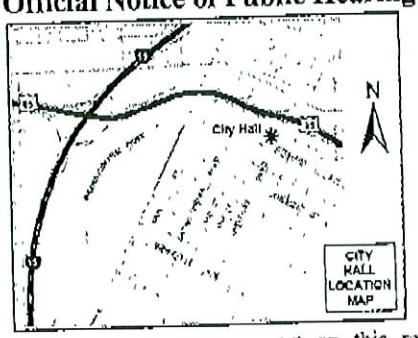

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FEB 0 2 2009
CITY CLERK

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Case: SUP-32821

12507716002
HORSE MINI STORAGE PTNRS L L C
2990 S DURANGO DR
LAS VEGAS NV 89117-4412

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-32821

Planning Commission Meeting of 2/12/2009

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FEB. 2. 2009 10:02AM NO. 1737 P. 1

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

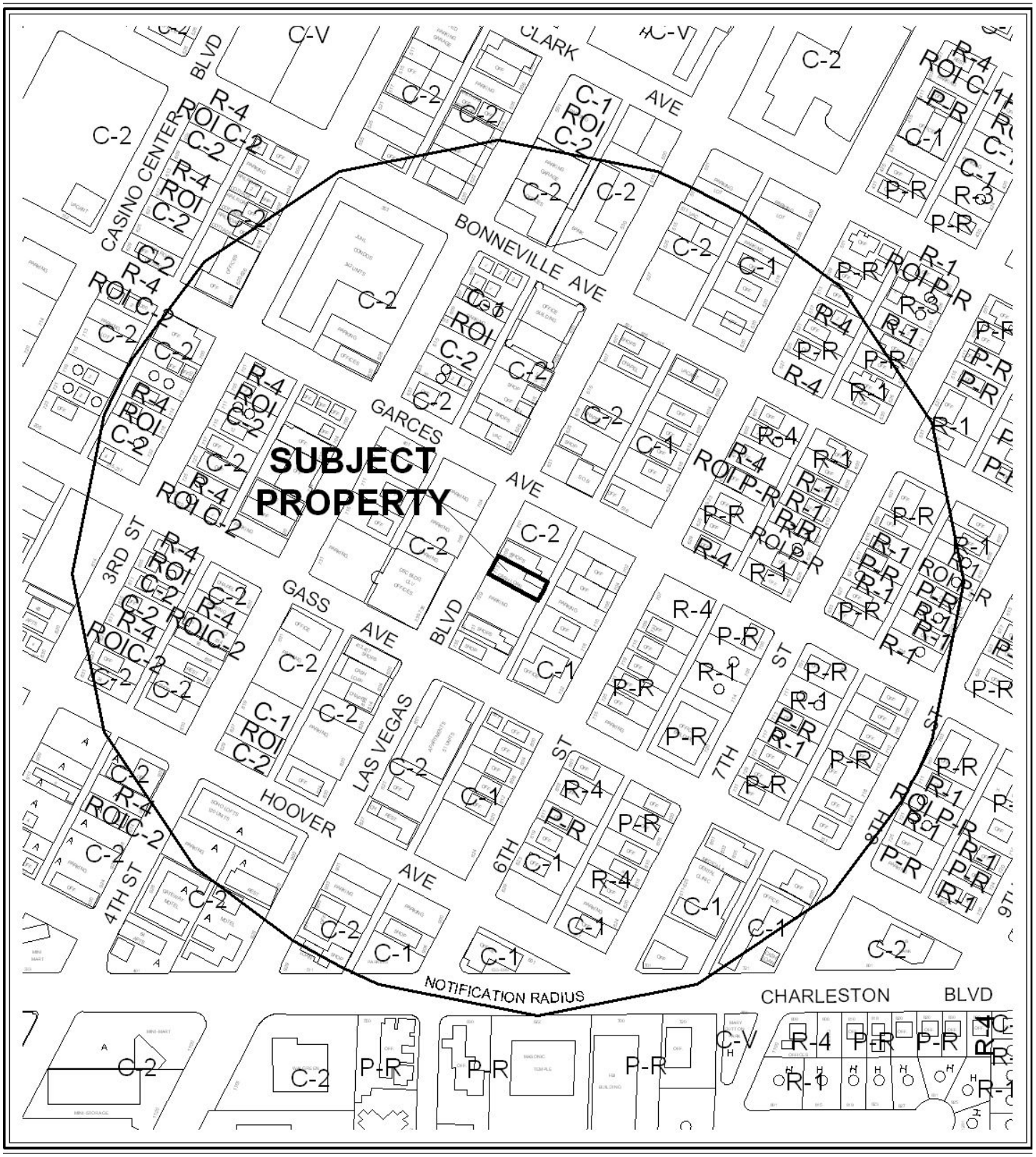
SUBJECT:
RQR-31982 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HARRISON PROPERTIES LTD - Required Review of an approved Special Use Permit (U-0111-88) FOR A SECONDHAND DEALERSHIP at 713 South Las Vegas Boulevard (APN 139-34-410-178), C-2 (General Commercial) Zone, Ward 3 (Reese)

C.C.: 03/18/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**4**	**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-111-88
6. Protest Postcards



CASE: **RQR-31982**

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



CASE: **RQR-31982**

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



RQR-31982

Second Hand Dealers

Business Locations

Second Hand Dealers

Subject Property

Buffer

0 230 460 920 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-31982 - APPLICANT/OWNER: HARRISON PROPERTIES LTD

** CONDITIONS **

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

Planning and Development

1. Conformance to the conditions for Special Use Permit (U-0111-88) and all other site related actions as required by the Planning and Development Department.

DS

RQR-31982 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This request is for a Required Review of an approved Special Use Permit (U-0111-88) for a Secondhand Dealership at 713 South Las Vegas Boulevard.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
09/21/88	The City Council approved a request for a Special Use Permit (U-0111-88) for a Class III Secondhand Dealership for the buying and selling of used jewelry, and precious metals and gems at 713 South Las Vegas Boulevard. The Board of Zoning Adjustment recommended approval on 08/25/88.
02/15/89	The City Council approved a request for a Variance (V-0162-88) to allow a Secondhand Store at 713 South Las Vegas Boulevard. The Board of Zoning Adjustment recommended approval on 01/26/89.
08/16/89	The City Council approved a request for a Special Use Permit (U-0110-89) for a Pawnshop in conjunction with an existing Secondhand Dealership (Gold and Silver Coin Shop) at 713 South Las Vegas Boulevard. The Board of Zoning Adjustment recommended approval on 07/27/89.
09/06/89	The City Council approved a request for a Required Review of an approved Variance (V-0162-88) to allow a Secondhand Store at 713 South Las Vegas Boulevard.
10/04/89	The City Council approved a request for a Required Review of an approved Special Use Permit (U-0111-88) for a Class III Secondhand Dealership for the buying and selling of used jewelry, and precious metals and gems at 713 South Las Vegas Boulevard.
11/07/90	The City Council approved a request for a Required Review of an approved Special Use Permit (U-0110-89) for a Pawnshop in conjunction with an existing Secondhand Dealership (Gold and Silver Coin Shop) at 713 South Las Vegas Boulevard.
11/07/90	The City Council approved a request for a Required Review of an approved Variance (V-0162-88) to allow a Secondhand Store at 713 South Las Vegas Boulevard.
11/07/90	The City Council approved a request for a Required Review of an approved Special Use Permit (U-0111-88) for a Class III Secondhand Dealership for the buying and selling of used jewelry, and precious metals and gems at 713 South Las Vegas Boulevard.

11/20/91	The City Council approved a request for a Required Review of an approved Special Use Permit (U-0110-89) for a Pawnshop in conjunction with an existing Secondhand Dealership (Gold and Silver Coin Shop) at 713 South Las Vegas Boulevard.
11/20/91	The City Council approved a request for a Required Review of an approved Variance (V-0162-88) to allow a Secondhand Store at 713 South Las Vegas Boulevard.
11/20/91	The City Council approved a request for a Required Review of an approved Special Use Permit (U-0111-88) for a Class III Secondhand Dealership for the buying and selling of used jewelry, and precious metals and gems at 713 South Las Vegas Boulevard.
04/20/94	The City Council approved a request for a Special Use Permit (U-0045-94) to allow an expansion of an existing pawnshop; and to allow an auto pawn dealership on property located at 709-715 South Las Vegas Boulevard. The Board of Zoning Adjustment recommended approval on 03/22/94.
04/19/95	The City Council approved a Required Review of an approved Special Use Permit [U-0045-94(1)] to allow an expansion of an existing pawnshop; and to allow an auto pawn dealership on property located at 709-715 South Las Vegas Boulevard.
02/23/07	A Code Enforcement case (50781) was processed for graffiti on the building at 713 South Las Vegas Boulevard. The case was closed on 03/27/07.
Related Building Permits/Business Licenses	
05/05/99	A building permit (99008631) was issued for a sign at 713 South Las Vegas Boulevard. The permit was finalized on 05/13/99.
05/25/00	A building permit (10182) was issued for exterior wall signs with electric at 713 South Las Vegas Boulevard. The permit was finalized on 06/28/00.
06/02/03	A business license (F03-00039) was issued for pistol/handgun permit sales at 713 South Las Vegas Boulevard. The license is still active.
06/02/03	A business license (P04-00020) was issued for a Pawnbroker at 713 South Las Vegas Boulevard. The license is still active.
06/02/03	A business license (P08-00009) was issued for an Auto Pawnbroker at 713 South Las Vegas Boulevard. The license is still active.
07/07/03	A business license (S25-00011) was issued for a Secondhand Dealer, Class II at 713 South Las Vegas Boulevard. The license is still active.
07/09/08	A business license (M18-04439) was issued for a Management/Marketing Consultant at 713 South Las Vegas 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.	

Field Check	
01/14/09	Staff conducted a field inspection of the site with the following observations: • The area surrounding the building was free of trash and was being properly maintained. • There was some graffiti on the north side of the building

Details of Application Request	
Site Area	
Gross Acres	0.16

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Secondhand Dealer	C (Commercial)	C-2 (General Commercial)
North	Retail Establishment	C (Commercial)	C-2 (General Commercial)
South	Parking Lot	MXU (Mixed Use)	C-2 (General Commercial)
East	Parking Lot	C (Commercial)	C-1 (Limited Commercial)
West	Parking Lot	PF (Public Facilities)	C-2 (General Commercial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan	X		Y
Downtown Centennial Plan	X		Y
Las Vegas Redevelopment Plan	X		Y
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts	X		Y
Downtown Overlay District (Las Vegas Boulevard)	X		Y
Live/Work Overlay District	X		Y
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
Trails (Scenic Byway)	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

Las Vegas Redevelopment Plan- The subject property is located within the boundary of the Las Vegas Redevelopment Plan Area. The use is in conformance with the Redevelopment Plan's goals and objectives.

Downtown Overlay District- The property is located within the Las Vegas Boulevard District of the Downtown Centennial Plan.

Live Work Overlay District- The subject property is located within the Live/Work Overlay District. The continued use of a Secondhand Dealership use does not affect the Live/Work standards as outlined in Title 19.06.130.

Las Vegas Boulevard Scenic Byway Overlay District- The subject property is located within the boundaries of the Las Vegas Boulevard Scenic Byway Overlay District. The intent of the District is to provide signage standards that will maintain and enhance the scenic qualities of this historic highway.

Scenic Byway Trail- The Scenic Byway Trail connects all districts but Parkway Center together. It is an Urban Trail located along both sides of Las Vegas Boulevard between Washington Avenue and Sahara Avenue. The trail is currently part of the Nevada State Scenic Byway program, and soon may become part of the National Scenic Byway program.

ANALYSIS

This is the fourth Required Review since the initial approval of the Special Use Permit (U-0111-88) for a Secondhand Dealership at 713 South Las Vegas Boulevard. A research of the business license history reveals the dealership has a valid license for the intended use. Since the original approval of the Special Use Permit and subsequent review periods, there has been little to no tangible redevelopment in the surrounding area.

During a field inspection, staff found the area surrounding the business clean and maintained with the exception of some graffiti on the north side of the building.

FINDINGS

The subject site is located in a C-2 (General Commercial) zoning district. The area surrounding the business is in good condition, though there was some graffiti on the north side of the building. There have been no complaints by nearby business and only one code enforcement case processed in February 2007 for graffiti on the building, which was resolved. Staff is recommending approval of this request with no further reviews.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED	18
ASSEMBLY DISTRICT	9
SENATE DISTRICT	3
NOTICES MAILED	292
APPROVALS	0
PROTESTS	4

DS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-31982** APN: 139-34-410-178

Name of Property Owner: Harrison Properties Limited

Name of Applicant: Gold & Silver Coin Shop, Inc.

Name of Representative: Richard Kevin Harrison

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: _____

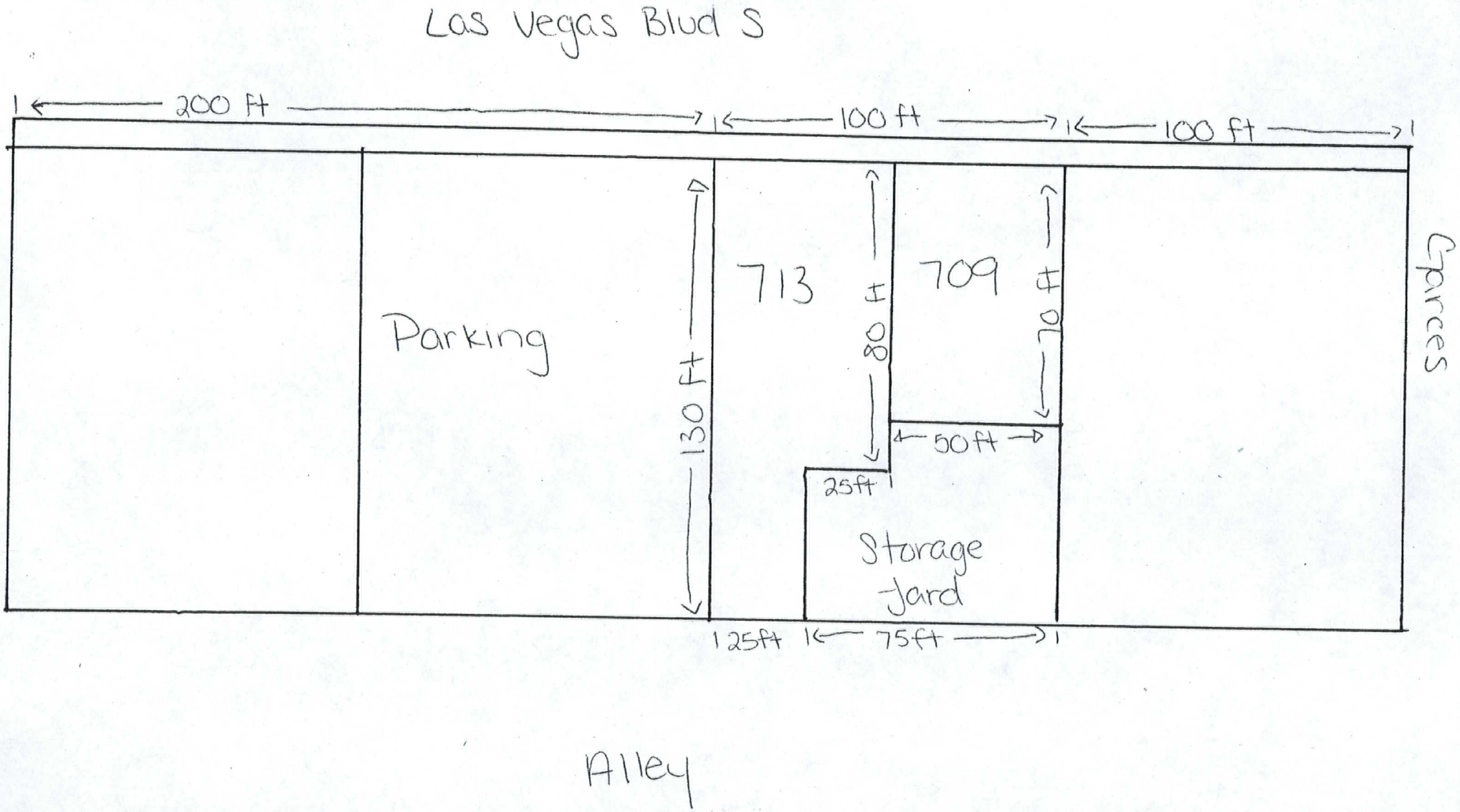
Print Name: Richard K. Harrison

Subscribed and sworn before me

This 8th day of January, 2009

_____
Notary Public in and for said County and State

ANGELA WHITNEY
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 03-06-2010
Certificate No: 06-104282-1



RQR-31982
02/12/09 PC



RQR-31982 - APPLICANT/OWNER: HARRISON PROPERTIES LTD
713 SOUTH LAS VEGAS BOULEVARD
FEBRUARY 12, 2009 PLANNING COMMISSION

01/14/09



RQR-31982 - APPLICANT/OWNER: HARRISON PROPERTIES LTD
713 SOUTH LAS VEGAS BOULEVARD
FEBRUARY 12, 2009 PLANNING COMMISSION

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713 SOUTH LAS VEGAS BOULEVARD
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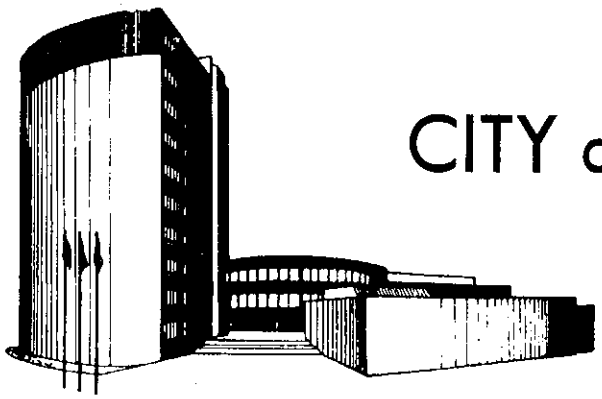
RQR-31982 - APPLICANT/OWNER: HARRISON PROPERTIES LTD
713 SOUTH LAS VEGAS BOULEVARD
FEBRUARY 12, 2009 PLANNING COMMISSION

01/14/09

MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

December 12, 1991

Mr. Fred H. Nielsen, Jr. and
Ms. Helen Nielsen, Trustees
On Behalf of Richard B. Harrison
1221 South Tenth Street
Las Vegas, Nevada 89104

RE: U-111-88 - REVIEW

Dear Mr. and Mrs. Nielsen:

The City Council at a regular meeting held November 20, 1991 APPROVED the required one year review of an approved Special Use Permit to allow a Class III secondhand dealership for the buying and selling of used jewelry, precious metals and gems, on property located at 713 Las Vegas Boulevard South in Zoning District C-2, subject to:

1. Reviews conducted annually by the City Council.

Sincerely,

Kathleen M. Tighe

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

Mr. Richard B. Harrison
413 Fremont Street
Las Vegas, Nevada 89101

RQR-31982
02/12/09 PC

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ng & Development Department
opment Services Center
Fourth Street
egas. Nevada 89101-2986

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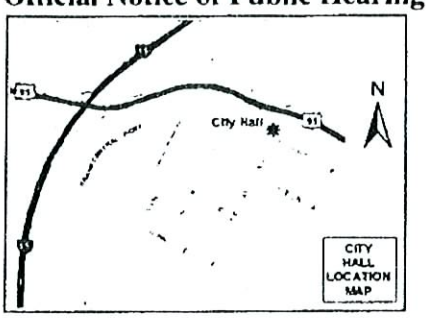

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☐ I SUPPORT this Request
☑ I OPPOSE this Request

e use available blank space on card for your comments.

-31982
ing Commission Meeting of 2/12/2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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MAILED FROM ZIP CODE 89101

RECEIVED
FEB 03 2009

Case: RQR-31982
13934311143
GARCES VENTURE L L C
%R FINVARB
1065 KANE CONCOURSE #201
BAY HARBOR ISLANDS FL 33154-2100

KAUDEL 33154

P9

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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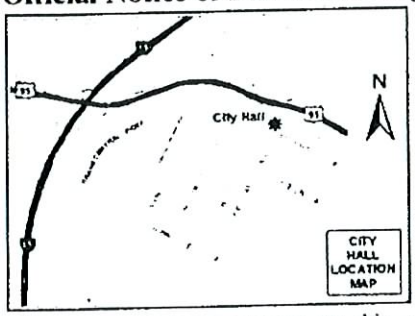
Return Service Requested
Official Notice of Public Hearing



RECEIVED
FEB 03 2009

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-31982
Planning Commission Meeting of 2/12/2009

Case: RQR-31982
13934311143
GARCES VENTURE L L C
%R FINVARB
1065 KANE CONCOURSE #201
BAY HARBOR ISLANDS FL 33154-2100

KANDELL 33154

P9

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
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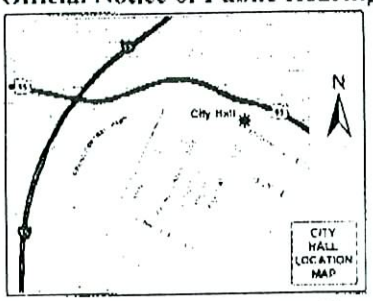
MAILED FROM ZIP CODE 89101

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.

RQR-31982
Planning Commission Meeting of 2/12/2009

RECEIVED
FEB 03 2009

Case: RQR-31982
13934410126
COLLURA MARY ETAL
3220 BRYANT AVE
LAS VEGAS NV 89102-2055

89101 A3102

P 9

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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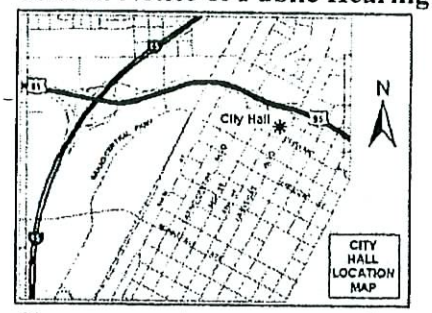
MAILED FROM ZIP CODE 89101

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.

RQR-31982
Planning Commission Meeting of 2/12/2009

RECEIVED
FEB 02 2009

Case: RQR-31982
13934410214
SHANER JEFFREY IAN
715 S 6TH ST
LAS VEGAS NV 89101-6921

KAVOS11 AS101

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

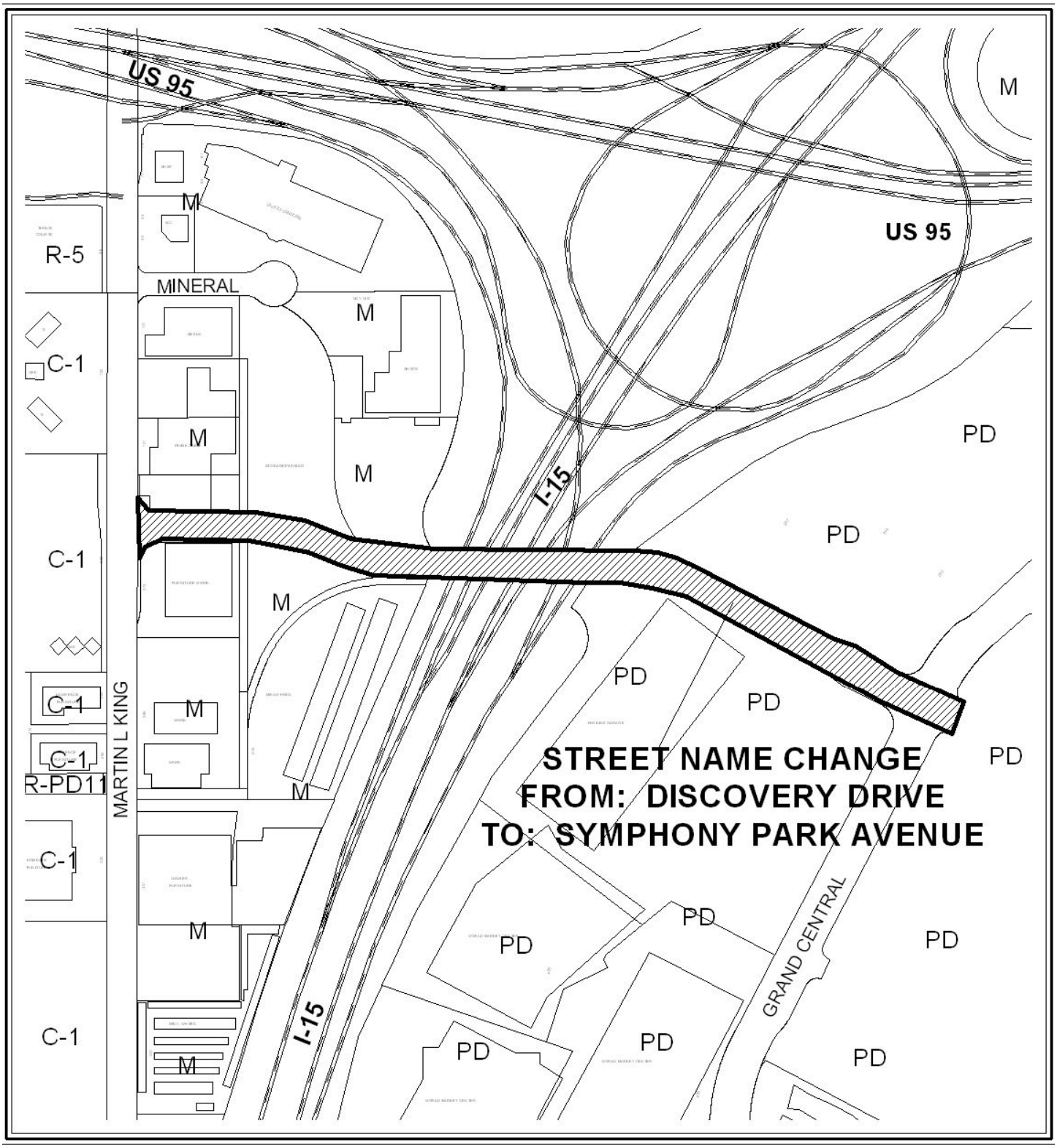
SUBJECT:
SNC-32359 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Street Name Change FROM: DISCOVERY DRIVE TO: SYMPHONY PARK AVENUE, between Martin Luther King Boulevard and Grand Central Parkway, Ward 5 (Barlow)

C.C.: 03/18/2009

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. Union Park DRC Meeting Notes



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CASE: **SNC-32359**

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CASE: **SNC-32359**

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SNC-32359 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

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

Planning and Development

1. The applicant shall be responsible for all costs related to this Street Name Change, including signage and installation.

FF

SNC-32359 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a street name change from Discovery Drive to Symphony Park Avenue, between Martin Luther King Boulevard and Grand Central Parkway. As this is in conformance with the street naming regulations and will not impact existing businesses or residences, staff recommends approval of the request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/04/05	An application was filed (SNC-6072) to change the name of Discovery Drive to World Market Center Drive. The application was withdrawn by the applicant prior to consideration by the Planning Commission.
11/21/08	The Union Park Design Review Committee (UP-DRC) reviewed and recommended approval of the proposed Street Name Change request. This recommendation was then reviewed at the 12/03/08 joint meeting of Newland Communities and city of Las Vegas.
Related Building Permits/Business Licenses	
There are no building permits or business licenses associated with this application.	
Neighborhood Meeting	
A neighborhood meeting was neither required nor held for this application.	
Field Check	
10/28/08	Planning & Development staff verified that there are no businesses assigned a Discovery Drive address. A city of Las Vegas meter pedestal, NDOT meter pedestal, and Cox Communications meter pedestal are assigned Discovery Drive addresses.

ANALYSIS

The change in the street name from Discovery Drive to Symphony Park Avenue is being proposed in anticipation of the construction of the Smith Center for the Performing Arts, which will be located and addressed on an extension of the street. A park that is planned for the Union Park development will also be located on the extension of Discovery Drive. Consequently, it is proposed that the street name be changed to reflect the uses that will be located along its extents, due to its limited length and importance to the Union Park development.

In reviewing address records, there are no businesses or residences utilizing the Discovery Drive address. There are three utility meter pedestals that have a Discovery Drive address; the change in the street name will have minimal impact to the utility companies.

FINDINGS

The proposed street name is in conformance with the City of Las Vegas Street Naming Address Assignment Regulations, as adopted by Title 13.28. The name has also been reviewed and approved by the Fire & Rescue Department.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 10

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SNC-32359** 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 _____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: Thomas A. Perrigo

Subscribed and sworn before me

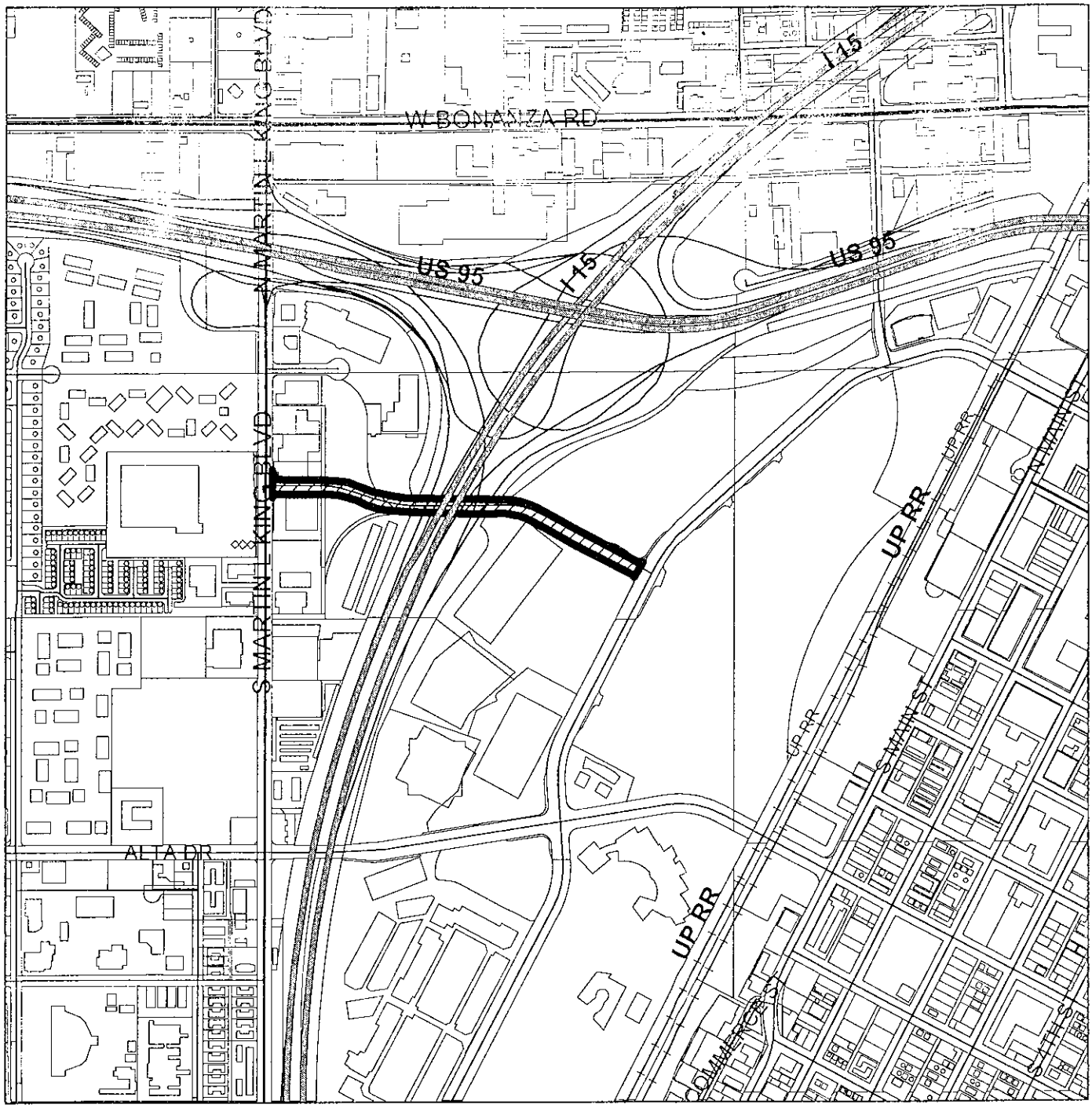
This 2nd day of January, 2009

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

SNC-32359



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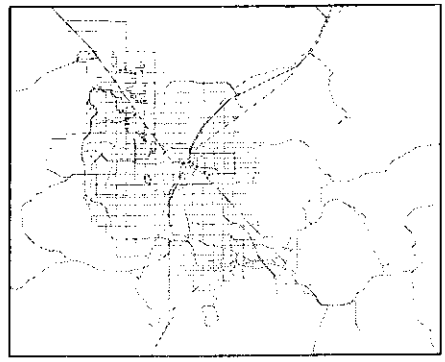


ZONING
SNC32359
City Limits

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

Union Park DRC Meeting

Date: 12/09/08

Project:	Union Park	
Meeting date:	11/21/08	
Attendees:	Steve van Gorp, Flinn Fagg,	City of Las Vegas
	Jorge Cervantes (partial)	
	David Bowers (partial)	
	Rita Brandin, Chuck Kubat	Newland Communities

A. Parcel P/Q Block Plan/ Design Development submittal from Forest City Development
   1. Owner requests DRC use "Preliminary Design Submittal" instead of "Schematic Design Submittal" on correspondence for its different legal meaning.
   2. While this submittal does not meet the specific requirements of the DRC process for "Block Plan" or "Design Development" submittals, the DRC is reviewing and approving the project to proceed to Site Development Plan Review and approval by the City Council in order to confirm all gaming rights on the site per the Union Park Master Plan intent. This is being done with the express written agreement by the developer to come back to the DRC with more specific drawings and information meeting all the stated DRC requirements when the project is at a more ready development stage.
   3. The letter to the owner will state that project approval is subject to submittal of all required information, and review and approval by the UP-DRC prior to submittal of any parts of the project for "Building Permit Review".
   4. See copy of letter written to applicant for specific conditions enumerated.
   5. Letter to be receiver by applicant on Monday 11/24 to meet submittal deadlines.

B. Smith Center for the Performing Arts
   1. UP-DRC reviewed the proposed changes in materials on the education building from local rose stone to buff Indiana limestone and some areas of "coursed" hard plaster. The DRC requested actual samples of all proposed materials.
   2. Chuck also reviewed past instructions to PAC in previous letters and was asked to include these references in the review letter to PAC.
   3. See letter written to applicant for more complete comments.

✳ C. Street name change
   1. The Smith Center has requested the City change the name of Discovery Avenue to Symphony Park Avenue or Symphony Avenue.

SNC-32359
02/12/09 PC

2. After discussion the UP-DRC agreed to recommend change of the street name to Symphony Park Avenue, subject to review and agreement by the larger NC/City staff/mayor coordination meeting on 12/03/08. (this was subsequently approved by the group 12/03/08).
3. Flinn agreed that City staff will be responsible for submitting necessary paperwork for the street name change along with the previous name change of Union Park Promenade to Promenade Place.
4. Rita is to inform Myron Martin of PAC of this recommendation, no letter is required.

D. World Jewelry Center Site Plan review
   1. UP-DRC reviewed the submitted site plan dated 11/17/08 and concluded it was not acceptable for several reasons:
      a. The retail area don't meet City expectations for clarity or activation of City Parkway or Promenade
      b. Promenade does not meet the requirements in the Design Standards
      c. All parking and truck access now comes off Grand Central and Public Works is concerned this may be a problem for traffic flow on Grand Central.
      d. The remainder phase 2 parcel is not as developable by a different party as desired, if Probity does not move forward with phase 2.
   2. See letter written to applicant for a more complete listing of comments.
   3. Rita to discuss these comments with mayor in general and then with Mr. Zarnegin next week.

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

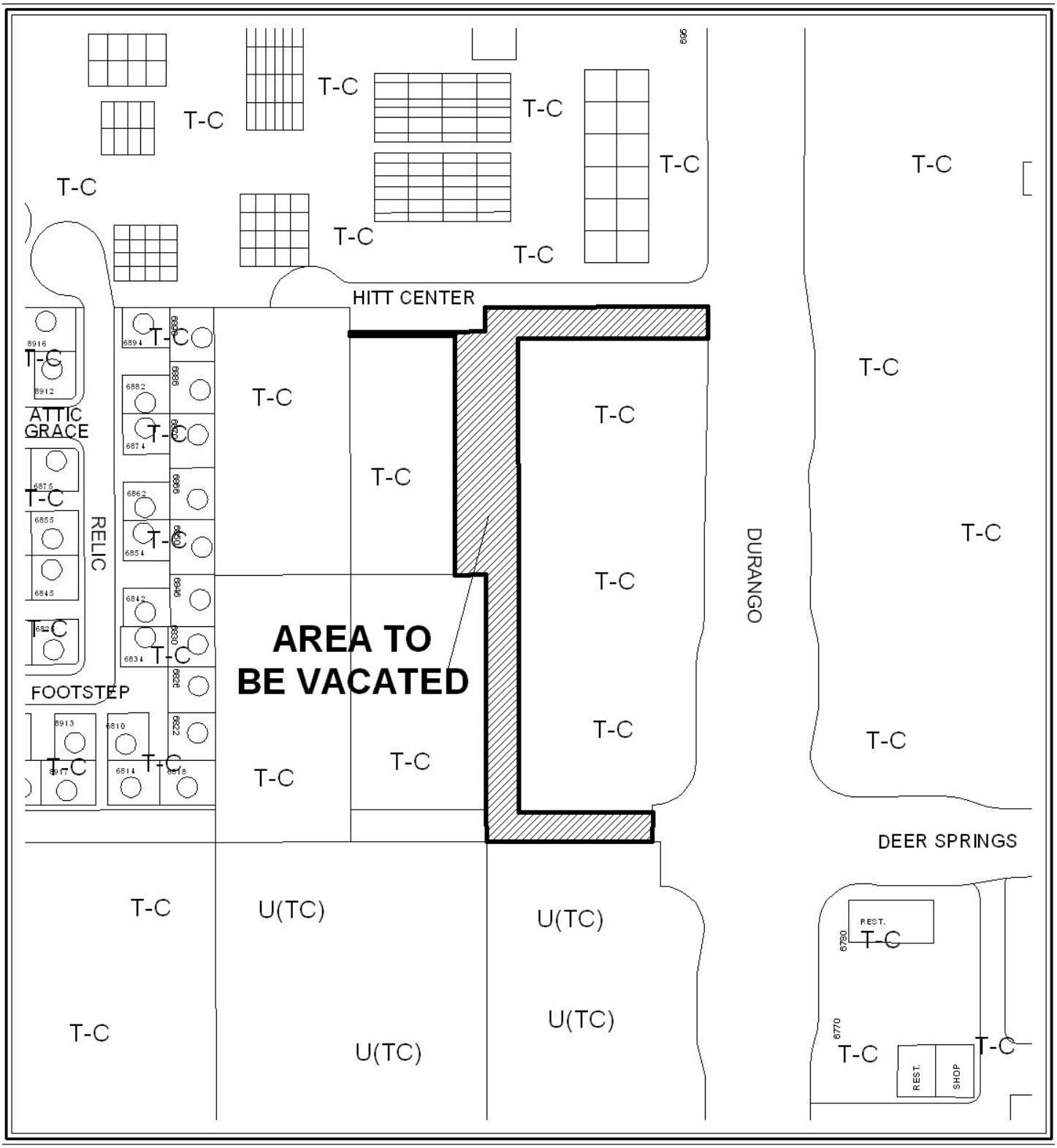
SUBJECT:
VAC-32645 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: W. DOUGLAS HITT FAMILY TRUST - Petition to Vacate U.S. Government Patent Easements generally located adjacent to the northwest corner of Deer Springs Way and Durango Drive, Ward 6 (Ross)

SET DATE: 03/04/2009
C.C.: 03/18/2009

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 and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard



CASE: **VAC-32645**

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CASE: **VAC-32645**

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City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-32645 – APPLICANT/OWNER: W. DOUGLAS HITT FAMILY TRUST

** CONDITIONS **

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

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements located on Assessor Parcel Numbers 125-20-201-016 and 125-20-201-025 excluding the northern 30 feet of Hitt Family Court and the southern 40 feet of Deer Springs Drive.

2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.

3. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

4. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

VAC-32645 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to Vacate U.S. government patent easements generally located adjacent to the northwest corner of Deer Springs Way and Durango Drive. The Vacation of these easements will facilitate the development of an approved 45,895 square-foot Retail and Office Development (SDR-30027). As these U.S. Government Patent Easements are no longer needed in their current configuration, staff recommends approval of this request.

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(A)] property generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Boulevard, containing approximately 615 acres. The Planning Commission and staff recommended approval of this request. The Annexation was effective on 01/26/01.
03/19/03	The City Council approved a Rezoning (ZON-1620) of the subject property from U (Undeveloped) zone [UC-TC (Urban Center Mixed-Use - Town Center) General Plan designation] to T-C (Town Center), a Special Use Permit (SUP-1569) for a 6,622 square-foot Tavern on a portion of the subject property, and a Site Development Plan Review (SDR-1741) for a proposed 6,622 square-foot Tavern on a portion of the subject site. The Planning Commission recommended approval whereas staff recommended denial of these requests.
04/06/05	The City Council approved a request for an Extension of Time (EOT-6162) of an approved Special Use Permit (SUP-1569) for a Tavern on a portion of 5.0 acres adjacent to the northwest corner of Durango Drive and Deer Springs Way. Staff recommended approval of this request.
06/15/05	The City Council approved a request for a Site Development Plan Review (SDR-6317) for a proposed Mixed-Use Development consisting of two 24-story towers containing 474 residential units and 144,200 square feet of commercial space of which 102,744 square feet is office space, and Special Use Permits (SUP-6323, SUP-6326, and SUP-6330) for a proposed 5,200 square-foot Tavern, a proposed 7,256 square-foot Supper Club and a proposed Mixed-Use development in excess of 12 stories, respectively, on 5.21 acres adjacent to the northwest corner of Deer Springs Way and Durango Drive. The Planning Commission and staff recommended approval of these requests.

01/30/07	A Code Enforcement case (#49914) was processed for a non-permitted subdivision sign. The case was closed on 04/04/07.
01/30/07	A Code Enforcement case (#49915) was processed for a non-permitted subdivision sign. The case was closed on 03/21/07.
01/30/07	A Code Enforcement case (#49916) was processed for a non-permitted subdivision sign. The case was closed on 03/23/07.
01/30/07	A Code Enforcement case (#49917) was processed for a non-permitted subdivision sign. The case was closed on 03/21/07.
01/30/07	A Code Enforcement case (#49918) was processed for a non-permitted subdivision sign. The case was closed on 03/07/07.
01/30/07	A Code Enforcement case (#49919) was processed for a non-permitted subdivision sign. The case was closed on 03/07/07.
01/30/07	A Code Enforcement case (#49920) was processed for a non-permitted subdivision sign. The case was closed on 03/07/07.
01/30/07	A Code Enforcement case (#49922) was processed for a non-permitted subdivision sign. The case was closed on 03/21/07.
01/30/07	A Code Enforcement case (#49923) was processed for a non-permitted subdivision sign. The case was closed on 04/30/07.
07/11/07	The City Council denied Extension of Time (EOT-22312, EOT-22313, EOT-22314, EOT-22315) requests for Site Development Plan Review (SDR-6317) for a proposed Mixed-Use Development consisting of two 24-story towers containing 474 residential units and 144,200 square feet of commercial space of which 102,744 square feet is office space, and Special Use Permits (SUP-6323, SUP-6326, and SUP-6330) for a proposed 5,200 square-foot Tavern, a proposed 7,256 square-foot Supper Club, and a proposed Mixed-Use development in excess of 12 stories, respectively, on 5.21 acres adjacent to the northwest corner of Deer Springs Way and Durango Drive. Staff recommended approval of these requests.

06/04/08	The City Council approved a Request for a Major Modification (MOD-27044) of the Town Center Land Use Plan from UC-TC (Urban Center Mixed Use – Town Center) to GC-TC (General Commercial – Town Center) Special Land Use designation, a Special Use Permit (SUP-27046) for a proposed 5,376 square-foot Liquor Establishment – Tavern, a Special Use Permit (SUP-27047) for a proposed 3,200 square-foot Restaurant with Drive-Through, a Special Use Permit (SUP-27049) for a proposed Beer/Wine/Cooler Off-Sale Establishment in conjunction with a Convenience Store, and a Site Development Plan Review (SDR-27051) for a 41,741 square-foot Retail and Office development with Waivers to allow an eight-foot landscape buffer where a 15-foot buffer is required on Durango Drive, a 15-foot setback where a 20-foot setback is required for a Gas Station, and Town Center landscape finger requirements within the parking area on 5.1 acres at the northwest corner of Durango Drive and Deer Springs Way. The Planning Commission recommended approval of these items, whereas staff recommended denial. Additionally, the City Council accepted a Withdrawal Without Prejudice of a request for a Special Use Permit (SUP-27048) for a proposed 3,275 square-foot Convenience Store with Fuel Pumps at the northwest corner of Durango Drive and Deer Springs Way. The Planning Commission recommended approval of this request, whereas staff recommended denial.
11/06/08	The Planning and Development Department administratively approved a request for a Minor Amendment (SDR-30027) to an approved Site Development Plan Review (SDR-27051) for a 45,895 square-foot Retail and Office development where 41,741 square feet was previously approved on 5.1 acres at the northwest corner of Durango Drive and Deer Springs Way.
Related Building Permits/Business Licenses	
There are no related building permits or business licenses for this site.	
Pre-Application Meeting	
A pre-application meeting is not required for a Vacation application.	
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	
Field Check	
01/15/09	Staff performed a routine field check where an undeveloped lot with several non-permitted subdivision signs was observed.

Details of Application Request	
Site Area	
Gross Acres	5.1

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped [Proposed Office and Retail Development (SDR-30027)]	TC (Town Center)	T-C (Town Center District) [GC-TC (General Commercial – Town Center) Special Land Use designation]
North	Condominiums	TC (Town Center)	T-C (Town Center District) [UC-TC (Urban Center Mixed Use – Town Center) Special Land Use designation]
South	Undeveloped	TC (Town Center)	T-C (Town Center District) [UC-TC (Urban Center Mixed Use – Town Center) Special Land Use designation]
East	Hospital	TC (Town Center)	T-C (Town Center District) [UC-TC (Urban Center Mixed Use – Town Center) Special Land Use designation]
West	Undeveloped	TC (Town Center)	T-C (Town Center District) [UC-TC (Urban Center Mixed Use – Town Center) Special Land Use designation]

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

* Site Development Plan Review (SDR-27051) was approved with Waivers of the Town Center Development Standards.

LEGAL DESCRIPTION

A request has been received from the W. Douglas Hitt Family Trust to Vacate U.S. government patent easements generally located adjacent to the northwest corner of Deer Springs Way and Durango Drive.

The above property is legally described as:

Parcel (1)

The east half (E1/2) of the northwest quarter (NW1/4) of the southeast quarter (SE1/4) of the southeast quarter (SE1/4) of the northwest of Section 20, Township 19 South, Range 60 East, M.D.B. & M., Clark County, Nevada.

Excepting therefrom the north thirty (30) feet for the road and incidental purposed (as conveyed to Clark County by deed recorded October 7, 1976 in Book 667 as document no. 626130).

Parcel (2)

The east half (E1/2) of the southeast quarter (SE1/4) of the southeast quarter (SE1/4) of the northwest quarter (NW1/4) of Section 20, Township 19 South, Range 60 East, M.D.B. & M., Clark County, Nevada.

Excepting therefrom those portions conveyed by Grant Deeds to the City of Las Vegas recorded January 29, 2003 in Book 20030129, Instrument no. 00470 and also recorded May 1, 2003 in Book 20030501, Instrument no. 02763 of official records, Clark County, Nevada.

ANALYSIS

- **Planning Discussion**

  This is a request to Vacate U.S. government patent easements generally located adjacent to the northwest corner of Deer Springs Way and Durango Drive. The Vacation of these easements will facilitate the development of an approved 45,895 square-foot Retail and Office Development (SDR-30027). As these U.S. Government Patent Easements are no longer needed in their current configuration, staff recommends approval of this request.

- **Public Works Discussion**

  The Public Works Department has no objection to the Vacation application request to vacate U.S. Government Patent Reservations generally located northwest of the intersection of Deer Springs Way and Durango Drive.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 0

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 3

APPROVALS 1

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-32645 APN: 125-20-201-016 and 125-20-201-025

Name of Property Owner: Deer Springs Development LLC

Name of Applicant: Doug Hitt

Name of Representative: JHR Associates

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: Doug Hitt

Print Name: Doug Hitt

Subscribed and sworn before me

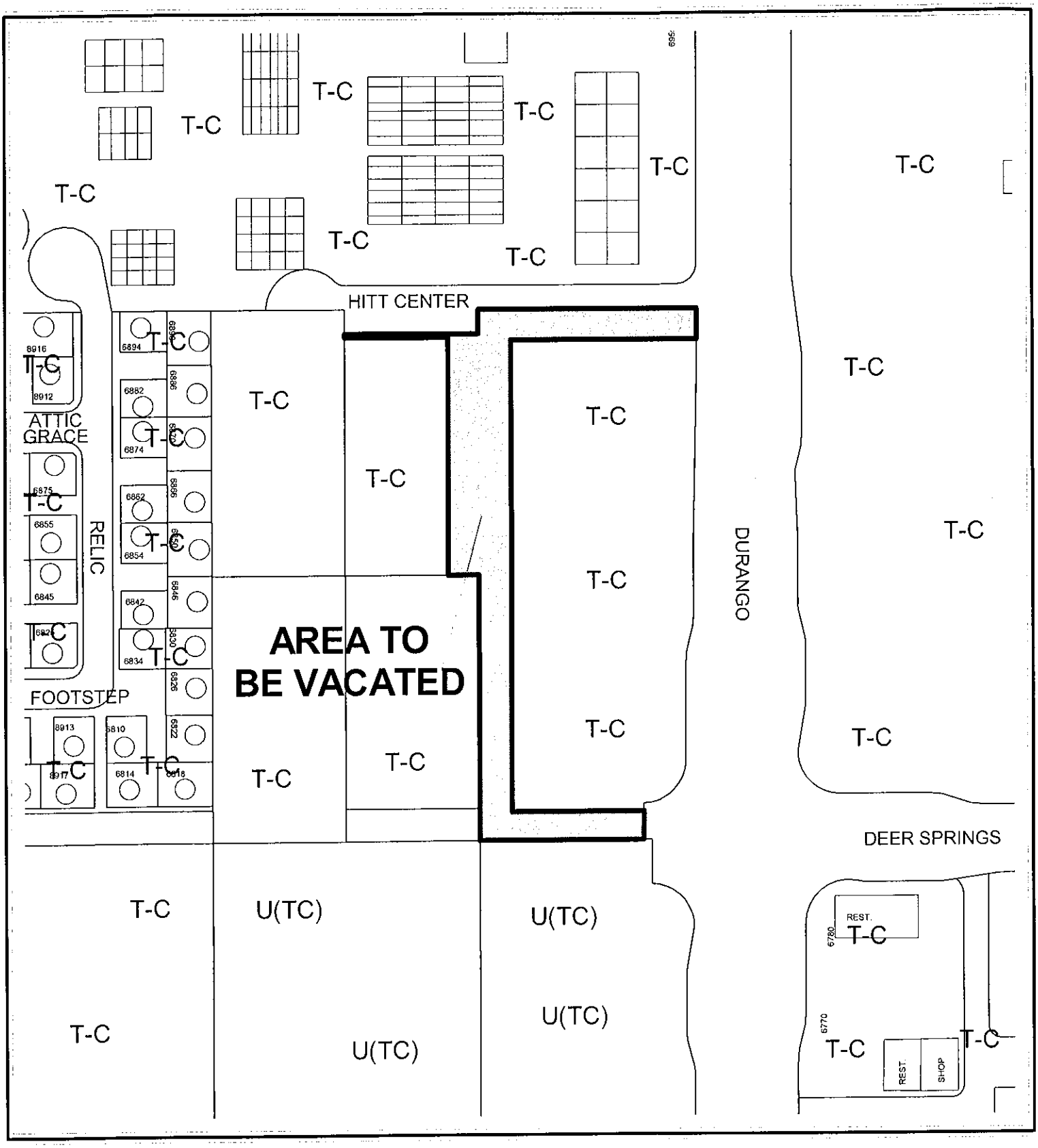
This 23rd day of October, 2008

Laura J. Klinger

Notary Public in and for said County and State

LAURA J. KLINGER
Notary Public, State of Nevada
Appointment No. 99359971
My Appt. Expires 03/13/2011

COPY



CASE: VAC-32645



VAC-32645 - APPLICANT/OWNER: W. DOUGLAS HITT FAMILY TRUST
ADJACENT TO THE NORTHWEST CORNER OF DEER SPRINGS WAY AND DURANGO DRIVE
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09



VAC-32645 - APPLICANT/OWNER: W. DOUGLAS HITT FAMILY TRUST
ADJACENT TO THE NORTHWEST CORNER OF DEER SPRINGS WAY AND DURANGO DRIVE
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09

JHR Associates, Ltd.
Civil Engineers & Land Surveyors
Internet: WWW.JHRASSOCIATES.COM
4880 W. University, Suite B-2 Las Vegas, Nevada 89103 Ph: (702) 876-2341
Fax: (702) 876-8395

December 3, 2008

City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, NV 89101

Attn: Planner

Subject: The Village at Centennial Hills a commercial subdivision
Justification for Vacation of Patent Easements:
Vacation of portions of Patent Easement 1232938 as Document Number 060992, and Patent Easement 123312 as Document Number 060991.

To whom it concerns,

It is necessary to vacate the patent easements as described above to allow future development of the property. City of Las Vegas does not require the easements for the construction of roadways.

A proposed 5.10-acre site utilizing APN 125-20-201-016, and 025, is currently under the design phase by the property owner.

The above referenced project is for a retail and office development. Although the final site plan has yet to be determined, SDR-27051 has been approved, along with MOD-27044, SUP-27046, SUP-27047, SUP-27048 and SUP-27049. A Tentative Map is currently in the process of being created.

If you have questions or concerns that we need to address please don't hesitate to contact our office.

Respectfully submitted,

Derrick Fenner L.S.I.T
JHR Associates Ltd.

VAC-32645
02/12/09 PC

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

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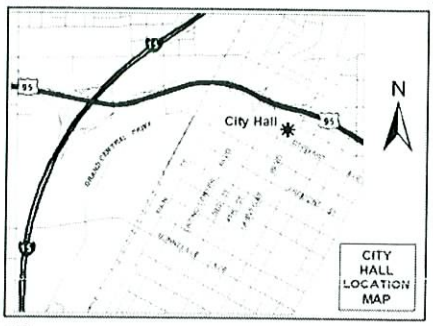

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If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702)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

[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

VAC-32645
Planning Commission Meeting of 2/12/2009

Case: VAC-32645
12520201017
C S C INVEST INC PFT SHR TR ETAL
3910 PECOS MCLEOD #C170
LAS VEGAS NV 89121-7419

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

SUBJECT:
ABEYANCE - 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.: 03/18/2009

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
4. Transportation and Street and Highways Element Draft

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - GPA-27003 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL**

SS

GPA-27003 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This request is to adopt a Transportation and Streets and Highways Element and to incorporate it into the City of Las Vegas 2020 Master Plan.

The Transportation and Streets and Highways Element intends to accomplish the following:

- State goals, objectives and policies to guide and influence planning and implementation of transportation systems;
- 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.

The Transportation and Streets and Highways Element satisfies the Nevada Revised Statutes Chapter 278.160 requirements for both a Transportation Plan and a Streets and Highways Plan. It complies with NRS 278.150, which requires entities with a population of 400,000 or greater to adopt a master plan that addresses these elements.

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.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
Month/date/year	Action
04/01/92	The City Council adopted Ordinance No. 3636, thereby adopting the Las Vegas General Plan as required by NRS 278. This master plan contained a Circulation Plan that combined traffic circulation, mass transit, paratransit, bicycle, pedestrian, equestrian, air, and rail considerations into a single document.
09/06/00	The City Council adopted Ordinance No. 5250, which adopted the Las Vegas 2020 Master Plan.
Neighborhood Meeting	
03/24/08	A public meeting was held at Mirabelli Community Center.
03/25/08	A public meeting was held at Centennial Hills Community Center.
03/26/08	A public meeting was held at Rafael Rivera Community Center.

ANALYSIS

The purpose of the Transportation and Streets and Highways Element (hereinafter "Element") of the Las Vegas 2020 Master Plan is to address the requirements of state law as set forth in the Nevada Revised Statutes and 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 Master Plan contains numerous goals, objectives, and policies pertaining directly and indirectly to transportation planning. As a component of the Master Plan, the Element is intended not only to satisfy NRS requirements (see below), 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.

The Element recognizes that decisions about transportation may affect land use, and that land use decisions may affect the transportation system. Amendments to Title 18, 19 and the city's land use plan are recommended to support requirements that will help create vibrant, livable streets. The goal of this interaction between land use and transportation is the efficient movement of persons while at the same time reducing vehicle traffic.

The Element advocates collaborating with the Department of Public Works to improve the walkability (that is, the safety and overall appeal) of streets by adding streetscaping, amenities and features that increase the safety of non-motorized travelers. Future text amendments would also be necessary to carry out this objective.

As transportation is a regional issue, it is important that the city engage in project coordination efforts with regional entities. The Element recommends continued interagency coordination for various transportation planning and service provision efforts and support for the efforts of regional agencies such as the RTC and SNRPC to plan for projects outside the city limits.

Other recommendations focus on compliance with existing and preparation for proposed transportation-related legislation, actively seeking funding opportunities for projects and improving air quality in conjunction with the other entities in the Las Vegas Valley.

The following sections show how the Element relates to the requirements of state law, the Master Plan and the city's Strategic Plan.

Relationship to Nevada Revised Statutes

The Nevada Revised Statutes (NRS) are the current codified laws of the State of Nevada. The Statutes of Nevada are a compilation of all legislation passed by the Nevada Legislature during a particular legislative session. With respect to these laws, the Element conforms to the following:

NRS 278.150 through 170 inclusive requires that the governing body (in this case the city of Las Vegas) prepare and adopt a comprehensive, long-term general plan for the physical development of the city. This document, known as the Las Vegas 2020 Master Plan, must include a Transportation Plan, which must show "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." The Master Plan must also include a Streets and Highways Plan, which must show "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." The Transportation and Streets and Highways Element addresses the NRS requirements of these two plans while combining them into one interrelated document. While the previous General Plan for the city contained a Circulation Plan, the proposed Element will be the first municipal transportation plan to fully comply with all of the NRS mandated requirements.

Relationship to Las Vegas 2020 Master Plan

The city of Las Vegas 2020 Master Plan policy document was adopted in September 2000. It provides a broad policy structure intended to direct the actions of the city regarding land use and development for 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 Transportation and Streets and Highways Element recommends strategies and actions to facilitate implementation of the goals, objectives, and policies contained in the Master Plan as it relates to transportation issues.

Relationship to city of Las Vegas Strategic Planning Guide Priorities

The Element is supported by the City of Las Vegas Strategic Planning Guide with the following priorities:

- Create, integrate, and manage orderly and sustainable development and growth of our community.
    - Assure multi-modal transportation options are available that connect home, workplace, commercial centers and recreation areas in all neighborhoods throughout the Las Vegas community.

- Revitalize and invigorate our mature areas and the urban core.
    - Coordinate city resources, funds, and programs on revitalization of mature areas and urban core to maximize impact.

FINDINGS

In addition to addressing the specific requirements of NRS 278.160, the Transportation and Streets and Highways Element contains six broad-based recommendations:

RECOMMENDATION 1: Improve consistency between transportation and land use decisions in order to reduce the number of vehicle trips and vehicle miles traveled.

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.

RECOMMENDATION 3: Coordinate local actions with regional agencies, and undertake active efforts for transportation improvements.

RECOMMENDATION 4: Pursue sources that will fund the construction and maintenance of needed improvements to the city's street system.

RECOMMENDATION 5: Implement streetscape enhancements by coordinating with the Department of Public Works to improve the visual appearance of city streets.

RECOMMENDATION 6: Coordinate with regional entities to fund and implement programs that aim to improve air quality in the Las Vegas Valley.

Each recommendation contains a list of actions needed to carry out the broad policy contained in the recommendation. While amendments to various codes and plans will be necessary to implement the policies of the Element, some of the actions, such as collaboration with regional entities, already take place and will be ongoing for the life of the Plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

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-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
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

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

CITY OF LAS VEGAS NEVADA

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
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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 and identify funding sources to implement this plan.
- 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.
- Coordinate with FAST (Freeway and Arterial System of Transportation) 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.
- Create incentives for 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 & 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.
- Consider whenever feasible the conversion of four-lane streets to two-lane streets to allow for additional streetscaping and alternative modes of transportation.
- 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 implementation of transportation planning measures;
- 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.

Transportation_Streets_Hwys Elem 2008 DRAFT;Plans-MPlan;indd;rs02/02/09

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

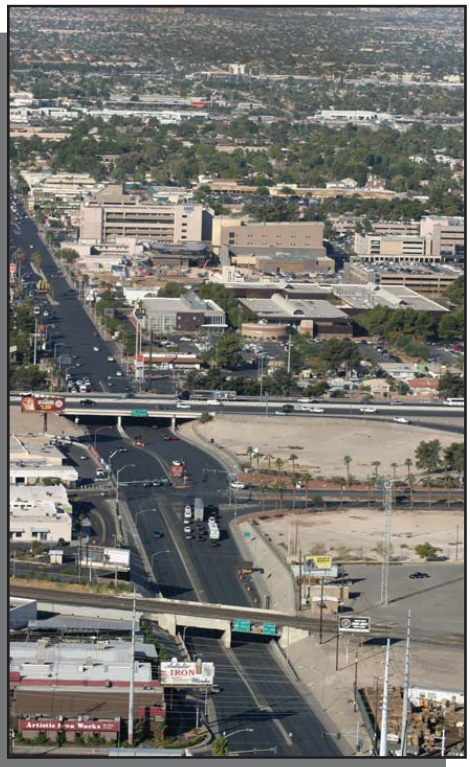
2 *Joan Burkhart Whitely and A. D. Hopkins, Young Las Vegas: 1905-1931: Before the Future Found Us (Las Vegas: Stephens, 2005), p. 196.*

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 45 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, Nevada Department of Public Works, retrieved from* ***www.accessclarkcounty.com/depts/public_works/pages/beltway.aspx***

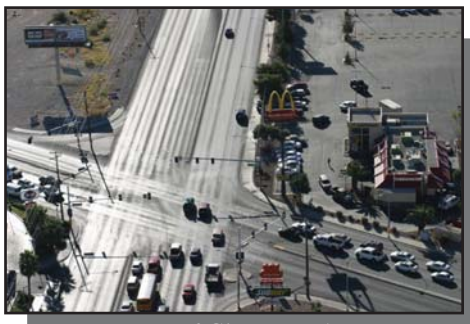
8 *Clark County, Nevada Comprehensive Planning Department, Southern Nevada Annual Consensus Population Estimates, 2000-2008.*

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 where legally able to safely divert traffic around sawtooth road segments. The problem persists because it is not possible to require adjacent owners who have not improved their properties to pay for half-street offsite improvements. In most cases, the right-of-way

10 *City of Las Vegas Department of Public Works, Northwest Consensus Study (Mar. 3, 2003).*

that is needed to expand the roadway does not exist and the city does not have any legal mechanism to require developers of adjacent properties to extend pavement beyond their own property lines. Conditions of 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

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.

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 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 & 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

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.

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 Commission of Southern Nevada) produces the Regional Transportation Plan (RTP).

The most recent comprehensive plan was adopted November 13, 2008 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 2009 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."

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).*
18 *FHWA, 23 USC §134(a); FTA, 49 USC §5303(a).*

In addition to meeting these goals, federal law requires that the RTP contain at least the following:

- Identification of transportation facilities
- Mitigation activities
- Financial plan
- Operational and management strategies
- Capital investment and other strategies
- Transportation and transit enhancement activities
- Public participation plan

The 2009-2030 RTP contains multiple sections demonstrating compliance with the policy objectives aligned with the goals of the Plan. 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 listed projects proposed for the region is $13.29 billon over the 21 years that the Regional Transportation Plan covers. Federal approval of the RTP is expected 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). SAFETEA-LU requires that the TIP be updated at least once every four years;[19] 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.

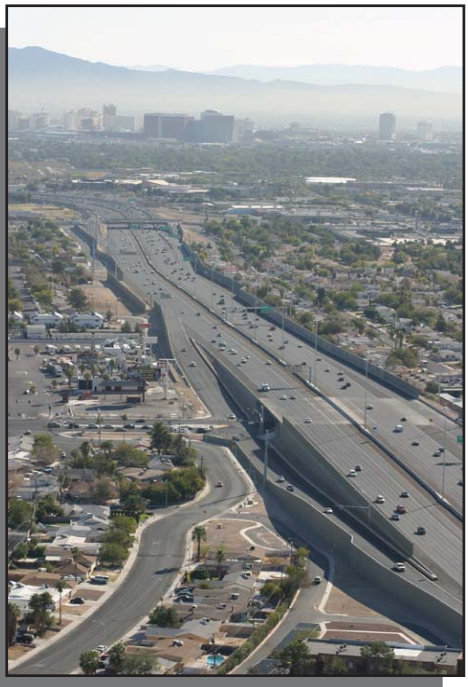
SAFETEA-LU mandates a review period that allows the public an opportunity to comment on all projects included in the TIP.[20] Projects are adopted through advisory committees, which are open to public participation.

According to the 2007 TIP, about $2.56 billion from all funding sources is scheduled for all regional projects through FY 2010,[21] with about $811.5 million earmarked for significant projects in the city of Las Vegas, including transit projects.[22] Another $180 million in local funds is scheduled for non-region-

19 *Federal Highway Administration (FHWA), 23 USC §134(j)(1)(D); FTA, 49 USC §5303(j)(1)(D).*
20 *FTA, 49 USC §5303(i)(5).*
21 *RTC, Transportation Improvement Plan Fiscal Year 2007-2010, p. 31.*
22 *Ibid., pp. 43-45; 47-53. Also see FHWA, 23 USC §134(j)(3)(B) and FTA, 49 USC §5303(j)(3)(B).*

ally significant and locally funded projects in the city through FY 2010.[23] 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.

23 *Ibid., Appendix II, pp. 9-12.*



US 93 at Rancho looking east towards downtown Las Vegas.

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 Rd	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 Dr (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.[24]

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24 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.[25]

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.[26] 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

25 *FTA, "FY 2008 Budget Submission," retrieved from **www.fta.dot.gov/about/about_FTA_5321.html**.*

26 *RTC, Draft Regional Transportation Plan, Fiscal Year 2009-2030, p. 6 (Executive Summary).*

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).[27] Urban funding provides about $21 million per year.[28]

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.[29] The gasoline tax currently generates approximately $210 million per year.[30]

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.[31]

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.[32] 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

27 *Ibid., p. 7-6.*
28 *RTC, DRAFT Regional Transportation Plan, Fiscal Year 2009-2030, p. 93.*
29 *Ibid., p. 7-11*
30 *Ibid., p. 7-12.*
31 *Ibid., p. 7-16.*
32 *Ibid., p. 7-14.*

Intelligent Transportation Systems (ITS) activities.[33] The initiative is expected to generate approximately $2.7 billion over 25 years.[34] 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.[35] 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.[36]

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 Department of Public Works, Nov. 4, 2008

33 *RTC Ibid., p. 7-15.*
34 *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 www.ntoctalks.com/icdn/fast_rtc.php.*
35 *Clark County, Nevada Election Department, "Clark County Advisory Question No. 10," 2002.*
36 *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.[37] 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")[38], 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.[39]

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37 *State of Nevada Press Release, retrieved from* ***www.gov.state.nv.us/PressReleases/2007/2007-06-06AB595signing.htm****.*

38 *Retrieved from* ***www.nmta.com/content/gaffairs/lupdates/final.pdf****.*

39 *Nevada State Legislature, 74th Session, Assembly Bill 595, Sections 47 and 49.*

EXISTING CONDITIONS

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[40] 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.[41]

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.[42] (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,[43] according to the classification system used by the city.

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40 City of Las Vegas Ord. 1537 (Oct. 6, 1971).

41 City of Las Vegas City Council Agenda Item 112 (MSH-25695).

42 Data supplied by City of Las Vegas Public Works Department Traffic Engineering Division, Feb. 26, 2008.

43 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

Currently, 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.[44]

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

44 *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[45] 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.[46]

- 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.[47]

- 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.[48]

- 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.[49]

- Ivanpah Airport (Proposed) – The 6,000-acre Ivanpah Airport will be located approximately 30 miles south

45 *News Release, Feb. 4, 2008. Retrieved from* ***www.mccarran.com/04_03_news.asp****.*
46 *Federal Aviation Administration, "Top Busiest U.S. Airports 2007," retrieved from* ***www.faa.gov/news/updates/busiest_airports/****.*
47 *Retrieved from* ***www.hnd.aero/history.asp****.*
48 *Retrieved from* ***www.vgt.aero****.*
49 *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

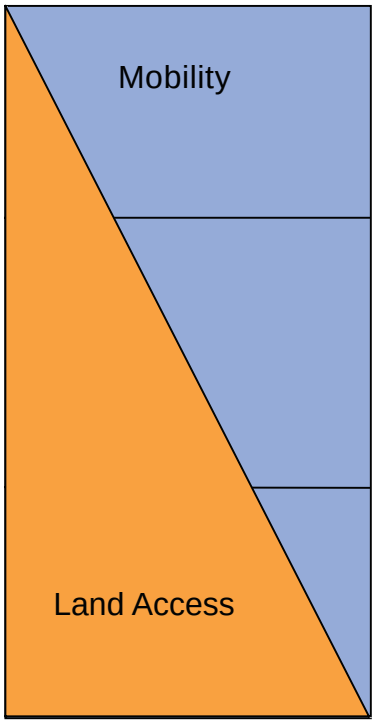
FUNCTIONAL CLASSIFICATION

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.[50] This system assumes that streets and highways do not operate independently; they are part of an interconnected network in which each performs a service moving traffic throughout the system in a logical and efficient

50 *FHWA, "FHWA Functional Classification Guidelines," Revised 1989. Retrieved from www.fhwa.dot.gov/planning/fcsec1_1.htm.*

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,[51] 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.[52]

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."[53]

51 *Pedestrian and Bicycle Information Center, "Roadway and Pedestrian Facility Design: Lane Reduction," retrieved Dec. 8, 2008 from* ***www.walkinginfo.org****.*

52 *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.*

53 *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:[54]

- 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

54 *RTC Policies and Procedures, September 19, 1980. Revised December 13, 2007, p.13.*

Figure 1A: Primary Thoroughfares

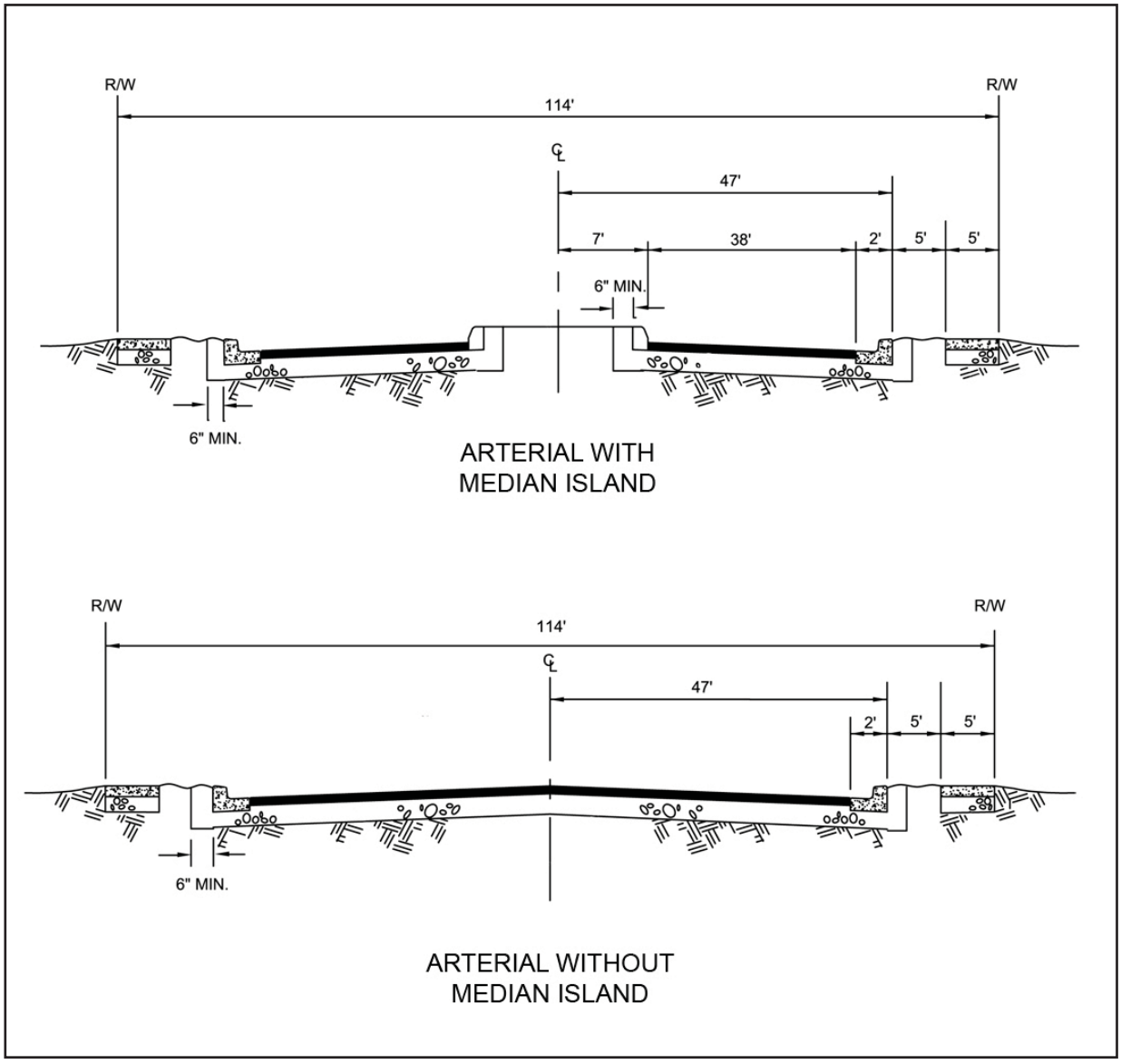


Figure 1B: Secondary Thoroughfares

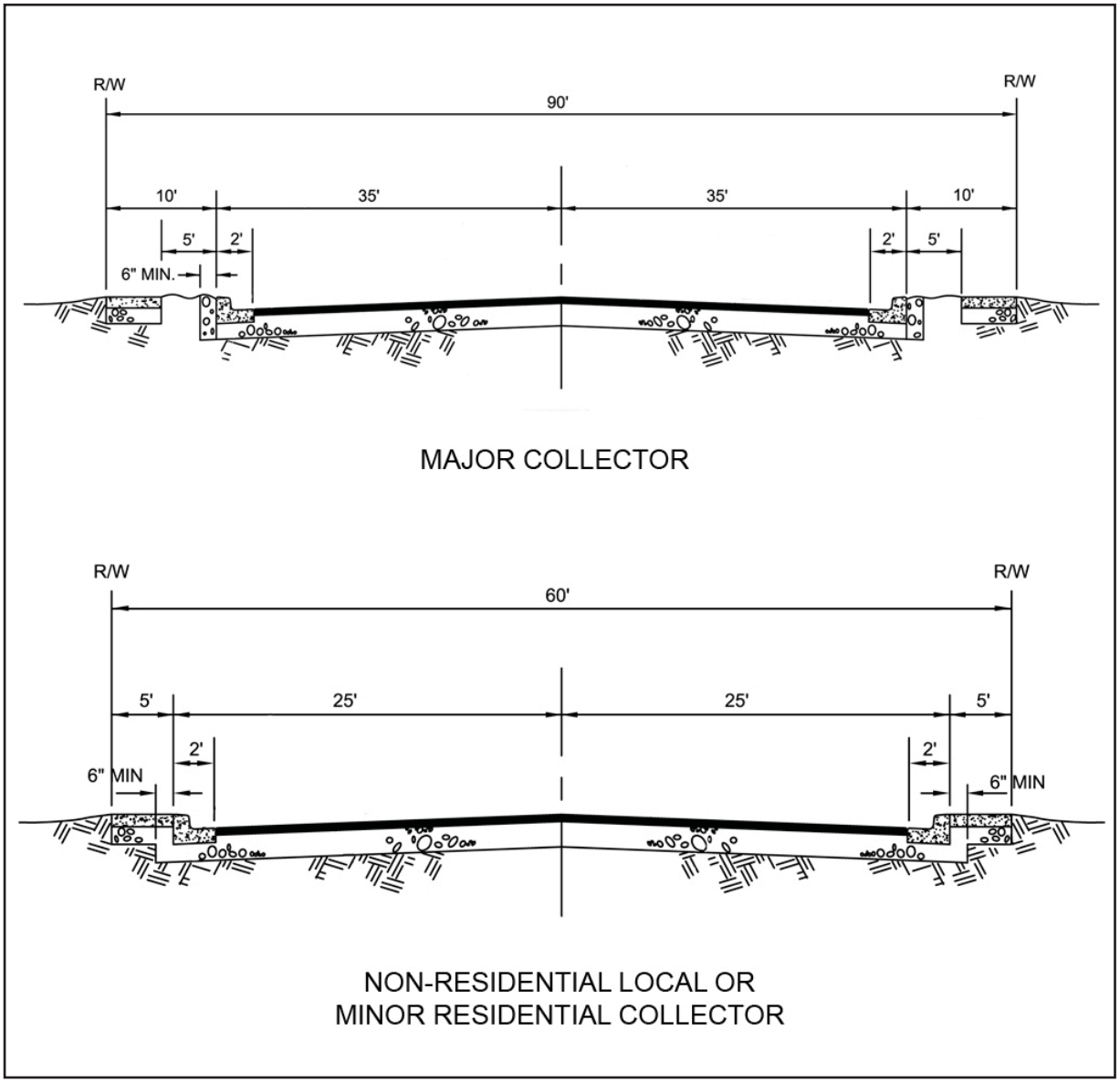


Figure 1C: Local Streets

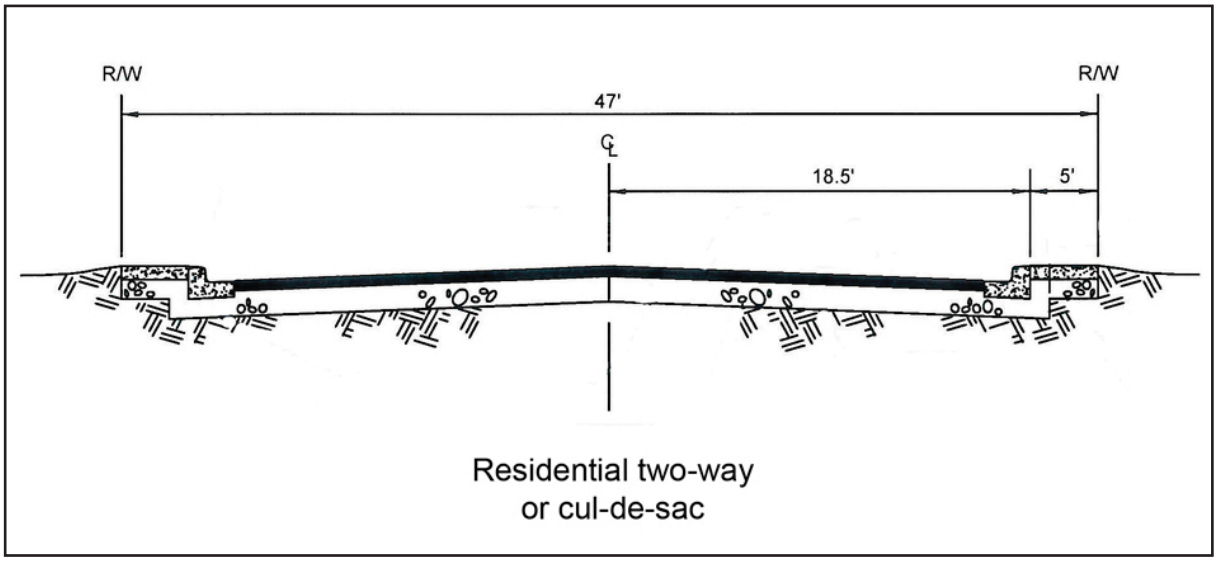
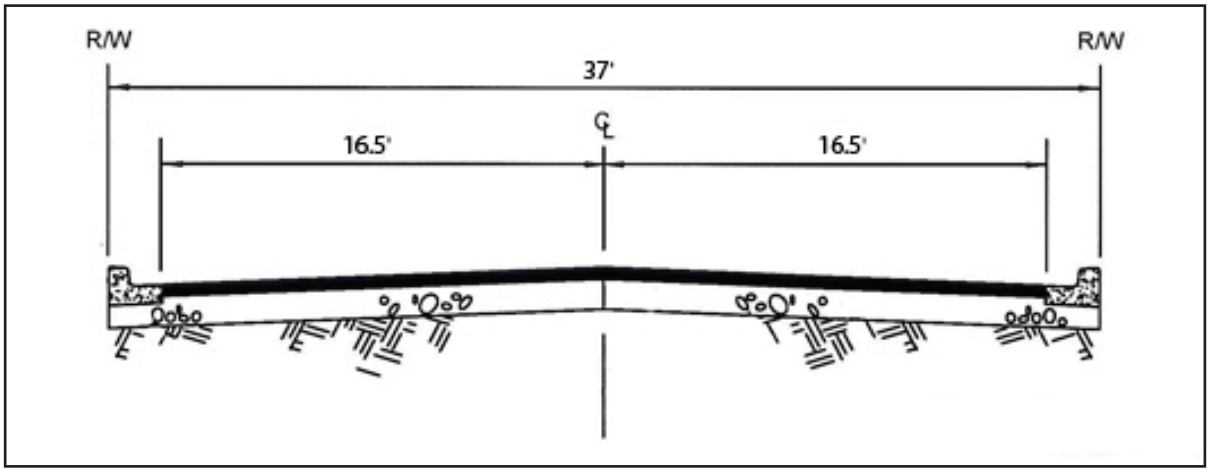


Figure 1D: Private Streets



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.[55] The RTC's Regional Bicycle

55 *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.[56] 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.

56 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: Current 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:[57]

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).

57 *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. See Table 7 below. Design illustrations are located in Title 19.12.080.

Table 7: Current Minimum Size, Amount and Spacing of Perimeter Landscape Materials

Residential	Single Family Residential	Multi-Family Commercial/	Industrial
Trees	**1** – 24-inch box per 30 linear feet on center	**1** – 24-inch box per 20 linear feet on center	**1** – 24-inch box per 20 linear feet† **1** – 24"-inch box per 30 linear feet‡
	1 – 24-inch box tree or **1** – 15-foot palm per 35 linear feet on center plus one on each end of planter, plus **2** – 15-gallon box trees or palm trees per 35 linear feet to be located between the 24-inch trees	Same as for residential single family	Same as for residential single family
	Tree clusters: Shall exceed the minimum number of trees as calculated above by at least one tree; spacing shall not exceed 45 linear feet on center	*Tree clusters*: Shall exceed the minimum number of trees as calculated above by at least one tree; spacing shall not exceed 45 linear feet on center	*Tree clusters*: Shall exceed the minimum number of trees as calculated above by at least one tree; spacing shall not exceed 35 linear feet on center
Shrubs	**4** – 5-gallon shrubs per each required tree	Same as for residential single family	Same as for residential single family
Groundcover*	Min. 2-inch depth	Same as for residential single family	Same as for residential single family

†Where adjacent to any residential use

‡Where adjacent to any commercial or industrial use

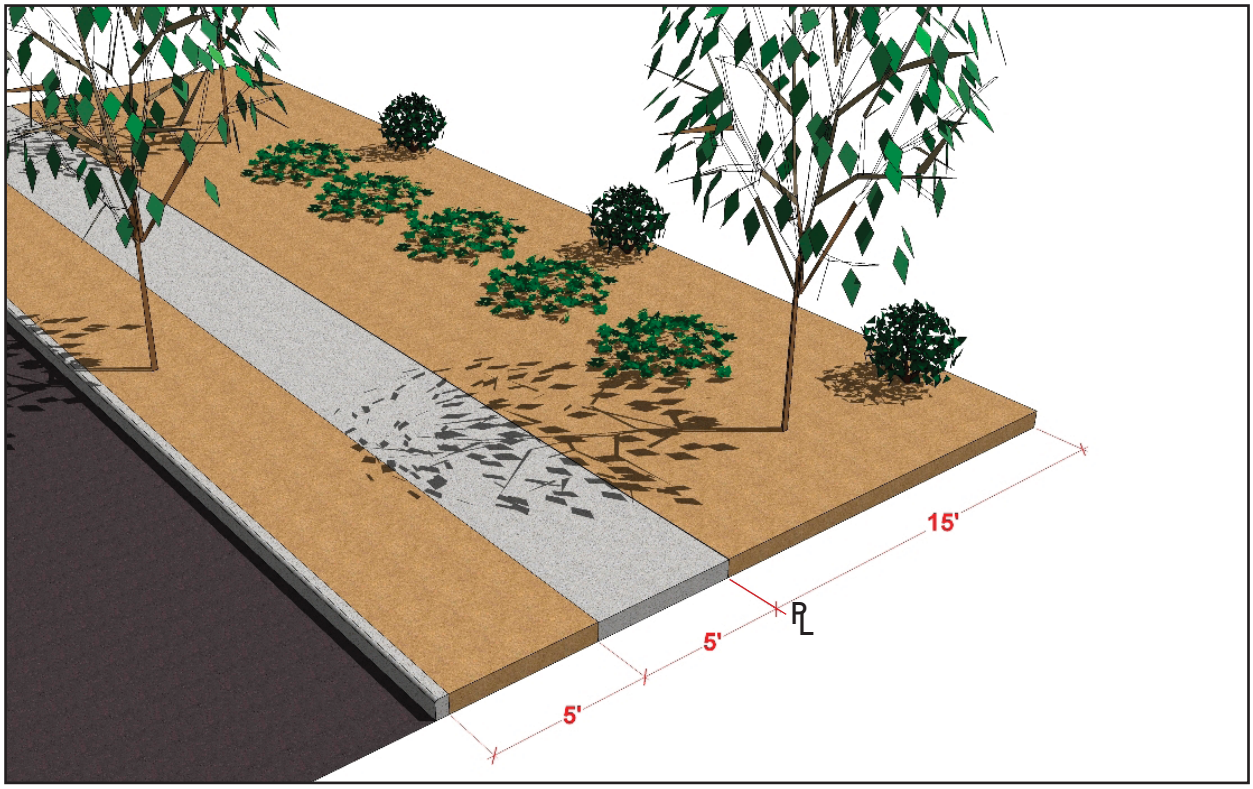
*Non-vegetative groundcovers shall include, without limitation, rocks and small stones, crushed rock and bark

NOTE: Standards are for all areas of the city not in planned developments or special plan areas.

Source: LVMC Title 19.12.040(B).

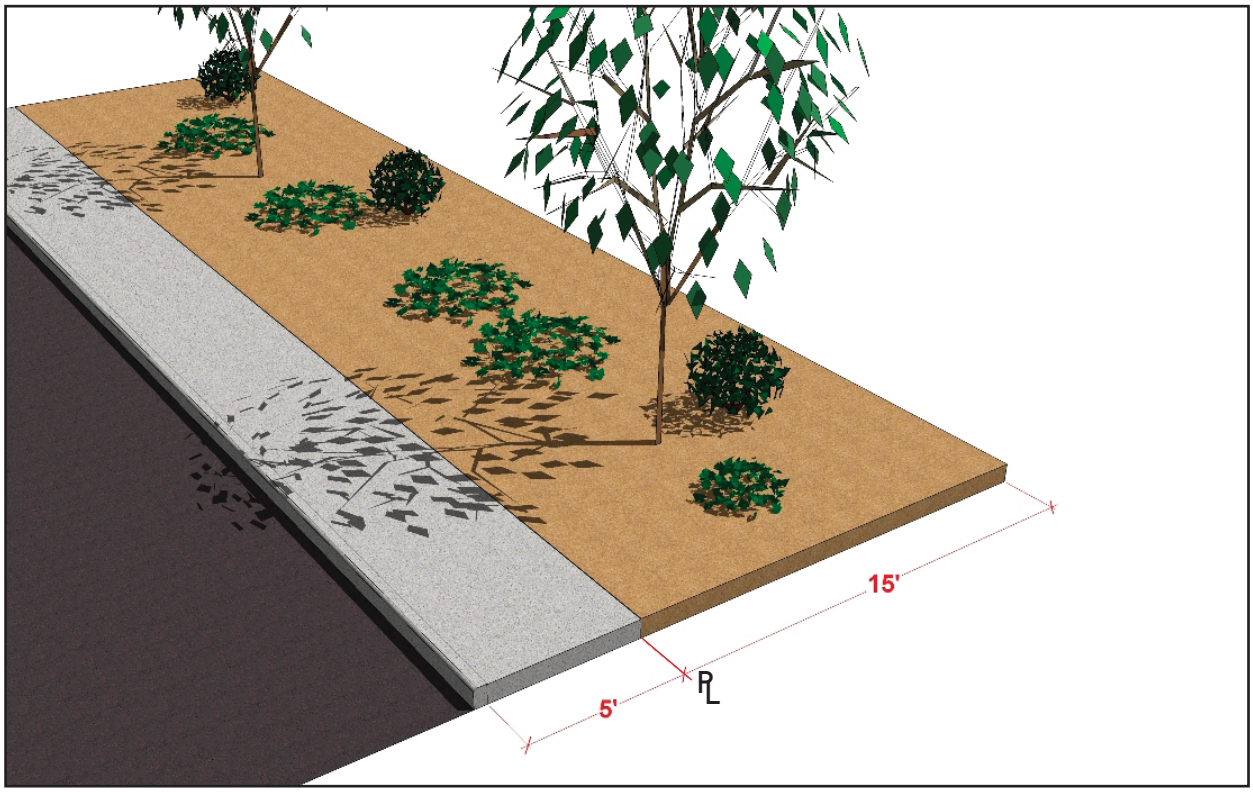
Figures 2 through 5 depict graphic illustrations of the current landscape buffer requirements in Title 19.

Figure 2: Arterial Streetscape (Adjacent Commercial Use Shown)



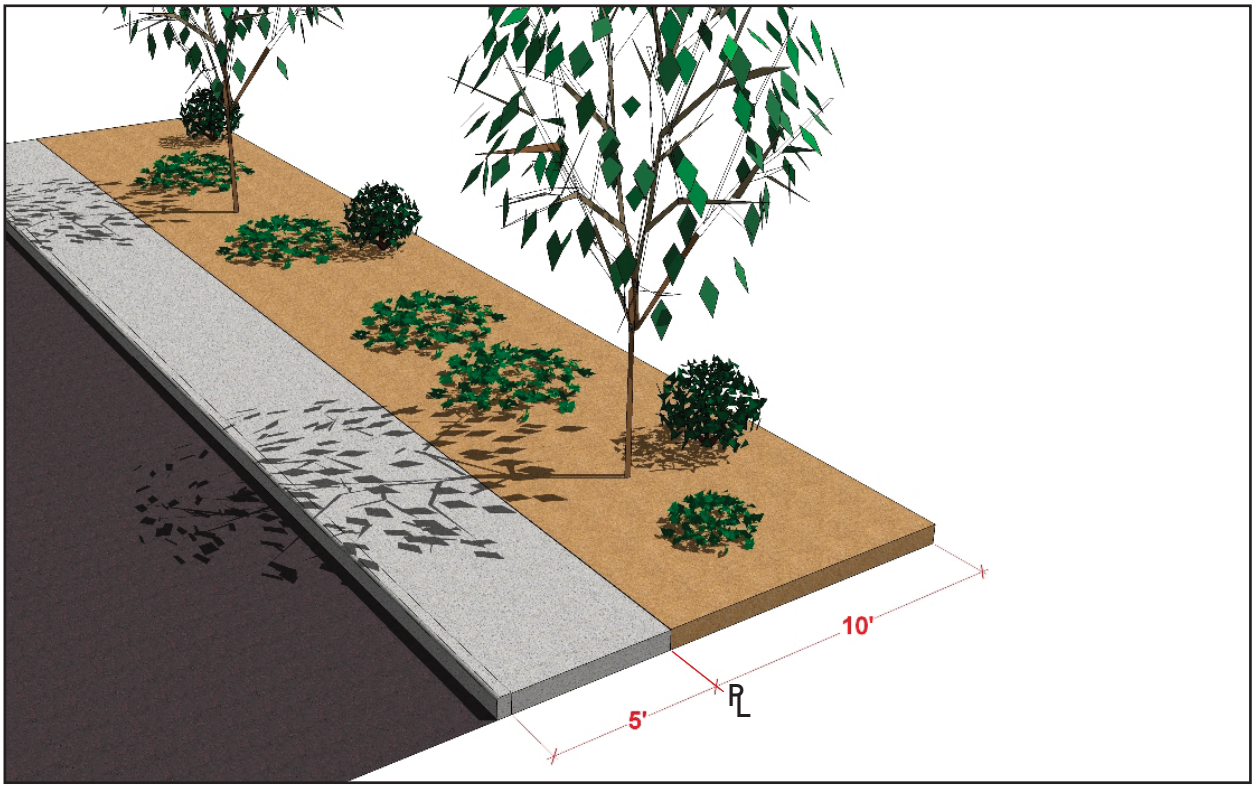
NOTE: Drawings are representative of current landscape buffering requirements and may not reflect actual streetscape design.

Figure 3: Commercial/Industrial Streetscape



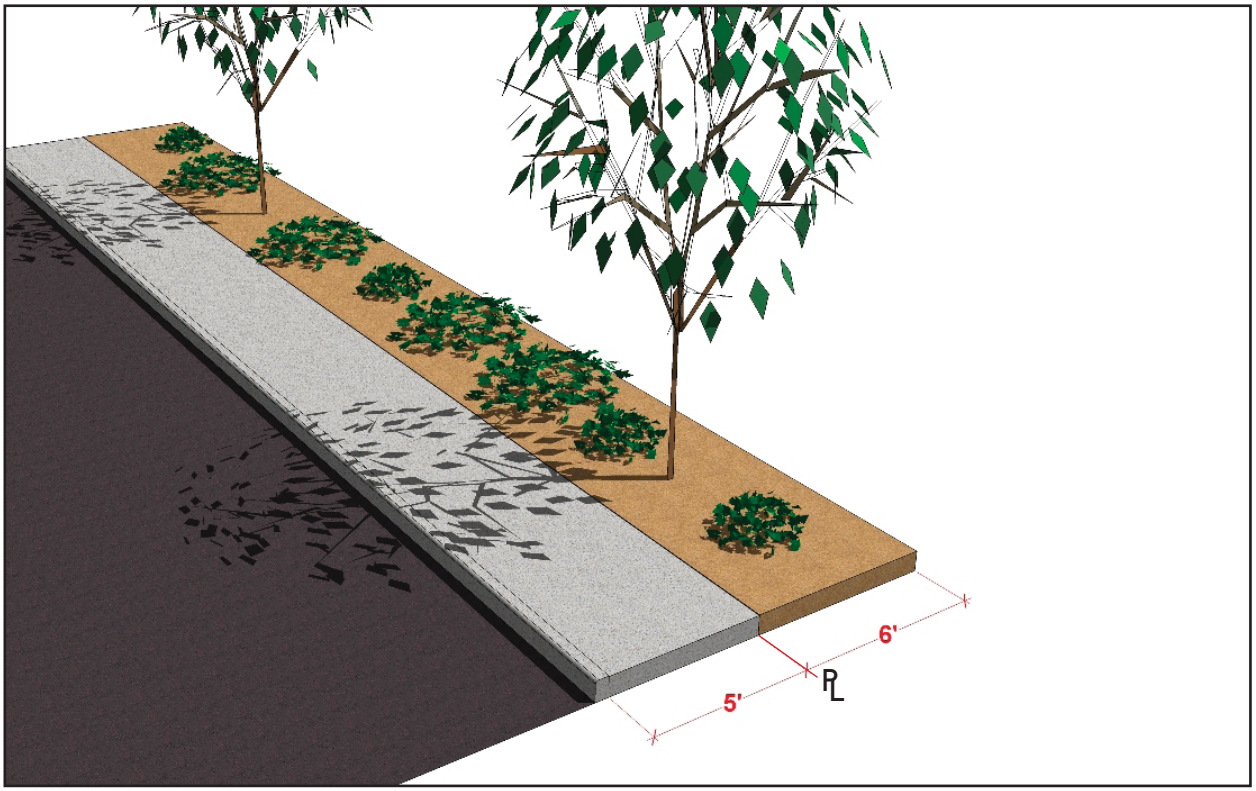
NOTE: Drawings are representative of current landscape buffering requirements and may not reflect actual streetscape design.

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.

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."[58] 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 8: 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.

Table 9: 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 10: 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.

58 Las Vegas Municipal Code, Chapter 19.20.020.

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.[59]

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 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

59 Las Vegas Municipal Code, Chapter 19.06.060(C).

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 prefix/suffix and address number assignment to all blocks, lots, and buildings in the city. This intersection is called the point of origin. 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 lines 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 point of origin, 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 & 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. Municipal Code specifies the alignments along which the zero line is located. 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 con-

tinue 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, US 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.[60]

Maps 7A through 7C 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 Traffic Engineering Division's traffic count program obtains traffic counts within the city as part of traffic signal warrant studies, stop sign warrant studies, intersection studies, and similar traffic projects that are carried out throughout a given year. The goal of the program is to keep count data that is less than three years old for all major intersections so that staff can monitor, plan for, and deploy traffic improvements as necessary. At some high growth locations, counts are obtained even

60 *RTC Policies and Procedures, September 19, 1980, Revised December 13, 2007, p.66.*

more frequently. 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.

The Department of Public Works, Traffic Engineering Division has recently prepared the Intersections Program Master Plan, which evaluates the level of service at each of the city's top 200 highest traffic volume intersections. By monitoring traffic activity, engineers can determine which intersections need the most urgent improvements and budget accordingly. These improvements aim to reduce congestion, reduce vehicle and pedestrian conflicts, improve traffic flow and reduce air pollution related to vehicle emissions.

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.[61]

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.[62]

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.[63]

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.[64] 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 Resort 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 is expected to be completed by March 2009.

61 *RTC, Rainbow Boulevard-Desert Inn Road Corridors Study, retrieved from* ***www.rtcsouthernnevada.com/mpo/plansstudies/rainbow/index.cfm****.*

62 *NDOT, I-15 North Design-Build Project, retrieved from* ***www.i15project.com/****.*

63 *Retrieved from* ***www.i515study.com/recommendedalternatives.htm****.*

64 *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."[65]

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 Bruce Woodbury Beltway and west of I-15 that would connect the Beltway to both 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.[66] 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.[67] The study concludes that a certain level of congestion is acceptable for the sake of creating a more "livable" Downtown. This study was advisory only and was not adopted or accepted by the city.

65 *Retrieved from www.i15resortcorridorstudy.com.*

66 *Parsons Brinckerhoff, Sheep Mountain Parkway Environmental Impact Statement Draft Coordination Plan and Feasibility Study, April 1, 2008.*

67 *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.*

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 congestion, 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.[68]

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 a route along Paradise Road, St. Louis Avenue, Main Street, Imperial Avenue, Third Street, Casino Center Boulevard, Odgen

68 RTC, retrieved from www.nvfast.org.

Avenue and Grand Central Parkway, is currently under construction. The project is expected to be completed in the fall of 2009.[69] Center-running transit lanes and mid-street stations are planned so as to allow for potential conversion to rail service.[70] 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).[71] 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.[72] 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.[73]

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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69 *RTC, ACE Project Update, retrieved from* ***www.rtcsouthernnevada.com****.*

70 *Las Vegas 2020 Master Plan, Transit Element (Feb. 20, 2008), p. 42.*

71 *Nevada Department of Transportation, Statewide Transportation Plan (NevPLAN) (Nov. 14, 2002), p. 43.*

72 *NevPLAN, p. 41.*

73 *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.[74] Therefore, that plan recommended that individual entities adopt flexible land use, parking and other zoning standards in some areas to promote compatible infill development.[75]

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.

74 *Southern Nevada Regional Planning Coalition, Infill Development Plan (Nov. 21, 2002), p. 17.*

75 *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.[76] 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.[77]

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.[78] 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"[79] 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"[80] for newly developed areas.

76 Urban Land Institute, Growing Cooler (ULI, 2007), p. 2.
77 Ibid., p. 4.
78 Ibid., p. 10.
79 Las Vegas 2020 Master Plan Policy Document (Sept. 6, 2000), p. 42.
80 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.[81] 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.[82] 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 & Development Department in these

81 *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.*

82 *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 & 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.[83]

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.[84] 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.[85] 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.[86] 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

83 *American Planning Association, Policy Guide on Housing, April 25, 1999.*

84 *RTC, Regional Transportation Plan, Fiscal Year 2006-2030, p. 2-6. Job and housing data were collected from Las Vegas Valley traffic analysis zones.*

85 *Ibid.*

86 *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"[87] 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

87 *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.[88] 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

88 *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.[89] 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.[90] 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.[91] The rule classifying Clark County as a nonattainment area for ozone was vacated in December 2006 and remanded back to the EPA; a new rule is expected in early 2009. At this time the 1997 standard, for which the Valley has now met, applies, and a maintenance plan may be required in 2010 for this standard.

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.

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.[92]

89 *Clark County, Nevada Department of Air Quality and Environmental Management (DAQEM), retrieved from* ***www.accessclarkcounty.com/depts/daqem/aq/Pages/dust.aspx****.*

90 *Ibid.*

91 *DAQEM, Eight-Hour Ozone Early Progress Plan For Clark County, Nevada (June 2008), p. 1-1.*

92 *Ibid.*

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 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.[93]

The city of Las Vegas Public Works Department continues to implement its Intersections Program Master Plan, which ranks congested intersections as a method of prioritizing funding for infrastructure improvements. Reduced air pollution related to vehicle emissions is one of the stated goals of this program.

One aspect of the air quality-transportation link that the city of Las Vegas can influence is the ability to create an urban forest. As part of the city's sustainability initiative, the Planning & 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.[94] 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.

93 *Clark County, Nevada Press Release (Feb. 5, 2007), retrieved from* ***www.accessclarkcounty.com/depts/daqem/aq/Pages/press.aspx****.*

94 *Las Vegas 2020 Master Plan Conservation Element (Nov. 6, 2002), p. 92-96.*

Another area by which the city of Las Vegas is mitigating air pollution is through conversion of its vehicle fleet. Currently, 90 percent of the city's vehicle fleet uses some form of alternative fuel or hybrid technology.

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 islands 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.[95]

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.

95 *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 and identify funding sources to implement this plan.
- 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.
- Coordinate with FAST (Freeway and Arterial System of Transportation) 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.
- Create incentives for 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 & 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.
- Consider whenever feasible the conversion of four-lane streets to two-lane streets to allow for additional streetscaping and alternative modes of transportation.
- 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

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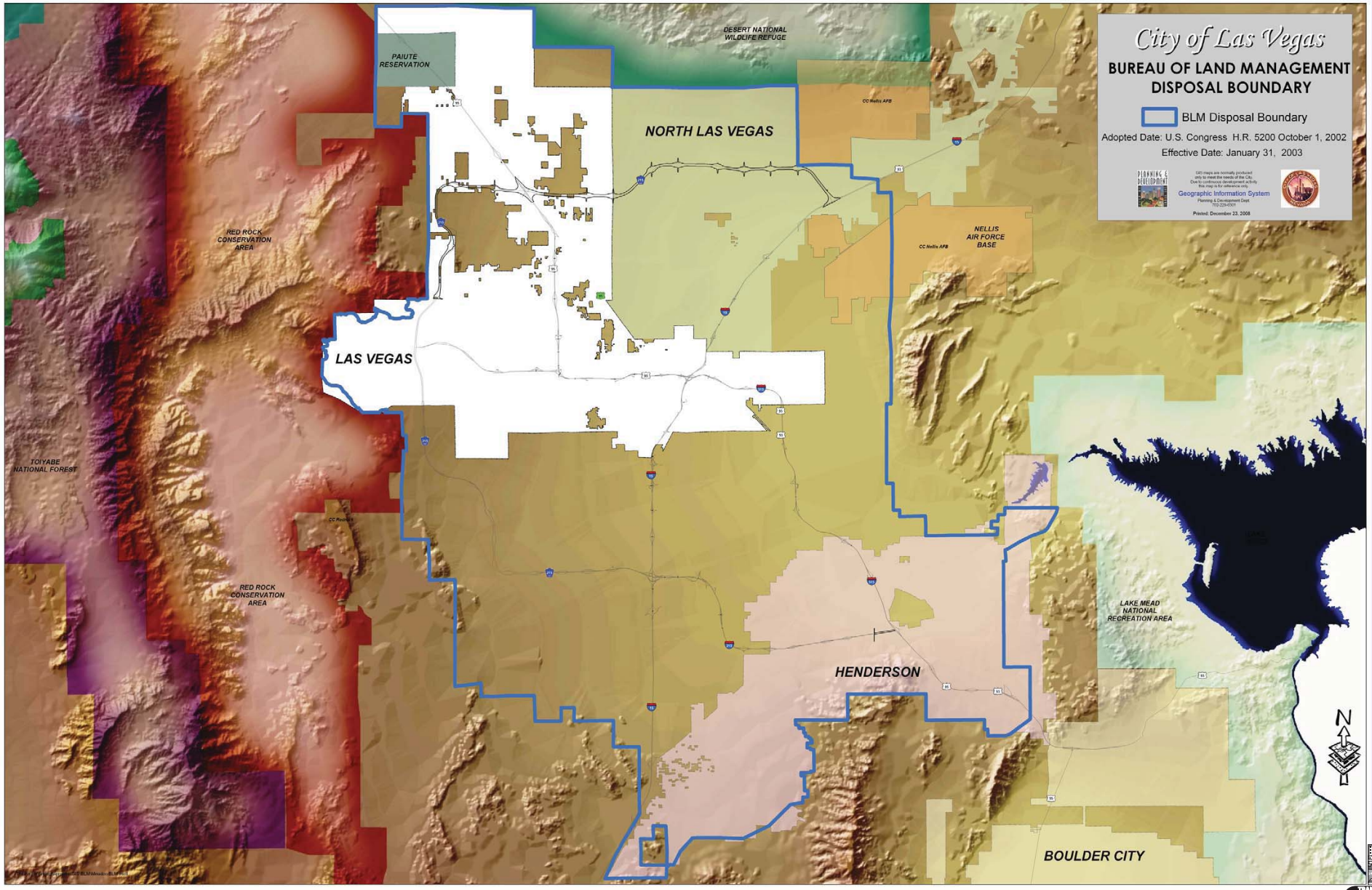
CONCLUSION

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.


City of Las Vegas
BUREAU OF LAND MANAGEMENT
DISPOSAL BOUNDARY
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.
Printed: December 23, 2008
DESERT NATIONAL WILDLIFE REFUGE
PAIUTE RESERVATION
NORTH LAS VEGAS
CC Nellis AFB
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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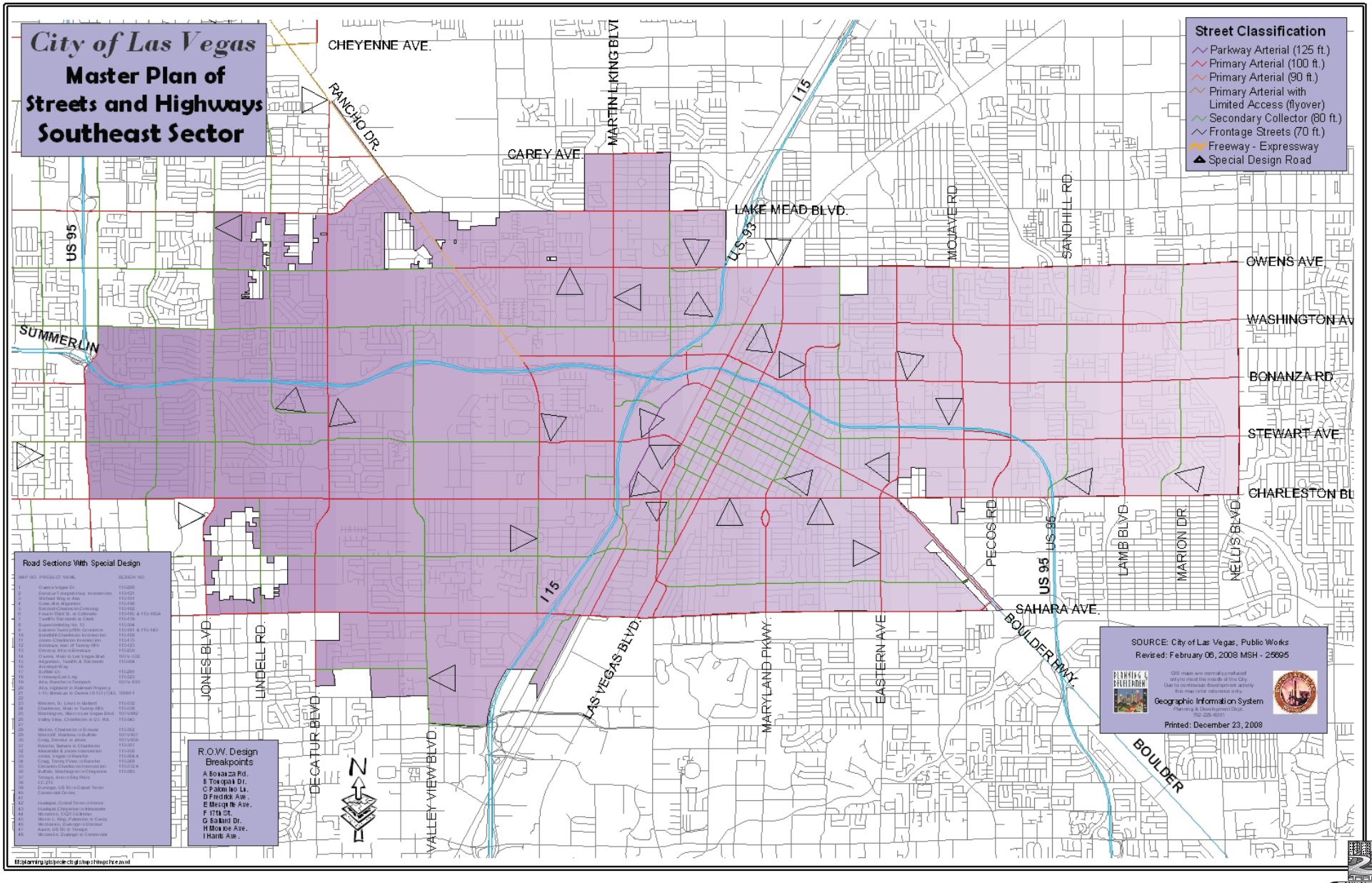
Map 2A: Master Plan of Streets and Highways, Southeast Sector



Source: City of Las Vegas Department of Public Works, Revised Feb. 6, 2008.

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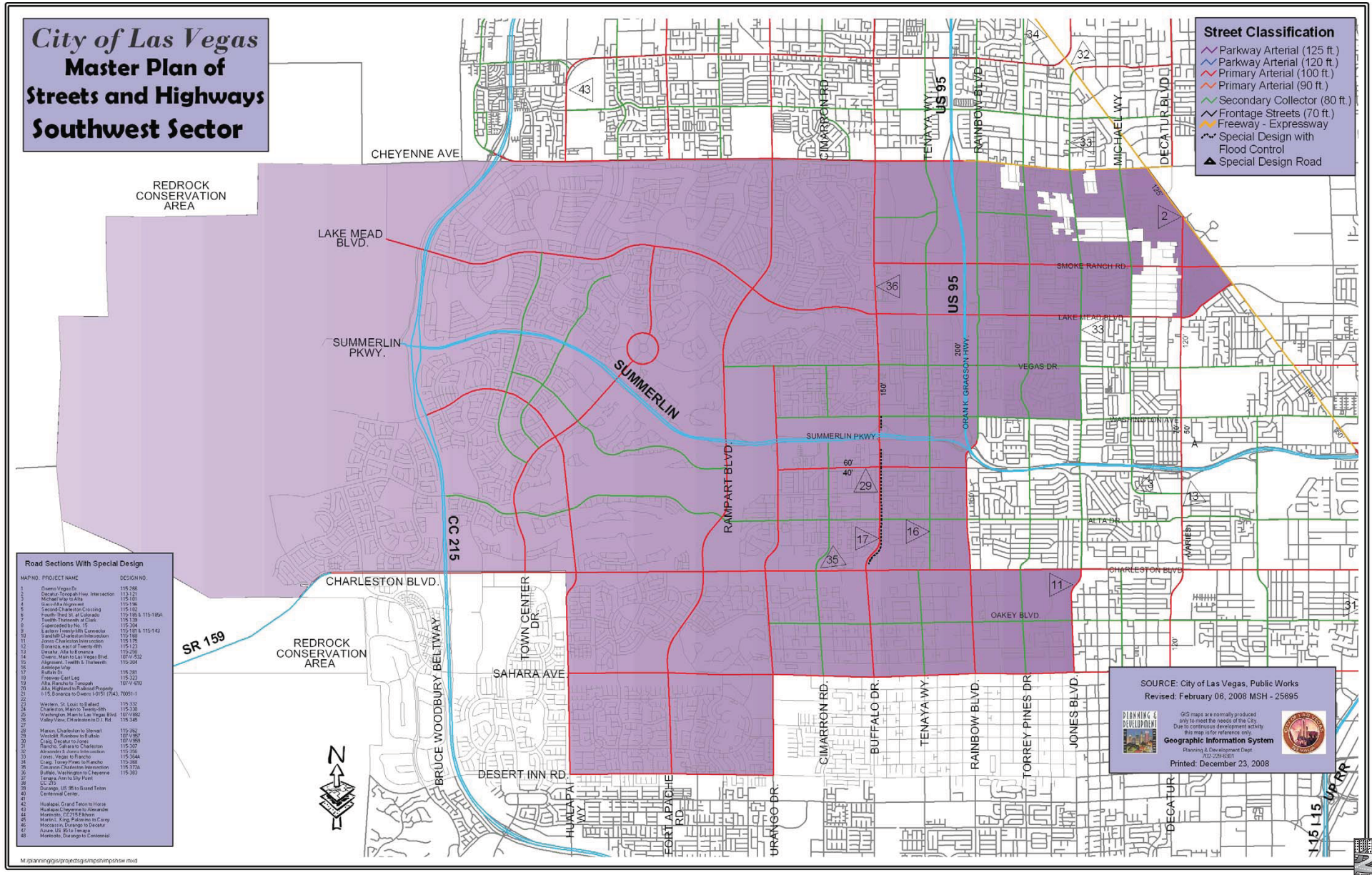

Source: City of Las Vegas Department of Public Works, Revised Feb. 6, 2008.

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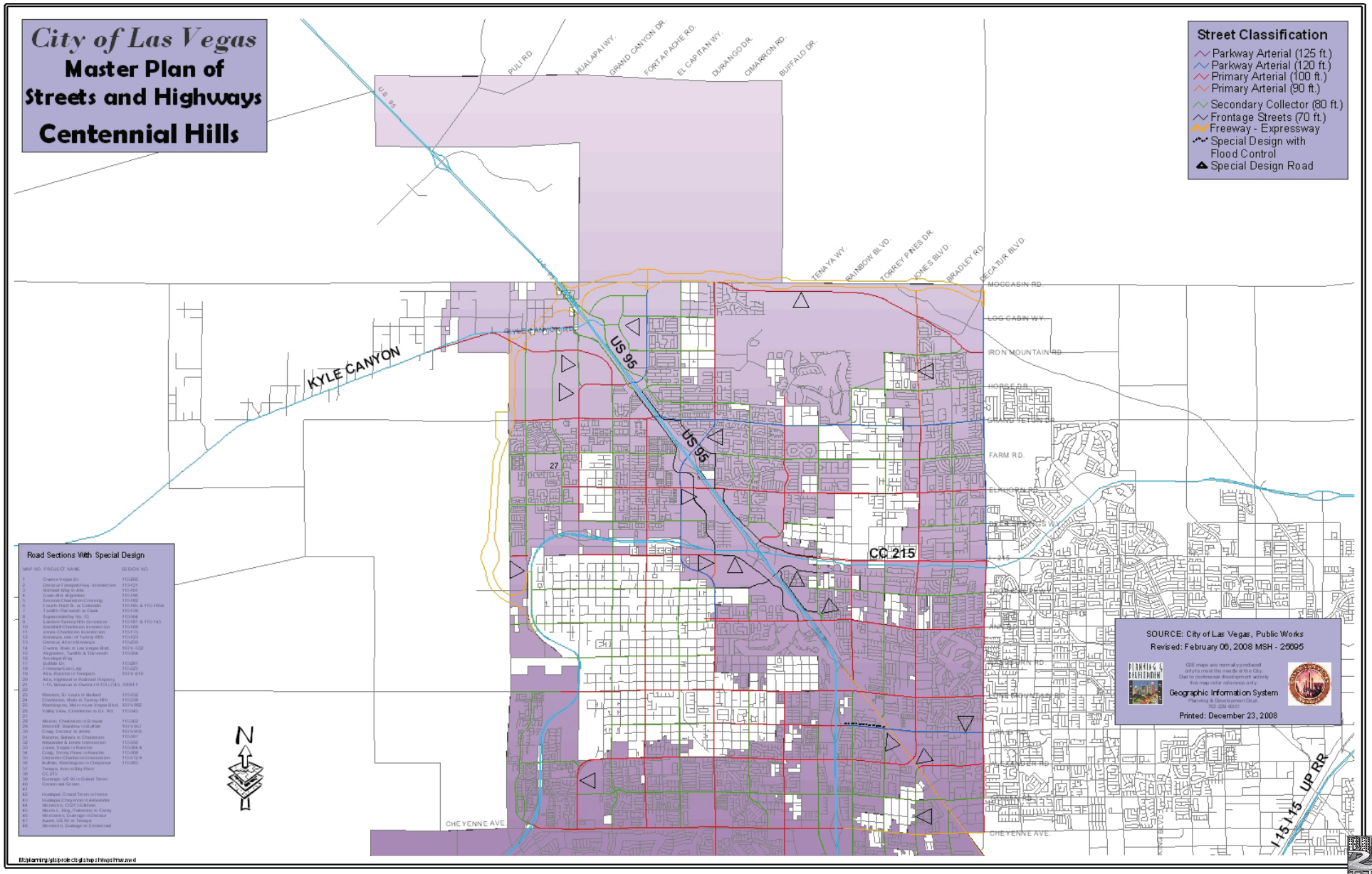

Source: City of Las Vegas Department of Public Works, Revised Feb. 6, 2008.

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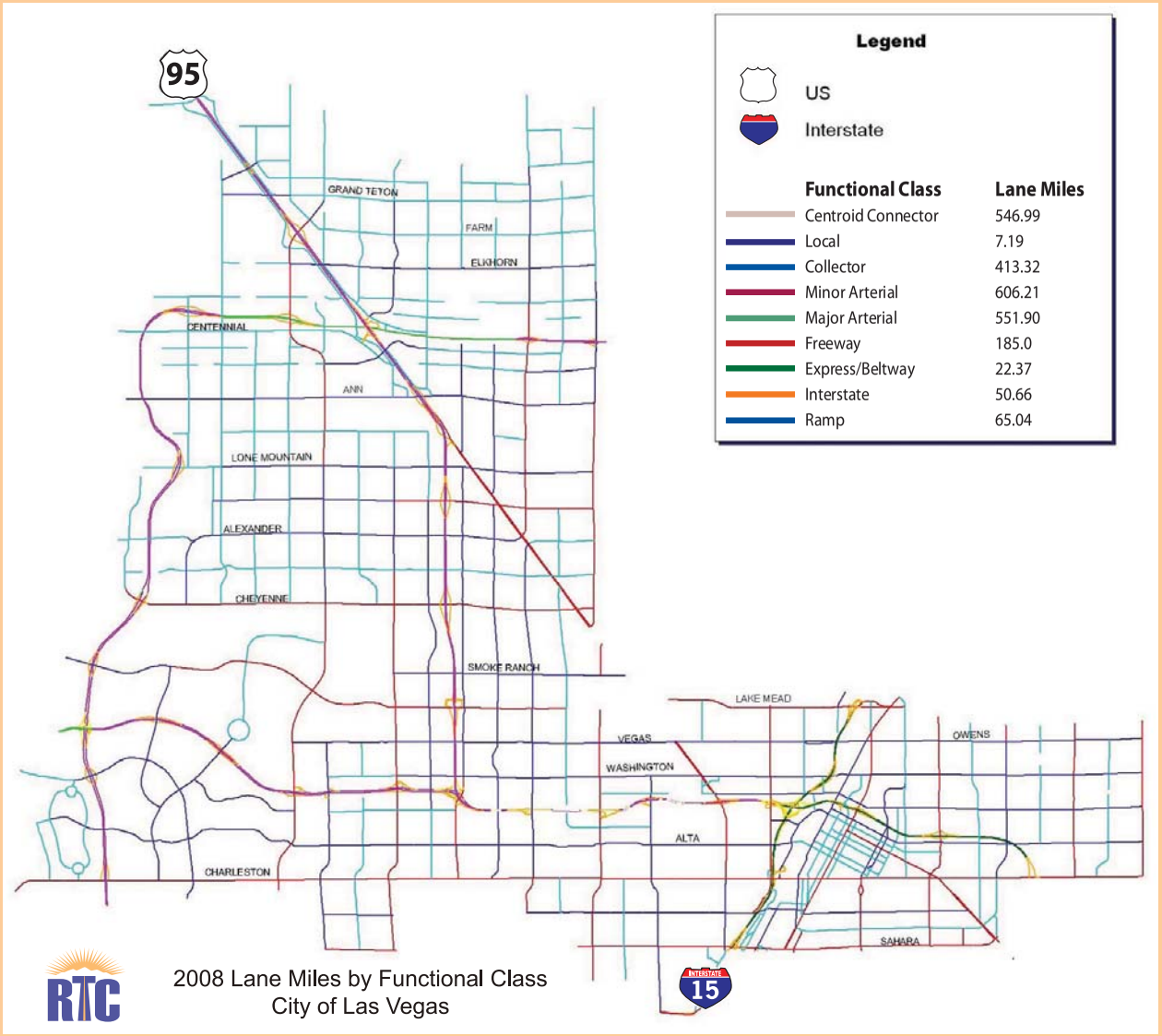
Transportation_Streets_Hwys Elem 2008 DRAFT;Plans-MPlan;indd;rs02/02/09

Map 3: Lane Miles by Functional Class, 2008

Source: Regional Transportation Commission of Southern Nevada (RTC), Feb. 26, 2008.



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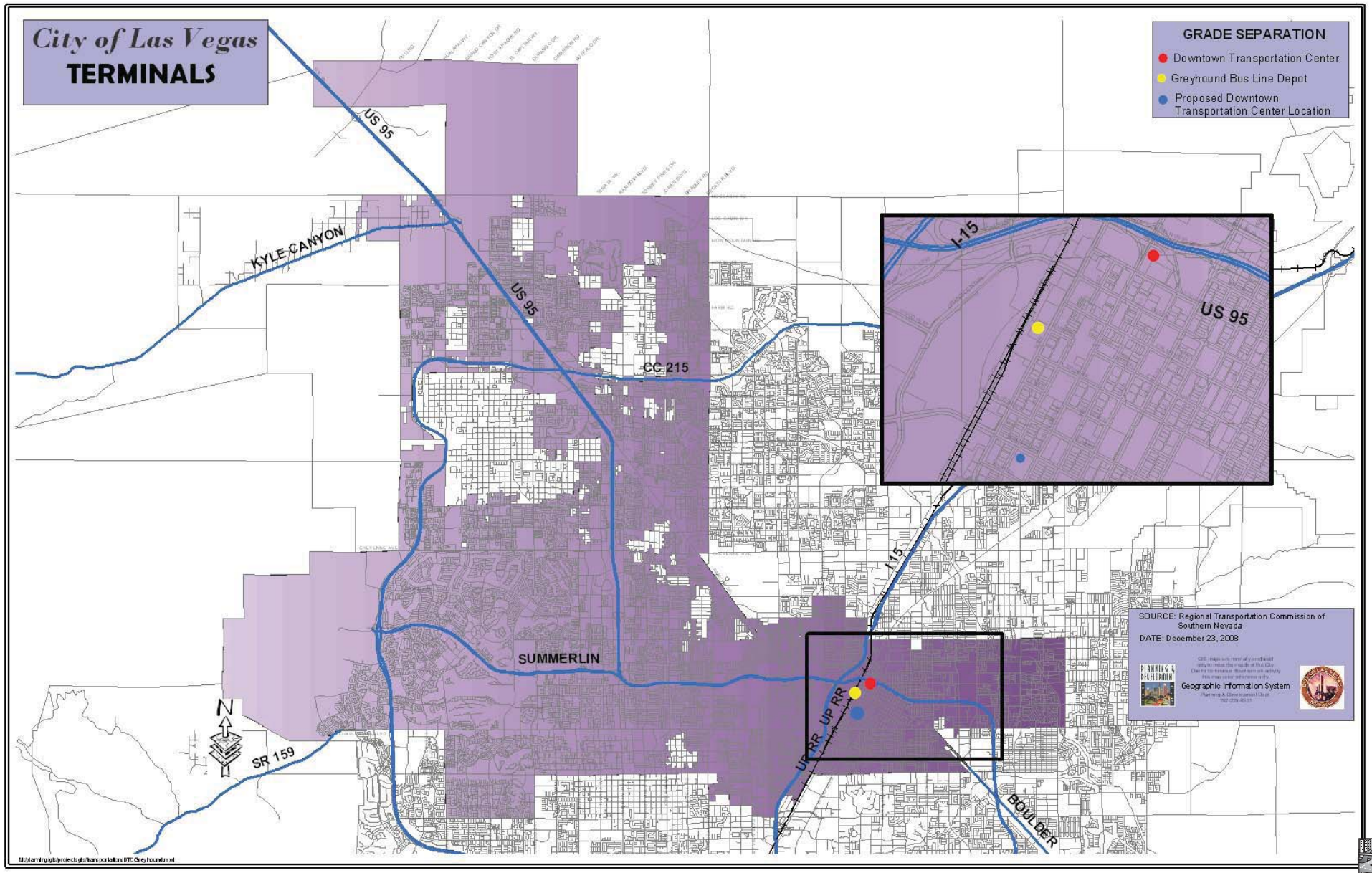
Transportation_Streets_Hwys Elem 2008 DRAFT;Plans-MPlan;indd;rs02/02/09

Map 4: Terminals within the city of Las Vegas



Source: Regional Transportation Commission of Southern Nevada, Dec. 23, 2008.

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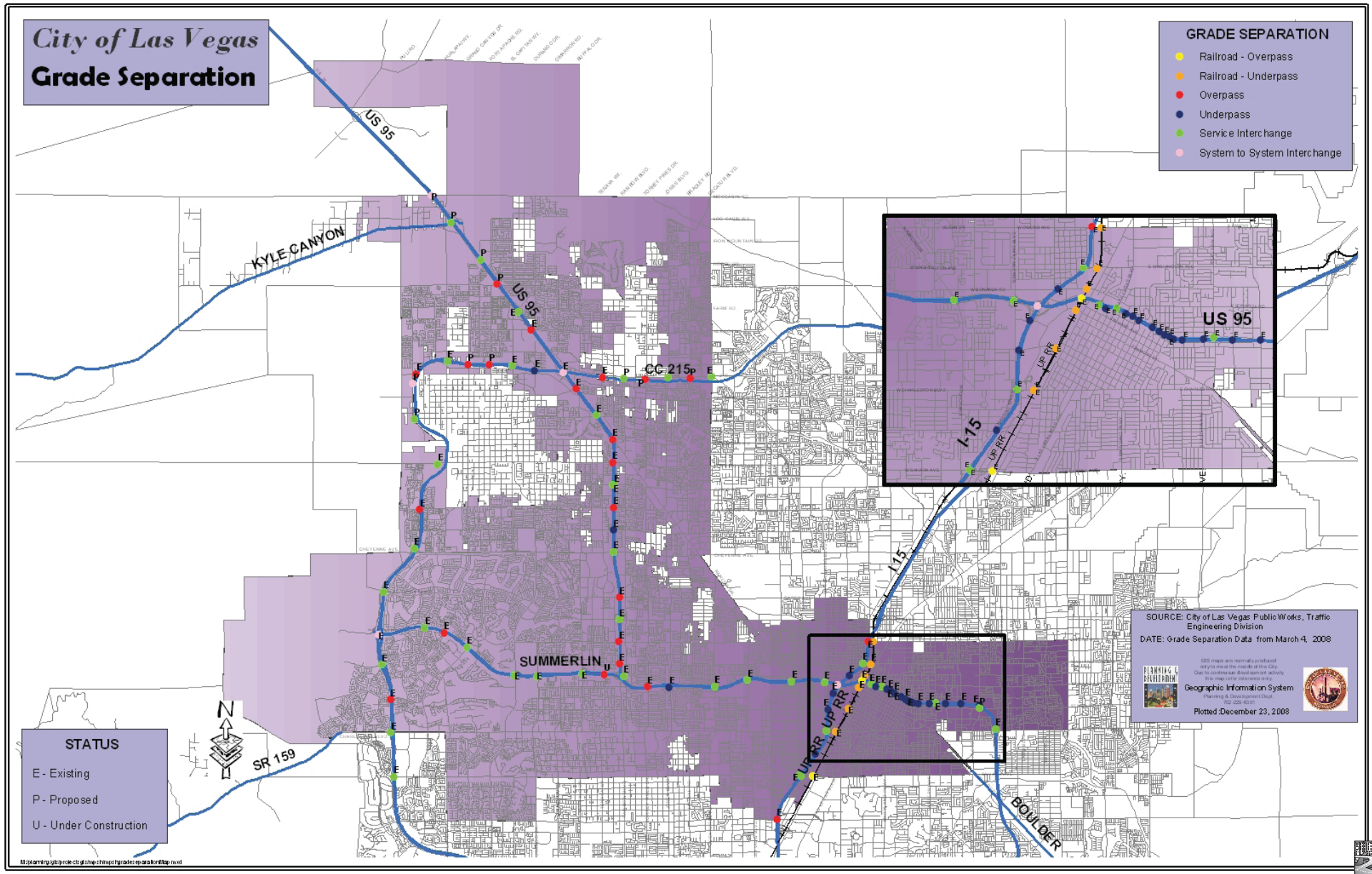

Source: City of Las Vegas Public Works Department, Traffic Engineering Division, Mar. 4, 2008.

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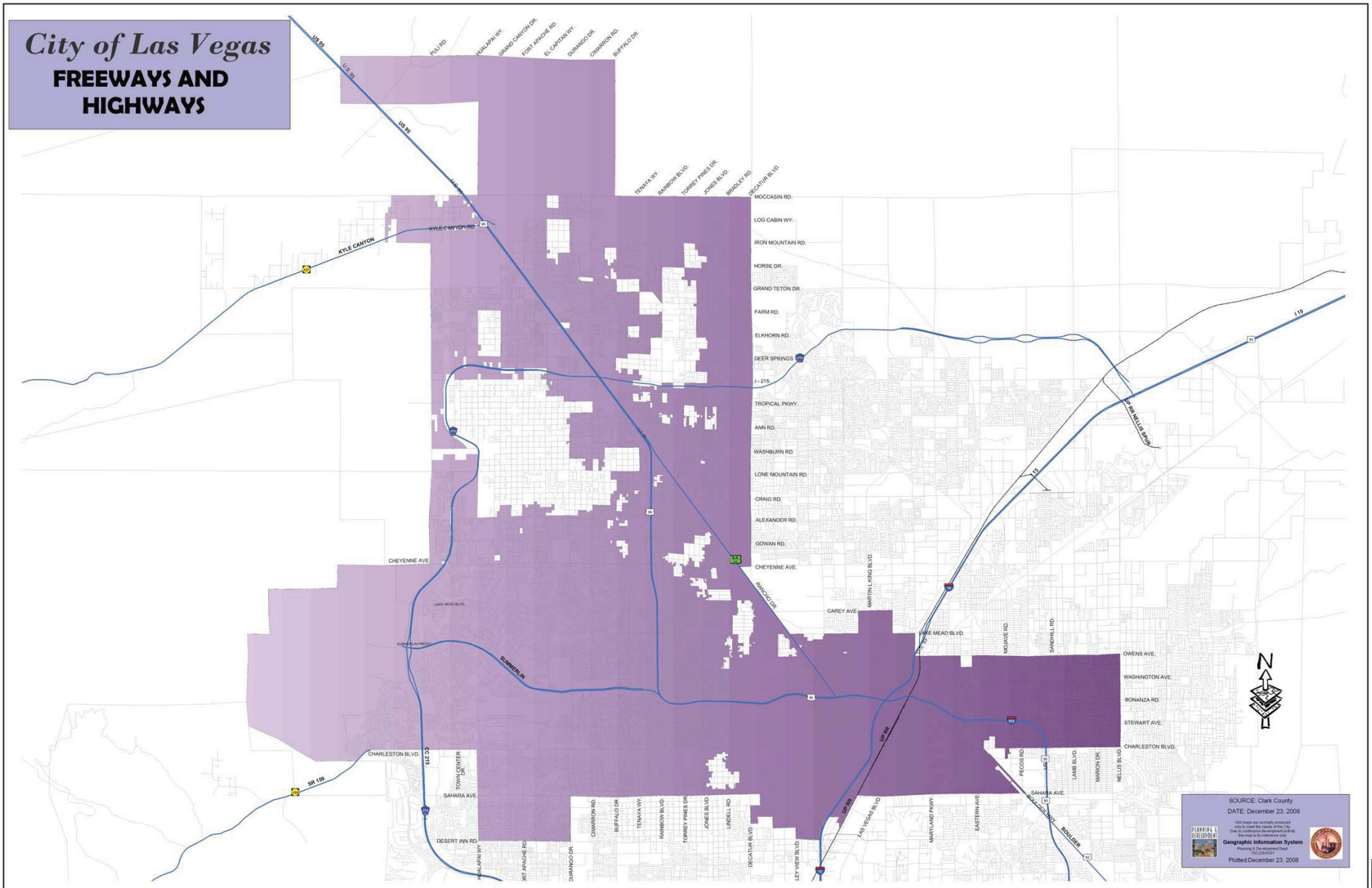
Transportation_Streets_Hwys Elem 2008 DRAFT;Plans-MPlan;indd;rs02/02/09

Map 6: Freeways in the city of Las Vegas



Source: Clark County, Nevada, Dec. 23, 2008.

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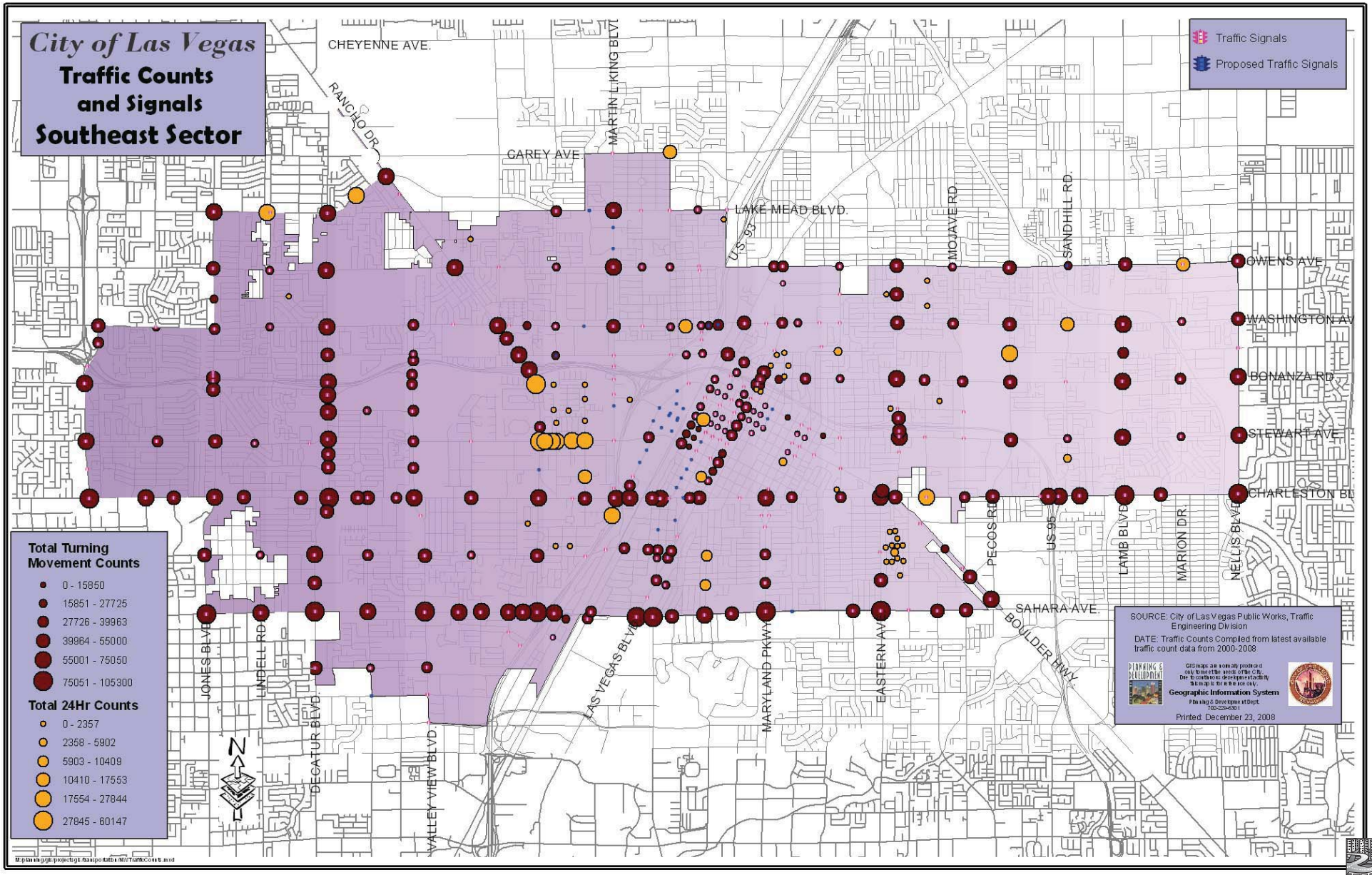

Source: City of Las Vegas Public Works Department, Traffic Engineering Division, Dec. 23, 2008.

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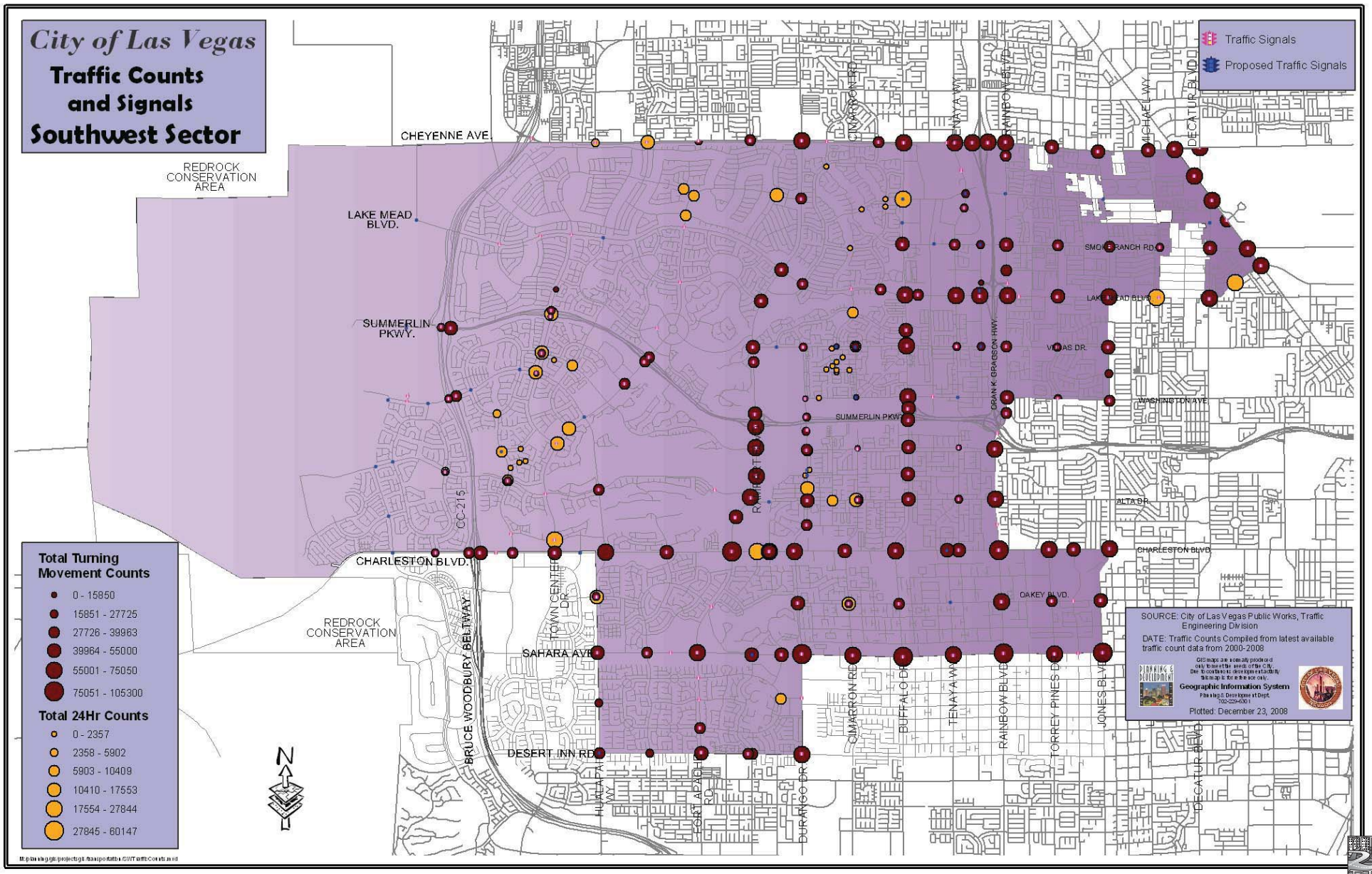
Transportation_Streets_Hwys Elem 2008 DRAFT;Plans-MPlan;indd;rs02/02/09

Map 7B: Traffic Counts and Signals, Southwest Sector



Source: City of Las Vegas Public Works Department, Traffic Engineering Division, Dec. 23, 2008.

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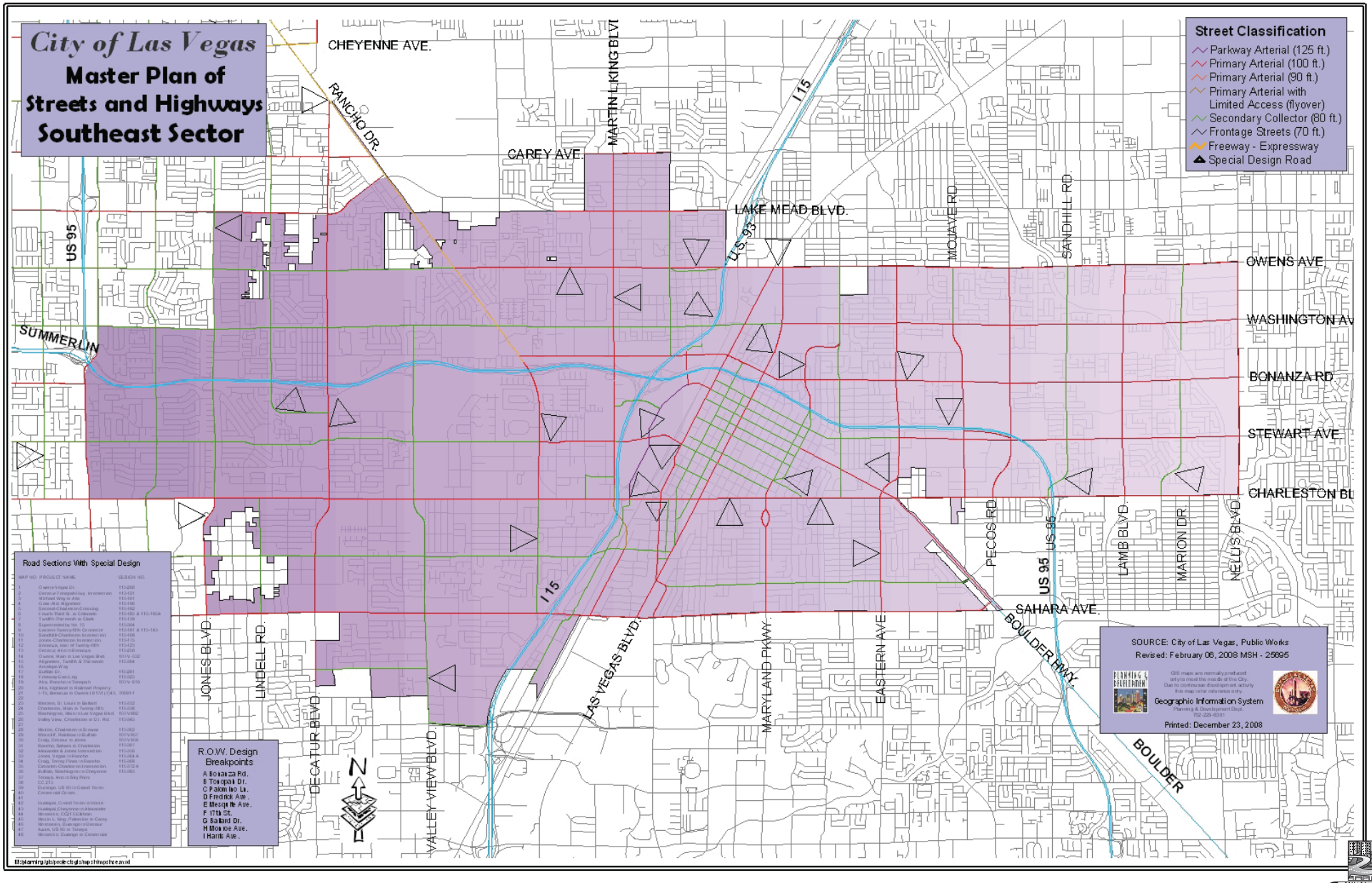
Transportation_Streets_Hwys Elem 2008 DRAFT;Plans-MPlan;indd;rs02/02/09

Map 2A: Master Plan of Streets and Highways, Southeast Sector



Source: City of Las Vegas Department of Public Works, Revised Feb. 6, 2008.

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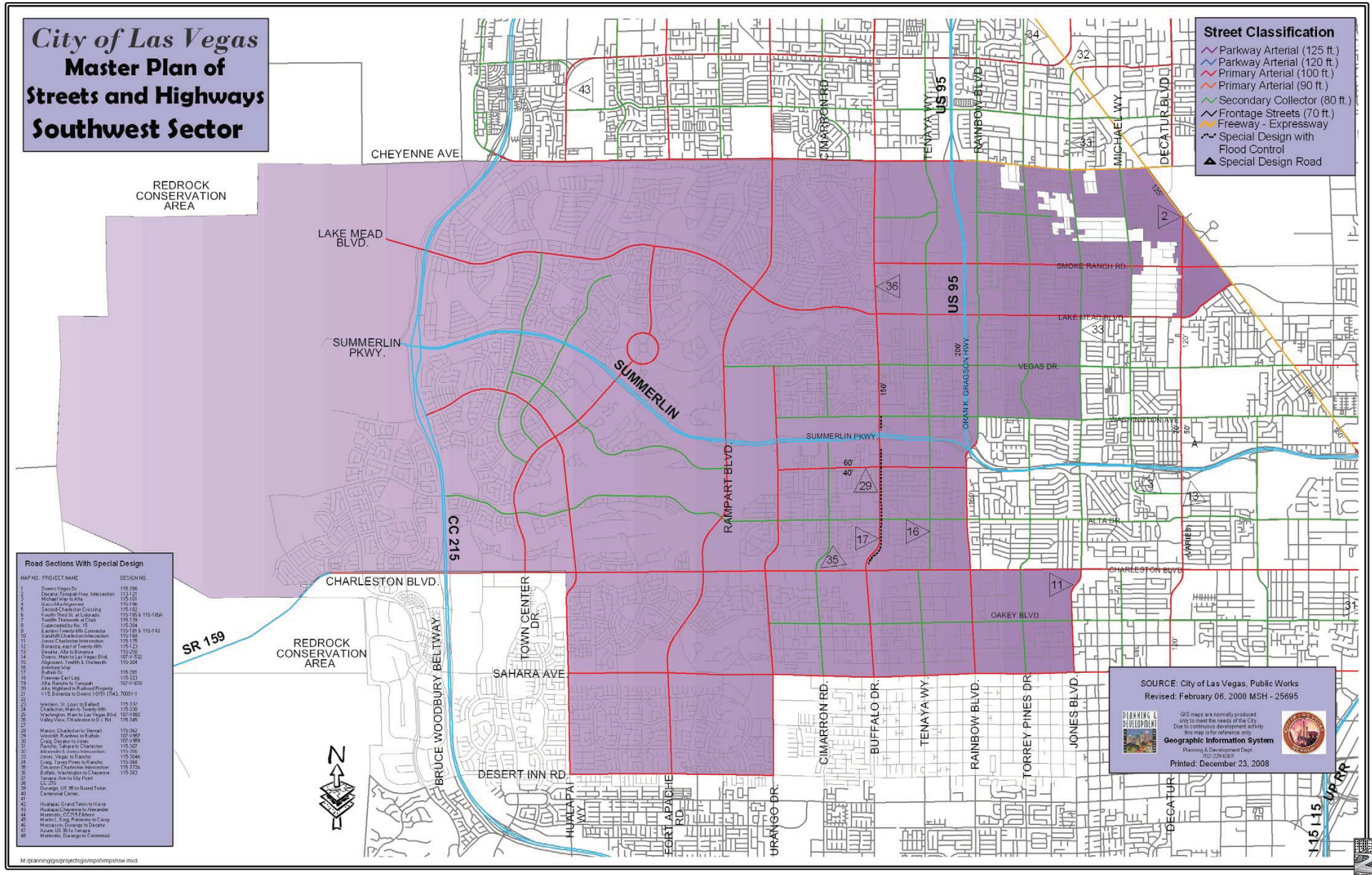

Source: City of Las Vegas Department of Public Works, Revised Feb. 6, 2008.

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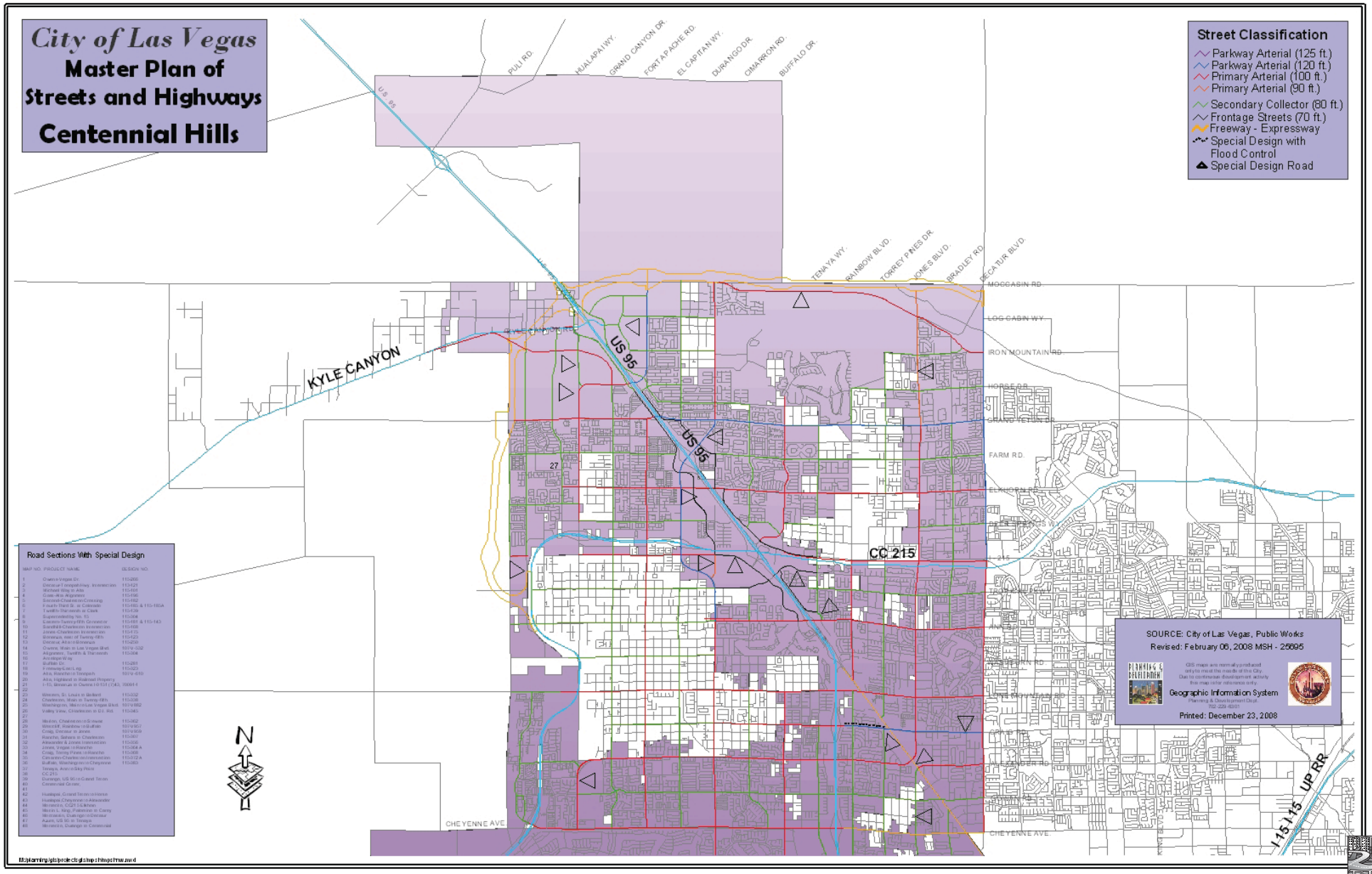

Source: City of Las Vegas Department of Public Works, Revised Feb. 6, 2008.

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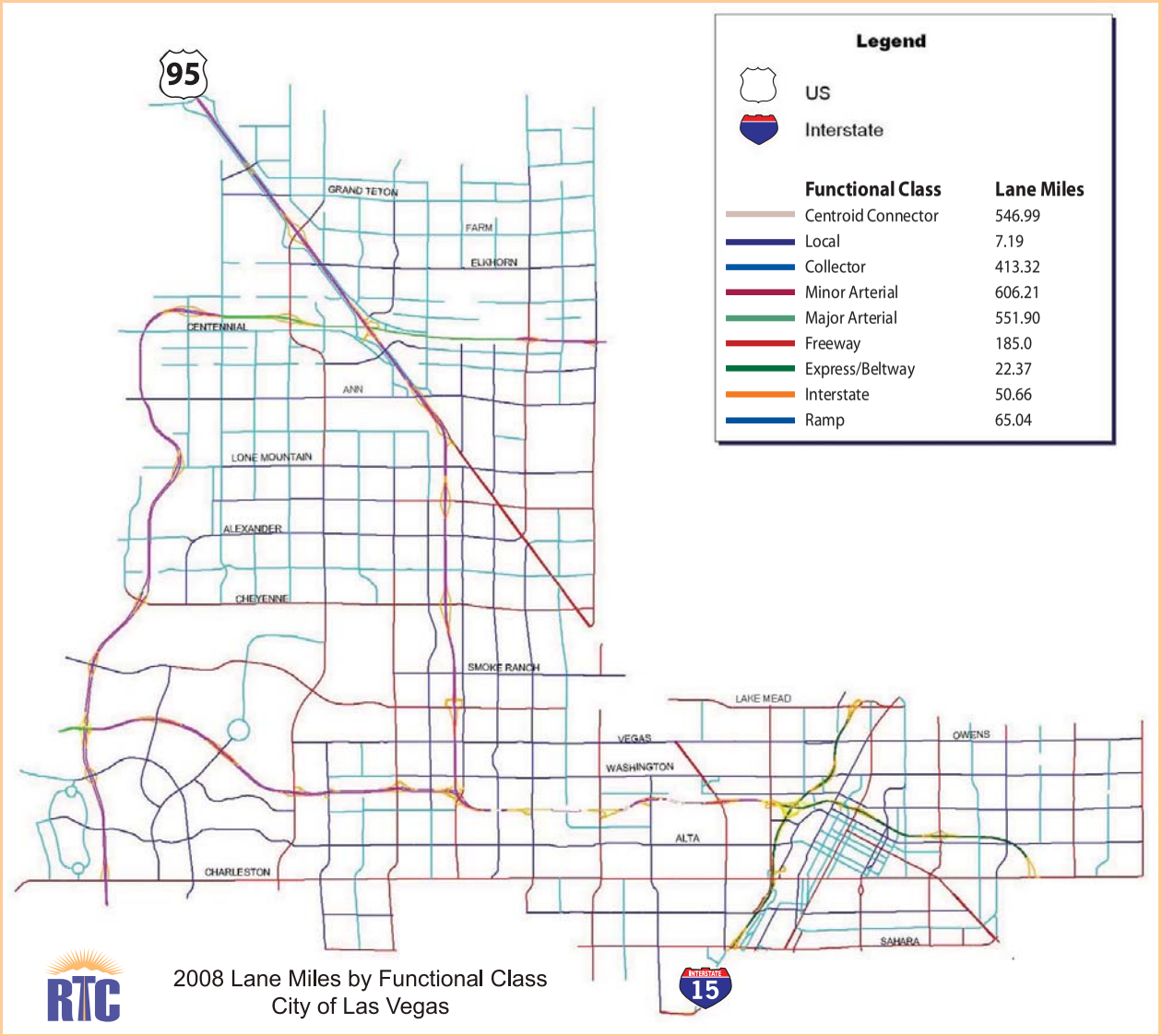

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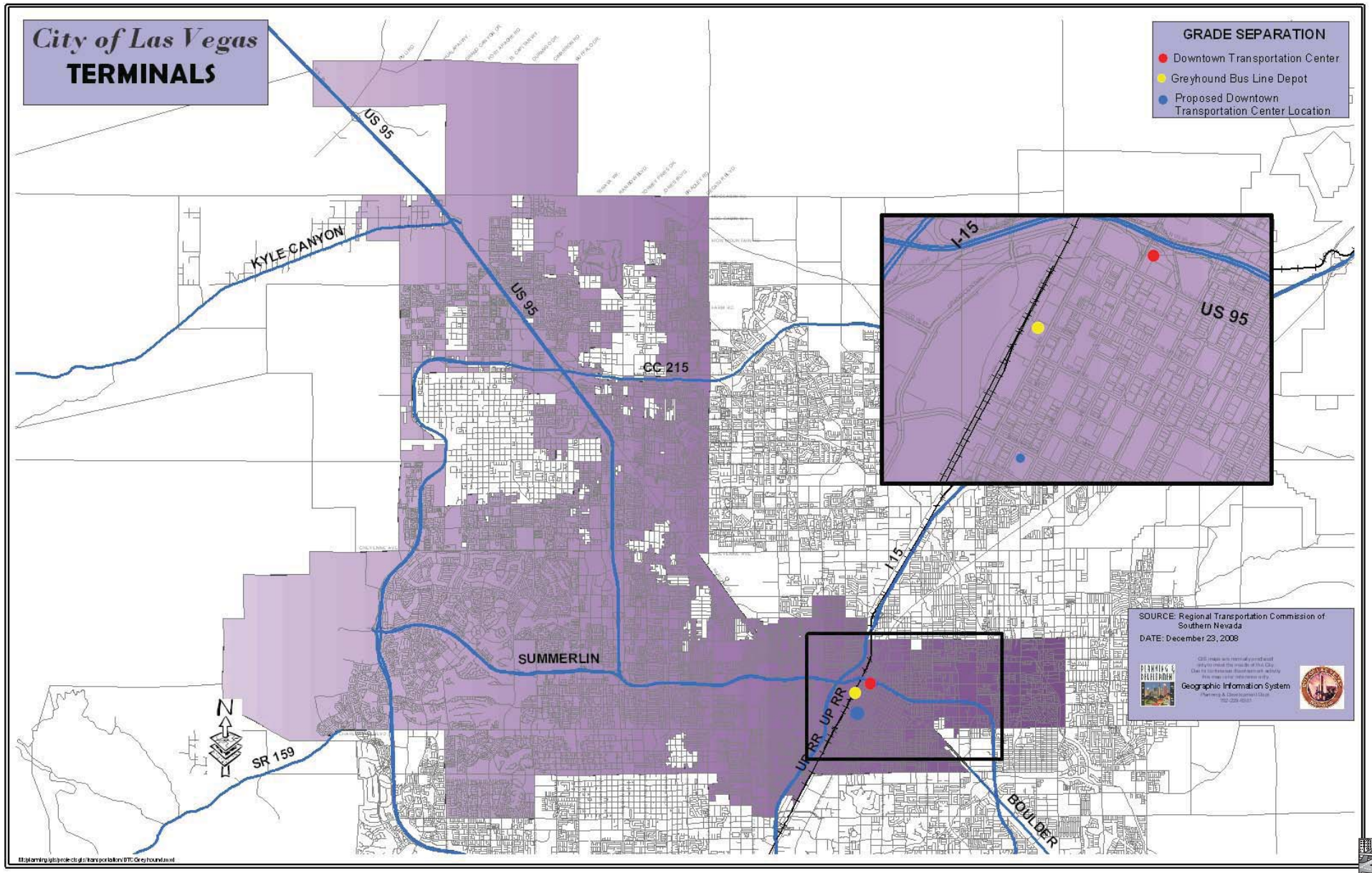
Transportation_Streets_Hwys Elem 2008 DRAFT;Plans-MPlan;indd;rs02/02/09

Map 4: Terminals within the city of Las Vegas



Source: Regional Transportation Commission of Southern Nevada, Dec. 23, 2008.

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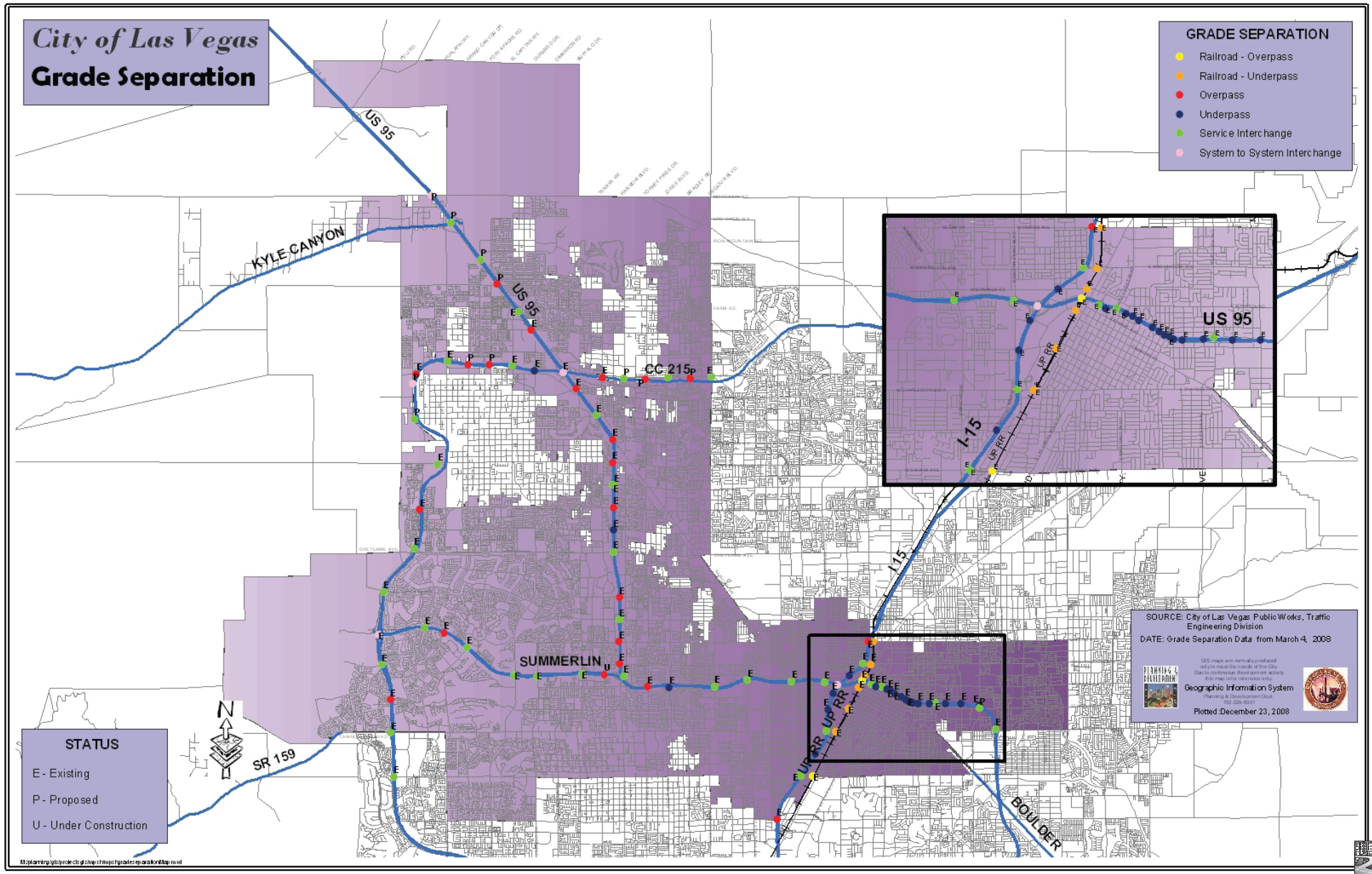

Source: City of Las Vegas Public Works Department, Traffic Engineering Division, Mar. 4, 2008.

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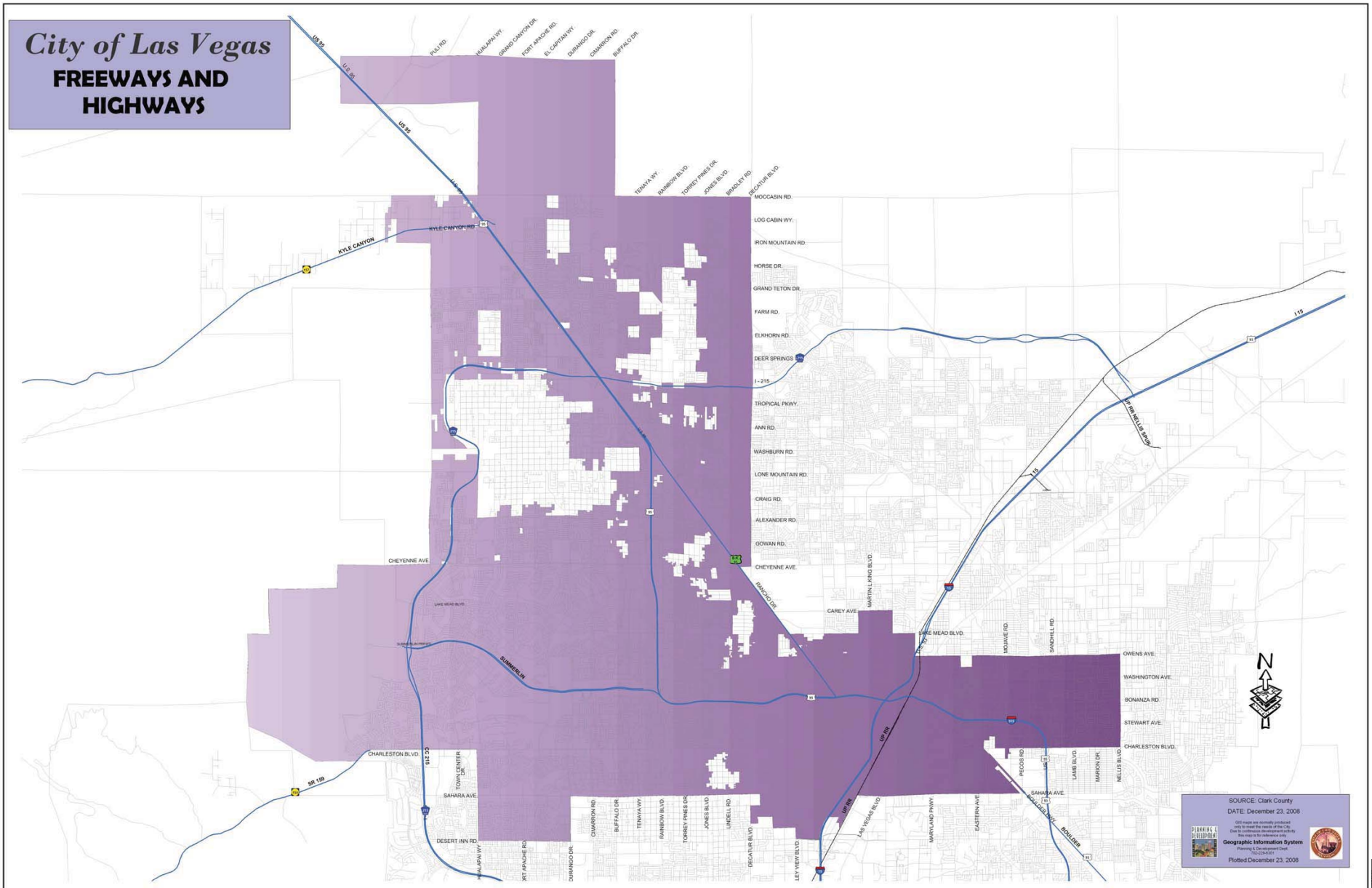
Transportation_Streets_Hwys Elem 2008 DRAFT;Plans-MPlan;indd;rs02/02/09

Map 6: Freeways in the city of Las Vegas



Source: Clark County, Nevada, Dec. 23, 2008.

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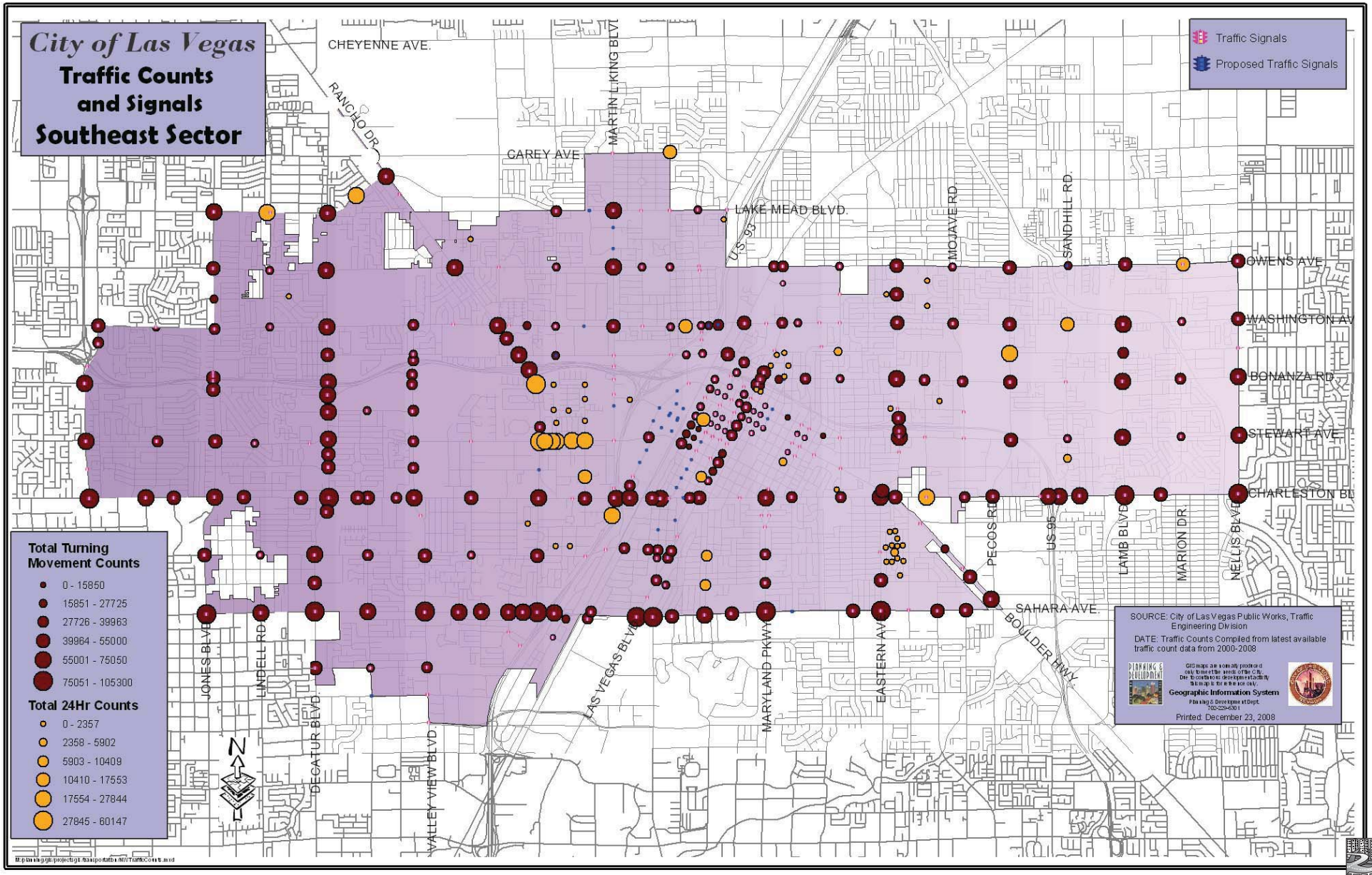

Source: City of Las Vegas Public Works Department, Traffic Engineering Division, Dec. 23, 2008.

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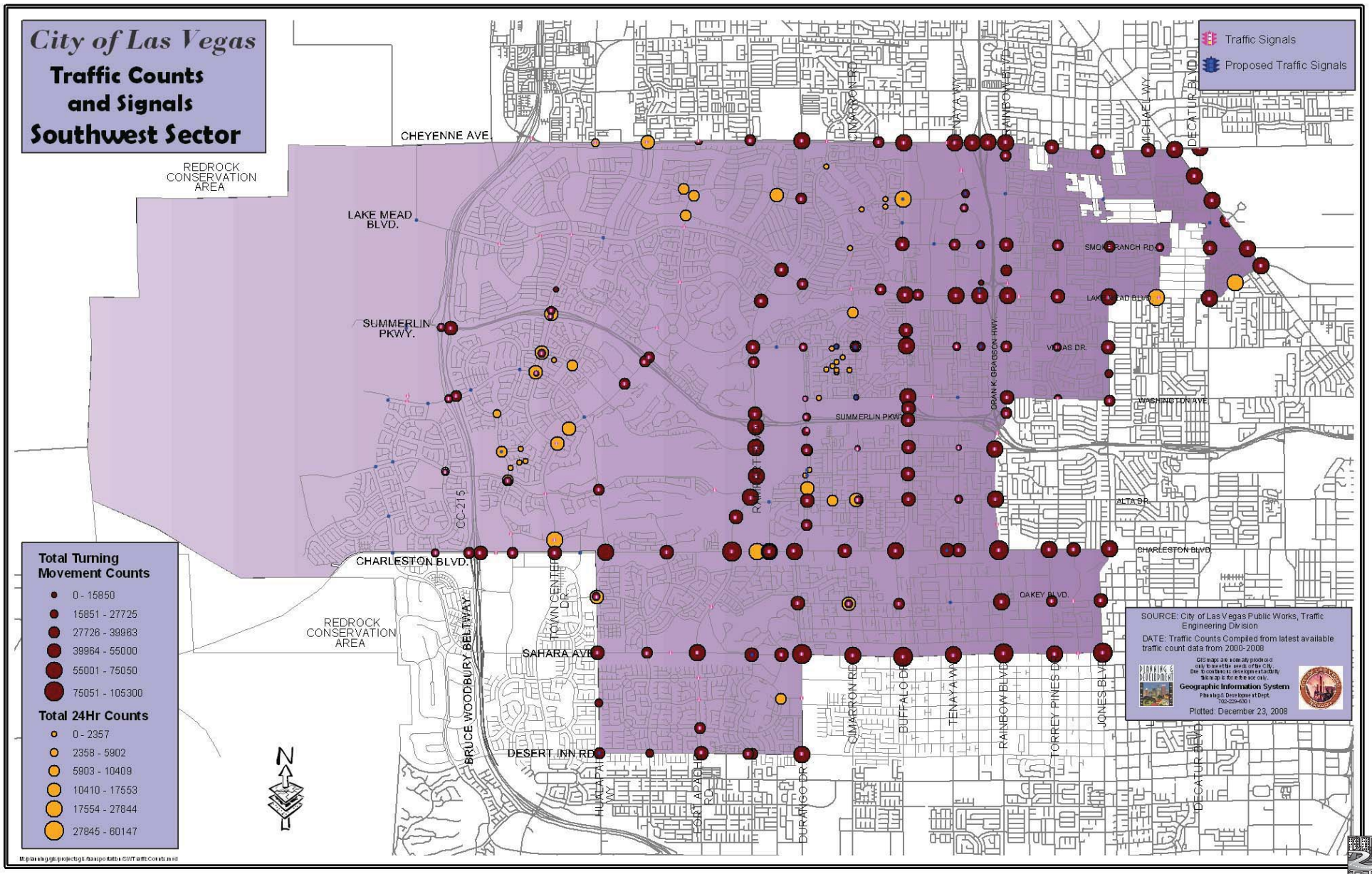
Transportation_Streets_Hwys Elem 2008 DRAFT;Plans-MPlan;indd;rs02/02/09

Map 7B: Traffic Counts and Signals, Southwest Sector



Source: City of Las Vegas Public Works Department, Traffic Engineering Division, Dec. 23, 2008.

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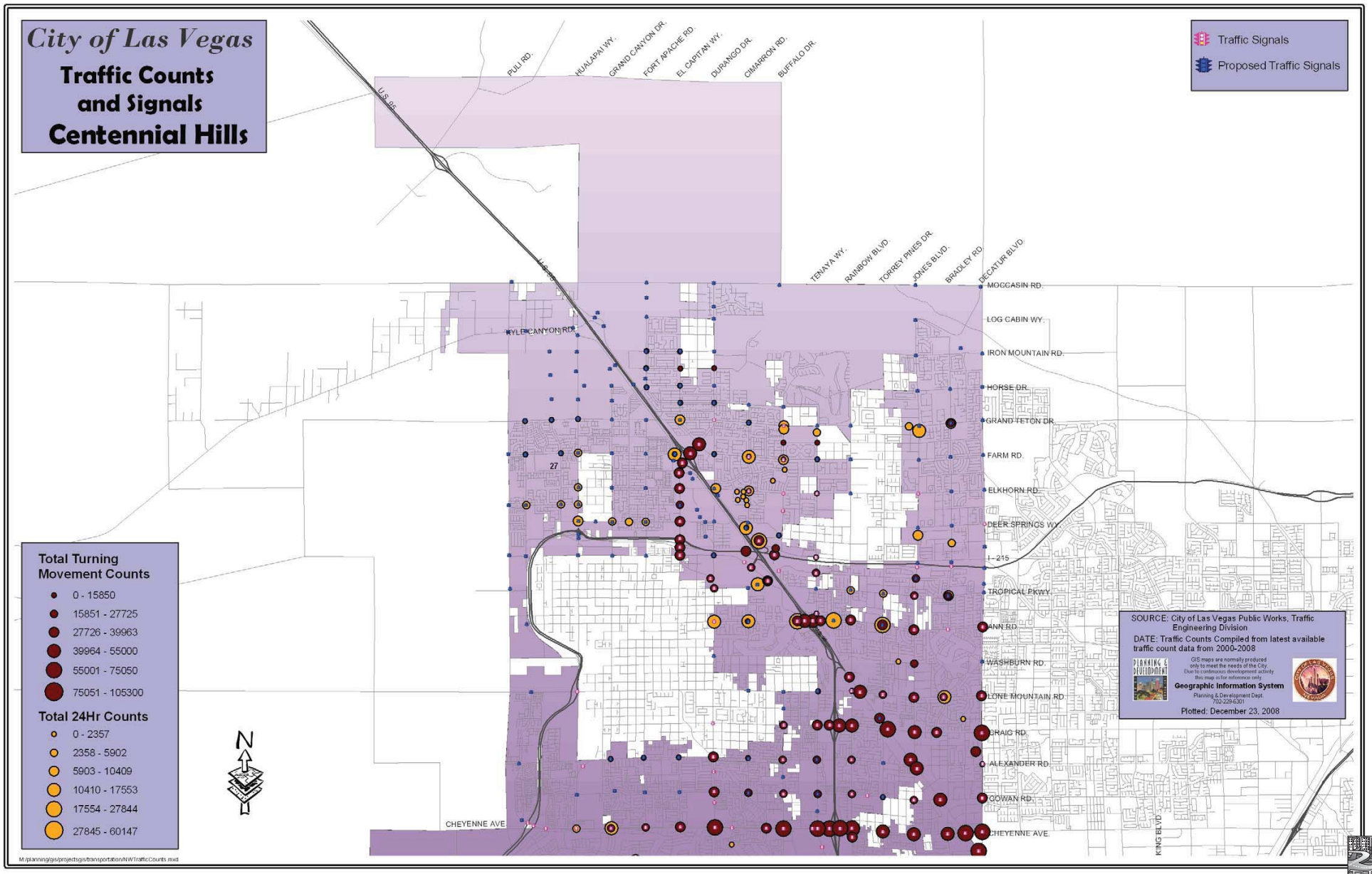
Transportation_Streets_Hwys Elem 2008 DRAFT;Plans-MPlan;indd;rs02/02/09

Map 7C: Traffic Counts and Signals, Centennial Hills



Source: City of Las Vegas Public Works Department, Traffic Engineering Division, Dec. 23, 2008.

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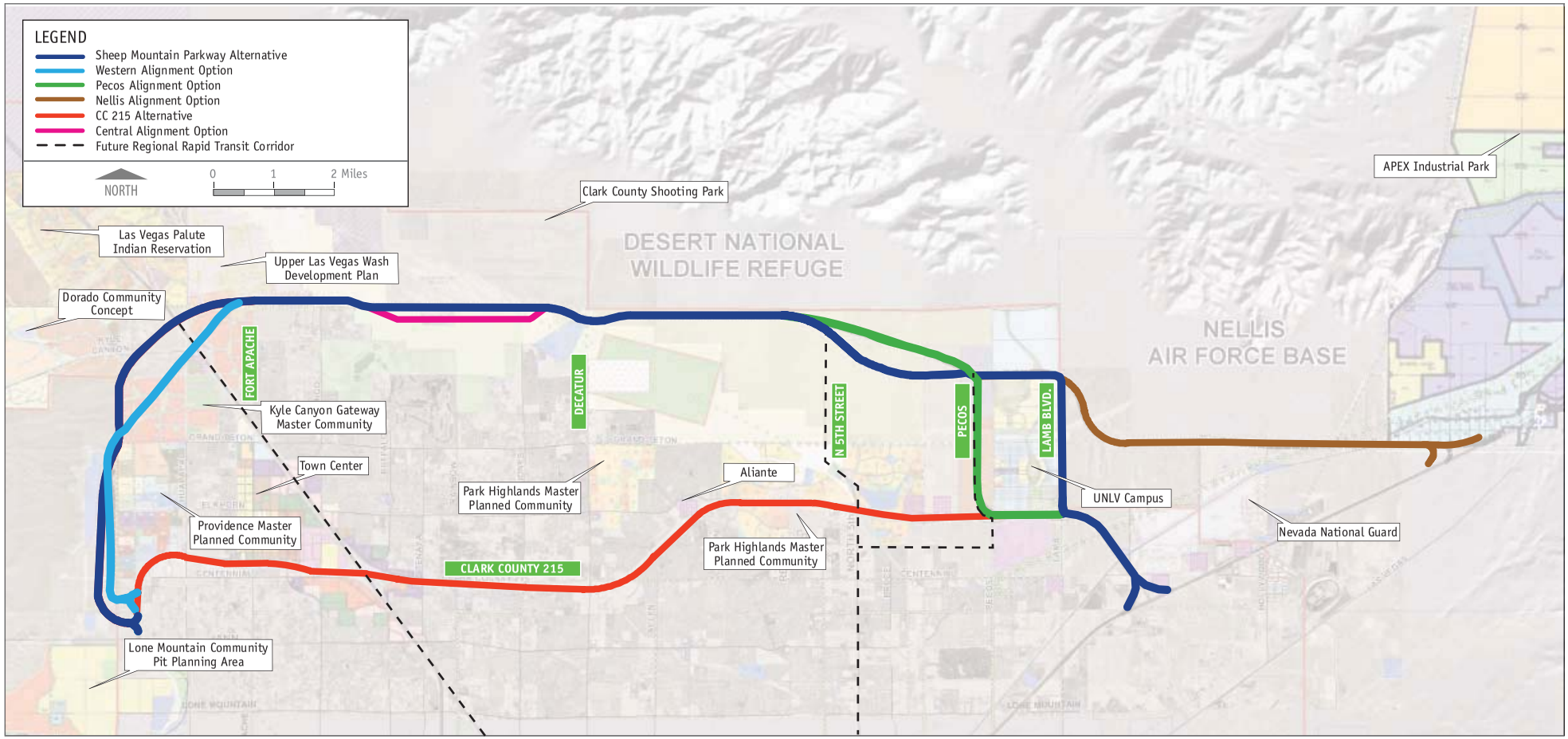
Map 8: Sheep Mountain Parkway Preliminary Alignment Alternatives

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

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Transportation_Streets_Hwys Elem 2008 DRAFT;Plans-MPlan;indd;rs02/02/09

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.

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

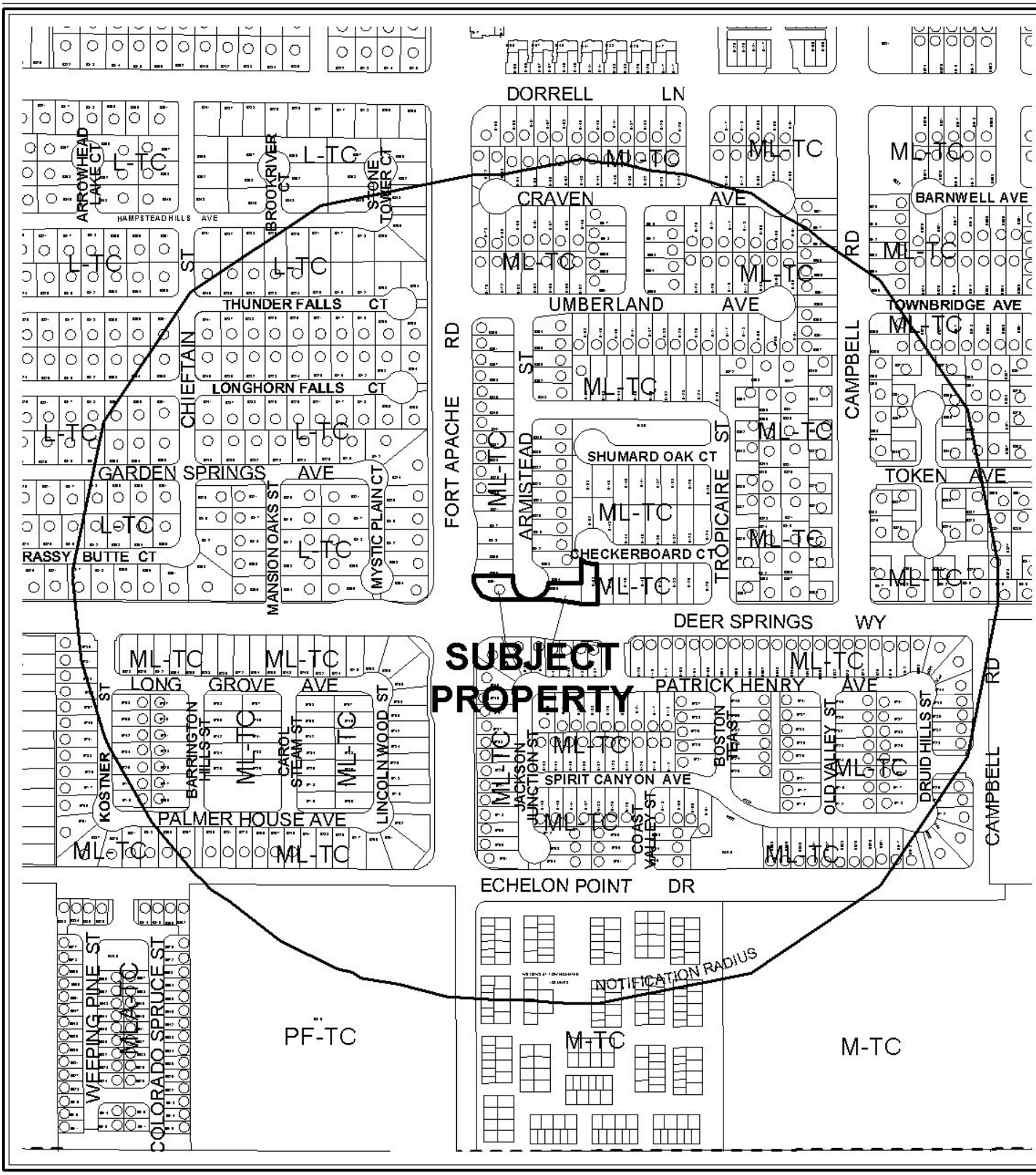
SUBJECT:
ABEYANCE - WVR-32158 - WAIVER - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: SPINNAKER HOMES V LLC - Request for a Waiver of Town Center Development Standards TO ALLOW A FOUR-FOOT SIDEWALK WITHOUT AN AMENITY ZONE ALONG A 40-FOOT AND A 50-FOOT PORTION OF DEER SPRINGS WAY WHERE A FIVE-FOOT 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.	**4**	**Planning Commission Mtg.**	**3**
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/Support Postcards



0 300 600 Feet

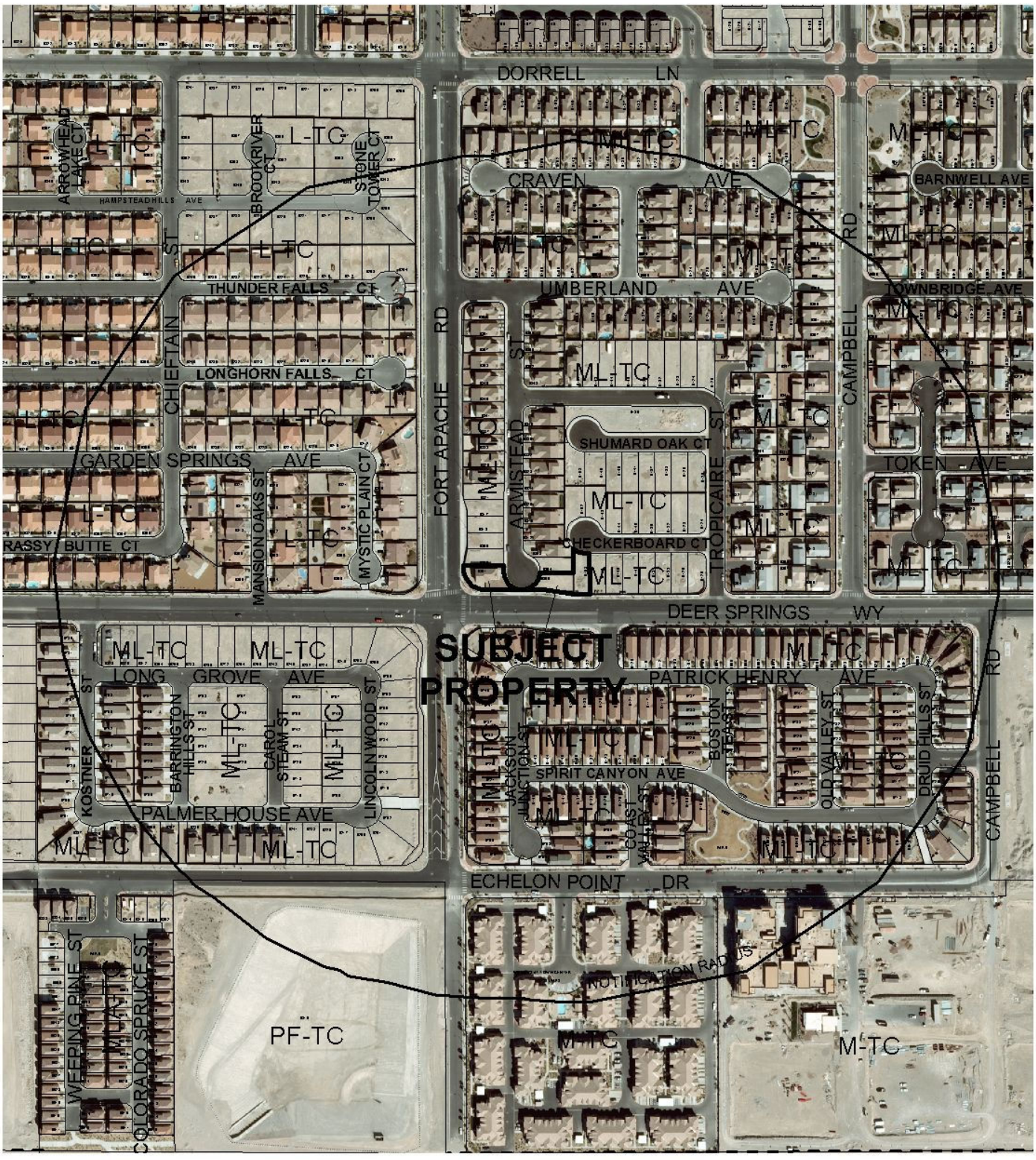
CASE: **WVR-32158**

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



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: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - 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
February 12, 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.

DC

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.

01/08/09	The Planning Commission abeyed a request for a Waiver (WVR-32158) 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 requested this abeyance to allow for additional time to coordinate the design of the landscaping of the amenity zones in Deer Springs Way.
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 3

PROTESTS 4

DC

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

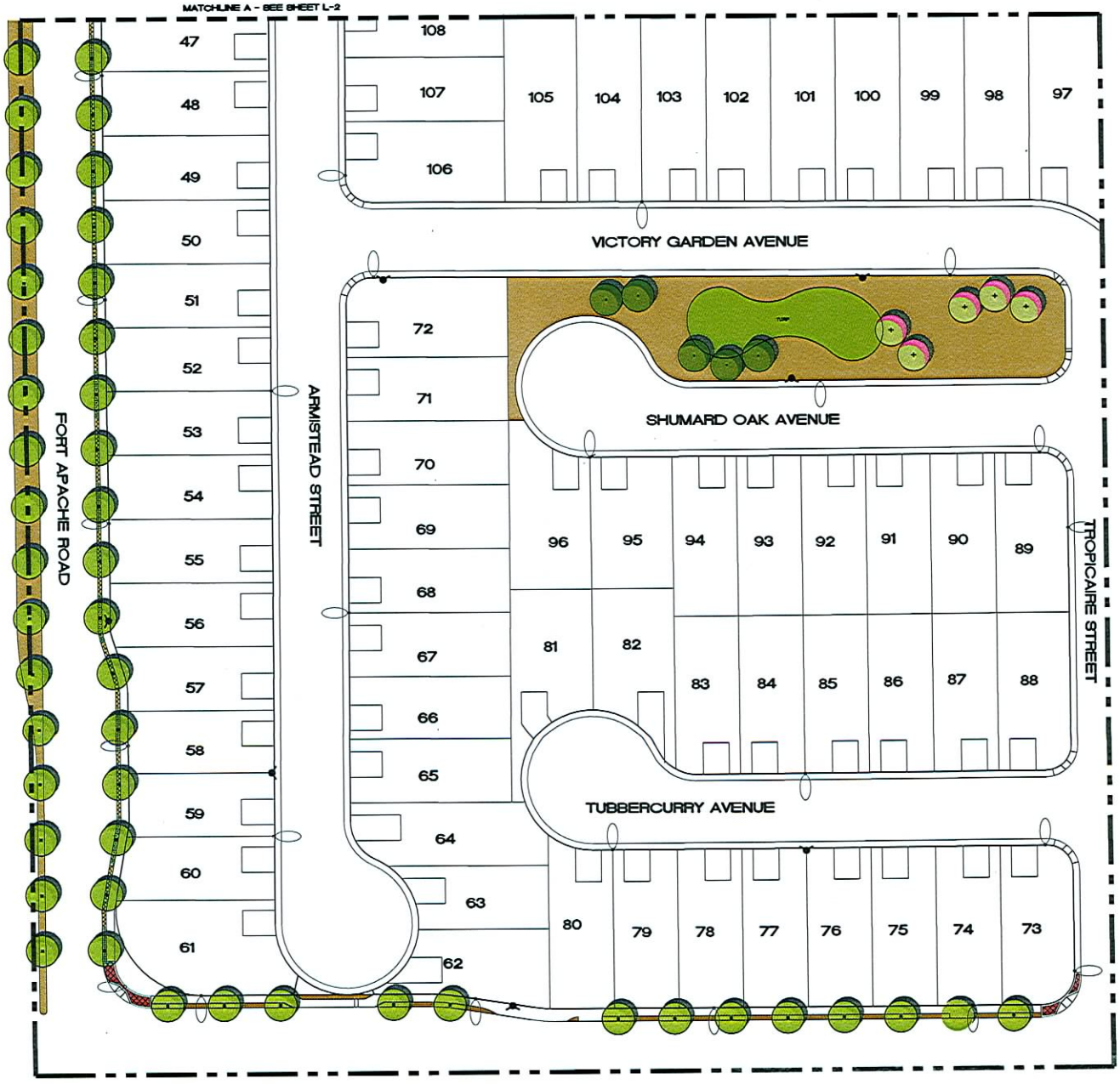
Subscribed and sworn before me

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 CETACEUM 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 LABS 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:

30%	WASHED SILT
40%	OMNI MULCH
1%	SOIL SULPHER
1%	GYPSUM

OMNI MULCH AVAILABLE THROUGH THE FOLLOWING SOURCE:

WESTERN ORGANICS
LAS VEGAS, NEVADA
(702) 639-0370

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
11020 Desert Shore Avenue
Las Vegas, Nevada 89144
(702) 254-3600
Fax 242-4175

Seal:

Date: 3/17/04

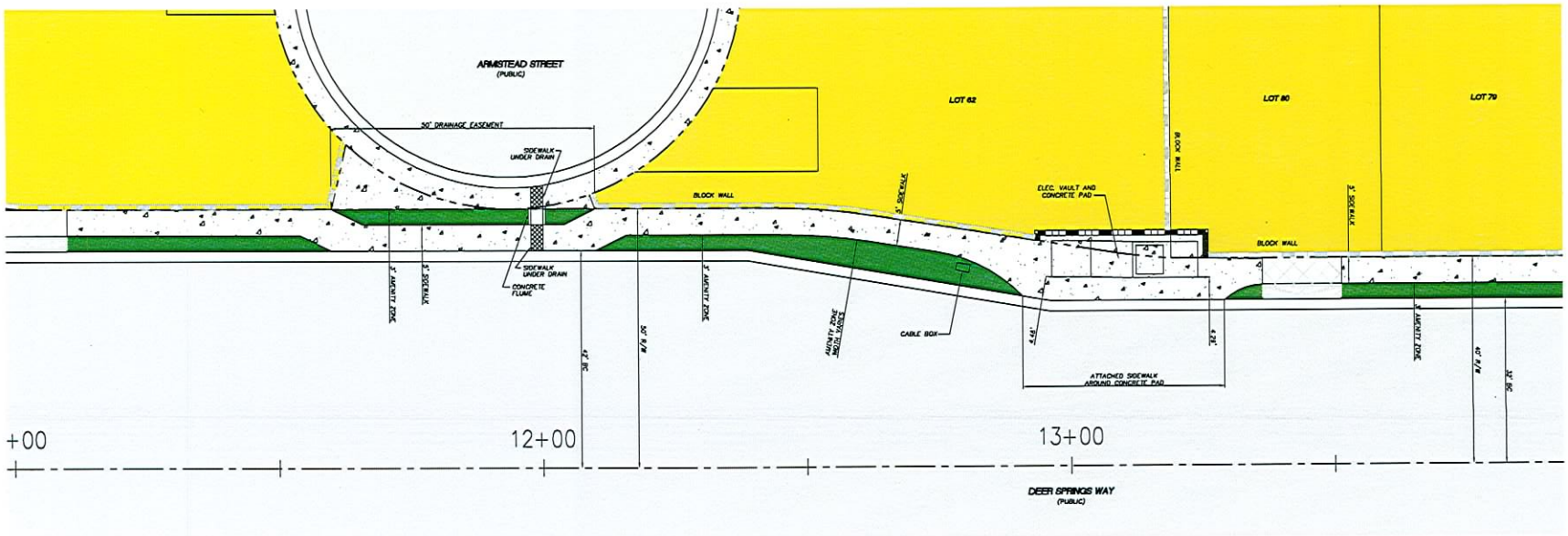
Revisions:
1
2
3
4

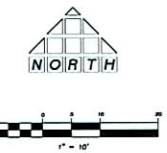
Project Info:
SPINNAKER @ TOWN CENTER - UNIT 4
Located @ Campbell & Dorrell, Las Vegas, NV
Prepared for: Royal Construction

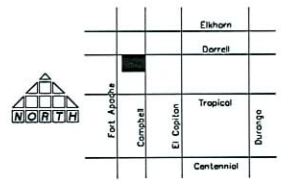
Sheet Title:
Landscape Plan

Drawn By: LB
Checked By: DW
Scale: 1"=30'-0"
Job #: 04-005

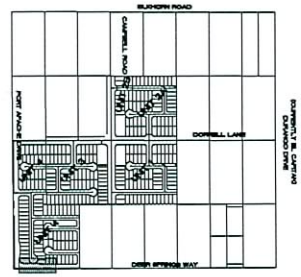
Sheet #
L-1







VICINITY MAP
NOT TO SCALE



KEYMAP
NOT TO SCALE

DRAWN BY:	SCALE:
DESIGNED BY:	BY
CHECKED BY:	BY
COMMENTS ADDRESSED BY:	
PROJECT NO.	011.06008

NO.	DATE	BY
REVISION		

THOMASON CONSULTING ENGINEERS
1327 E. WARM SPRINGS ROAD, SUITE 400
LAS VEGAS, NEVADA 89120
702-932-8125 FAX: 702-932-8123

ROYAL CONSTRUCTION
431 W. CHEYENNE AVENUE, SUITE 105 LAS VEGAS, NV 89032
PH: (702) 873-7773 FAX: (702) 873-7778

SPINNAKER • TOWNCENTER - UNIT 4
SIDEWALK EXHIBIT

SHEET 1
1 OF 1
DRAWING NO.

RECEIVED
NOV 25 2008

WVR-32158
01/08/09 PC



WVR-32158 - APPLICANT: ROYAL CONSTRUCTION - OWNER: SPINNAKER HOMES V LLC
ADJACENT TO DEER SPRINGS WAY, EAST OF FORT APACHE ROAD
FEBRUARY 12, 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
FEBRUARY 12, 2009 PLANNING COMMISSION

12/04/08



WVR-32158 - APPLICANT: ROYAL CONSTRUCTION - OWNER: SPINNAKER HOMES V LLC
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12/04/08



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FEBRUARY 12, 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
FEBRUARY 12, 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

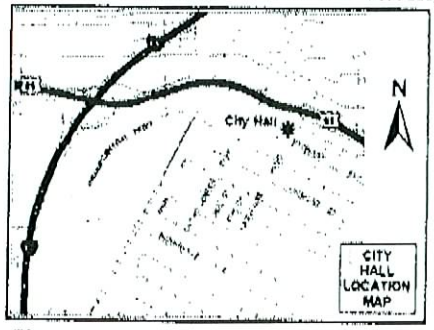
WVR-32158
01/08/09 PC

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

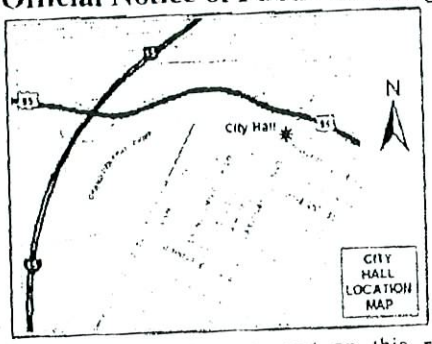
JAVDS11 89129

#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



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☐ 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

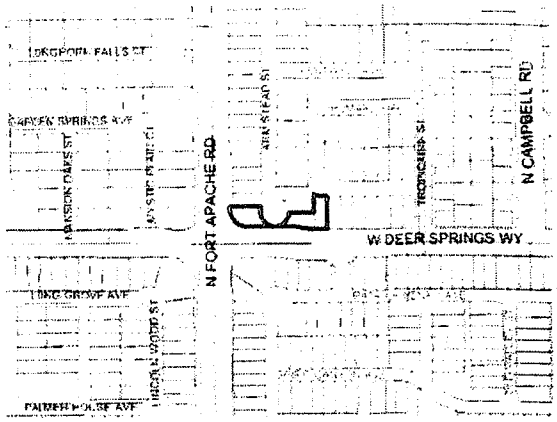
#41
P

Application Information

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)

I oppose. Why should this be any different than the rest of the areas?

Application Location



The proposed project may not pertain to the entire highlighted project site.

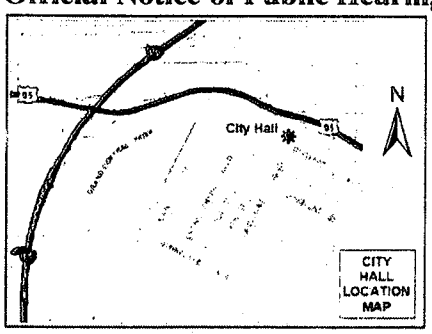
Public Hearing Information

Meeting:	Planning Commission
Date:	***January 08, 2009***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) http://www.lasvegasnevada.gov.

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.

WVR-32158
Planning Commission Meeting of 1/8/2009

PRESORTED FIRST CLASS

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JAN 05 2009

Case: WVR-32158
12520310039
HETZEL JAMES
909 S SPRING MEADOW DR
WEST COVINA CA 91791-3441

Submitted after final agenda
Date P Item 41

1-8-09 41

JAV0511 31751

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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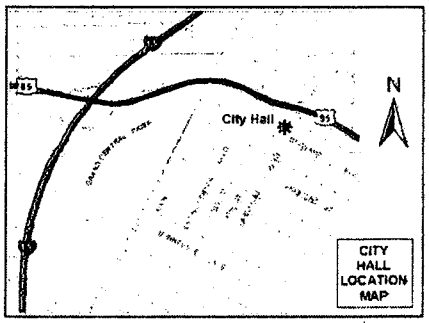
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

WVR-32158

Planning Commission Meeting of 1/8/2009

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JAN 02 2009

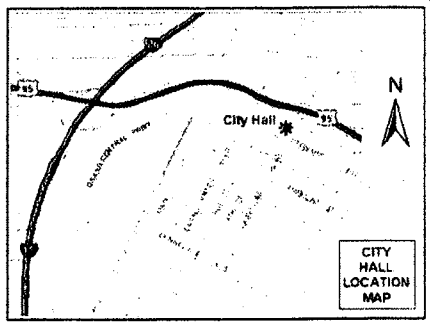
Case: WVR-32158
12519614052
HEARDMANN KENNETH E & CAROL A
9229 THUNDER FALLS CT
LAS VEGAS NV 89149-1673

Submitted after final agenda

Date 1/8 Item 41

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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[X] 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

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JAN 02 2009

Case: WVR-32158
12520313054
TOWNE VISTAS L L C
4511 W CHEYENNE AVE #105
NO LAS VEGAS NV 89032-2439

JAVDS11 89032

Submitted after final agenda
Date A Item 41

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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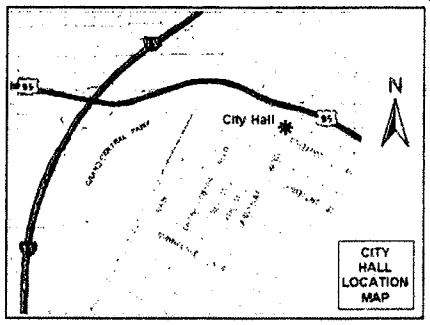
Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 02 2009

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Case: WVR-32158
12520214084
AIZENBERG STEPHEN B
4511 W CHEYENNE AVE #105
NO LAS VEGAS NV 89032-2439

☒ 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

JAV0511 A8032

Submitted after final agenda
Date A Item 41

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

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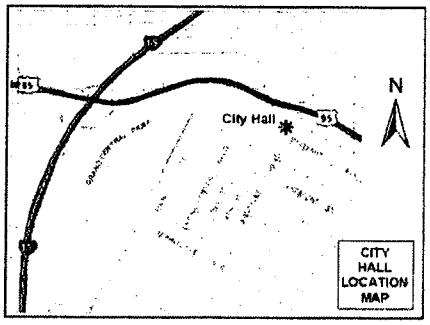
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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[X] 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

RECEIVED
JAN 02 2009

Case: WVR-32158

12520301006
SPINNAKER HOMES V L L C
4511 W CHEYENNE AVE #105
NO LAS VEGAS NV 89032-2439

JAV0511 89032

Submitted after final agenda

Date A Item 41

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

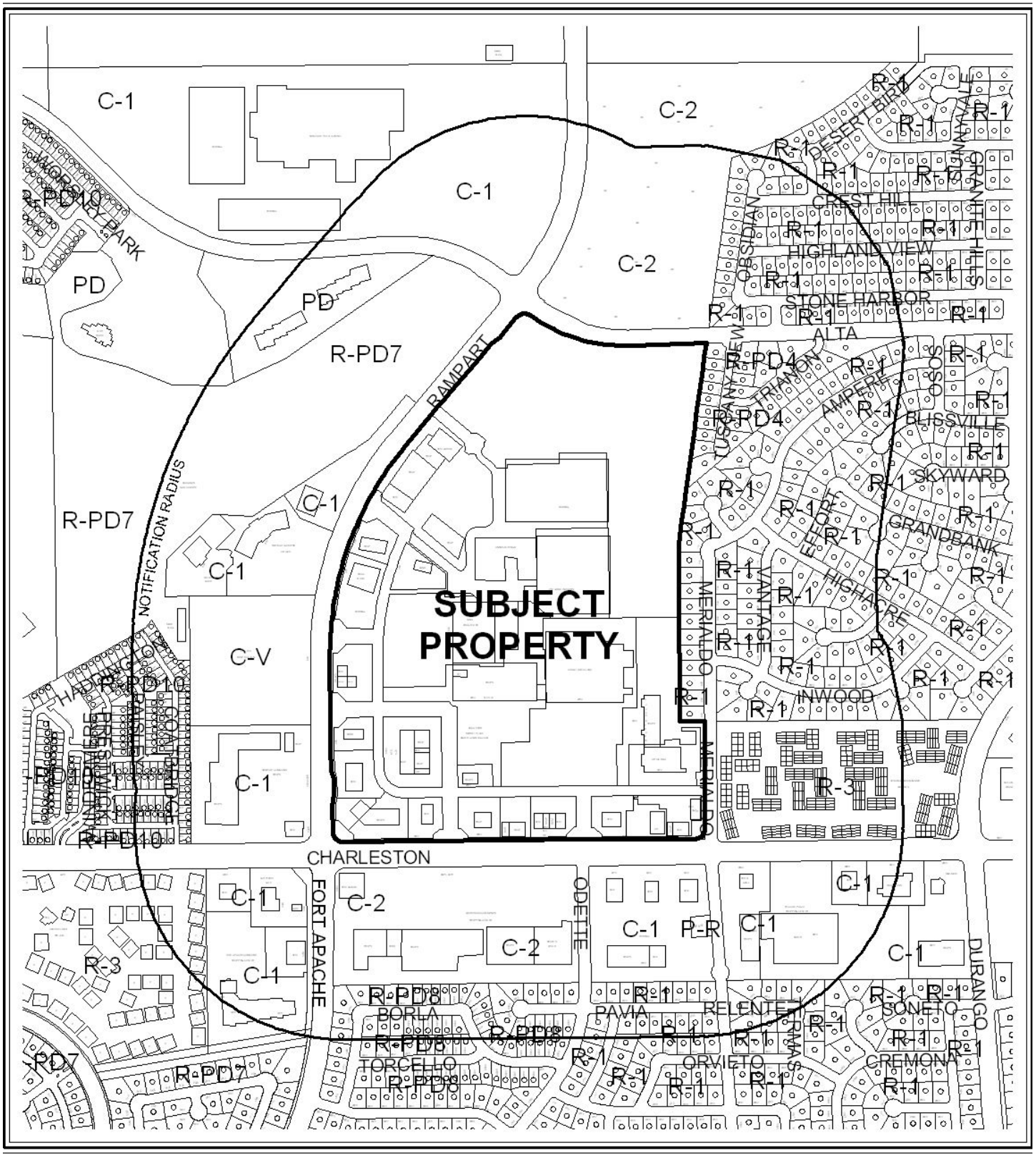
SUBJECT:
ABEYANCE - SUP-32148 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUMMERLIN MASSAGE NV, LLC - OWNER: JMK/BOCA PAD, LLC - Request for a Special Use Permit FOR A PROPOSED 3,193 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW FOR THE ESTABLISHMENT TO REMAIN OPEN UNTIL 10:00 P.M. WHERE 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.: 03/18/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**15**	**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 Letter and Protest/Support Postcards



CASE: **SUP-32148**

RADIUS: 1000 FT

0 500 1000 Feet

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

N



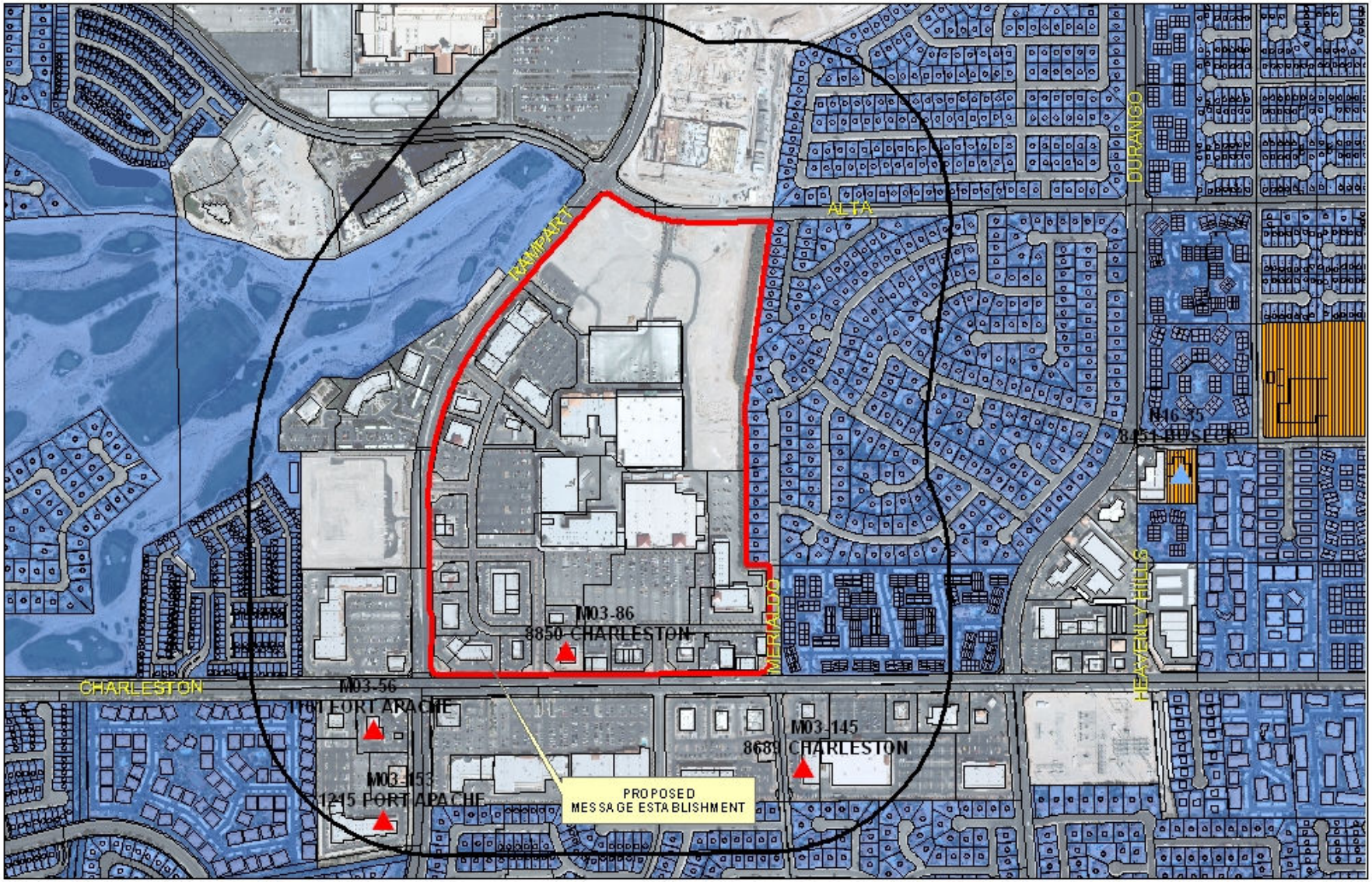
CASE: **SUP-32148**

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: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - 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
February 12, 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.
06/14/99	The City Council approved an appeal from the denial by the Planning Commission of a request for a Site Development Plan Review [Z-0030-92(7)] on property located on the northeast corner of Charleston Boulevard and Rampart Boulevard for a proposed commercial development consisting of 434,967 square feet of retail and 58,418 square feet of office uses within Phase I of the previously approved Boca Park Phase I Shopping Center.
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.
01/08/09	The Planning Commission approved a request to have Special Use Permit (SUP-32148) held in abeyance until the 02/12/09 Planning Commission meeting.
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)

NE

Information for Distance Separation				
Type Of Use	**Name (License #)**	**Address**	**Required Distance**	**Distance Provided**
Massage School	European Massage Therapy School (#S02-01105)*	8751 West Charleston Boulevard, Suite #295	No Distance Separation Required	Approximately 925 Feet (Parcel-to-Parcel)

**A massage therapy school does not require a Special Use Permit. Per City Code, a massage school is not a massage establishment and is exempt from the Title 19 requirements for a massage establishment. As a licensed school, students are exempt from the licensing requirements for individual massage therapists and are therefore allowed to perform and charge for massage.*

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.

- **Boca Park Marketplace Master Development Plan and Development Standards**

1.3 Submittal Requirements

"Once contracts are signed and in place for development within Boca Park, parcel owners and tenants will be issued a set of Boca Park Marketplace Master Development Plan and Development Standards which outlines the approved architecture, landscape and signage requirements for the property. Developers will then be required to submit preliminary and final designs for review and approval by the Boca Park Architectural Review Committee (ARC) prior to submitting designs to the City of Las Vegas Department of Planning and Development. All submittals must be in compliance with the Covenants, Conditions and Restrictions (CC & R's) for the property as well as the Development Standards and Zoning ordinances for the City of Las Vegas."

The scope of this application pertains to the allowing of a Massage Establishment use within a C-1 (Limited Commercial) zoning district and has no bearing on the improving of the site by means of construction. Therefore, Section 1.3 of the Boca Park Marketplace Master Development Plan and Design Guidelines does not pertain to the subject application. Future development of the site by means of a tenant improvement or signage permit will need to comply with the before mentioned section.

2.2 Land Use

"Properties within Boca Park Marketplace shall be developed in accordance with the City of Las Vegas Planning and Development Zoning Ordinance for C-1 uses."

The applicant has proposed a Massage Establishment at 8950 West Charleston Boulevard, Suite #7, within the Boca Park Marketplace. The subject site was approved with Site Development Plan Review [Z-0030-92(5)] on April 27, 1998. To operate a Massage Establishment within a C-1 (Limited Commercial) district, one must obtain a Special Use Permit for that use. In accordance with Title 19, the

applicant has now requested a Special Use Permit with a Distance Separation Waiver for a Massage Establishment use. With the approval of this request, the applicant would be in compliance with the requirements of Title 19 for a Massage Establishment use; therefore, in compliance with Section 2.2 of the Boca Park Marketplace Master Development Plan and Development Standards.

- **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 15

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

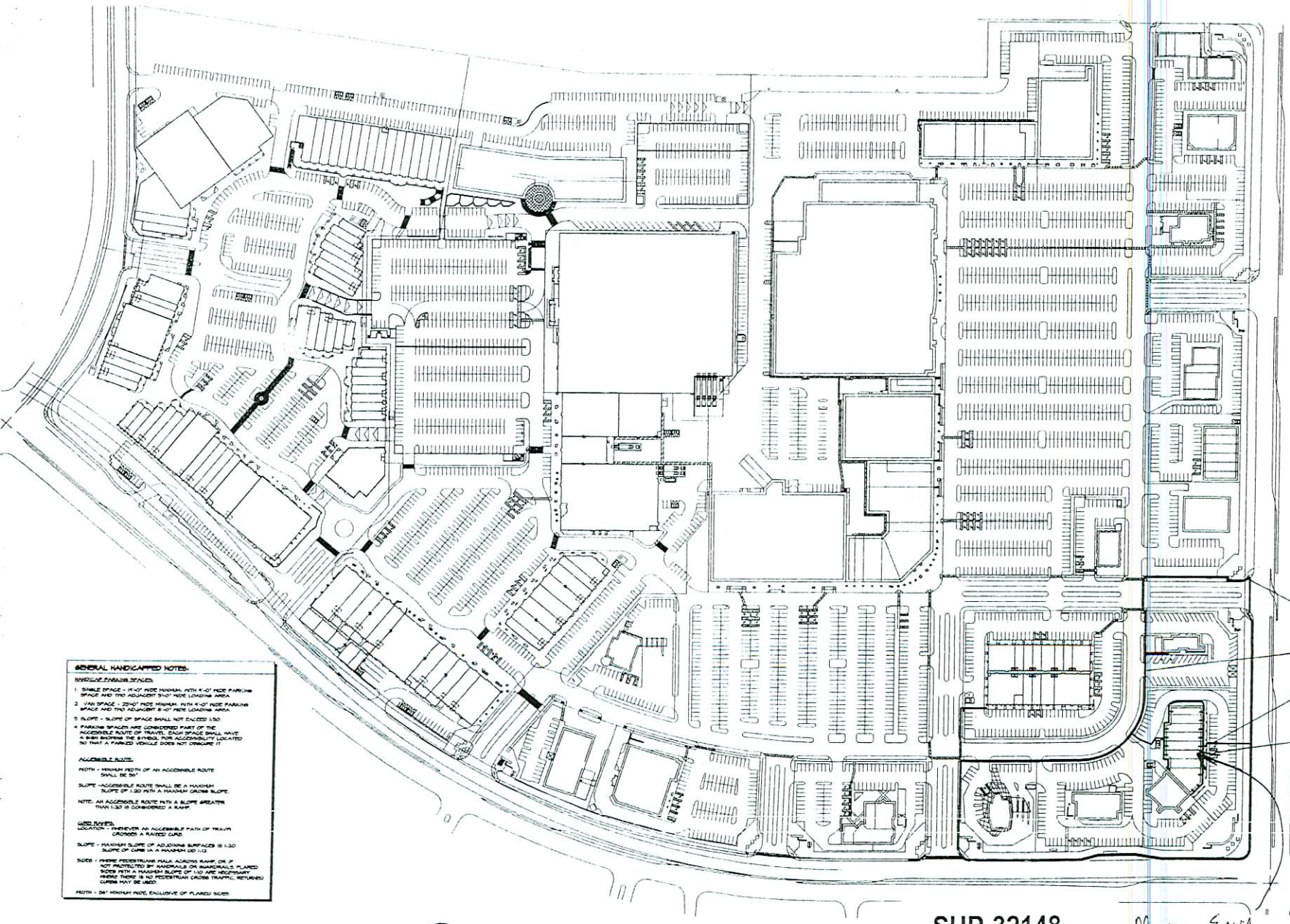
Subscribed and sworn before me

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 - 14'-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 OD 1:12.

SIDES - WHERE PEDESTRIANS WALK ACROSS RAMP, OR IF NOT PROTECTED BY HANDRAILS OR GUARDRAILS, 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

Perlman ARCHITECTS
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
△	12-26-01	CN	BLDG. DEPT. SUBMITTAL

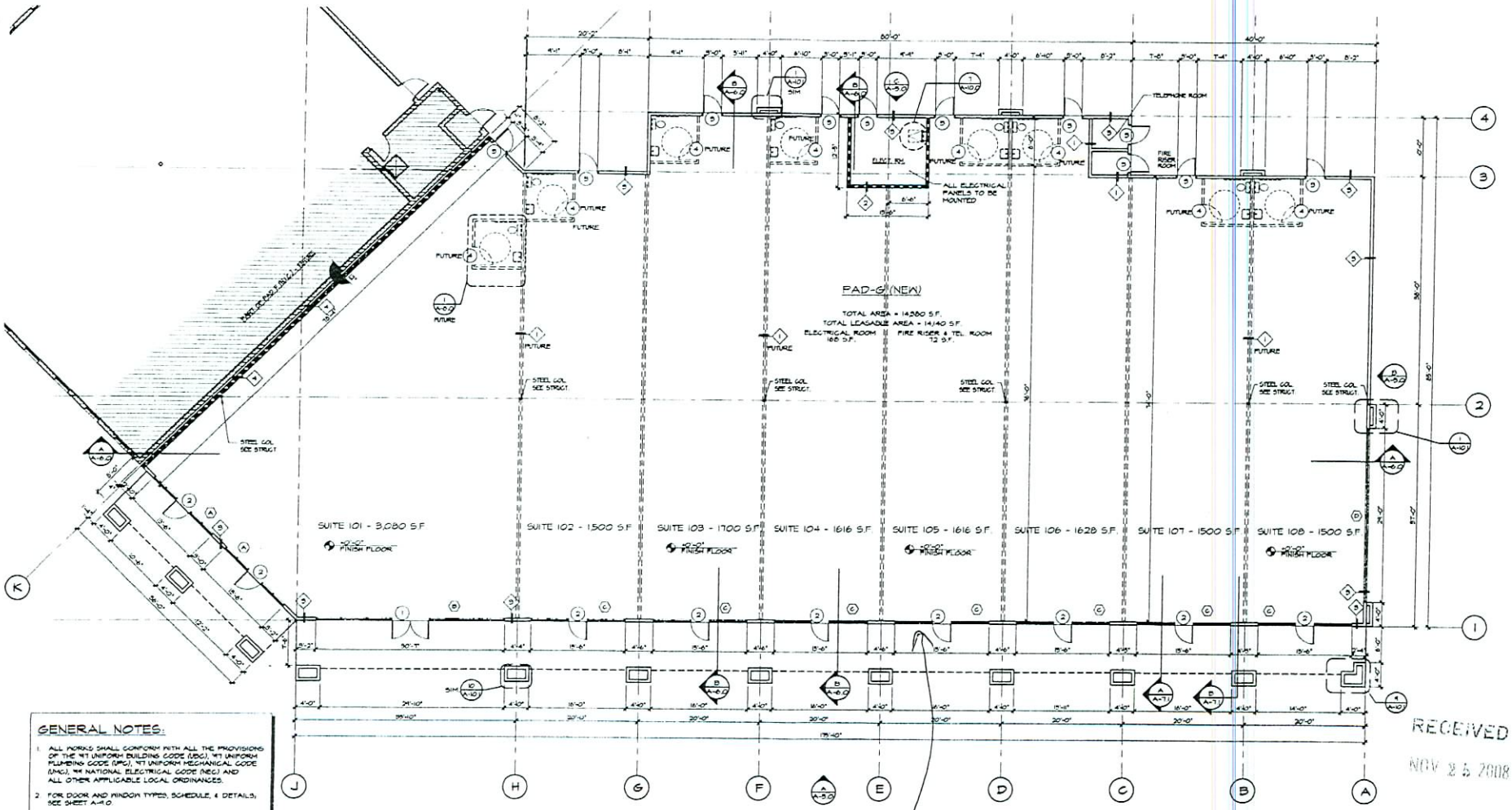
BOCA PARK - PAD G
INTERCAPITAL DEVELOPMENT
NEC Charleston and Rampart
Las Vegas, Nevada

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

Massage Envy

SUP-32148
01/08/09 PC

WALL LEGEND

- 6" INT. WOOD STUD WALL SEE DET. 1/A-10 ① FUTURE
- 6" INT. WOOD STUD WALL (1 HR. RATED WALL) SEE DET. 2/A-10 ②
- 6" EXT. WOOD STUD WALL SEE DET. 5/A-10 ③
- 8" CMU WALL-1 HOUR RATED @ FUTURE BUILDINGS SEE DET. 1/A-10 ④
- 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.

FLOOR PLAN

SCALE 1/8"= 1'-0"

RECEIVED
NOV 25 2008

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	PLAN DEPT. RESUBMITTAL

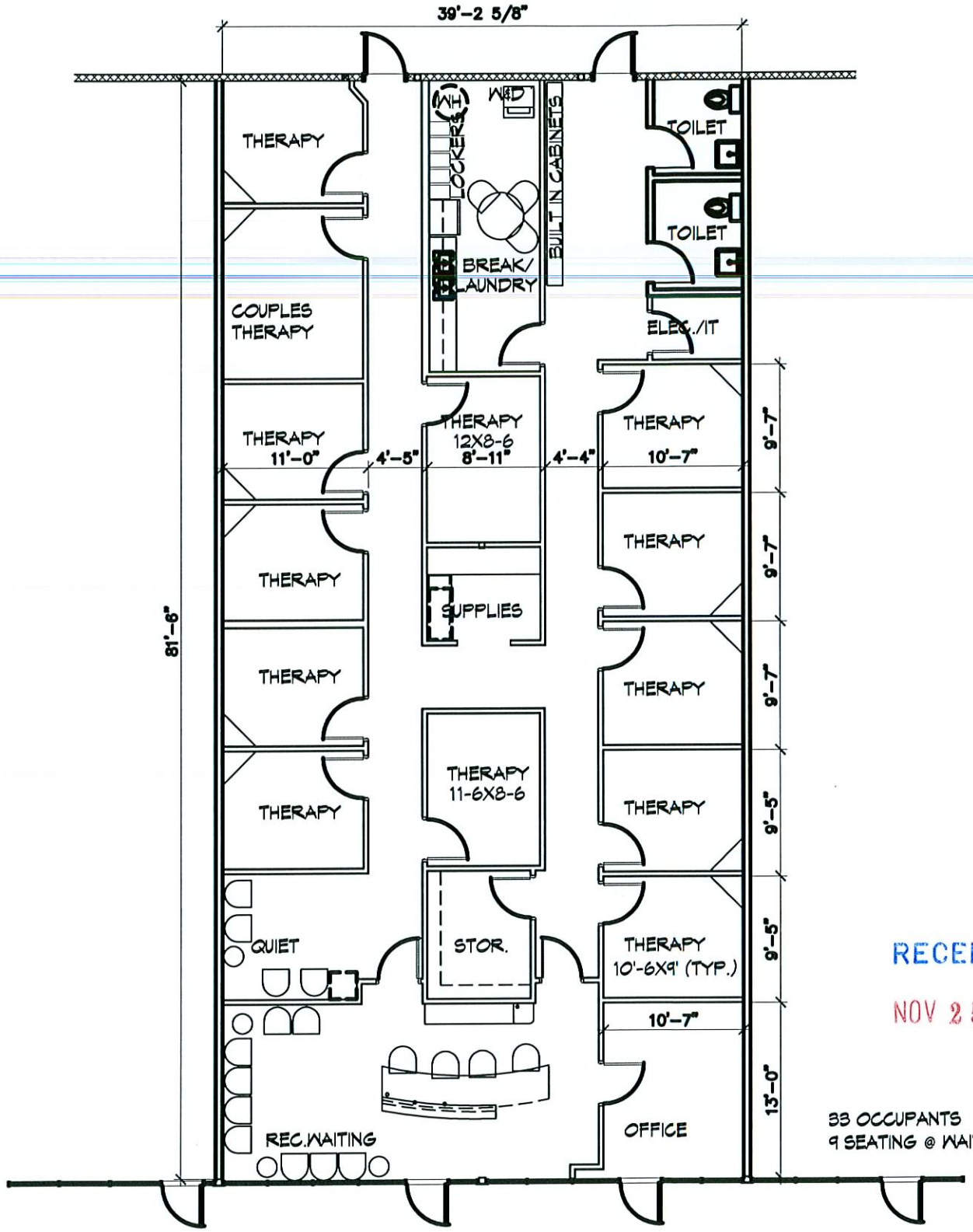
BOCA PARK - PAD G
INTERCAPITAL DEVELOPMENT
NEC Charleston and Rampart
Las Vegas, Nevada

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
FEBRUARY 12, 2009 PLANNING COMMISSION

12/04/08



SUP-32148 - APPLICANT: SUMMERLIN MASSAGE NV, LLC - OWNER: JMK/BOCA PAD, LLC
8950 WEST CHARLESTON BOULEVARD, SUITE #7
FEBRUARY 12, 2009 PLANNING COMMISSION

12/04/08



SUP-32148 - APPLICANT: SUMMERLIN MASSAGE NV, LLC - OWNER: JMK/BOCA PAD, LLC
8950 WEST CHARLESTON BOULEVARD, SUITE #7
FEBRUARY 12, 2009 PLANNING COMMISSION

12/04/08



SUP-32148 - APPLICANT: SUMMERLIN MASSAGE NV, LLC - OWNER: JMK/BOCA PAD, LLC
8950 WEST CHARLESTON BOULEVARD, SUITE #7
FEBRUARY 12, 2009 PLANNING COMMISSION

12/04/08

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

Boca Park Market Place, LLC

Doug Rankin
City of Las Vegas
Planning and Development
271 S. Fourth Street
Las Vegas, Nevada 89101

January 8, 2009

RE: SUP -32148 SUP- Summerlin Massage NV, LLC

On behalf of Boca Park Market Place, we respectfully request the withdrawal of the above application from the January 8, 2009 Planning Commission Agenda. This item is in violation of exhibit D Section 1.4 of Declaration of Restrictions and Operation and Easement Agreement recorded on October 22, 1998 with the Clark County Recorder (book no. 981022 inst. No. 01589).

Section 1.4 "City of Las Vegas Requirements" states "...development within the Boca Park Marketplace must comply with both the standards outlined in this document as well as any and all City ordinances or requirements subject for the review and approval by "architectural review", Use Permit", "Variance", or other submittal process as required by the City of Las Vegas Planning and Development. However, the submittal requirements outlined above is section 1.3 MUST BE reviewed by the Boca Park ARC prior to pursuing the required submittals for the City of Las Vegas.

Additionally, the applicant JMK/ Boca Pad, LLC is in violation of the original purchase and sales agreement, and the Master Development plan between Charleston Associates, and the City of Las Vegas.

Furthermore, Euphoria was granted an exclusive on massage for the entire shopping Center know as Boca Park Market place.

Lastly, as the developer it our responsibility to ensure the all the tenants have the best possible environment for success. As such allowing two massage establishments within the Boca Park Market Place will place unreasonable competition within the center. It is for this very reason that we grant exclusives and enforce them through the instrument of an OEA and Master Development Plan.

Sincerely,

James Grindstaff
Vice President, Planning

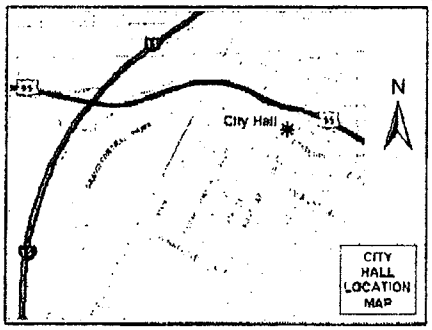
Submitted at Planning Commission

Date 1/8/09 Item 44

TELEPHONE (702) 242-6937 • FAX (702) 360-9128 OR (702) 242-6941
9510 W. SAHARA AVE., SUITE 200 • LAS VEGAS, NEVADA 89117

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

RECEIVED
JAN 06 2009

Case: SUP-32148
13832813040
COLEMAN LAWRENCE
8636 INWOOD DR
LAS VEGAS NV 89145-4801

JAV0511 89145

Submitted after final agenda
Date P Item 44

1-8-09 44

City of Las Vegas
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731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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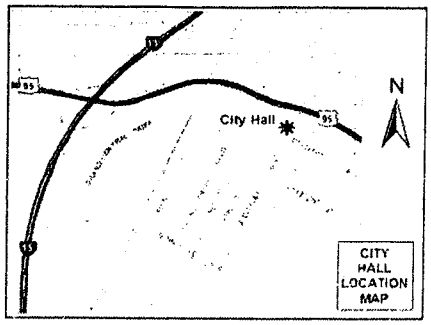

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SUP-32148

Planning Commission Meeting of 1/8/2009

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JAN 06 2009

Case: SUP-32148

13832819225
GENTILE MICHELLE A
121 EMERALD FOREST ST #201
LAS VEGAS NV 89145-3989

JAV0511 89145

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Date P Item 44

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Planning & Development Department
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731 S. Fourth Street
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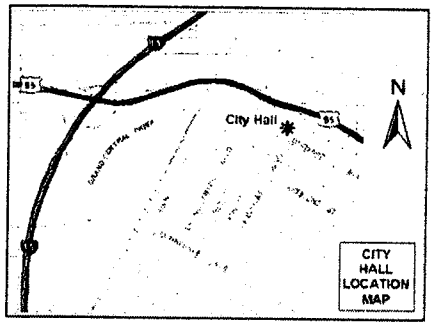

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☐ I SUPPORT this Request

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SUP-32148

Planning Commission Meeting of 1/8/2009

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JAN 05 2009

Case: SUP-32148

13832412017
JED PROPERTY L L C
3355 S HIGHLAND DR #112
LAS VEGAS NV 89109-3490

JAVDS11 89109

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Date P Item 44

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Las Vegas, Nevada 89101-2986

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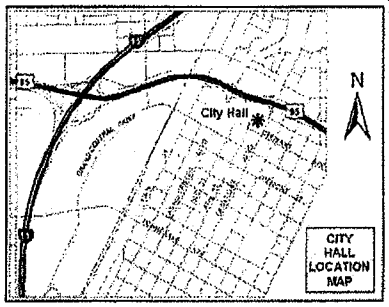

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SUP-32148

Planning Commission Meeting of 1/8/2009

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Case: SUP-32148
13832412017
JED PROPERTY L L C
3355 S HIGHLAND DR #112
LAS VEGAS NV 89109-3490

JAV0511 48103

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Date P Item 44

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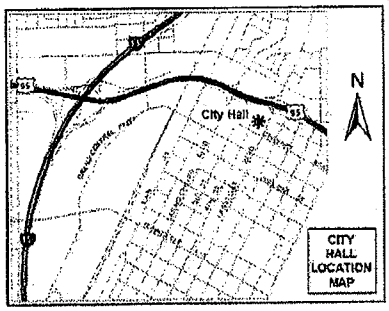

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Planning Commission Meeting of 1/8/2009

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Case: SUP-32148
13832412017
JED PROPERTY L L C
3355 S HIGHLAND DR #112
LAS VEGAS NV 89109-3490

JAV0511 83105

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Date P Item 44

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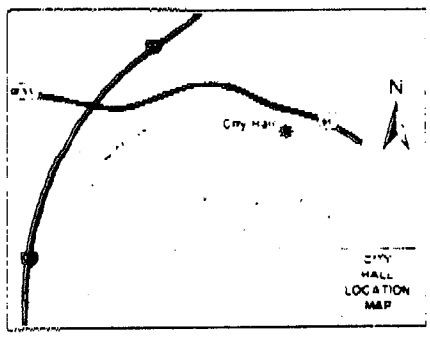

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Planning Commission Meeting of 1/8/2009

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Case SUP 32148
13632819008
FORLANO LESLIE
1124 OLD COURSE LN
MOUNT PLEASANT SC 29466-6943

12/30/2008 20:37 8434168354 ANTHONY J FORLANO PAGE 01

Submitted after final agenda
Date P Item 44

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

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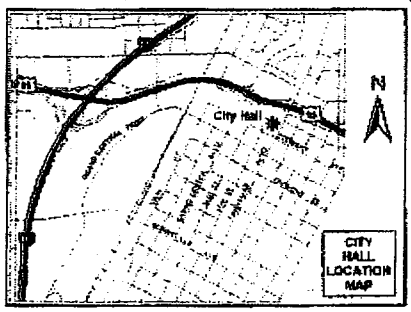

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Is this a joke!

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SUP-32148

Planning Commission Meeting of 1/8/2009

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JAN 02 2009

Case: SUP-32148

13832720006
GAY NANCY S
608 AMPERE LN
LAS VEGAS NV 89145-4878

JAN0511 A5145

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Date P Item 44

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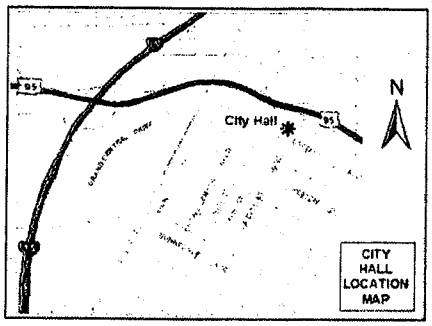

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This is not a good idea for our community!

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SUP-32148
Planning Commission Meeting of 1/8/2009

Case: SUP-32148
16305512010
WOLFLA SUSAN
8701 PAVIA DR
LAS VEGAS NV 89117-1109

JAVOS11 8317

Submitted after final agenda
Date P Item 44

City of Las Vegas
Planning & Development Department
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Las Vegas, Nevada 89101-2986

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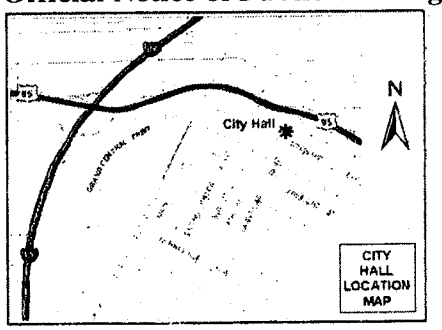

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SUP-32148
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Case: SUP-32148
13832213059
KIGER MICHAEL & JAMIE
9301 VERLAINE CT
LAS VEGAS NV 89145-8688

JAV0511 89145

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Date P Item 44

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

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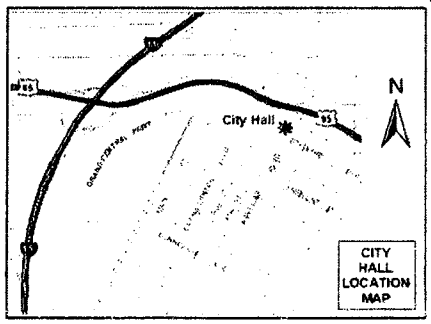

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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Planning Commission Meeting of 1/8/2009

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JAN 02 2009

Case: SUP-32148
13832213206
KIGER MICHAEL W & JAMIE L
9301 VERLAINE CT
LAS VEGAS NV 89145-8688

Submitted after final agenda
Date P Item 44

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

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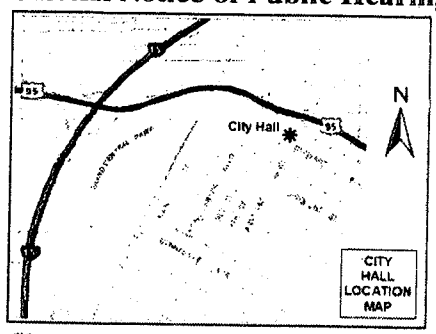

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

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SUP-32148

Planning Commission Meeting of 1/8/2009

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JAN 02 2009

16305512006 Case: SUP-32148
ROLFES RAYMOND C & WILLA C
8712 PAVIA DR
LAS VEGAS NV 89117-1108

JAVDS11 89117

Submitted after final agenda

Date P Item 44

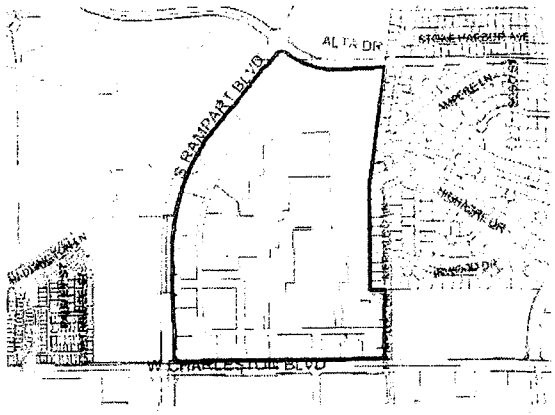
Application Information

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)

THIS IS NOT AN APPROPRIATE LOCATION FOR THIS ESTABLISHMENT... AND ANY WAIVERS MAKE THIS PROPOSAL UNACCEPTABLE.

Howard A. Corr

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***January 08, 2009***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) http://www.lasvegasnevada.gov.

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
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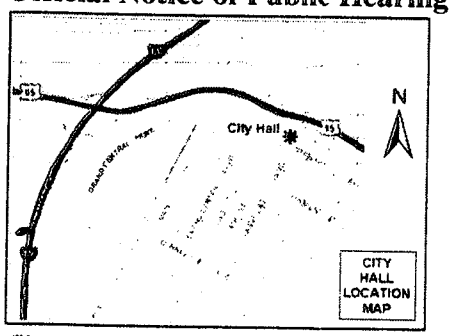

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If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 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

Case: SUP-32148
13832415085
CORR HOWARD A REVOCABLE TR AGMT
993 COATBRIDGE ST
LAS VEGAS NV 89145-8526

Submitted after final agenda
Date P Item 44

JAVDS11 89145

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

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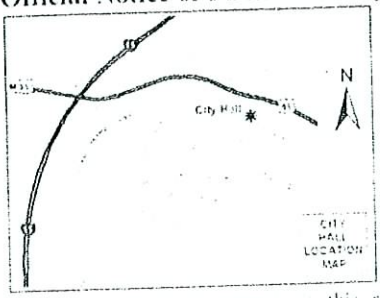

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SUP-32148
Planning Commission Meeting of 1/8/2009

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Case: SUP-32148
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LAS VEGAS NV 89117-5467

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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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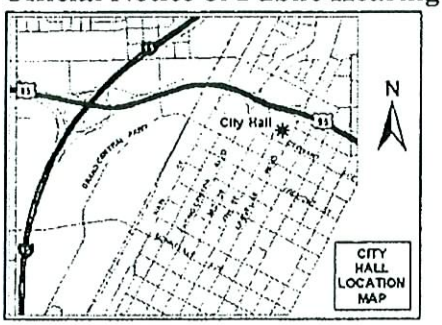

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☐ I SUPPORT this Request

☒ WE OPPOSE this Request

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SUP-32148

Planning Commission Meeting of 1/8/2009

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DEC 30 2008

Case: SUP-32148

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533 AMPERE LN
LAS VEGAS NV 89145-4874

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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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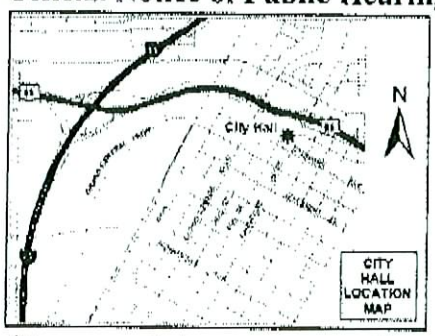

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SUP-32148

Planning Commission Meeting of 1/8/2009

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DEC 30 2008

Case: SUP-32148

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MANDOLFO MICHAEL B & RENEE D
8705 PAVIA DR
LAS VEGAS NV 89117-1109

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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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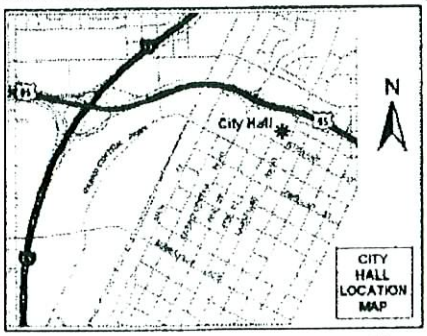

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SUP-32148

Planning Commission Meeting of 1/8/2009

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Case: SUP-32148

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HENDERSON NV 89052-2982

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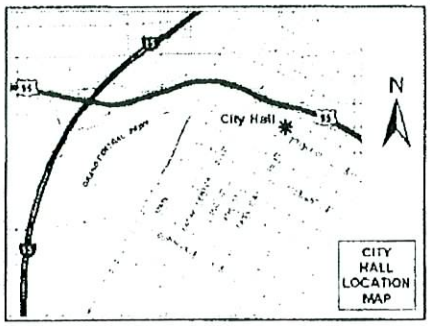
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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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

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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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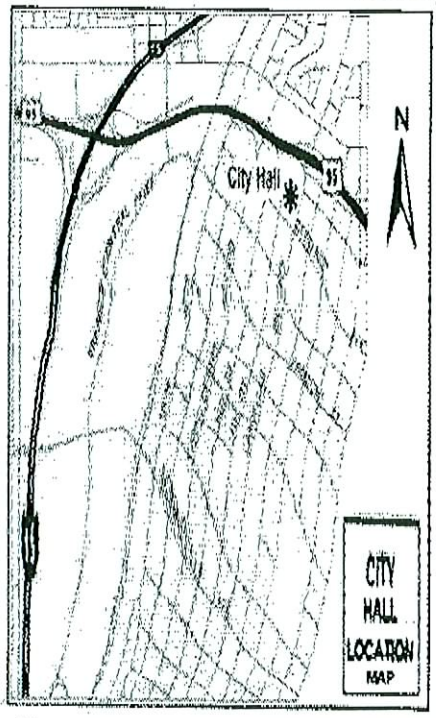

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DEC 30 2008

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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

Case: SUP-32148
13832613007
HOOGE JOHN L & JUDITH M
8620 HIGHLAND VIEW AVE
LAS VEGAS NV 89145-5708

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

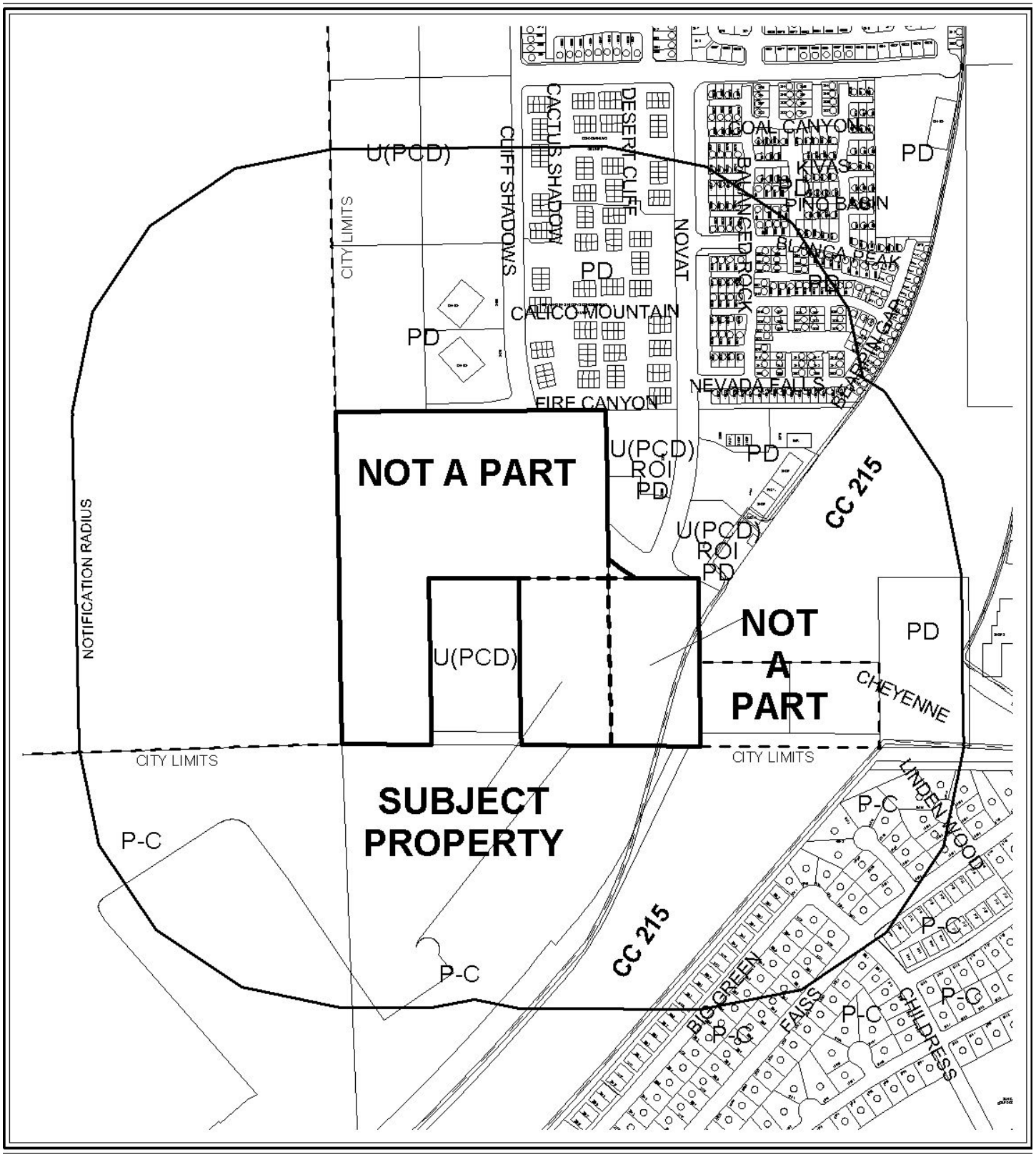
SUBJECT:
ABEYANCE - MOD-30617 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC. - Request for a Major Modification to the Lone Mountain West Plan to Amend the Land Use Designation FROM: L (LOW DENSITY RESIDENTIAL) and P (PARK/SCHOOL/RECREATION/OPEN SPACE) TO: PF (PUBLIC FACILITIES) on 5.07 acres located approximately 660 feet east of the southwest corner of Cliff Shadows Parkway and the 215 Beltway (APNs 137-12-401-011 and 137-12-410-003), PD (Planned Development) Zone [L (Low Density Residential) Lone Mountain West Land Use Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [P (Park/School/Recreation/Open Space) Lone Mountain West Land Use Designation], Ward 4 (Steinman)

C.C.: 03/18/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**12**	**Planning Commission Mtg.**	**702**
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. Shared Parking Agreement
6. Justification Letter
7. Protest/Support Postcards
8. Protest E-mails, Protest/Support Letters, Support Affidavits and Petition



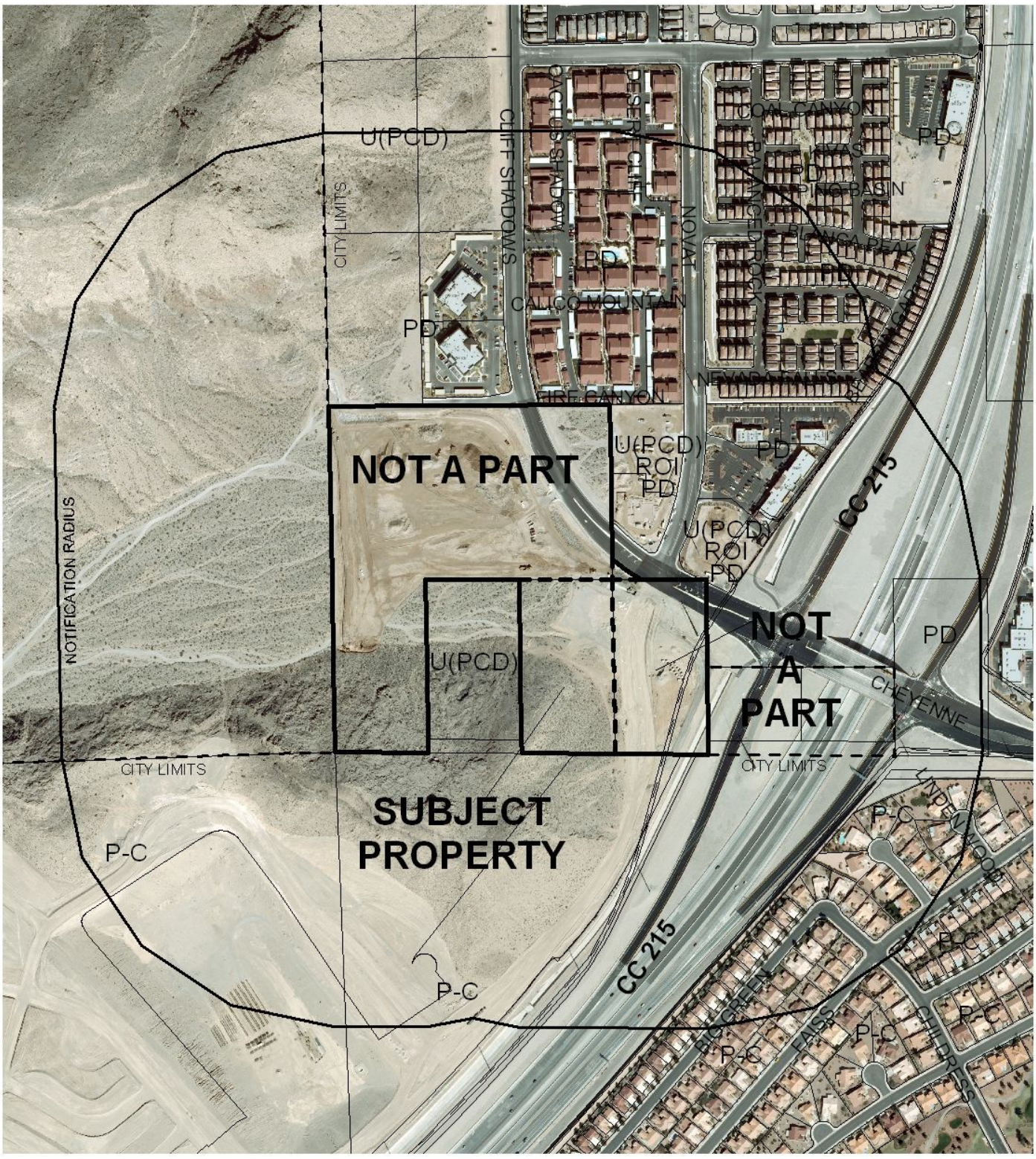
0 400 800 Feet

CASE: **MOD-30617**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT) ZONE [L (LOW DENSITY RESIDENTIAL) LONE MOUNTAIN WEST LAND USE DESIGNATION] ; U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] [P (PARK/SCHOOL/RECREATION/ OPEN SPACE) LONE MOUNTAIN WEST LAND USE DESIGNATION] AND C-V (CIVIC) ZONE

PROPOSED ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT) ZONE [PF (PUBLIC FACILITIES) LONE MOUNTAIN WEST LAND USE DESIGNATION]



CASE: **MOD-30617**

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT) ZONE [L (LOW DENSITY RESIDENTIAL) AND P (PARK/SCHOOL/ RECREATION/OPEN SPACE)] LONE MOUNTAIN WEST LAND USE DESIGNATION

PROPOSED ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT) ZONE [PF (PUBLIC FACILITIES)] LONE MOUNTAIN WEST LAND USE DESIGNATION

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - MOD-30617 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL.

SG

MOD-30617 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Major Modification of the Lone Mountain West Land Use Plan from L (Low Density Residential) and P (Park/School/Recreation/Open Space) to PF (Public Facilities) Land Use Designation on 5.07 acres located at the southwest corner of the intersection of Cliff Shadows Parkway and Novat Street. The applicant has also submitted a request for Rezoning from U (Undeveloped) [PCD (Planned Community Development) General Plan designation] to PD (Planned Development) for one of the two affected parcels, and a Site Development Plan Review (SDR-30614) for a Church/House of Worship at the subject site.

The proposed amendment to PF (Public Facilities) is compatible with the surrounding P (Park/School/Recreation/Open Space) and L (Low Density Residential) Lone Mountain West land use designations, and the PD (Planned Development) zoning, and the proposed use of a Church/House of Worship is consistent with the proposed PF (Public Facilities) designation; therefore, staff recommends approval of this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/05/03	The City Council approved an Annexation (A-0038-02) for the subject property as part of a larger request. The Planning Commission recommended approval. The effective date was 2/14/03.
12/17/03	The City Council approved a Rezoning (ZON-3209) to PD (Planned Development), a Major Modification (MOD-3206) to add approximately five acres to the Lone Mountain West Master Plan area and to amend the Plan to allow churches within all residential land use designations with approval of a Special Use Permit (SUP-3304) for the Church/House of Worship. The Planning Commission and Staff recommended denial as no Site Development Plan Review accompanied the application for a Special Use Permit. A two year approval was granted for the Church and pre-school, set to expire 12/17/05. The Planning Commission and Staff recommended denial.
03/01/06	The City Council approved a request for an Extension of Time (EOT-11349) of an approved Special Use Permit (SUP-3304) that allowed a Church/House of Worship and a Preschool adjacent to the south side of Cliff Shadows Parkway, approximately 375 feet west of the 215 Beltway. Staff recommended approval. A one-year extension was granted, set to expire 12/17/07.

02/06/08	The City Council approved a request for a second Extension of Time (EOT-26060) for an approved Special Use Permit (SUP-3304) for a church/house of worship and a preschool adjacent to the south side of Cliff Shadows Parkway, approximately 375 feet west of the 215 Beltway. Staff recommended approval. The Special Use Permit is set to expire on 12/17/09.*
11/21/08	The Planning Commission held in abeyance requests for a Site Development Plan Review (SDR-30614) for a proposed 89,550 square-foot, five-story Church/House of Worship with Waivers of the Lone Mountain West wall and landscape standards; a Major Modification (MOD-30617) to change the Lone Mountain West land use designation on two parcels from L (Low Density Residential) and P (Park/School/Recreation/Open Space) to PF (Public Facilities); a Rezoning (ZON-31062) of one parcel from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development); a Variance (VAR-30620) to Title 19.06.170 Hillside Development Standards and Guidelines to allow a building height of 85 feet where two stories or 35 feet is the maximum allowed and to allow a site disturbance of 3.78 acres where 3.56 acres is the maximum allowed; a Variance (VAR-31394) to allow 175 parking spaces where 375 are required; and a petition to Vacate (VAC-30622) U.S. Government Patent Easements located at the southwest corner of the intersection of Cliff Shadows Parkway and Novat Street.
01/22/09	The Planning Commission held in abeyance requests for a Site Development Plan Review (SDR-30614) for a proposed 89,550 square-foot, five-story Church/House of Worship with Waivers of the Lone Mountain West wall and landscape standards; a Major Modification (MOD-30617) to change the Lone Mountain West land use designation on two parcels from L (Low Density Residential) and P (Park/School/Recreation/Open Space) to PF (Public Facilities); a Rezoning (ZON-31062) of one parcel from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development); a Variance (VAR-30620) to Title 19.06.170 Hillside Development Standards and Guidelines to allow a building height of 85 feet where two stories or 35 feet is the maximum allowed and to allow a site disturbance of 3.78 acres where 3.56 acres is the maximum allowed; a Variance (VAR-31394) to allow 175 parking spaces where 375 are required; and a petition to Vacate (VAC-30622) U.S. Government Patent Easements located at the southwest corner of the intersection of Cliff Shadows Parkway and Novat Street.
02/04/09	The City Council will consider a request for a Shared Parking Agreement between the International Church of Las Vegas, Inc. and the City of Las Vegas for real property located at Cliff Shadows Parkway and Novat Street.

**If this Major Modification (MOD-30617) to amend the Lone Mountain West land use designation from L (Low Density Residential) and P (Park/School/Recreation/ Open Space) to PF (Public Facilities) is approved, Special Use Permit (SUP-3304) would no longer be required to develop the site as a Church/House of Worship.*

Related Building Permits/Business Licenses	
There are no building permits or business licenses associated with the subject site,	
Pre-Application Meeting	
07/10/08	A pre-application meeting was held to discuss the requirements for submitting applications for a Major Modification, Site Development Plan Review and Variance. Also discussed were the requirements for meeting the Hillside Development standards and guidelines.
Neighborhood Meeting	
11/13/08	A neighborhood meeting was held on Thursday, November 13, 2008 at 6:30 p.m. at the YMCA Building located at 3521 North Durango Drive, Las Vegas, Nevada. The meeting was attended by seven representatives for the applicant, five members of the general public and one staff person from the Planning and Development Department. The applicant gave a brief presentation detailing the development of the proposed church and school. It was indicated that the facility will be approximately 90,000 SF in size, and the school will include kindergarten through fifth grade, as well as pre-school classes. Questions and concerns from the public were as follows: • Concern about the 85' height of the building and impact on views. • Questions about the number of church goers; the applicant responded that Phase I would accommodate approximately 500-600, and Phase II would accommodate somewhere between 1,000 and 1,500. • A resident questioned whether the perimeter trees shown in the rendering would actually be planted; the applicant responded that the trees were required by code. • A resident asked why the Waiver from the landscape standards was necessary; the applicant responded that landscaping was required along all property lines, and they wanted to leave the sloping portion of the hillside undisturbed. • Concern was expressed about traffic control at Desert Hope Drive and Cliff Shadows Parkway; the applicant responded that they would conform to the previously-approved traffic study (submitted by Pulte for the Reverence development to the south). • A question was raised about the construction timeframe; the applicant responded that they hoped to have Phase I completed in four years. • Residents expressed approval for the earth-tone color scheme of the building and materials, in the hope that it would blend in with the adjacent hillside. It was reiterated by a resident that the principal concern with the project was the height of the building, but that they were otherwise in favor of the project.

01/26/09	An additional neighborhood meeting was held on Monday, January 26, 2009 at 6:00 p.m. at the YMCA Building located at 3521 North Durango Drive, Las Vegas, Nevada. The meeting was attended by three representatives for the applicant, forty two members of the general public, with additional people standing in the hallway outside the room, one councilman, three commissioners, and two staff persons (one each from Field Operations and the Planning and Development Department). The applicant gave a brief presentation regarding the project, and displayed several photo renderings of the proposed structure. The applicant did not have any site plans available to show to the members of the public. It was noted that the applicant would be constructing an additional parking area off-site on BLM land leased by the City of Las Vegas. The following questions and issues were raised by the audience: • There were issues regarding the size of the congregation and the resulting impact to the neighborhood. • Several residents commented that the proposed tower was too tall and would impact views of the mountains. • Concerns were raised about traffic that would be generated by the proposed use. • Concerns were raised about the parking variance. • Questions were asked about the exterior materials and appearance of the building, and whether it would blend in to its location. • Several residents commented that they moved to the Lone Mountain West area because it was quiet and had great views, and expressed concern that the proposed church would impact their quality of life and property values. • Several attendees stated that the proposed church would be beneficial to the area. At the end of the meeting, attendees were asked to indicate whether or not they were members of the International Church of Las Vegas, and whether or not they lived within the notification area.

Field Check	
10/14/08	A field check was conducted by staff. The site is vacant and undeveloped, with an unpermitted chain link fence around the perimeter. It has been partially graded to allow for construction staging activities for the Desert Hope Drive right-of-way and a nearby drainage project; there are concrete barriers and pipe stored on the site.

Details of Application Request	
Site Area	
Gross Acres	5.07 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped, Vacant	PCD (Planned Community Development)	PD (Planned Development) [L (Low Density Residential) Lone Mountain West Land Use Designation] and U (Undeveloped) [P (Parks, Schools, Recreation, Open Space) Lone Mountain West Land Use Designation] [**Proposed**: PD (Planned Development) [PF (Public Facilities) Lone Mountain West Land Use Designation]
North	Vacant (SDR-7404 approved for an Equestrian Trailhead, under construction)	PCD (Planned Community Development)	CV (Civic) [P (Parks, Schools, Recreation, Open Space) Lone Mountain West Land Use Designation]
	Vacant (SDR-21198 approved for a Financial Institution, General with Drive Thru, under construction)	PCD (Planned Community Development)	PD (Planned Development) [V-C (Village Commercial) Lone Mountain Land Use Designation]
	Vacant (SDR-15956 approved for a Service Station and Auto Repair Garage, Minor, under construction)		
South	Undeveloped (Village 26 – Reverence)	SUM (Summerlin)	PC (Planned Community)

East	Undeveloped, Vacant	PCD (Planned Community Development)	CV (Civic) [P (Parks, Schools, Recreation, Open Space) Lone Mountain West Land Use Designation]
West	Undeveloped, Vacant	PCD (Planned Community Development)	U (Undeveloped) [L (Low Density Residential) Lone Mountain West Land Use Designation]

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
Lone Mountain West	X		N*
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Hillside Development Area	X		N**
Trails	X		N***
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 Waivers of the Lone Mountain West wall and landscape standards as part of companion Site Development Plan Review (SDR-30614).*

*** The applicant has requested a Variance (VAR-30620) to Title 19.06.170 Hillside Development Standards and Guidelines to allow an 85-foot high building where two stories or 35 feet is the maximum height permitted, and to allow a site disturbance of 3.78 acres where 3.56 acres is the maximum permitted.*
****A condition has been added to the Site Development Plan Review (SDR-30614) to require a Multi-Use Transportation Trail along Cliff Shadows Parkway, west of the intersection with Novat Street/Desert Hope Drive, to comply with all requirements of the City of Las Vegas Master Plan, Transportation Trails Element.*

ANALYSIS

- **Land Use and Zoning**

The subject site has a General Plan designation of PCD (Planned Community Development), which allows for a mix of residential uses that maintains an average overall density of 2-8 dwelling units/gross acre, depending upon compatibility with adjacent uses. In addition,

commercial, public facilities, and office projects may be used as buffers (depending on compatibility issues) within the PCD. It is zoned PD (Planned Development) and U (Undeveloped) [PCD (Planned Community Development)], but the applicant has requested a Rezoning (ZON-31062) to PD (Planned Development) for the entire site, which is consistent with the existing General Plan designation. The intent of the PD (Planned Development) district is to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, and cultural enrichment, or to provide a single-purpose or multi-use planned development.

The subject site is within the Lone Mountain West Master Plan area and subject to the Lone Mountain West Master Development Plan adopted by City Council on February 5, 1997. The existing Lone Mountain West land use designations for the subject site are L (Low Density Residential) and P (Park/School/Recreation/Open Space). The applicant is requesting to amend these to PF (Public Facilities), which is intended to include uses such as schools, churches and other quasi-public facilities. The applicant has submitted a Site Development Plan Review (SDR-30614) for a Church/House of Worship at the location, which is compatible with the proposed land use designation. Staff recommends approval of this Major Modification request.

FINDINGS

In order to approve a Major Modification application, pursuant to the Lone Mountain West Master Development Plan, Section 1.5.2, and Title 19.18.040, the Planning Commission or City Council must affirm the following:

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

   The proposed Lone Mountain West land use designation of PF (Public Facilities) is consistent with the PCD (Planned Community Development) General Plan designation.

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

   The uses allowed by the PF (Public Facilities) Lone Mountain West land use designation, including public and quasi-public facilities, are compatible with the uses allowed by the surrounding P (Park/School/Recreation/Open Space) and L (Low Density Residential) Lone Mountain West land use designations, as well as the SUM (Summerlin) designation to the south.

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

   The subject site is located adjacent to the La Madre Equestrian Trailhead, which is under construction. The Church/House of Worship, as proposed, will share some parking

facilities for the equestrian trailhead with the City of Las Vegas, thereby giving the appearance of a larger planned development at a very prominent entryway to the Lone Mountain, Lone Mountain West and Summerlin Master Plan areas. It will also act as a transitional buffer between the CC 215 right-of-way and these plan areas.

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 will be accessed by two driveways; a driveway that will serve the subject site, the La Madre Trailhead park and the adjacent property to the west, with access from Cliff Shadows Parkway, which is classified as an 80-foot Secondary Collector, and a second driveway with access from the future Desert Hope Drive, which is anticipated to be a Secondary Collector in the Master Plan of Streets and Highways.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

ASSEMBLY DISTRICT 4

SENATE DISTRICT 9

NOTICES MAILED 504

APPROVALS 702

PROTESTS 12

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **MOD-30617** APN: 137-12-401-011

Name of Property Owner: CHURCH INTERNATIONAL LAS VEGAS

Name of Applicant: CHURCH INTERNATIONAL LAS VEGAS

Name of Representative: SOUTHWEST ENGINEERING

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: PAUL GOULET

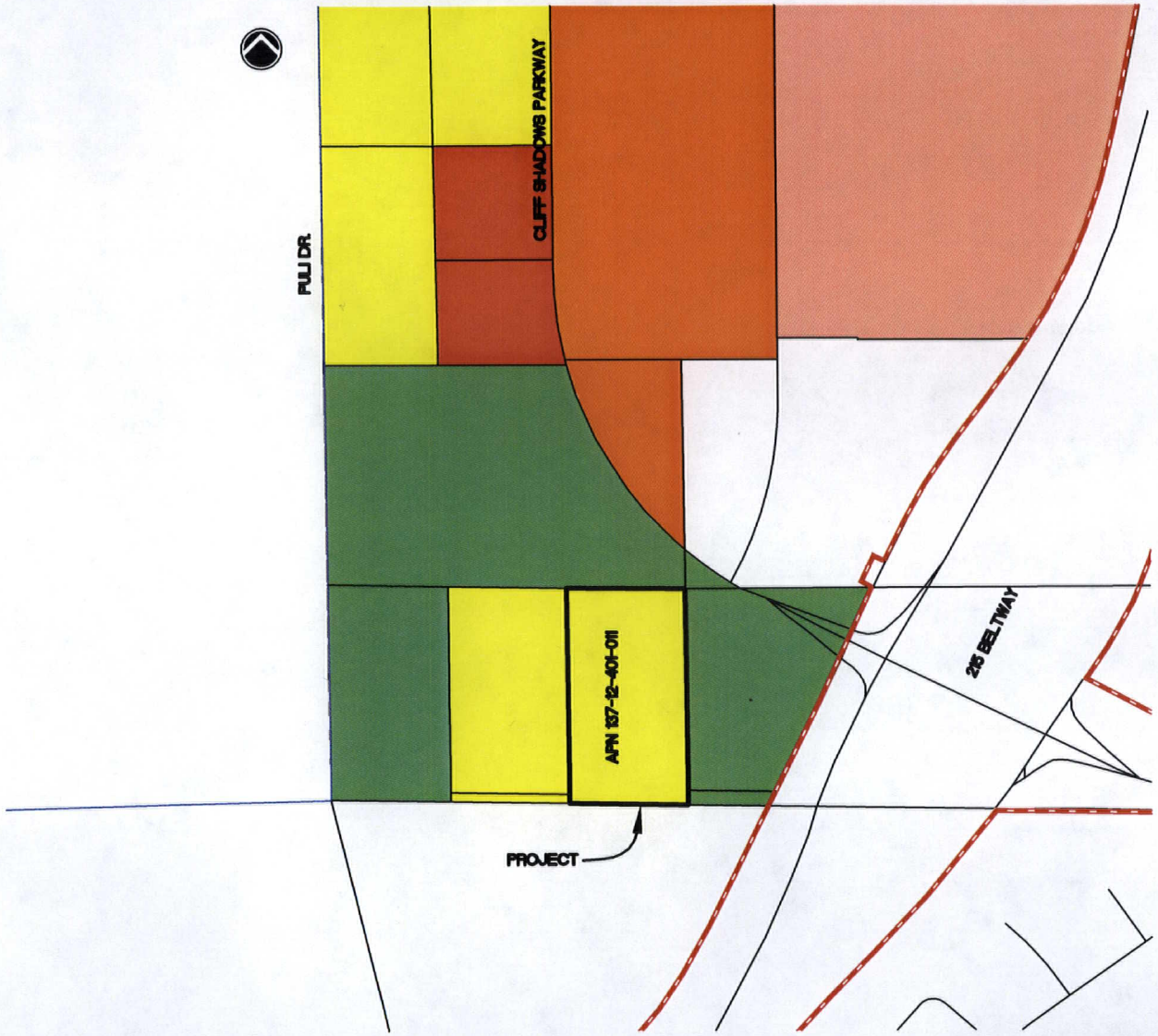
Subscribed and sworn before me

This 23RD day of SEPTEMBER, 20 08

_____

Notary Public in and for said County and State

MIRIAM R. SCHARSCH
Notary Public, State of Nevada
Appointment No. 03-80745-1
My Appt. Expires March 15, 2011



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OCT 06 2008

LEGEND

- LOW
- MULTI-FAMILY MEDIUM
- MEDIUM LOW
- PARK/SCHOOL/RECREATION/OPEN SPACE
- VILLAGE COMMERCIAL
- CITY LIMITS

MOD-30617

11/20/08 PC

NO.	DATE	BY	APP'VD.	REVISION DESCRIPTION

STAMP DATE:

DIMENSIONS
SOUTHWEST LAND PLANNING · MAPPING · DEVELOPMENT

TITLE: **LOCATION MAP**
LONE MOUNTAIN WEST LAND USE

PROJECT: **PRAYER MOUNTAIN**
INTERNATIONAL CHURCH OF LAS VEGAS

CITY OF LAS VEGAS NEVADA

WORK ORDER NO.: 050915
DESIGN BY: JJ
DRAWN BY: JJ
DATE: Oct 02, 2008
SCALE:
SHEET 1 OF 1 SHEETS
CLV DWG NO.:

Q:\dd_proj\050915\dwg\Exhibit\SHADED LAND USE PLAN.dwg Oct 02, 2008 - 11:16am (Plotted by: pdarragh)



MOD-30617 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.
SOUTHWEST CORNER OF CLIFF SHADOWS PARKWAY AND THE 215 BELTWAY
FEBRUARY 12, 2009 PLANNING COMMISSION

10/14/08



MOD-30617 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.
SOUTHWEST CORNER OF CLIFF SHADOWS PARKWAY AND THE 215 BELTWAY
FEBRUARY 12, 2009 PLANNING COMMISSION

10/14/08



MOD-30617 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.
SOUTHWEST CORNER OF CLIFF SHADOWS PARKWAY AND THE 215 BELTWAY
FEBRUARY 12, 2009 PLANNING COMMISSION

10/14/08



MOD-30617 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.
SOUTHWEST CORNER OF CLIFF SHADOWS PARKWAY AND THE 215 BELTWAY
FEBRUARY 12, 2009 PLANNING COMMISSION

10/14/08



MOD-30617 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.
SOUTHWEST CORNER OF CLIFF SHADOWS PARKWAY AND THE 215 BELTWAY
FEBRUARY 12, 2009 PLANNING COMMISSION

10/14/08

SHARED PARKING AGREEMENT

This Shared Parking Agreement ("AGREEMENT") is made and entered into this ___ day of _____, 2009 ("Effective Date"), between the City of Las Vegas, a municipal corporation in the State of Nevada ("CITY") and The International Church of Las Vegas, a nonprofit organization ("ICLV"). CITY and ICLV are individually or collectively referred herein as the "Party" or "Parties."

RECITALS

WHEREAS, the CITY is a governmental entity, which leases from the Bureau of Land Management (BLM), through Recreation and Public Purpose Lease serial number N-75746, the real property located at Cliff Shadows Parkway and Novat Street, Las Vegas, Nevada (the "Property"); and

WHEREAS, ICLV desires to use a portion of the Property for parking purposes; and

WHEREAS, the CITY has agreed to enter into this AGREEMENT subject to the terms and conditions set forth herein; and

NOW THEREFORE, in consideration of the mutual promises herein contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. The Property is 4.057 acres of BLM leased land identified as a portion of Assessor's Parcel Number's 137-12-401-001 and 137-12-401-040 as depicted in Exhibit "A," attached hereto and incorporated herein.

2. The CITY grants the ICLV the right to use the Property for parking and no other use. The ICLV acknowledges that this AGREEMENT does not grant exclusive use of the Property for parking at any time because the Property is a public facility and open to public use.

3. The CITY shall pursue obtaining a patent on the Property from the Bureau of Land Management ("BLM") once development has been completed.

4. ICLV acknowledges that it shall construct and maintain the parking lot and other conditions of development though a separate agreement with the CITY.

5. Each Party shall have the right to terminate this Agreement immediately upon written notice to the other party if (i) the other party breaches any term of this Agreement, which the other party has failed to cure within thirty days after the breaching party's receipt of written notice of such breach; or (ii) both parties mutually agree to terminate this Agreement; or (iii) the Property reverts to the BLM for any reason.

6. The term of this Agreement shall begin on the Effective Date and terminate on May 21, 2032 ("Termination Date"). Within ninety days of the Termination Date, the ICLV shall notify the CITY in writing of its intentions to request an extension of this Agreement. An extension for any term shall be at the sole discretion of the CITY.

7. Indemnity. ICLV hereby agrees to protect, indemnify, and hold the CITY, its officers, employees and agents, harmless from and against any and all claims, damages, losses, expenses, suits, actions, decrees, judgments, awards, attorneys' fees and court costs, which the CITY, its officers, employees or agents, may suffer or which may be sought against or are recovered or obtainable from the CITY,

MOD-30617 ZON-31062
VAR-30620 VAR-31394
VAC-30622 SDR-30614

its officers, employees or agents, as a result of, or by reason of, or arising out of or in consequence of any act or omission, negligent or otherwise, of the ICLV or its officers, employees, contractors, subcontractors, agents, visitors, volunteers or anyone who is directly or indirectly employed by, or is acting in concert with, the ICLV, officers, its employees, contractors, subcontractors, visitors, volunteers or agents in the performance of this AGREEMENT.

The ICLV expressly agrees, at its sole cost and expense, to defend City, its officers, employees and agents, in any suit or action that may be brought against it or them, or any of them, by reason of any act or omission, negligent or otherwise, against which the ICLV has agreed to indemnify the CITY, its officers, employees and agents. If the ICLV fails so to do, the CITY shall have the right, but not the obligation to defend same and to charge all of the direct and incidental costs of such defense, including attorneys' fees and court costs, to the ICLV.

8. General Liability. The ICLV shall maintain the following general liability insurance for the Property:

Type of Coverage:	Occurrence Basis
Amount of Coverage:	$1,000,000 per occurrence
	$2,000,000 aggregate
Policy Period:	Annual Policy. Effective for the duration of this Agreement
Name Insured:	ICLV
Additional Insured Parties:	City of Las Vegas (its officers, employees and agents)

9. Notice. Any notice required to be given hereunder shall be deemed to have been given when notice is (i) received by the party to whom it is directed by personal service, (ii) telephonically faxed to the telephone number below provided confirmation of transmission is received thereof, or (iii) deposited as registered or certified mail, return receipt requested, with the United States Postal Service, addressed as follows:

To ICLV:
Ron Portaro
7958 Lookout Rock Circle
Las Vegas, Nevada 89129
Attn: Ron Portaro
(702) 610-1919 phone
(702) 395-8707 fax

With Copy to:
International Church of Las Vegas
8100 Westcliff Dr.
Las Vegas, Nevada 89145
Attn: Michael Bradanini
(702) 242-2273 phone
(702) 242-5316 fax

To CITY:
City of Las Vegas
Real Estate & Utilities
400 Stewart Avenue, 4th Floor
Las Vegas, Nevada 89101
Attn: Real Estate Administrator
(702) 229-1022 phone
(702) 464-2522 fax

10. Assignment and Subletting. ICLV shall not assign or encumber its interest in this AGREEMENT or in the Property or sublease all or any part of the Property without the written consent of the CITY.

11. Modification or Amendments. No amendment, change or modification of this AGREEMENT shall be valid unless in writing and signed by both parties.

12. Disclosure of Principals. Pursuant to Resolution R-105-99 adopted by the City Council effective October 1, 1999, ICLV warrants that it has disclosed on the form attached as Exhibit "B," all principals and partners of ICLV, as well as all persons and entities holding more than a one percent (1%) interest in ICLV or any principal of ICLV. Throughout the term hereof, ICLV shall notify the CITY in writing of any material change in the above disclosure within 15 days of any such change.

IN WITNESS WHEREOF, the CITY and ICLV have executed this AGREEMENT as of the date set forth above.

CITY OF LAS VEGAS

By: _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BEVERLY K. BRIDGES CMC, City Clerk

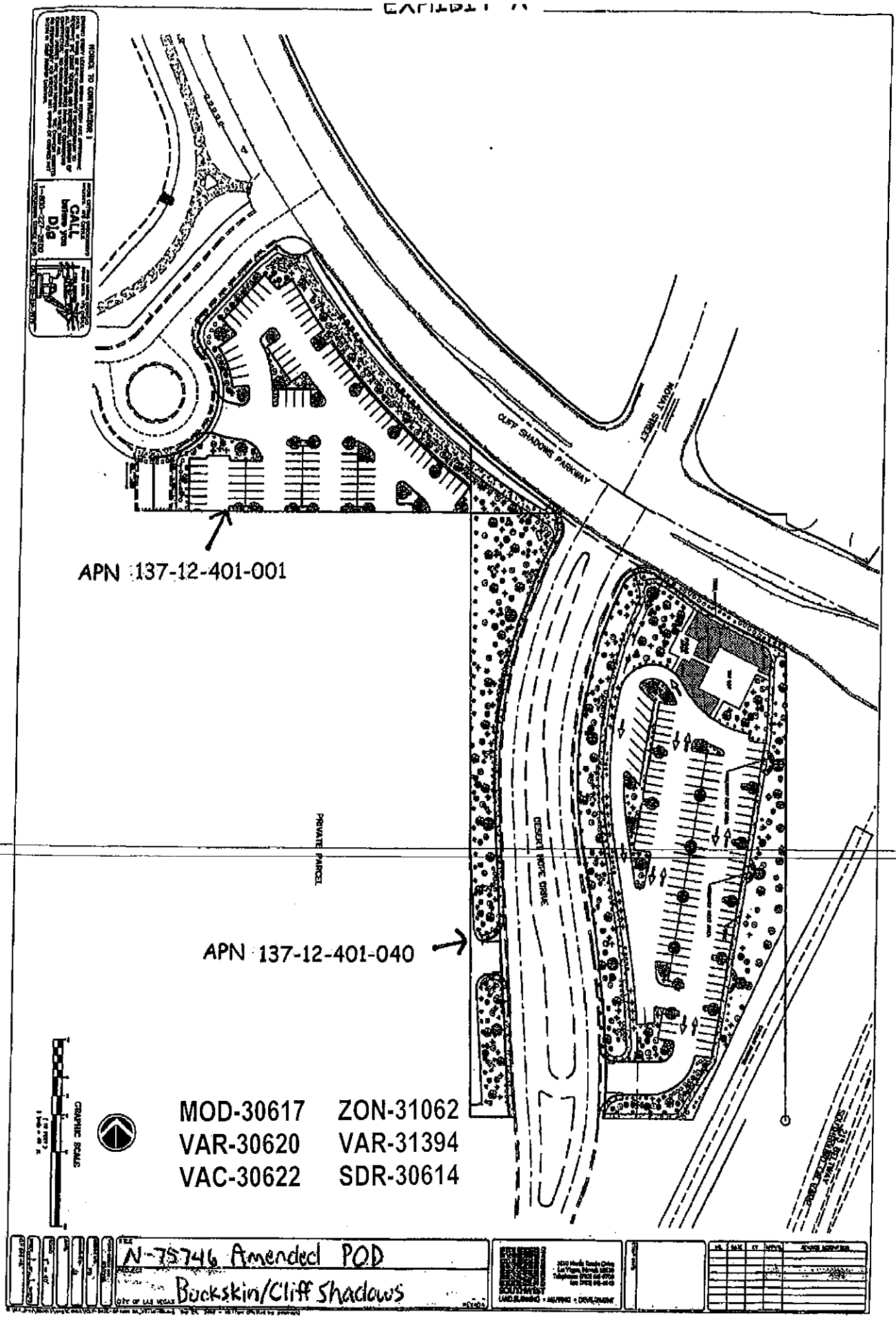
APPROVED AS TO FORM:

John S. Ridilla 1/20/09
DEPUTY CITY ATTORNEY Date

INTERNATIONAL CHURCH
OF LAS VEGAS

By: _____

EXHIBIT A



CLIFF SHADOWS PARKWAY
MOVAY STREET
APN 137-12-401-001
PRIVATE PARCEL
DESERT HOPE DRIVE
APN 137-12-401-040
MOD-30617
ZON-31062
VAR-30620
VAR-31394
VAC-30622
SDR-30614
GRAPHIC SCALE
N-75746 Amended POD
Buckskin/Cliff Shadows

EXHIBIT "B"
DISCLOSURE OF PRINCIPALS

The Board of Directors The International Church of Las Vegas and all persons and entities holding more than 1% interest in The International Church of Las Vegas are the following:

FULL NAME	BUSINESS ADDRESS	BUSINESS PHONE
1. President Paul M. Goulet	8100 Westcliff Drive	242-2273
2. Vice President Steve Beason	" "	"
3. Treasurer Stanley Loupe	" "	"
4. Secretary Richard Sacca	" "	"
5.		
6.		
7.		
8.		
9.		
10.		

I hereby certify under penalty of perjury, that the foregoing list is full and complete.

The International Church of Las Vegas
a Non-Profit organization

By: _____
Its: President

Subscribed and sworn to before me this
21st day of January, 2009.

_____
Notary Public

NORMA URRABAZO
Notary Public, State of Nevada
Appointment No. 03-80746-1
My Appt. Expires February 16, 2011

MOD-30617 ZON-31062
VAR-30620 VAR-31394
VAC-30622 SDR-30614

SOUTHWEST ENGINEERING
LAND PLANNING • MAPPING • DEVELOPMENT

October 3, 2008

City of Las Vegas Planning Department
400 Stewart Avenue
Las Vegas, NV 89101

RE: ICLV Prayer Mountain
SWE Project No. 050915.10

Dear Planning Commission:

On behalf of our client, International Church of Las Vegas, we hereby request recommendation for approval of the following items:

MAJOR MODIFICATION
This application is for a 5+ acre parcel(s) located at the south end of The Lone Mountain West Land Use Plan at the southwest corner of Desert Hope Drive and Cliff Shadows Parkway. Additionally, the application includes Parcel I, II, and III as depicted in Exhibit "A" of the Disposition and Development Agreement between the City of Las Vegas and the International Church of Las Vegas.

These combined parcels, referred to as the "Project", is designated for "L", low density residential development and Park/School uses. The surrounding parcels to the west and northwest of the Project are designated for Park/School/Recreation/Open Space and Low Density residential. The parcels to the north are designated for Village Commercial and to the east is the Beltway.

We are requesting a Major Modification to change from low density residential and park/school uses, to "PF", Public Facility, for the construction of a Church/School facility. The Project consists of a multi-story 1,500-seat church; 28,100 square feet of meeting rooms and main assembly (multi-purpose); 15,770 square feet of office/lobby/prayer room space; and 1,400 square feet of kitchen and storage at ultimate build out.

Phase 1 will consist of 218 total staff and student day care rooms, 6,000 square feet of lobby, 8,600 square feet of assembly/multi-purpose room, and 1,400 square feet of kitchen/storage in 2 stories adjacent to a 5-story tower with 9,000 square feet of office/prayer rooms. Phase II will consist of the remaining 19,500 square feet of meeting rooms and the 1,500-seat church on levels 1 and 2.

MOD-30617
11/20/08 PC

The project is suited for this area because the site is situated adjacent to the freeway interchange at 215 and Cheyenne that will provide direct access to this Project. In addition, being adjacent to the Village Commercial makes this a compatible use with the surrounding area's commercial and retail uses.

SITE DEVELOPMENT PLAN REVIEW

As mentioned previously, the Project is situated within the Lone Mountain Land Use Plan and will be developed for use as a church/school. Specifically, the uses will include office space, classrooms, daycare, kitchen, chapel, meditation, recreation, entertainment and retail. The retail will be for church members only and will consist of light refreshments.

The access to this Project is through the La Madre Equestrian Trail Park to the north and from Desert Hope Drive to the east. These two accesses will provide the necessary access and movement for both patrons of the church as well as emergency vehicles for fire and safety. There will be a fire emergency access around the rear of the building to accommodate the circulation of fire safety personnel.

Parking for the Project will be situated within the parcel that the church occupies as well as the parcel(s) to the east of Desert Hope Drive and the La Madre Equestrian trailhead. Parking for the Project is tabulated and shown on the site plan. The total cumulative parking as shown on this tabulation indicates that 540 spaces are required. However, all uses shown on the tabulation will not be conducted simultaneously. Our analysis, with regards to the uses that occur simultaneously, indicate that the most intense use occurs during church services. The only other use that occurs in conjunction with those services is Sunday School. Sunday School is for the children of the adults attending the church services and, therefore, does not add to the total of parking required. Therefore, the total maximum amount of parking required would be during church services, or 375 spaces. The Project as configured provides for 395 parking spaces.

Of the parking spaces provided, a total of 275 spaces are provided on the parcel the church is situated on. The balance of the parking will come from the parcel on the east side of Desert Hope Drive. The pedestrians will cross over to the church via a cross walk at the intersection of Cliff Shadows Parkway and Desert Hope Drive.

A Disposition and Development Agreement was entered into between the City of Las Vegas and the International Church of Las Vegas on January 9, 2008. Pursuant to this agreement, the City grants ICLV the right to use these parcels for overflow parking and recreational purposes associated with their organization.

Title 19.06.170(D)(4)(b) of the Hillside Development Standards and Guidelines requires preservation of prominent skyline ridges. This plan complies with that requirement as can be shown on the "Line of Site Cross Section" plan. The building, including the 5-story tower, is

well below the prominent ridge line as viewed by a pedestrian from the intersection of Cliff Shadow and Desert Hope Drive.

VARIANCES

Title 19.06.170(C)(1)(c) and (d) of the Hillside Development Standards and Guidelines restricts us to a maximum site disturbance based on the existing natural slope of the land. The total area of disturbance allowed as shown on the "Slope Analysis" plan provided is 3.56 acres. The disturbance as a result of this development amounts to 3.78 ac.

This development exceeds the allowable site disturbance area by 0.22 acres or approximately 6% over the maximum allowed. We are requesting that a variance be granted to this project. We believe this is a reasonable request due to its proximity to the Beltway and the deviation is less than 10%.

Title 19.06.170(C)(4)(e) of the Hillside Development Standards and Guidelines restricts the height of the structure to no more than 35'. In addition, a minimum of 20' of the structure must be lower than the elevation of the primary ridge line.

The main building and tower are considerably below the primary ridge line and no variance will be required for that portion of the ordinance. However, the main building is 36' in height and the tower is 85' in height. We are requesting that a variance be granted to this portion of the ordinance. We believe this is a reasonable request given the minimal amount of deviation of only 1' for the main building. Despite the tower's height being much greater than allowed, we believe this variance is reasonable because the tower comprises only 60' of a 400' wide building, or only 15% of the total width. The intent of the hillside ordinance is maintained because not only the main building is below the primary ridge line but the tower is as well.

Title 19.12.075 allows for a maximum retaining wall height of 6 feet. Due to the steep terrain of this project, we are requesting a variance to allow a maximum retaining wall height of 16 feet. We believe this is a reasonable request because these walls will be located behind the building and obscured from view in keeping with the intent of the Hillside ordinance.

VACATIONS

We are requesting that the patent easements surrounding parcels 137-12-401-003 and –011 be vacated. These patents will no longer be needed as we will be dedicating access, drainage, and utility easements as necessary with the development of this project.

Sincerely,
SOUTHWEST ENGINEERING

Mark E. Jones

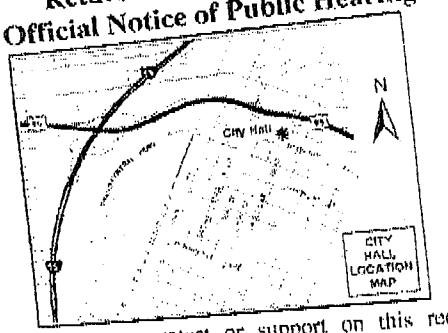
Mark E. Jones, P.E.
President

MOD-30617
11/20/08 PC

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. [illegible] Street
Las Vegas, Nevada 89101-[illegible]

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.

MOD-30617 & ZON-31062

Planning Commission Meeting of 11/20/2008

13712310081 Case: MOD-30617
ANDERSON DANIEL E
559 ROUTE 32
FRANKLIN CT 06254-1116

[illegible]

RECEIVED
NOV 17 2008

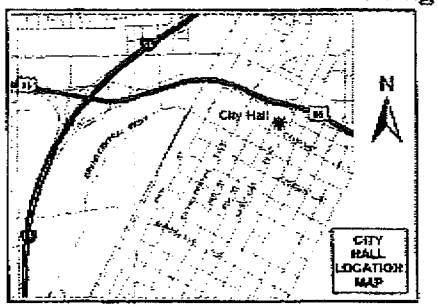
Submitted after final agenda

Date 11/17/08 Item 29-30

29-30
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.

MOD-30617 & ZON-31062

Planning Commission Meeting of 11/20/2008

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
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MAILED FROM ZIP CODE 89101

13712311003 Case: MOD-30617
RITZ JUSTIN & ALYSON
10629 CALDERA CANYON CT
LAS VEGAS NV 89129-8692

IAVDS11 89129

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NOV 14 2008

29-30
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FROM :Joe Garramone FAX NO. :702 341 9881 Nov. 14 2008 04:08PM P 1

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NOV 17 2008

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

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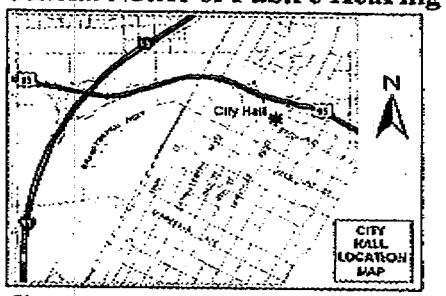
Official Notice of Publi c Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-30617 & ZON-31062

Planning Commission Meeting of 11/20/2008

13712312135 Case: MOD-30617
GARRAMONE JOSEPH
3455 CACTUS SHADOW ST #203
LAS VEGAS NV 89129-8642

29.30 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
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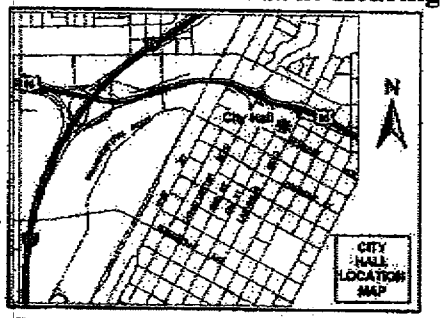
Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-30617 & ZON-31062
Planning Commission Meeting of 11/20/2008

13712312024 Case: MOD-30617
SEEBRUCH GARETT A
3504 DESERT CLIFF ST #204
LAS VEGAS NV 89129-8667

RECEIVED NOV 17 2008 CITY CLERK

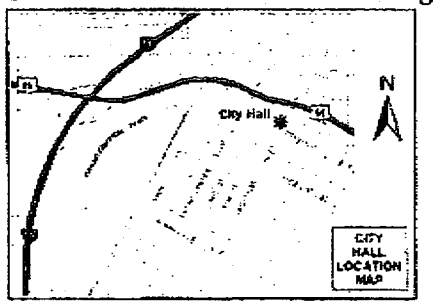
11-17-2008 11:45AM FROM

29-36

Fred & Roylyn Lapko
3474 Desert Cliff #104, Las Vegas, NV 89129

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.

MOD-30617 & ZON-31062
Planning Commission Meeting of 11/20/2008

13712312004 Case: MOD-30617
LAPKO LIVING TRUST
17205 PHILOMENE BLVD
ALLEN PARK MI 48101-2301

RECEIVED
NOV 14 2008

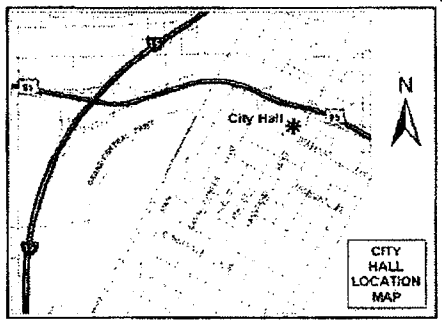
29-30 P

Fred Lapko (313)382-0475 11/14/08 12:03P P.001

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.

MOD-30617 & ZON-31062

Planning Commission Meeting of 11/20/2008

13712310061 Case: MOD-30617
MERRITT CINDI
3320 CACTUS SHADOW ST
LAS VEGAS NV 89129-8193

RECEIVED NOV 13 2008

29-30 P

Nov 13 08 11:04a Cindi Merritt 702-476-3952 P.2

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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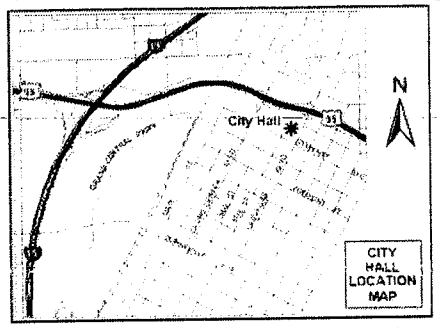
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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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

13712312050 Case: MOD-30617
MALPASSO FREDDIE V
3574 DESERT CLIFF #101
LAS VEGAS NV 89129-8673

Please use available blank space on card for your comments.

MOD-30617 & ZON-31062

Planning Commission Meeting of 11/20/2008

IAVDS11 89129

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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
PITNEY BOWES
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0004239954 NOV 10 2008
MAILED FROM ZIP CODE 89101

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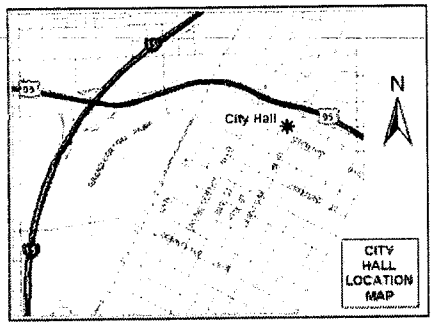
Official Notice of Public Hearing



RECEIVED
NOV 17 2008

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-30617 & ZON-31062
Planning Commission Meeting of 11/20/2008

13713111010 Case: MOD-30617
WASLESKY FAMILY REVOCABLE LIV TR
3005 BIG GREEN LN
LAS VEGAS NV 89134-7455

29-30
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
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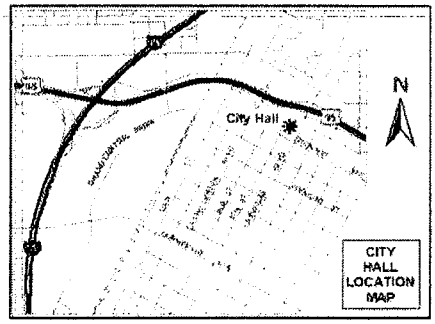
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



I am sorry I will be out of town and cannot attend the meeting on this issue

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

MOD-30617 & ZON-31062

Planning Commission Meeting of 11/20/2008

RECEIVED
NOV 17 2008

13712312026 Case: MOD-30617
WYCKOFF MARY L LIVING TRUST AGMT
3511 DESERT CLIFF ST #102
LAS VEGAS NV 89129-8669

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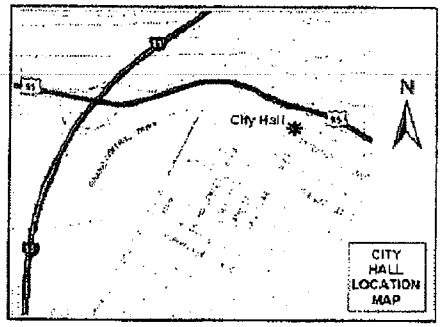
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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.

MOD-30617 & ZON-31062

Planning Commission Meeting of 11/20/2008

13712311009 Case: MOD-30617
DATASTANYAN GREG
10637 CALF CREEK CT
LAS VEGAS NV 89129-8691

IAVDS11 89129

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NOV 13 2008

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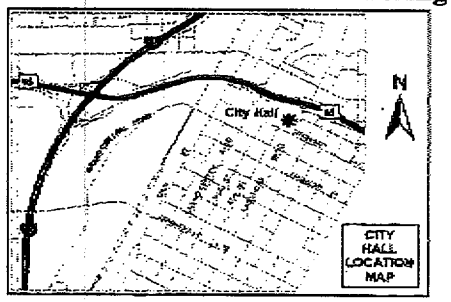
Nov. 17. 2008 3:10PM World Market Center No. 3727 P. 1/3

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.

MOD-30617 & ZON-31062

Planning Commission Meeting of 11/20/2008

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UNITED STATES POSTAGE PITNEY BOWES

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13712310084 Case: MOD-30617
MOUNT TODD AARON
3324 INDIAN SHADOW ST #104
LAS VEGAS NV 89129-8628

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7026912234
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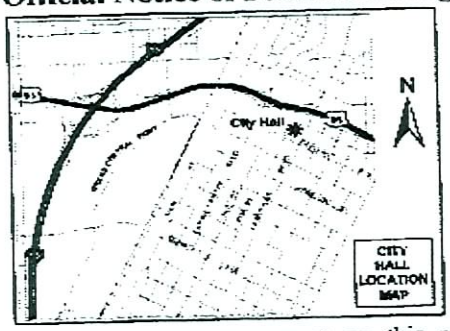
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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.

MOD-30617 & ZON-31062

Planning Commission Meeting of 11/20/2008

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.39⁴
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MAILED FROM ZIPCODE 89101

13712313101 Case: MOD-30617
DEMARCO DAVID
3417 DIAMOND HITCH CT
LAS VEGAS NV 89129-8702

LAVDSII 89129

294

Carman Burney

From: Peter Lowenstein
Sent: Tuesday, January 06, 2009 7:43 AM
To: Carman Burney; Nora Lares
Subject: FW: Planning Commission: Proposed International Church
Attachments: Richard W. Truesdell (rtruesdell@cornerstonecompany.com).vcf

Please add this to MOD-30617, ZON-31062, VAR-30620, VAR-31394, VAC-30622 and SDR-30614. Thank you.

From: Margo Wheeler
Sent: Monday, January 05, 2009 10:52 AM
To: Peter Lowenstein
Cc: Doug Rankin; 'ric@cornerstonecompany.com'
Subject: FW: Planning Commission: Proposed International Church

please add to approval/protest backup for the case. thanks

From: Ric Truesdell [mailto:ric@cornerstonecompany.com]
Sent: Monday, January 05, 2009 10:50 AM
To: Margo Wheeler; yobyron@aol.com; glenntrowbridge@gmail.com; sevans@hearings.state.nv.us; viclquinn@aol.com; kellsworth@emblaw.com
Subject: FW: Planning Commission: Proposed International Church

I am forwarding this to all for your records.



Cornerstone Company

Richard W. Truesdell
President/Broker

9901 Covington Cross, Suite 170
Las Vegas, NV 89144
(702) 383-3033 - office
(702) 383-8576 - fax
rtruesdell@cornerstonecompany.com
www.cornerstonecompany.com

From: amyjoelbrew@gmail.com [mailto:amyjoelbrew@gmail.com] **On Behalf Of** Joel & Amy Brewster
Sent: Thursday, December 18, 2008 5:10 PM
To: Ric Truesdell
Subject: Planning Commission: Proposed International Church

Mr. Truesdell,

Please vote against approval for the proposed International Church at the corner of Cliff Shadows Parkway and the Beltway. I just read today that an 85-foot tower is proposed at this site. I live just down the street and hike frequently with my family in the nearby mountains. The view would be severely disrupted by a tower of that height. I also question why the builders would cut into the ridge to build this monstrosity.
I would appreciate any information you can give me about local public interest meetings on this matter. I believe we

should enforce the provisions of the Hillside Ordinance and keep this church to a reasonable height of 35 feet or lower. In the newspaper article, the pastor of this church tried to argue that it would somehow benefit the community. However, he said it himself, what they really want to do is make "a statement" with this hideous tower. By drawing attention to themselves, they hope to get new members and more money. That is completely self-serving, while any residents or visitors lose the view and even the integrity of the ridge forever.

Thank you,
Amy Brewster
nearby resident
4024 Bennett Mountain Street
Las Vegas, NV 89129

Steve Gebeke

RECEIVED
JAN 22 2009

From: Jeff Burbank [j_hburbank@hotmail.com]
Sent: Thursday, January 22, 2009 4:41 PM
To: Steve Gebeke
Subject: International Church of Las Vegas -- opposition

TO: Steve Gebeke, senior planner
City of Las Vegas Department of Planning and Development

FROM: Jeff Burbank, resident
10409 Sloping Hill Ave., Las Vegas, NV 89129

RE: International Church of Las Vegas proposal, at "Prayer Mountain"
#MOD-30617 (postponed to February 12)

Dear Mr. Gebeke:

I wanted to express my firm opposition to the proposal by the International Church of Las Vegas to build a complex with an 85-foot-high structure at Cliff Shadows Parkway and the 215 Beltway. To permit this massive building at that spot would be an example of bad planning by the city, for a number of reasons.

First of all, this proposal would involve placing a building literally on the side of a mountain, which would ruin the beautiful view everyone has of this part of the ancient La Madre Mountain range.

In order to facilitate the building of the church facility, the applicants would have to use dynamite or some other type of explosive to blow apart the surface rock on part of the mountainside. This mountain faces the residents of the Las Vegas Valley, and would be forever spoiled by this project.

Secondly, this plan makes no sense being located immediately next door (to the east) of the brand new La Madre Mountain Trailhead, an attractive, public, ranch-style equestrian trail and parking lot that people use to park their horse trailers to ride horses on the trail in the small valley between the mountains, and others come to park and take a hikes in groups, with their pets or by themselves.

How can the city permit the applicant's project -- such a large structure that looks like an office building -- right beside a trailhead that was created so people can enjoy the unspoiled outdoors?

Also, how can the city guarantee that people coming to Sunday or other services at the proposed church would not use the trailhead's adjacent parking lot out of convenience, denying trailhead users a place to park on the weekends, when it likely would be used the most? How would it be to try and enjoy this trailhead park on a Sunday while many people are driving, parking and walking to and from services next door?

Thirdly, the applicant is asking far too much to be included on this 5-acre property. For one, the applicant wants to place a building 85 feet high, when only 35 feet of height is permitted. They want to cram a 1,500-seat church, 218 rooms for staff and day care, a 6,000-square foot lobby, 8,600 square feet for an "assembly/multipurpose room," 28,000 square feet of meeting space and "main assembly," 15,700 square feet "office/lobby/prayer room space," 1,400 square feet for

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15-20

a kitchen, and parking for 275 cars.

Also, the applicant wants to lease an additional 4 acres of land that the city leases from the Bureau of Land Management, across the street on Novat Street and Cliff Shadows. There are much better uses for the city for this significant piece of land than an overflow parking lot for occasional services and events.

Since applicant wants to provide only 275 parking spaces on the church property, and would need at least 375 spaces on days for services, it would have to lease the second parking lot on the city-leased BLM land. People would then use a crosswalk across Cliff Shadows to get to the church property.

I live in this area, and it would be easy to assume that Cliff Shadows -- which is fed from 215 directly east and next to the project site -- would be jammed up to the overpass bridge above 215 on days for services and other events. It will also be a potentially dangerous place for people to cross, since motorists on Cliff Shadows are driving to and from the freeway that is right next to the project site, and the westbound lanes of Cliff Shadows curve widely toward the project site.

I also want to object to the apparent desire of the applicant's engineering company, which stands to profit from the project, to minimize public comment in asking the city to only require them to seek comment from what he says the law requires. I submit that the project would impact many more residents than usual.

Also, I do not see a rendering of the building's design among the city-provided material for this Planning Commission agenda item available online, which I think is unfair to affected residents. Was this done on purpose?

I would like to request that the City of Las Vegas deny this applicant's proposal as far too large and too ambitious for the size of this unique property at the foot (and literally on top) of the La Madre Mountain range.

This proposal should be rejected outright. However, failing that, it must be scaled way back, significantly, so that the mountainside is left undisturbed. The tower as proposed is far too tall and must be cut to the legal limit for that area. It is unfortunate, as well, if the city were to be unable to cancel its agreement to lease that extra 4 acres of parking to the applicant, since overflow parking would not be a good use of that valuable land.

Overall, this entire project is a bad idea because it is in the wrong place, on the side of the mountain and beside the new trailhead, and contains too much development for the size of the property.

Thank you for your time and consideration. I realize that the applicant has asked to have this item postponed to a commission meeting on February 12, 2009. I would like for my memo to placed into the record in opposition.

-- Jeff Burbank

RECEIVED
JAN 2 1 2009

January 20, 2009

Peter Lowenstein
City of Las Vegas
Planning Department
400 Stewart Ave
Las Vegas, Nevada 89101

City of Las Vegas City Council:

The Ellis Neon Neighborhood opposes any re-zoning of the Presbyterian Church parcel at this time.

This parcel is violating its current zoning. The church parking lot is currently zoned as R-E, however it is being used commercially. Commercial vehicles for American Medical Response and Nevada Medi Car (both operating under AMR) are parked throughout the southwest parking lot. AMR uses this lot, with permission or contract with the church for their commercial function. Some of these vehicles are operable and some are inoperable. Residents have numerous complaints about the current use of the Presbyterian Church parking lots.

- Residents state that several years ago they were told by the City of Las Vegas that AMR would not use Ellis for travel, but would only use Desert, Charleston and Martin Luther King. Due to this parking arrangement, they use Ellis and Shadow frequently.
- Some of the vehicles are inoperable and are not being maintained.
- The diesel vehicles that are operable are used daily. Employees get in the work vehicles, start them up and leave them idling sending diesel fumes directly into the neighborhood.
- After their vehicles are warmed up, the employees drive towards the AMR building and park these commercial vehicles in front of homes so that employees can check in for work.
- AMR vehicles also park along the road and use the sidewalk, and parking lot for the remainder of their commercial activities including loading and unloading of supplies. This type of activity is increased because the commercial vehicles park at the Presbyterian Church.

- The area where the church runs along Ellis is the most dangerous in the neighborhood. AMR employees have had numerous incidents of broken windows, theft and vandalism of their personal vehicles while being parked in the Presbyterian Church parking lot.

The residents' concern is that the neighborhood is not being protected from encroaching commercial use. The current facility layout allows vagrant travel. This area has become very attractive for criminal activity, making our neighborhood less safe. The church has no safety or security measures in place to protect residents or the public.

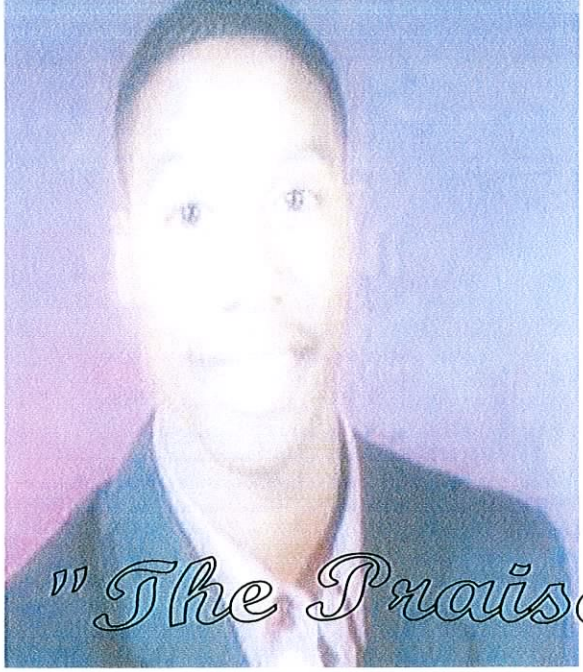
The neighbors of Ellis Neon Neighborhood Association request that this zoning application be denied. The neighbors request that the Presbyterian Church provide outreach and set up meetings with the neighborhood to plan and discuss future use of this property. The neighbors request that the Presbyterian Church provide mitigation for any future development or changed use. Requested mitigation actions may include installing security cameras, providing security service, installing block wall, and moving commercial use to another parking area that allows direct access to Charleston.

Do not hesitate to contact me with any questions.

Sincerely,

Christina Gibson
President, Ellis Neon Neighborhood Association
(702) 235-7797

Attachment: Photos of commercial use of Presbyterian Church property.



From the desk of

Minister Orlander Anderson

Pentecostal Temple Church of God in Christ

Pastor: Superintendent Leon Smith

1117 N. "F" Street † Las Vegas, Nevada 89106

www.ptcogiclv.org † orlander@ptcogiclv.org

home~702.365.7640 † church~702.648.6856 † cell~702.510.6240

"The Praise Begins With Me"

12.12.2008

To: Planning Commission

I am so excited that the International Church of Las Vegas is planning to build a Prayer Tower in my neighborhood in the Northwest part of Summerlin. Although I already take pride in my home in Hillcrest Subdivison , this venue makes me honored to be a resident in this neighborhood. I believe that having a sanctuary for daily worship and prayer would create a more secure environment.

This venue would be so beneficial for our community. Our children would have a new safe haven; giving them a more constructive means of spending their free time. The close location reduces our families' travel time to worship service. In addition, this worship venue makes this mountain's edge even more exquisite and unique. Considering our failing economy and deterioration of family values, this building may, in turn, raise the property value, as well. The advantages of building this Prayer Tower are endless! I oblige you all to approve the building of this venue. It's presence will enhance our community and offers our families a better quality of life. I am certain that many of my fellow neighbors are in agreement with the benefits of building this Prayer Tower.

Thank you in advance for your consideration.

Please contact me directly where I reside:

Minister Orlander Anderson
3632 Starlight Evening St
89129
702.510.6240

Church E-Marketing "You Get it First"

Webpresence Image

Public Relations

Visitor Awareness

Church community graphic design source

MOD-30617 VAR-30620 VAC-30622
ZON-31062 VAR-31394 SDR-30614

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12/15/08

To: Mr. Steve Gebeke
From: JOANNA Dodd
925 Boulder Mesa Dr. #101
LAS Vegas NV. 89128

I am writing this letter for my Church ICLV. We need this tower for our Aliger Mtn Church. This is going to be an awesom thing for Las Vegas. It will help many people here. This tower will give us what we need to set the airways where they are suppose to go. When it is completed you will see, it will be one of the largest Churches to help our City.

Thank you
Joanna Dodd

MOD-30617 VAR-30620 VAC-30622
ZON-31062 VAR-31394 SDR-30614

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RECEIVED
DEC 18 2008

December 27, 2008

To: Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Attention: Director: M. Margo Wheeler, A.I.C.P.

Reference: SDR-30614

I am writing this letter to express my support for the construction of a new church located near the 215 and Cheyenne Ave, and adjacent to the new La Madre Equestrian Park. For over 3 years my family and I have been looking forward to this proposed church and its potential overview of the Las Vegas valley. The churches location and proposed tower is an important element in its design.

I understand that some have expressed a concern over the height the churches proposed tower, fearing that it will inhibit the view of the mountain range. However, based on the location of the church, right up next to the mountain (which is many times higher than the tower), the churches tower will not inhibit any view of the mountain range. Therefore, I respectfully ask that you approve any height variance for the proposed facility.

As a residence of the local community, I request that the church facility as proposed be allowed to be constructed. Its location and development will most certainly enhance the quality of our lives and the life of the citizens of Las Vegas.

Thank you for your consideration.

Sincerely,

Raymond Moffat
4037 Laurel Flat Ct
Las Vegas, NV 89129
702-982-3993

MOD-30617
ZON-31062
VAR-30620
VAR-31394
VAC-30622
SDR-30614 A

Planning and Development
731 S. Fourth Street
Las Vegas, NV 89101
Attn: Steve Gebeke
Case# SDR-30614

18 December 2008

Dear Mr. Gebeke,

We would like to express our support regarding the "Prayer Tower" that is being submitted on behalf of The International Church of Las Vegas.

Being a homeowner living close to that area (89149), we drive passed the "Prayer Mountain" site daily. From all the plans and pictures we have seen and heard about, we feel the proposed building is architecturally beautiful and will be an asset to the Las Vegas valley. Not only will it be unique in character but serves as a place of prayer for "all denominations".

Just as the "Crystal Cathedral" in California, we believe it will draw people from all over the world and be a blessing and benefit to us all. What a loss it would have been to the community of Orange County, had the Cathedral not been built.

Wouldn't it be nice to be known for more than just the gambling scene and "Sin City"? We encourage the approval of the plans so that the project may become a reality.

Respectfully Submitted,

Mr & Mrs Owen

Dana and Cheryl Owen
9530 Corbett Street
Las Vegas, NV 89149

RECEIVED
DEC 22 2008

Haidee Kramer
11609 Royal Derwent Ave
Las Vegas, NV 89138

Steve Gebeker
Planning and Development
731 S. Fourth St
Las Vegas, NV 89101

Case #SDR-30614

Dear Mr. Gebeker,

January 8, 2009

Thank you for all your hard work and dedication to our great city. We appreciate your efforts to make sure that this is a city that allows for the expression of our many different beliefs while also adhering in maintaining the beauty and integrity that has made Las Vegas a wonderful place in which to live and work.

I am strongly in support of the building of the prayer tower for the International Church of Las Vegas and for the height variance. I ask that you would vote for the allowance of this project.

Thank you for your support.

Sincerely,

Haidee Kramer

Haidee Kramer

RECEIVED
JAN 12 2009

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State Farm®
Providing Insurance and Financial Services
Home Office, Bloomington, Illinois 61710
Jana Barr, Agent
3350 Novat St., Suite 120
Las Vegas, NV 89129
Ofc: (702) 685-2277
Fax: (702) 685-1900
www.janabarr.com
Like a Good Neighbor, State Farm Is There ®



December 23, 2008

Re: Approval of City of Las Vegas applications for International of Las Vegas (ICLV) Project located near the SW corner of Cliff Shadows Pkwy and the I-215 Beltway.

CITY OF LAS VEGAS PUBLIC HEARING - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622 - APPLICANT: INTERNATIONAL CHURCH OF LAS VEGAS, INC. - OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.

Dear City of Las Vegas Planning Staff,

This Letter was created per the request of the nearby surrounding Business and Commercial Retail Owners in reference to the above-mentioned applications for the Project by the International Church of Las Vegas located near the SW corner of Cliff Shadows Parkway and the I-215 Beltway. This letter shall constitute full approval and support for the proposed project including all Applications, Variances, Major Modifications and Zoning related to the referenced project. Particularly, the variances for the 85-foot tower and the off-site parking meet with our approval.

Sincerely,

Signature: Jana J Barr

(Business & Retail located at 3307-3390 Cliff Shadows Pkwy, Lone Mountain Village shopping Center)

Business Name: State Farm

Name: Jana Barr Agency

Address: 3350 Novat St # 120 Las Vegas NV, 89129

Phone: 702-685-2277 Fax: 702-685-1900

Email: jana@janabarr.com

RECEIVED
JAN 14 2009

Fully Supported

17-21
A

City of Las Vegas Planning Department
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas NV 89101

January 20, 2009

Dear Mr. Gebecke & Planning Department:

I am writing to emphasize my support of the building project known as "Prayer Mountain," currently being proposed by The International Church of Las Vegas. Having lived in Las Vegas for just over 20 years, I was happy to hear that such a building dedicated to prayer and peace would be built to benefit local Las Vegans and visitors from throughout the world.

It is my understanding that there is potential concern over the height of the proposed structure potentially obstructing the view of the mountain range behind it. To this I would simply ask that you and the respected members of the city planning department weigh the benefits against the perceived or actual obstruction of the view of the mountain or mountain range.

Additionally, the businesses adjacent to the proposed structure would gain significantly by the increased traffic to the area if the prayer structure is built.

It is my further opinion that the prayer tower known as "Prayer Mountain" will become well known to visitors all around the world – but for reasons far more eternal and important than those currently and generally associated by our great city.

Sincerely,

Anthony LaBounty
8625 Chiquita Drive
Las Vegas NV 89128

RECEIVED
JAN 26 2009

A
15-20

Dec 16, 2008

Steve Gebeke

Planning & Development

731 S. Fourth st.

Las Vegas, NV 89101

Case# SDR 30614

Dear Mr. Gebeke,

My name is Marilyn Irizarry and I along with my husband, Zion Irizarry, live at 3965 Palm Beach St. #102, Las Vegas, NV 89129.

I am writing in support of the plans of The International Church of Las Vegas, to build a prayer tower and the variance of height at 215 and Cheyenne. I believe that it will be an asset and blessing to the community as well as Las Vegas at large. We are all aware that behind all the bright lights in our city, there are many people in the dark and in need. The tower will be a source of hope and a place of help. I believe that it will be a symbol of unity for all faiths.

Please vote in favor of "Prayer Mountain".

Thank You,

Marilyn Irizarry

RECEIVED
DEC 22 2008
SDR-30614
A

David Howard
Senior Vice-President

Primerica Financial Services
5803 W Craig Rd, Ste 105
Las Vegas, NV 89130-2536

Bus 702 878 8851

PRIMERICA
A Citi Company

December 22, 2008

Steve Gebeke
Planning & Development
731 S Fourth Street
Las Vegas, NV 89101

RE: Case #SDR-30614

Dear Mr. Gebeke;

It has come to our attention that you are in the process of considering the application from International Church of Las Vegas to build a tower on the mountain which is located on the property near Cheyenne and 215. We would like to advise you that as a business located in the North West area of Las Vegas we have no objections to the height proposed for this tower. We do not believe that it will in any way hinder or disrupt the view of the mountain Nor do we consider it offensive to the surrounding neighborhood.

Thank you for your positive consideration of this request.

Sincerely,

David Howard
Senior Vice President

RECEIVED
DEC 23 2008

SDR-30614

An independent representative of Primerica Financial Services Insurance Marketing of Nevada, Inc.

Representing Primerica Life Insurance Company
Executive Offices:
Duluth, GA

PFS Investments Inc.
Member of FINRA
A Registered Representative of PFS Investments Inc.
3120 Breckinridge Blvd.
Duluth, GA 30099-0001
(770) 381-1000

Representing Primerica Financial Services Home Mortgages, Inc.
EQUAL HOUSING OPPORTUNITY

A

City of Las Vegas
Attn: Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

December 23, 2008

Re: Approval of City of Las Vegas applications for International of Las Vegas (ICLV) Project located near the SW corner of Cliff Shadows Pkwy and the I-215 Beltway.

CITY OF LAS VEGAS PUBLIC HEARING - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-30617, ZON-31062, VAR-30620, VAR-31304 AND VAC-30622 - APPLICANT: INTERNATIONAL CHURCH OF LAS VEGAS, INC. - OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.

Dear City of Las Vegas Planning Staff,

This Letter was created per the request of the nearby surrounding Business and Commercial Retail Owners in reference to the above-mentioned applications for the Project by the International Church of Las Vegas located near the SW corner of Cliff Shadows Parkway and the I-215 Beltway. This letter shall constitute full approval and support for the proposed project including all Applications, Variances, Major Modification and Zoning related to the referenced project. Particularly, the variances for the 85-foot tower and the off-site parking meet with our approval.

Sincerely,

Signature: _____

(Business & Retail located at 3307-3390 Cliff Shadows Pkwy, Lone Mountain Village shopping Center)

Business Name: Check City

Name: Jim Marchesi

Address: 3350 Nivat St. Las Vegas NV, 89129

Phone: 702-258-8888 Fax: 702 880-7775

Email: estelug@checkcity.com

RECEIVED
JAN - 3 2009

A
15-20

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

Dear City of Las Vegas Planning Staff,

In reviewing the above referenced applications for International Church of Las Vegas' site development of its project located on the corner of 215 and Cliff Shadows. I fully support the church's applications including the height of the 85 foot tower and the parking requiring a variance. The project as designed is very aesthetically pleasing and blends well into the hillside. The project only serves to enhance the quality of life of the surrounding community.

I currently live at:

Name and Address:

MORINE RUSSO
5800 W. LAKE MEAD BLVD # 2015
LAS VEGAS NV 89108

Sincerely,

Morine Russo

RECEIVED
FEB - 3 2009

This is a wonderful church & this project would be a wonderful addition to this area.

A
15-20

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Kelly Favata
4117 Thunder Twice St
Las Vegas, NV 89129

Sincerely,

RECEIVED
FEB - 3 2009

A
15-20

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

JERRELD + ROSETTA HAAG
6608 ELTON AVE.
LAS VEGAS, NV 89107

Sincerely,

Jerrell Haag
Rosetta Haag

RECEIVED
FEB - 3 2009

A
15-20

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Rhodora McMillan

10663 Little Horse Creek Ave, 89129

Sincerely,

Rhodora McMillan

RECEIVED
FEB - 3 2009

A
15-20

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Bonifacio V. Salcedo
4720 Killington St.
Las Vegas N.V. 89129

Sincerely,



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FEB - 3 2009

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15-20

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
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I currently live at:

Name and Address:

Melanie Allen
4728 Killington St
Las Vegas NV 89129

Sincerely,

Mel All

RECEIVED
FEB - 3 2009

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15-20

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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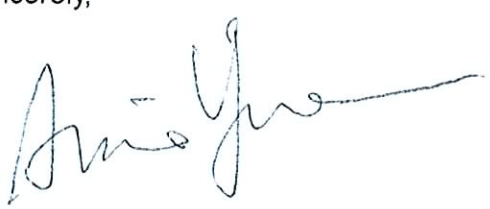
I currently live at:

Name and Address:

Annie Yuen
4744 Gillingham St.
Las Vegas NV 89129

Sincerely,



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I currently live at:

Name and Address:

Aja Raman
10734 Little Horse Creek Ave.
LV, NV 89139

Sincerely,

Aja Raman

RECEIVED
FEB - 3 2009

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15-20

January 9, 2009

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I currently live at:

Name and Address:

Alexandra Frazier
10709 Little Horse Creek
Las Vegas, NV 89129

Sincerely,

Alexandra Frazier

RECEIVED
FEB - 3 2009

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15-20

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
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I currently live at:

Name and Address:

Consuelo Lopez 10701 Little horse Creek Lane 89129

Sincerely, Consuelo Lopez

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FEB - 3 2009

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January 9, 2009

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400 Stewart Avenue
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I currently live at:

Name and Address:

Steve Kreins SK
10705 Little horse Creek
Lv. Nv 89129

Sincerely,



RECEIVED
FEB - 3 2009

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15-20

January 9, 2009

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Mr. Steve Gebecke
400 Stewart Avenue
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I currently live at:

Name and Address:

Tony Rodriguez
10720 Little Horse Creek Ave
Las Vegas, NV 89129

Sincerely,



RECEIVED
FEB - 3 2009

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400 Stewart Avenue
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I currently live at:

Name and Address:

10424 Chimney Flat Ct.
LV, NV - 89129

Sincerely,

Holly & Jeremy Peckinpaugh

RECEIVED
FEB - 3 2009

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15-20

January 9, 2009

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Mr. Steve Gebecke
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Las Vegas, NV 89101

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I currently live at:

Name and Address:

Neyl Gray and Cynthia Ari Gray
5688 N. Juliano Rd.
Las Vegas NV. 89149

RECEIVED
FEB - 3 2009

Sincerely,

Cynthia Gray - We need this church establishing in this special area. We love there. Thanks.
Neyl of Cynthia Gray
@ SLS Stables
Come Visit us.

A
15-20

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

GREGG BECHARD
8586 Waterford Bend
LAS VEGAS, NV. 89123

Sincerely,

RECEIVED
FEB - 3 2009

A
15-20

January 9, 2009

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I currently live at:

Name and Address:

Gretel Bechard
8586 Waterford Bend st
LV NV 89123

Sincerely,

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I currently live at:

Name and Address:

TROY T. YAMAGUCHI
6244 Berry Patch Way
Las Vegas, NV. 89142

Sincerely,

RECEIVED
FEB - 3 2009

A
15-20

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Gwen Conant
3605 S. Lorenzi St.
LV NV 89107

Sincerely,

Gwendolyn Conant

RECEIVED
FEB - 3 2009

A
15-20

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

TECHNICAL SERGEANT JAMES CARPENTER
5015 PETERSON LANE
LAS VEGAS, NV 89115

Sincerely,

JAMES CARPENTER, TSGT, USAF

RECEIVED
FEB - 3 2009

A
13-20

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Rachel Williams
1625 Desert Fort St.
Las Vegas, NV 89128

Sincerely,

Rachel Williams

RECEIVED
FEB - 3 2009

A
15-20

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
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I currently live at:

Name and Address:

Damaso Lopez
7566 French Springs St.
Las Vegas NV 89139

Sincerely, Damaso Lopez

RECEIVED
FEB - 3 2009

A
15-20

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Angelina E Calilung
7566 French Springs St.
Las Vegas, NV 89139
Tel # 324 7912

Sincerely,

RECEIVED
FEB - 3 2009

A
15-20

January 9, 2009

City of Las Vegas Planning Dept.
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400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Corey Chastee
3589 Morosa Dr.
Las Vegas, NV 89103
227-7392

Sincerely,

RECEIVED
FEB - 3 2009

A
15-20

January 9, 2009

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I currently live at:

Name and Address:

AMIE HORECKA
7777 S. JONES BLVD APT 1141
LAS VEGAS, NV 89139

Sincerely,

RECEIVED
FEB - 3 2009

A
15-20

January 9, 2009

City of Las Vegas Planning Dept.
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I currently live at:

Name and Address:

Tigest T Swift
4020 S Arville #66
Las vegas NV-89103
Telphone cell-884-4321

Sincerely,

RECEIVED
FEB - 9 2009

A
15-20

January 9, 2009

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I currently live at:

Name and Address:

Chad Norey
4873 S. Torrey Pines #206
Las Vegas NV 89103

Sincerely, Chad Ny

RECEIVED
FEB - 3 2009

A
15-20

January 9, 2009

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Mr. Steve Gebecke
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I currently live at:

Name and Address:

Solida Novey
4873. S. Torrey Pines Dr. #206
Las Vegas NV 89103

Sincerely,

RECEIVED
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January 9, 2009

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I currently live at:

Name and Address:

Amber Martinez
4120 Garnet cir # 263
Las Vegas NV. 89103

Sincerely,

Amber Martinez

RECEIVED
FEB - 3 2009

A
15-20

January 9, 2009

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I currently live at:

Name and Address:

Joyce Jacala-Jurolan
5415 W. Harmon Ave. #2049
Las Vegas, NV 89103

Sincerely,

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15-20

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I currently live at:

Name and Address:

Ildebrando Jurolan
5415 W Harmon Ave. Unit 2049
Las Vegas NV 89103

Sincerely,

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A
15-20

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

Dear City of Las Vegas Planning Staff,

In reviewing the above referenced applications for International Church of Las Vegas' site development of its project located on the corner of 215 and Cliff Shadows. I fully support the church's applications including the height of the 85 foot tower and the parking requiring a variance. The project as designed is very aesthetically pleasing and blends well into the hillside. The project only serves to enhance the quality of life of the surrounding community.

I currently live at:

Name and Address:

Carlos C. Carlos
3947 Pamplona st
NV, NV 89103

Sincerely,



RECEIVED
FEB - 3 2009

A
15-20

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

MARGARITA HOLLAND
9950 SHADOW GROVE
LAS VEGAS NV 89148

Sincerely,

RECEIVED
FEB - 3 2009

A
15-20

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

IDA CHRISTENSEN
3373 CEREMONY DR.
LV NV 89117.

Sincerely,

Ida Christensen

RECEIVED
FEB - 3 2009

A
15-20

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Erica A. Magaña
16528 Pinon Pine Way
Las Vegas, NV 89108

Sincerely,

RECEIVED
FEB - 3 2009

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Nancy Roth
3350 Hauck St. #1029
Las Vegas, 89146

Sincerely,

Nancy Roth

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Tracy Coloma
6731 Moreno Valley St
Las Vegas, NV, 89149

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Sarah Palser
8677 Bolton Ct
Las Vegas NV 89148

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

10085 Flag Staff Butte Ave
Las Vegas NV 89148
Timothy Fountain

Sincerely,

A
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JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Flor Aguilera
3629 - Van Dyke #C
Las Vegas NV 89103

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Vanessa O. Ramirez
3629 Van Dyke #C
Las Vegas NV 89105

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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Las Vegas, NV 89101

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I currently live at:

Name and Address:

AMBER FOUNTAIN
10085 Flagstaff Butte Ave.
Las Vegas, NV 89148

Sincerely,

Amber Fountain

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
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I currently live at:

Name and Address:

6344 Casada Way #B
LV NV 89107

Sincerely, Ron L. Russell

R. Russell 21 Jan 2008

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

DAVID Sullivan
8796 Duncan Barrel #101
LV NV 89178

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

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Mr. Steve Gebecke
400 Stewart Avenue
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I currently live at:

Name and Address:

STEVEN L. JONES
5825 W. FLAMINGO RD #117
LAS VEGAS NV 89103

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

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I currently live at:

Name and Address: Lonnie Burnan
270 Casa Norte #2166
N. Las Vegas 89031

Sincerely,

Lonnie Burn

A
15-20

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JAN 28 2009

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Las Vegas, NV 89101

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I currently live at:

Name and Address:

370 Casa Norte #2166
N. Las Vegas
NV 89031

Sincerely,

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I currently live at:

Name and Address:

Wallace J Addison
3245 Little Stream St.
L.V. NV. 89135

Sincerely,

A
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JAN 28 2009

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I currently live at:

Name and Address:

SIRIA CAVADA
849 GREENBROOK ST.
LAS VEGAS, NV 89110

Sincerely,

A
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JAN 28 2009

January 9, 2009

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I currently live at:

Name and Address:

Victor Ofelt
1810 Renada Cor
N.L.V.

Sincerely,

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I currently live at:

Name and Address:

Raul Ibarra
2265 Goldhill way
Las Vegas NV. 89106

Sincerely,

A
15-20

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JAN 28 2009

January 9, 2009

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I currently live at:

Name and Address:

Armando Meza Jr
849 Greenbrook st
LV NV 89110

Sincerely,

Armando Meza Jr

A
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JAN 28 2009

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I currently live at:

Name and Address:

Chantal Varela
9212 Mangostone LN
Las Vegas, NV 89147

Sincerely,

A
15-20

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JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
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I currently live at:

Name and Address:

Bernice Varela
9212 Mangostreet Ln
Las Vegas, NV
89147

Sincerely,

Bern Varela

A
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JAN 28 2009

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I currently live at:

Name and Address:

Dameta J. Yanuzis
8440 West Lake Dr # 1116
Las Vegas, NV 89145

Sincerely,

Dameta Yanuzis

A
13-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

YULIYA YEGIYAN
5323 SANGARA DR
N. LV, NV 89031

Sincerely,

A
15-20

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JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
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I currently live at:

Name and Address:

Kyle Crump
3260 Fountain Fall wy.
NLV NV 89032

Sincerely,

A
15-20

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JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

8117 Vella Fenestra
LV 89128

Sincerely,

Judy Fanelan

A
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I currently live at:

Name and Address:

Rebecca Camp
3260 Fountain Sail Ave
NLV Nev 89039

Sincerely,

A
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JAN 28 2009

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City of Las Vegas Planning Dept.
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I currently live at:

Name and Address:

Carina Quintana
4240 Thunder Twice St.
Las Vegas, NV 89129

Sincerely,

Carina Quintana

A
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I currently live at:

Name and Address:

The lopez Family
2519 N walnut rd
Las Vegas, NV. 89115

Sincerely,

The lopez Family

A
15-20

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I currently live at:

Name and Address:

Roslind Robertson
5400 W. Cheyenne #2106
Las Vegas, NV. 89108

Sincerely,

A
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JAN 28 2009

January 9, 2009

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I currently live at:

Name and Address:

Sylvia A. Johnson
2201 N. Buffalo Dr., #2048
Las Vegas, NV 89128

Sincerely,

A
15-20

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JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
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I currently live at:

Name and Address:

Cindy R. Brown
741 Rock Springs Drive #202
Las Vegas, NV 89128

Sincerely,

A
15-20

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JAN 28 2009

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I currently live at:

Name and Address:

Jennifer Farkas
8145 Calvin Cove Dr.
Las Vegas NV 89145

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

Dear City of Las Vegas Planning Staff,

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I currently live at:

Name and Address:

Charles Mecraw
8145 Calvin Cove Dr.
Las Vegas NV 89145

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address: Cassandra Allen
1316 Sunblossom #1
Las Vegas, NV 89128
869-9515

Sincerely,

Cassandra Allen

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Flora Brothers
2881 N. Rancho dr. #1099
Las Vegas, NV. 89130

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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Las Vegas, NV 89101

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I currently live at:

Name and Address:

Richard Zink
10432 Scotch Elm Ave
Las Vegas NV 89166

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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Las Vegas, NV 89101

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I currently live at:

Name and Address:

Terrie Bernard
10432 Scotch Elm Ave
Las Vegas, NV 89166

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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Las Vegas, NV 89101

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I currently live at:

Name and Address:

Lana Arenaz
7925 Painted Sunset Dr.
LV Nv 89149 497-4809

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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Las Vegas, NV 89101

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I currently live at:

Name and Address:

Ellie Krege
8294 County View
Las Vegas NV 89129

Sincerely,

Ellie Krege

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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Las Vegas, NV 89101

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I currently live at:

Name and Address:

LERMA OFIANA
1112 HIGH ALTITUDE AVE.
NORTH LAS VEGAS, NV 89032

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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Las Vegas, NV 89101

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I currently live at:

Name and Address:

GARY & TONI KOZAL
3724 FISHERKING DR.
Las Vegas, NV. 89129

Sincerely,

Toni Kozal

A
B-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

DEE MARTINEZ
1704 Chabbal ST
LV, NV. 89117

Sincerely, Dee Martinez

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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Las Vegas, NV 89101

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I currently live at:

Name and Address:

Darryl J Allen
8225 Cantura Peak St.
Las Vegas NV 89143
(702) 631 8645
205 • 7515.

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

Gerald + Lois C. Stoutkes
1640 Eagle Peak Way
Las Vegas, NV 89134
702-4789661

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
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I currently live at:

Name and Address:

ADAM + JULIE PETTY
9111 DANCING SNOW CT. 102
LAS VEGAS, NV 89149

Sincerely,

Adam Petty

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

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I currently live at:

Name and Address:

HERLINDA HOOKER
3816 MELODY LANE
LAS VEGAS, NV 89108

Sincerely,

Herlinda Hooker

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

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Mr. Steve Gebecke
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I currently live at:

Name and Address:

Jabitha Pullman
7405 Saybrook Point Dr.
LV. NV. 89128
(702) 557-3488

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

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I currently live at:

Name and Address:

James and Jennifer Parker
1412 Lilac Breeze Cir
LV, NV 89108 702-360-6970

Sincerely,

James Parker

A
15-20

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JAN 28 2009

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I currently live at:

Name and Address:

DEBORA MUNSUAIS
7100 W ALEXANDER RD #2046
LAS VEGAS NV 89129

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

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I currently live at:

Name and Address:

MIGUEL MUNSIVAIS
7100 W ALEXANDER #2046
LAS VEGAS NV 89129

Sincerely,

A
15-20

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JAN 28 2009

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I currently live at:

Name and Address:

Juan Antonio JR
8304 Raphael Court
Las Vegas NV. 89129

Sincerely,

Juan Antonio JR

A
15-20

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JAN 28 2009

January 9, 2009

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I currently live at:

Name and Address:

Yvette Antonio
8304 Raphael Ct
Las Vegas, NV. 89129

Sincerely,

A
15-20

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I currently live at:

Name and Address:

7200 W CREEK INDIAN RD.
LONE MOUNTAIN, LV, NV 89129
702. 742. 7841

Sincerely,

ENOCH VEGA

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

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Mr. Steve Gebecke
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I currently live at:

Name and Address:

Kirk & Jamie Metz
2324 Pine Bluff Ct
Las Vegas NV 89134

Sincerely,

A
15-20

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JAN 28 2009

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I currently live at:

Name and Address:

KEITH MYERS
10124 CYPRESS GLEN AVE
LAS VEGAS NV 89134

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
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I currently live at:

Name and Address:

Debra Myers
10124 Cypress glen ave
Las Vegas, NV 89134

Sincerely,

Debra A. Myers

A
15-20

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JAN 28 2009

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I currently live at:

Name and Address:

Susan Schwartz
1030 Nassau Drive
Lasvegas., NV 89108

Sincerely,

S. Schwartz

A
15-20

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JAN 28 2009

January 9, 2009

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Mr. Steve Gebecke
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I currently live at:

Name and Address:

Amber Schwartz
2111 Meadow Green Ave
NLV, NV 89031

Sincerely,

A
15-20

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JAN 28 2009

January 9, 2009

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I currently live at:

Name and Address:

RICHARD SMITH
4451 CRESTDALE LANE #44
LAS VEGAS NV. 89134
(702) 982-0818

Sincerely,

A
15-20

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JAN 28 2009

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I currently live at:

Name and Address:

LESLIE McCarty
451 CRESDALE LANE
LV, NV 89134
(818) 377-5111

Sincerely,

L McCarty

A
15-20

RECEIVED
JAN 28 2009

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I currently live at:

Name and Address:

Massimiliano Melone
10548 Beachwalk Pl.
Las Vegas, NV 89144
633-0325

Sincerely,

A
15-20

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JAN 28 2009

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I currently live at:

Name and Address:

Brenda Melone
10548 Beachwalk Pl.
Las Vegas, NV 89144
(702) 633-0525

Sincerely,

A
15-20

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I currently live at:

Name and Address: Annie Felix
3050 N. Jones #1008
L.V. NV 89108

Sincerely,

A
15-20

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JAN 28 2009

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I currently live at:

Name and Address:

MARIA ROSELINE
3955 SWENSON ST # 113
LAS VEGAS NV 89119

Maria

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

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Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Daniele Bishop
8120 Bridle Path Way.
Las Vegas, NV 89145

Sincerely,

Daniele Bishop

A
15-20

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In reviewing the above referenced applications for International Church of Las Vegas' site development of its project located on the corner of 215 and Cliff Shadows. I fully support the church's applications including the height of the 85 foot tower and the parking requiring a variance. The project as designed is very aesthetically pleasing and blends well into the hillside. The project only serves to enhance the quality of life of the surrounding community.

I currently live at:

Name and Address:

WALTER A. Spivey SR.
9925 W. Bussell Rd. #1058
LAS VEGAS, NV. 89148

Sincerely,

Walter Spivey Sr.

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Charles Bulfin
9490 Bermuda Rd #1134
LV NV 89123

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Steven Schaller
5312 Red Glen Dr.
Las Vegas, NV. 89130

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Micah Smith
1337 melville dr
las Vegas, NV 89102

Sincerely, Micah Smith

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

GORDON L LONG
1341 SCENIC WAY
LAS VEGAS, NV 89108

Sincerely,

Gordon L Long

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Steve Spector
8528 Copper Mine NV
LAS VEGAS, NV 89129

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
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I currently live at:

Name and Address:

JOHN SCHWARTZ
1020 NASSAU DR
89108 LV NV

Sincerely,

John Schwartz

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Tina Dy BA
3975 N. Hualapai Way #285
Lv, Nv 89129

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Michelle D. Stiles
8235 Garnet Cyn Ln
Las Vegas, NV 89129

Sincerely,

Michelle D Stiles

A
16-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Craig & Cara Hancock
9280 W. Red Coach Ave.
L.V. NV. 89129
(702) 396-7734

Sincerely,

Craig & Cara Hancock

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

VALERIE BROWN
6131 Racel St.
Las Vegas, NV 89131

Sincerely,

Valerie L. Brown

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Betty Mullen
2101 N Martin Luther King
Las Vegas, NV 89106

Sincerely,

Betty Mullen

A
15.20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

SUE MORTIMER
4550 W. Sahara # 2240
LV. NV. 89102

Sincerely,

Sue Mortimer 1/25/09

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Jenny Zienke
8009 Mt Royal ct
Las Vegas NV 89145

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Sarah Kovacs
6051 Flowering Plum Ave.
Las Vegas, NV 89142

Sincerely, Sarah Kovacs

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Alyssia Cordova
6051 Flowering Plum Ave
Las Vegas, NV 89142

Sincerely,

Alyssia Cordova

A
15-120

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Tammi Kovacs
6051 Flowering Plum Ave
LV NV 89142

Sincerely,

Tammi Kovacs

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

BJ Wright
2632 Diamonte Ct.
Las Vegas, NV 89121

Sincerely,

A
15.20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Hugo Lee
1850 Smith St.
Las Vegas, N.V. 89108

Sincerely,

A
15-29

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Elda Lee
1850 Smith St
Las Vegas, NV 89108

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
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I currently live at:

Name and Address:

Gina Deeter
4925 Sidewinder Ridge Ave.
Las Vegas NV 89139

Sincerely,

Gina Deeter

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Elizabeth Reeves
6985 Silk Oak Ct
LV, NV 89148

Sincerely,

Elizabeth A Reeves

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

JERRY & GINA DOETER
4925 SILVER RIDGE CT
LAS VEGAS NV 89139

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

Karen L. Isom
6541 Bannock way
Las Vegas, Nev. 89107

Sincerely,

Karen L Isom

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
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I currently live at:

Name and Address:

Eric Odani
2068 N. Nellis Apt. 237
Las Vegas, NV 89115

Sincerely,

Eric Odani

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Miriam Ratta
2068 N. Nellis Apt # 144
Las Vegas, NV 89115

Sincerely,

Miriam Ratta

A
15.20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Randal Ruiz
2145 Clancy St
89156 Las Vegas NV

Sincerely,
Randal Ruiz

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

Cileen M Kelly
2068 N. Nellis Blvd #144
Las Vegas Nv 89115

Sincerely,

Cileen M Kelly

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
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I currently live at:

Name and Address:

Rick & Linda Rowley
4943 Patterson Ave
L.V. NV. 89104

Sincerely,

Rick Rowley
Linda Rowley

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
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I currently live at:

Name and Address:

Victor & Lola Fakoya
8174 Maital Ave
Las Vegas NV. 89147

Sincerely,

Lola & Victor Fakoya

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Timmra Nakamura
7640 Rolling View
Las Vegas NV 89149

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address: Steven J Crocker
3321 Indian Shadows St #102
Las Vegas NV 89129

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

OBIAGERI EKEH
5800 WEST CHARLESTON BLVD, #2074, LAS VEGAS NV 89146

Sincerely,

Obiageri
702-806-6596

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

5800 W. Charleston Blvd, Apt 2074
Las Vegas, NV 89146

Sincerely,

Ineada Jack
(832) 704-8526

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

Dear City of Las Vegas Planning Staff,

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I currently live at:

Name and Address:

HENRY A. + YVONNE C. JAMES
1809 SHIREWICK DR.
LAS VEGAS, NV 89117

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

MARIA A DUDLEY
1150 N BUFFALO DR #2014
LAS VEGAS, NV 89128
(702) 248-4382

Sincerely,

Maria A Dudley

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Donna Cooley
4712 Imperial Beach Ave
North Las Vegas, NV 89032

Sincerely,

Donna M. Cooley

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

NAKESHAI NICHOLSON
10620 W. Alexander Rd. Apt 216
Las Vegas, NV 89129

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Kim Y. Marossy
8121 Graceville Ave.
Las Vegas, NV 89128

Sincerely,

Kim Y. Marossy

A
15-20

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JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

PAUL MAROSSY
9121 GRACEVILLE AVE
LAS VEGAS, NV 89128

Sincerely,

Paul Marossy

A
15-20

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JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

S. CAMILLE NISHINAKA
6500 W. CHARLESTON BLVD #153
LAS VEGAS, NV 89146

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Nathan Lochner
9461 Medford Falls Ave.
Las Vegas, NV 89149
702-647-2594

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Jessica Lochner
9461 Medford Falls Ave.
Las Vegas, NV 89149
702-647-2594

Sincerely,

Jessica Lochner

A
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JAN 28 2009

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Mr. Steve Gebecke
400 Stewart Avenue
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I currently live at:

Name and Address:

ROBERT JOHNSON
4995 NATURE QUEST CT.
LAS VEGAS, NV 89149

Sincerely,

A
15-20

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JAN 28 2009

January 9, 2009

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Mr. Steve Gebecke
400 Stewart Avenue
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I currently live at:

Name and Address:

Kathy Johnson
4995 Nature Quest Ct
Las Vegas, NV 89149
655-1979

Sincerely,

Kathy Lo Johnson

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

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Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

WILLIAM F. & BARBARA G. TROSTLE
6140 N. GRAND CANYON DR
LAS VEGAS, NV 89149

Sincerely,

William F Trostle
Barbara G. Trostle

A
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JAN 28 2009

January 9, 2009

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I currently live at:

Name and Address:

Howell & Elaine Jarrell
8020 Deep Stone Av.
Las Vegas, NV. 89149

Sincerely,

Howell S. Jarrell
Elaine Jarrell

A
15-20

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JAN 28 2009

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I currently live at:

Name and Address:

DIANNA BRATHWAITE
116 Steeler Dr
LV NV 89145
702-243-9538

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

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Mr. Steve Gebecke
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I currently live at:

Name and Address:

Norma A Murillo
8552 Lost Gold Ave
Las Vegas NV. 89129

Sincerely,

A
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JAN 28 2009

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I currently live at:

Name and Address:

Alda Fe Libby
761 Rock Springs Dr. #101
Las Vegas, NV 89128

Sincerely,

A
15-20

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JAN 28 2009

January 9, 2009

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I currently live at:

Name and Address:

William J. Libby
761 ROCK SPRINGS DRIVE, UNIT 101
LAS VEGAS, NEVADA 89128

Sincerely,

A
15-20

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JAN 28 2009

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I currently live at:

Name and Address:

ALVIN & BEVERLY WEESNER
7812 FRUIT DOVE ST.
N. LAS VEGAS, NV 89084

Sincerely,

A

15-20

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JAN 28 2009

January 9, 2009

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I currently live at:

Name and Address:

Zena Manderville
1328 Sea Side dr.
Las Vegas NV. 89031

Sincerely,

A
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JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
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I currently live at:

Name and Address:

Lynnette Drury
6020 Tunbridge Ave.
Las Vegas, NV. 89139

Sincerely, Lynnette Drury

A
15-20

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JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

Rosalyn S. Burie
1109 Eleanor ave Las Vegas N.V.
89101

Sincerely,

Rosalyn S. Burie

A
15-20

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JAN 28 2009

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I currently live at:

Name and Address:

Charlton & Cordelia Hilbert
5721 Cliffpoint Court
Las Vegas, NV, 89149

Sincerely,

Charlton A Hilbert Cordelia M Hilbert

A
15-20

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JAN 28 2009

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I currently live at:

Name and Address:

Krystal Dolan
7135 S. Durango Dr #111
Las Vegas, NV 89113

Sincerely,

A
15-20

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JAN 28 2009

January 9, 2009

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I currently live at:

Name and Address:

Aurora Cardenas
6440 STAR JASMINE CT
Las Vegas, NV 89108

Sincerely,

A
15-20

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JAN 28 2009

January 9, 2009

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I currently live at:

Name and Address:

Lisa Loucks
8400 Aspenbrook Ave
Las Vegas, Nv. 89145

Sincerely,

Lisa Loucks

A
15-20

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JAN 28 2009

January 9, 2009

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I currently live at:

Name and Address:

6700 Wild bob way
Las Vegas Nev. 89108
JAVIER MEZA

Sincerely,

A
15-20

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JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

JOSEPH VILLALOBOS
6660 BUCKINGHAM DR
LAS VEGAS, NV 89108

Sincerely,

A
15-20

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JAN 28 2009

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I currently live at:

Name and Address:

Robert + Julie Duran
4211 Annendale Av.
N Las Vegas Nv. 89031

Sincerely,

A
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I currently live at:

Name and Address: Trisha Glenn
4113 Carrie Hills Ave
N.L.V., NV 89031

Sincerely,

Trisha Glenn

A
15-20

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I currently live at:

Name and Address: Bret Floro
4113 Carrie Hills Ave
N. L.V., NV 89031

Sincerely,

A
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I currently live at:

Name and Address:

Edith Villalobos
9104 Teal Lake ct.
Las Vegas, NV. 89129

Sincerely,

Edith Villalobos

A
15-20

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JAN 28 2009

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I currently live at:

Name and Address:

Antonio Villalobos
9104 Teal Lake Ct.
Las Vegas, NV. 89129

Sincerely,

Antonio Villalobos

A
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I currently live at:

Name and Address:

Lucy Villalobos
9104 Teal Lake Ct.
Las Vegas, NV. 89129

Sincerely,

Lucy Villalobos

A
15-20

RECEIVED
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January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

Dear City of Las Vegas Planning Staff,

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I currently live at:

Name and Address:

Ramona Schonbroek
436 Europa Way
Las Vegas Nevada 89145

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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Las Vegas, NV 89101

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I currently live at:

Name and Address:

Julia Harmon & Stan Hrynkiewicz
1509 Blanco Dr.
N. Las Vegas, NV 89031

Sincerely,

Julia Harmon

A
15-20

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JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

Denis Mamaliti
4096 Sprints Race Ave
N Las Vegas NV 89084 Tel 702 940 4626

Sincerely,

Denis Mamaliti
1/19/09

A
15-20

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JAN 28 2009

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I currently live at:

Name and Address:

WILSON and SALINA D. RAMOS
5901 WILDHORSE LEDGE AVE
LAS VEGAS, NV 89131
ph # (702) 541-3080

Sincerely,

A
15-20

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JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
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I currently live at:

Name and Address:

Simone K. Robertson
3636 Alabama St.
Las Vegas, NV 89129

Sincerely,

Simone K. Robertson

A
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JAN 28 2009

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Mr. Steve Gebecke
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I currently live at:

Name and Address:

Raelene Ortiz 702-586-3711
1824 Sierra Valley Way.
Las Vegas N.V 89128

Sincerely, Raelee

A
15-20

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JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Nellie NEARY Martinez
3704 Warmbreeze Way 702-204-3925
Las Vegas, Nevada
89129

Sincerely,

A
15-20

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JAN 28 2009

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I currently live at:

Name and Address:

Luis Marin
2460 Old Forge Ln #46
Las Vegas NV 89121

Sincerely,

A
15-20

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JAN 28 2009

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I currently live at:

Name and Address:
Rodrigo A. Quintana
4240 Thunder Twice St
Las Vegas, Nevada 89129

Sincerely,
Rodrigo A Quintana

A
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JAN 28 2009

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I currently live at:

Name and Address:

Whitney Smith Estate
10816 Segura Dr.
Las Vegas NV 89103

Sincerely,

A
15-20

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JAN 28 2009

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I currently live at:

Name and Address:

Norman Vinson + Deneen Andres
3096 Amari Ave
Las Vegas NV 89141

Sincerely,

A
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I currently live at:

Name and Address:

Sandra A. Henderson
7135 S. Durango Dr. #111
Las Vegas, NV 89113

Sincerely,

Sandra A. Henderson

A
15-20

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JAN 28 2009

January 9, 2009

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Mr. Steve Gebecke
400 Stewart Avenue
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I currently live at:

Name and Address:

Romnel & Jill Reguiz
185 Macoby Run St. LV NV 89148

Sincerely,

A
15-20

January 9, 2009

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JAN 28 2009

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I currently live at:

Name and Address:

Linda T. Holland
7940 Lookout Rock Cr.
Las Vegas, NV. 89129

Sincerely,

A
15-20

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JAN 28 2009

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I currently live at:

Name and Address:

Frank Holland
7940 Lookout Rock Ct.
L.V. NV 89129

Sincerely,

A
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I currently live at:

Name and Address: Serene L Silverman-Tacsur
10141 Flagstaff Butte Ave
LV NV 89148

Sincerely,

Serene L Silverman-Tacsur

A
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I currently live at:

Name and Address:

Robert Miller
5308 Nadia Ct
Las Vegas 89108

Sincerely,

A
15-20

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JAN 28 2009

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I currently live at:

Name and Address:

Lindsay Miller
5308 Nadia Ct.
Las Vegas, NV. 89108

Sincerely,

Lindsay Miller

A
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I currently live at:

Name and Address:

Grace Lewinska
508 Star Firel
Las Vegas NV 89107

Sincerely,

A
15-20

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JAN 28 2009

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I currently live at:

Name and Address:

Lisa Clay
712 Fort Mandan Ct
N. Las Vegas NV 89081

Sincerely,

Lisa Clay

A
15-20

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I currently live at:

Name and Address:

LEAH RICE
5693 IBANEZ AVE
LAS VEGAS, NV 89103

Sincerely,

Leah Rice

A
15-20

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I currently live at:

Name and Address:

DONNA MARCHEFKA
4406 DOVER PL
LAS VEGAS NV 89107

Sincerely,

Donna Marchefka

A
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I currently live at:

Name and Address:

Tammi Dorsey
3716 S Valley View Ct
Las Vegas NV 89103

Sincerely,

Tammi Dorsey

A
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I currently live at:

Name and Address:

Evelyn Dailard
5305 Backwoodsman Ave
L.V. NV. 89130

Sincerely,

Evelyn Dailard

A
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I currently live at:

Name and Address:

Supra Plows
7832 Sparrowgate Ave
LV NV 89131

Sincerely,

A
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I currently live at:

Name and Address:

Ronnie & Jane Montero
3524 St. Aidan St.
LV, NV 89129

Sincerely,

A
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I currently live at:

Name and Address:

Nicholas Cardinale
2505 Festive Court
NLV, NV, 89032

Sincerely,

A
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I currently live at:

Name and Address:

Barbara McCrary
10429 Shadowland Ave.
Las Vegas, Nv. 89144

Sincerely,

Barbara J. McCrary

A
15-20

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I currently live at:

Name and Address:

Maria Arlene Guldin
4600 Simms Ave. L.1847 - Las Vegas N.V. 89102
Tel. 702-326-1231

Sincerely,

A
15-20

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I currently live at:

Name and Address:

Doug Twilliger
3417 Ring Bird Dr
NLV Nev 89084

Sincerely,

A
15-20

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I currently live at:

Name and Address:

639 Ave I
Boulder City NV 89005

Sincerely,

Lou & Kathy Hanson

A
15-20

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I currently live at:

Name and Address:

Dany & Vanessa Renuelto
7217 Painted Shadow Way
Las Vegas, NV 89149

Sincerely,

Dany Renuelto
Vanessa Renuelto

A
15-20

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I currently live at:

Name and Address:

GARY & TANYA REVUELTO
1817 W. HAMMER LANE
N. LAS VEGAS, NV 89031

Sincerely,

A
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In reviewing the above referenced applications for International Church of Las Vegas' site development of its project located on the corner of 215 and Cliff Shadows. I fully support the church's applications including the height of the 85 foot tower and the parking requiring a variance. The project as designed is very aesthetically pleasing and blends well into the hillside. The project only serves to enhance the quality of life of the surrounding community.

I currently live at:

Name and Address:

DARREN WHEAT 9303 GILCREASE AVE # 1078 LAS VEGAS, NV 89149

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

MICHELLE WHEAT 9303 GILCREASE
AVE #1078 LAS VEGAS, NV 89149

Sincerely, M. Wheat

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Tom & Sylvia Riesselmann
10712 Steamboat Rock Ct
Las Vegas, NV 89129

Sincerely,

Sylvia Riesselmann
Thomas M. Riesselmann

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Christa Pitcairn
3975 N. Hualapai Way Unit #168
Las Vegas, Nevada 89129

Sincerely,

Christa Pitcairn

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Ruel & Robyn Garcia
612 Bayville Ct.
Las Vegas, NV 89145

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Christina Cooper
9156 Chenille Ct.
Las Vegas NV. 89149

Sincerely,

Christina Coopa

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Lawrence & Tina Ana
9311 Brownstone Ledge Ave
Las vegas NV 89149

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Irene L. M DeCoste
475 Seven Hills Drive
Henderson NV 89052

Sincerely,

Irene L M DeCoste

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at: 10712 STEAMBOAT ROCK CT LVN 89129

Name and Address:

THOMAS M. RIESSELMANN
10712 STEAMBOAT ROCK CT
LV NV 89129

Sincerely,
THOMAS M. RIESSELMANN.

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

3412 W Golfcourse Rd
Midland, Texas 79703
Denise + Edmund Ho

Sincerely,

Denise Ho

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address: Christy & Brian Miller
2121 Blue Breeze Dr #203
Las Vegas, NV 89128

Sincerely,

Christy Miller

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address: Rose Feeler
1201 W. Washington Ave
LV NV 89128

Sincerely,

702-594-4198 (H)

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Shawntina Brown-Palmore
3908 Narrow Canyon Street
Las Vegas, NV 89129

Sincerely,

Shawntina Brown-Palmore

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Oscar & Faithlyn Woodberry
8929 Stafford Springs Dr
Las Vegas, Nevada 89134

Sincerely,

Mr & Mrs Oscar Woodberry

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Mrs. Floretta M. Henkel
6421 Blueblossom Dr.
Las Vegas, Nevada 8908

Sincerely,

Yours
& God Bless
In His Precious Name Your Dear Lord
Love
Floretta

RECEIVED
JAN 22 2009

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

CAROL GARRITY
2150 N. Tenaya Way #1163
Las Vegas NV 89128

Sincerely,

RECEIVED
JAN 26 2009

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Teresa Jetton
5133 Belleria Place
Las Vegas, NV 89156
702-453-3495

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Gail & Mark Lester
4850 S Maryland Pkwy Stc 1-5-263
Las Vegas, NV 89183 702-898-1660

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Judith Warren
7932 March Brown Ave.
Las Vegas, NV. 89149

Sincerely,

Judith Warren

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
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I currently live at:

Name and Address: Patricia P. Waialae 5 1/2 Years
10737 Hunter Mtn Ave
L.V., NV 89129

Patricia P. Waialae 3 years
9312 Enchanted Grove Ave
Las Vegas, NV 89129

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Travis and Shevonne Willacker
3701 Scuba Cir. #3
LV, NV 89108

Sincerely,

Travis
Shevonne Willacker

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Samuel and Christine Ross
9312 Enchanted Grove Ave
Las Vegas, NV 89149

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Tom & Sharon Newman
3717 Twinbreeze Street
Las Vegas, NV 89129

Sincerely,

Sharon Newman
Tom Newman

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Nancy Fullmer
8436 Blue Island Ave
Las Vegas, NV 89129

Sincerely,

Nancy Fullmer

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Maeling Uliilani Logue
9490 S Bermuda Ave #1115.
Las Vegas NV 89123

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Marjorie A. Huber
4121 Thunder Twice St.
Las Vegas, NV 89129
(702) 395-4121

Sincerely,

Marjorie A. Huber

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Justin Greene
4057 Browndeer Cir
Las Vegas, NV 89129
702 788-1354

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
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I currently live at:

Name and Address:

Amber Jensen
1450 N. Jones Blvd
Las Vegas, NV 89108
702-501-4350

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

7401 Royal Crystal St
Las Vegas, NV
89149
4489735

Sincerely,

Shante Bohannan

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

David Gleason
8341 Granite Peak Ct.
Las Vegas, NV 89145

Sincerely,

David Gleason

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Trevor DeHart
6884 Rolling Oak ct.
Las Vegas NV, 89131

Sincerely,

Trevor DeHart

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

B JUNI ALLEN
3955 SWENSON ST #113
LAS VEGAS NV 89119

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

ILUMINADA OFIANA
1112 HIGH ALTITUDE AVE.
NORTH LAS VEGAS, NV 89032

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

Dear City of Las Vegas Planning Staff,

In reviewing the above referenced applications for International Church of Las Vegas' site development of its project located on the corner of 215 and Cliff Shadows. I fully support the church's applications including the height of the 85 foot tower and the parking requiring a variance. The project as designed is very aesthetically pleasing and blends well into the hillside. The project only serves to enhance the quality of life of the surrounding community.

I currently live at:

Name and Address:

Pamela Gaston-Eastburg
8321 Vantare Ct.
Las Vegas NV 89145

Sincerely,

P. Eastburg

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

CHRIS COLLINS
7378 SHADY BREEZE CT
LAS VEGAS, NV 89113

Sincerely, Chris Collins

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Mary Allen
8455 W. Sahara Ave. #234
Las Vegas NV 89117

Sincerely,

Mary Allen

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
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I currently live at:

Name and Address:

Rhoda L. MacArthur
7575 W Washington Ave #127
Las Vegas, NV 89128

Sincerely,

Rhoda L. MacArthur

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Walter F. Anderson
2321 Angelfire St
Las Vegas NV 89128

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
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I currently live at:

Name and Address:

Stefanie Anderson
2321 Angelfire St
Las Vegas NV 89128

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

DONNAMAE T. PAANO
8975 W. Warm Springs Rd. Apt. 2003
Las Vegas, NV. 89148

Sincerely,

Donnamae T. Paano

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Ahana Stephenson
824 Vincent way L.V.
NV. 89145

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Michele Herrera
8705 Silver Mountain Ct.
Las Vegas, N.V. 89134

Sincerely,

Michele Herrera

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Carmen M. Smith
3150 Rosanna Street
Las Vegas, NV 89117

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

MARIA G COLINS
7616 ADVANTAGE CT.
LAS VEGAS NV 89129 (702) 279-7464.

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Bryan Laswell
4792 Nettie Ave LV NV 89110

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

DAMIAN JAMES
7033 POINT CABRILLO CT
LAS VEGAS NV 89113

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Roy Stuart
8012 Cetus Cir #101
Las Vegas, NV 89128

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address: Dennis Mitchell
17 Wooens #A105
NLV NV 89030

Sincerely,
Dennis Mitchell

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

BIONE D. RIGAIO
232 MOOSE LANE
LAS VEGAS, NV 89145-4748
429-5464

Sincerely, Bione D. Rigaio

A
15-20

January 9, 2009

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JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
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I currently live at:

Name and Address:

Terry + JiLL McCann
2025 Embrey Ave
LV NV 89106

Sincerely, Terry R. McCann

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

ESTHER D. AKOTO
4450 RICH DR. UNIT B
LAS VEGAS NV 89102

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Guy E. Brumfield
1350 North Town Center Drive #1093
Las Vegas, NV 89144
Phone 831 234 8483

Sincerely,

Guy E. Brumfield

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Ethan Gardiner
2184 Michael way
LV, NV 89108

Sincerely,

Ethan Gardiner

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

MICAH SCLAYTON
5850 SKY POINTE DR, #2026
LAS VEGAS, NV 89130

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Pete Krueger
PO Box 36562
Las Vegas, NV. 89133

Sincerely,

Pete Krueger

A
15-20

RECEIVED
JAN 28 2009

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Mr. Steve Gebecke
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I currently live at:

Name and Address:

Justus and Rebecca McCann
9225 W. Charleston #2147
Las Vegas, NV 89117

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

MORRIS APODEI
8301 W. CHARLESTON # 2039
LAS VEGAS - NV 89117

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

YIQIANG LI
205 Seahawk st Las Vegas NV 89145

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

BRIAN D. SMITH
5466 PEACE RIVER CT
LAS VEGAS NV 89148

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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Las Vegas, NV 89101

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I currently live at:

Name and Address:

Kamyan Yuen
4744 Killington St.
Las Vegas, NV 89129

Sincerely,

Kamyan Yuen

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

Ayah N Fox
7951 W Charleston Blvd #96
LV NV 89117

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

Claudia Ponce Gil
9025 W. Desert Inn
Vegas NV 89117

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

Barbara Hays
208 Jon Berger Dr.
Las Vegas, NV 89145

Sincerely,

Barbara Hays

A
15-20

January 9, 2009

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JAN 28 2009

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I currently live at:

Name and Address:

Bernie Labanon
1951 N Jones # B203
Las Vegas NV 89108

Sincerely,

B R Labanon

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

ANTOINETTE REDMERSKI
6629 JOE MICHEAL WAY
LAS VEGAS NV 89108

Sincerely,

Antoinette Redmerski

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Rosemary Meza
849 Greenbrook St
Las Vegas, NV 89110

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
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I currently live at:

Name and Address:

Ruby Ayala
3748 Singing Lark CT.
N. Las Vegas NV. 89039

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

Dear City of Las Vegas Planning Staff,

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I currently live at:

Name and Address:

Shawnon Ortiz
1810 Renada Circle
N. LV NV 89030

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

Shirley Wickson
10153 PRESTANCIA AVE
LV, NV 89144

Sincerely,

Shirley Wickson

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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Las Vegas, NV 89101

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I currently live at:

Name and Address:

Beau Friedman
6133 Akwells Corner Ct
L V NV 89130

Sincerely,

Beau Friedman

A
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JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

Rechelle Friedman
6133 Atwells Conner Ct.
L.V. Nv 89130

Sincerely,

Rechelle Friedman

A
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JAN 28 2009

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I currently live at:

Name and Address:

JANET KENNEDY
4054 ROCK STAR CIRCLE
LAS VEGAS, NV

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

Veronica D. Foronda
1817 Smith St.
LV NV 89108

Sincerely,

Veronica D. Foronda

A
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Mr. Steve Gebecke
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I currently live at:

Name and Address:
Sarah Caldwell
8400 White Eagle Ave #201
Las Vegas NV 89145

Sincerely,

Sarah Caldwell

A
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Mr. Steve Gebecke
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I currently live at:

Name and Address:

Jay Taber
205 Junction Peak Ave
N. Las Vegas NV 89031

Sincerely,

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JAN 28 2009

January 9, 2009

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I currently live at:

Name and Address:

LARRY DUNN
9896 SHADYCREST CT
LV, NV 89148

Sincerely,

A
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JAN 28 2009

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I currently live at:

Name and Address:

Myra Jordan
7837 Fort Ruby
Las Vegas, NV 89123

Sincerely,

A
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JAN 28 2009

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I currently live at:

Name and Address:

LaGina M. Laswell
4792 Nettie Avenue
Las Vegas, NV 89110

Sincerely,

LaGina M Laswell 702-459-6924

A
15-20

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JAN 28 2009

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I currently live at:

Name and Address:

Sherryl Hutchison
7674 Aspen Cocoa St.
LAS VEGAS, NV 89139

Sincerely,

Sheryl Hutchison

A
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JAN 28 2009

January 9, 2009

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I currently live at:

Name and Address:

Yalice M. Arcotta
5960 Sobb Ave
Las Vegas NV 89118

Sincerely,

Yalice M. Arcotta

A
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JAN 28 2009

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I currently live at:

Name and Address:

Jacqueline A. Marenoff
2108 Club Pacific Way #101
LV, NV 89128

Sincerely,

Jacqueline A. Marenoff

A
15-20

January 9, 2009

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I currently live at:

Name and Address:

Gina Weicht
1704 Saylor Wy
L.V. Nev. 89108

Sincerely,

Gina Weicht

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I currently live at:

Name and Address:

Aryana Mansour
6036 Old Vines st.
North Las Vegas, NV. 89081

Sincerely, Aryana Mansour.

A
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I currently live at:

Name and Address:

Jon Banta
7451 Cross Plains
Las Vegas, NV 89113

Sincerely,

A
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I currently live at:

Name and Address:

Fred Tabron
730 Saint Aidans St
C.C. NV 89178

Sincerely,

A
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January 9, 2009

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I currently live at:

Name and Address:

Joel R. Jordan
7837 Fort Ruby Pl
Las Vegas, NV 89128

Sincerely,

A
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January 9, 2009

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I currently live at:

Name and Address:

Elizabeth James
7033 Point Cabrillo Ct.
Las Vegas, NV 89113

Sincerely,

Elizabeth James

A
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JAN 28 2009

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I currently live at:

Name and Address:

Kathryn L Farley
7577 Heather Knoll Circle
Las Vegas NV 89129

Sincerely,

Kathryn L Farley

A
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I currently live at:

Name and Address:

David Howard
4612 Pacer Ave
N.LV, NV 89031

Sincerely,

David Howard

A
15-20

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I currently live at:

Name and Address: Tina Howard
4612 Pacer Ave
NLV, NV 89031

Sincerely,
Tina Howard

A
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I currently live at:

Name and Address:

Darla O'Brien
10175 W. Spring Mt. #2035
LV NV 89117

Sincerely,

Darla O'B

A
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JAN 28 2009

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I currently live at:

Name and Address:

Helena Dobers
2601 S. Grand Canyon #1046
Las Vegas NV 89117

Sincerely,

A
15-20

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JAN 28 2009

January 9, 2009

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I currently live at:

Name and Address:
Martha Thomas
1919 Ona Marie Ave
No. Las Vegas, NV 89032

Sincerely,
Martha Thomas

A
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JAN 28 2009

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I currently live at:

Name and Address:

Mary May
5812 Bromley Hy
Las Vegas, Nev 89107

Sincerely,

Mary May

A
15-20

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I currently live at:

Name and Address:

Sylvie Slick
7412 Sudan Ct.
L.V., NV. 89149

Sincerely,

Sylvie Slick

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I currently live at:

Name and Address: Susan M Duvall
7713 Alberton
Las Vegas NV 89128

Sincerely,

A
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I currently live at:

Name and Address:

Diane Spivey
9925 W. Russell Rd. #1058
Las Vegas, NV 89148

Sincerely,

A
15-20

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I currently live at:

Name and Address:

Linda Anastasio
205 Breeze St
Las Vegas, NV 89145

Sincerely,

Linda Anastasio

A
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I currently live at:

Name and Address:

Da 2216 Maui Surf Ave
NLV, NV 89031

Sincerely,

A
15-20

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I currently live at:

Name and Address:

Gina Arroyo
3916 Roundwood St.
LV, NV 89147

Sincerely,

A
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I currently live at:

Name and Address:

EDUIG ARROYO
3916 ROUNDWOOD ST
LAS VEGAS NV 89147

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

Dear City of Las Vegas Planning Staff,

In reviewing the above referenced applications for International Church of Las Vegas' site development of its project located on the corner of 215 and Cliff Shadows. I fully support the church's applications including the height of the 85 foot tower and the parking requiring a variance. The project as designed is very aesthetically pleasing and blends well into the hillside. The project only serves to enhance the quality of life of the surrounding community.

I currently live at:

Name and Address:

Deidre Williams
208 Thunder St.
Las Vegas NV 89145

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

324 White Bluff St.
Las Vegas, NV. 89148

Sincerely,

Christine Nelson

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Bill & Tammy Meyer
3210 Orange Sunset
Las Vegas NV. 89135

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Susan Jenson
9999 W. Katie Av. #1063
Las Vegas, NV 89147

Sincerely,

Susan Jenson

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

S. CAMILLE NISHIMAKA
6800 W. CHARLESTON BLVD #1053
LAS VEGAS, NV 89146

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Pamela Pliss
7016 Painted Paradise St
Las Vegas NV 89131

Sincerely,

Pamela Pliss

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Rozalyne Parker
7345 S. Durango Dr # B107-311
Las Vegas, NV 89113

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Michele Compton
11226 Revelry Ln.
Las Vegas NV 89138

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Diane Feliciano
3522 Kemp St.
N. Las Vegas NV 89032

Sincerely,
Diane Feliciano

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Liana Kopalyan
2752 Port Of Call Dr.
Las Vegas, NV 89128

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Rosemary Naples
3450 Erba #110
L.V. Nev 89117

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

9124 Indian Breeze Dr
Las Vegas NV
89124.

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Michil S. Emdanat
8348 Telescope peak ct
Las Vegas N.V 89145

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

RODRIGO GABRIEL
1469 SOMBRERO DR. #A
LV NV 89169

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

TOM P. TAGACAY
5259 Andreas Canyon Ct.
Las Vegas, NV 89139

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at: home

Name and Address:

Jeremy Indarat
8348 Telescope Peak
~~Ct.~~ L.V. N.V 89145

Sincerely,

Jeremy

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

George Contival
9362 Apache Springs Dr.
Las Vegas NV 89117

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

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I currently live at: Home

Name and Address:

8324 Aspenbrook Ave. 89145
Las Vegas
Charlie Talaileva Siva II

Sincerely, Charlie Siva

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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Las Vegas, NV 89101

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I currently live at:

Name and Address:

THADDEUS V. STEPHENSON
824 VINCENT WAY
LAS VEGAS, NV 89145

Sincerely, Thaddeus V. Stephenson

A
15-20

January 9, 2009

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JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
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I currently live at:

Name and Address:

Jeffrey Beatty
324 ANATISA LN.
LVNV 89145

Sincerely,

Jeffrey L. Beatty

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

David Henderson
9525 Cloudcroft Ave.
Las Vegas, Nv. 89134

Sincerely,

A
15-20

January 9, 2009

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I currently live at:

Name and Address:

Norina + Michael Keyde
3460 Cactus Shadow St # 103
Las Vegas, NV 89129

Sincerely,

Norina Keyde

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
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I currently live at:

Name and Address:

Angel Tynan
8601 Wild Diamond Ave
Las Vegas NV 89143

Sincerely,

Angel Tynan

A
15-20

January 9, 2009

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City of Las Vegas Planning Dept.
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I currently live at:

Name and Address:

Tricia Tynan
9243 White Waterfall Ave
Las Vegas NV 89149

Sincerely,

A
15-20

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JAN 28 2009

January 9, 2009

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I currently live at:

Name and Address:

Raymond Reyes
2300 Rock Springs Dr. #2210
Las Vegas, NV 89128

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
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I currently live at:

Name and Address:

Beverly Gray
408 Beethoven St
LV NV 89145

Sincerely,

A
15-20

January 9, 2009

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JAN 28 2009

City of Las Vegas Planning Dept.
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I currently live at:

Name and Address: Arturo Lopez
6305 Tupac Lane
Las Vegas, NV 89130

Sincerely,

A
15-20

January 9, 2009

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JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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Las Vegas, NV 89101

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I currently live at:

Name and Address:

Melinda Lopez
6305 Tupac Lane
Las Vegas, NV 89130

Sincerely,

A
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I currently live at:

Name and Address: Darlene & Nelson Santiago
531 Poplar Leaf Street
Las Vegas, NV 89144

Sincerely, Darlene Santiago

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Crystal McLaughlin
4425 Eugene Ave.
Las Vegas, NV 89108

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
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I currently live at:

Name and Address:

Susan Manua Kikuli
6701 Del Ray Ave. # 267
Las Vegas. NV 89146.

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

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400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Heidi Hauck
8810 S. Tomsik St
Las Vegas, NV 89113

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
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I currently live at:

Name and Address:

rachel futterer
1350 N. Town Center Dr #2080
LV, NV 89144

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address: Shallan St Juste
2320 Tucumcari Dr
Las Vegas, N.V. 89106

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

Dear City of Las Vegas Planning Staff,

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I currently live at:

Name and Address:

ESTHER WEBSTOR
2251 S. FORT APACHE #1053
LAS VEGAS, NV. 89117

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Laura Barajas
109 Tighe Way
Las Vegas, Nv. 89145

Sincerely,

Laura J Barajas

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Yazmin Valdez
6410 Hummingbird Ln
Las Vegas, NV. 89103

Sincerely, Yazmin Valdez

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Lauren Gardiner
2184 N. Michael Way
Las Vegas, NV 89108

Sincerely,

Lauren Gardiner

A
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RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

6937 water Pipet Str
N L V NV 89084
(Stephanie Thomas)

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Veronica Imdamat
8348 telescope p.k. Court
Las Vegas Nevada 89145

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Stephanie Reeder
3001 Lake East Dr #1104
Las Vegas NV 89117

Sincerely,

Stephanie Reeder

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Ibtissam Imdanat
8348 Telescope Peak Ct
Las Vegas NV. 89145

Sincerely,

A
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JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Sherry Cook
7501 W. Charleston #49
Las Vegas, Nevada 89117

Sincerely,

Sherry Cook

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

RENÉE F. HILL
838 Majestic Oak St.
Las Vegas, NV 89145

Sincerely,

Renée F. Hill

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Elwanda Goodwin
4421 Fernbrook Rd.
Las Vegas, NV. 89103

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Desiree Rondeau
4255 W. Viking Rd. #103
Las Vegas NV 89103

Love you all
Desiree
God Bless!

Sincerely,

Thank u for your consideration IN this, Please pray on this so JESUS can intercead

The Lord laid something on my heart, and told me that the church that's being built, is too close to the mountain, God is very particular in detail. Look at some of the Scriptures on Gods detail with building differant things such as the tabernacle Exodus 26, noahs Ark HE'S real concern with cubits and length height and so forth. IT'S for future safety.

A 15-20

January 9, 2009

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JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
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I currently live at:

Name and Address: Yolinda R. Lopez
12515 S. Cimarron Rd. #33
LV NV. 89117
702-456.7078

Sincerely,

Your consideration + approval will be greatly appreciated

God Bless You -
L.V. Planning Dept.

IN God We Trust.

A
15-20

January 9, 2009

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JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Carole Long
1341 Scenic Way
L.V. Nv 89108

Sincerely,

A
15-20

January 9, 2009

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JAN 28 2009

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I currently live at:

Name and Address:

Dorothy Barnes
P.O. BOX 466
Las Vegas, NV. 89125

Sincerely,

A
15.20

January 9, 2009

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JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

L. Joseph Coppi
3210 Westwind Rd
Las Vegas, NV 89146

Sincerely,

A
15-20

January 9, 2009

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JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Janette Williams
3781 Bossa Nova Dr.
Las Vegas, NV 89129

Sincerely,

Janette Williams

A
15-20

January 9, 2009

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JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Melody Geppi
3210 Westwind Rd.
L.V. NV 89146

Sincerely,

A
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I currently live at:

Name and Address:

KRISTI PADDIO
5900 GORDON AVE
LAS VEGAS NV 89108

Sincerely,

A
15-20

January 9, 2009

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JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

VICTORIA PINTO
2851 S. DECATUR BLVD #66
L.V. NV. 89102

Sincerely,

A
15-20

January 9, 2009

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JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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Las Vegas, NV 89101

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I currently live at:

Name and Address:

Paula Hilt
2336 Stone Glen Lane
Las Vegas, NV 89134

Sincerely,

Paula Hilt

A
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January 9, 2009

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City of Las Vegas Planning Dept.
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I currently live at:

Name and Address:

Linda Valdez
3949 W. Alexander Rd #1012
N. Las Vegas, NV 89032

Sincerely,

A
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January 9, 2009

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City of Las Vegas Planning Dept.
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I currently live at:

Name and Address:

Richelle L. Shelter
575 S. Royalcrest Circle #4
L.V. NV. 89169

Sincerely,

Richelle L Shelter

A
15-20

January 9, 2009

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I currently live at:

Name and Address:

7233 cotton sparrow st
Las Vegas, NV, 89131
Estefany Flores

Sincerely,

A
15-20

January 9, 2009

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City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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Las Vegas, NV 89101

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I currently live at:

Name and Address:

Terry Bell
575 S. Royal Crest Circle #4
Las Vegas, NV 89169

Sincerely,

Terry Bell

A
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January 9, 2009

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I currently live at:

Name and Address:

Elida Flores
7233 Cottonsparrow
Las Vegas NV, 89131

Sincerely, Elida Flores

A
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I currently live at:

Name and Address:

My Smith
5466 Peace River Ct
Las Vegas, NV 89117

Sincerely,

A
15-20

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JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Annie Bishop
9101 W. Sahara #105 Las Vegas NV 89117

Sincerely,

Annie Bishop

A
15-20

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I currently live at:

Name and Address:

Joey + Michelle Sanchez
7400 Sunspot Drive
Las Vegas, Nevada 89128

Sincerely,

Mr. + Mrs. Sanchez

A
15-20

January 9, 2009

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I currently live at:

Name and Address:

Irene Taylor
601 Cactus Bloom Lane
Las Vegas, NV. 89107

Sincerely,

A
15-20

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I currently live at:

Name and Address:

2300 Rock Springs dr. apt 2034
Las Vegas NV, 89128

Sincerely,

A
15-20

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January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

LORINDA GOINS
1109 VAUGHN ST
LAS VEGAS NV 89101

Sincerely,

Lorinda Goins

A
15-20

January 9, 2009

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City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

Jessana Gardillo 4890 Novato Way Las Vegas N.V. 89120

Sincerely,

Jessana Gardillo

A
15-20

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JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

Dear City of Las Vegas Planning Staff,

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I currently live at:

Name and Address:

SHEILA M. GORDILLO
4890 NOVATO WAY
LAS VEGAS, NV. 89120

Sincerely,

Sheila M. Gordillo

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Diana Case
4141 Coburn St
N. Las Vegas, NV 89032

Sincerely,

Diana Case

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Horacio & Elizabeth Rocha
7828 Drydust Court
Las Vegas NV 89129

Sincerely,

Horacio Rocha Elizabeth Rocha

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

John & Myrian Folias
3536 Dusty Chap Ct
N Las Vegas NV 89032

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:
Maria Quintana
10916 Mount Royal Ave
Las Vegas NV 89144

Sincerely,
Maria Quintana

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Jenny Gutierrez
7413 Central Butte Ave
Las Vegas, NV. 89129

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Elizabeth Walchok
3736 Archer St.
LV, NV 89108

Sincerely,

Elizabeth Walchok

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address: Louise Johnson
246 Solicito St
Las Vegas, NV 89110

Sincerely,

Louise Johnson

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Jessica Trejo
10325 George Hart CT.
Las Vegas, NV 89129

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Jennifer Garcia
3612 Indigo Flower St
North Las Vegas, NV 89084

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Katie Rose
7413 Fort Wilkins Dr
Las Vegas, NV 89129

Sincerely, Katie Rose

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

JAMIE SMITH
8490 Westcliff Dr #37
Las Vegas, NV 89145

Sincerely,

Jamie Smith

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

TONY FAVATA
4117 THUNDER TWICE ST
LV 89128

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

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Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Miguel & Mary Gutierrez
7413 Central Butte Ave.
Las Vegas, Nv. 89129

Sincerely,

A
15-20

January 9, 2009

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JAN 28 2009

City of Las Vegas Planning Dept.
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I currently live at:

Name and Address:

JORGE A. BETANCOURT-PONCE
7709 TOMICH AVE
LAS VEGAS NV 89145

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

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I currently live at:

Name and Address:

Pablo Nanso Flores
7233 Cottonsparrow St
Las Vegas NV 89131

Sincerely,

Nanso Flores Jr

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

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I currently live at:

Name and Address:

Wayne Willetta
6899 Maybasket Ave
Las Vegas NV. 89131

Sincerely,

Wayne M. Willetta

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

JOE RODRIGUEZ
P.O. BOX 751705
LAS VEGAS, NV. 89136

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Eduardo Rosas
5354 Ferrell st.
N. Las Vegas NV 89031

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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Las Vegas, NV 89101

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I currently live at:

Name and Address:

Marlene Buechler
9100 W Flamingo RLH #108
Las Vegas NV 89147

Sincerely,

Marlene Buechler

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Daniel and Tamara Vargas
3950 N. Hualapai Way #2166
Las Vegas NV 89129

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Lynn Vegas
589 Caribbean Palm Dr.
Las Vegas, NV 89138

Sincerely,

Lynn Vegas

A
15-20

January 9, 2009

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JAN 28 2009

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Mr. Steve Gebecke
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I currently live at:

Name and Address:

6551 McCarran St. Apt. 2104
N. Las Vegas, NV 89086
Tobias and NAKeisha Johnson

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Olubunmi Oladapo
7597 Aspen Color St
Las Vegas, NV 89139

Sincerely,

Olubunmi Oladapo

A
15-20

January 9, 2009

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JAN 28 2009

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Mr. Steve Gebecke
400 Stewart Avenue
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I currently live at:

Name and Address: BOBBIE FOSTER
9599 W Charleston # 1028
Las Vegas, NV 89117

Sincerely,

Bobbie S. Foster

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address: Rondalyn Marshall
4701 Pointe Decatur Way
N. Las Vegas, NV 89032

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Annie V. White
4241 Bradpoint Dr.
Las Vegas, NV 89130

Sincerely,

A
15-20

January 9, 2009

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JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Crystal L Ditterline
10384 Walden Pond ct
Las Vegas NV 89148

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

Jill McCann
2025 Embrey ave
Las Vegas, NV 89106

Sincerely,

Jill McCa

A
15-20

January 9, 2009

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JAN 28 2009

City of Las Vegas Planning Dept.
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I currently live at:

Name and Address:

Michelle Robert
8417 Running Deer #201
Las Vegas, NV 89145

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

Alexandra Harper + Joseph Ranson
1070 Elation Ln #102 Henderson
Nevada 89002

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

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I currently live at:

Name and Address:

Lynda Dotdot
3836 Summer Breeze CR.
Las Vegas, NV. 89108

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

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I currently live at:

Name and Address:

Tobbi Barlow
7016 Pictollan Dr.
N.L.V, NV 89084

Sincerely,

A
15-20

January 9, 2009

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I currently live at:

Name and Address:

Merman Barlow
7016 Puetollano Dr.
NLV, NV 89084

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

Dear City of Las Vegas Planning Staff,

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I currently live at:

Name and Address:

NATIVIDAD EDBERG
5900 W. TROPICANA AVE
LAS VEGAS, NEVADA 89103

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

Tammy Valenzuela
7901 Grey Crest Ct #202
L.V., N.V., 89145

Sincerely,

Tammy Valenzuela

A
15-20

January 9, 2009

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JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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Las Vegas, NV 89101

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I currently live at:

Name and Address:

Lauren M Smith
2208 McNerney Drive
Henderson, NV 89012

Sincerely,

A
15-20

January 9, 2009

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JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

ELISSA VILLALOBOS
6917 PRAIRIE WAY
LAS VEGAS, NV 89145

Sincerely,

Elissa

A
15-20

January 9, 2009

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JAN 28 2009

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Mr. Steve Gebecke
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I currently live at:

Name and Address:

Margaret Henderson
9525 Cloudcroft Ave
Las Vegas, NV. 89134

Sincerely,

A
15-20

January 9, 2009

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JAN 28 2009

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I currently live at:

Name and Address:

Alvin York
2451 N. Rainbow Blvd APT 2160
LAS VEGAS N.V. 89108

Sincerely,

A
15-20

January 9, 2009

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JAN 28 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

James Lynch
10620 Night Magic
Las Vegas, NV 89129

Sincerely,

James R Lynch

A
15-20

RECEIVED
JAN 28 2009

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Dana Lynch
10620 Night Magic
LV, NV 89129

Sincerely,

Dana Lynch

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Norma Bayles 702-204-5130
3200 Paragon Pointe St.
LV NV 89134

Sincerely,

Norma Bayles

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Vernon L. Bayles 702-204-5483
3200 Paragon Pointe St.
Las Vegas, NV 89129

Sincerely,

Vernon L Bayles

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

VASILE BANICA
10611 AMINULLE CT. LV, NV
89129 (702) 426-2320

Sincerely,

Vasile Banica

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Joe Rodriguez, Sr.
7650 Cowboy Trail
Las Vegas NV 89131

Sincerely,

Joe Rodriguez

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Louise Van Den Eikhof
9015 Covered Wagon Ave
Las Vegas NV 89117

Sincerely,

Louise Van Den Eikhof

702-838-6850

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

SABRINA NEWMAN
751 LOUGHTON ST.
LAS VEGAS, NV 89178 (702) 324-4746

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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I currently live at:

Name and Address:

Zahra Burton
2900 El Camino Av. #14
Las Vegas NV. 89102

Sincerely,

A
15-20

January 9, 2009

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JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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I currently live at:

Name and Address:

Jennifer Yen
10659 Little Horse Creek Ave
Las Vegas, NV 89129

Sincerely,

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

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I currently live at:

Name and Address:

Michael + Fiona Johnson
10713 Little Horse Creek Ave
LV, NV 89129

Sincerely,

A
15-20

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CITY OF LAS VEGAS
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I currently live at:

Name and Address:

Keith A Anderson
650 S. Town Center Dr #2069
Las Vegas, NV 89144

Sincerely,

A
15-20

January 9, 2009

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JAN 28 2009
CITY OF LAS VEGAS
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I currently live at:

Name and Address:

Ivana Gurrera
1212 Observation Apt 202
Las Vegas, NV 89128.

Sincerely,

A
15-20

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I currently live at:

Name and Address:

IRMA Morales
145 Torchwood Lane
LV NV 89144

Sincerely,

A
15-20

January 9, 2009

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I currently live at:

Name and Address:

205 Breeze St
Las Vegas NV. 89145
702 475-2058

Sincerely, Charlene C. Ferguson

A
15-20

January 9, 2009

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I currently live at:

Name and Address:

DR. Richard Dorfield
7664 Fieldfare Dr.
Las Vegas, NV 89084

Sincerely,

A
15-20

January 9, 2009



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Mr. Steve Gebecke
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I currently live at:

Name and Address:

SHANE AIYAN BELGI
3381 S EL CAMINO RD.
LAS VEGAS, NV 89103

Sincerely,

A
15-20

January 9, 2009

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JAN 28 2009
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I currently live at:

Name and Address: LYDIA VILLELA
3981 S EL CAMINO RD
LAS VEGAS, NV 89103

Sincerely,

A
15-20

January 9, 2009

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JAN 28 2009
CITY OF LAS VEGAS
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I currently live at:

Name and Address:

Marilyn Irizarry
3965 Palm Beach St #102
L.V, NV 89129

Sincerely,
Marilyn Irizarry

A
15-20

January 9, 2009

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I currently live at:

Name and Address:

Zion Izsanny
3965 Palm Beach St #102
L.V., NV 89129

Sincerely,

Zion Izsanny

A
15-20

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I currently live at:

Name and Address: Alesia Boone
918 Pueblo Hills Ave
NLV, NV 89032

Sincerely,

Alesia Boone

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
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I currently live at:

Name and Address:

Edward M. Boldin
7833 Thorne Pine Ave
Las Vegas, NV 89131

Sincerely,

Edward M Boldin

A
15-20

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I currently live at:

Name and Address:

Miguel ORTega E-mail migORTega@yahoo.com
1725 James 89030 Zip
N. Las Vegas NV

Sincerely,

A
15-20

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I currently live at:

Name and Address:

Don + Avis Miller
2137 HALLSTON ST
LV NV 89134

Sincerely,

Donald G. Miller

A
15-20

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JAN 28 2009
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I currently live at:

Name and Address:

Steve Miller
10524 Shanna Trelles
LV NV 89144

Sincerely,

Stephen W. Miller

A
15-20

January 9, 2009

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I currently live at:

Name and Address:

Julie Stemple
10524 Shanna Tecllis Ave
LV NV 89144

Sincerely,

Julie A Stemple

A
15-20

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I currently live at:

Name and Address: Farzaneh Fard
9712 ~~[illegible]~~ Fern Canyon Ave
Lasvegas N.V 89117

Sincerely,

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Parvin Hakemi
3705 Hartford Cpl
Las Vegas NV 89102

Sincerely,

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

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Mr. Steve Gebecke
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Las Vegas, NV 89101

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I currently live at:

Name and Address:
Azita Bahadaurifar
7950 W. Flamingo Rd # 1158
Las Vegas N.V 89147

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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Mr. Steve Gebecke
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I currently live at:

Name and Address: 1830 N. Buffalo #2107
Las Vegas, NV 89128

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
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I currently live at:

Name and Address:

Brian Miller
2121 Blue Breeze #203
LV NV 89128

Sincerely,

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

Carolyn S Clark
5705 Ocean Beach Dr
Las Vegas, Nev 89149

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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Las Vegas, NV 89101

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I currently live at:

Name and Address:

10805 SIGRI ST.
LAS Vegas, Nevada 89166

Sincerely,

Bryan & Holly
Clark

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

Brianne Fernandez
6868 Sky pointe Dr #2007
LV, NV. 89131

Sincerely,

Brianne Fernandez

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address: Kathryn Mays
7116 Daleagrove dr.
L.V. NV. 89129

Sincerely,

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Dewi Indahwati
9766 Gentle Spirit dr.
LV, NV, 89148

Sincerely,

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

Maria SUKESI ADDISON
9766 GENTLE SPIRIT DR
LAS VEGAS, NV 89148

Sincerely,

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

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Mr. Steve Gebecke
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I currently live at:

Name and Address:

Annie Bouck
3288 Fossil Springs St.
Las Vegas, NV 89135

Sincerely,
Annie Bouck
Annie Bouck

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

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I currently live at:

Name and Address:

9311 Brownstone Ledge ave las vegas nv 89149
Luis ana.

Sincerely,

Luis ana

A
15-20

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JAN 28 2009
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I currently live at:

Name and Address:

3524 St. Aiden
Las Vegas, NV 89129
Susanna Carlson

Sincerely,

A
15-20

January 9, 2009

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JAN 28 2009
CITY OF LAS VEGAS
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I currently live at:

Name and Address:

Madeline Lingan
7825 Bluewater Drive
Las Vegas, NV 89128

Sincerely,

Madeline Lingan

A
15-20

January 9, 2009

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JAN 28 2009
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I currently live at:

Name and Address:

Christine Alexis
9124 Indian Breeze Dr
Las Vegas, NV

Sincerely, Christine Alexis

A
15-20

January 9, 2009

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JAN 28 2009
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I currently live at:

Name and Address: Wayne J & Mary Wallace
2548 Williamsburg St
Henderson, NV 89052

Sincerely,

A
15-20

January 9, 2009

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JAN 28 2009
CITY OF LAS VEGAS
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I currently live at:

Name and Address:

AMANDA M. ARANT
9424 INDIAN BOR. DR.
LAS VEGAS, NV 89129

Sincerely,

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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I currently live at:

Name and Address:

Tyshia Johnson
8600 W. Charleston Blvd #1068
Las Vegas, NV 89117

Sincerely,

A
15-20

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JAN 28 2009
CITY OF LAS VEGAS
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I currently live at:

Name and Address:

JOHN K. POEHNER
7295 DIAMOND CANYON LN #101
LV, NV 89149
928-208-1757

Sincerely,

John K Poehner

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

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I currently live at:

Name and Address:

Bernie & Cora de Guzman
101 Lemon Glaze St. #203
Las Vegas, NV 89145

Sincerely,

A
15-20

January 9, 2009

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JAN 28 2009
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I currently live at:

Name and Address:

Sherman and Dahlene James
2232 Ladue Dr
Las Vegas, Nevada 89128

Sincerely,

A
15-20

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JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

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I currently live at:

Name and Address:

Constance Wilson
7713 Allerton Ave
LV. NV 89128 702-286-3687

Sincerely,

C Wilson

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

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I currently live at:

Name and Address:

Ron and Kelly Worl
3975 N. Hualapai Way #277
Las Vegas NV 89129

Sincerely,

Kelly Worl

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
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PLANNING & DEVELOPMENT

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I currently live at:

Name and Address:

Valerie Hinds
9669 Catalonia Dr.
LV, NV 89117

Sincerely,

Valerie Hinds

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
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I currently live at:

Name and Address:

Jessica Akpan
7431 BACHELORS BUTTON DR.
Las Vegas NV 89131

Sincerely,

Jessica Akpan

A
15-20

January 9, 2009

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JAN 28 2009
CITY OF LAS VEGAS
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I currently live at:

Name and Address:

Inifiok Akpan
7431 Bachelors Button Dr.
Las Vegas, NV 89131

Sincerely,

Akpan
Inifiok Akpan

A
15-20

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I currently live at:

Name and Address:

KhosRow and Susan Alighchi
10409 Grassyrock CT
Las vegas, NV 89129

Sincerely,

A
15-20

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JAN 28 2009
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I currently live at:

Name and Address: JOSE L. LOPEZ
2150 N. TENAYA WAY
LAS VEGAS NV 89128
(702) 499-6781

Sincerely,

A
15-20

RECEIVED
JAN 28 2009
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January 9, 2009

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I currently live at:

Name and Address:

Johnny & Maria Morales
10461 Precliffs Ct
LV NV 89129

Sincerely,

A
15-20

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I currently live at:

Name and Address:

Mary Silos
Golden Seal Ct.
Las Vegas, NV 89107

Sincerely,

Mary Silos

A
15-20

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JAN 28 2009
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I currently live at:

Name and Address:

Denis & Claudette Lemay
6952 Cobblestone
Las Vegas, NV, 89145

Sincerely,

Claudette Lemay
Denis Lemay

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

Dear City of Las Vegas Planning Staff,

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I currently live at:

Name and Address:

Angii Earle
7300 Pirates Cove Rd. #1039
Las Vegas, NV 89145

Sincerely,

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

RONALD LYNN TUCKER
429 SAN JUAN DR
LAS VEGAS, NV 89145

Sincerely,

Ronald Lynn Tucker

A
13-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Carol J. Paoli
4232 Applause Way
LV NV 89147

220-8107

Sincerely,

Ronald J. Paoli

Carol J Paoli

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

BETH WARD
4025 WAKE FOREST DR
LAS VEGAS NV 89129

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
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I currently live at:

Name and Address:

Bernice Marshall
3032 Morning Ridge Dr
Las Vegas, NV 89134

Sincerely,

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Ronald J Paoli Sr
4232 Applause Way
LV NV. 89147
220-8107

Sincerely,

Ronald J Paoli Sr

A
15-20

January 9, 2009

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JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

JUDITH OBAZUWA
1600 E. ROCHELLE AVE #156
LAS VEGAS, NV 89119 702-421-3497

Sincerely,

A
13-20

January 9, 2009



City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Robert B & Sherri L. Warlick
3448 Summer Palace Way
Las Vegas, NV 89144

Sincerely,

R. B. Warlick
Sherri L. Warlick

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
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I currently live at:

Name and Address:

CARLOS SALAZAR
9533 AMBER VALLEY CT
LAS VEGAS NV 89134

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
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I currently live at:

Name and Address:

Linda Novak
2881 Rancho #1099
Las Vegas Nevada 89130

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

89108

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Oscar Hernandez
1712 Goodrich cir
Las Vegas NV. 89108.

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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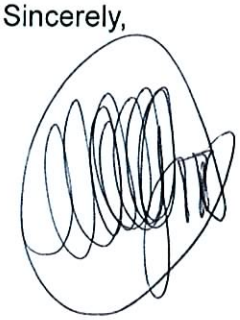
I currently live at:

Name and Address:

MARC AFFA
534 BEAUPRE ST
W, NV 89178

Sincerely,



A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
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I currently live at:

Name and Address:

Larry A. Farrell
11232 Vintners Lane
Las Vegas NV 89138

Sincerely,

Larry A Farrell

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

DAVID & TRYGVE FERGUSON
11280 GOLDEN CHESTNUT PLACE
LAS VEGAS, NV. 89135

Sincerely,

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

David Flowers
1401 North. Michael Way. Unit #114

Sincerely,

A
15-20

January 9, 2009

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JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
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I currently live at:

Name and Address:

ANGELA CAFONE
9125 BALLARD AVE
LAS VEGAS, NV 89129

Sincerely,

A
15.20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

ARTURO ORNELAS
248 JON BELGEN DR
LAS VEGAS NV 89145

Sincerely,

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Elva Walsh
6216 Mcallister Ave
Lv Nv 89107

Sincerely,

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

William and Deborah Kober
208 Thunder St.
Las Vegas, NV 89145 (702) 233-2307

Sincerely,

Deborah Kober

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
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I currently live at:

Name and Address:

Harold Griffin
108 Golf Courses ST
Las Vegas NV 89145

Sincerely,

Harold Griffin
SMSGT USAF RET

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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I currently live at:

Name and Address:

GENIE & JANET NORTH
2384 YELLOW BIRD COURT
N. LAS VEGAS, NV 89084

(2)

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
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I currently live at:

Name and Address:

Julane Desaonhaz & Dan Couchman
2012 W. San Miguel Ave
Las Vegas, NV

Sincerely,

Julane Desaonhaz

A
15-20

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JAN 28 2009
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PLANNING & DEVELOPMENT

January 9, 2009

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I currently live at:

Name and Address:

Joanna Dodd
925 Boulder Mesa Dr #101
Las Vegas NV. 89128

Sincerely,

Joanna Dodd

A
15-20

January 9, 2009

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JAN 28 2009
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I currently live at:

Name and Address:

RON FRANCIS
8440 WESTCLIFF 2121
702-645-3998

Sincerely,

A
15-20

January 9, 2009

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JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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I currently live at:

Name and Address:

Dawn Conant Cel 702 767-6491
3952 Colonial Field Ave Hm 702-646-7890
North Las Vegas NV 89031

Sincerely, Dawn Conant

A
15-20

January 9, 2009

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JAN 28 2009
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City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

Jeannie M. Castaneda
4327 Laramie Ave
LV NV 89113
702 686-1527

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
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PLANNING & DEVELOPMENT

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I currently live at:

Name and Address:

Justina Decker
8332 Maplestar Rd
Las Vegas, NV 89128 (702) 485-0166

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

Andrew & Laurie Miller
101 Rockmoss St.
Las Vegas, Nevada, 89145

Sincerely,

A
15.20

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JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

WILLIAM - MARY BUETER
7112 DEERRIVER CIRCLE LV NV 89129
702 368 3415

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Lorren Stiles
8235 Garnet Canyon
LV NV 89129

Sincerely,

Lorren D. Stiles

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Rose Mendoza
2881 N Rancho #2091
LV NV 89130

Sincerely,

Rose Mendoza

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

Dear City of Las Vegas Planning Staff,

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I currently live at:

Name and Address:

John and Ahunna Okoye
10248 Huxley Cross Lane
Las Vegas, NV. 89144

Sincerely,

Ahunna & John Okoye

A
15-20

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I currently live at:

Name and Address:

Shareta & Derick Chappelle
3960 Jazzy Ginger ct
Las Vegas NV. 89129

Sincerely,

A
15-20

January 9, 2009

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JAN 28 2009
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Mr. Steve Gebecke
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I currently live at:

Name and Address:

Heidi Ugarte
3260 Fountain Falls Way #1177
North Las Vegas, NV 89032

Sincerely,

Heidi Ugarte

A
15-20

January 9, 2009

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JAN 28 2009
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I currently live at:

Name and Address:

8433 Willowlea Ct.
Las Vegas, NV 89128

Sincerely,

A
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JAN 28 2009
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I currently live at:

Name and Address:

Charbel Abi-Nader
8433 Willowleaf ct.
Las Vegas, NV. 89128

Sincerely,

A
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Mr. Steve Gebecke
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I currently live at:

Name and Address:

Michealene Fry
704 Dolores Dr
LV NV 89107

Sincerely,
Michealene Fry

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
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I currently live at:

Name and Address:

Donna Sampayan
9125 Boulder Mesa Dr. #101
LV, NV 89145

Sincerely,

Donna Sampayan

A
15-20

January 9, 2009

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JAN 28 2009
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I currently live at:

Name and Address:

Marian Grade
4320 W. Bonanza
Las Vegas, Nevada 89107

Sincerely,

Marian Grade

A
15-20

January 9, 2009

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I currently live at:

Name and Address:

V. SCHMID
6538 JINGLE
NLV - NV 89052

Sincerely,

A
15-20

January 9, 2009

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JAN 28 2009
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I currently live at:

Name and Address:

Neomi Moor
8421 Tabana Way
Las Vegas, Nevada 89147

Sincerely,

Neomi Moor

A
15-20

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JAN 28 2009
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I currently ~~live~~ own at:

Name and Address:

LEVI * ISABELLE PARKER
4353 GOVERNORS HILL
L.V. NV. 89129

Sincerely,

A
15-20

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JAN 28 2009
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I currently live at:

Name and Address:

Joseph J Evans
7928 Fanciful Ave
Las Vegas, NV 89145

Sincerely,

A
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I currently live at:

Name and Address:

Arlene Wilson
1300 Seal Beach
Las Vegas, NV 8908

Sincerely,

Arlene Wilson

A
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I currently live at:

Name and Address:

B. A. LOUPE
6804 URANIA
LAS VEGAS, NV 89131

Sincerely,

A
15-20

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I currently live at:

Name and Address:

Mrs. Stanley Loupe'
7613 Hackensack
L.V. NV. 89128

Sincerely,

A
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I currently live at:

Name and Address:

Christina Bechtold
6721 Racking Horse Ave
Las Vegas, NV. 89108

Sincerely, Christina Bechtold

A
15-20

January 9, 2009

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I currently live at:

Name and Address:

Nerses Kopalyan
2752 Port of Call Dr.
Las Vegas, NV. 89128

Sincerely,

A
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I currently live at:

Name and Address:
Richard Pacheco
6229 Parsifal Pl LV. NV
89107 - I support

Sincerely,

A
15-20

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JAN 28 2009
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I currently live at:

Name and Address:

Patricia K. Meier
3116 Pismo Beach Dr.
Las Vegas, NV 89128

Sincerely,

Patricia K. Meier

A
15-20

January 9, 2009



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Mr. Steve Gebecke
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I currently live at:

Name and Address:

Walter & Shelley Anderson
2321 Angelfire St.
Las Vegas, NV 89128

Sincerely,

Shelley Anderson

A
15-20

January 9, 2009



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I currently live at:

Name and Address:

5438 Olympic Spirit LN
Las Vegas NV, 89113
Priscilla Chaves

Sincerely,

A
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JAN 28 2009
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I currently live at:

Name and Address:

5435 Olympic Spirit Lane
Las Vegas NV 89113
Ana Chaves.

Sincerely,

A
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I currently live at:

Name and Address:

Ovidio Sanchez
1212 Observation Ap 202
Las Vegas, NV 89128

Sincerely,

Ovidio Sanchez

A
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I currently live at:

Name and Address:

Norma L. Marquez
1212 Observation Apt 202
Las Vegas, NV 89128

Sincerely,

A
15-20

January 9, 2009



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I currently live at:

Name and Address:

Leandro Guerrero
1207 Fig Palma
Las Vegas NV 89128

Sincerely,

A
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I currently live at:

Name and Address:

IRINA Hansen
10662 Camellia Ridge CT.
Las Vegas, NV 89129

Sincerely,

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I currently live at:

Name and Address:

VINYONA Sara AGBETO
3061 Lake East Dr # 1163
Las Vegas, NV 89117

Sincerely,

A
15-20

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I currently live at:

Name and Address:

TOM TYNAN
8601 Wild Diamond Ave,
Las Vegas, NV 89143

Sincerely,

tom tynan

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
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I currently live at:

Name and Address:

Mary Tynan
8901 Wild Diamond Ave
Las Vegas, NV 89143

Sincerely,

Mary Tynan

A 5-20

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I currently live at:

Name and Address:

Angel Tynan
8901 Wild Diamond Ave
Las Vegas, NV 89143

Sincerely,

Angel Tynan

A
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I currently live at:

Name and Address:

Kim Sullivan
9225 W Charleston #1032
LV NV 89117

Sincerely,

A
15-20

January 9, 2009



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400 Stewart Avenue
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I currently live at:

Name and Address:

Javier Venegas
1021 N. 13th St
Las Vegas Nev 89101

Sincerely,

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

Dear City of Las Vegas Planning Staff,

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I currently live at:

Name and Address:

Jennifer Johnson
1100 Falconhead LN #201
Las Vegas NV 89128

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
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I currently live at:

Name and Address:

Candice Mingleton
10620 W. Alexander Rd.
Las Vegas, NV 89129

Sincerely,

C Mingleton

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address: LORANE GUILLERMO CUTKELVIN
7558 GLOWING EMBER CT #201
LAS VEGAS NV 89130

Sincerely,

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Susana Duarte
7730 Secret Shore DR. #101
Las Vegas NV. 89128

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Donovan Hansen
10662 Camellia Ridge CT.
Las Vegas, NV 89129

Sincerely,

Donovan Hansen

A
15-70

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Young Chu Cooper
5009 St. Annes Dr.
Las Vegas N.V. 89149

Sincerely, Young Chu Cooper

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Sharon Savage
3475 Cactus Shadow St #204
Las Vegas, NV 89129

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Carmen A. Fernandez
409 Grand Augusta Ln
Las Vegas NV 89144

Sincerely,

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

MARIA MORALES
1801 Navajo Lake Way
Las Vegas N.V. 89128

Sincerely,

Maria Morales

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Miguel & Jenny Gutierrez
7413 Central Butte ave
L.V. N.V. 89129

Sincerely,

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

DWAYNE HARVEY
4017 ELK Ridge dr
LAS VEGAS NV 89129

Sincerely,

A
15-20

January 9, 2009

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JAN 28 2009
CITY OF LAS VEGAS
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I currently live at:

Name and Address:

Ricardo A. Morales
1801 Navajo Lake way
Las Vegas NV 89128

Sincerely,

R. A. M.

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

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Mr. Steve Gebecke
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I currently live at:

Name and Address:

Jazmin Pelaez
5221 Redberry st apt C
Las Vegas, NV 89108

Sincerely,

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
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January 9, 2009

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Mr. Steve Gebecke
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I currently live at:

Name and Address:

Robert + Bouchard
2901 N Rainbow #1098
Las Vegas NV 89108
NOTE: My wife and I do intend to move closer to the planned site in the near future!

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

Carol L. Bouchard
2901 N. Rainbow #1098
Las Vegas Nevada 89108

Sincerely,

C Bouchard

P.S. I intend to move to the area that this will be built. Thank You.

A 15-20

January 9, 2009

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JAN 28 2009
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PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

Fred, Rachel Tabor
730 Saint Aidan St
L.V. NV 89178

Sincerely,

Fred Tabor

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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I currently live at:

Name and Address:

5117 Fireside Ranch Ave
Las Vegas, NV
89131

Sincerely,

Paula Hensey

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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Mr. Steve Gebecke
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I currently live at:

Name and Address:

Diana & Jeff Cooper
8320 Opal Cove Avenue
Las Vegas, Nevada 89128

Sincerely,

Diana Cooper

A
15-20

January 9, 2009

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JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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I currently live at:

Name and Address:

MR. JOSEPH H. SNIPES, SR.
3352 Kylemore St., Unit 102
LAS VEGAS, NV 89129-4027

Sincerely,
Joseph H. Snipes Sr.

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

Cynthia Jonson
8240 Cimarron Ridge Dr
LV NV 89128

Sincerely,

A
15-20

January 9, 2009

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JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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I currently live at:

Name and Address:

Kim L. Fortson
8240 Cimarron Ridge Dr
LV NV 89128

Sincerely,

A
15-20

January 9, 2009

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JAN 28 2009
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I currently live at:

Name and Address:

James & Mary Ferree
8905 Ballad Avenue
Las Vegas, NV 89129

Sincerely,

James & Mary Ferree

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

C.K. WHITE
8120 DUCHARME AVE.
LAS VEGAS, NV. 89145

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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I currently live at:

Name and Address:

DEBRA R. BROWN-HICKS
6854 Relic St
Las Vegas, NV 89149

Sincerely,

A
15-20

January 9, 2009

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JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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I currently live at:

Name and Address:

CECILIA MEJIA
3324 NIGUL WAY
LAS VEGAS, NV 89117

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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I currently live at:

Name and Address:

MARY ANN UNDERWOOD
1712 NO DECATUR BLVD #3
LAS VEGAS, NV 89108

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

Jane Chan
3007 Soft Horizon Way
Las Vegas, NV 89135

Sincerely,

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

Clayton A Chan
3007 Soft Horizon Way
Las Vegas, NV 89135

Sincerely,

A
15-20

January 9, 2009

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JAN 28 2009
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I currently live at:

Name and Address:

Lorena Sykes
1600 S Valley View # 2052
Las Vegas, NV. 89102 - 702 878-1685

Sincerely,

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

Michelle Tilley
5840 Drift Boat St.
Las Vegas NV 89084
702-658-2242

Sincerely,

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
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Subject: Public Hearing Items:
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I currently live at:

Name and Address:

REDO CONCEPCION
1500 Karen Ave #301
Las Vegas NV 89169

Sincerely,

A
15-20

January 9, 2009

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JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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I currently live at:

Name and Address:

Rico Walters
9824 Cliffhouse St
89178 Las Vegas NV

Sincerely,

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

Dear City of Las Vegas Planning Staff,

In reviewing the above referenced applications for International Church of Las Vegas' site development of its project located on the corner of 215 and Cliff Shadows. I fully support the church's applications including the height of the 85 foot tower and the parking requiring a variance. The project as designed is very aesthetically pleasing and blends well into the hillside. The project only serves to enhance the quality of life of the surrounding community.

I currently live at:

Name and Address:

Lani Kaufman
8440 Westcliff drive #2119
Las Vegas, Nv 89145

Sincerely,

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

P. Jacobs
68 Misty Springs Ct
LV

Sincerely,

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

FHSA- Abraham
4609 Ashington st Las vegas NV
89147

Sincerely,

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Diana Stellemeier
6325 Tierra Cove St.
N Las, NV 89081

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
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I currently live at:

Name and Address:

Doris Asanteiwa
3309 Speckle Summer Pl #2
N Las Vegas NV 89084

Sincerely,

Doris Asanteiwa

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
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I currently live at:

Name and Address:

NANA GYEABOUR
3309 SPECKLE SUMMER PL #2
N. LAS VEGAS, NV 89084

Sincerely,

Nana Gyeabour

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
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I currently live at:

Name and Address:

John & Tina Pierce
7209 Big Rock Circle
Las Vegas, NV 89129

Sincerely,

John Pierce

Tina Pierce

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

TOM P. TAGACAY
1426 E. Charleston Blvd #101
LAS VEGAS, NV 89104

Sincerely,

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Debra Montijo
9440 Darwell Drive
LV, NV 89117

Sincerely,

Debra Montijo

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
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I currently live at:

Name and Address:

Robert Barnes
2812 ATA DR.
LAS VEGAS 89106

Sincerely,

A
15-00

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Chris Reedan
3001 Lake E Dr #2166
Las Vegas NV 89117

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

9901 W. Sahara Ave #2057
Las Vegas, NV 89117

I am moving into a house this summer in this area.

Sincerely,

Laura Harvey

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Lance & Monica Aguirre
1721 Double Arch Ct.
Las Vegas, NV 89128

Sincerely,

Monica & Lance Aguirre

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Joshua and Heather Sidman
10550 Alexander Road # 1035
Las Vegas, NV 89129

Sincerely,

Joshua & Heather Sidman

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

1915 Simmons St.
Las Vegas N.V. 89106
Rachelle Bates

Sincerely,

Rachelle Bates

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Kelly LaBounty
8025 Chiquita Dr
Las Vegas, NV 89128

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

JERWYN LUZENTALES
6624 VIRTUOSO CT
LAS VEGAS, NEVADA 89139

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

KEVIN & ANNA WALDREN
10157 DORREC LANE 2137
LAS VEGAS, NV 89166

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Christina Luyan
4353 Governors Hill St.
Las Vegas, Nevada 89129

Sincerely,

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Douglas & Angela Patton

7216 Plushstone St Las Vegas NV. 89148

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

HERMINE OUWENEEL
8300 ANTLER RIDGE AV
LAS VEGAS, NV 89149

Sincerely,

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Mike & Tiffany Aguilera
1517 Bellglen Drive
Las Vegas, NV 89128

Sincerely,

Tiffany Aguilera

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Nellie Wesley-Ray
6955 N. Durango Dr #1115-358
Las Vegas, Nevada, 89149

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Alina Martiniuc
7730 Secret Shore #101
Las Vegas, NV 89128

Sincerely,

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

10620 W. ALEXANDER RD. #205
LAS VEGAS, NV 89129
CHRISTINA PEREZ

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address: 8 Store
David Detterman CPA
7171 W. Craig Rd Ste 107
LV, NV 89129

877-1185

Sincerely,

Dan Detterman

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

David Determan
7804 Brookfield Cove Ave
LV, NV 89131

877-6193

Sincerely,

David Determan

A
13-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
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I currently live at:

Name and Address:

Chrissa Pitcairn
3975 N. Tmalapai Way #168
Las Vegas, Nevada 89129

Sincerely,

Chrissa Pitcairn

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

MICHAEL DiMUCCIO
9303 GILCREASE #1013
LAS VEGAS, NV 89149

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Paula DiMuccio
9303 Gilcrease Ave #1013
Las Vegas, NV 89149

Sincerely,

Paula DiMuccio

A15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address: Tim Roberson
8413 Dry Cliff Ct.
Las Vegas, NV. 89128

Sincerely,

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Cheryl J. Roberson
8413 DRY CLIFF CIR.
Las Vegas, NV. 89128

Sincerely,

Cheryl J. Roberson

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
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I currently live at:

Name and Address:

Janet Crady
8332 Maplestone Rd
LV Nev 89128

Sincerely, Janet Crady

A
13-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Nicole M. Johnson
8436 Lost Gold Ave
Las Vegas NV. 89129

Sincerely,

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

Novelette M. Jones
8436 Last Gold Ave
Las Vegas NV. 89129

Sincerely,

A
15-20

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JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

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Mr. Steve Gebecke
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I currently live at:

Name and Address: Diane Farrenier
1645 Discus Dr.
Las Vegas, Nv 89108

Sincerely,

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
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I currently live at:

Name and Address:

DOREEN ALAILIMA
5305 DANCER WAY
LAS VEGAS, NV 89107

Sincerely,

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
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I currently live at:

Name and Address:

1830 N. Buffalo DR #2107
L.V. Nv. 89128

Sincerely, Linda K. Stewart

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

Elsa Thompson
2451 Lilac Cove ST
Las Vegas, NV 89135

Sincerely,

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
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City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

ALONSO FLORES
7233 COTTONSPARROW ST
LAS VEGAS NV 89131

Sincerely,

ALONSO FLORES

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

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Mr. Steve Gebecke
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I currently live at:

Name and Address:

Elida Flores
7233 Cottonsparrow
Las Vegas NV, 89131

Sincerely,

A
15-20

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JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

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Mr. Steve Gebecke
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I currently live at:

Name and Address:

10312 Walworth Ave
LV, NV 89166

Sincerely, Delia Jolley Capps

A
15-20

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JAN 28 2009
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I currently live at:

Name and Address:

August + Katina Forrest
6108 Camas Canyon
Las Vegas, NV 89130

Sincerely,

August + Katina Forrest

A
15-20

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JAN 28 2009
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January 9, 2009

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Mr. Steve Gebecke
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I currently live at:

Name and Address:

11211 Playa Bonita Ave
Las Vegas NV 89138

Sincerely,

Sandy Cole

A
15-20

RECEIVED
JAN 28 2009
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PLANNING & DEVELOPMENT

January 9, 2009

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Mr. Steve Gebecke
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I currently live at:

Name and Address:

Peter Casella
2217 Santa Ynez Dr
LV NV 89104 / 702-217-5710

Thank You

Sincerely,

Peter Casella

A
15-20

RECEIVED
JAN 28 2009
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January 9, 2009

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Mr. Steve Gebecke
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I currently live at:

Name and Address:

Donny + Theresa Moss
541 Las Hermanos St
Las Vegas, NV 89144

Sincerely,

Donny + Theresa Moss

A
15-20

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JAN 28 2009
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I currently live at: 1104 Vaughn St Las Vegas

Name and Address:

Jolette H Goins
1104 Vaughn St
Las Vegas NV 89101

Sincerely,

Jolette H Goins

A
15-20

January 9, 2009

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JAN 28 2009
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I currently live at:

Name and Address:

Ashley Martinez
2300 Rock Springs Dr #2034
Las Vegas, NV 89128

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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I currently live at:

Name and Address:

2300 Rock Springs DR. Apt 2084
Las Vegas NV 89128
208-695-6326

Sincerely,

Mayda Gomez Mayda Gomez

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

Gerona Godwin
8324 Emerald Isle Ave.
Las Vegas, NV 89128

Sincerely,

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

Brandon Castillo
6737 Kyle Stewart Ct.
North Las Vegas, NV 89086

Sincerely,

A
15-20

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JAN 28 2009
CITY OF LAS VEGAS
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I currently live at:

Name and Address:

Erlyn Y. Diao
6666 Washington Ave Apt 275
Las Vegas NV 89107

Sincerely,

Erlyn Y Diao

A
15-20

January 9, 2009

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I currently live at:

Name and Address:

Stephen Stanfield
475 Westminster Hall Ave. #103
N. Las Vegas, Nev. 89032

Sincerely,

A
15-20

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JAN 28 2009
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I currently live at:

Name and Address:

Gabriela and Joe Hassey
12073 Canterbury Bell Ct.
Las Vegas, NV 89138

Sincerely,

Gabriela Hassey

A
15-20

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JAN 28 2009
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I currently live at:

Name and Address:

Philip + Angel Peters
2829 Du Barry Manor Lane
Las Vegas, NV. 89108
839-1823

Sincerely,

Angel + Philip Peters

A
15-20

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JAN 28 2009
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I currently live at:

Name and Address:

Ginger Hill
1103 Sport of Kings Ave
Henderson, NV 89015

Sincerely,

Ginger Hill

A
15-20

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JAN 28 2009
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I currently live at:

Name and Address:

Florinda A. Colmenares
6624 Biltmore Garden St.
LV, NV 89149

Sincerely,

A
15-20

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JAN 28 2009
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I currently live at:

Name and Address:

Jason & Rachel Futteror
1350 N Town Center Dr Apt 2080
Las Vegas, NV 89144

Sincerely, Jason Futteror

A
15-20

January 9, 2009

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JAN 28 2009
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I currently live at:

Name and Address:

Anya DiMille
9019 Hollow Green dr.
Las Vegas, NV 89129

Sincerely, Anya DiMille

A
15-20

January 9, 2009

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I currently live at:

Name and Address:

Larry & Angela Duran
9896 Shadycrest Ct
Las Vegas, NV 89148

Sincerely,

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address:

Mahogany Coleman
3033 Yankee Clipper
L.V. NV 89147

Sincerely,

A
15-20

January 9, 2009

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JAN 28 2009
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I currently live at:

Name and Address: Christina Godwin
8324 Emerald Isle Ave.
LV, NV 89128

Sincerely,

A
15-20

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I currently live at:

Name and Address:

Isaac & Mona Moubarek
504 Silver Grove st.
Las Vegas NV 89144-4111

Sincerely,

Yarma Coordinator / Mechanical Engineer
for Clark County School District
(702) 799-1195

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

Dear City of Las Vegas Planning Staff,

In reviewing the above referenced applications for International Church of Las Vegas' site development of its project located on the corner of 215 and Cliff Shadows. I fully support the church's applications including the height of the 85 foot tower and the parking requiring a variance. The project as designed is very aesthetically pleasing and blends well into the hillside. The project only serves to enhance the quality of life of the surrounding community.

I currently live at:

Name and Address: Karoline Muckelvane
7536 Wandering St
L.V., NV 89131
We it will benifit our area + family we will go there also + use it

Sincerely, Karoline Muckelvane

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
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I currently live at:

Name and Address:

Shanon Pahk
3696 Copper Cactus Dr
Las Vegas, NV 89129

Sincerely,

Shanon Pahk

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

6363 Clarice Ave. Apt 219
Las Vegas, NV 89107

Sincerely,

Gina Arambula

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Louis Serrano
1404 Lucia Drive
Las Vegas NV 89128

Sincerely,

Louis Serrano

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
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I currently live at:

Name and Address:

Ellen Evans Mitchell
7740 Amato Ave
Las Vegas, NV 89128

Sincerely,

Ellen Evans Mitchell

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

DEE RODRIGUEZ, MSW, LCSW
7650 Cowboy Trail
Las Vegas NV 89131

Sincerely,

LCSW

A
15.20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

HERB Rusita Smith
4415 Red Blanket Rd
N. Las Vegas 89032

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Katherine Unruh
7654 Dobroyd Dr
Las Vegas NV 89145

Sincerely,

Katherine Unruh

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

7413 Central Butte
Las Vegas NV 89129
702-203-9599

Sincerely,

Michael Gutierrez

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Nicole Bolden
7823 Granite City
Las Vegas, NV 89113

Sincerely,

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

DAVID & DEBRA HELLWIG
4613 RACHEL ANN AVE
N. LAS VEGAS NV 89031

Sincerely,

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Joe Treglia
3332 Hidden Ridge st
Las Vegas NV. 89129

Sincerely,

Joe Treglia

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Shani Russell
801 S Las Vegas Blvd - #202
Las Vegas, NV 89101

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Sheila & JEFF DUBEY
2451 N. Rainbow Blvd #1079
Las Vegas, NV 89108

Sincerely,

x Sheila Dubey
x Jeff Dubey

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

RANDY EASTON
712 HEARTLAND PL
N. LAS VEGAS 89032

Sincerely,

Randy Easton

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
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I currently live at:

Name and Address:

Rosina Easter
712 HEARTLAND POINT Ave
NORTH Las Vegas, NV. 89032

Sincerely,

Rosina Easter

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Ron FRITZ
6607 Chapel Heights
Las Vegas NV. 89156

Sincerely,

Ronald G FRITZ

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Janis Janowski
10524 Pine Glen Ave #204
Las Vegas, NV 89144

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

Svetlana Kira
10524 Pine Glen Ave # 204
Las Vegas NV 89144

Sincerely,

Svetlana Kira

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Public Hearing Items:
International Church of Las Vegas - MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622

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I currently live at:

Name and Address:

BARBARA A. LIBERTY
3318 N. DECATUR BLVD #2048
LAS VEGAS NV 89130

Sincerely,

Barbara A. Liberty

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

PAUL L. LIBERTY
3318 N DECATUR BLVD #2048
LAS VEGAS NV 89130

Sincerely,

Paul L. Liberty

A
15-20

January 9, 2009



City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Denise & James Redensek
405 Firestone Dr
Las Vegas NV 89145

Sincerely,

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
400 Stewart Avenue
Las Vegas, NV 89101

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I currently live at:

Name and Address:

Terry R Kisling
8220 Sickle Lane
Las Vegas NV 89128

Sincerely,

Terry R Kisling

A
15-20

January 9, 2009

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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I currently live at:

Name and Address: Ramy Rebuy
5016 Peaceful Pond
LV NV 89131
702 545 0180

Sincerely,

Ramy Rebuy

A
15-20

RECEIVED
JAN 28 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

January 9, 2009

City of Las Vegas Planning Dept.
Mr. Steve Gebecke
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Las Vegas, NV 89101

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I currently live at:

Name and Address:

Tom & Alicia Waite
3204 Ridgecliff St.
L.V., Nv., 89129

Sincerely,

A
15-20

RECEIVED
JAN 28 2009

SWORN AFFIDAVIT

I Ryan Barber residing at 9104 Blazing Finch, Las Vegas, NV 89117 and living in Ward 2 of the City of Las Vegas Planning Commission do hereby voluntarily give this Statement of Affidavit.

I completely support the building of the Prayer Mountain Complex located at 3319 Cliff Shadows Parkway, Las Vegas, NV. This will be a greatly needed addition to our community sponsored by the International Church of Las Vegas.

I am very pleased about the setback of the Prayer Mountain into the Mountain itself. I am also very happy and ecstatic about the 85' Prayer Tower. This will be a beautiful and welcome addition to our community.

Any noise and disruption generated by this project will be a temporary and minor nuisance compared to the greatness and glory that will be the final product of this project.

I would like to encourage not only our elected and appointed officials for Ward #4 but all the Wards to vote yes on this landmark and groundbreaking project for our side of this beautiful Valley.

I can be reached at 702-218-4458 for any further questions.

Thank you and God Bless.

PRINT NAME: Ryan Barber SIGNATURE: [signature]

DATE: 1-16-09

BRIGITTE L. HAMPTON
Notary Public, State of Nevada
Appointment No. 06-107136-1
My Appt. Expires June 30, 2010

State of NEVADA.

County of CLARK.

Subscribed and sworn to me this 16TH day of JANUARY, 2009. My commission Expires JUNE 30, 2010.

[signature] Notary Public, State of Nevada

A
#15-20

RECEIVED
JAN 28 2009

SWORN AFFIDAVIT

I Jeff Capps residing at 10312 Walworth Ave, Las Vegas, NV 89166 and living in Ward 6 of the City of Las Vegas Planning Commission do hereby voluntarily give this Statement of Affidavit.

I completely support the building of the Prayer Mountain Complex located at 3319 Cliff Shadows Parkway, Las Vegas, NV. This will be a greatly needed addition to our community sponsored by the International Church of Las Vegas.

I am very pleased about the setback of the Prayer Mountain into the Mountain itself. I am also very happy and ecstatic about the 85' Prayer Tower. This will be a beautiful and welcome addition to our community.

Any noise and disruption generated by this project will be a temporary and minor nuisance compared to the greatness and glory that will be the final product of this project.

I would like to encourage not only our elected and appointed officials for Ward #4 but all the Wards to vote yes on this landmark and groundbreaking project for our side of this beautiful Valley.

I can be reached at 702 635 0965 for any further questions.

Thank you and God Bless.

PRINT NAME: Jeff Capps SIGNATURE: [signature]

DATE: 1/13/09

Notary Public - State of Nevada
County of Clark
CAROLE ANN BARNETT
My Appointment Expires
No: 98-3380-1 September 29, 2012

State of Nevada.

County of Clark.

Subscribed and sworn to me this 13 day of January, 2009. My commission Expires 9-29-2012.

[signature] Notary Public, State of Nevada

A
#15-20

RECEIVED
JAN 28 2009

SWORN AFFIDAVIT

I MAX FAJARDO residing at 3040 E. CHARLESTON BLVD., Las Vegas, NV 89104 and living in Ward 3 of the City of Las Vegas Planning Commission do hereby voluntarily give this Statement of Affidavit.

I completely support the building of the Prayer Mountain Complex located at 3319 Cliff Shadows Parkway, Las Vegas, NV. This will be a greatly needed addition to our community sponsored by the International Church of Las Vegas.

I am very pleased about the setback of the Prayer Mountain into the Mountain itself. I am also very happy and ecstatic about the 85' Prayer Tower. This will be a beautiful and welcome addition to our community.

Any noise and disruption generated by this project will be a temporary and minor nuisance compared to the greatness and glory that will be the final product of this project.

I would like to encourage not only our elected and appointed officials for Ward #4 but all the Wards to vote yes on this landmark and groundbreaking project for our side of this beautiful Valley.

I can be reached at ~~(702)~~ (954) 258-8700 for any further questions.

Thank you and God Bless.

PRINT NAME: MAX FAJARDO SIGNATURE: _____

DATE: 1/16/09

State of NEVADA.

County of CLARK.

Subscribed and sworn to me this 16 day of January, 2008. My commission Expires July 10, 2010.

John F Kirtley Notary Public, State of Nevada

Notary Public - State of Nevada
COUNTY OF CLARK
JOHN F. KIRTLEY
No. 00-73862-1 Expires July 10, 2010

A
#15-20

RECEIVED
JAN 28 2009

SWORN AFFIDAVIT

I BAYRON ORTIZ residing at 6012 CROWNJEWEL, Las Vegas, NV 89130 and living in Ward 5 of the City of Las Vegas Planning Commission do hereby voluntarily give this Statement of Affidavit.

I completely support the building of the Prayer Mountain Complex located at 3319 Cliff Shadows Parkway, Las Vegas, NV. This will be a greatly needed addition to our community sponsored by the International Church of Las Vegas.

I am very pleased about the setback of the Prayer Mountain into the Mountain itself. I am also very happy and ecstatic about the 85' Prayer Tower. This will be a beautiful and welcome addition to our community.

Any noise and disruption generated by this project will be a temporary and minor nuisance compared to the greatness and glory that will be the final product of this project.

I would like to encourage not only our elected and appointed officials for Ward #4 but all the Wards to vote yes on this landmark and groundbreaking project for our side of this beautiful Valley.

I can be reached at (702) 236 5899 for any further questions.

Thank you and God Bless.

PRINT NAME: BAYRON ORTIZ SIGNATURE: [signature]

DATE: 01-16-09

State of Nevada.

County of Clark.

Subscribed and sworn to me this 16 day of January, 2009. My commission Expires 6/13/10.

Valerie Ortiz Notary Public, State of Nevada

VALERIE ORTIZ
NOTARY PUBLIC - STATE OF NEVADA
COUNTY OF CLARK
APPT. No. 06-107948-1
MY APPT. EXPIRES JUNE 13, 2010

A
#15-20

RECEIVED
JAN 28 2009

SWORN AFFIDAVIT

I Felix Chacon residing at 2115 San Simeon, Las Vegas, NV _____ and living in Ward 5 of the City of Las Vegas Planning Commission do hereby voluntarily give this Statement of Affidavit.

I completely support the building of the Prayer Mountain Complex located at 3319 Cliff Shadows Parkway, Las Vegas, NV. This will be a greatly needed addition to our community sponsored by the International Church of Las Vegas.

I am very pleased about the setback of the Prayer Mountain into the Mountain itself. I am also very happy and ecstatic about the 85' Prayer Tower. This will be a beautiful and welcome addition to our community.

Any noise and disruption generated by this project will be a temporary and minor nuisance compared to the greatness and glory that will be the final product of this project.

I would like to encourage not only our elected and appointed officials for Ward #4 but all the Wards to vote yes on this landmark and groundbreaking project for our side of this beautiful Valley.

I can be reached at 9-45-45-14 for any further questions.

Thank you and God Bless.

PRINT NAME: Felix Chacon SIGNATURE: Felix Chacon

DATE: 01-19-09

Notary Public - State of Nevada
County of Clark
CAROLE ANN BARNETT
My Appointment Expires
No: 95-3990-1 September 29, 2012

State of Nevada.

County of Clark.

Subscribed and sworn to me this 19 day of January, 2009. My commission Expires 29 Sept. 2012.

Carole Ann Barnett Notary Public, State of Nevada

A
#15-20

RECEIVED
JAN 28 2009

SWORN AFFIDAVIT

I Hugo Barragan residing at 2115 San Simeon, Las Vegas, NV _____ and living in Ward 5 of the City of Las Vegas Planning Commission do hereby voluntarily give this Statement of Affidavit.

I completely support the building of the Prayer Mountain Complex located at 3319 Cliff Shadows Parkway, Las Vegas, NV. This will be a greatly needed addition to our community sponsored by the International Church of Las Vegas.

I am very pleased about the setback of the Prayer Mountain into the Mountain itself. I am also very happy and ecstatic about the 85' Prayer Tower. This will be a beautiful and welcome addition to our community.

Any noise and disruption generated by this project will be a temporary and minor nuisance compared to the greatness and glory that will be the final product of this project.

I would like to encourage not only our elected and appointed officials for Ward #4 but all the Wards to vote yes on this landmark and groundbreaking project for our side of this beautiful Valley.

I can be reached at 338 9771 for any further questions.

Thank you and God Bless.

PRINT NAME: HUGO BARRAGAN SIGNATURE: Hugo Chacon

DATE: 01/16/09

Notary Public - State of Nevada
County of Clark
CAROLE ANN BARNETT
My Appointment Expires
No: 98-3380-1 September 29, 2012

State of NEVADA.

County of CLARK.

Subscribed and sworn to me this 19 day of January, 2009. My commission Expires 29 Sept. 2012.

Carole Ann Barnett Notary Public, State of Nevada

A
#15-20

RECEIVED
JAN 28 2009

SWORN AFFIDAVIT

I Sam Davis residing at 3320 Frontier St., Las Vegas, NV 89102 and living in ~~Ward 4~~ Clark County of the Clark County Planning Commission do hereby voluntarily give this Statement of Affidavit.

I completely support the building of the Prayer Mountain Complex located at 3319 Cliff Shadows Parkway, Las Vegas, NV. This will be a greatly needed addition to our community sponsored by the International Church of Las Vegas.

I am very pleased about the setback of the Prayer Mountain into the Mountain itself. I am also very happy and ecstatic about the 85' Prayer Tower. This will be a beautiful and welcome addition to our community.

Any noise and disruption generated by this project will be a temporary and minor nuisance compared to the greatness and glory that will be the final product of this project.

I would like to encourage not only our elected and appointed officials for Ward #4 but all the Wards to vote yes on this landmark and groundbreaking project for our side of this beautiful Valley.

I can be reached at 702 354-5811 for any further questions.

Thank you and God Bless.

PRINT NAME: Samuel Davis SIGNATURE: [signature]

DATE: 12-19-08

Notary Public - State of Nevada
County of Clark
CAROLE ANN BARNETT
My Appointment Expires
No: 98-3380-1 September 29, 2012

State of Nevada.

County of Clark.

Subscribed and sworn to me this 19 day of December, 2008. My commission Expires 9-29-2012.

[signature] Notary Public, State of Nevada

A
#15-20

RECEIVED
JAN 28 2009

SWORN AFFIDAVIT

I Francisco Rodeles residing at 6569 Coldwater Ravy Dr., Las Vegas, NV _____ and living in Ward 4 of the Clark County Planning Commission do hereby voluntarily give this Statement of Affidavit. CLARK COUNTY

I completely support the building of the Prayer Mountain Complex located at 3319 Cliff Shadows Parkway, Las Vegas, NV. This will be a greatly needed addition to our community sponsored by the International Church of Las Vegas.

I am very pleased about the setback of the Prayer Mountain into the Mountain itself. I am also very happy and ecstatic about the 85' Prayer Tower. This will be a beautiful and welcome addition to our community.

Any noise and disruption generated by this project will be a temporary and minor nuisance compared to the greatness and glory that will be the final product of this project.

I would like to encourage not only our elected and appointed officials for Ward #4 but all the Wards to vote yes on this landmark and groundbreaking project for our side of this beautiful Valley.

I can be reached at 491.0967 for any further questions.

Thank you and God Bless.

PRINT NAME: FRANCISCO RODELES SIGNATURE: Francisco Rodeles

DATE: 12/19/08

Notary Public - State of Nevada
County of Clark
CAROLE ANN BARNETT
My Appointment Expires
No: 98-3380-1 September 29, 2012

State of Nevada.

County of Clark.

Subscribed and sworn to me this 19th day of December, 2008. My commission Expires 9-29-2012.

Carole Ann Barnett Notary Public, State of Nevada

A
#15-20

RECEIVED
JAN 28 2009

SWORN AFFIDAVIT

I Mark Carver residing at 3370 Frontier St, Las Vegas, NV 89102 and living in ~~Ward~~ Clark County of the City of ~~Las Vegas~~ Clark county Planning Commission do hereby voluntarily give this Statement of Affidavit.

I completely support the building of the Prayer Mountain Complex located at 3319 Cliff Shadows Parkway, Las Vegas, NV. This will be a greatly needed addition to our community sponsored by the International Church of Las Vegas.

I am very pleased about the setback of the Prayer Mountain into the Mountain itself. I am also very happy and ecstatic about the 85' Prayer Tower. This will be a beautiful and welcome addition to our community.

Any noise and disruption generated by this project will be a temporary and minor nuisance compared to the greatness and glory that will be the final product of this project.

I would like to encourage not only our elected and appointed officials for Ward #4 but all the Wards to vote yes on this landmark and groundbreaking project for our side of this beautiful Valley.

I can be reached at 629-9964 for any further questions.

Thank you and God Bless.

PRINT NAME: Mark Carver SIGNATURE: Mark Carver

DATE: 12-23-08

Notary Public - State of Nevada
County of Clark
CAROLE ANN BARNETT
My Appointment Expires
No: 98-3380-1 September 29, 2012

State of NV.

County of Clark.

Subscribed and sworn to me this 23 day of December, 2008. My commission Expires 9-29-2012.

Carole Ann Barnett Notary Public, State of Nevada

A
#15-20

RECEIVED
JAN 28 2009

SWORN AFFIDAVIT

I BIONE D. RIGGIO residing at 232 MOOSE LANE, Las Vegas, NV 89145 and living in Ward 4 (3) of the ~~Clark County~~ CITY OF LAS VEGAS Planning Commission do hereby voluntarily give this Statement of Affidavit.

I completely support the building of the Prayer Mountain Complex located at 3319 Cliff Shadows Parkway, Las Vegas, NV. This will be a greatly needed addition to our community sponsored by the International Church of Las Vegas.

I am very pleased about the setback of the Prayer Mountain into the Mountain itself. I am also very happy and ecstatic about the 85' Prayer Tower. This will be a beautiful and welcome addition to our community.

Any noise and disruption generated by this project will be a temporary and minor nuisance compared to the greatness and glory that will be the final product of this project.

I would like to encourage not only our elected and appointed officials for Ward #4 but all the Wards to vote yes on this landmark and groundbreaking project for our side of this beautiful Valley.

I can be reached at 429-5464 for any further questions.

Thank you and God Bless.

PRINT NAME: BIONE D. RIGGIO SIGNATURE: Bione D. Riggio

DATE: 12/16/08

Notary Public - State of Nevada
County of Clark
CAROLE ANN BARNETT
My Appointment Expires
September 29, 2012
No: 98-3380-1

State of Nevada.

County of Clark.

Subscribed and sworn to me this 16 day of December, 2008. My commission Expires September 29, 2012

Carole Ann Barnett Notary Public, State of Nevada

A
#15-20

RECEIVED
JAN 28 2009

SWORN AFFIDAVIT

I Carrie Chace residing at 612 S. Jones, Las Vegas, NV 89107 and living in Ward 3 of the ~~Clark County~~ CITY OF LAS VEGAS Planning Commission do hereby voluntarily give this Statement of Affidavit.

I completely support the building of the Prayer Mountain Complex located at 3319 Cliff Shadows Parkway, Las Vegas, NV. This will be a greatly needed addition to our community sponsored by the International Church of Las Vegas.

I am very pleased about the setback of the Prayer Mountain into the Mountain itself. I am also very happy and ecstatic about the 85' Prayer Tower. This will be a beautiful and welcome addition to our community.

Any noise and disruption generated by this project will be a temporary and minor nuisance compared to the greatness and glory that will be the final product of this project.

I would like to encourage not only our elected and appointed officials for Ward #4 but all the Wards to vote yes on this landmark and groundbreaking project for our side of this beautiful Valley.

I can be reached at 702-521-7262 for any further questions.

Thank you and God Bless.

PRINT NAME: Carrie Chace SIGNATURE: Carrie Chace

DATE: 12/12/08

BRIGITTE L. HAMPTON
Notary Public, State of Nevada
Appointment No. 06-107136-1
My Appt. Expires June 30, 2010

State of NEVADA.

County of CLARK.

Subscribed and sworn to me this 18th day of DECEMBER, 2008. My commission Expires JUNE 30, 2010.

Brigitte Hampton Notary Public, State of Nevada

A
#15-20

RECEIVED
JAN 28 2009

SWORN AFFIDAVIT

I Steven Wingard residing at 58 Fourthinhand Circle, Las Vegas, NV 89052 and living in ~~Ward 4~~ Henderson of the ~~Clark County~~ Planning Commission do hereby voluntarily give this Statement of Affidavit.

I completely support the building of the Prayer Mountain Complex located at 3319 Cliff Shadows Parkway, Las Vegas, NV. This will be a greatly needed addition to our community sponsored by the International Church of Las Vegas.

I am very pleased about the setback of the Prayer Mountain into the Mountain itself. I am also very happy and ecstatic about the 85' Prayer Tower. This will be a beautiful and welcome addition to our community.

Any noise and disruption generated by this project will be a temporary and minor nuisance compared to the greatness and glory that will be the final product of this project.

I would like to encourage not only our elected and appointed officials for Ward #4 but all the Wards to vote yes on this landmark and groundbreaking project for our side of this beautiful Valley.

I can be reached at 702-526-5083 for any further questions.

Thank you and God Bless.

PRINT NAME: Steven Wingard SIGNATURE: [signature]

DATE: 12-18-08

Notary Public - State of Nevada
County of Clark
CAROLE ANN BARNETT
My Appointment Expires
No: 98-3380-1 September 29, 2012

State of Nevada.

County of Clark.

Subscribed and sworn to me this 18 day of December 2008. My commission Expires 9-29-2012.

[signature] Notary Public, State of Nevada

A
#15-20

RECEIVED
JAN 28 2009

SWORN AFFIDAVIT

I Gerardo V. Rosales residing at 3105 Vegas Valley DR., Las Vegas, NV 89121 and living in Ward 3 of the ~~Clark County~~ CITY OF LAS VEGAS Planning Commission do hereby voluntarily give this Statement of Affidavit.

I completely support the building of the Prayer Mountain Complex located at 3319 Cliff Shadows Parkway, Las Vegas, NV. This will be a greatly needed addition to our community sponsored by the International Church of Las Vegas.

I am very pleased about the setback of the Prayer Mountain into the Mountain itself. I am also very happy and ecstatic about the 85' Prayer Tower. This will be a beautiful and welcome addition to our community.

Any noise and disruption generated by this project will be a temporary and minor nuisance compared to the greatness and glory that will be the final product of this project.

I would like to encourage not only our elected and appointed officials for Ward #4 but all the Wards to vote yes on this landmark and groundbreaking project for our side of this beautiful Valley.

I can be reached at 702-256-6627 for any further questions.

Thank you and God Bless.

PRINT NAME: Gerardo V. Rosales SIGNATURE: Gerardo V. Rosales

DATE: 16 Dec 08

Notary Public - State of Nevada
County of Clark
CAROLE ANN BARNETT
My Appointment Expires
No: 98-3380-1 September 29, 2012

State of Nevada.

County of Clark.

Subscribed and sworn to me this 16 day of December, 2008. My commission Expires September 29, 2012

Carole Ann Barnett Notary Public, State of Nevada

A
#15-20

RECEIVED
JAN 28 2009

SWORN AFFIDAVIT

I Luis Humberto Urena residing at 2085 Palora Ave L.V. NV. 89169, Las Vegas, NV 89169 and living in Ward 3 of the ~~Clark County~~ CITY OF LAS VEGAS Planning Commission do hereby voluntarily give this Statement of Affidavit.

I completely support the building of the Prayer Mountain Complex located at 3319 Cliff Shadows Parkway, Las Vegas, NV. This will be a greatly needed addition to our community sponsored by the International Church of Las Vegas.

I am very pleased about the setback of the Prayer Mountain into the Mountain itself. I am also very happy and ecstatic about the 85' Prayer Tower. This will be a beautiful and welcome addition to our community.

Any noise and disruption generated by this project will be a temporary and minor nuisance compared to the greatness and glory that will be the final product of this project.

I would like to encourage not only our elected and appointed officials for Ward #4 but all the Wards to vote yes on this landmark and groundbreaking project for our side of this beautiful Valley.

I can be reached at 702-252-6627 for any further questions.

Thank you and God Bless.

PRINT NAME: Luis H. Urena SIGNATURE: Luis Urena

DATE: 16 Dec. 08

Notary Public - State of Nevada
County of Clark
CAROLE ANN BARNETT
My Appointment Expires
No: 98-3380-1 September 29, 2012

State of Nevada.

County of Clark.

Subscribed and sworn to me this 16 day of December, 2008. My commission Expires September 29, 2012

Carole Ann Barnett Notary Public, State of Nevada

A
#15-20

RECEIVED
JAN 28 2009

SWORN AFFIDAVIT

I Anthony Olmstead residing at 232 Moose Ln., Las Vegas, NV 89145 and living in Ward ~~4~~ 2 of the ~~Clark County~~ CITY OF LAS VEGAS Planning Commission do hereby voluntarily give this Statement of Affidavit.

I completely support the building of the Prayer Mountain Complex located at 3319 Cliff Shadows Parkway, Las Vegas, NV. This will be a greatly needed addition to our community sponsored by the International Church of Las Vegas.

I am very pleased about the setback of the Prayer Mountain into the Mountain itself. I am also very happy and ecstatic about the 85' Prayer Tower. This will be a beautiful and welcome addition to our community.

Any noise and disruption generated by this project will be a temporary and minor nuisance compared to the greatness and glory that will be the final product of this project.

I would like to encourage not only our elected and appointed officials for Ward #4 but all the Wards to vote yes on this landmark and groundbreaking project for our side of this beautiful Valley.

I can be reached at (702) 810-1682 for any further questions.

Thank you and God Bless.

PRINT NAME: Anthony Olmstead SIGNATURE: Tony Olmstead

DATE: 12-18-08

Notary Public - State of Nevada
County of Clark
CAROLE ANN BARNETT
My Appointment Expires
No: 99-3380-1 September 29, 2012

State of Nevada.

County of CLARK.

Subscribed and sworn to me this 18 day of December, 2008. My commission Expires 9-29-2012.

Carole Ann Barnett Notary Public, State of Nevada

A
#15-20

RECEIVED
JAN 28 2009

SWORN AFFIDAVIT

I David Raffaelle residing at 209 moller circle, Las Vegas, NV 89107 and living in ~~Ward~~ N/A of the ~~City of Las Vegas~~ Planning Commission do hereby voluntarily give this Statement of Affidavit. CLARK COUNTY

I completely support the building of the Prayer Mountain Complex located at 3319 Cliff Shadows Parkway, Las Vegas, NV. This will be a greatly needed addition to our community sponsored by the International Church of Las Vegas.

I am very pleased about the setback of the Prayer Mountain into the Mountain itself. I am also very happy and ecstatic about the 85' Prayer Tower. This will be a beautiful and welcome addition to our community.

Any noise and disruption generated by this project will be a temporary and minor nuisance compared to the greatness and glory that will be the final product of this project.

I would like to encourage not only our elected and appointed officials for Ward #4 but all the Wards to vote yes on this landmark and groundbreaking project for our side of this beautiful Valley.

I can be reached at 358-6854 for any further questions.

Thank you and God Bless.

PRINT NAME: David Raffaelle SIGNATURE: [signature]

DATE: 18 December 2008

Notary Public - State of Nevada
County of Clark
CAROLE ANN BARNETT
My Appointment Expires
No: 98-3380-1 September 29, 2012

State of Nevada.

County of Clark.

Subscribed and sworn to me this 18 day of December, 2008. My commission Expires 9-29-2012.

[signature] Notary Public, State of Nevada

A
#15-20

RECEIVED
JAN 28 2009

SWORN AFFIDAVIT

I Lori Rupp residing at 8940 Waltzing Waters Ct, Las Vegas, NV 89147 and living in Ward N/A of the ~~City of Las Vegas~~ CLARK COUNTY Planning Commission do hereby voluntarily give this Statement of Affidavit.

I completely support the building of the Prayer Mountain Complex located at 3319 Cliff Shadows Parkway, Las Vegas, NV. This will be a greatly needed addition to our community sponsored by the International Church of Las Vegas.

I am very pleased about the setback of the Prayer Mountain into the Mountain itself. I am also very happy and ecstatic about the 85' Prayer Tower. This will be a beautiful and welcome addition to our community.

Any noise and disruption generated by this project will be a temporary and minor nuisance compared to the greatness and glory that will be the final product of this project.

I would like to encourage not only our elected and appointed officials for Ward #4 but all the Wards to vote yes on this landmark and groundbreaking project for our side of this beautiful Valley.

I can be reached at 367-3607 for any further questions.

Thank you and God Bless.

PRINT NAME: Lori Rupp SIGNATURE: Lori Rupp

DATE: 1-2-09

Notary Public - State of Nevada
County of Clark
CAROLE ANN BARNETT
My Appointment Expires
No: 96-3380-1 September 29, 2012

State of Nevada.

County of CLARK.

Subscribed and sworn to me this 2 day of Jan, 2009. My commission Expires 9.29.2012.

Carole Ann Barnett Notary Public, State of Nevada

A
#15-20

RECEIVED
JAN 28 2009

SWORN AFFIDAVIT

I LUIS BARRAGAN residing at 2115 SAN SIMEON, Las Vegas, NV 89108 and living in Ward 5 of the City of Las Vegas Planning Commission do hereby voluntarily give this Statement of Affidavit.

I completely support the building of the Prayer Mountain Complex located at 3319 Cliff Shadows Parkway, Las Vegas, NV. This will be a greatly needed addition to our community sponsored by the International Church of Las Vegas.

I am very pleased about the setback of the Prayer Mountain into the Mountain itself. I am also very happy and ecstatic about the 85' Prayer Tower. This will be a beautiful and welcome addition to our community.

Any noise and disruption generated by this project will be a temporary and minor nuisance compared to the greatness and glory that will be the final product of this project.

I would like to encourage not only our elected and appointed officials for Ward #4 but all the Wards to vote yes on this landmark and groundbreaking project for our side of this beautiful Valley.

I can be reached at 702 (338 27 71 for any further questions.

Thank you and God Bless.

PRINT NAME: LUIS BARRAGAN SIGNATURE: [signature]

DATE: 1-05-09

Notary Public - State of Nevada
County of Clark
CAROLE ANN BARNETT
My Appointment Expires
September 29, 2012
No: 98-3380-1

State of NEVADA.

County of CLARK.

Subscribed and sworn to me this 5 day of January, 2009. My commission Expires 9-29-2012.

[signature] Notary Public, State of Nevada

A
#15-20

RECEIVED
JAN 28 2009

SWORN AFFIDAVIT

I Steve Kosasici residing at 4577 Scott Ave., Las Vegas, NV 89102 and living in Ward 1 of the City of Las Vegas Planning Commission do hereby voluntarily give this Statement of Affidavit.

I completely support the building of the Prayer Mountain Complex located at 3319 Cliff Shadows Parkway, Las Vegas, NV. This will be a greatly needed addition to our community sponsored by the International Church of Las Vegas.

I am very pleased about the setback of the Prayer Mountain into the Mountain itself. I am also very happy and ecstatic about the 85' Prayer Tower. This will be a beautiful and welcome addition to our community.

Any noise and disruption generated by this project will be a temporary and minor nuisance compared to the greatness and glory that will be the final product of this project.

I would like to encourage not only our elected and appointed officials for Ward #4 but all the Wards to vote yes on this landmark and groundbreaking project for our side of this beautiful Valley.

I can be reached at 702-539-0515 for any further questions.

Thank you and God Bless.

PRINT NAME: Steve Kosasici SIGNATURE: [signature]

DATE: 1-6-09

Notary Public - State of Nevada
County of Clark
CAROLE ANN BARNETT
My Appointment Expires
No: 98-3380-1 September 29, 2012

State of Nevada.

County of Clark.

Subscribed and sworn to me this 6 day of January, 2009. My commission Expires 9-29-2012.

[signature] Notary Public, State of Nevada

A
#15-20

RECEIVED
JAN 28 2009

SWORN AFFIDAVIT

I CHRIS MCCORMICK residing at 1520 WINDHAVEN CIR., Las Vegas, NV 89117 and living in Ward 1 of the City of Las Vegas Planning Commission do hereby voluntarily give this Statement of Affidavit.

I completely support the building of the Prayer Mountain Complex located at 3319 Cliff Shadows Parkway, Las Vegas, NV. This will be a greatly needed addition to our community sponsored by the International Church of Las Vegas.

I am very pleased about the setback of the Prayer Mountain into the Mountain itself. I am also very happy and ecstatic about the 85' Prayer Tower. This will be a beautiful and welcome addition to our community.

Any noise and disruption generated by this project will be a temporary and minor nuisance compared to the greatness and glory that will be the final product of this project.

I would like to encourage not only our elected and appointed officials for Ward #4 but all the Wards to vote yes on this landmark and groundbreaking project for our side of this beautiful Valley.

I can be reached at 702-460-4445 for any further questions.

Thank you and God Bless.

PRINT NAME: CHRIS MCCORMICK SIGNATURE: [signature]

DATE: 12-30-08

Notary Public - State of Nevada
County of Clark
CAROLE ANN BARNETT
My Appointment Expires
No: 98-3380-1 September 29, 2012

State of Nevada

County of Clark

Subscribed and sworn to me this 7 day of January, 2009. My commission Expires 9-29-2012.

[signature] Notary Public, State of Nevada

A
#15-20

RECEIVED
JAN 28 2009

SWORN AFFIDAVIT

I RAÚL REYES residing at 4071 Tara. Ave. #6, Las Vegas, NV 89102 and living in Ward 1 of the City of Las Vegas Planning Commission do hereby voluntarily give this Statement of Affidavit.

I completely support the building of the Prayer Mountain Complex located at 3319 Cliff Shadows Parkway, Las Vegas, NV. This will be a greatly needed addition to our community sponsored by the International Church of Las Vegas.

I am very pleased about the setback of the Prayer Mountain into the Mountain itself. I am also very happy and ecstatic about the 85' Prayer Tower. This will be a beautiful and welcome addition to our community.

Any noise and disruption generated by this project will be a temporary and minor nuisance compared to the greatness and glory that will be the final product of this project.

I would like to encourage not only our elected and appointed officials for Ward #4 but all the Wards to vote yes on this landmark and groundbreaking project for our side of this beautiful Valley.

I can be reached at 702. 325-0675 for any further questions.

Thank you and God Bless.

PRINT NAME: RAÚL REYES SIGNATURE: RAÚL REYES

DATE: 01-05-09

Notary Public - State of Nevada
County of Clark
CAROLE ANN BARNETT
My Appointment Expires
No: 98-3380-1 September 29, 2012

State of Nevada.

County of CLARK.

Subscribed and sworn to me this 5 day of January, 2008. My commission Expires 9-29-2012.

Carole Ann Barnett Notary Public, State of Nevada

A
#15-20

RECEIVED
JAN 28 2009

SWORN AFFIDAVIT

I BIELOER ORTIZ residing at 6012 CROWN JEWEL, Las Vegas, NV 89130 and living in Ward 5 of the City of Las Vegas Planning Commission do hereby voluntarily give this Statement of Affidavit.

I completely support the building of the Prayer Mountain Complex located at 3319 Cliff Shadows Parkway, Las Vegas, NV. This will be a greatly needed addition to our community sponsored by the International Church of Las Vegas.

I am very pleased about the setback of the Prayer Mountain into the Mountain itself. I am also very happy and ecstatic about the 85' Prayer Tower. This will be a beautiful and welcome addition to our community.

Any noise and disruption generated by this project will be a temporary and minor nuisance compared to the greatness and glory that will be the final product of this project.

I would like to encourage not only our elected and appointed officials for Ward #4 but all the Wards to vote yes on this landmark and groundbreaking project for our side of this beautiful Valley.

I can be reached at 702-271-5309 for any further questions.

Thank you and God Bless.

PRINT NAME: Bielder Ortiz SIGNATURE: [signature]

DATE: 01/17/09

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MYRNA A. RONQUILLO
No. 06-109401-1
My Appointment Expires Aug. 21, 2010

State of Nevada.

County of Clark.

Subscribed and sworn to me this 17 day of January, 2009. My commission Expires Aug. 21, 2010.

[signature] Notary Public, State of Nevada

A
#15-20

RECEIVED
JAN 28 2009

SWORN AFFIDAVIT

I ROBERT O'NEILL residing at 7824 WATERFALLS AVE, Las Vegas, NV 89128 and living in Ward 4 of the Clark County Planning Commission do hereby voluntarily give this Statement of Affidavit.

I completely support the building of the Prayer Mountain Complex located at 3319 Cliff Shadows Parkway, Las Vegas, NV. This will be a greatly needed addition to our community sponsored by the International Church of Las Vegas.

I am very pleased about the setback of the Prayer Mountain into the Mountain itself. I am also very happy and ecstatic about the 85' Prayer Tower. This will be a beautiful and welcome addition to our community.

Any noise and disruption generated by this project will be a temporary and minor nuisance compared to the greatness and glory that will be the final product of this project.

I would like to encourage not only our elected and appointed officials for Ward #4 but all the Wards to vote yes on this landmark and groundbreaking project for our side of this beautiful Valley.

I can be reached at 702-228-7489 for any further questions.

Thank you and God Bless.

PRINT NAME: ROBERT ONEILL SIGNATURE: [signature]

DATE: 12/23/08

State of NEV.

County of COUNTY. CLARK

Subscribed and sworn to me this 23rd day of December, 2008. My commission Expires 11-14-2009.

[signature] Notary Public, State of Nevada

Catherine J. Wittig
Notary Public
State of Nevada
Date Appointment Exp: 11-14-2009
Certificate No: 93-2005-1

A
#15-20

RECEIVED
JAN 28 2009

SWORN AFFIDAVIT

I Stephanie LaGumina residing at 1000 Royal Birch Ln., Las Vegas, NV 89144 and living in Ward 4 of the Clark County Planning Commission do hereby voluntarily give this Statement of Affidavit.

I completely support the building of the Prayer Mountain Complex located at 3319 Cliff Shadows Parkway, Las Vegas, NV. This will be a greatly needed addition to our community sponsored by the International Church of Las Vegas.

I am very pleased about the setback of the Prayer Mountain into the Mountain itself. I am also very happy and ecstatic about the 85' Prayer Tower. This will be a beautiful and welcome addition to our community.

Any noise and disruption generated by this project will be a temporary and minor nuisance compared to the greatness and glory that will be the final product of this project.

I would like to encourage not only our elected and appointed officials for Ward #4 but all the Wards to vote yes on this landmark and groundbreaking project for our side of this beautiful Valley.

I can be reached at (702) 561-2005 for any further questions.

Thank you and God Bless.

PRINT NAME: Stephanie LaGumina SIGNATURE: Stephanie LaGumina

DATE: 12/16/08

State of Nevada.

County of Clark.

Subscribed and sworn to me this 16TH day of December, 2008. My commission Expires 05-07-2012.

Arlynn S. Cahill Notary Public, State of Nevada

ARLYNN S. CAHILL
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-07-2012
Certificate No: 00-61699-1

A
#15-20

RECEIVED
JAN 28 2009

SWORN AFFIDAVIT

I Amy Austin residing at 3439 Bank side Dr, Las Vegas, NV 89129 and living in Ward 4 of the City of Las Vegas Planning Commission do hereby voluntarily give this Statement of Affidavit.

I completely support the building of the Prayer Mountain Complex located at 3319 Cliff Shadows Parkway, Las Vegas, NV. This will be a greatly needed addition to our community sponsored by the International Church of Las Vegas.

I am very pleased about the setback of the Prayer Mountain into the Mountain itself. I am also very happy and ecstatic about the 85' Prayer Tower. This will be a beautiful and welcome addition to our community.

Any noise and disruption generated by this project will be a temporary and minor nuisance compared to the greatness and glory that will be the final product of this project.

I would like to encourage not only our elected and appointed officials for Ward #4 but all the Wards to vote yes on this landmark and groundbreaking project for our side of this beautiful Valley.

I can be reached at 702-556-1097 for any further questions.

Thank you and God Bless.

PRINT NAME: Amy Austin SIGNATURE: [signature]

DATE: 2-Jan-09

Notary Public - State of Nevada
County of Clark
CAROLE ANN BARNETT
My Appointment Expires
September 29, 2012
No: 98-3380-1

State of Nevada.

County of Clark.

Subscribed and sworn to me this 2 day of January, 2009. My commission Expires 9-29-2012.

[signature] Notary Public, State of Nevada

A
#15-20

RECEIVED
JAN 28 2009

SWORN AFFIDAVIT

I CAROLE ANN BARNETT residing at 1809 PACIFIC TERRANCE, Las Vegas, NV 89128 and living in Ward 4 of the Clark County Planning Commission do hereby voluntarily give this Statement of Affidavit.

I completely support the building of the Prayer Mountain Complex located at 3319 Cliff Shadows Parkway, Las Vegas, NV. This will be a greatly needed addition to our community sponsored by the International Church of Las Vegas.

I am very pleased about the setback of the Prayer Mountain into the Mountain itself. I am also very happy and ecstatic about the 85' Prayer Tower. This will be a beautiful and welcome addition to our community.

Any noise and disruption generated by this project will be a temporary and minor nuisance compared to the greatness and glory that will be the final product of this project.

I would like to encourage not only our elected and appointed officials for Ward #4 but all the Wards to vote yes on this landmark and groundbreaking project for our side of this beautiful Valley.

I can be reached at 702-256-6627 for any further questions.

Thank you and God Bless.

PRINT NAME: CAROLE ANN BARNETT SIGNATURE: Carole Ann Barnett

DATE: 1 DEC 08

BRIGITTE L. HAMPTON
Notary Public, State of Nevada
Appointment No. 06-107136-1
My Appt. Expires June 30, 2010

State of NEVADA.

County of CLARK.

Subscribed and sworn to me this 1 day of DECEMBER, 2008. My commission Expires JUNE 30 2010.

Brigitte Hampton Notary Public, State of Nevada

A
#15-20

RECEIVED
JAN 28 2009

SWORN AFFIDAVIT

I MARLENE O'NEILL residing at 7824 WATERFALLS AVE, Las Vegas, NV 89128 and living in Ward 4 of the Clark County Planning Commission do hereby voluntarily give this Statement of Affidavit.

I completely support the building of the Prayer Mountain Complex located at 3319 Cliff Shadows Parkway, Las Vegas, NV. This will be a greatly needed addition to our community sponsored by the International Church of Las Vegas.

I am very pleased about the setback of the Prayer Mountain into the Mountain itself. I am also very happy and ecstatic about the 85' Prayer Tower. This will be a beautiful and welcome addition to our community.

Any noise and disruption generated by this project will be a temporary and minor nuisance compared to the greatness and glory that will be the final product of this project.

I would like to encourage not only our elected and appointed officials for Ward #4 but all the Wards to vote yes on this landmark and groundbreaking project for our side of this beautiful Valley.

I can be reached at 702-228-7489 for any further questions.

Thank you and God Bless.

PRINT NAME: MARLENE O'NEILL SIGNATURE: Marlene O'Neill

DATE: 12/23/08

State of Nevada.

County of Clark.

Subscribed and sworn to me this 23rd day of December, 2008. My commission Expires 11-14-2009.

Catherine J. Wittig Notary Public, State of Nevada

Catherine J. Wittig
Notary Public
State of Nevada
Date Appointment Exp: 11-14-2009
Certificate No: 93-2005-1

A
#15-20

RECEIVED
JAN 28 2009

SWORN AFFIDAVIT

I PHILIP MULA residing at 4205 Topsider St, Las Vegas, NV 89129 and living in Ward 4 of the City of Las Vegas Planning Commission do hereby voluntarily give this Statement of Affidavit.

I completely support the building of the Prayer Mountain Complex located at 3319 Cliff Shadows Parkway, Las Vegas, NV. This will be a greatly needed addition to our community sponsored by the International Church of Las Vegas.

I am very pleased about the setback of the Prayer Mountain into the Mountain itself. I am also very happy and ecstatic about the 85' Prayer Tower. This will be a beautiful and welcome addition to our community.

Any noise and disruption generated by this project will be a temporary and minor nuisance compared to the greatness and glory that will be the final product of this project.

I would like to encourage not only our elected and appointed officials for Ward #4 but all the Wards to vote yes on this landmark and groundbreaking project for our side of this beautiful Valley.

I can be reached at 631-588-0942 for any further questions.

Thank you and God Bless.

PRINT NAME: Philip Mula SIGNATURE: Philip Mula

DATE: 1/11/09

BRIGITTE L. HAMPTON
Notary Public, State of Nevada
Appointment No. 06-107136-1
My Appt. Expires June 30, 2010

State of NEVADA.

County of CLARK.

Subscribed and sworn to me this 11th day of JANUARY, 2009. My commission Expires JUNE 30, 2010.

Brigitte Hampton Notary Public, State of Nevada

A
#15-20

RECEIVED
JAN 28 2009

SWORN AFFIDAVIT

I Laura Dombrowski residing at 4205 Topsider St, Las Vegas, NV 89129 and living in Ward 4 of the City of Las Vegas Planning Commission do hereby voluntarily give this Statement of Affidavit.

I completely support the building of the Prayer Mountain Complex located at 3319 Cliff Shadows Parkway, Las Vegas, NV. This will be a greatly needed addition to our community sponsored by the International Church of Las Vegas.

I am very pleased about the setback of the Prayer Mountain into the Mountain itself. I am also very happy and ecstatic about the 85' Prayer Tower. This will be a beautiful and welcome addition to our community.

Any noise and disruption generated by this project will be a temporary and minor nuisance compared to the greatness and glory that will be the final product of this project.

I would like to encourage not only our elected and appointed officials for Ward #4 but all the Wards to vote yes on this landmark and groundbreaking project for our side of this beautiful Valley.

I can be reached at 702-858-5130 for any further questions.

Thank you and God Bless.

PRINT NAME: Laura Dombrowski SIGNATURE: Laura Dombrowski

DATE: 1-11-09

BRIGITTE L. HAMPTON
Notary Public, State of Nevada
Appointment No. 06-107136-1
My Appt. Expires June 30, 2010

State of NEVADA.

County of CLARK.

Subscribed and sworn to me this 11 day of JANUARY, 2008. My commission Expires JUNE 30, 2010.

Brigitte Hampton Notary Public, State of Nevada

A
#15-20

RECEIVED
JAN 28 2009

January 6, 2009

PETITION FOR APPROVAL OF THE CITY OF LAS VEGAS MOD-#30617 & ZONING #31062

My signature below signifies my approval for the City of Las Vegas Planning Commission Major Modification #30617 and Zoning #31062. This is for the height of the Prayer Tower, the setbacks and all other related variances. Thank you. **I attest that I am a Ward 4 resident.**

PRINT NAME: Vicky J. Pelsch SIGNATURE: Vicky J. Pelsch
ADDRESS: 2217 FAWN RIDGE ST. PHONE: 396-3185

PRINT NAME: Howard G Barnett SIGNATURE: [signature]
ADDRESS: 1809 Pacific TERRACE PHONE: 702-274-5442

PRINT NAME: Daniel Hwang SIGNATURE: [signature]
ADDRESS: 3947 Sand Flower St #A PHONE: 951-966-1257

PRINT NAME: SIGNATURE:
ADDRESS: PHONE:

PRINT NAME: SIGNATURE:
ADDRESS: PHONE:

PRINT NAME: SIGNATURE:
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ADDRESS: PHONE:

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PRINT NAME: PAT Milligan SIGNATURE: Pat Milligan
ADDRESS: 7224 CHIC AVE PHONE: 456-3821

PRINT NAME: Amy Austin SIGNATURE:
ADDRESS: 3439 Bankside PHONE: 556-1097

PRINT NAME: SIGNATURE:
ADDRESS: PHONE:

PRINT NAME: SIGNATURE:
ADDRESS: PHONE:

PRINT NAME: SIGNATURE:
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PRINT NAME: William MAIshall SIGNATURE: William Marshall
ADDRESS: 3834 Broken Dart PHONE: 630-8115

PRINT NAME: DejonR Huddleston SIGNATURE: DejonR Huddleston
ADDRESS: 3251 Velvet Rose St PHONE: 286-0738

PRINT NAME: MATT Huddleston SIGNATURE:
ADDRESS: 3251 velvet Rose st PHONE: 423-55-94

PRINT NAME: DANA Ballman SIGNATURE: Dana Ballman
ADDRESS: 5009 Apache Valley, 89131 PHONE: 655-6546

PRINT NAME: BIONE D. RIGGIO SIGNATURE: Bione D. Riggio
ADDRESS: 282 MOOSE LANE PHONE: 259-6686

PRINT NAME: SIGNATURE:
ADDRESS: PHONE:

PRINT NAME: SIGNATURE:
ADDRESS: PHONE:

PRINT NAME: SIGNATURE:
ADDRESS: PHONE:

A
15-20

RECEIVED
JAN 28 2009

January 6, 2009

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My signature below signifies my approval for the City of Las Vegas Planning Commission Major Modification #30617 and Zoning #31062. This is for the height of the Prayer Tower, the setbacks and all other related variances. Thank you.

PRINT NAME: JEFF SUTLIFFE SIGNATURE:
ADDRESS: 5629 Summer Splash Ct PHONE: 702-515-0822

PRINT NAME: Pete Word SIGNATURE:
ADDRESS: 8501 University PHONE: 702-986-4201

PRINT NAME: Adam Zucker SIGNATURE:
ADDRESS: 1705 Walnut St PHONE: 702-812-3180

PRINT NAME: Micah Sanford SIGNATURE:
ADDRESS: 9196 Ferdinand Ct PHONE: 702-541-8041

PRINT NAME: SIGNATURE:
ADDRESS: PHONE:

PRINT NAME: SIGNATURE:
ADDRESS: PHONE:

PRINT NAME: SIGNATURE:
ADDRESS: PHONE:

PRINT NAME: SIGNATURE:
ADDRESS: PHONE:

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15-20

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

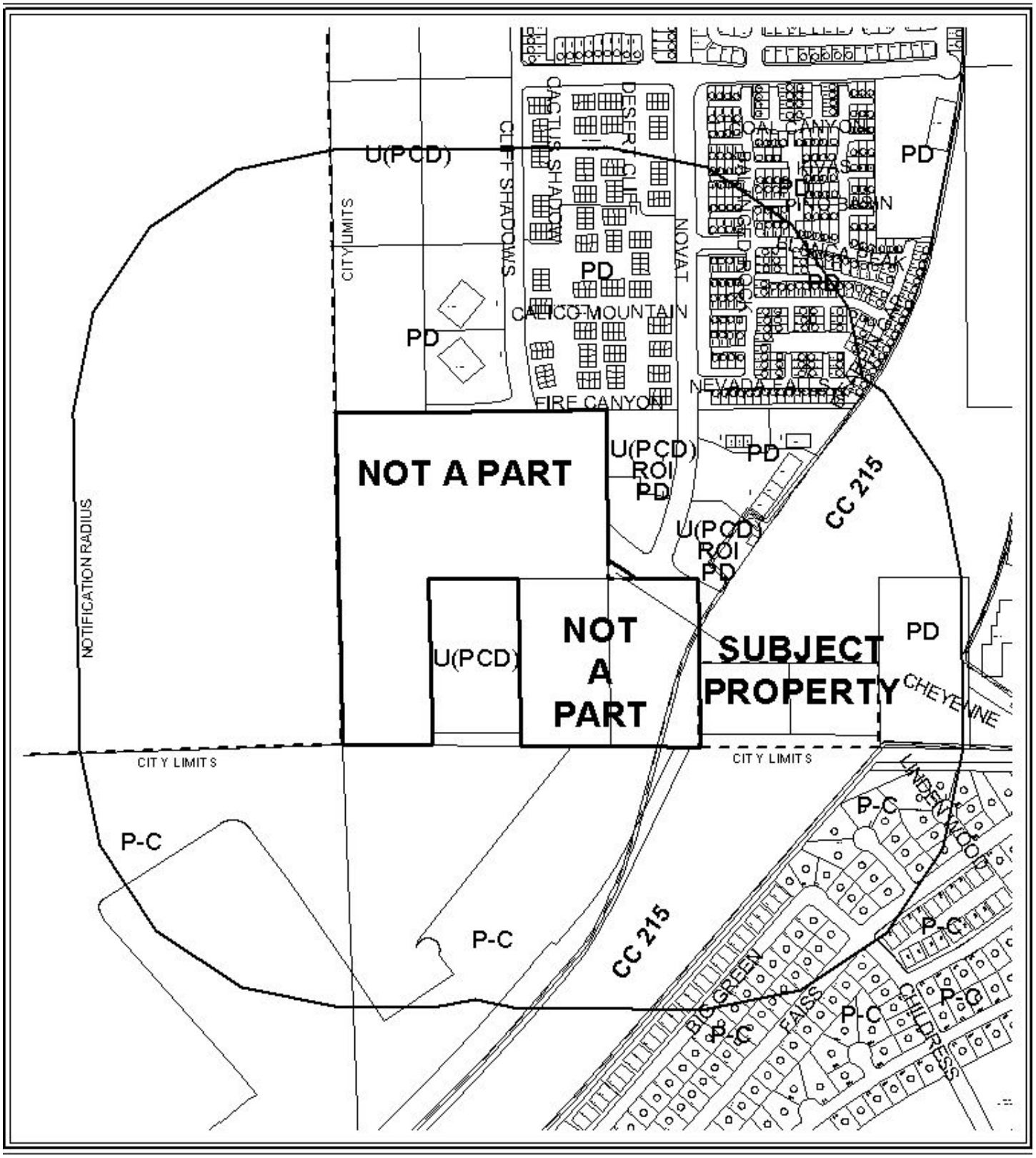
SUBJECT:
ABEYANCE - ZON-31062 - REZONING RELATED TO MOD-30617 - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC. - Request for Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 0.08 acres at the southwest corner of Cliff Shadows Parkway and Novat Street (APN 137-12-410-003), Ward 4 (Steinman)

C.C.: 03/18/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**12**	**Planning Commission Mtg.**	**702**
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
5. Photos
6. Shared Parking Agreement
7. Justification Letter
8. Protest/Support Postcards
9. Protest E-mails, Protest/Support Letters, Support Affidavits and Petition



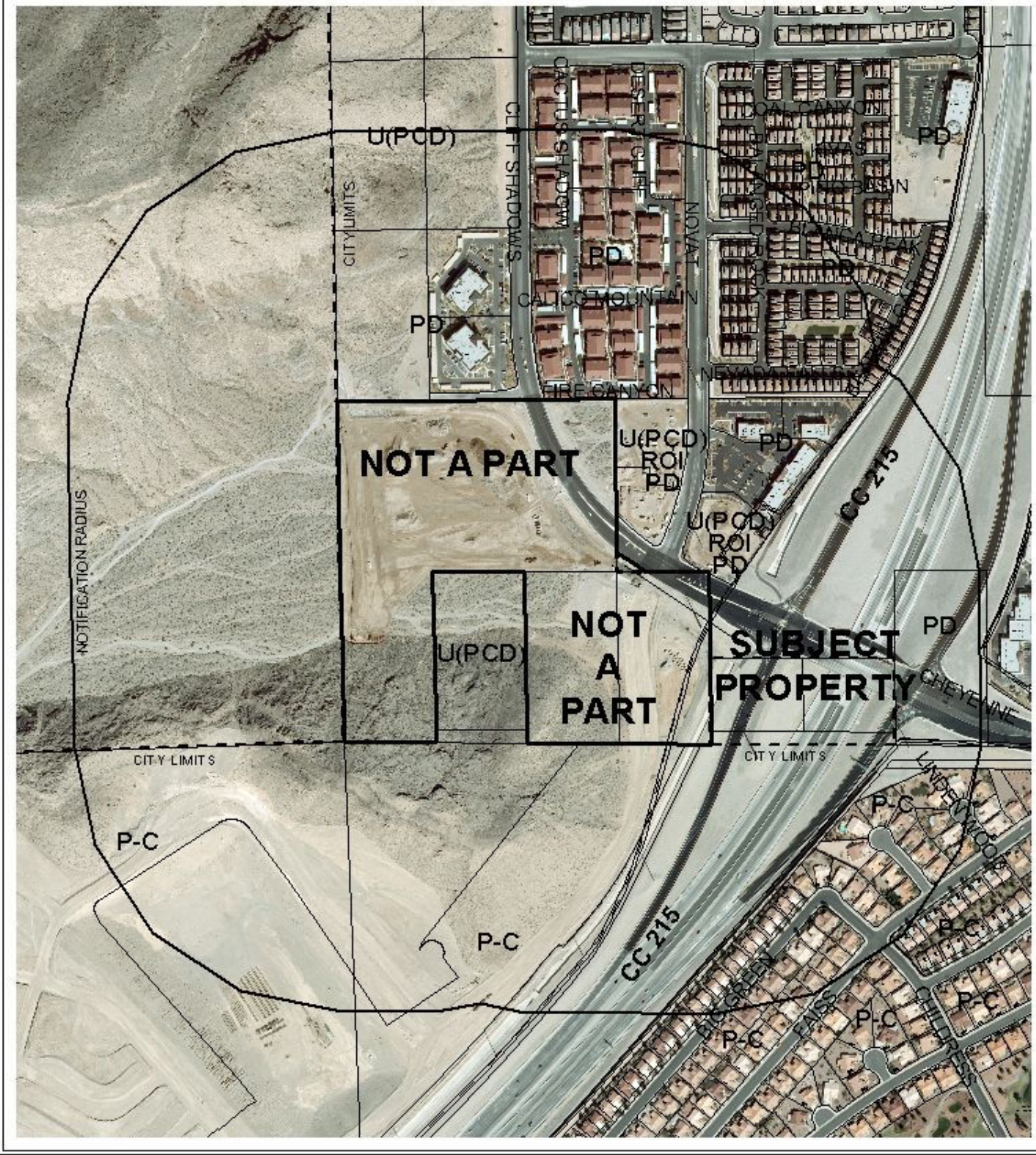
0 400 800 Feet

CASE: **ZON-31062**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] [P (PARK/SCHOOL/RECREATION/OPEN SPACE) LONE MOUNTAIN WEST LAND USE DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT) ZONE [PF (PUBLIC FACILITIES) LONE MOUNTAIN WEST LAND USE DESIGNATION]



0 400 800 Feet

CASE: **ZON-31062**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] [P (PARK/SCHOOL/RECREATION/OPEN SPACE) LONE MOUNTAIN WEST LAND USE DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT) ZONE [PF (PUBLIC FACILITIES) LONE MOUNTAIN WEST LAND USE DESIGNATION]

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - ZON-31062 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL.

SG

ZON-31062 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for Rezoning from U (Undeveloped) [PCD (Planned Community Development) General Plan designation] to PD (Planned Development) on 0.08 acres located at the southwest corner of the intersection of Cliff Shadows Parkway and Novat Street. The applicant has also submitted a request for a Major Modification (MOD-30617) of the Lone Mountain West Land Use Plan from L (Low Density Residential) and P (Park/School/Recreation/Open Space) designations to the PF (Public Facilities) land use designation, and a Site Development Plan Review (SDR-30614) for a Church/House of Worship at the subject site.

The subject site is located within the Lone Mountain West Master Plan area, for which the PD (Planned Development) zoning district is appropriate. The PD (Planned Development) district is consistent with the existing PCD (Planned Community Development) General Plan designation, the proposed PF (Public Facilities) Lone Mountain West land use designation, and would allow the proposed use of a Church/House of Worship. Therefore, staff recommends approval of the Rezoning.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/05/03	The City Council approved an Annexation (A-0038-02) for the subject property as part of a larger request. The Planning Commission recommended approval. The effective date was 2/14/03.
12/17/03	The City Council approved a Rezoning (ZON-3209) to PD (Planned Development), a Major Modification (MOD-3206) to add approximately five acres to the Lone Mountain West Master Plan area and to amend the Plan to allow churches within all residential land use designations with approval of a Special Use Permit (SUP-3304) for the Church/House of Worship. The Planning Commission and Staff recommended denial as no Site Development Plan Review accompanied the application for a Special Use Permit. A two year approval was granted for the Church and pre-school, set to expire 12/17/05. The Planning Commission and Staff recommended denial.
03/01/06	The City Council approved a request for an Extension of Time (EOT-11349) of an approved Special Use Permit (SUP-3304) that allowed a Church/House of Worship and a Preschool adjacent to the south side of Cliff Shadows Parkway, approximately 375 feet west of the 215 Beltway. Staff recommended approval. A one-year extension was granted, set to expire 12/17/07.

02/06/08	The City Council approved a request for a second Extension of Time (EOT-26060) for an approved Special Use Permit (SUP-3304) for a church/house of worship and a preschool adjacent to the south side of Cliff Shadows Parkway, approximately 375 feet west of the 215 Beltway. Staff recommended approval. The Special Use Permit is set to expire on 12/17/09.*

**The applicant has requested a Major Modification (MOD-30617) to amend the Lone Mountain West land use designation from L (Low Density Residential) and P (Park/School/Recreation/ Open Space) to PF (Public Facilities). If approved, Special Use Permit (SUP-3304) would no longer be required to develop the site as a Church/House of Worship.*

Related Building Permits/Business Licenses	
02/08/08	Building permits were issued for onsite improvements, hardscapes and site lighting (#107381) and a ramada building (#107383) at the La Madre Equestrian Trailhead located at 3355 Cliff Shadows Parkway.
Pre-Application Meeting	
07/10/08	A pre-application meeting was held to discuss the requirements for submitting applications for a Major Modification, Site Development Plan Review and Variance. Also discussed were the requirements for meeting the Hillside Development standards and guidelines.
Neighborhood Meeting	
11/13/08	A neighborhood meeting will be held on Thursday, November 13, 2008 at 6:30 p.m. at the YMCA Building located at 3521 North Durango Drive, Las Vegas, Nevada.

Field Check	
10/14/08	A field check was conducted by staff. The site is vacant and undeveloped, with an unpermitted chain link fence around the perimeter. It has been partially graded to allow for construction staging activities for the Desert Hope Drive right-of-way and a nearby drainage project; there are concrete barriers and pipe stored on the site.

Details of Application Request	
Site Area	
Gross Acres	0.08 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped, Vacant	PCD (Planned Community Development)	U (Undeveloped) [P (Parks, Schools, Recreation, Open Space) Lone Mountain West Land Use Designation] [**Proposed**: PD (Planned Development) [PF (Public Facilities) Lone Mountain West Land Use Designation]
North	Vacant (SDR-21198 approved for a Financial Institution, General with Drive Thru, under construction)	PCD (Planned Community Development)	PD (Planned Development) [V-C (Village Commercial) Lone Mountain Land Use Designation]
East	Vacant (SDR-15956 approved for a Service Station and Auto Repair Garage, Minor, under construction)	PCD (Planned Community Development)	PD (Planned Development) [V-C (Village Commercial) Lone Mountain Land Use Designation]
South	Undeveloped, Vacant	PCD (Planned Community Development)	(Civic) [P (Parks, Schools, Recreation, Open Space) Lone Mountain West Land Use Designation]
West	Undeveloped, (SDR-7404 approved for an Equestrian Trailhead, under construction)	PCD (Planned Community Development)	(Civic) [P (Parks, Schools, Recreation, Open Space) Lone Mountain West Land Use Designation]

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Lone Mountain West	X		N*
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
Hillside Development Area	X		N**
Trails	X		N***
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 Waivers of the Lone Mountain West wall and landscape standards as part of a Site Development Plan Review (SDR-30614).*

*** The applicant has requested a Variance (VAR-30620) to Title 19.06.170 Hillside Development Standards and Guidelines to allow an 85-foot high building where two stories or 35 feet is the maximum height permitted, and to allow a site disturbance of 3.78 acres where 3.56 acres is the maximum permitted.*

****A condition has been added to the Site Development Plan Review (SDR-30614) to require a Multi-Use Transportation Trail along Cliff Shadows Parkway, west of the intersection with Novat Street/Desert Hope Drive, to comply with all requirements of the City of Las Vegas Master Plan, Transportation Trails Element.*

ANALYSIS

The subject site is zoned U (Undeveloped) [PCD (Planned Community Development) General Plan designation] and is located within the Lone Mountain West Master Plan area. The applicant is proposing to Rezone the property to PD (Planned Development), which is intended to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, and cultural enrichment, or to provide a single-purpose or multi-use planned development. The PD (Planned Development) zone district is appropriate for the Lone Mountain West Master Plan area, and is consistent with the PCD (planned Community Development) General Plan designation; therefore, staff recommends approval 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."**

   The proposed PD (Planned Development) zone district conforms to the PCD (Planned Community Development) designation 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 uses allowed on the subject property by the proposed PD (Planned Development) zoning will be compatible with the surrounding PD (Planned Development), C-V (Civic), U (Undeveloped) [PCD (Planned Community Development) General Plan designation] and P-C (Planned Community) zoning districts.

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

   The PD (Planned Development) zoning district is the appropriate zoning district for parcels located within the Lone Mountain West Master Plan area, and is required for all parcels prior to development.

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 will be accessed by two driveways; a driveway that will serve the subject site, the La Madre Trailhead park and the adjacent property to the west, with access from Cliff Shadows Parkway, which is classified as an 80-foot Secondary Collector, and a second driveway with access from the future Desert Hope Drive, which is anticipated to be a Secondary Collector in the Master Plan of Streets and Highways.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

ASSEMBLY DISTRICT 4

SENATE DISTRICT 9

NOTICES MAILED 504

APPROVALS 702

PROTESTS 12

SG

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-31062** APN: 137-12-410-003

Name of Property Owner: CHURCH INTERNATIONAL LAS VEGAS

Name of Applicant: CHURCH INTERNATIONAL LAS VEGAS

Name of Representative: SOUTHWEST ENGINEERING

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: Stanley Loupe

Print Name: STANLEY LOUPE.

Subscribed and sworn before me

This 14th day of OCTOBER, 2008

Miriam R Sch

Notary Public in and for said County and State

MIRIAM R. SCHARSCH
Notary Public, State of Nevada
Appointment No. 03-80745-1
My Appt. Expires March 15, 2011



ZON-31062

11/20/08 PC

ZONING LEGEND

RECEIVED

OCT 16 2008

LOCATION MAP

LONE MOUNTAIN WEST ZONING MAP

PRAYER MOUNTAIN

INTERNATIONAL CHURCH OF LAS VEGAS

CITY OF LAS VEGAS NEVADA



ZON-31062 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.
SOUTHWEST CORNER OF CLIFF SHADOWS PARKWAY AND THE 215 BELTWAY
FEBRUARY 12, 2009 PLANNING COMMISSION

10/14/08



ZON-31062 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.
SOUTHWEST CORNER OF CLIFF SHADOWS PARKWAY AND THE 215 BELTWAY
FEBRUARY 12, 2009 PLANNING COMMISSION

10/14/08



ZON-31062 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.
SOUTHWEST CORNER OF CLIFF SHADOWS PARKWAY AND THE 215 BELTWAY
FEBRUARY 12, 2009 PLANNING COMMISSION

10/14/08



ZON-31062 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.
SOUTHWEST CORNER OF CLIFF SHADOWS PARKWAY AND THE 215 BELTWAY
FEBRUARY 12, 2009 PLANNING COMMISSION

10/14/08



ZON-31062 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.
SOUTHWEST CORNER OF CLIFF SHADOWS PARKWAY AND THE 215 BELTWAY
FEBRUARY 12, 2009 PLANNING COMMISSION

10/14/08

SHARED PARKING AGREEMENT

This Shared Parking Agreement ("AGREEMENT") is made and entered into this ___ day of _____, 2009 ("Effective Date"), between the City of Las Vegas, a municipal corporation in the State of Nevada ("CITY") and The International Church of Las Vegas, a nonprofit organization ("ICLV"). CITY and ICLV are individually or collectively referred herein as the "Party" or "Parties."

RECITALS

WHEREAS, the CITY is a governmental entity, which leases from the Bureau of Land Management (BLM), through Recreation and Public Purpose Lease serial number N-75746, the real property located at Cliff Shadows Parkway and Novat Street, Las Vegas, Nevada (the "Property"); and

WHEREAS, ICLV desires to use a portion of the Property for parking purposes; and

WHEREAS, the CITY has agreed to enter into this AGREEMENT subject to the terms and conditions set forth herein; and

NOW THEREFORE, in consideration of the mutual promises herein contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. The Property is 4.057 acres of BLM leased land identified as a portion of Assessor's Parcel Number's 137-12-401-001 and 137-12-401-040 as depicted in Exhibit "A," attached hereto and incorporated herein.

2. The CITY grants the ICLV the right to use the Property for parking and no other use. The ICLV acknowledges that this AGREEMENT does not grant exclusive use of the Property for parking at any time because the Property is a public facility and open to public use.

3. The CITY shall pursue obtaining a patent on the Property from the Bureau of Land Management ("BLM") once development has been completed.

4. ICLV acknowledges that it shall construct and maintain the parking lot and other conditions of development though a separate agreement with the CITY.

5. Each Party shall have the right to terminate this Agreement immediately upon written notice to the other party if (i) the other party breaches any term of this Agreement, which the other party has failed to cure within thirty days after the breaching party's receipt of written notice of such breach; or (ii) both parties mutually agree to terminate this Agreement; or (iii) the Property reverts to the BLM for any reason.

6. The term of this Agreement shall begin on the Effective Date and terminate on May 21, 2032 ("Termination Date"). Within ninety days of the Termination Date, the ICLV shall notify the CITY in writing of its intentions to request an extension of this Agreement. An extension for any term shall be at the sole discretion of the CITY.

7. Indemnity. ICLV hereby agrees to protect, indemnify, and hold the CITY, its officers, employees and agents, harmless from and against any and all claims, damages, losses, expenses, suits, actions, decrees, judgments, awards, attorneys' fees and court costs, which the CITY, its officers, employees or agents, may suffer or which may be sought against or are recovered or obtainable from the CITY,

MOD-30617 ZON-31062
VAR-30620 VAR-31394
VAC-30622 SDR-30614

its officers, employees or agents, as a result of, or by reason of, or arising out of or in consequence of any act or omission, negligent or otherwise, of the ICLV or its officers, employees, contractors, subcontractors, agents, visitors, volunteers or anyone who is directly or indirectly employed by, or is acting in concert with, the ICLV, officers, its employees, contractors, subcontractors, visitors, volunteers or agents in the performance of this AGREEMENT.

The ICLV expressly agrees, at its sole cost and expense, to defend City, its officers, employees and agents, in any suit or action that may be brought against it or them, or any of them, by reason of any act or omission, negligent or otherwise, against which the ICLV has agreed to indemnify the CITY, its officers, employees and agents. If the ICLV fails so to do, the CITY shall have the right, but not the obligation to defend same and to charge all of the direct and incidental costs of such defense, including attorneys' fees and court costs, to the ICLV.

8. General Liability. The ICLV shall maintain the following general liability insurance for the Property:

Type of Coverage:	Occurrence Basis
Amount of Coverage:	$1,000,000 per occurrence
	$2,000,000 aggregate
Policy Period:	Annual Policy. Effective for the duration of this Agreement
Name Insured:	ICLV
Additional Insured Parties:	City of Las Vegas (its officers, employees and agents)

9. Notice. Any notice required to be given hereunder shall be deemed to have been given when notice is (i) received by the party to whom it is directed by personal service, (ii) telephonically faxed to the telephone number below provided confirmation of transmission is received thereof, or (iii) deposited as registered or certified mail, return receipt requested, with the United States Postal Service, addressed as follows:

To ICLV:
Ron Portaro
7958 Lookout Rock Circle
Las Vegas, Nevada 89129
Attn: Ron Portaro
(702) 610-1919 phone
(702) 395-8707 fax

With Copy to:
International Church of Las Vegas
8100 Westcliff Dr.
Las Vegas, Nevada 89145
Attn: Michael Bradanini
(702) 242-2273 phone
(702) 242-5316 fax

To CITY:
City of Las Vegas
Real Estate & Utilities
400 Stewart Avenue, 4th Floor
Las Vegas, Nevada 89101
Attn: Real Estate Administrator
(702) 229-1022 phone
(702) 464-2522 fax

10. Assignment and Subletting. ICLV shall not assign or encumber its interest in this AGREEMENT or in the Property or sublease all or any part of the Property without the written consent of the CITY.

11. Modification or Amendments. No amendment, change or modification of this AGREEMENT shall be valid unless in writing and signed by both parties.

12. Disclosure of Principals. Pursuant to Resolution R-105-99 adopted by the City Council effective October 1, 1999, ICLV warrants that it has disclosed on the form attached as Exhibit "B," all principals and partners of ICLV, as well as all persons and entities holding more than a one percent (1%) interest in ICLV or any principal of ICLV. Throughout the term hereof, ICLV shall notify the CITY in writing of any material change in the above disclosure within 15 days of any such change.

IN WITNESS WHEREOF, the CITY and ICLV have executed this AGREEMENT as of the date set forth above.

CITY OF LAS VEGAS

By: _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BEVERLY K. BRIDGES CMC, City Clerk

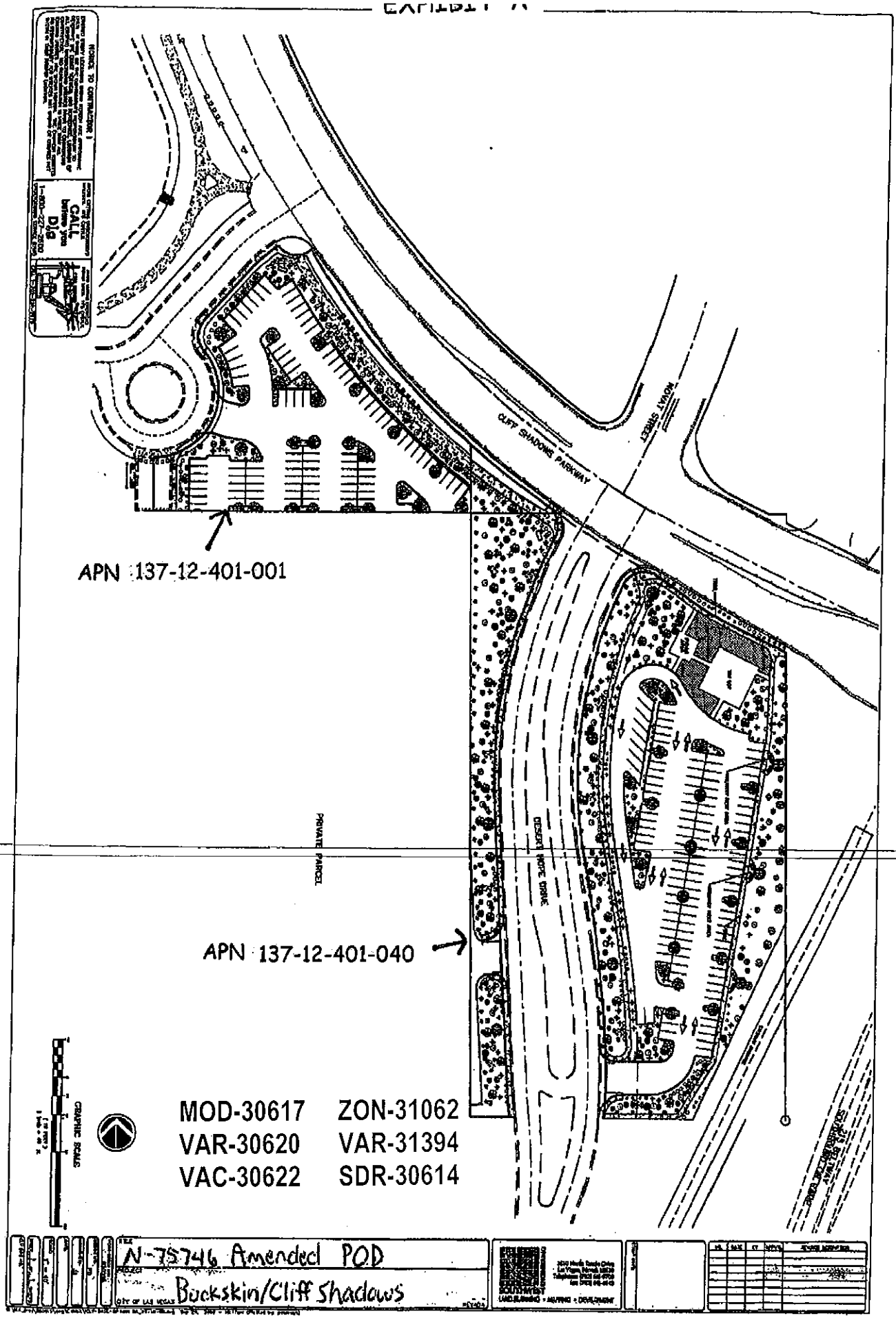
APPROVED AS TO FORM:

John S. Ridilla 1/20/09
DEPUTY CITY ATTORNEY Date

INTERNATIONAL CHURCH
OF LAS VEGAS

By: _____

EXHIBIT A



CLIFF SHADOWS PARKWAY
MOVAY STREET
APN 137-12-401-001
PRIVATE PARCEL
DESERT HOPE DRIVE
APN 137-12-401-040
MOD-30617
ZON-31062
VAR-30620
VAR-31394
VAC-30622
SDR-30614
GRAPHIC SCALE
N-75746 Amended POD
Buckskin/Cliff Shadows

EXHIBIT "B"
DISCLOSURE OF PRINCIPALS

The Board of Directors The International Church of Las Vegas and all persons and entities holding more than 1% interest in The International Church of Las Vegas are the following:

FULL NAME	BUSINESS ADDRESS	BUSINESS PHONE
1. President Paul M. Goulet	8100 Westcliff Drive	242-2273
2. Vice President Steve Beason	" "	"
3. Treasurer Stanley Loupe	" "	"
4. Secretary Richard Sacca	" "	"
5.		
6.		
7.		
8.		
9.		
10.		

I hereby certify under penalty of perjury, that the foregoing list is full and complete.

The International Church of Las Vegas
a Non-Profit organization

By: _____
Its: President

Subscribed and sworn to before me this
21st day of January, 2009.

_____
Notary Public

NORMA URRABAZO
Notary Public, State of Nevada
Appointment No. 03-80746-1
My Appt. Expires February 16, 2011

MOD-30617 ZON-31062
VAR-30620 VAR-31394
VAC-30622 SDR-30614

cc: Sally

SOUTHWEST ENGINEERING

LAND PLANNING • MAPPING • DEVELOPMENT

October 3, 2008

City of Las Vegas Planning Department
400 Stewart Avenue
Las Vegas, NV 89101

RE: ICLV Prayer Mountain
SWE Project No. 050915.10

Dear Planning Commission:

On behalf of our client, International Church of Las Vegas, we hereby request recommendation for approval of the following items:

MAJOR MODIFICATION

This application is for a 5+ acre parcel(s) located at the south end of The Lone Mountain West Land Use Plan at the southwest corner of Desert Hope Drive and Cliff Shadows Parkway. Additionally, the application includes Parcel I, II, and III as depicted in Exhibit "A" of the Disposition and Development Agreement between the City of Las Vegas and the International Church of Las Vegas.

These combined parcels, referred to as the "Project", is designated for "L", low density residential development and Park/School uses. The surrounding parcels to the west and northwest of the Project are designated for Park/School/Recreation/Open Space and Low Density residential. The parcels to the north are designated for Village Commercial and to the east is the Beltway.

We are requesting a Major Modification to change from low density residential and park/school uses, to "PF", Public Facility, for the construction of a Church/School facility. The Project consists of a multi-story 1,500-seat church; 28,100 square feet of meeting rooms and main assembly (multi-purpose); 15,770 square feet of office/lobby/prayer room space; and 1,400 square feet of kitchen and storage at ultimate build out.

Phase 1 will consist of 218 total staff and student day care rooms, 6,000 square feet of lobby, 8,600 square feet of assembly/multi-purpose room, and 1,400 square feet of kitchen/storage in 2 stories adjacent to a 5-story tower with 9,000 square feet of office/prayer rooms. Phase II will consist of the remaining 19,500 square feet of meeting rooms and the 1,500-seat church on levels 1 and 2.

ZON-31062

3610 N. Rancho Drive • Las Vegas, Nevada 89130 • Telephone: (702) 648-9700 • Fax: (702) 648-4143

The project is suited for this area because the site is situated adjacent to the freeway interchange at 215 and Cheyenne that will provide direct access to this Project. In addition, being adjacent to the Village Commercial makes this a compatible use with the surrounding area's commercial and retail uses.

SITE DEVELOPMENT PLAN REVIEW

As mentioned previously, the Project is situated within the Lone Mountain Land Use Plan and will be developed for use as a church/school. Specifically, the uses will include office space, classrooms, daycare, kitchen, chapel, meditation, recreation, entertainment and retail. The retail will be for church members only and will consist of light refreshments.

The access to this Project is through the La Madre Equestrian Trail Park to the north and from Desert Hope Drive to the east. These two accesses will provide the necessary access and movement for both patrons of the church as well as emergency vehicles for fire and safety. There will be a fire emergency access around the rear of the building to accommodate the circulation of fire safety personnel.

Parking for the Project will be situated within the parcel that the church occupies as well as the parcel(s) to the east of Desert Hope Drive and the La Madre Equestrian trailhead. Parking for the Project is tabulated and shown on the site plan. The total cumulative parking as shown on this tabulation indicates that 540 spaces are required. However, all uses shown on the tabulation will not be conducted simultaneously. Our analysis, with regards to the uses that occur simultaneously, indicate that the most intense use occurs during church services. The only other use that occurs in conjunction with those services is Sunday School. Sunday School is for the children of the adults attending the church services and, therefore, does not add to the total of parking required. Therefore, the total maximum amount of parking required would be during church services, or 375 spaces. The Project as configured provides for 395 parking spaces.

Of the parking spaces provided, a total of 275 spaces are provided on the parcel the church is situated on. The balance of the parking will come from the parcel on the east side of Desert Hope Drive. The pedestrians will cross over to the church via a cross walk at the intersection of Cliff Shadows Parkway and Desert Hope Drive.

A Disposition and Development Agreement was entered into between the City of Las Vegas and the International Church of Las Vegas on January 9, 2008. Pursuant to this agreement, the City grants ICLV the right to use these parcels for overflow parking and recreational purposes associated with their organization.

Title 19.06.170(D)(4)(b) of the Hillside Development Standards and Guidelines requires preservation of prominent skyline ridges. This plan complies with that requirement as can be shown on the "Line of Site Cross Section" plan. The building, including the 5-story tower, is

well below the prominent ridge line as viewed by a pedestrian from the intersection of Cliff Shadow and Desert Hope Drive.

VARIANCES

Title 19.06.170(C)(1)(c) and (d) of the Hillside Development Standards and Guidelines restricts us to a maximum site disturbance based on the existing natural slope of the land. The total area of disturbance allowed as shown on the "Slope Analysis" plan provided is 3.56 acres. The disturbance as a result of this development amounts to 3.78 ac.

This development exceeds the allowable site disturbance area by 0.22 acres or approximately 6% over the maximum allowed. We are requesting that a variance be granted to this project. We believe this is a reasonable request due to its proximity to the Beltway and the deviation is less than 10%.

Title 19.06.170(C)(4)(e) of the Hillside Development Standards and Guidelines restricts the height of the structure to no more than 35'. In addition, a minimum of 20' of the structure must be lower than the elevation of the primary ridge line.

The main building and tower are considerably below the primary ridge line and no variance will be required for that portion of the ordinance. However, the main building is 36' in height and the tower is 85' in height. We are requesting that a variance be granted to this portion of the ordinance. We believe this is a reasonable request given the minimal amount of deviation of only 1' for the main building. Despite the tower's height being much greater than allowed, we believe this variance is reasonable because the tower comprises only 60' of a 400' wide building, or only 15% of the total width. The intent of the hillside ordinance is maintained because not only the main building is below the primary ridge line but the tower is as well.

Title 19.12.075 allows for a maximum retaining wall height of 6 feet. Due to the steep terrain of this project, we are requesting a variance to allow a maximum retaining wall height of 16 feet. We believe this is a reasonable request because these walls will be located behind the building and obscured from view in keeping with the intent of the Hillside ordinance.

VACATIONS

We are requesting that the patent easements surrounding parcels 137-12-401-003 and –011 be vacated. These patents will no longer be needed as we will be dedicating access, drainage, and utility easements as necessary with the development of this project.

Sincerely,
SOUTHWEST ENGINEERING

Mark E. Jones

Mark E. Jones, P.E.
President

ZON-31062

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. [illegible] Street
Las Vegas, Nevada 89101-[illegible]

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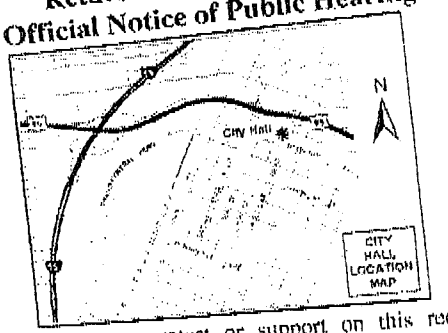

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-30617 & ZON-31062

Planning Commission Meeting of 11/20/2008

13712310081 Case: MOD-30617
ANDERSON DANIEL E
559 ROUTE 32
FRANKLIN CT 06254-1116

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NOV 17 2008

Submitted after final agenda

Date 11/17/08 Item 29-30

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

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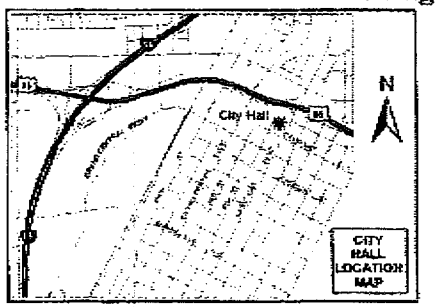

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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MOD-30617 & ZON-31062

Planning Commission Meeting of 11/20/2008

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13712311003 Case: MOD-30617
RITZ JUSTIN & ALYSON
10629 CALDERA CANYON CT
LAS VEGAS NV 89129-8692

IAVDS11 89129

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FROM :Joe Garramone FAX NO. :702 341 9881 Nov. 14 2008 04:08PM P 1

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City of Las Vegas
Planning & Development Department
Development Services Center
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Las Vegas, Nevada 89101-2986

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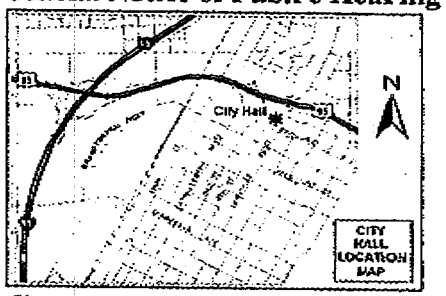

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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MOD-30617 & ZON-31062

Planning Commission Meeting of 11/20/2008

13712312135 Case: MOD-30617
GARRAMONE JOSEPH
3455 CACTUS SHADOW ST #203
LAS VEGAS NV 89129-8642

29.30 p

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

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MAILED FROM ZIP CODE 89101

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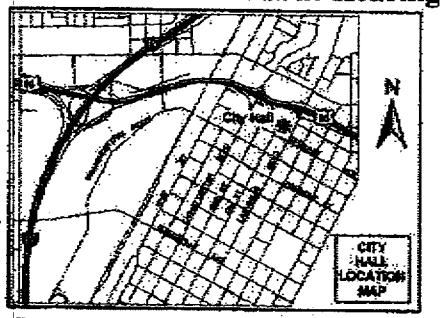

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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MOD-30617 & ZON-31062
Planning Commission Meeting of 11/20/2008

13712312024 Case: MOD-30617
SEEBRUCH GARETT A
3504 DESERT CLIFF ST #204
LAS VEGAS NV 89129-8667

RECEIVED NOV 17 2008 CITY CLERK

11-17-2008 11:45AM FROM

29-36

Fred & Roylyn Lapko
3474 Desert Cliff #104, Las Vegas, NV 89129

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

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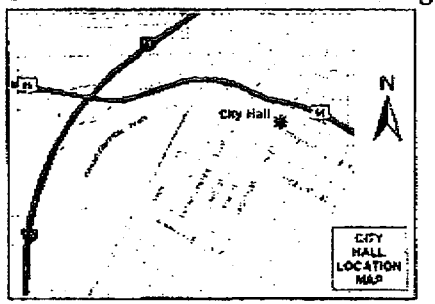
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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MOD-30617 & ZON-31062
Planning Commission Meeting of 11/20/2008

13712312004 Case: MOD-30617
LAPKO LIVING TRUST
17205 PHILOMENE BLVD
ALLEN PARK MI 48101-2301

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NOV 14 2008

29-30 P

Fred Lapko (313)382-0475 11/14/08 12:03P P.001

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731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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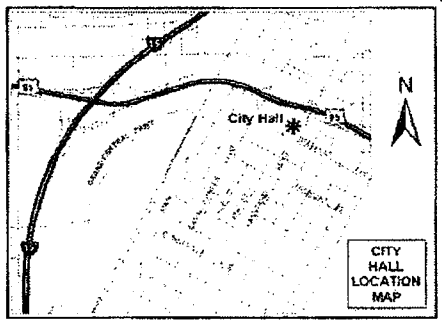

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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MOD-30617 & ZON-31062

Planning Commission Meeting of 11/20/2008

13712310061 Case: MOD-30617
MERRITT CINDI
3320 CACTUS SHADOW ST
LAS VEGAS NV 89129-8193

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Nov 13 08 11:04a Cindi Merritt 702-476-3952 P.2

City of Las Vegas
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Development Services Center
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Las Vegas, Nevada 89101-2986

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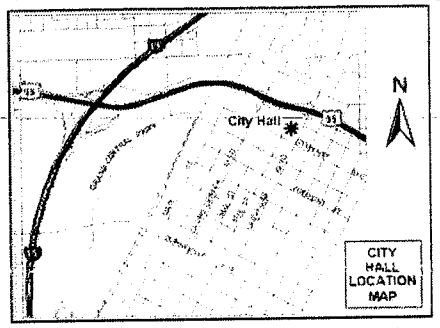

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

13712312050 Case: MOD-30617
MALPASSO FREDDIE V
3574 DESERT CLIFF #101
LAS VEGAS NV 89129-8673

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MOD-30617 & ZON-31062

Planning Commission Meeting of 11/20/2008

IAVDS11 89129

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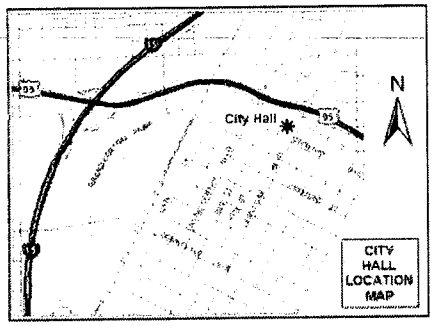

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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MOD-30617 & ZON-31062
Planning Commission Meeting of 11/20/2008

13713111010 Case: MOD-30617
WASLESKY FAMILY REVOCABLE LIV TR
3005 BIG GREEN LN
LAS VEGAS NV 89134-7455

29-30
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Las Vegas, Nevada 89101-2986

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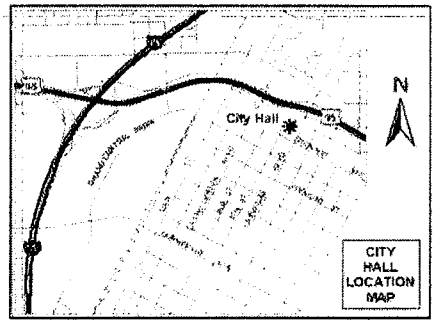

I am sorry I will be out of town and cannot attend the meeting on this issue

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.

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MOD-30617 & ZON-31062

Planning Commission Meeting of 11/20/2008

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13712312026 Case: MOD-30617
WYCKOFF MARY L LIVING TRUST AGMT
3511 DESERT CLIFF ST #102
LAS VEGAS NV 89129-8669

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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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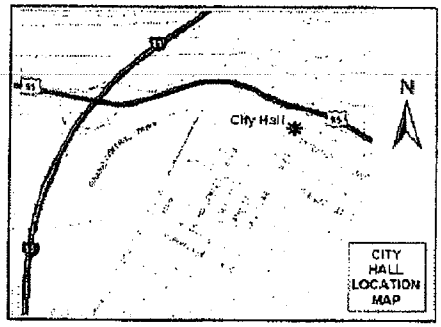

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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MOD-30617 & ZON-31062

Planning Commission Meeting of 11/20/2008

13712311009 Case: MOD-30617
DATASTANYAN GREG
10637 CALF CREEK CT
LAS VEGAS NV 89129-8691

IAVDS11 89129

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NOV 13 2008

29-30
A

Nov. 17. 2008 3:10PM World Market Center No. 3727 P. 1/3

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

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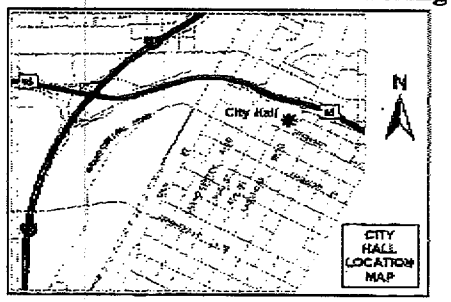

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-30617 & ZON-31062

Planning Commission Meeting of 11/20/2008

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MAILED FROM ZIPCODE 89101

13712310084 Case: MOD-30617
MOUNT TODD AARON
3324 INDIAN SHADOW ST #104
LAS VEGAS NV 89129-8628

RECEIVED NOV 17 2008

29-30 A

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M I SEC LENDING
7026912234
11/13/2008 06:38

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

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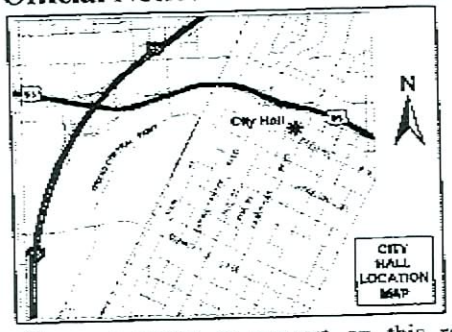

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MOD-30617 & ZON-31062

Planning Commission Meeting of 11/20/2008

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NOV 10 2008

MAILED FROM ZIP CODE 89101

13712313101 Case: MOD-30617
DEMARCO DAVID
3417 DIAMOND HITCH CT
LAS VEGAS NV 89129-8702

30A

NOTE:

Please refer to MOD-30617 for Protest E-mails, Protest/Support Letters, Support Affidavits and Petition.

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

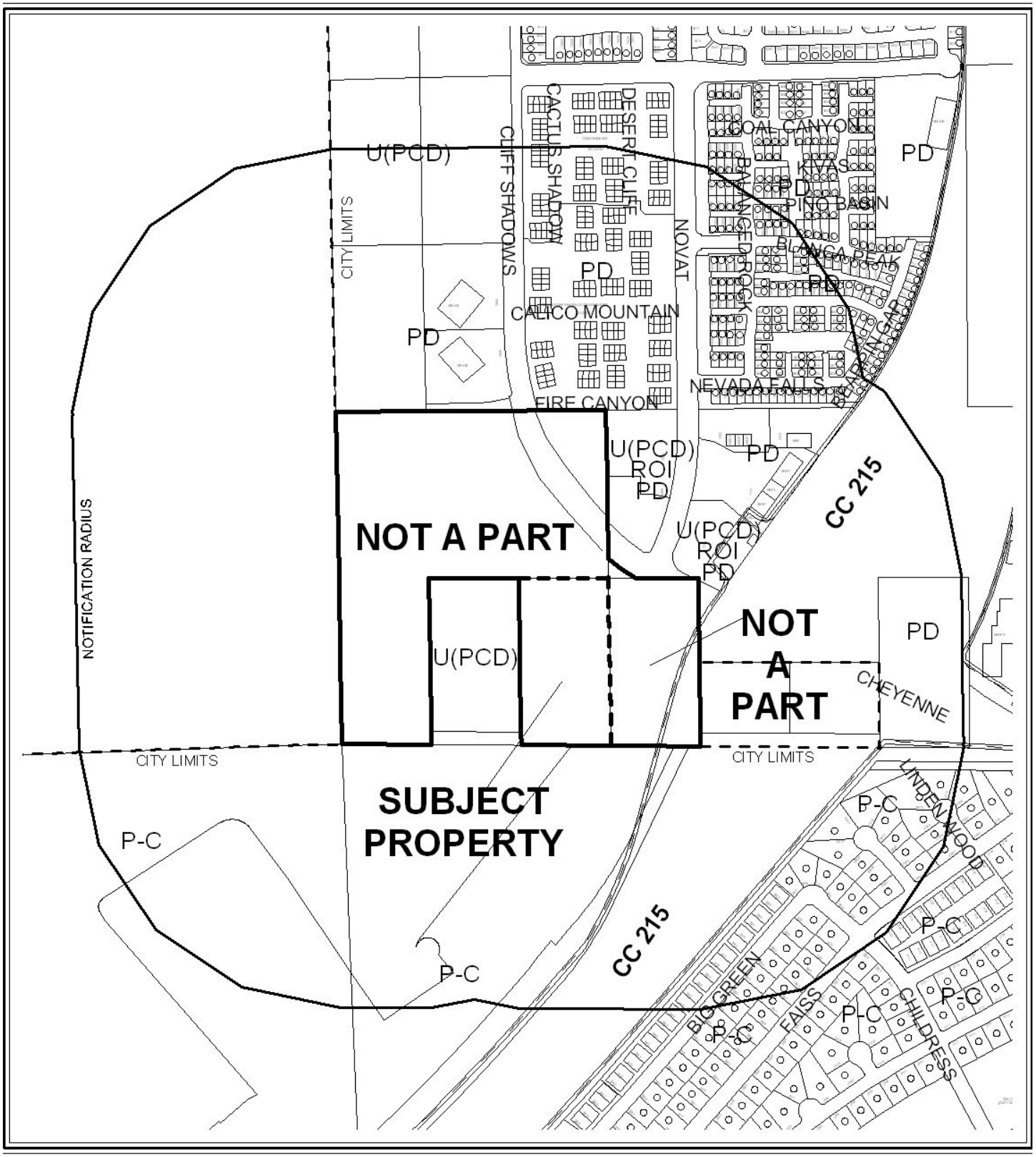
SUBJECT:
ABEYANCE - VAR-30620 - VARIANCE RELATED TO MOD-30617 AND ZON-31062 - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC. - Request for a Variance TO ALLOW AN 85-FOOT TALL BUILDING WHERE TWO STORIES OR 35 FEET IS THE MAXIMUM PERMITTED AND TO ALLOW A SITE DISTURBANCE OF 3.78 ACRES WHERE 3.56 IS THE MAXIMUM PERMITTED on 4.99 acres located approximately 660 feet east of the southwest corner of Cliff Shadows Parkway and the 215 Beltway (APN 137-12-401-011), PD (Planned Development) Zone [L (Low Density Residential) Lone Mountain West Land Use Designation] [PROPOSED: PF (Public Facilities) Lone Mountain West Land Use Designation], Ward 4 (Steinman)

C.C.: 03/18/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**17**	**Planning Commission Mtg.**	**702**
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. Shared Parking Agreement
6. Justification Letter
7. Protest/Support Postcards
8. Protest E-mails, Protest/Support Letters, Support Affidavits and Petition



CASE: VAR-30620

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT) ZONE [L (LOW DENSITY RESIDENTIAL)
LONE MOUNTAIN WEST LAND USE DESIGNATION

PROPOSED ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT) ZONE [PF (PUBLIC FACILITIES)
LONE MOUNTAIN WEST LAND USE DESIGNATION

N



CASE: VAR-30620

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [L (LOW DENSITY RESIDENTIAL)
LONE MOUNTAIN WEST LAND USE DESIGNATION

PROPOSED ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [PF (PUBLIC FACILITIES)
LONE MOUNTAIN WEST LAND USE DESIGNATION

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - VAR-30620 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-31394) and Site Development Plan Review (SDR-30614) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

SG

VAR-30620 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to Title 19.06.170 Hillside Development Standards and Guidelines to allow a building height of 85 feet where two stories or 35 feet is the maximum allowed and to allow a site disturbance of 3.78 acres where 3.56 acres is the maximum allowed for a proposed 89,550 square-foot, five-story Church/House of Worship located at the southwest corner of the intersection of Cliff Shadows Parkway and Novat Street. The subject Variance represents a 143% deviation to allow building height, and a 6.2% deviation from allowed site disturbance. 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.	
2/05/03	The City Council approved an Annexation (A-0038-02) for the subject property as part of a larger request. The Planning Commission recommended approval. The effective date was 2/14/03.
12/17/03	The City Council approved a Rezoning (ZON-3209) to PD (Planned Development), a Major Modification (MOD-3206) to add approximately five acres to the Lone Mountain West Master Plan area and to amend the Plan to allow churches within all residential land use designations with approval of a Special Use Permit (SUP-3304) for the Church/House of Worship. The Planning Commission and Staff recommended denial as no Site Development Plan Review accompanied the application for a Special Use Permit. A two year approval was granted for the Church and pre-school, set to expire 12/17/05. The Planning Commission and Staff recommended denial.
3/01/06	The City Council approved a request for an Extension of Time (EOT-11349) of an approved Special Use Permit (SUP-3304) that allowed a Church/House of Worship and a Preschool adjacent to the south side of Cliff Shadows Parkway, approximately 375 feet west of the 215 Beltway. Staff recommended approval. A one-year extension was granted, set to expire 12/17/07.
02/06/08	The City Council approved a request for a second Extension of Time (EOT-26060) for an approved Special Use Permit (SUP-3304) for a church/house of worship and a preschool adjacent to the south side of Cliff Shadows Parkway, approximately 375 feet west of the 215 Beltway. Staff recommended approval. The Special Use Permit is set to expire on 12/17/09.*

11/21/08	The Planning Commission held in abeyance requests for a Site Development Plan Review (SDR-30614) for a proposed 89,550 square-foot, five-story Church/House of Worship with Waivers of the Lone Mountain West wall and landscape standards; a Major Modification (MOD-30617) to change the Lone Mountain West land use designation on two parcels from L (Low Density Residential) and P (Park/School/Recreation/Open Space) to PF (Public Facilities); a Rezoning (ZON-31062) of one parcel from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development); a Variance (VAR-30620) to Title 19.06.170 Hillside Development Standards and Guidelines to allow a building height of 85 feet where two stories or 35 feet is the maximum allowed and to allow a site disturbance of 3.78 acres where 3.56 acres is the maximum allowed; a Variance (VAR-31394) to allow 175 parking spaces where 375 are required; and a petition to Vacate (VAC-30622) U.S. Government Patent Easements located at the southwest corner of the intersection of Cliff Shadows Parkway and Novat Street.
01/22/09	The Planning Commission held in abeyance requests for a Site Development Plan Review (SDR-30614) for a proposed 89,550 square-foot, five-story Church/House of Worship with Waivers of the Lone Mountain West wall and landscape standards; a Major Modification (MOD-30617) to change the Lone Mountain West land use designation on two parcels from L (Low Density Residential) and P (Park/School/Recreation/Open Space) to PF (Public Facilities); a Rezoning (ZON-31062) of one parcel from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development); a Variance (VAR-30620) to Title 19.06.170 Hillside Development Standards and Guidelines to allow a building height of 85 feet where two stories or 35 feet is the maximum allowed and to allow a site disturbance of 3.78 acres where 3.56 acres is the maximum allowed; a Variance (VAR-31394) to allow 175 parking spaces where 375 are required; and a petition to Vacate (VAC-30622) U.S. Government Patent Easements located at the southwest corner of the intersection of Cliff Shadows Parkway and Novat Street.
02/04/09	The City Council will consider a request for a Shared Parking Agreement between the International Church of Las Vegas, Inc. and the City of Las Vegas for real property located at Cliff Shadows Parkway and Novat Street.

**The applicant has requested a Major Modification (MOD-30617) to amend the Lone Mountain West land use designation from L (Low Density Residential) and P (Park/School/Recreation/ Open Space) to PF (Public Facilities). If approved, Special Use Permit (SUP-3304) would no longer be required to develop the site as a Church/House of Worship.*

Related Building Permits/Business Licenses
There are no related building permits or business licenses associated with the subject site.

SG

Pre-Application Meeting	
07/10/08	A pre-application meeting was held to discuss the requirements for submitting applications for a Major Modification, Site Development Plan Review and Variance. Also discussed were the requirements for meeting the Hillside Development standards and guidelines.
Neighborhood Meeting	
11/13/08	A neighborhood meeting was held on Thursday, November 13, 2008 at 6:30 p.m. at the YMCA Building located at 3521 North Durango Drive, Las Vegas, Nevada. The meeting was attended by seven representatives for the applicant, five members of the general public and one staff person from the Planning and Development Department. The applicant gave a brief presentation detailing the development of the proposed church and school. It was indicated that the facility will be approximately 90,000 SF in size, and the school will include kindergarten through fifth grade, as well as pre-school classes. Questions and concerns from the public were as follows: • Concern about the 85' height of the building and impact on views. • Questions about the number of church goers; the applicant responded that Phase I would accommodate approximately 500-600, and Phase II would accommodate somewhere between 1,000 and 1,500. • A resident questioned whether the perimeter trees shown in the rendering would actually be planted; the applicant responded that the trees were required by code. • A resident asked why the Waiver from the landscape standards was necessary; the applicant responded that landscaping was required along all property lines, and they wanted to leave the sloping portion of the hillside undisturbed. • Concern was expressed about traffic control at Desert Hope Drive and Cliff Shadows Parkway; the applicant responded that they would conform to the previously-approved traffic study (submitted by Pulte for the Reverence development to the south). • A question was raised about the construction timeframe; the applicant responded that they hoped to have Phase I completed in four years. • Residents expressed approval for the earth-tone color scheme of the building and materials, in the hope that it would blend in with the adjacent hillside. It was reiterated by a resident that the principal concern with the project was the height of the building, but that they were otherwise in favor of the project.

01/26/09	An additional neighborhood meeting was held on Monday, January 26, 2009 at 6:00 p.m. at the YMCA Building located at 3521 North Durango Drive, Las Vegas, Nevada. The meeting was attended by three representatives for the applicant, forty two members of the general public, with additional people standing in the hallway outside the room, one councilman, three commissioners, and two staff persons (one each from Field Operations and the Planning and Development Department). The applicant gave a brief presentation regarding the project, and displayed several photo renderings of the proposed structure. The applicant did not have any site plans available to show to the members of the public. It was noted that the applicant would be constructing an additional parking area off-site on BLM land leased by the City of Las Vegas. The following questions and issues were raised by the audience: • There were issues regarding the size of the congregation and the resulting impact to the neighborhood. • Several residents commented that the proposed tower was too tall and would impact views of the mountains. • Concerns were raised about traffic that would be generated by the proposed use. • Concerns were raised about the parking variance. • Questions were asked about the exterior materials and appearance of the building, and whether it would blend in to its location. • Several residents commented that they moved to the Lone Mountain West area because it was quiet and had great views, and expressed concern that the proposed church would impact their quality of life and property values. • Several attendees stated that the proposed church would be beneficial to the area. At the end of the meeting, attendees were asked to indicate whether or not they were members of the International Church of Las Vegas, and whether or not they lived within the notification area.

Field Check	
10/14/08	A field check was conducted by staff. The site is vacant and undeveloped, with an unpermitted chain link fence around the perimeter. It has been partially graded to allow for construction staging activities for the Desert Hope Drive right-of-way and a nearby drainage project; there are concrete barriers and pipe stored on the site.

Details of Application Request	
Site Area	
Gross Acres	4.99 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped, Vacant	PCD (Planned Community Development)	PD (Planned Development) [L (Low Density Residential) Lone Mountain West Land Use Designation], [**Proposed**: PD (Planned Development) [PF (Public Facilities) Lone Mountain West Land Use Designation]
North	Vacant (SDR-7404 approved for an Equestrian Trailhead, under construction)	PCD (Planned Community Development)	CV (Civic) [P (Parks, Schools, Recreation, Open Space) Lone Mountain West Land Use Designation]
South	Undeveloped (Village 26 – Reverence)	SUM (Summerlin)	PC (Planned Community)
East	Undeveloped, Vacant	PCD (Planned Community Development)	CV (Civic) [P (Parks, Schools, Recreation, Open Space) Lone Mountain West Land Use Designation]
West	Undeveloped, Vacant	PCD (Planned Community Development)	U (Undeveloped) [L (Low Density Residential) Lone Mountain West Land Use Designation]

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Lone Mountain West	X		N*

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
Hillside Development Area	X		N**
Trails	X		N***
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 Waivers of the Lone Mountain West wall and landscape standards as part of companion Site Development Plan Review (SDR-30614).*
*** The applicant has requested this Variance to Title 19.06.170 Hillside Development Standards and Guidelines to allow an 85-foot high building where two stories or 35 feet is the maximum height permitted, and to allow a site disturbance of 3.78 acres where 3.56 acres is the maximum permitted.*
****A condition has been added to the companion Site Development Plan Review (SDR-30614) to require a Multi-Use Transportation Trail along Cliff Shadows Parkway, west of the intersection with Novat Street/Desert Hope Drive, to comply with all requirements of the City of Las Vegas Master Plan, Transportation Trails Element.*

DEVELOPMENT STANDARDS

All development within the Lone Mountain West Master Plan area is subject to the Lone Mountain West Master Plan. The Lone Mountain West Master Plan does not establish design standards for buildings located within a PF (Public Facilities) Lone Mountain West Land Use designation zone. As no design standards exist for the PF (Public Facilities) Lone Mountain West Land Use designation, the development standards for this development shall use the following criteria: The development standards shall be established by the PF (Public Facilities) Lone Mountain West Land Use designation and any corresponding Site Development Plan Review approval under Subchapter 19.18.050. The site also falls within the Hillside Development Area, and will be subject to the regulations contained in Title 19.06.170 Hillside Development Standards and Guidelines. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. The proposed landscaping, parking, setbacks, and maximum building heights for this project are defined below. Any future development will require review for determination of appropriate development standards.

Standard	*Provided*
Min. Setbacks	
• Front	144 Feet
• Side	40 Feet
• Corner (east)	60 Feet
• Rear	175 Feet
Max. Lot Coverage	15.3%

Max. Building Height	85 Feet*
Trash Enclosure	Not Indicated**
Mech. Equipment	Screened

**The applicant has requested this Variance to allow a building height of 85 feet where two stories or 35 feet is the maximum permitted by Title 19.06.170 Hillside Development Standards and Guidelines. This represents a 143% deviation from the maximum allowed.*
***A condition has been added to companion Site Development Review (SDR-30614) to require that any trash enclosure provided shall be roofed and screened to comply with the requirements of Title 19.08.*

Landscaping and Open Space Standards	
Standards	***Provided***
Parking Area	68 Trees*
Buffer: Min. Trees	34 Trees**
TOTAL	102 trees
Min. Zone Width	25 Feet
Wall Height	No perimeter screen walls are proposed

**The parking area trees provided are in excess of one tree per five parking spaces.*
***The perimeter tree spacing is equivalent to approximately one tree per 25 feet.*

Pursuant to Title 19.06.170 Hillside Development Standards and Guidelines, the following site disturbance standards apply:

Slope	***Site Area***	***Maximum Disturbance Allowed***		***Proposed Disturbance***	***Compliance***
0% to 15%	2.70 Acres	100%	2.70 Acres		
15% to 25%	0.43 Acres	50%	0.21 Acres		
25% and Greater	1.86 Acres	35%	0.65 Acres		
Total Parcel Area	4.99 Acres		3.56 Acres	3.78 Acres	N*

**The applicant has requested this Variance to allow 3.78 acres of site disturbance where 3.56 acres is the maximum allowed. This represents a 6.2% deviation from the maximum allowed.*

ANALYSIS

- **Hillside Development Standards and Guidelines**

  This is the first project to be considered under Title 19.06.170 Hillside Development Standards and Guidelines, adopted by City Council on August 15, 2007. As required, a preliminary review of the project was completed prior to submittal of entitlement applications to identify existing geographic, topographic and environmental features of the

site, determine the impact of the proposed project on these features, and to determine compliance with the standards and guidelines in general. Grading plans and sections, a slope analysis, a ridgeline/elevation study and a drainage study were all submitted by the applicant and reviewed by city staff in the following departments: Planning and Development, the Development Coordination, Flood Control, Land Development Services and Transportation Planning sections of Public Works, and Fire and Rescue. It was determined that the proposed project met the minimum requirements for the preliminary review, but that two Variances (VAR-30620) to the standards would be required: the applicant is proposing a building height of 85 feet where two stories or 35 feet is the maximum allowed, and a site disturbance of 3.78 acres where 3.56 acres is the maximum allowed.

The Hillside Development Standards and Guidelines were adopted because it was determined that hillside areas within the City of Las Vegas would require special consideration and a development style that would protect and conserve the natural and visual resources, prime wildlife habitat and the unique vegetation species within these areas, and to encourage innovative planning, design and construction techniques to minimize grading and site disturbance in order to maximize compatibility with the natural terrain. Therefore, staff is recommending denial of these Variances as the applicant has created a self-imposed hardship, and alternative site design could have been used to meet the minimum requirements of the Hillside Development Standards and Guidelines.

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 proposing to overbuild the site. 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 6

ASSEMBLY DISTRICT 4

SENATE DISTRICT 9

NOTICES MAILED 504

APPROVALS 702

PROTESTS 17

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-30620** APN: 137-12-401-011, 137-12-410-003

Name of Property Owner: CHURCH INTERNATIONAL LAS VEGAS

Name of Applicant: CHURCH INTERNATIONAL LAS VEGAS

Name of Representative: SOUTHWEST ENGINEERING

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: PAUL GOULET

Subscribed and sworn before me

This 23RD day of SEPTEMBER, 20 08

_____

Notary Public in and for said County and State

MIRIAM R. SCHARSCH
Notary Public, State of Nevada
Appointment No. 03-80745-1
My Appt. Expires March 15, 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-30620** APN: 137-12-401-001 & 040

Name of Property Owner: USA

Name of Applicant: CHURCH INTERNATIONAL LAS VEGAS

Name of Representative: SOUTHWEST ENGINEERING

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: PAUL GOULET

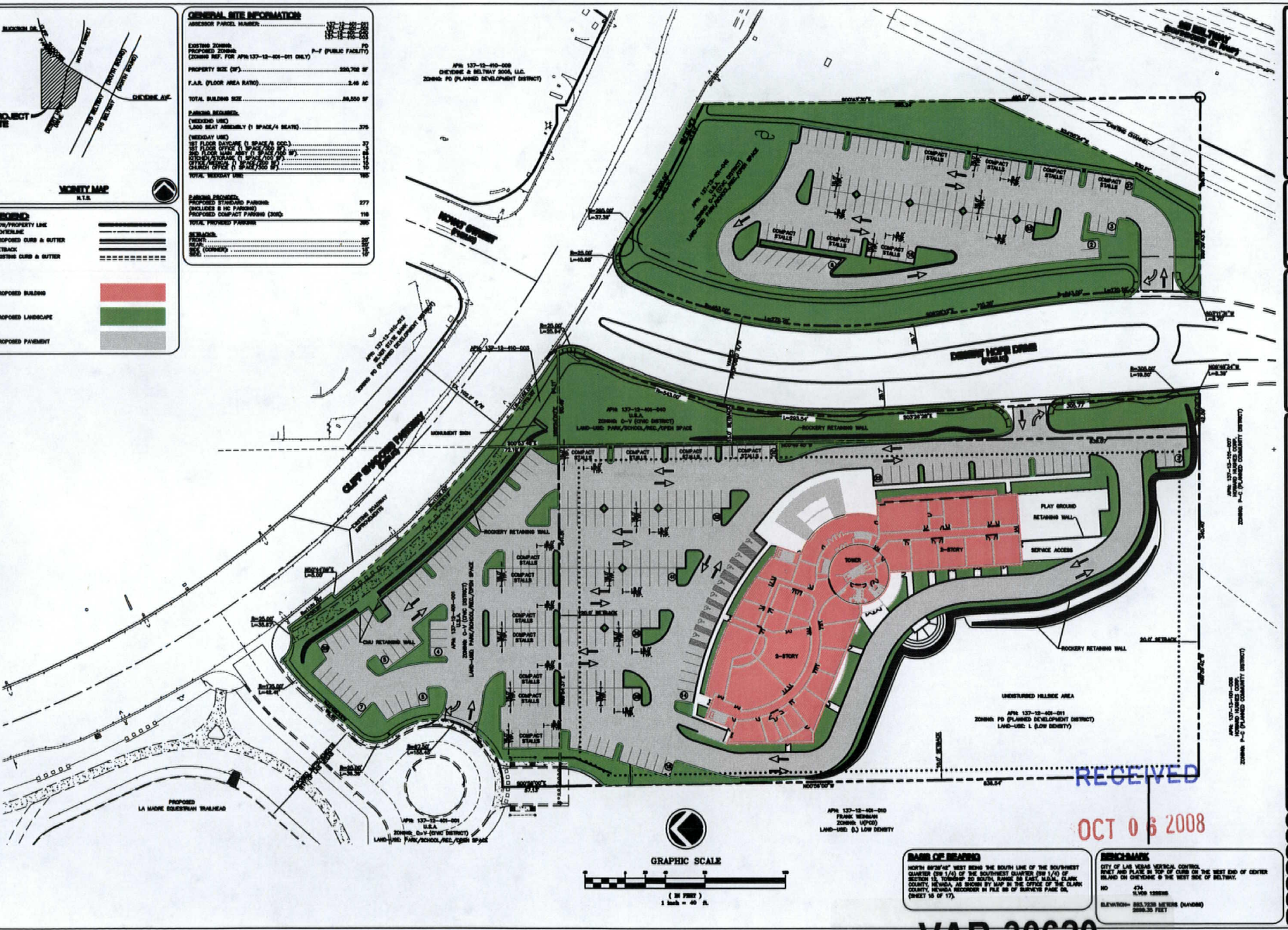
Subscribed and sworn before me

This 23RD day of SEPTEMBER, 20 08

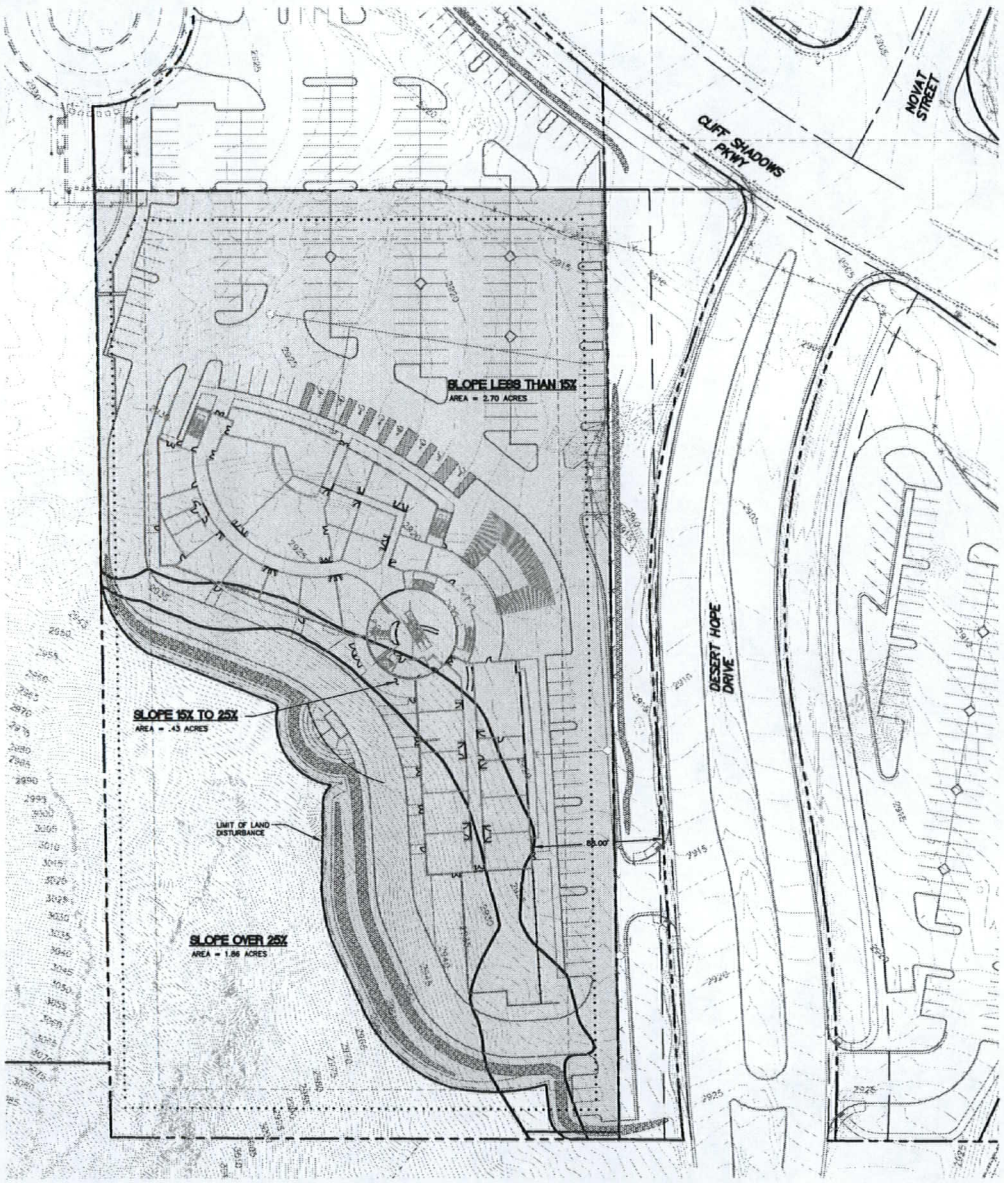
_____

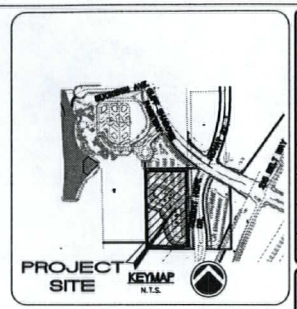
Notary Public in and for said County and State

MIRIAM R. SCHARSCH
Notary Public, State of Nevada
Appointment No. 03-80745-1
My Appt. Expires March 15, 2011



VAR-30620
11/20/08 PC





GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

SLOPE ANALYSIS TABULATION

NATURAL SLOPE	AREA	*ALLOW DISTURBED AREA%	ALLOW DISTURBED AREA
0% TO 15%	2.70 AC	100%	2.70 AC
15% TO 25%	0.43 AC	50%	0.21 AC
25% GREATER	1.86 AC	35%	0.65 AC
TOTAL FOR PARCEL	4.99		3.56 AC
PROPOSED LAND DISTURBANCE			3.78 AC

*ALLOWABLE LAND DISTURBANCE PER ORDINANCE 5923, 19.06.170 (C) (1) (c) & (d)

LEGEND

AREA OF LAND DISTURBANCE

RECEIVED

OCT 06 2008

VAR-30620
11/20/08 PC

NO. | DATE | BY | APPV'D. | REVISION DESCRIPTION

STAMP DATE:

3610 North Rancho Drive
Las Vegas, Nevada 89130
Telephone: (702) 646-9700

TITLE: SLOPE ANALYSIS
APN 137-12-401-011

PROJECT: DRAVER MOUNTAIN

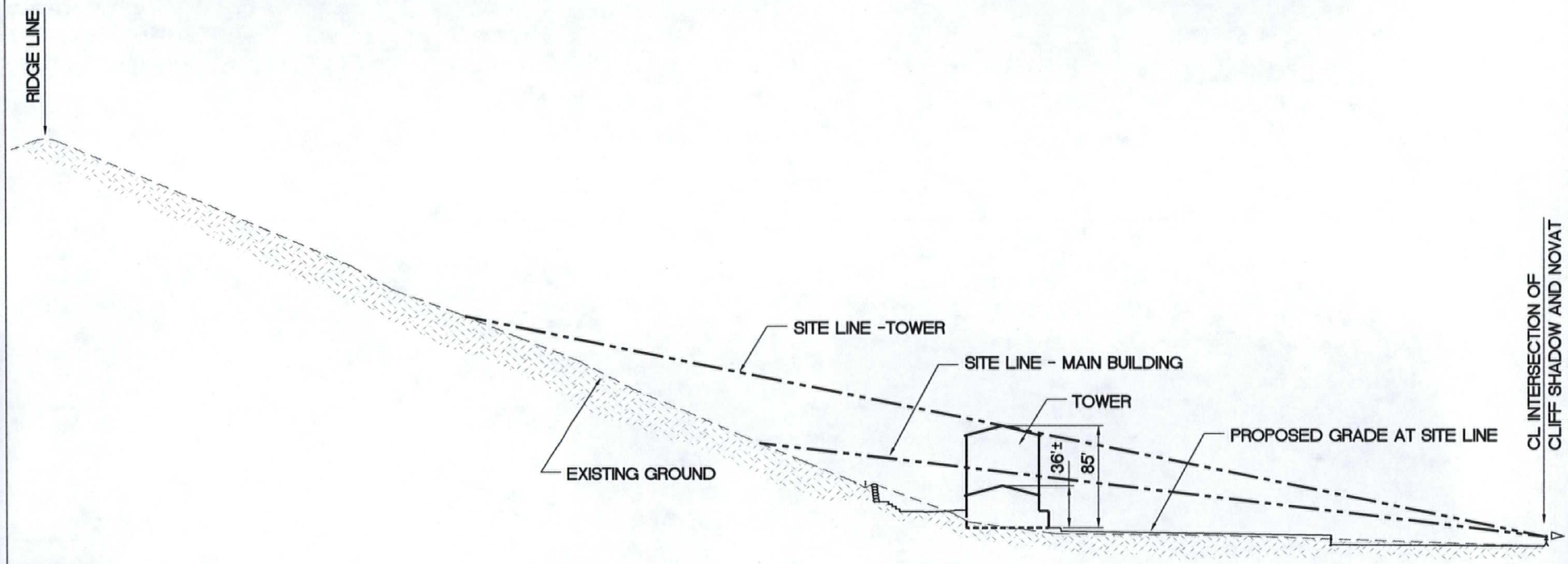
WORK ORDER NO. 05091
DESIGN BY: KA
DRAWN BY: JJ
DATE: Oct 03
SCALE: AS SHO
SHEET 1 OF
CLV DWG NO. X

NOTICE TO CONTRACTOR !

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
CALL before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

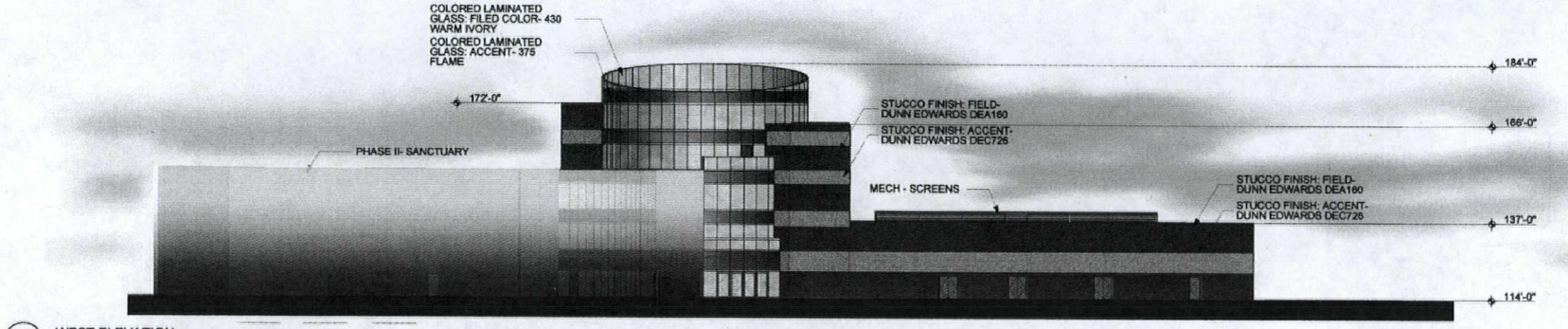
AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DO OVERHEAD
CALL 1-702-227-2929



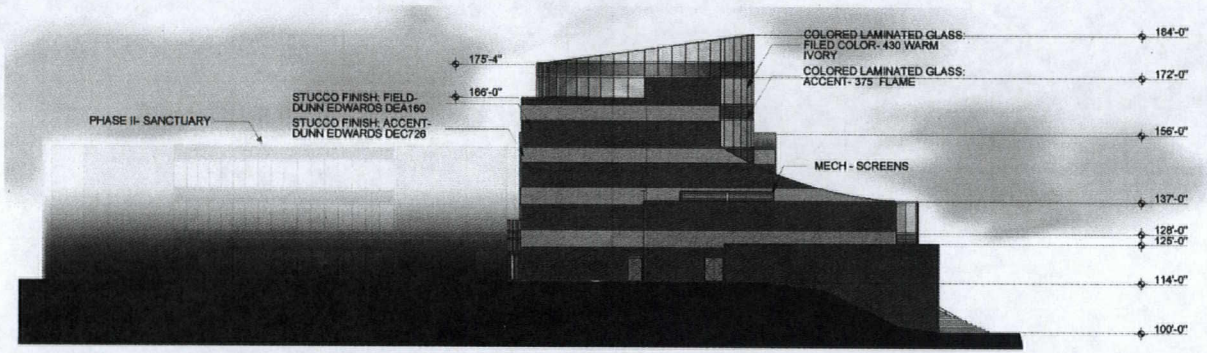
RECEIVED
OCT 06 2008

VAR-30620
11/20/08 PC

LINE OF SITE CROSS SECTION



3 WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

STUCCO FINISH: FIELD
DUNN EDWARDS, DEA160- HOPE CHEST

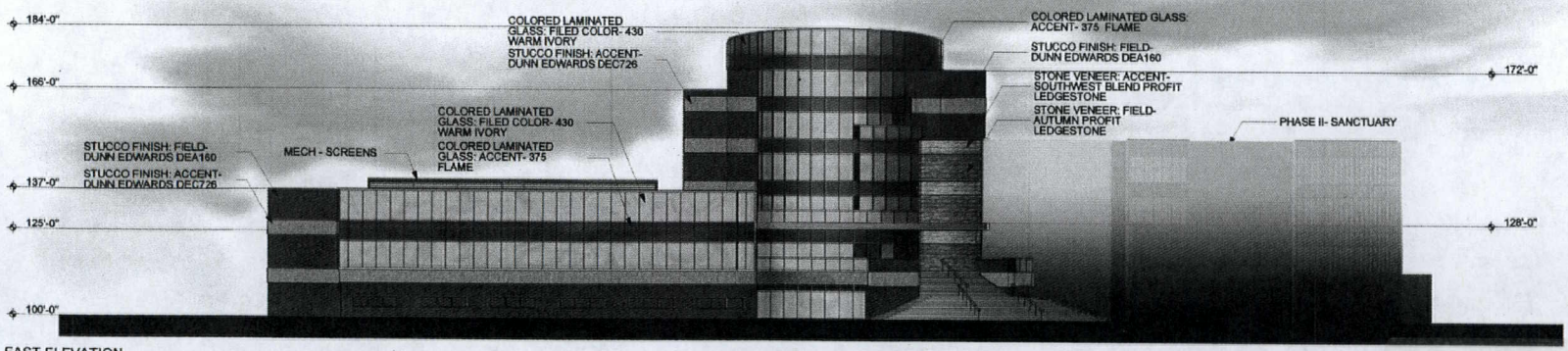
STUCCO FINISH: ACCENT
DUNN EDWARDS, DEC726 - ADOBE

STONE VENEER: FIELD
AUTUMN PRO-FIT LEDGESTONE (PF-8015)

STONE VENEER: ACCENT
SOUTHWEST BLEND PRO-FIT LEDGESTONE (PF-8019)

COLORED LAMINATED GLASS: FILED
PRO GLASS, 430 WARM IVORY

COLORED LAMINATED GLASS: ACCENT
PRO GLASS, 375- FLAME



1 EAST ELEVATION
SCALE: 1/16" = 1'-0"

INTERNATIONAL CHURCH OF LAS VEGAS
PRAYER MOUNTAIN

0813-ICLV-PR
10.01.08

A4.01
ELEVATION
SCHEMATIC DES

VAR-30620
11/20/08 PC



VAR-30620 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.
SOUTHWEST CORNER OF CLIFF SHADOWS PARKWAY AND THE 215 BELTWAY
FEBRUARY 12, 2009 PLANNING COMMISSION

10/14/08



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10/14/08

SHARED PARKING AGREEMENT

This Shared Parking Agreement ("AGREEMENT") is made and entered into this ___ day of _____, 2009 ("Effective Date"), between the City of Las Vegas, a municipal corporation in the State of Nevada ("CITY") and The International Church of Las Vegas, a nonprofit organization ("ICLV"). CITY and ICLV are individually or collectively referred herein as the "Party" or "Parties."

RECITALS

WHEREAS, the CITY is a governmental entity, which leases from the Bureau of Land Management (BLM), through Recreation and Public Purpose Lease serial number N-75746, the real property located at Cliff Shadows Parkway and Novat Street, Las Vegas, Nevada (the "Property"); and

WHEREAS, ICLV desires to use a portion of the Property for parking purposes; and

WHEREAS, the CITY has agreed to enter into this AGREEMENT subject to the terms and conditions set forth herein; and

NOW THEREFORE, in consideration of the mutual promises herein contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. The Property is 4.057 acres of BLM leased land identified as a portion of Assessor's Parcel Number's 137-12-401-001 and 137-12-401-040 as depicted in Exhibit "A," attached hereto and incorporated herein.

2. The CITY grants the ICLV the right to use the Property for parking and no other use. The ICLV acknowledges that this AGREEMENT does not grant exclusive use of the Property for parking at any time because the Property is a public facility and open to public use.

3. The CITY shall pursue obtaining a patent on the Property from the Bureau of Land Management ("BLM") once development has been completed.

4. ICLV acknowledges that it shall construct and maintain the parking lot and other conditions of development though a separate agreement with the CITY.

5. Each Party shall have the right to terminate this Agreement immediately upon written notice to the other party if (i) the other party breaches any term of this Agreement, which the other party has failed to cure within thirty days after the breaching party's receipt of written notice of such breach; or (ii) both parties mutually agree to terminate this Agreement; or (iii) the Property reverts to the BLM for any reason.

6. The term of this Agreement shall begin on the Effective Date and terminate on May 21, 2032 ("Termination Date"). Within ninety days of the Termination Date, the ICLV shall notify the CITY in writing of its intentions to request an extension of this Agreement. An extension for any term shall be at the sole discretion of the CITY.

7. Indemnity. ICLV hereby agrees to protect, indemnify, and hold the CITY, its officers, employees and agents, harmless from and against any and all claims, damages, losses, expenses, suits, actions, decrees, judgments, awards, attorneys' fees and court costs, which the CITY, its officers, employees or agents, may suffer or which may be sought against or are recovered or obtainable from the CITY,

MOD-30617 ZON-31062
VAR-30620 VAR-31394
VAC-30622 SDR-30614

its officers, employees or agents, as a result of, or by reason of, or arising out of or in consequence of any act or omission, negligent or otherwise, of the ICLV or its officers, employees, contractors, subcontractors, agents, visitors, volunteers or anyone who is directly or indirectly employed by, or is acting in concert with, the ICLV, officers, its employees, contractors, subcontractors, visitors, volunteers or agents in the performance of this AGREEMENT.

The ICLV expressly agrees, at its sole cost and expense, to defend City, its officers, employees and agents, in any suit or action that may be brought against it or them, or any of them, by reason of any act or omission, negligent or otherwise, against which the ICLV has agreed to indemnify the CITY, its officers, employees and agents. If the ICLV fails so to do, the CITY shall have the right, but not the obligation to defend same and to charge all of the direct and incidental costs of such defense, including attorneys' fees and court costs, to the ICLV.

8. General Liability. The ICLV shall maintain the following general liability insurance for the Property:

Type of Coverage:	Occurrence Basis
Amount of Coverage:	$1,000,000 per occurrence
	$2,000,000 aggregate
Policy Period:	Annual Policy. Effective for the duration of this Agreement
Name Insured:	ICLV
Additional Insured Parties:	City of Las Vegas (its officers, employees and agents)

9. Notice. Any notice required to be given hereunder shall be deemed to have been given when notice is (i) received by the party to whom it is directed by personal service, (ii) telephonically faxed to the telephone number below provided confirmation of transmission is received thereof, or (iii) deposited as registered or certified mail, return receipt requested, with the United States Postal Service, addressed as follows:

To ICLV:
Ron Portaro
7958 Lookout Rock Circle
Las Vegas, Nevada 89129
Attn: Ron Portaro
(702) 610-1919 phone
(702) 395-8707 fax

With Copy to:
International Church of Las Vegas
8100 Westcliff Dr.
Las Vegas, Nevada 89145
Attn: Michael Bradanini
(702) 242-2273 phone
(702) 242-5316 fax

To CITY:
City of Las Vegas
Real Estate & Utilities
400 Stewart Avenue, 4th Floor
Las Vegas, Nevada 89101
Attn: Real Estate Administrator
(702) 229-1022 phone
(702) 464-2522 fax

10. Assignment and Subletting. ICLV shall not assign or encumber its interest in this AGREEMENT or in the Property or sublease all or any part of the Property without the written consent of the CITY.

11. Modification or Amendments. No amendment, change or modification of this AGREEMENT shall be valid unless in writing and signed by both parties.

12. Disclosure of Principals. Pursuant to Resolution R-105-99 adopted by the City Council effective October 1, 1999, ICLV warrants that it has disclosed on the form attached as Exhibit "B," all principals and partners of ICLV, as well as all persons and entities holding more than a one percent (1%) interest in ICLV or any principal of ICLV. Throughout the term hereof, ICLV shall notify the CITY in writing of any material change in the above disclosure within 15 days of any such change.

IN WITNESS WHEREOF, the CITY and ICLV have executed this AGREEMENT as of the date set forth above.

CITY OF LAS VEGAS

By: _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BEVERLY K. BRIDGES CMC, City Clerk

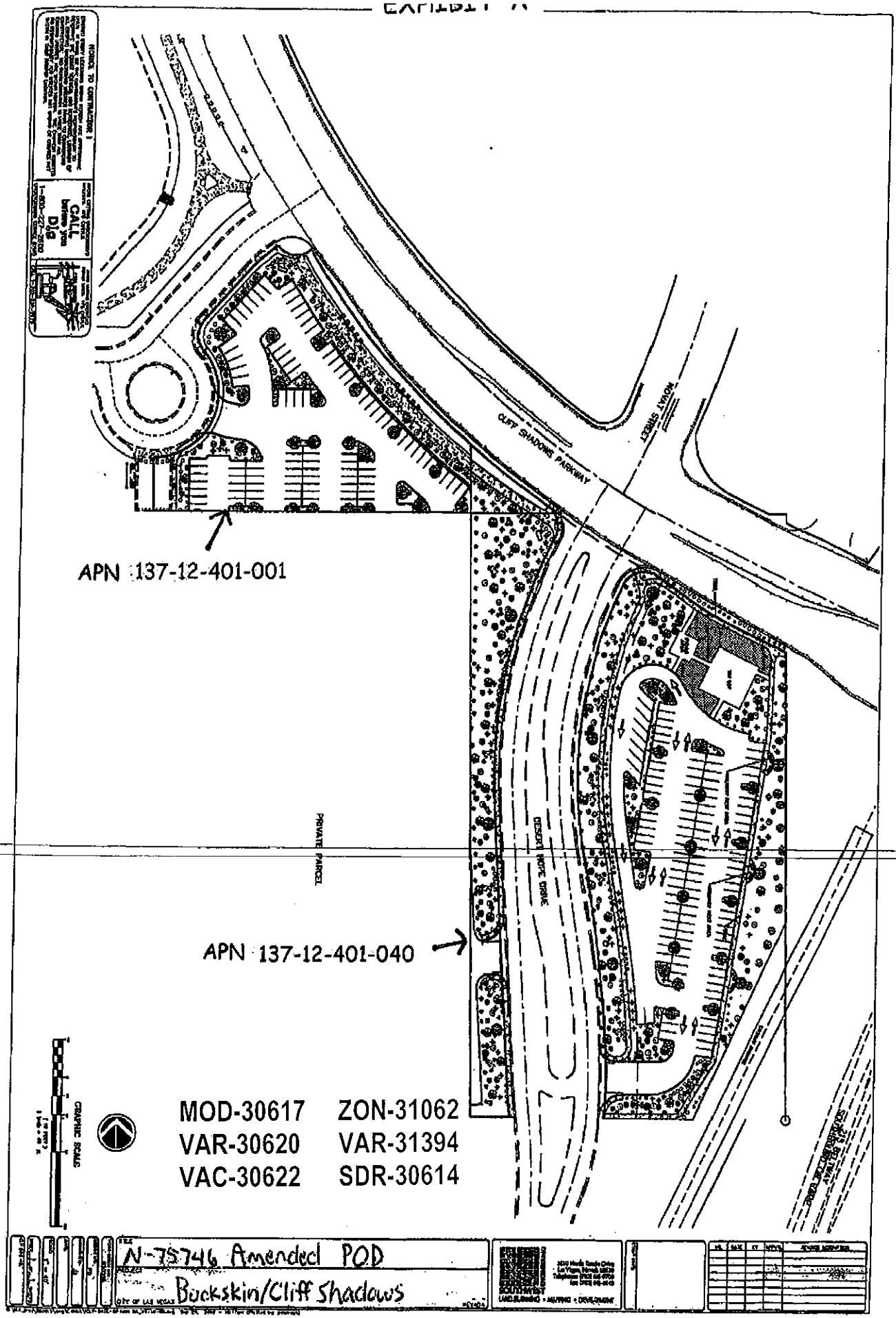
APPROVED AS TO FORM:

John S. Ridilla 1/20/09
DEPUTY CITY ATTORNEY Date

INTERNATIONAL CHURCH
OF LAS VEGAS

By: _____

EXHIBIT A



CLIFF SHADOWS PARKWAY
MOVAY STREET
APN 137-12-401-001
PRIVATE PARCEL
DESERT HOPE DRIVE
APN 137-12-401-040
MOD-30617
ZON-31062
VAR-30620
VAR-31394
VAC-30622
SDR-30614
GRAPHIC SCALE
N-75746 Amended POD
Buckskin/Cliff Shadows

EXHIBIT "B"
DISCLOSURE OF PRINCIPALS

The Board of Directors The International Church of Las Vegas and all persons and entities holding more than 1% interest in The International Church of Las Vegas are the following:

FULL NAME	BUSINESS ADDRESS	BUSINESS PHONE
1. President Paul M. Goulet	8100 Westcliff Drive	242-2273
2. Vice President Steve Beason	" "	"
3. Treasurer Stanley Loupe	" "	"
4. Secretary Richard Sacca	" "	"
5.		
6.		
7.		
8.		
9.		
10.		

I hereby certify under penalty of perjury, that the foregoing list is full and complete.

The International Church of Las Vegas
a Non-Profit organization

By: _____
Its: President

Subscribed and sworn to before me this
21st day of January, 2009.

_____
Notary Public

NORMA URRABAZO
Notary Public, State of Nevada
Appointment No. 03-80746-1
My Appt. Expires February 16, 2011

MOD-30617 ZON-31062
VAR-30620 VAR-31394
VAC-30622 SDR-30614

SOUTHWEST ENGINEERING
LAND PLANNING • MAPPING • DEVELOPMENT

October 3, 2008

City of Las Vegas Planning Department
400 Stewart Avenue
Las Vegas, NV 89101

RE: ICLV Prayer Mountain
SWE Project No. 050915.10

Dear Planning Commission:

On behalf of our client, International Church of Las Vegas, we hereby request recommendation for approval of the following items:

MAJOR MODIFICATION
This application is for a 5+ acre parcel(s) located at the south end of The Lone Mountain West Land Use Plan at the southwest corner of Desert Hope Drive and Cliff Shadows Parkway. Additionally, the application includes Parcel I, II, and III as depicted in Exhibit "A" of the Disposition and Development Agreement between the City of Las Vegas and the International Church of Las Vegas.

These combined parcels, referred to as the "Project", is designated for "L", low density residential development and Park/School uses. The surrounding parcels to the west and northwest of the Project are designated for Park/School/Recreation/Open Space and Low Density residential. The parcels to the north are designated for Village Commercial and to the east is the Beltway.

We are requesting a Major Modification to change from low density residential and park/school uses, to "PF", Public Facility, for the construction of a Church/School facility. The Project consists of a multi-story 1,500-seat church; 28,100 square feet of meeting rooms and main assembly (multi-purpose); 15,770 square feet of office/lobby/prayer room space; and 1,400 square feet of kitchen and storage at ultimate build out.

Phase 1 will consist of 218 total staff and student day care rooms, 6,000 square feet of lobby, 8,600 square feet of assembly/multi-purpose room, and 1,400 square feet of kitchen/storage in 2 stories adjacent to a 5-story tower with 9,000 square feet of office/prayer rooms. Phase II will consist of the remaining 19,500 square feet of meeting rooms and the 1,500-seat church on levels 1 and 2.

VAR-30620
11/20/08 PC

3610 N. Rancho Drive • Las Vegas, Nevada 89130 • Telephone: (702) 648-9700 • Fax: (702) 648-4143

The project is suited for this area because the site is situated adjacent to the freeway interchange at 215 and Cheyenne that will provide direct access to this Project. In addition, being adjacent to the Village Commercial makes this a compatible use with the surrounding area's commercial and retail uses.

SITE DEVELOPMENT PLAN REVIEW

As mentioned previously, the Project is situated within the Lone Mountain Land Use Plan and will be developed for use as a church/school. Specifically, the uses will include office space, classrooms, daycare, kitchen, chapel, meditation, recreation, entertainment and retail. The retail will be for church members only and will consist of light refreshments.

The access to this Project is through the La Madre Equestrian Trail Park to the north and from Desert Hope Drive to the east. These two accesses will provide the necessary access and movement for both patrons of the church as well as emergency vehicles for fire and safety. There will be a fire emergency access around the rear of the building to accommodate the circulation of fire safety personnel.

Parking for the Project will be situated within the parcel that the church occupies as well as the parcel(s) to the east of Desert Hope Drive and the La Madre Equestrian trailhead. Parking for the Project is tabulated and shown on the site plan. The total cumulative parking as shown on this tabulation indicates that 540 spaces are required. However, all uses shown on the tabulation will not be conducted simultaneously. Our analysis, with regards to the uses that occur simultaneously, indicate that the most intense use occurs during church services. The only other use that occurs in conjunction with those services is Sunday School. Sunday School is for the children of the adults attending the church services and, therefore, does not add to the total of parking required. Therefore, the total maximum amount of parking required would be during church services, or 375 spaces. The Project as configured provides for 395 parking spaces.

Of the parking spaces provided, a total of 275 spaces are provided on the parcel the church is situated on. The balance of the parking will come from the parcel on the east side of Desert Hope Drive. The pedestrians will cross over to the church via a cross walk at the intersection of Cliff Shadows Parkway and Desert Hope Drive.

A Disposition and Development Agreement was entered into between the City of Las Vegas and the International Church of Las Vegas on January 9, 2008. Pursuant to this agreement, the City grants ICLV the right to use these parcels for overflow parking and recreational purposes associated with their organization.

Title 19.06.170(D)(4)(b) of the Hillside Development Standards and Guidelines requires preservation of prominent skyline ridges. This plan complies with that requirement as can be shown on the "Line of Site Cross Section" plan. The building, including the 5-story tower, is

well below the prominent ridge line as viewed by a pedestrian from the intersection of Cliff Shadow and Desert Hope Drive.

VARIANCES

Title 19.06.170(C)(1)(c) and (d) of the Hillside Development Standards and Guidelines restricts us to a maximum site disturbance based on the existing natural slope of the land. The total area of disturbance allowed as shown on the "Slope Analysis" plan provided is 3.56 acres. The disturbance as a result of this development amounts to 3.78 ac.

This development exceeds the allowable site disturbance area by 0.22 acres or approximately 6% over the maximum allowed. We are requesting that a variance be granted to this project. We believe this is a reasonable request due to its proximity to the Beltway and the deviation is less than 10%.

Title 19.06.170(C)(4)(e) of the Hillside Development Standards and Guidelines restricts the height of the structure to no more than 35'. In addition, a minimum of 20' of the structure must be lower than the elevation of the primary ridge line.

The main building and tower are considerably below the primary ridge line and no variance will be required for that portion of the ordinance. However, the main building is 36' in height and the tower is 85' in height. We are requesting that a variance be granted to this portion of the ordinance. We believe this is a reasonable request given the minimal amount of deviation of only 1' for the main building. Despite the tower's height being much greater than allowed, we believe this variance is reasonable because the tower comprises only 60' of a 400' wide building, or only 15% of the total width. The intent of the hillside ordinance is maintained because not only the main building is below the primary ridge line but the tower is as well.

Title 19.12.075 allows for a maximum retaining wall height of 6 feet. Due to the steep terrain of this project, we are requesting a variance to allow a maximum retaining wall height of 16 feet. We believe this is a reasonable request because these walls will be located behind the building and obscured from view in keeping with the intent of the Hillside ordinance.

VACATIONS

We are requesting that the patent easements surrounding parcels 137-12-401-003 and –011 be vacated. These patents will no longer be needed as we will be dedicating access, drainage, and utility easements as necessary with the development of this project.

Sincerely,
SOUTHWEST ENGINEERING

Mark E. Jones, P.E.
President

VAR-30620
11/20/08 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
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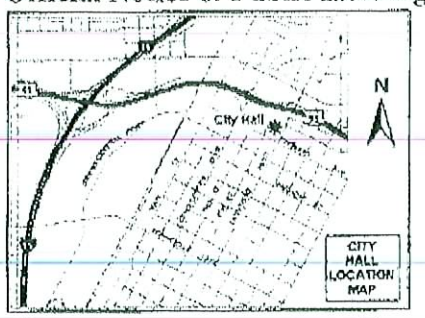

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-30620 & VAR-31394

Planning Commission Meeting of 11/20/2008

Case: VAR-30620
13712311003
RITZ JUSTIN & ALYSON
10629 CALDERA CANYON CT
LAS VEGAS NV 89129-8692

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

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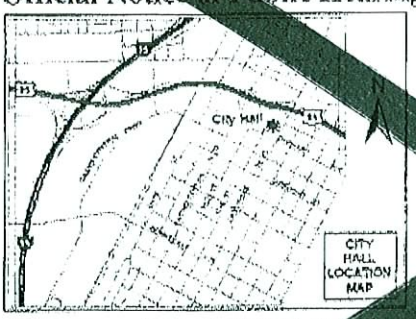

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SDR-30614

Planning Commission Meeting of 11/20/2008

Case: SDR-30614
13712311003
RITZ JUSTIN & ALYSON
10629 CALDERA CANYON CT
LAS VEGAS NV 89129-8692

31P

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

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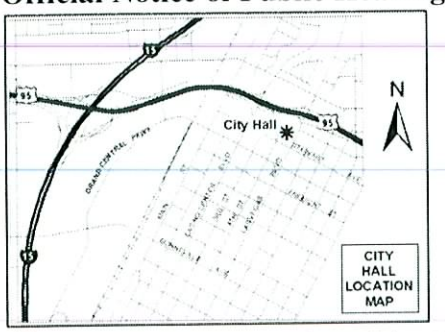

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VAR-30620 & VAR-31394

Planning Commission Meeting of 11/20/2008

Case: VAR-30620
13713111012
GARDNER ELAINE H
3001 BIG GREEN LN
LAS VEGAS NV 89134-7455

89134

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Nov. 08 2008 04:31PM P1
PHONE NO. : 702 255+1747
FROM : JMGP

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

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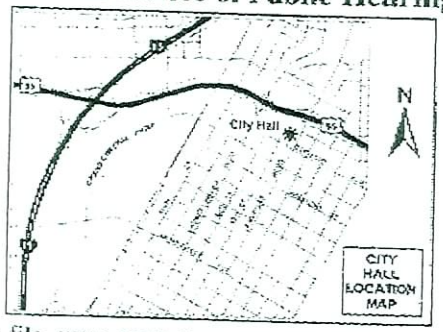

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☑ I OPPOSE this Request

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VAR-30620 & VAR-31394

Planning Commission Meeting of 11/20/2008

Case: VAR-30620

13712310151
FRETZ ERICA C & MEREDITH L
1601 ST GREGORY DR
LAS VEGAS NV 89117-7202

FOLD AND TAPE

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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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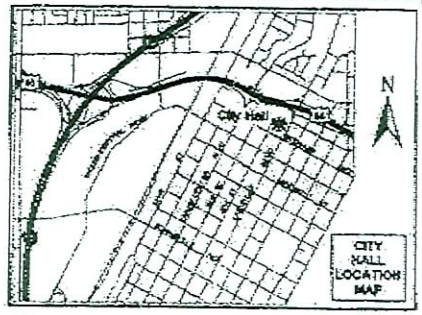
Official Notice of Public Hearing



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VAR-30620 & VAR-31394

Planning Commission Meeting of 11/20/2008

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Case: VAR-30620
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SEEBRUCH GARETT A
3504 DESERT CLIFF ST #204
LAS VEGAS NV 89129-8667

IAVDS11 89129

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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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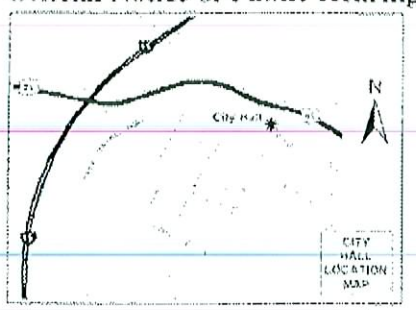

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VAR-30620 & VAR-31394

Planning Commission Meeting of 11/20/2008

NOT AN ACCEPTABLE USE OF PROPERTY THAT CLOSE TO RESIDENTIAL COMPLEX.

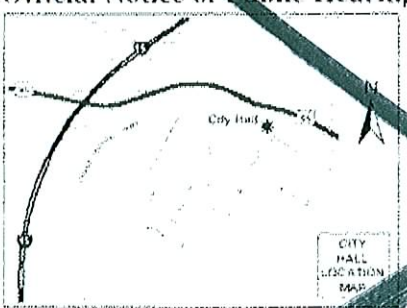
11/11/08

Case: VAR-30620

13712312105
FITCH SAMUEL
8701 W BEHREND DR
PEORIA AZ 85382-8752

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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SDR-30614

Planning Commission Meeting of 11/20/2008

NOT ACCEPTABLE USE OF PROPERTY IN PROXIMITY TO RESIDENTIAL COMPLEX

11/11/08

Case: SDR-30614

13712312105
FITCH SAMUEL
8701 W BEHREND DR
PEORIA AZ 85382-8752

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
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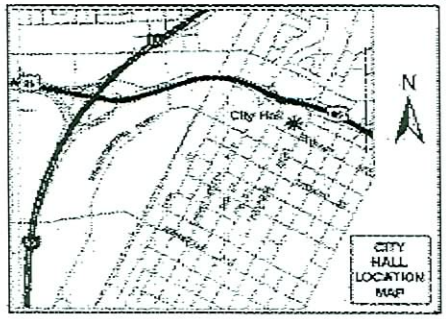

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Planning Commission Meeting of 11/20/2008

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OROURKE SEAN
3571 DESERT CLIFF ST #102
LAS VEGAS NV 89129-8675

IAVDS11 89129

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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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SDR-30614

Planning Commission Meeting of 11/20/2008

13712311145
VO VY THUY
10544 BLANCA PEAK AVE
LAS VEGAS NV 89129-8678

Case: SDR-30614

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

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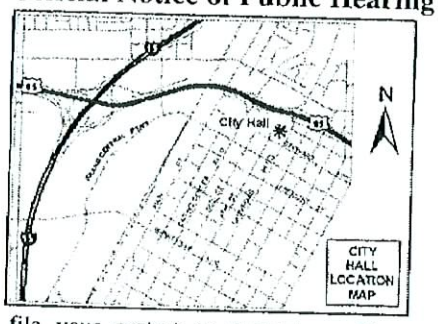
Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-30620 & VAR-31394

Planning Commission Meeting of 11/20/2008

13712311145
VO VY THUY
10544 BLANCA PEAK AVE
LAS VEGAS NV 89129-8678

Case: VAR-30620

31P

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

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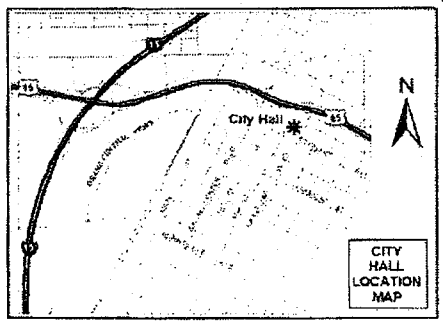
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-30620 & VAR-31394

Planning Commission Meeting of 11/20/2008

Case: VAR-30620

13712310061
MERRITT CINDI
3320 CACTUS SHADOW ST
LAS VEGAS NV 89129-8193

RECEIVED
NOV 13 2008

Submitted after final agenda

Date 11/13/08 Item 31+32

31-32
P

Fred & Roylyn Lapko
3474 Desert Cliff #104, Las Vegas, NV 89129

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

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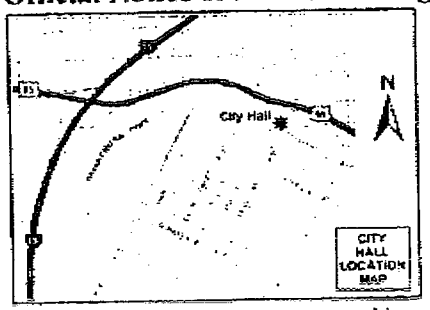

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-30620 & VAR-31394

Planning Commission Meeting of 11/20/2008

RECEIVED
NOV 14 2008

31-32 P

Case: VAR-30620

13712312004
LAPKO LIVING TRUST
17205 PHILOMENE BLVD
ALLEN PARK MI 48101-2301

Fred Lapko (313)382-0475 11/14/08 12:03P P.003

City of Las Vegas
Planning & Development Department
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Las Vegas, Nevada 89101-2986

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-30620 & VAR-31394
Planning Commission Meeting of 11/20/2008

13712312113
PERRI CHRISTINA
3480 CACTUS SHADOW ST # 101
LAS VEGAS NV 89129-8646

Case: VAR-30620

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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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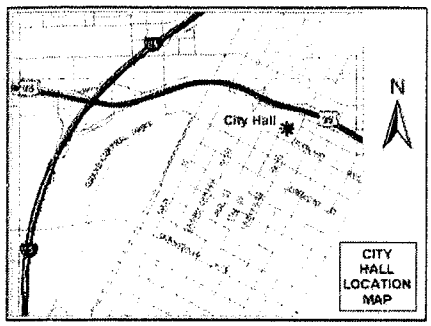

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-30620 & VAR-31394

Planning Commission Meeting of 11/20/2008

I with the Chevron station and the building next to it, plus the Rose park across the street + bend in road TOO MUCH CONGESTION + TRAFFIC

Virginia Pescatore

Case: VAR-30620

13712310027
PESCATORE VIRGINIA
3360 CACTUS SHADOW ST #103
LAS VEGAS NV 89129-8639

IAUDS11 89129

RECEIVED
NOV 14 2008

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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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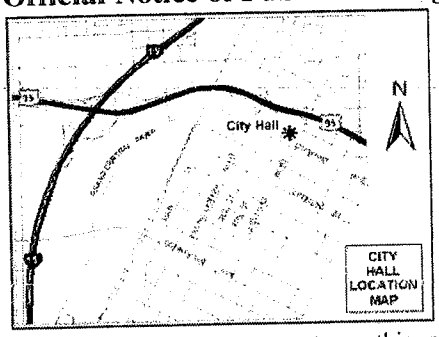
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-30620 & VAR-31394
Planning Commission Meeting of 11/20/2008

Case: VAR-30620
13712312050
MALPASSO FREDDIE V
3574 DESERT CLIFF #101
LAS VEGAS NV 89129-8673

RECEIVED
NOV 14 2008

31-32
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
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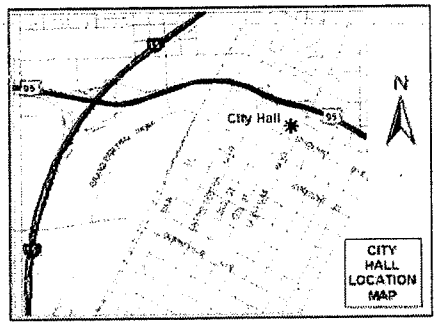
MAILED FROM ZIPCODE 89101

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.

VAR-30620 & VAR-31394

Planning Commission Meeting of 11/20/2008

Case: VAR-30620
13713111027
ARON LOTTE TRUST
3004 BIG GREEN LN
LAS VEGAS NV 89134-7454

LVDS11 89134

RECEIVED
NOV 14 2008

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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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NOV 17 2008

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MAILED FROM ZIP CODE 89101

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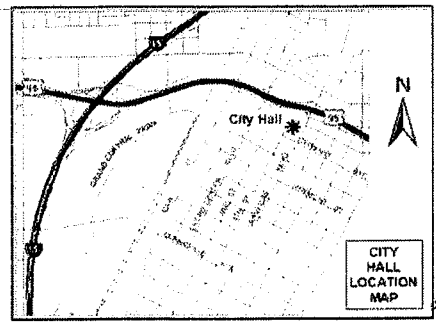
Official Notice of Public Hearing



This facility is TOO HUGE for a low density residential neighborhood. We need a grocery or pharmacy, post office, small businesses. NOT a huge facility 85 ft high.

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Case: VAR-30620
13712312026
WYCKOFF MARY L LIVING TRUST AGMT
3511 DESERT CLIFF ST #102
LAS VEGAS NV 89129-8669

Please use available blank space on card for your comments.
VAR-30620 & VAR-31394
Planning Commission Meeting of 11/20/2008

TOO BIG

Will create traffic problems too

IAVDS11 89129

31-32
P

11/12/2008 06:51 7026912234 M I SEC LENDING PAGE 03/03

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CITY CLERK

2008 NOV 12 A 9:23

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

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MAILED FROM ZIP CODE 89101

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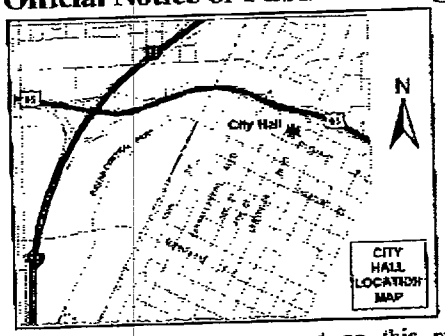

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[redacted] I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-30620 & VAR-31394

Planning Commission Meeting of 11/20/2008

Case: VAR-30620

13712313101
DEMARCO DAVID
3417 DIAMOND HITCH CT
LAS VEGAS NV 89129-8702

IAVDE11 89129

11/12/2008 WED 06:52 [TX/RX NO 9322] 003

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

RECEIVED
CITY CLERK

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
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MAILED FROM ZIP CODE 89101

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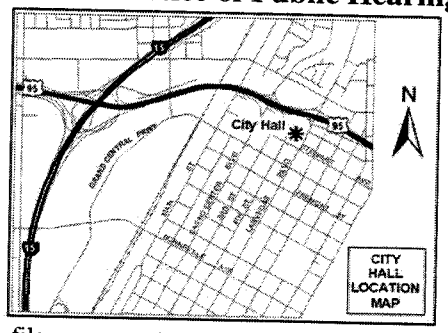

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-30620 & VAR-31394

Planning Commission Meeting of 11/20/2008

Case: VAR-30620

13712410008
POGANY-MOUNTAIN L L C
%C EMANUEL
8367 W FLAMINGO RD #102
LAS VEGAS NV 89147-4150

31+325

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.

VAR-30628 & VAR-31394

Planning Commission Meeting of 11/20/2008

PRESORTED FIRST CLASS

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Case: VAR-30628

13712313101
DEMARCO DAVID
3417 DIAMOND HITCH CT
LAS VEGAS NV 89129-8702

31A

NOTE:

Please refer to MOD-30617 for Protest E-mails, Protest/Support Letters, Support Affidavits and Petition.

City of Las Vegas Agenda Item No.: **18.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

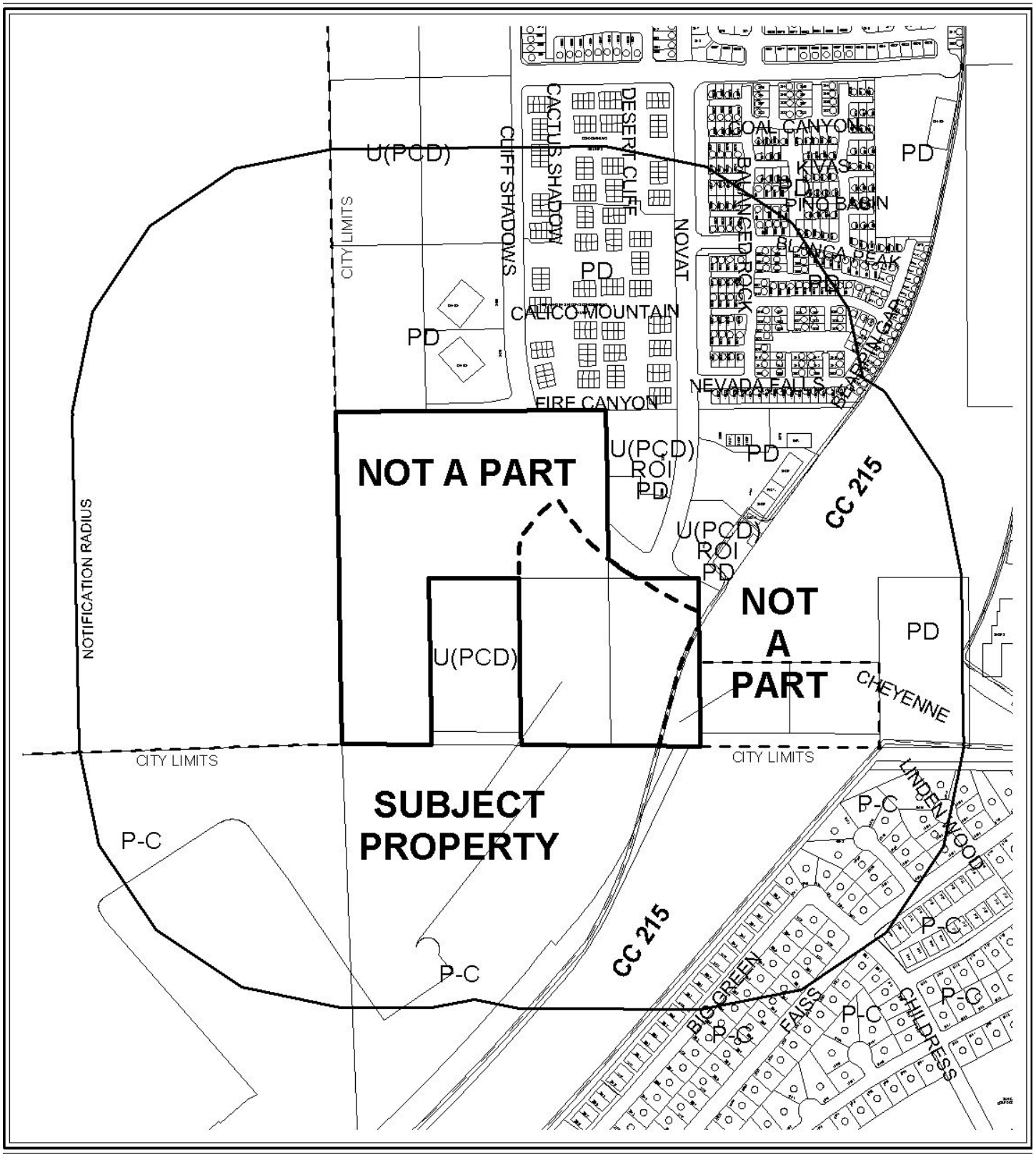
SUBJECT:
ABEYANCE - VAR-31394 - VARIANCE RELATED TO MOD-30617, ZON-31062 AND VAR-30620 - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC. - Request for a Variance TO ALLOW 175 PARKING SPACES WHERE 375 ARE REQUIRED on 4.99 acres located approximately 660 feet east of the southwest corner of Cliff Shadows Parkway and the 215 Beltway (APN 137-12-401-011), PD (Planned Development) Zone [L (Low Density Residential) Lone Mountain West Land Use Designation] [PROPOSED: PF (Public Facilities) Lone Mountain West Land Use Designation], Ward 4 (Steinman)

C.C.: 03/18/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**17**	**Planning Commission Mtg.**	**702**
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. Shared Parking Agreement
6. Justification Letter
7. Protest/Support Postcards
8. Protest E-mails, Protest/Support Letters, Support Affidavits and Petition



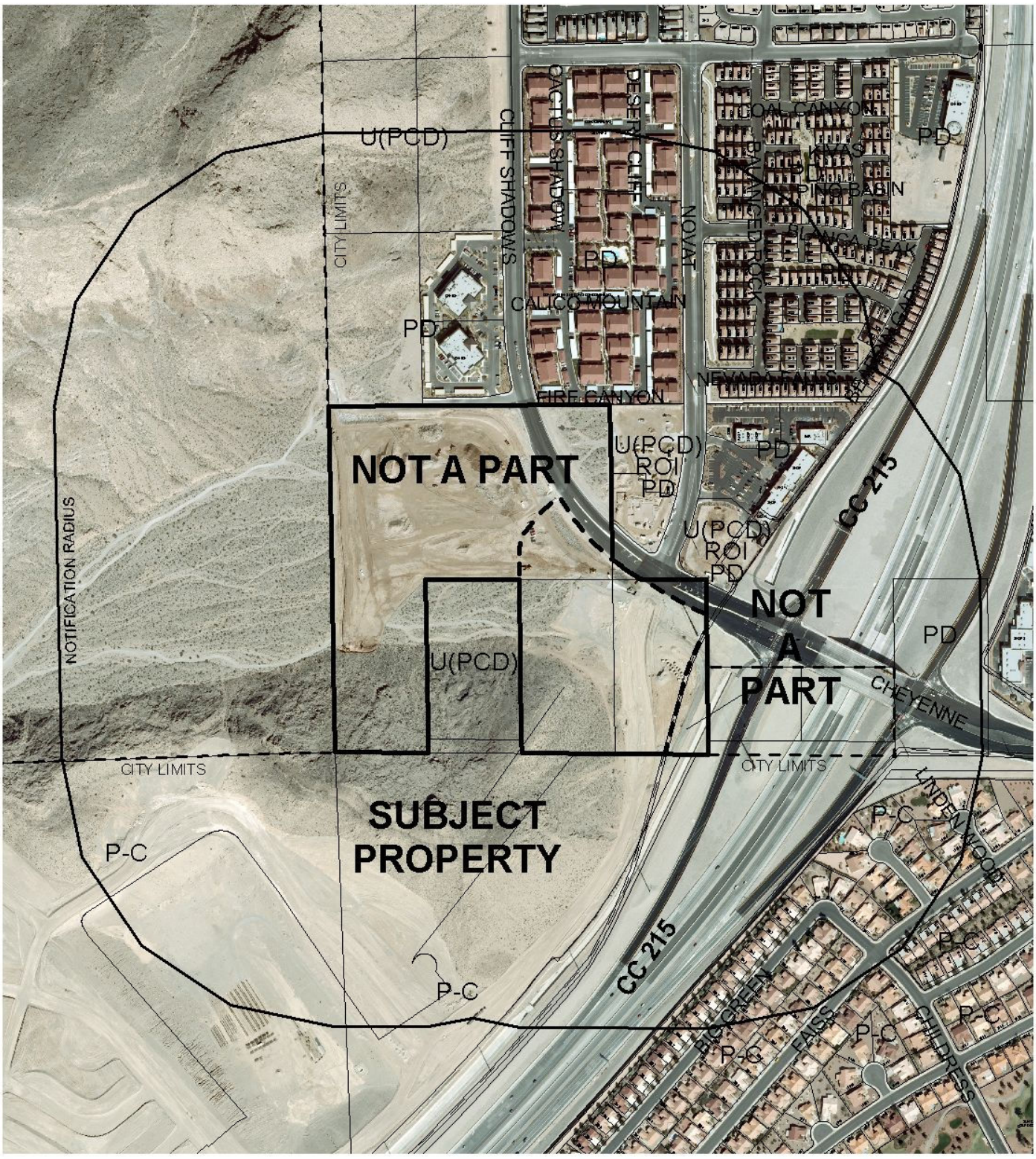
0 400 800 Feet

CASE: VAR-31394

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT) ZONE [L (LOW DENSITY RESIDENTIAL) LONE MOUNTAIN WEST LAND USE DESIGNATION] ; U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] [P (PARK/SCHOOL/RECREATION/ OPEN SPACE) LONE MOUNTAIN WEST LAND USE DESIGNATION] AND C-V (CIVIC) ZONE

PROPOSED ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT) ZONE [PF (PUBLIC FACILITIES) LONE MOUNTAIN WEST LAND USE DESIGNATION]



0 400 800 Feet

CASE: VAR-31394

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT) ZONE [L (LOW DENSITY RESIDENTIAL) LONE MOUNTAIN WEST LAND USE DESIGNATION] ; U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] [P (PARK/SCHOOL/RECREATION/ OPEN SPACE) LONE MOUNTAIN WEST LAND USE DESIGNATION] AND C-V (CIVIC) ZONE

PROPOSED ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT) ZONE [PF (PUBLIC FACILITIES) LONE MOUNTAIN WEST LAND USE DESIGNATION]

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - VAR-31394 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-31394) and Site Development Plan Review (SDR-30614) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

SG

VAR-31394 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow 175 on-site parking spaces where 375 are required for a proposed 89,550 square-foot, five-story Church/House of Worship located at the southwest corner of the intersection of Cliff Shadows Parkway and Novat Street. This represents a 53% deviation from the 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.	
02/05/03	The City Council approved an Annexation (A-0038-02) for the subject property as part of a larger request. The Planning Commission recommended approval. The effective date was 2/14/03.
12/17/03	The City Council approved a Rezoning (ZON-3209) to PD (Planned Development), a Major Modification (MOD-3206) to add approximately five acres to the Lone Mountain West Master Plan area and to amend the Plan to allow churches within all residential land use designations with approval of a Special Use Permit (SUP-3304) for the Church/House of Worship. The Planning Commission and Staff recommended denial as no Site Development Plan Review accompanied the application for a Special Use Permit. A two year approval was granted for the Church and pre-school, set to expire 12/17/05. The Planning Commission and Staff recommended denial.
03/01/06	The City Council approved a request for an Extension of Time (EOT-11349) of an approved Special Use Permit (SUP-3304) that allowed a Church/House of Worship and a Preschool adjacent to the south side of Cliff Shadows Parkway, approximately 375 feet west of the 215 Beltway. Staff recommended approval. A one-year extension was granted, set to expire 12/17/07.
02/06/08	The City Council approved a request for a second Extension of Time (EOT-26060) for an approved Special Use Permit (SUP-3304) for a church/house of worship and a preschool adjacent to the south side of Cliff Shadows Parkway, approximately 375 feet west of the 215 Beltway. Staff recommended approval. The Special Use Permit is set to expire on 12/17/09.*

11/21/08	The Planning Commission held in abeyance requests for a Site Development Plan Review (SDR-30614) for a proposed 89,550 square-foot, five-story Church/House of Worship with Waivers of the Lone Mountain West wall and landscape standards; a Major Modification (MOD-30617) to change the Lone Mountain West land use designation on two parcels from L (Low Density Residential) and P (Park/School/Recreation/Open Space) to PF (Public Facilities); a Rezoning (ZON-31062) of one parcel from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development); a Variance (VAR-30620) to Title 19.06.170 Hillside Development Standards and Guidelines to allow a building height of 85 feet where two stories or 35 feet is the maximum allowed and to allow a site disturbance of 3.78 acres where 3.56 acres is the maximum allowed; a Variance (VAR-31394) to allow 175 parking spaces where 375 are required; and a petition to Vacate (VAC-30622) U.S. Government Patent Easements located at the southwest corner of the intersection of Cliff Shadows Parkway and Novat Street.
01/22/09	The Planning Commission held in abeyance requests for a Site Development Plan Review (SDR-30614) for a proposed 89,550 square-foot, five-story Church/House of Worship with Waivers of the Lone Mountain West wall and landscape standards; a Major Modification (MOD-30617) to change the Lone Mountain West land use designation on two parcels from L (Low Density Residential) and P (Park/School/Recreation/Open Space) to PF (Public Facilities); a Rezoning (ZON-31062) of one parcel from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development); a Variance (VAR-30620) to Title 19.06.170 Hillside Development Standards and Guidelines to allow a building height of 85 feet where two stories or 35 feet is the maximum allowed and to allow a site disturbance of 3.78 acres where 3.56 acres is the maximum allowed; a Variance (VAR-31394) to allow 175 parking spaces where 375 are required; and a petition to Vacate (VAC-30622) U.S. Government Patent Easements located at the southwest corner of the intersection of Cliff Shadows Parkway and Novat Street.
02/04/09	The City Council will consider a request for a Shared Parking Agreement between the International Church of Las Vegas, Inc. and the City of Las Vegas for real property located at Cliff Shadows Parkway and Novat Street.

**The applicant has requested a Major Modification (MOD-30617) to amend the Lone Mountain West land use designation from L (Low Density Residential) and P (Park/School/Recreation/ Open Space) to PF (Public Facilities). If approved, Special Use Permit (SUP-3304) would no longer be required to develop the site as a Church/House of Worship.*

Related Building Permits/Business Licenses	
There are no related building permits or business licenses associated with the subject site.	
Pre-Application Meeting	
07/10/08	A pre-application meeting was held to discuss the requirements for submitting applications for a Major Modification, Site Development Plan Review and Variance. Also discussed were the requirements for meeting the Hillside Development standards and guidelines.

Neighborhood Meeting	
11/13/08	A neighborhood meeting was held on Thursday, November 13, 2008 at 6:30 p.m. at the YMCA Building located at 3521 North Durango Drive, Las Vegas, Nevada. The meeting was attended by seven representatives for the applicant, five members of the general public and one staff person from the Planning and Development Department. The applicant gave a brief presentation detailing the development of the proposed church and school. It was indicated that the facility will be approximately 90,000 SF in size, and the school will include kindergarten through fifth grade, as well as pre-school classes. Questions and concerns from the public were as follows: • Concern about the 85' height of the building and impact on views. • Questions about the number of church goers; the applicant responded that Phase I would accommodate approximately 500-600, and Phase II would accommodate somewhere between 1,000 and 1,500. • A resident questioned whether the perimeter trees shown in the rendering would actually be planted; the applicant responded that the trees were required by code. • A resident asked why the Waiver from the landscape standards was necessary; the applicant responded that landscaping was required along all property lines, and they wanted to leave the sloping portion of the hillside undisturbed. • Concern was expressed about traffic control at Desert Hope Drive and Cliff Shadows Parkway; the applicant responded that they would conform to the previously-approved traffic study (submitted by Pulte for the Reverence development to the south). • A question was raised about the construction timeframe; the applicant responded that they hoped to have Phase I completed in four years. • Residents expressed approval for the earth-tone color scheme of the building and materials, in the hope that it would blend in with the adjacent hillside. It was reiterated by a resident that the principal concern with the project was the height of the building, but that they were otherwise in favor of the project.

01/26/09	An additional neighborhood meeting was held on Monday, January 26, 2009 at 6:00 p.m. at the YMCA Building located at 3521 North Durango Drive, Las Vegas, Nevada. The meeting was attended by three representatives for the applicant, forty two members of the general public, with additional people standing in the hallway outside the room, one councilman, three commissioners, and two staff persons (one each from Field Operations and the Planning and Development Department). The applicant gave a brief presentation regarding the project, and displayed several photo renderings of the proposed structure. The applicant did not have any site plans available to show to the members of the public. It was noted that the applicant would be constructing an additional parking area off-site on BLM land leased by the City of Las Vegas. The following questions and issues were raised by the audience: • There were issues regarding the size of the congregation and the resulting impact to the neighborhood. • Several residents commented that the proposed tower was too tall and would impact views of the mountains. • Concerns were raised about traffic that would be generated by the proposed use. • Concerns were raised about the parking variance. • Questions were asked about the exterior materials and appearance of the building, and whether it would blend in to its location. • Several residents commented that they moved to the Lone Mountain West area because it was quiet and had great views, and expressed concern that the proposed church would impact their quality of life and property values. • Several attendees stated that the proposed church would be beneficial to the area. At the end of the meeting, attendees were asked to indicate whether or not they were members of the International Church of Las Vegas, and whether or not they lived within the notification area.

Field Check	
10/14/08	A field check was conducted by staff. The site is vacant and undeveloped, with an unpermitted chain link fence around the perimeter. It has been partially graded to allow for construction staging activities for the Desert Hope Drive right-of-way and a nearby drainage project; there are concrete barriers and pipe stored on the site.

Details of Application Request	
Site Area	
Gross Acres	4.99 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped, Vacant	PCD (Planned Community Development)	PD (Planned Development) [L (Low Density Residential) Lone Mountain West Land Use Designation], [**Proposed**: PD (Planned Development) [PF (Public Facilities) Lone Mountain West Land Use Designation]
North	Vacant (SDR-7404 approved for an Equestrian Trailhead, under construction)	PCD (Planned Community Development)	CV (Civic) [P (Parks, Schools, Recreation, Open Space) Lone Mountain West Land Use Designation]
South	Undeveloped (Village 26 – Reverence)	SUM (Summerlin)	PC (Planned Community)
East	Undeveloped, Vacant	PCD (Planned Community Development)	CV (Civic) [P (Parks, Schools, Recreation, Open Space) Lone Mountain West Land Use Designation]
West	Undeveloped, Vacant	PCD (Planned Community Development)	U (Undeveloped) [L (Low Density Residential) Lone Mountain West Land Use Designation]

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Lone Mountain West	X		N*

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
Hillside Development Area	X		N**
Trails	X		N***
Rural Preservation Overlay District		X	N/A

SG

Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

**The applicant has requested Waivers of the Lone Mountain West wall and landscape standards as part of companion Site Development Plan Review (SDR-30614).*

*** The applicant has requested a Variance (VAR-30622) to Title 19.06.170 Hillside Development Standards and Guidelines to allow an 85-foot high building where two stories or 35 feet is the maximum height permitted, and to allow a site disturbance of 3.78 acres where 3.56 acres is the maximum permitted.*

****A condition has been added to the companion Site Development Plan Review (SDR-30614) to require a Multi-Use Transportation Trail along Cliff Shadows Parkway, west of the intersection with Novat Street/Desert Hope Drive, to comply with all requirements of the City of Las Vegas Master Plan, Transportation Trails Element.*

DEVELOPMENT STANDARDS

All development within the Lone Mountain West Master Plan area is subject to the Lone Mountain West Master Plan. The Lone Mountain West Master Plan does not establish design standards for buildings located within a PF (Public Facilities) Lone Mountain West Land Use designation zone. As no design standards exist for the PF (Public Facilities) Lone Mountain West Land Use designation, the development standards for this development shall use the following criteria: The development standards shall be established by the PF (Public Facilities) Lone Mountain West Land Use designation and any corresponding Site Development Plan Review approval under Subchapter 19.18.050. The site also falls within the Hillside Development Area, and will be subject to the regulations contained in Title 19.06.170 Hillside Development Standards and Guidelines. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. The proposed landscaping, parking, setbacks, and maximum building heights for this project are defined below. Any future development will require review for determination of appropriate development standards.

Pursuant to Title 19.10, the following parking standards are proposed:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Church or House of Worship	1500-seat gathering room	1 space per 4 seats in the gathering room	367 Spaces	8 Spaces	387 Spaces	8 Spaces	N*
TOTAL			375 Spaces		395 Spaces**		

SG

**The applicant has requested this Variance to allow 175 on-site parking spaces where 375 are required. This represents a 53% deviation.*
***The applicant is proposing to construct shared-parking facilities, including landscaping, on the adjacent parcel to the east (APN 137-12-401-040) and a portion of the adjacent parcel to the north (APN 137-12-401-001); both parcels are owned by the Bureau of Land Management, and leased to the City of Las Vegas. Of the 395 proposed parking spaces, 175 spaces, including all eight handicap accessible spaces, are located on property currently owned by the applicant. The applicant entered into a Disposition and Development Agreement with the City of Las Vegas on 01/09/08, and is in the approval process for a shared parking agreement with the city for the aforementioned parcels.*

ANALYSIS

The applicant is proposing an 89,550 square-foot, five-story Church/House of Worship on the subject site. The minimum number of required parking spaces for this development is 375 spaces, of which eight spaces must be handicapped accessible. The site plan indicates that 175 spaces, including the eight handicapped accessible spaces, will be provided on-site, with an additional 220 spaces provided on portions of adjacent parcels to the north and east that are owned by the Bureau of Land Management and leased to the City of Las Vegas. The applicant entered into a Disposition and Development Agreement with the City of Las Vegas on 01/09/08 to develop the areas for parking, and is in the approval process for a shared parking agreement with the city for the aforementioned parcels. However, the lease that the city has with the Bureau of Land Management is set to expire in the year 2032, and any shared parking agreement between the city and the applicant would also expire at that time. This would result in a severely parking impaired site. Since the shared parking agreement cannot be guaranteed for the anticipated duration of the Church/House of Worship use of the subject site, this Variance is required.

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 proposing to overbuild the site. 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 6

ASSEMBLY DISTRICT 4

SENATE DISTRICT 9

NOTICES MAILED 504

APPROVALS 702

PROTESTS 17

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-31394** APN: 137-12-401-011 & 137-12-410-003

Name of Property Owner: CHURCH INTERNATIONAL LAS VEGAS

Name of Applicant: CHURCH INTERNATIONAL LAS VEGAS

Name of Representative: SOUTHWEST ENGINEERING

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: Stanley Loupe

Print Name: STANLEY LOUPE

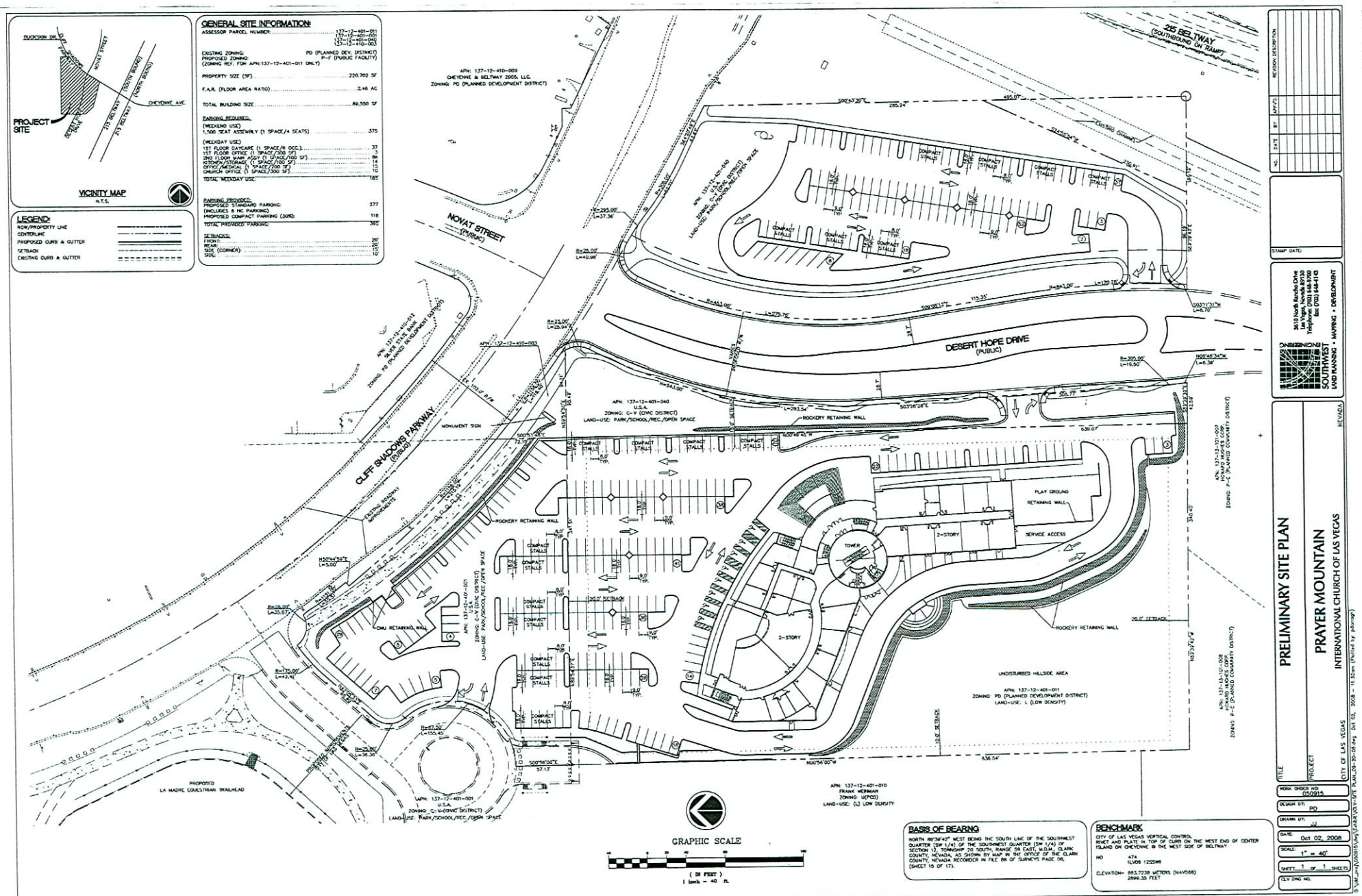
Subscribed and sworn before me

This 22ND day of OCTOBER, 20 08

Miriam R. Scharsch

Notary Public in and for said County and State

MIRIAM R. SCHARSCH
Notary Public, State of Nevada
Appointment No. 03-80745-1
My Appt. Expires March 15, 2011



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OCT 23 2008

VAR-31394
11/20/08 PC



VAR-31394 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.
SOUTHWEST CORNER OF CLIFF SHADOWS PARKWAY AND THE 215 BELTWAY
FEBRUARY 12, 2009 PLANNING COMMISSION

10/14/08



VAR-31394 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.
SOUTHWEST CORNER OF CLIFF SHADOWS PARKWAY AND THE 215 BELTWAY
FEBRUARY 12, 2009 PLANNING COMMISSION

10/14/08



VAR-31394 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.
SOUTHWEST CORNER OF CLIFF SHADOWS PARKWAY AND THE 215 BELTWAY
FEBRUARY 12, 2009 PLANNING COMMISSION

10/14/08



VAR-31394 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.
SOUTHWEST CORNER OF CLIFF SHADOWS PARKWAY AND THE 215 BELTWAY
FEBRUARY 12, 2009 PLANNING COMMISSION

10/14/08



VAR-31394 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.
SOUTHWEST CORNER OF CLIFF SHADOWS PARKWAY AND THE 215 BELTWAY
FEBRUARY 12, 2009 PLANNING COMMISSION

10/14/08

SHARED PARKING AGREEMENT

This Shared Parking Agreement ("AGREEMENT") is made and entered into this ___ day of _____, 2009 ("Effective Date"), between the City of Las Vegas, a municipal corporation in the State of Nevada ("CITY") and The International Church of Las Vegas, a nonprofit organization ("ICLV"). CITY and ICLV are individually or collectively referred herein as the "Party" or "Parties."

RECITALS

WHEREAS, the CITY is a governmental entity, which leases from the Bureau of Land Management (BLM), through Recreation and Public Purpose Lease serial number N-75746, the real property located at Cliff Shadows Parkway and Novat Street, Las Vegas, Nevada (the "Property"); and

WHEREAS, ICLV desires to use a portion of the Property for parking purposes; and

WHEREAS, the CITY has agreed to enter into this AGREEMENT subject to the terms and conditions set forth herein; and

NOW THEREFORE, in consideration of the mutual promises herein contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. The Property is 4.057 acres of BLM leased land identified as a portion of Assessor's Parcel Number's 137-12-401-001 and 137-12-401-040 as depicted in Exhibit "A," attached hereto and incorporated herein.

2. The CITY grants the ICLV the right to use the Property for parking and no other use. The ICLV acknowledges that this AGREEMENT does not grant exclusive use of the Property for parking at any time because the Property is a public facility and open to public use.

3. The CITY shall pursue obtaining a patent on the Property from the Bureau of Land Management ("BLM") once development has been completed.

4. ICLV acknowledges that it shall construct and maintain the parking lot and other conditions of development though a separate agreement with the CITY.

5. Each Party shall have the right to terminate this Agreement immediately upon written notice to the other party if (i) the other party breaches any term of this Agreement, which the other party has failed to cure within thirty days after the breaching party's receipt of written notice of such breach; or (ii) both parties mutually agree to terminate this Agreement; or (iii) the Property reverts to the BLM for any reason.

6. The term of this Agreement shall begin on the Effective Date and terminate on May 21, 2032 ("Termination Date"). Within ninety days of the Termination Date, the ICLV shall notify the CITY in writing of its intentions to request an extension of this Agreement. An extension for any term shall be at the sole discretion of the CITY.

7. Indemnity. ICLV hereby agrees to protect, indemnify, and hold the CITY, its officers, employees and agents, harmless from and against any and all claims, damages, losses, expenses, suits, actions, decrees, judgments, awards, attorneys' fees and court costs, which the CITY, its officers, employees or agents, may suffer or which may be sought against or are recovered or obtainable from the CITY,

MOD-30617 ZON-31062
VAR-30620 VAR-31394
VAC-30622 SDR-30614

its officers, employees or agents, as a result of, or by reason of, or arising out of or in consequence of any act or omission, negligent or otherwise, of the ICLV or its officers, employees, contractors, subcontractors, agents, visitors, volunteers or anyone who is directly or indirectly employed by, or is acting in concert with, the ICLV, officers, its employees, contractors, subcontractors, visitors, volunteers or agents in the performance of this AGREEMENT.

The ICLV expressly agrees, at its sole cost and expense, to defend City, its officers, employees and agents, in any suit or action that may be brought against it or them, or any of them, by reason of any act or omission, negligent or otherwise, against which the ICLV has agreed to indemnify the CITY, its officers, employees and agents. If the ICLV fails so to do, the CITY shall have the right, but not the obligation to defend same and to charge all of the direct and incidental costs of such defense, including attorneys' fees and court costs, to the ICLV.

8. General Liability. The ICLV shall maintain the following general liability insurance for the Property:

Type of Coverage:	Occurrence Basis
Amount of Coverage:	$1,000,000 per occurrence
	$2,000,000 aggregate
Policy Period:	Annual Policy. Effective for the duration of this Agreement
Name Insured:	ICLV
Additional Insured Parties:	City of Las Vegas (its officers, employees and agents)

9. Notice. Any notice required to be given hereunder shall be deemed to have been given when notice is (i) received by the party to whom it is directed by personal service, (ii) telephonically faxed to the telephone number below provided confirmation of transmission is received thereof, or (iii) deposited as registered or certified mail, return receipt requested, with the United States Postal Service, addressed as follows:

To ICLV:
Ron Portaro
7958 Lookout Rock Circle
Las Vegas, Nevada 89129
Attn: Ron Portaro
(702) 610-1919 phone
(702) 395-8707 fax

With Copy to:
International Church of Las Vegas
8100 Westcliff Dr.
Las Vegas, Nevada 89145
Attn: Michael Bradanini
(702) 242-2273 phone
(702) 242-5316 fax

To CITY:
City of Las Vegas
Real Estate & Utilities
400 Stewart Avenue, 4th Floor
Las Vegas, Nevada 89101
Attn: Real Estate Administrator
(702) 229-1022 phone
(702) 464-2522 fax

10. Assignment and Subletting. ICLV shall not assign or encumber its interest in this AGREEMENT or in the Property or sublease all or any part of the Property without the written consent of the CITY.

11. Modification or Amendments. No amendment, change or modification of this AGREEMENT shall be valid unless in writing and signed by both parties.

12. Disclosure of Principals. Pursuant to Resolution R-105-99 adopted by the City Council effective October 1, 1999, ICLV warrants that it has disclosed on the form attached as Exhibit "B," all principals and partners of ICLV, as well as all persons and entities holding more than a one percent (1%) interest in ICLV or any principal of ICLV. Throughout the term hereof, ICLV shall notify the CITY in writing of any material change in the above disclosure within 15 days of any such change.

IN WITNESS WHEREOF, the CITY and ICLV have executed this AGREEMENT as of the date set forth above.

CITY OF LAS VEGAS

By: _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BEVERLY K. BRIDGES CMC, City Clerk

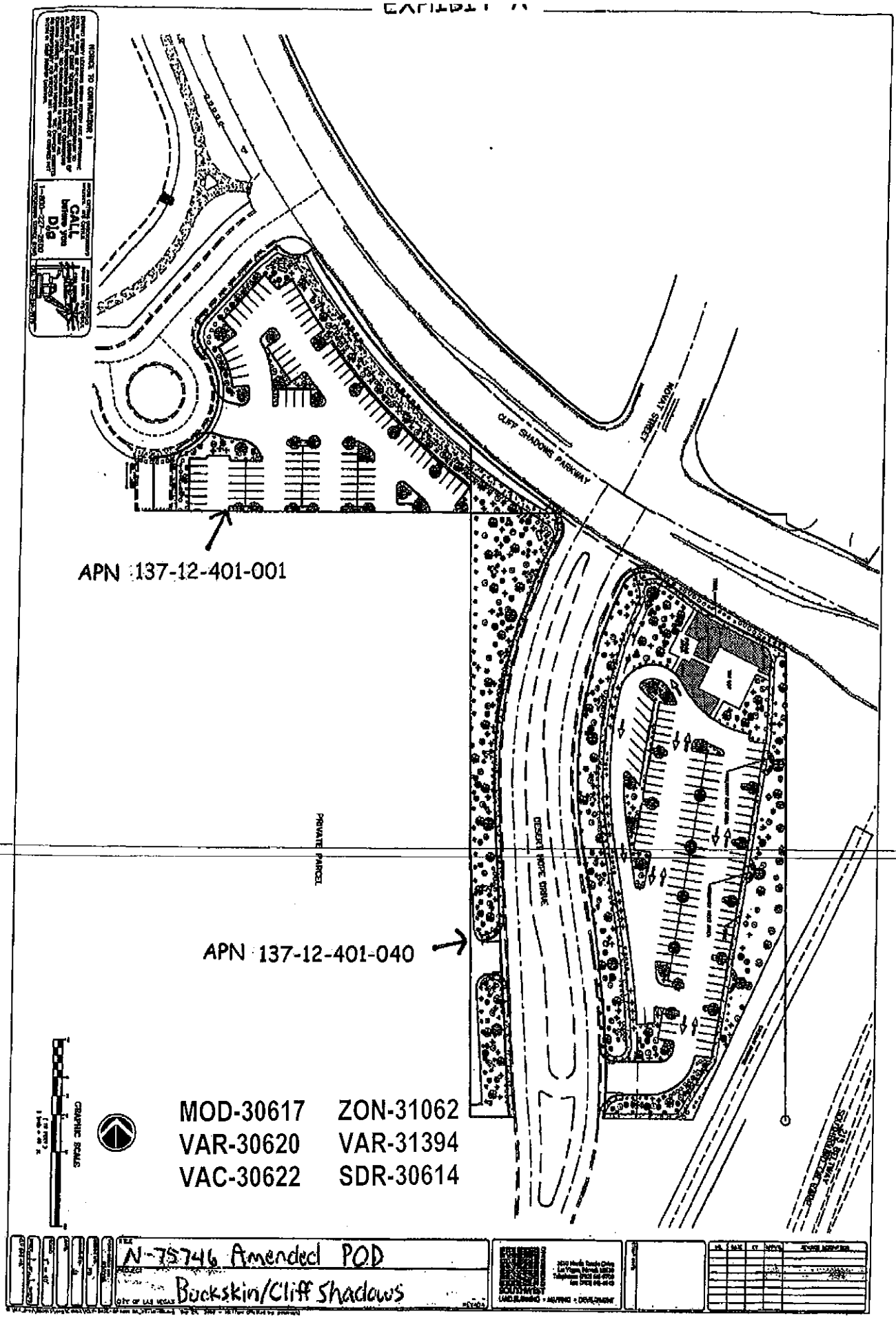
APPROVED AS TO FORM:

John S. Ridilla 1/20/09
DEPUTY CITY ATTORNEY Date

INTERNATIONAL CHURCH
OF LAS VEGAS

By: _____

EXHIBIT A



CLIFF SHADOWS PARKWAY
MOVAY STREET
APN 137-12-401-001
PRIVATE PARCEL
DESERT HOPE DRIVE
APN 137-12-401-040
MOD-30617
ZON-31062
VAR-30620
VAR-31394
VAC-30622
SDR-30614
GRAPHIC SCALE
N-75746 Amended POD
Buckskin/Cliff Shadows

EXHIBIT "B"
DISCLOSURE OF PRINCIPALS

The Board of Directors The International Church of Las Vegas and all persons and entities holding more than 1% interest in The International Church of Las Vegas are the following:

FULL NAME	BUSINESS ADDRESS	BUSINESS PHONE
1. President Paul M. Goulet	8100 Westcliff Drive	242-2273
2. Vice President Steve Beason	" "	"
3. Treasurer Stanley Loupe	" "	"
4. Secretary Richard Sacca	" "	"
5.		
6.		
7.		
8.		
9.		
10.		

I hereby certify under penalty of perjury, that the foregoing list is full and complete.

The International Church of Las Vegas
a Non-Profit organization

By: _____
Its: President

Subscribed and sworn to before me this
21st day of January, 2009.

_____
Notary Public

NORMA URRABAZO
Notary Public, State of Nevada
Appointment No. 03-80746-1
My Appt. Expires February 16, 2011

MOD-30617 ZON-31062
VAR-30620 VAR-31394
VAC-30622 SDR-30614

cc: Sally

SOUTHWEST ENGINEERING

LAND PLANNING • MAPPING • DEVELOPMENT

October 3, 2008

City of Las Vegas Planning Department
400 Stewart Avenue
Las Vegas, NV 89101

RE: ICLV Prayer Mountain
SWE Project No. 050915.10

Dear Planning Commission:

On behalf of our client, International Church of Las Vegas, we hereby request recommendation for approval of the following items:

MAJOR MODIFICATION

This application is for a 5+ acre parcel(s) located at the south end of The Lone Mountain West Land Use Plan at the southwest corner of Desert Hope Drive and Cliff Shadows Parkway. Additionally, the application includes Parcel I, II, and III as depicted in Exhibit "A" of the Disposition and Development Agreement between the City of Las Vegas and the International Church of Las Vegas.

These combined parcels, referred to as the "Project", is designated for "L", low density residential development and Park/School uses. The surrounding parcels to the west and northwest of the Project are designated for Park/School/Recreation/Open Space and Low Density residential. The parcels to the north are designated for Village Commercial and to the east is the Beltway.

We are requesting a Major Modification to change from low density residential and park/school uses, to "PF", Public Facility, for the construction of a Church/School facility. The Project consists of a multi-story 1,500-seat church; 28,100 square feet of meeting rooms and main assembly (multi-purpose); 15,770 square feet of office/lobby/prayer room space; and 1,400 square feet of kitchen and storage at ultimate build out.

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Phase 1 will consist of 218 total staff and student day care rooms, 6,000 square feet of lobby, 8,600 square feet of assembly/multi-purpose room, and 1,400 square feet of kitchen/storage in 2 stories adjacent to a 5-story tower with 9,000 square feet of office/prayer rooms. Phase II will consist of the remaining 19,500 square feet of meeting rooms and the 1,500-seat church on levels 1 and 2.

3610 N. Rancho Drive • Las Vegas, Nevada 89130 • Telephone: (702) 648-9700 • Fax: (702) 648-4143

VAR-31394
11/20/08 PC

The project is suited for this area because the site is situated adjacent to the freeway interchange at 215 and Cheyenne that will provide direct access to this Project. In addition, being adjacent to the Village Commercial makes this a compatible use with the surrounding area's commercial and retail uses.

SITE DEVELOPMENT PLAN REVIEW

As mentioned previously, the Project is situated within the Lone Mountain Land Use Plan and will be developed for use as a church/school. Specifically, the uses will include office space, classrooms, daycare, kitchen, chapel, meditation, recreation, entertainment and retail. The retail will be for church members only and will consist of light refreshments.

The access to this Project is through the La Madre Equestrian Trail Park to the north and from Desert Hope Drive to the east. These two accesses will provide the necessary access and movement for both patrons of the church as well as emergency vehicles for fire and safety. There will be a fire emergency access around the rear of the building to accommodate the circulation of fire safety personnel.

Parking for the Project will be situated within the parcel that the church occupies as well as the parcel(s) to the east of Desert Hope Drive and the La Madre Equestrian trailhead. Parking for the Project is tabulated and shown on the site plan. The total cumulative parking as shown on this tabulation indicates that 540 spaces are required. However, all uses shown on the tabulation will not be conducted simultaneously. Our analysis, with regards to the uses that occur simultaneously, indicate that the most intense use occurs during church services. The only other use that occurs in conjunction with those services is Sunday School. Sunday School is for the children of the adults attending the church services and, therefore, does not add to the total of parking required. Therefore, the total maximum amount of parking required would be during church services, or 375 spaces. The Project as configured provides for 395 parking spaces.

Of the parking spaces provided, a total of 275 spaces are provided on the parcel the church is situated on. The balance of the parking will come from the parcel on the east side of Desert Hope Drive. The pedestrians will cross over to the church via a cross walk at the intersection of Cliff Shadows Parkway and Desert Hope Drive.

A Disposition and Development Agreement was entered into between the City of Las Vegas and the International Church of Las Vegas on January 9, 2008. Pursuant to this agreement, the City grants ICLV the right to use these parcels for overflow parking and recreational purposes associated with their organization.

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Title 19.06.170(D)(4)(b) of the Hillside Development Standards and Guidelines requires preservation of prominent skyline ridges. This plan complies with that requirement as can be shown on the "Line of Site Cross Section" plan. The building, including the 5-story tower, is

VAR-31394
11/20/08 PC

well below the prominent ridge line as viewed by a pedestrian from the intersection of Cliff Shadow and Desert Hope Drive.

VARIANCES

Title 19.06.170(C)(1)(c) and (d) of the Hillside Development Standards and Guidelines restricts us to a maximum site disturbance based on the existing natural slope of the land. The total area of disturbance allowed as shown on the "Slope Analysis" plan provided is 3.56 acres. The disturbance as a result of this development amounts to 3.78 ac.

This development exceeds the allowable site disturbance area by 0.22 acres or approximately 6% over the maximum allowed. We are requesting that a variance be granted to this project. We believe this is a reasonable request due to its proximity to the Beltway and the deviation is less than 10%.

Title 19.06.170(C)(4)(e) of the Hillside Development Standards and Guidelines restricts the height of the structure to no more than 35'. In addition, a minimum of 20' of the structure must be lower than the elevation of the primary ridge line.

The main building and tower are considerably below the primary ridge line and no variance will be required for that portion of the ordinance. However, the main building is 36' in height and the tower is 85' in height. We are requesting that a variance be granted to this portion of the ordinance. We believe this is a reasonable request given the minimal amount of deviation of only 1' for the main building. Despite the tower's height being much greater than allowed, we believe this variance is reasonable because the tower comprises only 60' of a 400' wide building, or only 15% of the total width. The intent of the hillside ordinance is maintained because not only the main building is below the primary ridge line but the tower is as well.

Title 19.12.075 allows for a maximum retaining wall height of 6 feet. Due to the steep terrain of this project, we are requesting a variance to allow a maximum retaining wall height of 16 feet. We believe this is a reasonable request because these walls will be located behind the building and obscured from view in keeping with the intent of the Hillside ordinance.

VACATIONS

We are requesting that the patent easements surrounding parcels 137-12-401-003 and –011 be vacated. These patents will no longer be needed as we will be dedicating access, drainage, and utility easements as necessary with the development of this project.

Sincerely,
SOUTHWEST ENGINEERING

Mark E. Jones

Mark E. Jones, P.E.
President

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11/20/08 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
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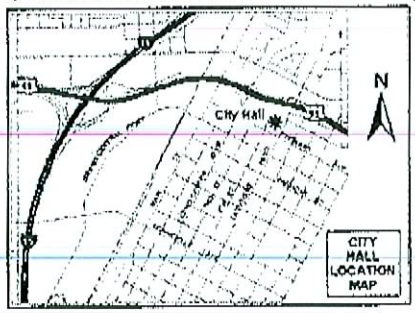
MAILED FROM ZIP CODE 89101

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.
VAR-30620 & VAR-31394
Planning Commission Meeting of 11/20/2008

Case: VAR-30620
13712311003
RITZ JUSTIN & ALYSON
10629 CALDERA CANYON CT
LAS VEGAS NV 89129-8692

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
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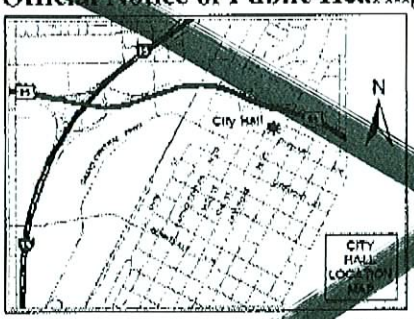
MAILED FROM ZIP CODE 89101

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.
SDR-30614
Planning Commission Meeting of 11/20/2008

Case: SDR-30614
13712311003
RITZ JUSTIN & ALYSON
10629 CALDERA CANYON CT
LAS VEGAS NV 89129-8692

32P

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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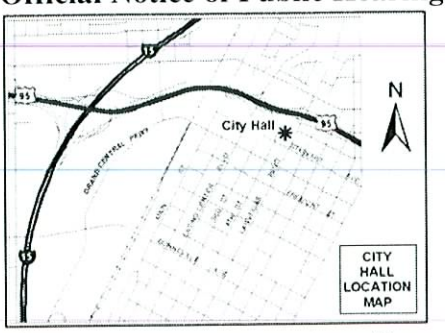
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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NOV 12 2008

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-30620 & VAR-31394

Planning Commission Meeting of 11/20/2008

Case: VAR-30620
13713111012
GARDNER ELAINE H
3001 BIG GREEN LN
LAS VEGAS NV 89134-7455

89134

31-32
P

Nov. 08 2008 04:31PM P1
PHONE NO. : 702 255+1747
FROM : JMGP

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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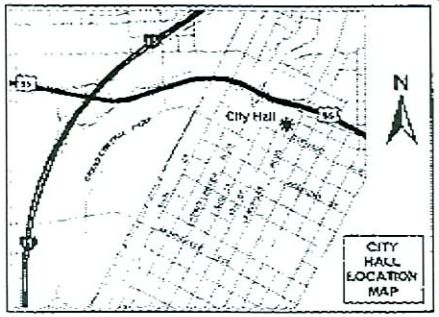
Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-30620 & VAR-31394

Planning Commission Meeting of 11/20/2008

Case: VAR-30620
13712310151
FRETZ ERICA C & MEREDITH L
1601 ST GREGORY DR
LAS VEGAS NV 89117-7202

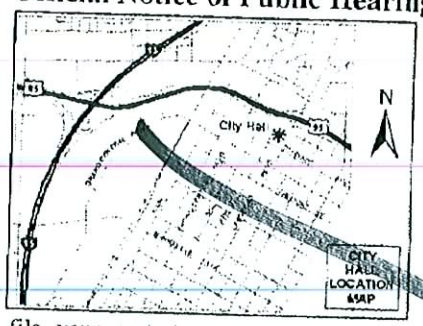
32P

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 NOV 07 2008
MAILED FROM ZIPCODE 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.

SDR-30614

Planning Commission Meeting of 11/20/2008

13712311145
VO VY THUY
10544 BLANCA PEAK AVE
LAS VEGAS NV 89129-8678

Case: SDR-30614

LAVOS11 89129

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
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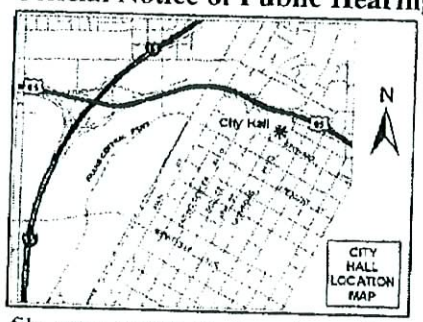

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-30620 & VAR-31394

Planning Commission Meeting of 11/20/2008

13712311145
VO VY THUY
10544 BLANCA PEAK AVE
LAS VEGAS NV 89129-8678

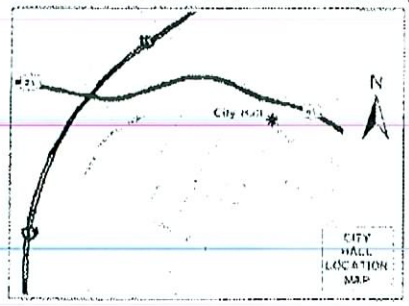
Case: VAR-30620

LAVOS11 89129

32P

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.
VAR-30620 & VAR-31394
Planning Commission Meeting of 11/20/2008

X

NOT AN ACCEPTABLE USE OF PROPERTY THAT CLOSE TO RESIDENTIAL COMPLEX.

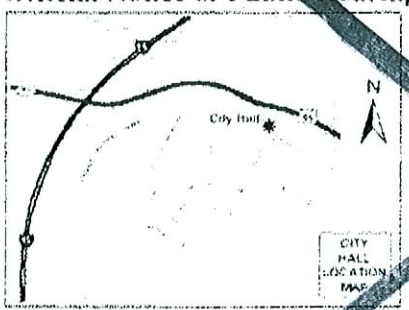
11/11/08

Case: VAR-30620

13712312105
FITCH SAMUEL
8701 W BEHREND DR
PEORIA AZ 85382-8752

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.
SDR-30614
Planning Commission Meeting of 11/20/2008

X

NOT ACCEPTABLE USE OF PROPERTY IN PROXIMITY TO RESIDENTIAL COMPLEX

11/11/08

Case: SDR-30614

13712312105
FITCH SAMUEL
8701 W BEHREND DR
PEORIA AZ 85382-8752

32P

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
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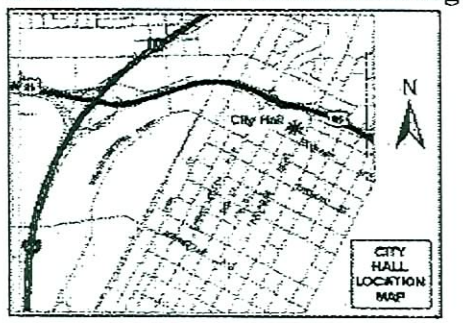
NOV 07 2008
MAILED FROM ZIP CODE 89101

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.

VAR-30620 & VAR-31394

Planning Commission Meeting of 11/20/2008

Case: VAR-30620

13712312058
OROURKE SEAN
3571 DESERT CLIFF ST #102
LAS VEGAS NV 89129-8675

32P

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
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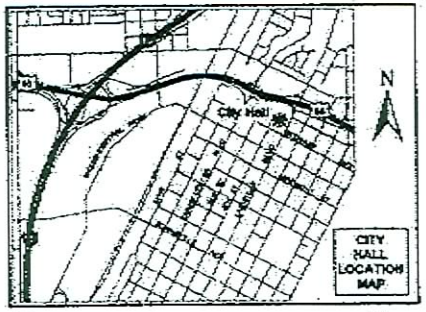
$ 00.394
NOV 07 2008
MAILED FROM ZIPCODE 89101

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.

VAR-30620 & VAR-31394

Planning Commission Meeting of 11/20/2008

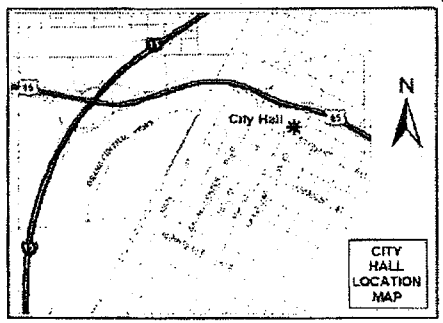
Case: VAR-30620
13712312024
SEEBRUCH GARETT A
3504 DESERT CLIFF ST #204
LAS VEGAS NV 89129-8667

JAUDS11 89129

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.

VAR-30620 & VAR-31394

Planning Commission Meeting of 11/20/2008

Case: VAR-30620

13712310061
MERRITT CINDI
3320 CACTUS SHADOW ST
LAS VEGAS NV 89129-8193

RECEIVED
NOV 13 2008

Submitted after final agenda

Date 11/13/08 Item 31+32

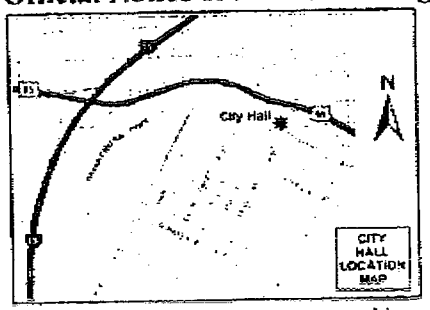
31-32
P

Fred & Roylyn Lapko
3474 Desert Cliff #104, Las Vegas, NV 89129

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.

VAR-30620 & VAR-31394

Planning Commission Meeting of 11/20/2008

RECEIVED
NOV 14 2008

31-32 P

Case: VAR-30620

13712312004
LAPKO LIVING TRUST
17205 PHILOMENE BLVD
ALLEN PARK MI 48101-2301

Fred Lapko (313)382-0475 11/14/08 12:03P P.003

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.

VAR-30620 & VAR-31394
Planning Commission Meeting of 11/20/2008

13712312113
PERRI CHRISTINA
3480 CACTUS SHADOW ST # 101
LAS VEGAS NV 89129-8646

Case: VAR-30620

RECEIVED
NOV 14 2008

31-32
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
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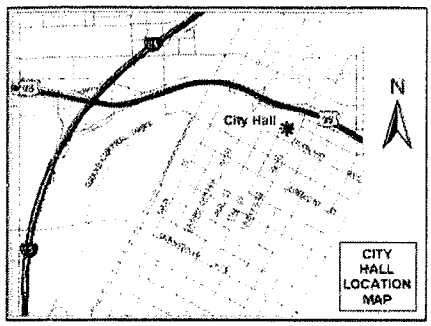
MAILED FROM ZIP CODE 89101

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.

VAR-30620 & VAR-31394

Planning Commission Meeting of 11/20/2008

I with the Chevron station and the building next to it, plus the Rose park across the street + bend in road TOO MUCH CONGESTION + TRAFFIC

Virginia Pescatore

Case: VAR-30620

13712310027
PESCATORE VIRGINIA
3360 CACTUS SHADOW ST #103
LAS VEGAS NV 89129-8639

IAUDS11 89129

RECEIVED
NOV 14 2008

31-32
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
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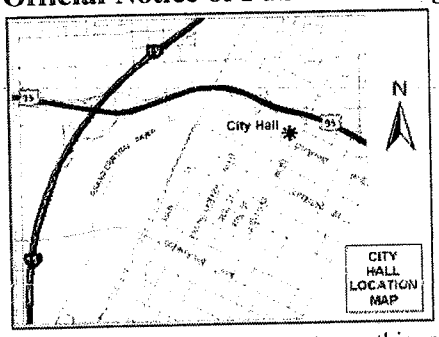

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-30620 & VAR-31394
Planning Commission Meeting of 11/20/2008

Case: VAR-30620
13712312050
MALPASSO FREDDIE V
3574 DESERT CLIFF #101
LAS VEGAS NV 89129-8673

RECEIVED
NOV 14 2008

31-32
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
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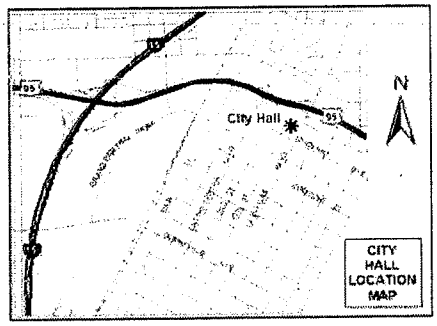
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-30620 & VAR-31394

Planning Commission Meeting of 11/20/2008

Case: VAR-30620
13713111027
ARON LOTTE TRUST
3004 BIG GREEN LN
LAS VEGAS NV 89134-7454

LVDS11 89134

RECEIVED
NOV 14 2008

31-32
P

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

RECEIVED
NOV 17 2008

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
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MAILED FROM ZIP CODE 89101

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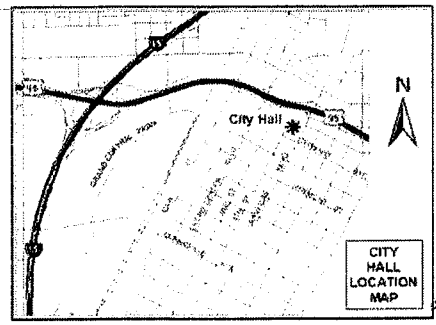

This facility is TOO HUGE for a low density residential neighborhood. We need a grocery or pharmacy, post office, small businesses. NOT a huge facility 85 ft high.

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Case: VAR-30620
13712312026
WYCKOFF MARY L LIVING TRUST AGMT
3511 DESERT CLIFF ST #102
LAS VEGAS NV 89129-8669

Please use available blank space on card for your comments.
VAR-30620 & VAR-31394
Planning Commission Meeting of 11/20/2008

TOO BIG

Will create traffic problems too

IAVDS11 89129

31-32
P

11/12/2008 06:51 7026912234 M I SEC LENDING PAGE 03/03

RECEIVED
CITY CLERK

2008 NOV 12 A 9:23

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 NOV 07 2008
MAILED FROM ZIP CODE 89101

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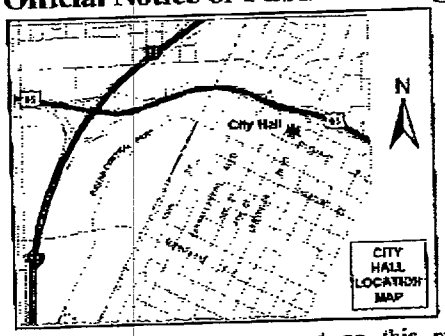
Official Notice of Public Hearing



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[redacted] I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-30620 & VAR-31394

Planning Commission Meeting of 11/20/2008

Case: VAR-30620

13712313101
DEMARCO DAVID
3417 DIAMOND HITCH CT
LAS VEGAS NV 89129-8702

IAVDE11 89129

11/12/2008 WED 06:52 [TX/RX NO 9322] 003

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

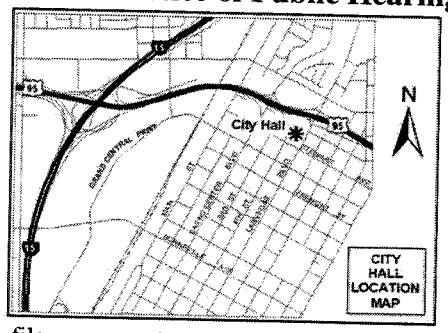
RECEIVED
CITY CLERK

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004239954
$ 00.39⁴
NOV 07 2008
MAILED FROM ZIP CODE 89101

2008 NOV 18 A 11:27

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.

VAR-30620 & VAR-31394

Planning Commission Meeting of 11/20/2008

Case: VAR-30620

13712410008
POGANY-MOUNTAIN L L C
%C EMANUEL
8367 W FLAMINGO RD #102
LAS VEGAS NV 89147-4150

31+325

11/12/2008 WED 06:52 [TX/RX NO 9322] 003

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
0004239954
$ 00.39⁴
NOV 07 2008
MAILED FROM ZIP CODE 89101

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[redacted] I SUPPORT this Request

☐ I OPPOSE this Request

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VAR-30620 & VAR-31394

Planning Commission Meeting of 11/20/2008

13712313101
DEMARCO DAVID
3417 DIAMOND HITCH CT
LAS VEGAS NV 89129-8702

Case: VAR-30620

11/12/2008 06:51 7026912234 M I SEC LENDING PAGE 03/03

32A

NOTE:

Please refer to MOD-30617 for Protest E-mails, Protest/Support Letters, Support Affidavits and Petition.

City of Las Vegas Agenda Item No.: **19.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

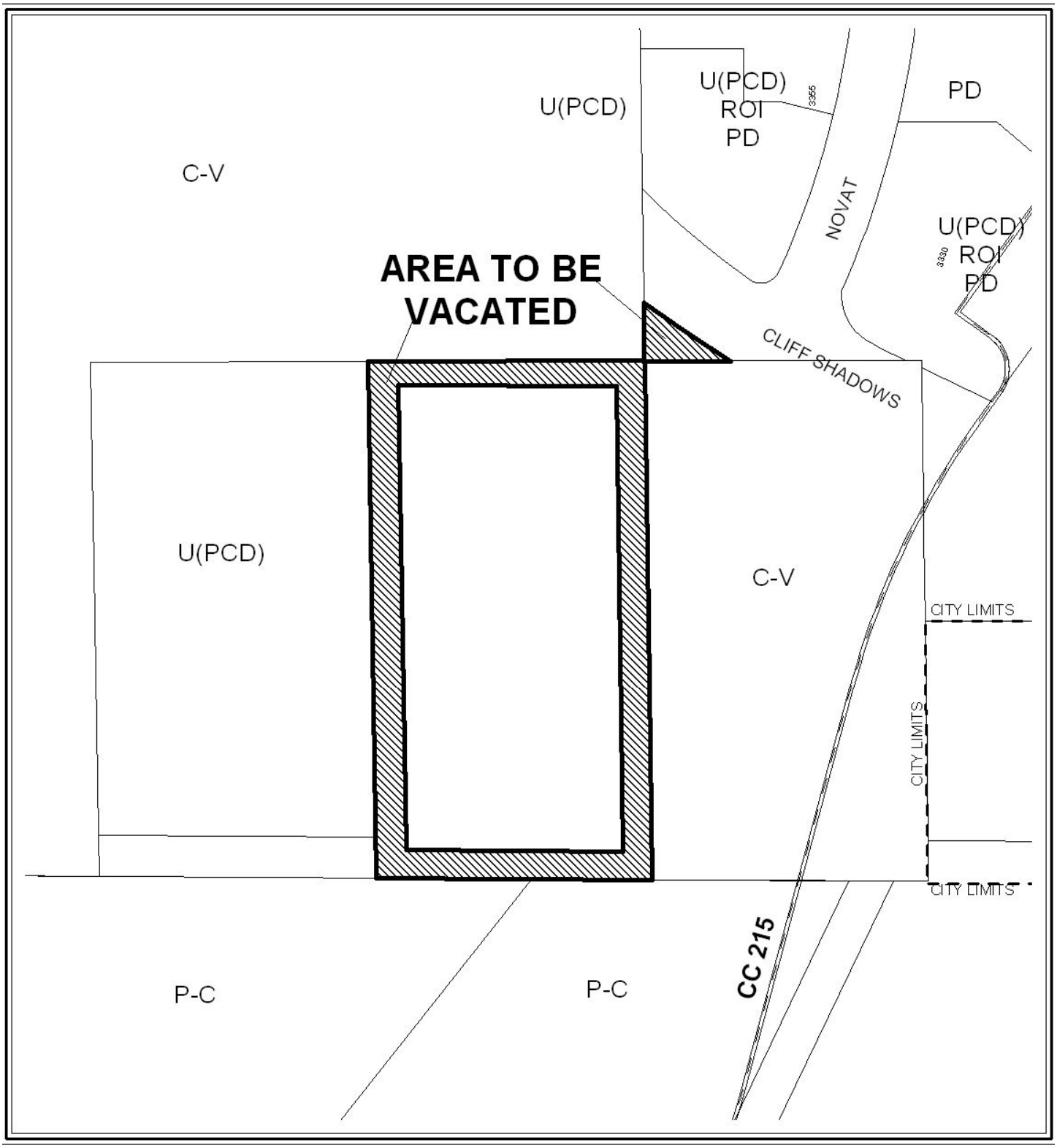
SUBJECT:
ABEYANCE - VAC-30622 - VACATION RELATED TO MOD-30617, ZON-31062, VAR-30620 AND VAR-31394 - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC. - Petition to Vacate U.S. Government Patent Easements generally located approximately 63 feet southwest of the intersection of Cliff Shadows Parkway and Novat Street, Ward 4 (Steinman)

SET DATE: 03/04/2009
C.C.: 03/18/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**Planning Commission Mtg.**	**699**
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. Shared Parking Agreement
6. Protest E-mails, Protest/Support Letters, Support Affidavits and Petition



CASE: **VAC-30622**

0 500 Feet

N



CASE: **VAC-30622**

0 500 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - VAC-30622 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.

** CONDITIONS **

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

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements generally located approximately 63 feet southwest of the intersection of Cliff Shadows Parkway and Novat Street. Exclusive of the 5-feet needed for South West of Cliffs Shadows Parkway, and the area needed for access to assessor's parcel number 137-12-401-010.

2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.

3. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

VAC-30622 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request from the International Church of Las Vegas, Inc. to Vacate U.S. government patent easements generally located approximately 63 feet southwest of the intersection of Cliff Shadows Parkway and Novat Street. The Vacation of these easements will facilitate the development of a proposed 89,550 square-foot, five story Church/House of Worship (SDR-30614). As these U.S. Government Patent Easements are no longer needed in their current configuration, staff recommends approval of this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/05/03	The City Council approved an Annexation (A-0038-02) for the subject property as part of a larger request. The Planning Commission recommended approval. The effective date was 2/14/03.
12/17/03	The City Council approved a Rezoning (ZON-3209) to PD (Planned Development), a Major Modification (MOD-3206) to add approximately five acres to the Lone Mountain West Master Plan area and to amend the Plan to allow churches within all residential land use designations with approval of a Special Use Permit (SUP-3304) for the Church/House of Worship. The Planning Commission and Staff recommended denial as no Site Development Plan Review accompanied the application for a Special Use Permit. A two year approval was granted for the Church and pre-school, set to expire 12/17/05. The Planning Commission and Staff recommended denial.
03/01/06	The City Council approved a request for an Extension of Time (EOT-11349) of an approved Special Use Permit (SUP-3304) that allowed a Church/House of Worship and a Preschool adjacent to the south side of Cliff Shadows Parkway, approximately 375 feet west of the 215 Beltway. Staff recommended approval. A one-year extension was granted, set to expire 12/17/07.
02/06/08	The City Council approved a request for a second Extension of Time (EOT-26060) for an approved Special Use Permit (SUP-3304) for a church/house of worship and a preschool adjacent to the south side of Cliff Shadows Parkway, approximately 375 feet west of the 215 Beltway. Staff recommended approval. The Special Use Permit is set to expire on 12/17/09.*

11/21/08	The Planning Commission held in abeyance requests for a Site Development Plan Review (SDR-30614) for a proposed 89,550 square-foot, five-story Church/House of Worship with Waivers of the Lone Mountain West wall and landscape standards; a Major Modification (MOD-30617) to change the Lone Mountain West land use designation on two parcels from L (Low Density Residential) and P (Park/School/Recreation/Open Space) to PF (Public Facilities); a Rezoning (ZON-31062) of one parcel from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development); a Variance (VAR-30620) to Title 19.06.170 Hillside Development Standards and Guidelines to allow a building height of 85 feet where two stories or 35 feet is the maximum allowed and to allow a site disturbance of 3.78 acres where 3.56 acres is the maximum allowed; a Variance (VAR-31394) to allow 175 parking spaces where 375 are required; and a petition to Vacate (VAC-30622) U.S. Government Patent Easements located at the southwest corner of the intersection of Cliff Shadows Parkway and Novat Street.
01/22/09	The Planning Commission held in abeyance requests for a Site Development Plan Review (SDR-30614) for a proposed 89,550 square-foot, five-story Church/House of Worship with Waivers of the Lone Mountain West wall and landscape standards; a Major Modification (MOD-30617) to change the Lone Mountain West land use designation on two parcels from L (Low Density Residential) and P (Park/School/Recreation/Open Space) to PF (Public Facilities); a Rezoning (ZON-31062) of one parcel from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development); a Variance (VAR-30620) to Title 19.06.170 Hillside Development Standards and Guidelines to allow a building height of 85 feet where two stories or 35 feet is the maximum allowed and to allow a site disturbance of 3.78 acres where 3.56 acres is the maximum allowed; a Variance (VAR-31394) to allow 175 parking spaces where 375 are required; and a petition to Vacate (VAC-30622) U.S. Government Patent Easements located at the southwest corner of the intersection of Cliff Shadows Parkway and Novat Street.
02/04/09	The City Council will consider a request for a Shared Parking Agreement between the International Church of Las Vegas, Inc. and the City of Las Vegas for real property located at Cliff Shadows Parkway and Novat Street.

**The applicant has requested a Major Modification (MOD-30617) to amend the Lone Mountain West land use designation from L (Low Density Residential) and P (Park/School/Recreation/ Open Space) to PF (Public Facilities). If approved, Special Use Permit (SUP-3304) would no longer be required to develop the site as a Church/House of Worship.*

Related Building Permits/Business Licenses	
There are no related building permits or business licenses associated with the subject site.	
Pre-Application Meeting	
07/10/08	A pre-application meeting was held to discuss the requirements for submitting applications for a Major Modification, Site Development Plan Review and Variance. Also discussed were the requirements for meeting the Hillside Development standards and guidelines.

Neighborhood Meeting	
11/13/08	A neighborhood meeting was held on Thursday, November 13, 2008 at 6:30 p.m. at the YMCA Building located at 3521 North Durango Drive, Las Vegas, Nevada. The meeting was attended by seven representatives for the applicant, five members of the general public and one staff person from the Planning and Development Department. The applicant gave a brief presentation detailing the development of the proposed church and school. It was indicated that the facility will be approximately 90,000 SF in size, and the school will include kindergarten through fifth grade, as well as pre-school classes. Questions and concerns from the public were as follows: • Concern about the 85' height of the building and impact on views. • Questions about the number of church goers; the applicant responded that Phase I would accommodate approximately 500-600, and Phase II would accommodate somewhere between 1,000 and 1,500. • A resident questioned whether the perimeter trees shown in the rendering would actually be planted; the applicant responded that the trees were required by code. • A resident asked why the Waiver from the landscape standards was necessary; the applicant responded that landscaping was required along all property lines, and they wanted to leave the sloping portion of the hillside undisturbed. • Concern was expressed about traffic control at Desert Hope Drive and Cliff Shadows Parkway; the applicant responded that they would conform to the previously-approved traffic study (submitted by Pulte for the Reverence development to the south). • A question was raised about the construction timeframe; the applicant responded that they hoped to have Phase I completed in four years. • Residents expressed approval for the earth-tone color scheme of the building and materials, in the hope that it would blend in with the adjacent hillside. It was reiterated by a resident that the principal concern with the project was the height of the building, but that they were otherwise in favor of the project.

01/26/09	An additional neighborhood meeting was held on Monday, January 26, 2009 at 6:00 p.m. at the YMCA Building located at 3521 North Durango Drive, Las Vegas, Nevada. The meeting was attended by three representatives for the applicant, forty two members of the general public, with additional people standing in the hallway outside the room, one councilman, three commissioners, and two staff persons (one each from Field Operations and the Planning and Development Department). The applicant gave a brief presentation regarding the project, and displayed several photo renderings of the proposed structure. The applicant did not have any site plans available to show to the members of the public. It was noted that the applicant would be constructing an additional parking area off-site on BLM land leased by the City of Las Vegas. The following questions and issues were raised by the audience: • There were issues regarding the size of the congregation and the resulting impact to the neighborhood. • Several residents commented that the proposed tower was too tall and would impact views of the mountains. • Concerns were raised about traffic that would be generated by the proposed use. • Concerns were raised about the parking variance. • Questions were asked about the exterior materials and appearance of the building, and whether it would blend in to its location. • Several residents commented that they moved to the Lone Mountain West area because it was quiet and had great views, and expressed concern that the proposed church would impact their quality of life and property values. • Several attendees stated that the proposed church would be beneficial to the area. At the end of the meeting, attendees were asked to indicate whether or not they were members of the International Church of Las Vegas, and whether or not they lived within the notification area.

Field Check	
10/14/08	A field check was conducted by staff. The site is vacant and undeveloped, with an unpermitted chain link fence around the perimeter. It has been partially graded to allow for construction staging activities for the Desert Hope Drive right-of-way and a nearby drainage project; there are concrete barriers and pipe stored on the site.

Details of Application Request	
Site Area	
Gross Acres	4.99 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped, Vacant	PCD (Planned Community Development)	PD (Planned Development) [L (Low Density Residential) Lone Mountain West Land Use Designation], [**Proposed**: PD (Planned Development) [PF (Public Facilities) Lone Mountain West Land Use Designation]
North	Vacant (SDR-7404 approved for an Equestrian Trailhead, under construction)	PCD (Planned Community Development)	CV (Civic) [P (Parks, Schools, Recreation, Open Space) Lone Mountain West Land Use Designation]
South	Undeveloped (Village 26 – Reverence)	SUM (Summerlin)	PC (Planned Community)
East	Undeveloped, Vacant	PCD (Planned Community Development)	CV (Civic) [P (Parks, Schools, Recreation, Open Space) Lone Mountain West Land Use Designation]
West	Undeveloped, Vacant	PCD (Planned Community Development)	U (Undeveloped) [L (Low Density Residential) Lone Mountain West Land Use Designation]

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

SG

**The applicant has requested Waivers of the Lone Mountain West wall and landscape standards as part of companion Site Development Plan Review (SDR-30614).*
*** The applicant has requested a Variance (VAR-30620) to Title 19.06.170 Hillside Development Standards and Guidelines to allow an 85-foot high building where two stories or 35 feet is the maximum height permitted, and to allow a site disturbance of 3.78 acres where 3.56 acres is the maximum permitted.*
****A condition has been added to the companion Site Development Plan Review (SDR-30614) to require a Multi-Use Transportation Trail along Cliff Shadows Parkway, west of the intersection with Novat Street/Desert Hope Drive, to comply with all requirements of the City of Las Vegas Master Plan, Transportation Trails Element.*

LEGAL DESCRIPTION

A request has been received from the International Church of Las Vegas, Inc. to Vacate U.S. government patent easements generally located approximately 63 feet southwest of the intersection of Cliff Shadows Parkway and Novat Street.

The above property is legally described as follows:

The north, east, west and south 33.00 feet of the west half (W1/2) of the southeast quarter (SE1/4) of the southwest quarter (SW1/4) of the southwest quarter (SW1/4) of Section 12, Township 20 South, Range 59 East, M.D.M., City of Las Vegas, Clark County, Nevada, as reserved in the patent recorded in Book 702, Instrument Number 861767, Clark County official records.

The west and south 33.00 feet of lot Three (3) of Cheyenne/Beltway (A Commercial Subdivision) as shown by map thereof on file in Book 105 of Plats, Page 86, in the Office the County Recorder of Clark County, Nevada, being a portion of the east half (E1/2) of the northeast quarter (NE1/4) of the southwest quarter (SW1/4) of the southwest quarter (SW1/4) of Section 12, Township 20 South, Range 59 East, M.D.M., City of Las Vegas, Clark County, Nevada, as reserved in the patent recorded in Book 893, Instrument Number 852328, Clark County official records.

ANALYSIS

- **Planning Discussion**

  This is a request from the International Church of Las Vegas, Inc. to Vacate U.S. government patent easements generally located approximately 63 feet southwest of the intersection of Cliff Shadows Parkway and Novat Street. The Vacation of these easements will facilitate the development of a proposed 89,550 square-foot, five story Church/House of Worship (SDR-30614). As these U.S. Government Patent Easements are no longer needed in their current configuration, staff recommends approval of this request.

- **Public Works Discussion**

  The Public Works Department has no objection to the vacation application request to vacate U.S. Government Patent Reservations generally located approximately 63 feet southwest of the intersection of Cliff Shadows Parkway and Novat Street.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

ASSEMBLY DISTRICT 6

SENATE DISTRICT 7

NOTICES MAILED 6

APPROVALS 699

PROTESTS 3

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-30622** APN: 137-12-401-003 & 011

Name of Property Owner: CHURCH INTERNATIONAL LAS VEGAS

Name of Applicant: CHURCH INTERNATIONAL LAS VEGAS

Name of Representative: SOUTHWEST ENGINEERING

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: PAUL GOULET

Subscribed and sworn before me

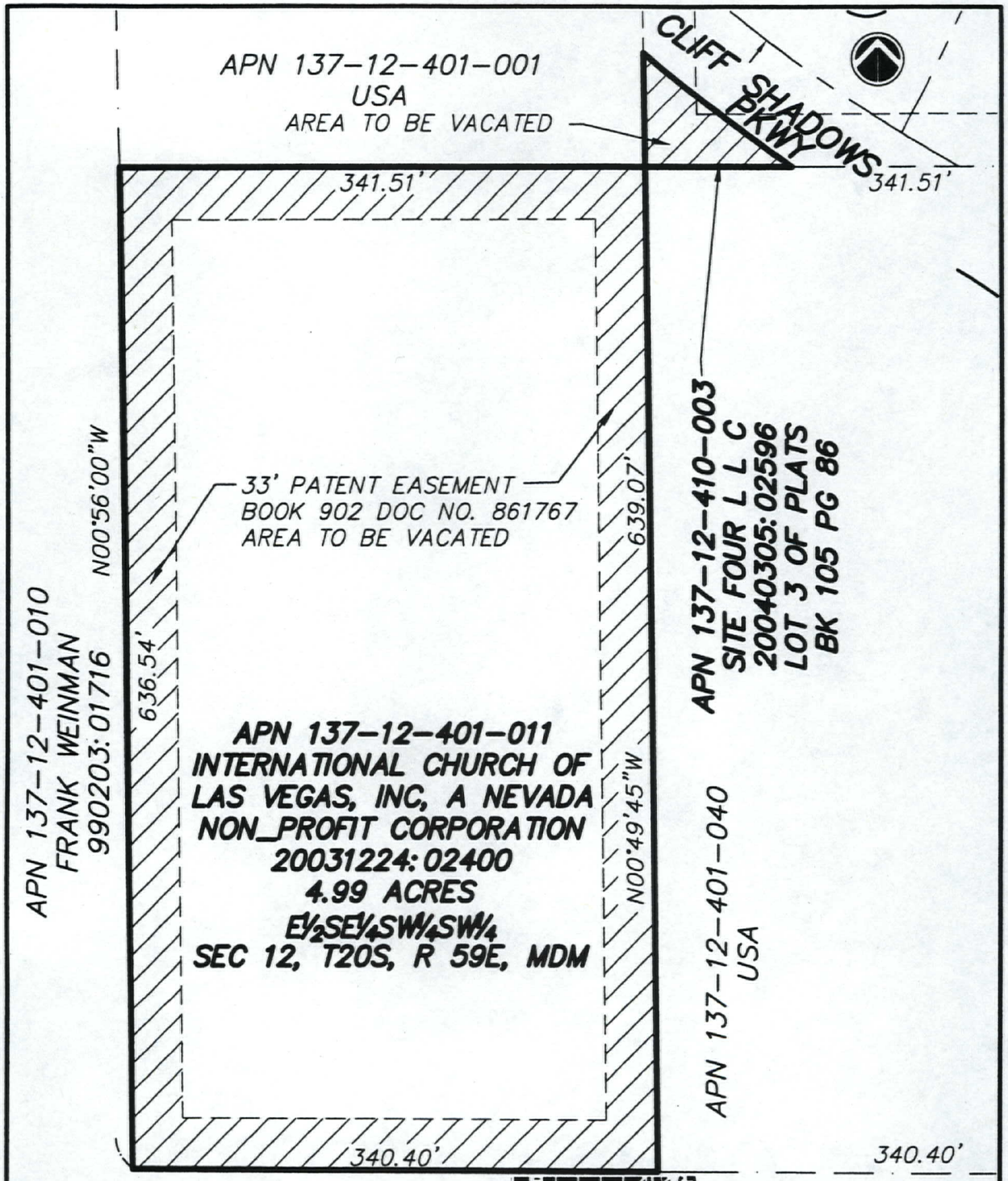
This 23RD day of SEPTEMBER, 20 08

_____

Notary Public in and for said County and State

MIRIAM R. SCHARSCH
Notary Public, State of Nevada
Appointment No. 03-80745-1
My Appt. Expires March 15, 2011

COPY



PATENT RESERVATION VACATION EXHIBIT

1"=100'

ICLV-PRAYER MOUNTAIN

050915S/DWG/ICLV-BNDY

PAGE OF

SOUTHWEST ENGINEERING
LAND PLANNING • MAPPING • DEVELOPMENT

3610 North Rancho Drive
Las Vegas, Nevada 89130
Telephone: (702) 648-9700
fax: (702) 648-4143

COPY

RECEIVED
OCT 06 2008

VAC-30622
11/20/08 PC



VAC-30622 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.
SOUTHWEST CORNER OF CLIFF SHADOWS PARKWAY AND THE 215 BELTWAY
FEBRUARY 12, 2009 PLANNING COMMISSION

10/14/08



VAC-30622 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.
SOUTHWEST CORNER OF CLIFF SHADOWS PARKWAY AND THE 215 BELTWAY
FEBRUARY 12, 2009 PLANNING COMMISSION

10/14/08



VAC-30622 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.
SOUTHWEST CORNER OF CLIFF SHADOWS PARKWAY AND THE 215 BELTWAY
FEBRUARY 12, 2009 PLANNING COMMISSION

10/14/08



VAC-30622 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.
SOUTHWEST CORNER OF CLIFF SHADOWS PARKWAY AND THE 215 BELTWAY
FEBRUARY 12, 2009 PLANNING COMMISSION

10/14/08



VAC-30622 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.
SOUTHWEST CORNER OF CLIFF SHADOWS PARKWAY AND THE 215 BELTWAY
FEBRUARY 12, 2009 PLANNING COMMISSION

10/14/08

SHARED PARKING AGREEMENT

This Shared Parking Agreement ("AGREEMENT") is made and entered into this ___ day of _____, 2009 ("Effective Date"), between the City of Las Vegas, a municipal corporation in the State of Nevada ("CITY") and The International Church of Las Vegas, a nonprofit organization ("ICLV"). CITY and ICLV are individually or collectively referred herein as the "Party" or "Parties."

RECITALS

WHEREAS, the CITY is a governmental entity, which leases from the Bureau of Land Management (BLM), through Recreation and Public Purpose Lease serial number N-75746, the real property located at Cliff Shadows Parkway and Novat Street, Las Vegas, Nevada (the "Property"); and

WHEREAS, ICLV desires to use a portion of the Property for parking purposes; and

WHEREAS, the CITY has agreed to enter into this AGREEMENT subject to the terms and conditions set forth herein; and

NOW THEREFORE, in consideration of the mutual promises herein contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. The Property is 4.057 acres of BLM leased land identified as a portion of Assessor's Parcel Number's 137-12-401-001 and 137-12-401-040 as depicted in Exhibit "A," attached hereto and incorporated herein.

2. The CITY grants the ICLV the right to use the Property for parking and no other use. The ICLV acknowledges that this AGREEMENT does not grant exclusive use of the Property for parking at any time because the Property is a public facility and open to public use.

3. The CITY shall pursue obtaining a patent on the Property from the Bureau of Land Management ("BLM") once development has been completed.

4. ICLV acknowledges that it shall construct and maintain the parking lot and other conditions of development though a separate agreement with the CITY.

5. Each Party shall have the right to terminate this Agreement immediately upon written notice to the other party if (i) the other party breaches any term of this Agreement, which the other party has failed to cure within thirty days after the breaching party's receipt of written notice of such breach; or (ii) both parties mutually agree to terminate this Agreement; or (iii) the Property reverts to the BLM for any reason.

6. The term of this Agreement shall begin on the Effective Date and terminate on May 21, 2032 ("Termination Date"). Within ninety days of the Termination Date, the ICLV shall notify the CITY in writing of its intentions to request an extension of this Agreement. An extension for any term shall be at the sole discretion of the CITY.

7. Indemnity. ICLV hereby agrees to protect, indemnify, and hold the CITY, its officers, employees and agents, harmless from and against any and all claims, damages, losses, expenses, suits, actions, decrees, judgments, awards, attorneys' fees and court costs, which the CITY, its officers, employees or agents, may suffer or which may be sought against or are recovered or obtainable from the CITY,

MOD-30617 ZON-31062
VAR-30620 VAR-31394
VAC-30622 SDR-30614

its officers, employees or agents, as a result of, or by reason of, or arising out of or in consequence of any act or omission, negligent or otherwise, of the ICLV or its officers, employees, contractors, subcontractors, agents, visitors, volunteers or anyone who is directly or indirectly employed by, or is acting in concert with, the ICLV, officers, its employees, contractors, subcontractors, visitors, volunteers or agents in the performance of this AGREEMENT.

The ICLV expressly agrees, at its sole cost and expense, to defend City, its officers, employees and agents, in any suit or action that may be brought against it or them, or any of them, by reason of any act or omission, negligent or otherwise, against which the ICLV has agreed to indemnify the CITY, its officers, employees and agents. If the ICLV fails so to do, the CITY shall have the right, but not the obligation to defend same and to charge all of the direct and incidental costs of such defense, including attorneys' fees and court costs, to the ICLV.

8. General Liability. The ICLV shall maintain the following general liability insurance for the Property:

Type of Coverage:	Occurrence Basis
Amount of Coverage:	$1,000,000 per occurrence
	$2,000,000 aggregate
Policy Period:	Annual Policy. Effective for the duration of this Agreement
Name Insured:	ICLV
Additional Insured Parties:	City of Las Vegas (its officers, employees and agents)

9. Notice. Any notice required to be given hereunder shall be deemed to have been given when notice is (i) received by the party to whom it is directed by personal service, (ii) telephonically faxed to the telephone number below provided confirmation of transmission is received thereof, or (iii) deposited as registered or certified mail, return receipt requested, with the United States Postal Service, addressed as follows:

To ICLV:
Ron Portaro
7958 Lookout Rock Circle
Las Vegas, Nevada 89129
Attn: Ron Portaro
(702) 610-1919 phone
(702) 395-8707 fax

With Copy to:
International Church of Las Vegas
8100 Westcliff Dr.
Las Vegas, Nevada 89145
Attn: Michael Bradanini
(702) 242-2273 phone
(702) 242-5316 fax

To CITY:
City of Las Vegas
Real Estate & Utilities
400 Stewart Avenue, 4th Floor
Las Vegas, Nevada 89101
Attn: Real Estate Administrator
(702) 229-1022 phone
(702) 464-2522 fax

10. Assignment and Subletting. ICLV shall not assign or encumber its interest in this AGREEMENT or in the Property or sublease all or any part of the Property without the written consent of the CITY.

11. Modification or Amendments. No amendment, change or modification of this AGREEMENT shall be valid unless in writing and signed by both parties.

12. Disclosure of Principals. Pursuant to Resolution R-105-99 adopted by the City Council effective October 1, 1999, ICLV warrants that it has disclosed on the form attached as Exhibit "B," all principals and partners of ICLV, as well as all persons and entities holding more than a one percent (1%) interest in ICLV or any principal of ICLV. Throughout the term hereof, ICLV shall notify the CITY in writing of any material change in the above disclosure within 15 days of any such change.

IN WITNESS WHEREOF, the CITY and ICLV have executed this AGREEMENT as of the date set forth above.

CITY OF LAS VEGAS

By: _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BEVERLY K. BRIDGES CMC, City Clerk

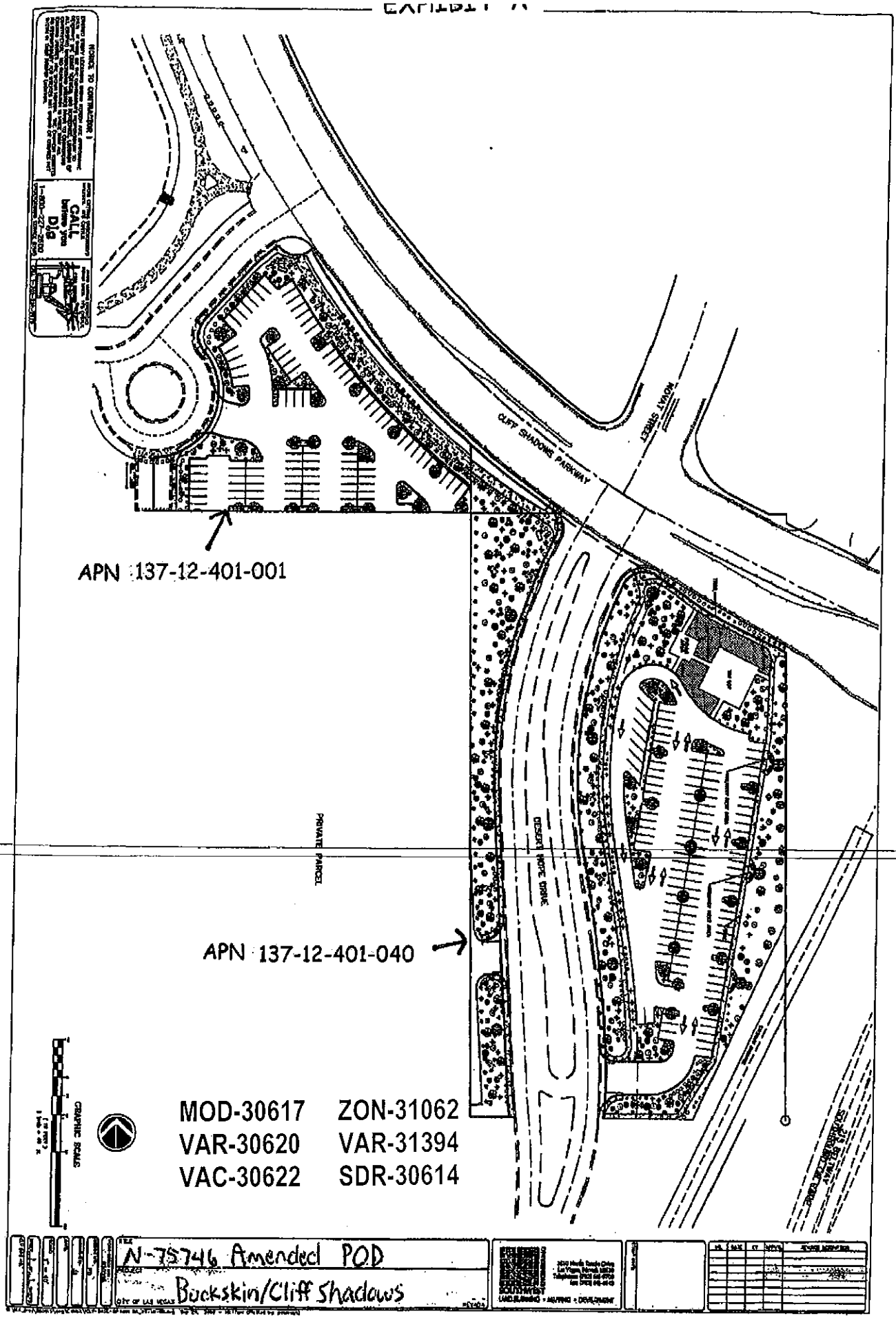
APPROVED AS TO FORM:

John S. Ridilla 1/20/09
DEPUTY CITY ATTORNEY Date

INTERNATIONAL CHURCH
OF LAS VEGAS

By: _____

EXHIBIT A



CLIFF SHADOWS PARKWAY
MOVAY STREET
APN 137-12-401-001
PRIVATE PARCEL
DESERT HOPE DRIVE
APN 137-12-401-040
MOD-30617
ZON-31062
VAR-30620
VAR-31394
VAC-30622
SDR-30614
GRAPHIC SCALE
N-75746 Amended POD
Buckskin/Cliff Shadows

EXHIBIT "B"
DISCLOSURE OF PRINCIPALS

The Board of Directors The International Church of Las Vegas and all persons and entities holding more than 1% interest in The International Church of Las Vegas are the following:

FULL NAME	BUSINESS ADDRESS	BUSINESS PHONE
1. President Paul M. Goulet	8100 Westcliff Drive	242-2273
2. Vice President Steve Beason	" "	"
3. Treasurer Stanley Loupe	" "	"
4. Secretary Richard Sacca	" "	"
5.		
6.		
7.		
8.		
9.		
10.		

I hereby certify under penalty of perjury, that the foregoing list is full and complete.

The International Church of Las Vegas
a Non-Profit organization

By: _____
Its: President

Subscribed and sworn to before me this
21st day of January, 2009.

_____
Notary Public

NORMA URRABAZO
Notary Public, State of Nevada
Appointment No. 03-80746-1
My Appt. Expires February 16, 2011

MOD-30617 ZON-31062
VAR-30620 VAR-31394
VAC-30622 SDR-30614

NOTE:

Please refer to MOD-30617 for Protest E-mails, Protest/Support Letters, Support Affidavits and Petition.

City of Las Vegas Agenda Item No.: **20.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

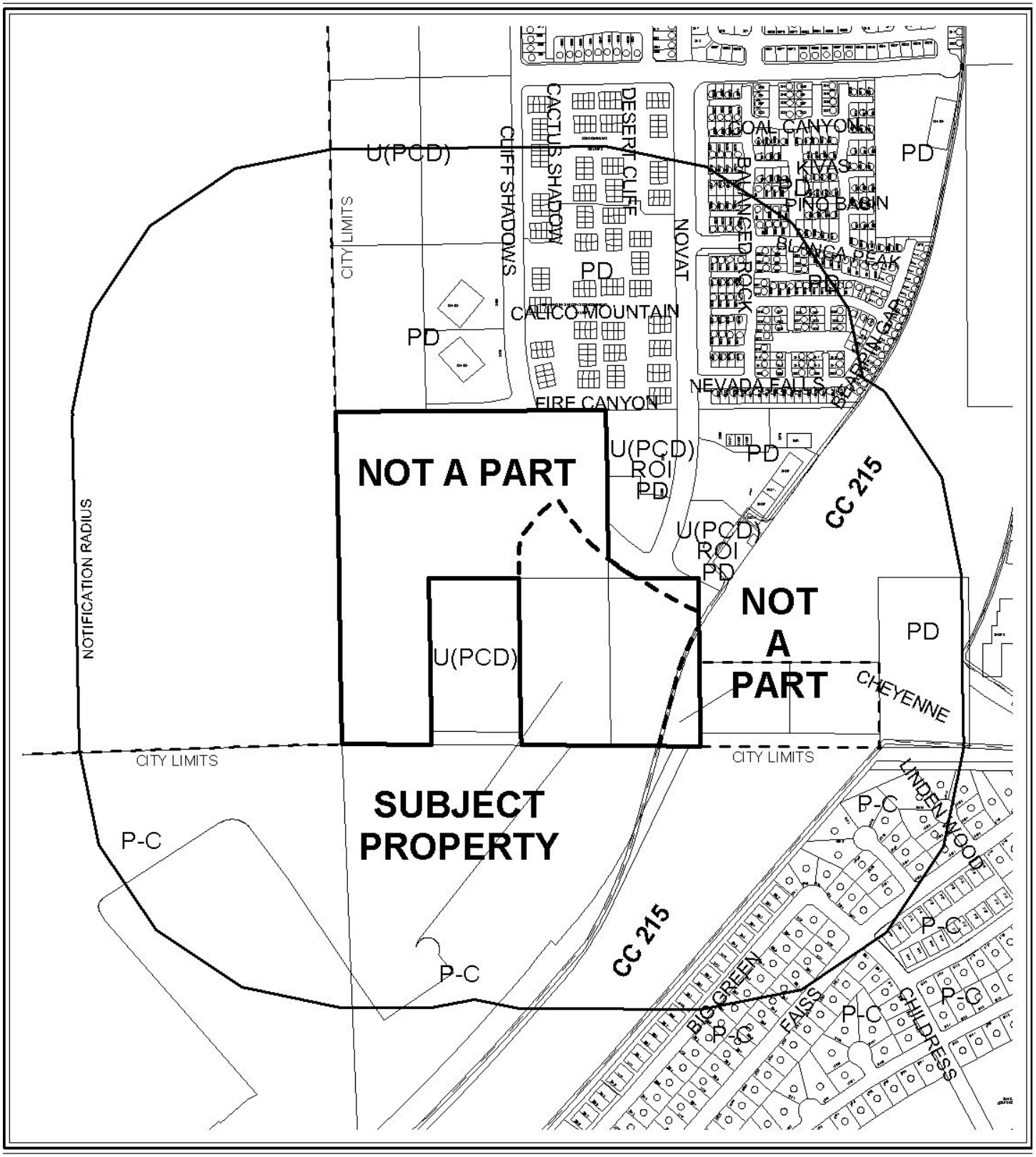
SUBJECT:
ABEYANCE - SDR-30614 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622 - PUBLIC HEARING - APPLICANT: INTERNATIONAL CHURCH OF LAS VEGAS, INC. - OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC. AND USA - Request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY, 89,550 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP WITH WAIVERS OF THE LONE MOUNTAIN WEST WALL AND LANDSCAPE STANDARDS on 9.12 acres at the southwest corner of Cliff Shadows Parkway and the 215 Beltway (APNs 137-12-401-001, 011, 040 and 137-12-410-003), PD (Planned Development) Zone [L (Low Density Residential) Lone Mountain West Land Use Designation], U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [P (Park/School/Recreation/Open Space) Lone Mountain West Land Use Designation], and C-V (Civic) Zone [P (Park/School/Recreation/Open Space) Lone Mountain West Land Use Designation] [PROPOSED: PD (Planned Development)] [PF (Public Facilities) Lone Mountain West Land Use Designation and C-V (Civic) Zone [P (Park/School/Recreation/Open Space) Lone Mountain West Land Use Designation], Ward 4 (Steinman)

C.C.: 03/18/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**21**	**Planning Commission Mtg.**	**702**
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. Shared Parking Agreement
6. Justification Letter
7. Protest/Support Postcards
8. Protest E-mails, Protest/Support Letters, Support Affidavits and Petition



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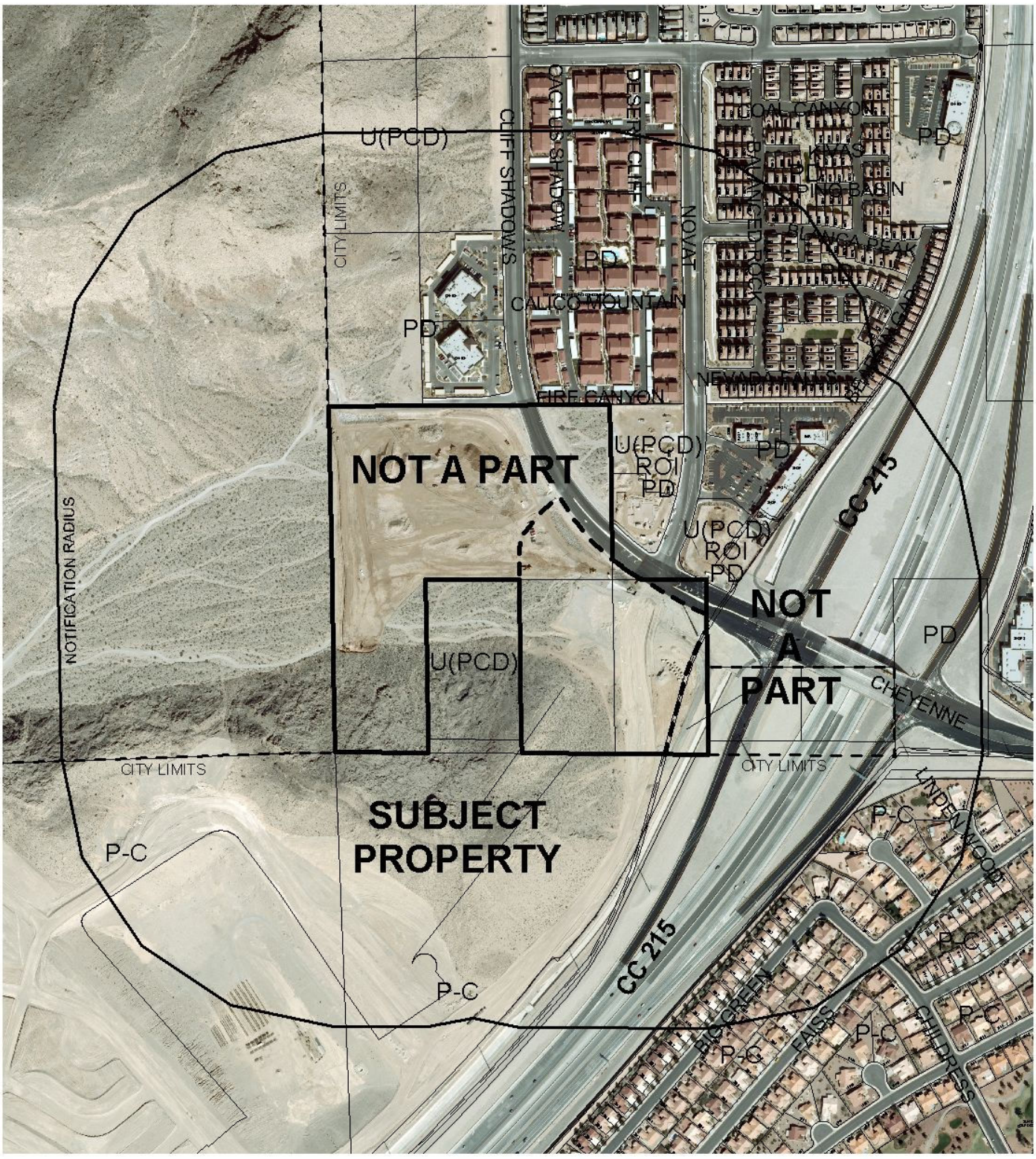
CASE: **SDR-30614**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT) ZONE [L (LOW DENSITY RESIDENTIAL) LONE MOUNTAIN WEST LAND USE DESIGNATION] ; U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] [P (PARK/SCHOOL/RECREATION/ OPEN SPACE) LONE MOUNTAIN WEST LAND USE DESIGNATION] AND C-V (CIVIC) ZONE

PROPOSED ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT) ZONE [PF (PUBLIC FACILITIES) LONE MOUNTAIN WEST LAND USE DESIGNATION]



0 400 800 Feet

CASE: **SDR-30614**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT) ZONE [L (LOW DENSITY RESIDENTIAL) LONE MOUNTAIN WEST LAND USE DESIGNATION] ; U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] [P (PARK/SCHOOL/RECREATION/ OPEN SPACE) LONE MOUNTAIN WEST LAND USE DESIGNATION] AND C-V (CIVIC) ZONE

PROPOSED ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT) ZONE [PF (PUBLIC FACILITIES) LONE MOUNTAIN WEST LAND USE DESIGNATION]

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SDR-30614 - APPLICANT: INTERNATIONAL CHURCH OF LAS VEGAS, INC. - OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC. AND USA

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-30622) and Variance (VAR-31394) shall be required, 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 10/06/08, except as amended by conditions herein.

4. A Waiver of the Lone Mountain West Wall and Landscape standards is herby approved, to allow retaining walls up to 16 feet in height without intermediate terracing, and to allow a zero-foot landscape buffer along a portion of the south property line and a two-foot landscape buffer along a portion of the western property line.

5. 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: on the south side of Cliff Shadows Parkway, west of the intersection with the future Desert Hope Drive, a Multi-Use Transportation Trail is required and shall meet all minimum standards of the City of Las Vegas Master Plan, Transportation Trails Element.

6. 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.

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. Any trash enclosure shall be roofed and screened to comply with the standards of LVMC Title 19.08.

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. 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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Dedicate, provide dedication or obtain appropriate easement rights for the roadway at the northwest corner of this site, including the circular turn-around and roadway providing access to Assessor's Parcel # 137-12-401-010 prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide all documentation and support materials necessary to amend the existing Bureau of Land Management Right-of-Way Grant N-66120 to the Right-of-Way Section of the Department of Public Works.

15. A Petition of Vacation for the existing Cheyenne Avenue right-of-way adjacent to the southwest corner of this site shall be submitted to the City and shall be approved by the City Council prior to the submittal of any construction drawings for this site. The Order of Vacation shall record prior to issuance of any permits for this site. If such Petition of Vacation is not approved by City Council, this site shall be redesigned to accommodate dedication of appropriate right-of-way to extend or terminate Cheyenne Avenue.

16. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the LaMadre Equestrian Trailhead project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

17. If not already in place at the time of development of this site, construct all incomplete half-street improvements, including appropriate over paving to allow for two way vehicular traffic adjacent to this site, on Cliff Shadows Parkway, Desert Hope Drive, and the unnamed street with the roundabout along the northwest edge of this site concurrent with development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

18. Submit an Encroachment Agreement for the rockery wall located along Desert Hope Drive adjacent to this site prior to the issuance of permits for this site.

19. If not already in place, extend public sewer in Desert Hope Drive to the southern, edge of this site at a size, depth and location acceptable to the Collection System Planning section of the Department of Public Works. 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.

20. 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.

21. 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.

22. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development

activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

23. 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 drainage ways 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. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

SDR-30614 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 89,550 square-foot, five-story Church/House of Worship with Waivers of the Lone Mountain West wall and landscape standards to be located at the southwest corner of the intersection of Cliff Shadows Parkway and Novat Street. The applicant has also submitted a Major Modification (MOD-30617) to change the Lone Mountain West land use designation on two parcels from L (Low Density Residential) and P (Park/School/Recreation/Open Space) to PF (Public Facilities); a Rezoning (ZON-31062) of one parcel from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development); a Variance (VAR-30620) to Title 19.06.170 Hillside Development Standards and Guidelines to allow a building height of 85 feet where two stories or 35 feet is the maximum allowed and to allow a site disturbance of 3.78 acres where 3.56 acres is the maximum allowed; and a Variance (VAR-31394) to allow 175 parking spaces where 375 are required.

The requests for multiple Variances and Waivers, as noted above, indicate that the site will be overbuilt; therefore, staff recommends denial of this Site Development Plan Review.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/05/03	The City Council approved an Annexation (A-0038-02) for the subject property as part of a larger request. The Planning Commission recommended approval. The effective date was 2/14/03.
12/17/03	The City Council approved a Rezoning (ZON-3209) to PD (Planned Development), a Major Modification (MOD-3206) to add approximately five acres to the Lone Mountain West Master Plan area and to amend the Plan to allow churches within all residential land use designations with approval of a Special Use Permit (SUP-3304) for the Church/House of Worship. The Planning Commission and Staff recommended denial as no Site Development Plan Review accompanied the application for a Special Use Permit. A two year approval was granted for the Church and pre-school, set to expire 12/17/05. The Planning Commission and Staff recommended denial.

06/16/04	The City Council approved a request for a Major Modification (MOD-4178) to the Lone Mountain West Master Plan to add 24.92 acres into the plan and to change the future land use designation from PF (Public Facility) to P (Park/School/Recreation/Open Space), and a request for Rezoning (ZON-4179) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to C-V (Civic) on property adjacent to the northeast corner of the alignments of Cheyenne Avenue and Puli Drive. Planning Commission and staff recommended approval.
07/28/05	The Planning Commission approved, with final action, a request for a Site Development Plan Review (SDR-7404) for a proposed Equestrian Trailhead on 19.97 acres adjacent to the southwest corner of Cliff Shadows Parkway and Buckskin Avenue. Staff recommended approval.
3/01/06	The City Council approved a request for an Extension of Time (EOT-11349) of an approved Special Use Permit (SUP-3304) that allowed a Church/House of Worship and a Preschool adjacent to the south side of Cliff Shadows Parkway, approximately 375 feet west of the 215 Beltway. Staff recommended approval. A one-year extension was granted, set to expire 12/17/07.
02/06/08	The City Council approved a request for a second Extension of Time (EOT-26060) for an approved Special Use Permit (SUP-3304) for a church/house of worship and a preschool adjacent to the south side of Cliff Shadows Parkway, approximately 375 feet west of the 215 Beltway. Staff recommended approval. The Special Use Permit is set to expire on 12/17/09.*
11/21/08	The Planning Commission held in abeyance requests for a Site Development Plan Review (SDR-30614) for a proposed 89,550 square-foot, five-story Church/House of Worship with Waivers of the Lone Mountain West wall and landscape standards; a Major Modification (MOD-30617) to change the Lone Mountain West land use designation on two parcels from L (Low Density Residential) and P (Park/School/Recreation/Open Space) to PF (Public Facilities); a Rezoning (ZON-31062) of one parcel from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development); a Variance (VAR-30620) to Title 19.06.170 Hillside Development Standards and Guidelines to allow a building height of 85 feet where two stories or 35 feet is the maximum allowed and to allow a site disturbance of 3.78 acres where 3.56 acres is the maximum allowed; a Variance (VAR-31394) to allow 175 parking spaces where 375 are required; and a petition to Vacate (VAC-30622) U.S. Government Patent Easements located at the southwest corner of the intersection of Cliff Shadows Parkway and Novat Street.

01/22/09	The Planning Commission held in abeyance requests for a Site Development Plan Review (SDR-30614) for a proposed 89,550 square-foot, five-story Church/House of Worship with Waivers of the Lone Mountain West wall and landscape standards; a Major Modification (MOD-30617) to change the Lone Mountain West land use designation on two parcels from L (Low Density Residential) and P (Park/School/Recreation/Open Space) to PF (Public Facilities); a Rezoning (ZON-31062) of one parcel from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development); a Variance (VAR-30620) to Title 19.06.170 Hillside Development Standards and Guidelines to allow a building height of 85 feet where two stories or 35 feet is the maximum allowed and to allow a site disturbance of 3.78 acres where 3.56 acres is the maximum allowed; a Variance (VAR-31394) to allow 175 parking spaces where 375 are required; and a petition to Vacate (VAC-30622) U.S. Government Patent Easements located at the southwest corner of the intersection of Cliff Shadows Parkway and Novat Street.
02/04/09	The City Council will consider a request for a Shared Parking Agreement between the International Church of Las Vegas, Inc. and the City of Las Vegas for real property located at Cliff Shadows Parkway and Novat Street.

**The applicant has requested a Major Modification (MOD-30617) to amend the Lone Mountain West land use designation from L (Low Density Residential) and P (Park/School/Recreation/ Open Space) to PF (Public Facilities). If approved, Special Use Permit (SUP-3304) would no longer be required to develop the site as a Church/House of Worship.*

Related Building Permits/Business Licenses	
02/08/08	Building permits were issued for onsite improvements, hardscapes and site lighting (#107381) and a ramada building (#107383) at the La Madre Equestrian Trailhead located at 3355 Cliff Shadows Parkway.
Pre-Application Meeting	
07/10/08	A pre-application meeting was held to discuss the requirements for submitting applications for a Major Modification, Site Development Plan Review and Variance. Also discussed were the requirements for meeting the Hillside Development standards and guidelines.
Neighborhood Meeting	
11/13/08	A neighborhood meeting will be held on Thursday, November 13, 2008 at 6:30 p.m. at the YMCA Building located at 3521 North Durango Drive, Las Vegas, Nevada.

Field Check	
10/14/08	A field check was conducted by staff. The site is vacant and undeveloped, with an unpermitted chain link fence around the perimeter. It has been partially graded to allow for construction staging activities for the Desert Hope Drive right-of-way and a nearby drainage project; there are concrete barriers and pipe stored on the site.

SG

Details of Application Request	
Site Area	
Gross Acres	9.12 Acres (subject site, including BLM land)
Net Acres	5.07 Acres (applicant owned)

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped, Vacant	PCD (Planned Community Development)	PD (Planned Development) [L (Low Density Residential) Lone Mountain West Land Use Designation], U (Undeveloped) [P (Parks, Schools, Recreation, Open Space) Lone Mountain West Land Use Designation] and C-V (Civic) [P (Parks, Schools, Recreation, Open Space) Lone Mountain West Land Use Designation] [**Proposed**: PD (Planned Development) [PF (Public Facilities) Lone Mountain West Land Use Designation] and C-V (Civic) [P (Parks, Schools, Recreation, Open Space) Lone Mountain West Land Use Designation]

North	Vacant (SDR-7404 approved for an Equestrian Trailhead, under construction)	PCD (Planned Community Development)	CV (Civic) [P (Parks, Schools, Recreation, Open Space) Lone Mountain West Land Use Designation]
	Vacant (SDR-21198 approved for a Financial Institution, General with Drive Thru, under construction)	PCD (Planned Community Development)	PD (Planned Development) [V-C (Village Commercial) Lone Mountain Land Use Designation]
	Vacant (SDR-15956 approved for a Service Station and Auto Repair Garage, Minor, under construction)		
South	Undeveloped (Village 26 – Reverence)	SUM (Summerlin)	PC (Planned Community)
East	CC 215 ROW	ROW	ROW
West	Undeveloped, Vacant	PCD (Planned Community Development)	U (Undeveloped) [L (Low Density Residential) Lone Mountain West Land Use Designation]

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
Lone Mountain West	X		N*
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Hillside Development Area	X		N**
Trails	X		N***
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 Waivers of the Lone Mountain West wall and landscape standards as part of this Site Development Plan Review.*

*** The applicant has requested a Variance (VAR-30620) to Title 19.06.170 Hillside Development Standards and Guidelines to allow an 85-foot high building where two stories or 35 feet is the maximum height permitted, and to allow a site disturbance of 3.78 acres where 3.56 acres is the maximum permitted.*

****A condition has been added to require a Multi-Use Transportation Trail along Cliff Shadows Parkway, west of the intersection with Novat Street/Desert Hope Drive, to comply with all requirements of the City of Las Vegas Master Plan, Transportation Trails Element.*

DEVELOPMENT STANDARDS

All development within the Lone Mountain West Master Plan area is subject to the Lone Mountain West Master Plan. The Lone Mountain West Master Plan does not establish design standards for buildings located within a PF (Public Facilities) Lone Mountain West Land Use designation zone. As no design standards exist for the PF (Public Facilities) Lone Mountain West Land Use designation, the development standards for this development shall use the following criteria: The development standards shall be established by the PF (Public Facilities) Lone Mountain West Land Use designation and any corresponding Site Development Plan Review approval under Subchapter 19.18.050. The site also falls within the Hillside Development Area, and will be subject to the regulations contained in Title 19.06.170 Hillside Development Standards and Guidelines. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. The proposed landscaping, parking, setbacks, and maximum building heights for this project are defined below. Any future development will require review for determination of appropriate development standards.

Standard	***Provided***
Min. Setbacks	
• Front	144 Feet
• Side	40 Feet
• Corner (east)	60 Feet
• Rear	175 Feet
Max. Lot Coverage	15.3%
Max. Building Height	85 Feet*
Trash Enclosure	Not Indicated**
Mech. Equipment	Screened

**The applicant has requested a Variance (VAR-30620) to allow a building height of 85 feet where two stories or 35 feet is the maximum permitted by Title 19.06.170 Hillside Development Standards and Guidelines. This represents a 143% deviation from the maximum allowed.*
***A condition has been added to require that any trash enclosure provided shall be roofed and screened to comply with the requirements of Title 19.08.*

Landscaping and Open Space Standards	
Standards	***Provided***
Parking Area	68 Trees*
Buffer: Min. Trees	34 Trees**
TOTAL	102 trees
Min. Zone Width	25 Feet
Wall Height	No perimeter screen walls are proposed

**The parking area trees provided are in excess of one tree per five parking spaces.*
***The perimeter tree spacing is equivalent to approximately one tree per 25 feet.*

Pursuant to Title 19.06.170 Hillside Development Standards and Guidelines, the following site disturbance standards apply:

Slope	***Site Area***	***Maximum Disturbance Allowed***		***Proposed Disturbance***	***Compliance***
0% to 15%	2.70 Acres	100%	2.70 Acres		
15% to 25%	0.43 Acres	50%	0.21 Acres		
25% and Greater	1.86 Acres	35%	0.65 Acres		
Total Parcel Area	4.99 Acres		3.56 Acres	3.78 Acres	N*

**The applicant has requested a Variance (VAR-30620) to allow 3.78 acres of site disturbance where 3.56 acres is the maximum allowed. This represents a 6.2% deviation from the maximum allowed.*

Pursuant to Title 19.10, the following parking standards are proposed:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Church or House of Worship	1500-seat gathering room	1 space per 4 seats in the gathering room	367 Spaces	8 Spaces	387 Spaces	8 Spaces	N*
TOTAL			375 Spaces		395 Spaces**		

**The applicant has requested a Variance (VAR-31394) to allow 175 on-site parking spaces where 375 are required. This represents a 53% deviation.*
***The applicant is proposing to construct shared-parking facilities, including landscaping, on the adjacent parcel to the east (APN 137-12-401-040) and a portion of the adjacent parcel to the north (APN 137-12-401-001); both parcels are owned by the Bureau of Land Management, and*

leased to the City of Las Vegas. Of the 395 proposed parking spaces, 175 spaces, including all eight handicap accessible spaces, are located on property currently owned by the applicant. The applicant entered into a Disposition and Development Agreement with the City of Las Vegas on 01/09/08, and is in the approval process for a shared parking agreement with the city for the aforementioned parcels.

Waivers – Lone Mountain West Master Plan		
Request	**Requirement**	**Staff Recommendation**
Retaining walls up to 16 feet in height without terracing	Maximum three-foot six-inch high retaining walls with five-foot wide terraces between	Denial
Zero-foot landscape planting strip along the side and rear property line	Seven-foot landscape planting strip	Denial

ANALYSIS

- **Land Use and Zoning**

  The subject site is located within the Centennial Hills Sector Plan area and the Lone Mountain West Master Plan area. The site has a General Plan designation of PCD (Planned Community Development), which allows for a mix of residential uses that maintains an average overall density of two to eight dwelling units/gross acre, depending upon compatibility with adjacent uses. In addition, commercial, public facilities, and office projects may be used as buffers (depending no compatibility issues) within the PCD.

  The subject site is zoned PD (Planned Development and U (Undeveloped) [PCD (Planned Community Development) General Plan designation]. The applicant has submitted a request for Rezoning (ZON-31062) from U (Undeveloped) [PCD (Planned Community Development) General Plan designation] to PD (Planned Development), which is intended to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, and cultural enrichment, or to provide a single-purpose or multi-use planned development. The PD (Planned Development) zone district is consistent with the Lone Mountain West Master Plan and the PCD (Planned Community Development) General Plan designation.

Also included in this proposed Site Development Plan Review are portions of the parcels to the north and east (APNs 137-12-401-001 and 040) that are owned by the Bureau of Land Management and leased to the City of Las Vegas for development as the La Madre Trailhead park complex. The applicant has entered into a Disposition and Development Agreement and is in the process of entering into a shared parking agreement with the city

to develop and landscape additional parking facilities and public right-of-way (Desert Hope Drive) on these parcels. These parcels have a General Plan designation of PCD (Planned Community Development), are zoned C-V (Civic), and are also located within the Lone Mountain West Master Plan, with a Lone Mountain West land use designation of P (Park/School/Recreation/Open Space).

- **Hillside Development Standards and Guidelines**

This is the first project to be considered under Title 19.06.170 Hillside Development Standards and Guidelines, adopted by City Council on August 15, 2007. As required, a preliminary review of the project was completed prior to submittal of entitlement applications to identify existing geographic, topographic and environmental features of the site, determine the impact of the proposed project on these features, and to determine compliance with the standards and guidelines in general. Grading plans and sections, a slope analysis, a ridgeline/elevation study and a drainage study were all submitted by the applicant and reviewed by city staff in the following departments: Planning and Development, the Development Coordination, Flood Control, Land Development Services and Transportation Planning sections of Public Works, and Fire and Rescue. It was determined that the proposed project met the minimum requirements for the preliminary review, but that two Variances (VAR-30620) to the standards would be required: the applicant is proposing a building height of 85 feet where two stories or 35 feet is the maximum allowed, and a site disturbance of 3.78 acres where 3.56 acres is the maximum allowed.

The Hillside Development Standards and Guidelines were adopted because it was determined that hillside areas within the City of Las Vegas would require special consideration and a development style that would protect and conserve the natural and visual resources, prime wildlife habitat and the unique vegetation species within these areas, and to encourage innovative planning, design and construction techniques to minimize grading and site disturbance in order to maximize compatibility with the natural terrain. Therefore, staff is recommending denial of these Variances as the applicant has created a self-imposed hardship, and alternative site design could have been used to meet the minimum requirements of the Hillside Development Standards and Guidelines.

- **Site Plan**

The submitted site plan indicates the construction of a Church/House of Worship on two parcels owned by the applicant, as well as development of shared parking facilities and public right-of-way (Desert Hope Drive) on portions of two additional parcels owned by the Bureau of Land Management, and leased to the City of Las Vegas for development as the La Madre Trailhead Park. The church consists of a five-story tower that is centrally located on the southwest parcel, which is owned by the applicant, with a two-story wing to the south, and a three-story wing to the northwest. The tower and southern wing, along with all site improvements, make up phase one of the project, with the northwest

wing as phase two. There are 175 parking spaces, including eight handicap accessible spaces, provided to the north and east of the church building on the same parcel, with an additional 120 parking spaces extending onto the adjacent parcel to the north. The adjacent parcel to the east is proposed as public right-of-way (the future Desert Hope Drive, running south from Cliff Shadows Parkway), a picnic area and playground, and an additional 100 parking spaces, with landscape buffers along the southern side of Cliff Shadows Parkway and both sides of Desert Hope Drive that are a minimum of 20 feet in width.

To the rear of the church, along the southwest side, is a service road and amphitheater. The southwest quarter of the site is to be left as undisturbed hillside area, with a retaining wall of up to 16 feet in height that is to be shielded from the public right-of-way by the church building, as required by Title 19.06.170 Hillside Development Standards and Guidelines. Along Cliff Shadows Parkway and Desert Hope Drive, there are retaining walls up to six feet in height at the rear of the landscape buffer areas. The applicant is requesting a Waiver of the Lone Mountain West standards that require a five-foot landscaped terrace between retaining walls no higher than three feet, six inches.

- **Landscape Plan**

The landscape plan indicates the use of a variety of plant materials on the site; however, some of the plant materials listed are not included in the approved plant palettes, Appendix B, of the Lone Mountain West Master Plan. Note 2 of Appendix B states that "All other plants not listed on the Lone Mountain West Plant Palette, but which are not expressly prohibited above, may be allowed subject to approval by the City of Las Vegas." None of the plant types listed on the landscape plan are prohibited by the Lone Mountain West Master Plan, and, therefore, may be approved as part of this Site Development Plan Review.

The plan indicates that 24-inch box sized Palo Verde trees will be planted along all street frontages, with approximately 25 feet between each tree. A variety of 5-gallon and 1-gallon shrubs will be planted in these areas as well. Within and surrounding the parking lot areas, the applicant is proposing to plant several different types of trees, including Palo Verde, Chilean Mesquite and Shoestring Acacia, of a minimum 24-inch box size.

Date Palms and Mediterranean Fan Palms will be planted to accent entryways. Within the parking lots, the applicant is proposing to install eight five-foot wide landscape diamonds, instead of the 16 five-foot wide, 18-foot long islands that are normally required by Title 19.10.

A Multi-Use Transportation Trail is required along the north edge of the site on Cliff Shadows Parkway, west of the intersection with Novat Street/Desert Hope Drive. A condition has been added to require that, within the required trail corridor, the landscape plan shall be revised to meet or exceed the minimum requirements of the City of Las Vegas Master Plan, Transportation Trails Element.

The applicant has requested a Waiver of the Lone Mountain West landscape standards along a portion of the west property line, and along a portion of the south property line, to allow a two-foot and zero-foot landscape planting strip where seven feet is required. Staff recommends denial of the Waiver request as alternate site design could have resulted in a planting strip that would meet the minimum seven feet required.

- **Elevations**

The exterior elevations indicate a structure with alternating horizontal bands of stucco and glass, with stone veneer accents, also in alternating horizontal bands of color. The stucco portion of the building provides a base in alternating colored bands of "Adobe" and "Hope Chest". Rising out of the stucco base is an 85-foot high glass tower in alternating colored bands of "Warm Ivory" and "Flame", with stone veneer accents at the main entry in alternating colored bands of "Field Autumn" and "Southwest Blend". Although this tower exceeds the allowed height of two stories or 35 feet, it remains below the primary ridgeline, as viewed from the public right-of-way and required by Title19.06.170 Hillside Development Standards and Guidelines, and only comprises approximately 15% of the total width of the proposed structure. The horizontal bands of colored materials reduce the perceived height of the tower, and, combined with the stone accents, help to fit the building into the surrounding terrain.

- **Floor Plan**

The floor plans depict a single 89,550 square-foot building, to be constructed in two phases. The first phase will encompass 40,830 square feet, and consist of a two-story wing with an office, classrooms and a nursery/pre-school on the first floor and a kitchen, storage and multi-purpose room on the second floor. Mechanical equipment is indicated on the roof of the two-story portion, with walls to provide visual screening. Also included in the first phase is a five-story tower, which provides an elevator and stairs for vertical circulation, multiple lobby areas, restrooms, a Wellness Center with associated offices, and church offices. Phase two will encompass 48, 720 square feet and consist of a three-story wing with meeting rooms and additional nursery rooms on the first floor, a 1,500-seat church on the second floor, and additional gathering space on the third floor. There is no time frame indicated for the construction of the different phases.

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 development is compatible with adjacent development in that the proposed Church/House of Worship will share parking facilities with the La Madre Trailhead Park, thereby giving the appearance of a larger planned development at that location.

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 consistent with the General Plan, but is not consistent with Title 19 and the Lone Mountain Master Plan in that the applicant has requested a Variance (VAR-30620) to Title 19.06.170 Hillside Development Standards and Guidelines to allow a building height of 85 feet where two stories or 35 feet is the maximum allowed and to allow a site disturbance of 3.78 acres where 3.56 acres is the maximum allowed; and a Variance (VAR-31394) to allow 175 parking spaces where 375 are required. In addition, the applicant has requested Waivers of the Lone Mountain wall and landscape requirements. These requests indicate that the site will be overbuilt.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

The site will be accessed by two driveways; a driveway that will serve the subject site, the La Madre Trailhead park and the adjacent property to the west, with access from Cliff Shadows Parkway, which is classified as an 80-foot Secondary Collector, and a second driveway with access from the future Desert Hope Drive, which is anticipated to be a Secondary Collector in the Master Plan of Streets and Highways.

4. Building and landscape materials are appropriate for the area and for the City;

The proposed building materials are appropriate for similar developments within the city. While not all of the landscape materials noted in the proposed landscape plan are listed in the Lone Mountain West approved plant palettes, they are not specifically prohibited, and may be approved as part of this Site Development Plan Review, per Appendix B of the Lone Mountain West Master Plan. The sizes and quantities of the listed materials are appropriate for the area and meet the landscape architectural concept of the Lone Mountain West Master Plan.

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 and design are not unsightly or obnoxious, and will help to provide a transitional buffer from the CC215 right-of-way at a very prominent entryway to the Lone Mountain, Lone Mountain West and Summerlin Master Plan areas.

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 6

ASSEMBLY DISTRICT 4

SENATE DISTRICT 9

NOTICES MAILED 504

APPROVALS 702

PROTESTS 21

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-30614** APN: 137-12-401-011 137-12-410-003

Name of Property Owner: CHURCH INTERNATIONAL LAS VEGAS

Name of Applicant: CHURCH INTERNATIONAL LAS VEGAS

Name of Representative: SOUTHWEST ENGINEERING

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: PAUL GOULET

Subscribed and sworn before me

This 23RD day of SEPTEMBER, 20 08

_____

Notary Public in and for said County and State

MIRIAM R. SCHARSCH
Notary Public, State of Nevada
Appointment No. 03-80745-1
My Appt. Expires March 15, 2011

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-30614 APN: 13-12-401-011 & 137-12-410-003

Name of Property Owner: USA

Name of Applicant: CHURCH INTERNATIONAL LAS VEGAS

Name of Representative: SOUTHWEST ENGINEERING

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 Yoakum

Subscribed and sworn before me Christina Strong

This 13th 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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-30614** APN: 137-12-401-001 & 040

Name of Property Owner: USA

Name of Applicant: CHURCH INTERNATIONAL LAS VEGAS

Name of Representative: SOUTHWEST ENGINEERING

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: PAUL GOULET

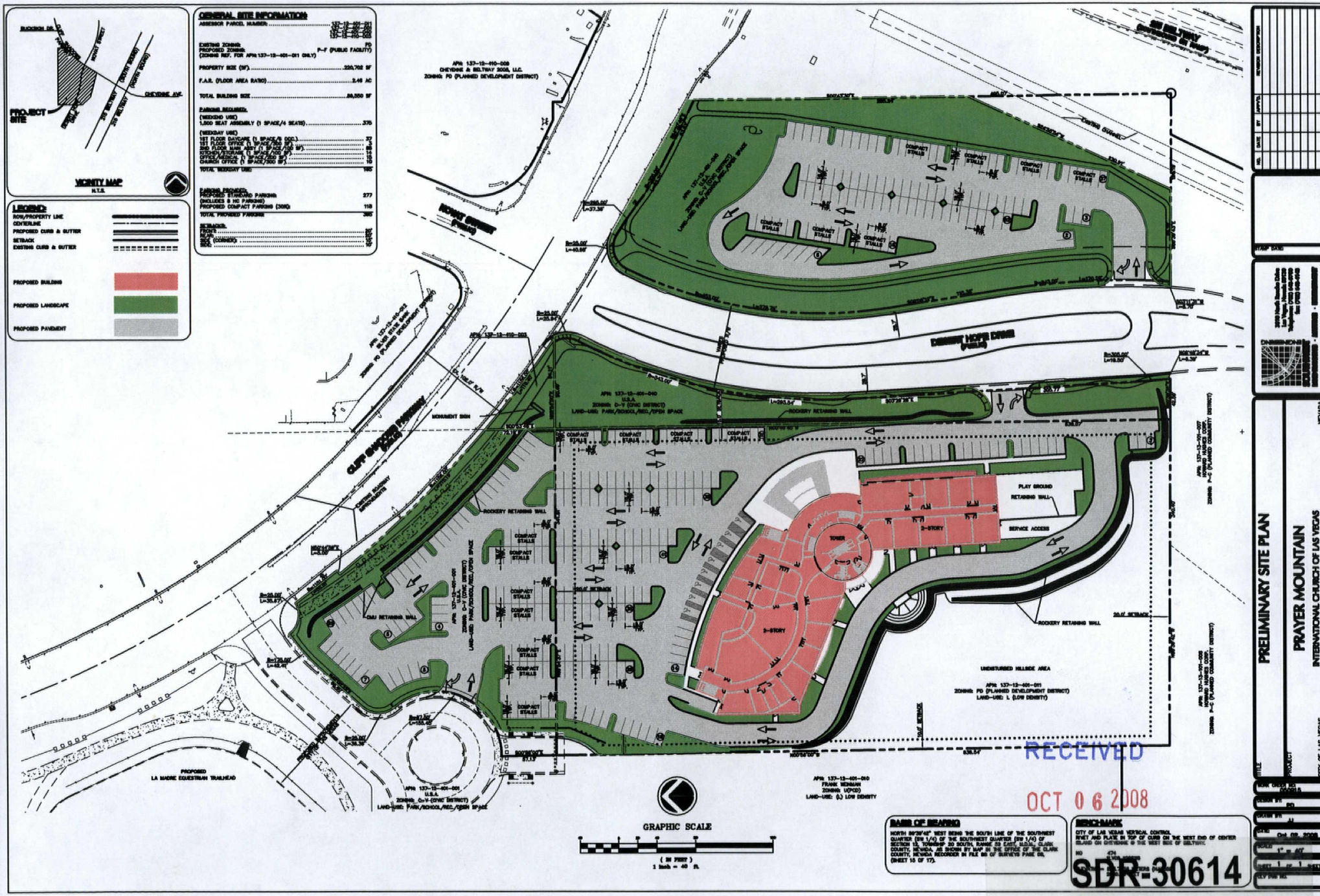
Subscribed and sworn before me

This 23RD day of SEPTEMBER, 2008

_____

Notary Public in and for said County and State

MIRIAM R. SCHARSCH
Notary Public, State of Nevada
Appointment No. 03-80745-1
My Appt. Expires March 15, 2011


VICINITY MAP
N.T.S.
PROJECT SITE
GENERAL SITE INFORMATION:
ASSESSOR PARCEL NUMBER:
EXISTING ZONING:
PROPOSED ZONING:
(ZONING REF. FOR APN: 137-13-401-011 ONLY)
PROPERTY SIZE (SF):
F.A.R. (FLOOR AREA RATIO):
TOTAL BUILDING SIZE:
PARKING REQUIRED:
(WEEKEND USE)
1,500 SEAT ASSEMBLY (1 SPACE/4 SEATS):
(WEEKDAY USE)
1ST FLOOR DAYCARE (1 SPACE/6 OCC.):
1ST FLOOR OFFICE (1 SPACE/300 SF):
2ND FLOOR MAIN ASST (1 SPACE/300 SF):
KITCHEN/STORAGE (1 SPACE/300 SF):
OFFICE/MEDICAL (1 SPACE/300 SF):
CHURCH OFFICE (1 SPACE/300 SF):
TOTAL WEEKDAY USE:
PARKING PROVIDED:
PROPOSED STANDARD PARKING:
(INCLUDES 8 HC PARKING)
PROPOSED COMPACT PARKING (30%):
TOTAL PROVIDED PARKING:
SETBACKS:
FRONT:
REAR:
SIDE:
SIDE (CORNER):
LEGEND:
ROW/PROPERTY LINE
CENTERLINE
PROPOSED CURB & GUTTER
SETBACK
EXISTING CURB & GUTTER
PROPOSED BUILDING
PROPOSED LANDSCAPE
PROPOSED PAVEMENT
APN: 137-13-410-008
CHEYENNE & BELTWAY 2003, LLC.
ZONING: PD (PLANNED DEVELOPMENT DISTRICT)
DESERT HOPE DRIVE
APN: 137-13-401-010
U.S.A.
ZONING: O-V (CIVIC DISTRICT)
LAND-USE: PARK/SCHOOL/REC./OPEN SPACE
ROCKERY RETAINING WALL
MONUMENT SIGN
CLIFF SWALLOW DRIVE
EXISTING ROADWAY IMPROVEMENTS
CMU RETAINING WALL
COMPACT STALLS
PLAY GROUND
RETAINING WALL
SERVICE ACCESS
TOWER
2-STORY
3-STORY
20-0" SETBACK
UNDISTURBED HILLSIDE AREA
APN: 137-13-401-011
ZONING: PD (PLANNED DEVELOPMENT DISTRICT)
LAND-USE: L (LOW DENSITY)
APN: 137-13-401-005
ZONING: O-V (CIVIC DISTRICT)
LAND-USE: PARK/SCHOOL/REC./OPEN SPACE
PROPOSED
LA MADRE EQUESTRIAN TRAILHEAD
APN: 137-13-401-010
FRANK NEMANN
ZONING: U(PCD)
LAND-USE: (L) LOW DENSITY
APN: 137-13-401-007
HOWARD HUGHES CORP.
ZONING: P-F (PLANNED COMMUNITY DISTRICT)
APN: 137-13-401-008
HOWARD HUGHES CORP.
ZONING: P-F (PLANNED COMMUNITY DISTRICT)
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
BASIS OF BEARING
BENCH MARK
CITY OF LAS VEGAS VERTICAL CONTROL
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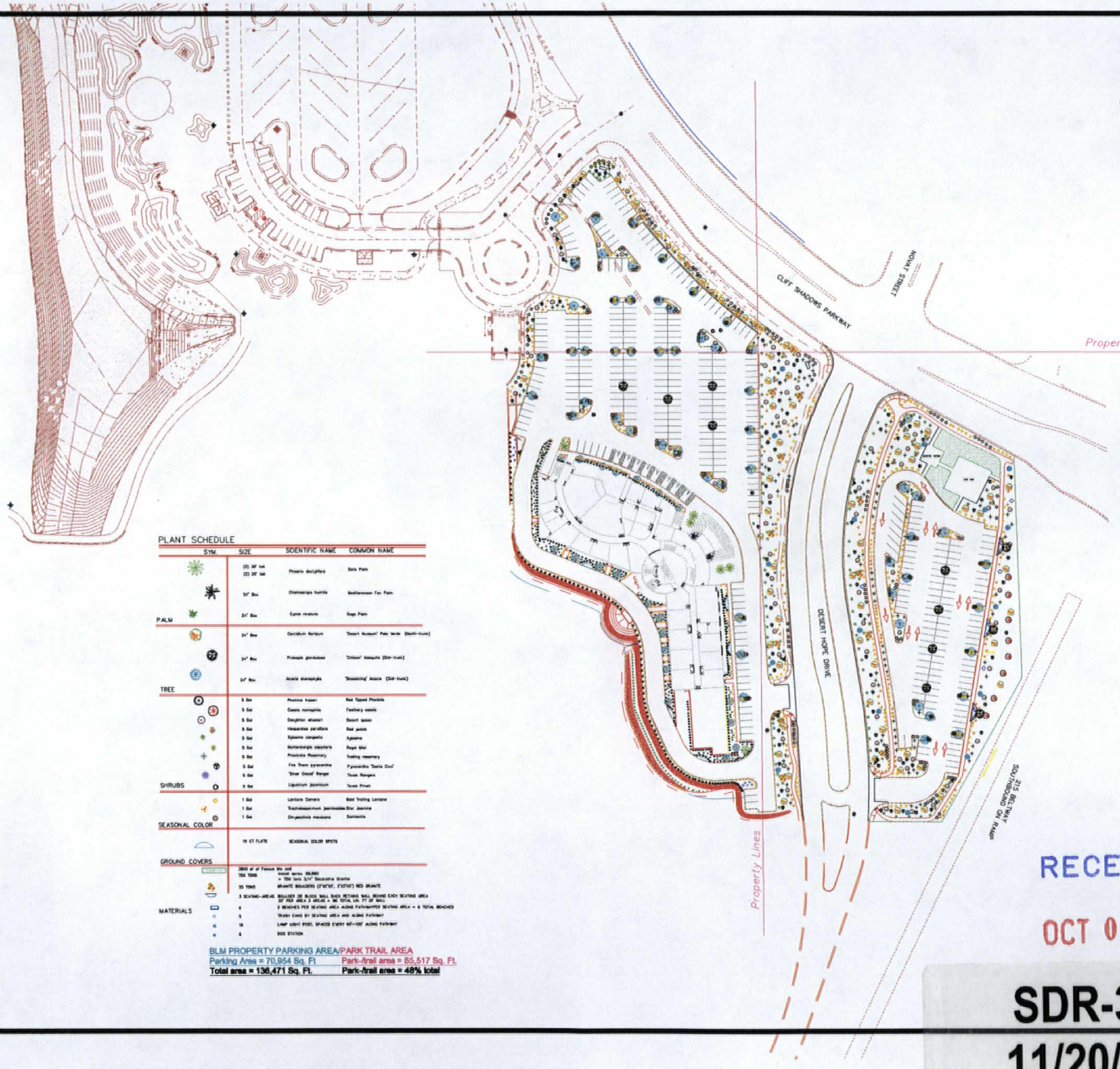
PRELIMINARY SITE PLAN
PRAYER MOUNTAIN
INTERNATIONAL CHURCH OF LAS VEGAS
SDR-30614
11/20/08 PC



PLANT SCHEDULE

	SYM.	SIZE	SCIENTIFIC NAME	COMMON NAME
PALM		(3) 30' tall (3) 20' tall	Phoenix dactylifera	Date Palm
		24" Box	Chamaerops humilis	Mediterranean Fan Palm
		24" Box	Cycas revoluta	Sago Palm
		24" Box	Caesalpinia ferreum	'Desert Museum' Palo Verde (Multi-trunk)
		24" Box	Prosopis glandulosa	'Chilean' Mesquite (Std-trunk)
		24" Box	Acacia stenophylla	'Shoestring' Acacia (Std-trunk)
TREE		5 Gal	Photinia fraseri	Red Tipped Photinia
		5 Gal	Cassia nemophila	Feathery cassia
		5 Gal	Dalgbergia sissoo	Desert spoon
		5 Gal	Hesperaloe parviflora	Red yucca
		5 Gal	Ilyauma congesta	Ilyauma
		5 Gal	Rothrockia cappsiana	Royal Mist
		5 Gal	Prosopis flexuosa	Trailing rosemary
		5 Gal	Pyracantha 'Santa Cruz'	Fire Thorn pyracantha
		5 Gal	Leucophyllum candidum	'Silver Cloud' Ranger
SHRUBS		5 Gal	Ligustrum japonicum	Texas Privet
		1 Gal	Lantana Camara	Red Trailing Lantana
		1 Gal	Trachelospermum jasminoides	Star Jasmine
		1 Gal	Dimorphotheca mexicana	Dorotheta
SEASONAL COLOR		16 CT FLATS	SEASONAL COLOR SPOTS	
GROUND COVERS		3800 sf of Fescue Mix sod 704 TONS	Hydro-spray SOLOMO = 704 tons 3/4" Decorative Granite	
		35 TONS	GRANITE BOULDERS (3'x3'x3', 3'x3'x3') RED GRANITE	
MATERIALS		3 SEATING-AREAS	BOULDER OR STACK WALL BACK RETAINING WALL BEHIND EACH SEATING AREA (4' TALL AT BACK & 2' HIGH) = 90 TOTAL LIN. FT OF WALL	
		6	3 BENCHES PER SEATING AREA ALONG PATHWAY(THE SEATING AREA = 6 TOTAL BENCHES	
		5	TRASH CANS BY SEATING AREA AND ALONG PATHWAY	
		15	LAMP LIGHT POST, SPACED EVERY 80'-100' ALONG PATHWAY	
		6	DOG STATION	

BLM PROPERTY PARKING AREA/PARK TRAIL AREA

Parking Area = 70,954 Sq. Ft. Park-/trail area = 85,517 Sq. Ft.

Total area = 136,471 Sq. Ft. Park-/trail area = 48% total

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Jaramillo
LANDSCAPE & MAINTENANCE, LLC
"Our Work Is Our Reference"

JARAMILLO LANDSCAPE & MAINTENANCE CO. 9275 SOUTH JONES BLVD. LAS VEGAS, NV 89139
PH. (702) 251-0011 FAX (702) 870-5099

LANDSCAPE DESIGNS FOR:

Prayer Mountain Walkway Exhibit

PARKING TO PARK TRAIL

Planting Plan

ALL RIGHTS RESERVED BY JARAMILLO LANDSCAPE & MAINTENANCE CO. ALL OTHER USES BY WRITTEN PERMISSION ONLY

Drawn by JBS

09/29/2008

1/64"=1'

NVCL# 0043875A

PHASE I

FIRST FLOOR :13,830 SF

DAY CARE: 9,890 SF

LOBBY (TOWER AREA) : 3,940 SF

SECOND FLOOR : 15,090 SF

MULTI-PURPOSE: 10,510 SF

LOBBY (TOWER AREA) : 4,580 SF

THIRD FLOOR: 4,060 SF

OFFICE (TOWER AREA): 4,060 SF

FOURTH FLOOR : 4,040 SF

CHURCH/ OFFICE (TOWER AREA): 4,040 SF

FIFTH FLOOR 3,810 SF

PRAYER AREA (TOWER AREA): 3,810 SF

TOTAL PHASE I AREA: 40, 830 SF

PHASE II

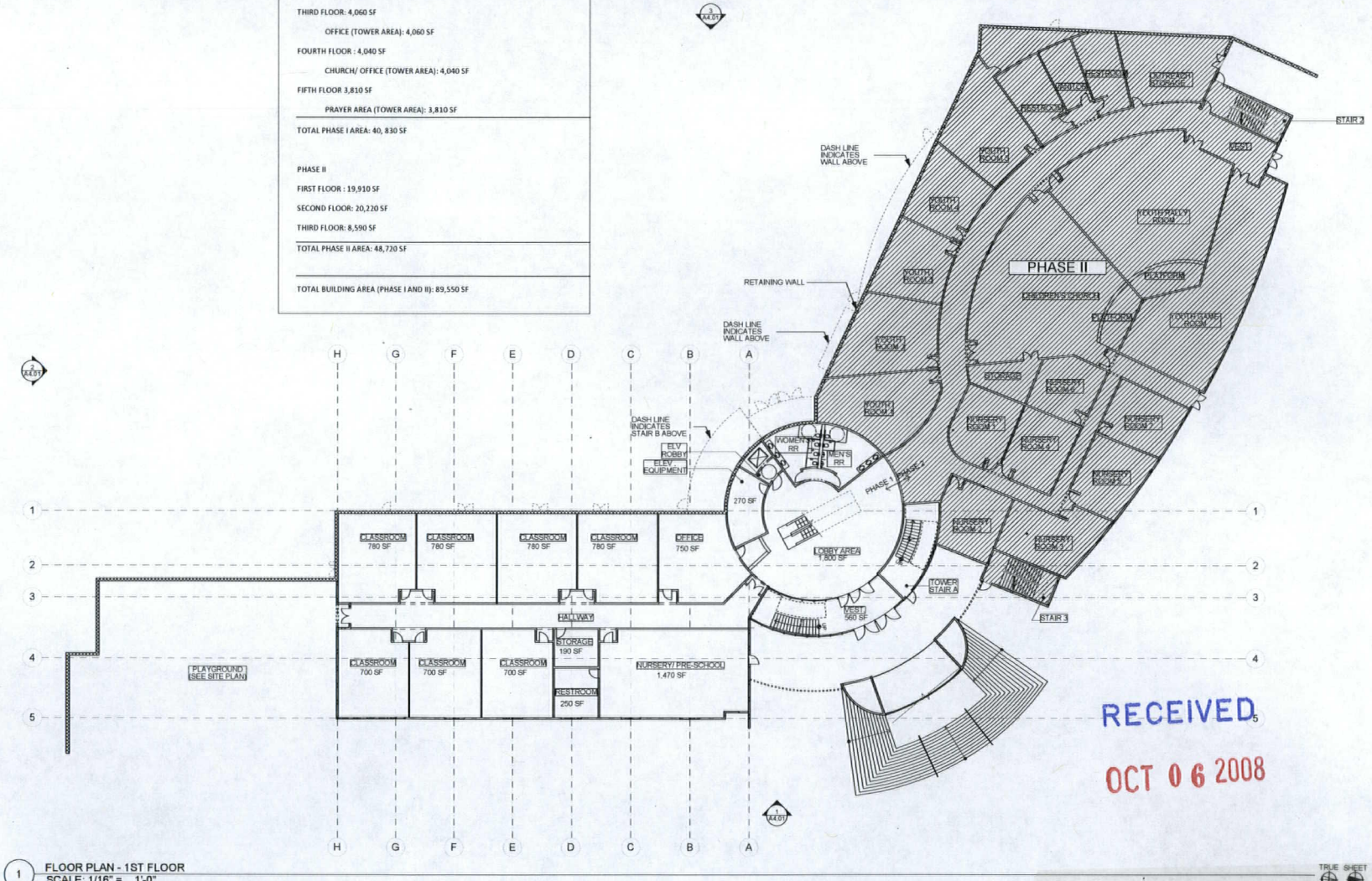
FIRST FLOOR : 19,910 SF

SECOND FLOOR: 20,220 SF

THIRD FLOOR: 8,590 SF

TOTAL PHASE II AREA: 48,720 SF

TOTAL BUILDING AREA (PHASE I AND II): 89,550 SF



1 FLOOR PLAN - 1ST FLOOR
SCALE: 1/16" = 1'-0"

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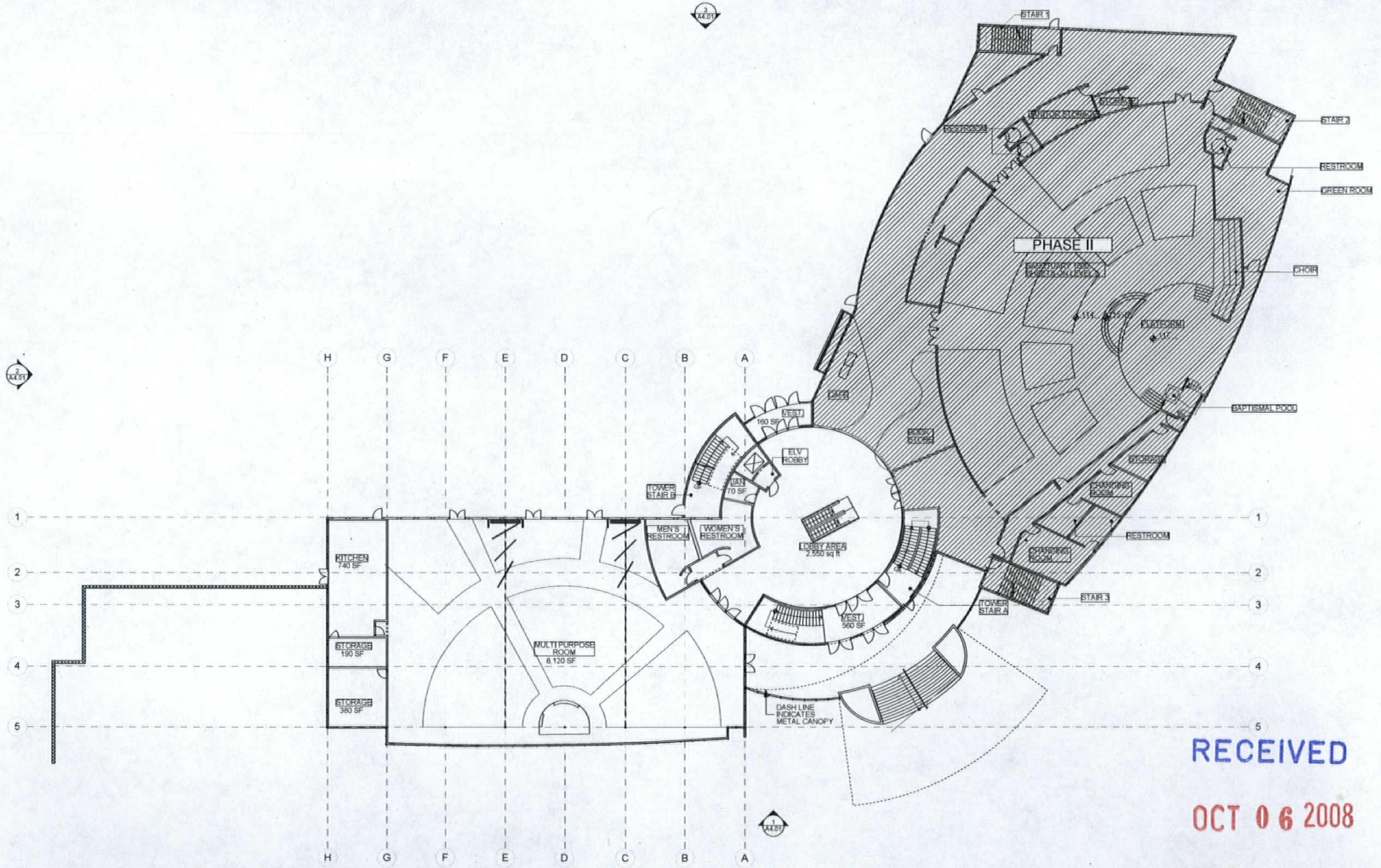
las vegas nv 89118
ph 702.871.3416
fax 702.871.3430
www.jvcarchitects.biz

INTERNATIONAL CHURCH OF LAS VEGAS
PRAYER MOUNTAIN
8100 CLIFF SHADOWS PKWY
LAS VEGAS, NV 89129

0813-ICLV-PM
10.01.08

A1.01
FLOOR PLAN
SCHEMATIC DESIGN



1 FLOOR PLAN - 2ND FLOOR
SCALE: 1/16" = 1'-0"

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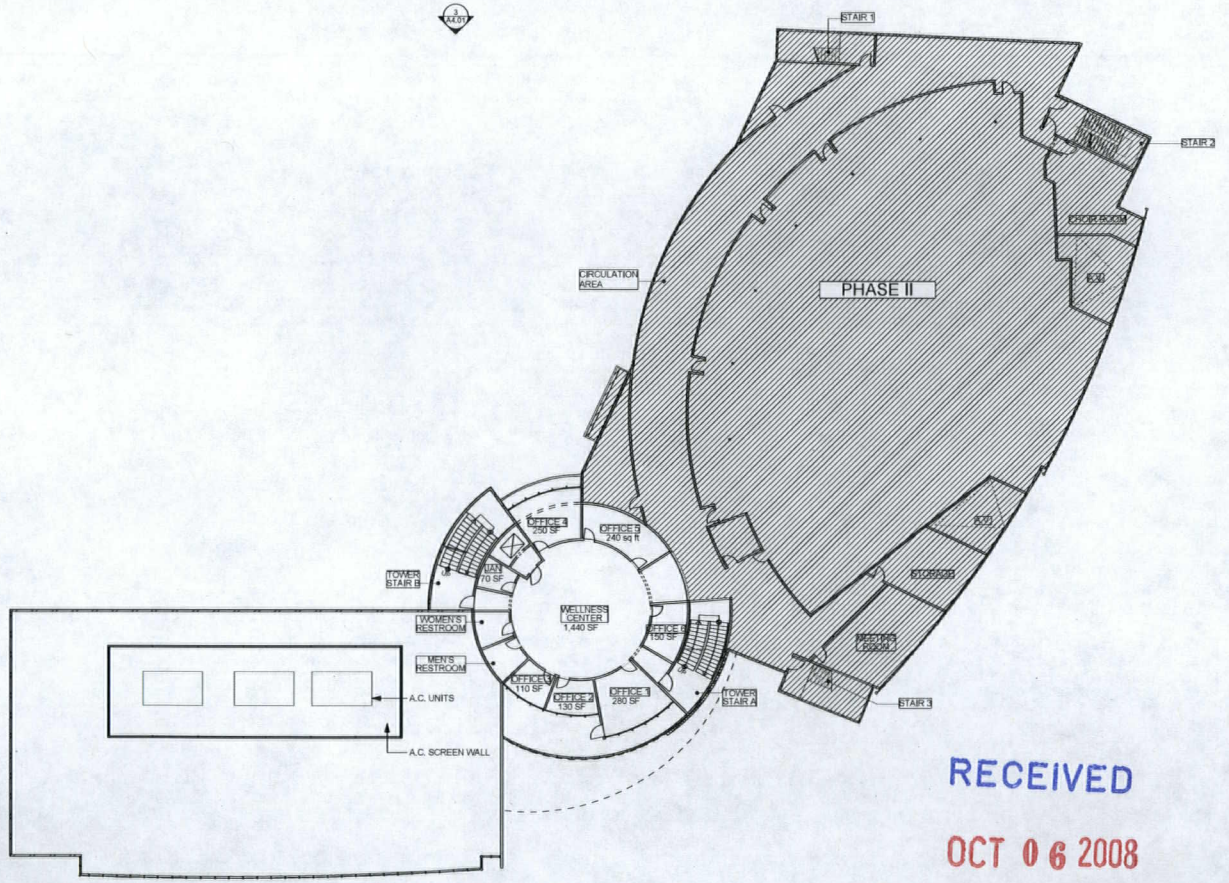
0813-ICLV-PM
10.01.08

A1.02
FLOOR PLAN
SCHEMATIC DESIGN



1 FLOOR PLAN - 3RD FLOOR
SCALE: 1/16" = 1'-0"

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INTERNATIONAL CHURCH OF LAS VEGAS
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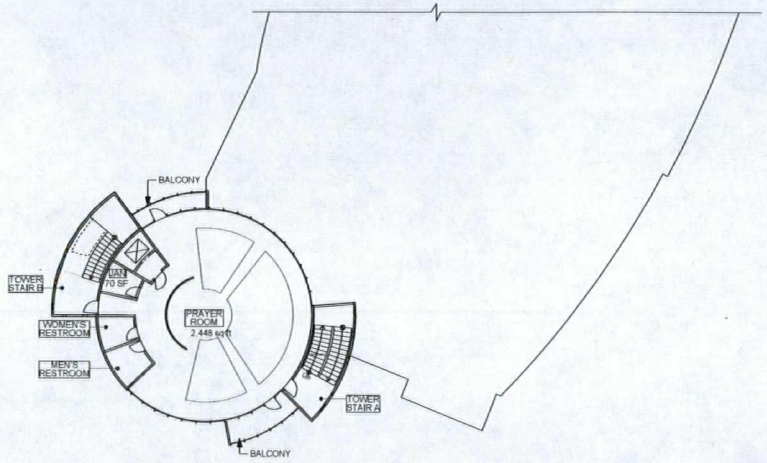
8100 CLIFF SHADOWS PKWY
LAS VEGAS, NV 89129

0813-ICLV-PM
10.01.08

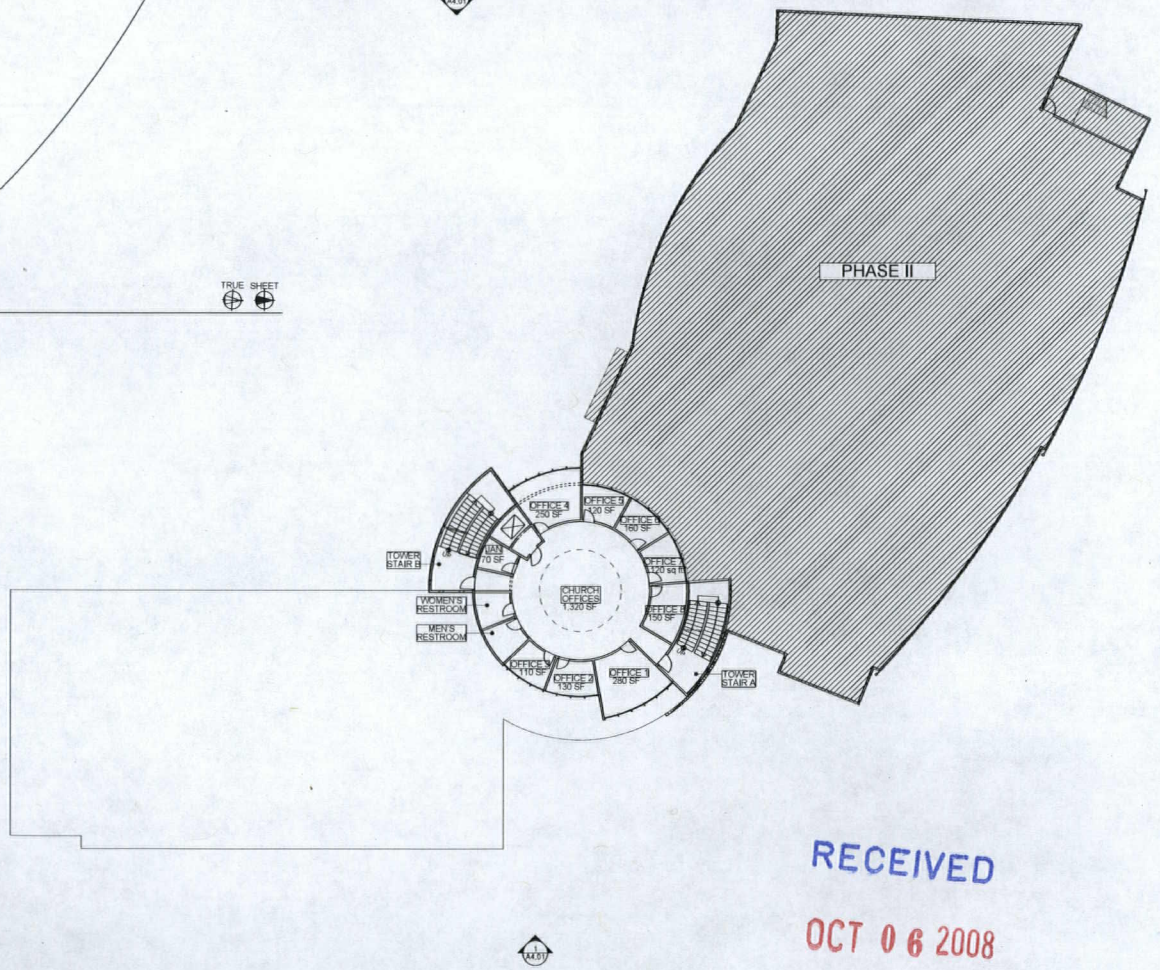
A1.03
FLOOR PLAN
SCHEMATIC DESIGN

TRUE SHEET



2 FLOOR PLAN - 5TH FLOOR
SCALE: 1/16" = 1'-0"

TRUE SHEET



1 FLOOR PLAN - 4TH FLOOR
SCALE: 1/16" = 1'-0"

TRUE SHEET

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PRAYER MOUNTAIN

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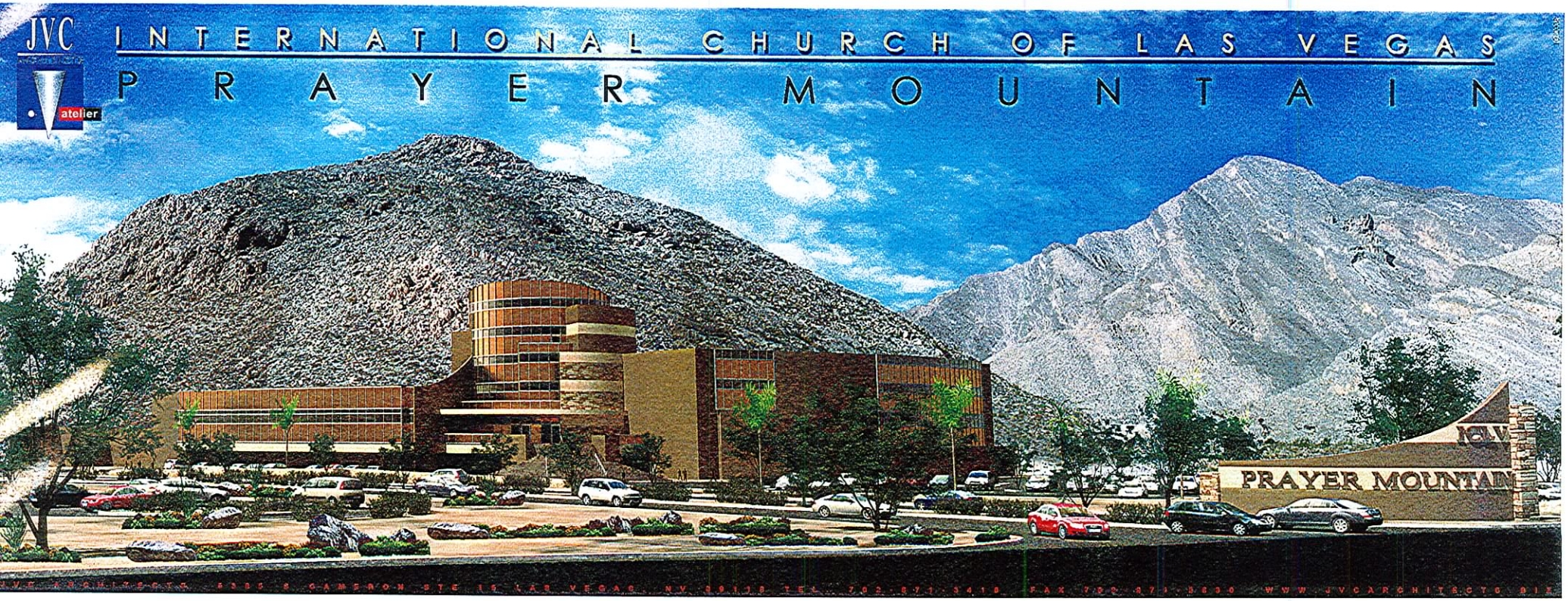
A1.04
FLOOR PLAN
SCHEMATIC DESIGN



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OCT 29 2008

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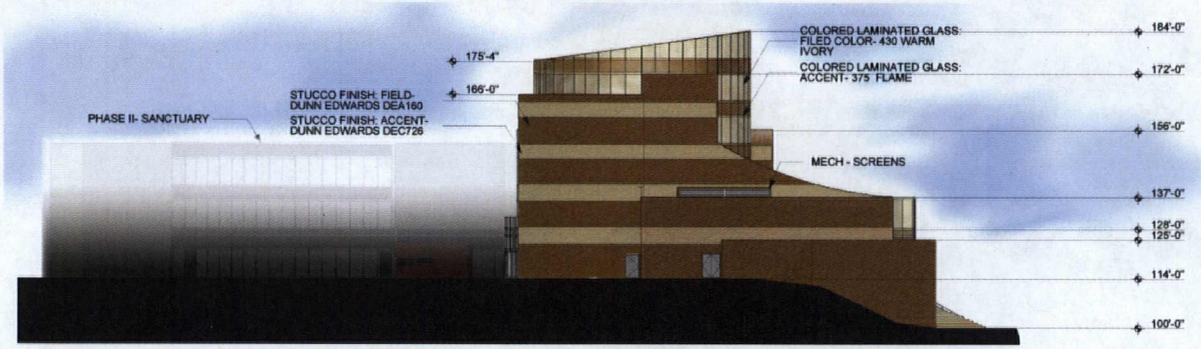
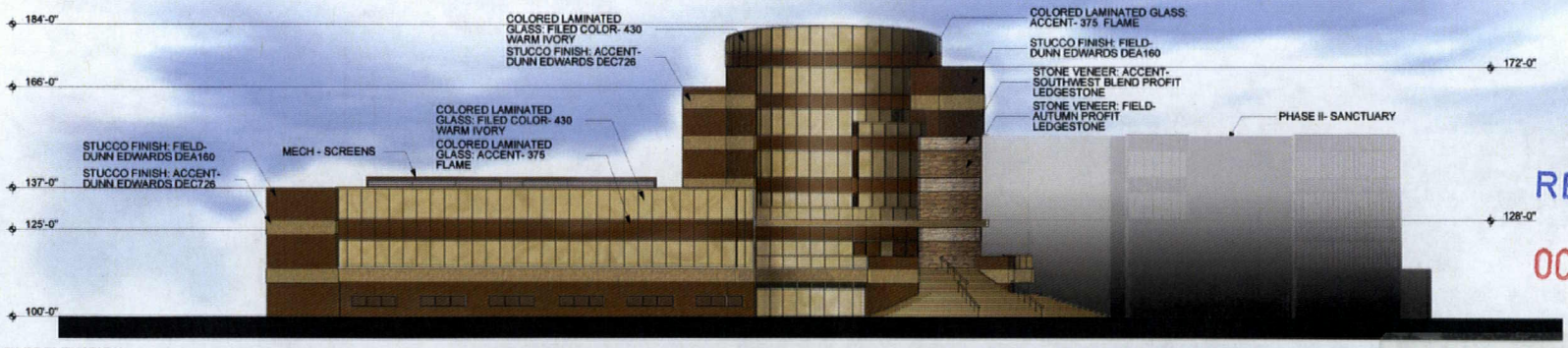
3 WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



1 EAST ELEVATION
SCALE: 1/16" = 1'-0"

STUCCO FINISH: FIELD
DUNN EDWARDS, DEA160- HOPE CHEST

STUCCO FINISH: ACCENT
DUNN EDWARDS, DEC726 - ADOBE

STONE VENEER: FIELD
AUTUMN PRO-FIT LEDGESTONE (PF-8015)

STONE VENEER: ACCENT
SOUTHWEST BLEND PRO-FIT LEDGESTONE (PF-8019)

COLORED LAMINATED GLASS: FILED
PRO GLASS, 430 WARM IVORY

COLORED LAMINATED GLASS: ACCENT
PRO GLASS, 375- FLAME

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SDR-30614
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INTERNATIONAL CHURCH OF LAS VEGAS
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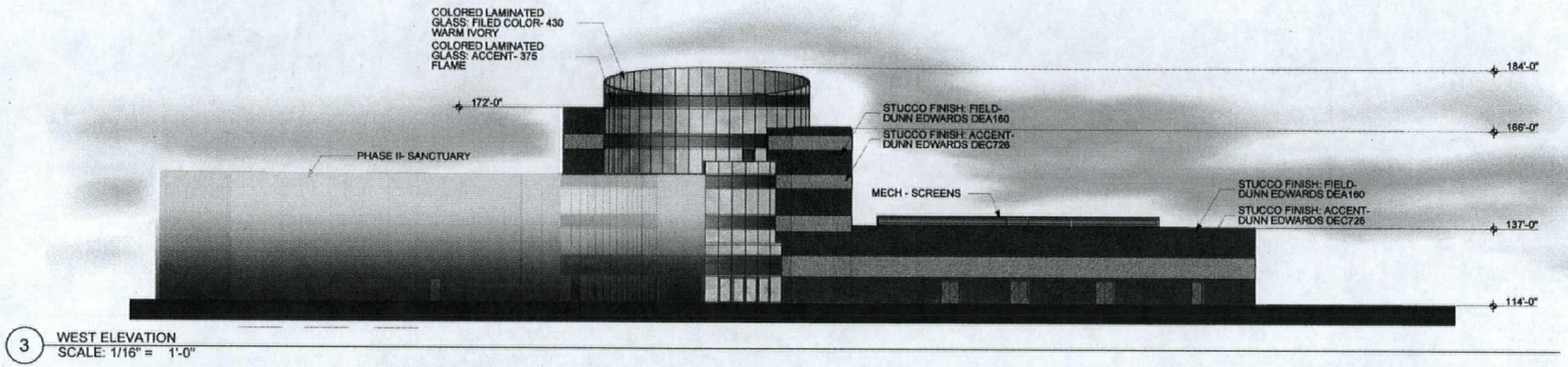
LAS VEGAS, NV 89129

0813-ICLV-PM
10.01.08

A4.01
ELEVATION
SCHEMATIC DESIGN



3 WEST ELEVATION
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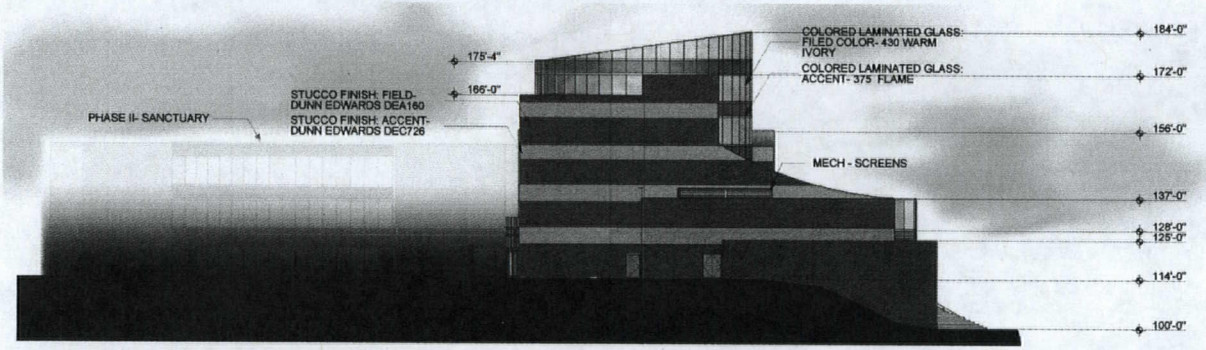


2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

STUCCO FINISH: FIELD
DUNN EDWARDS, DEA160- HOPE CHEST

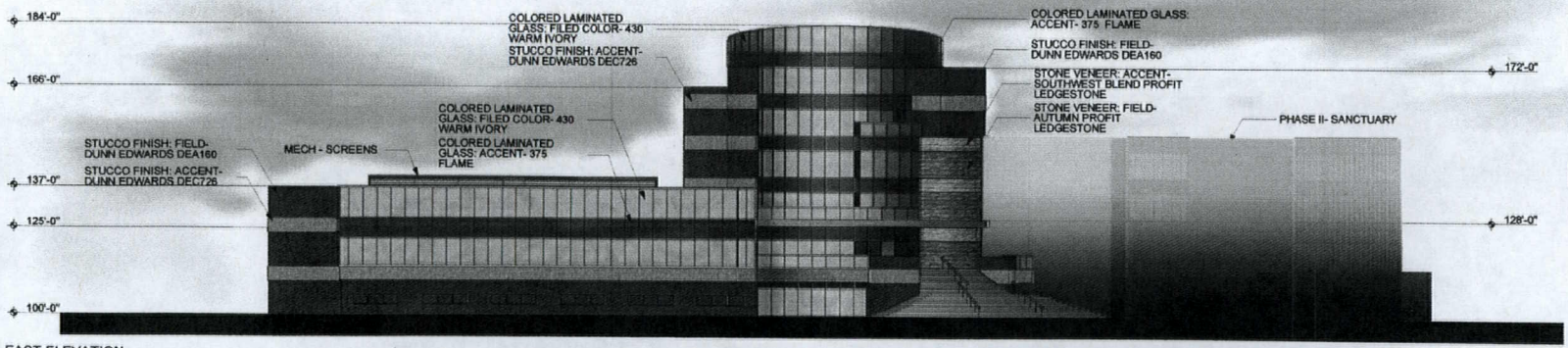
STUCCO FINISH: ACCENT
DUNN EDWARDS, DEC726 - ADOBE

STONE VENEER: FIELD
AUTUMN PRO-FIT LEDGESTONE (PF-8015)

STONE VENEER: ACCENT
SOUTHWEST BLEND PRO-FIT LEDGESTONE (PF-8019)

COLORED LAMINATED GLASS: FILED
PRO GLASS, 430 WARM IVORY

COLORED LAMINATED GLASS: ACCENT
PRO GLASS, 375- FLAME



1 EAST ELEVATION
SCALE: 1/16" = 1'-0"

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INTERNATIONAL CHURCH OF LAS VEGAS
PRAYER MOUNTAIN
8100 CLIFF SHADOWS PKWY
LAS VEGAS, NV 89129

0813-ICLV-PM
10.01.08

A4.01
ELEVATION
SCHEMATIC DESIGN



SDR-30614 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.
SOUTHWEST CORNER OF CLIFF SHADOWS PARKWAY AND THE 215 BELTWAY
FEBRUARY 12, 2009 PLANNING COMMISSION

10/14/08



SDR-30614 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.
SOUTHWEST CORNER OF CLIFF SHADOWS PARKWAY AND THE 215 BELTWAY
FEBRUARY 12, 2009 PLANNING COMMISSION

10/14/08



SDR-30614 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.
SOUTHWEST CORNER OF CLIFF SHADOWS PARKWAY AND THE 215 BELTWAY
FEBRUARY 12, 2009 PLANNING COMMISSION

10/14/08



SDR-30614 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.
SOUTHWEST CORNER OF CLIFF SHADOWS PARKWAY AND THE 215 BELTWAY
FEBRUARY 12, 2009 PLANNING COMMISSION

10/14/08



SDR-30614 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.
SOUTHWEST CORNER OF CLIFF SHADOWS PARKWAY AND THE 215 BELTWAY
FEBRUARY 12, 2009 PLANNING COMMISSION

10/14/08

SHARED PARKING AGREEMENT

This Shared Parking Agreement ("AGREEMENT") is made and entered into this ___ day of _____, 2009 ("Effective Date"), between the City of Las Vegas, a municipal corporation in the State of Nevada ("CITY") and The International Church of Las Vegas, a nonprofit organization ("ICLV"). CITY and ICLV are individually or collectively referred herein as the "Party" or "Parties."

RECITALS

WHEREAS, the CITY is a governmental entity, which leases from the Bureau of Land Management (BLM), through Recreation and Public Purpose Lease serial number N-75746, the real property located at Cliff Shadows Parkway and Novat Street, Las Vegas, Nevada (the "Property"); and

WHEREAS, ICLV desires to use a portion of the Property for parking purposes; and

WHEREAS, the CITY has agreed to enter into this AGREEMENT subject to the terms and conditions set forth herein; and

NOW THEREFORE, in consideration of the mutual promises herein contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. The Property is 4.057 acres of BLM leased land identified as a portion of Assessor's Parcel Number's 137-12-401-001 and 137-12-401-040 as depicted in Exhibit "A," attached hereto and incorporated herein.

2. The CITY grants the ICLV the right to use the Property for parking and no other use. The ICLV acknowledges that this AGREEMENT does not grant exclusive use of the Property for parking at any time because the Property is a public facility and open to public use.

3. The CITY shall pursue obtaining a patent on the Property from the Bureau of Land Management ("BLM") once development has been completed.

4. ICLV acknowledges that it shall construct and maintain the parking lot and other conditions of development though a separate agreement with the CITY.

5. Each Party shall have the right to terminate this Agreement immediately upon written notice to the other party if (i) the other party breaches any term of this Agreement, which the other party has failed to cure within thirty days after the breaching party's receipt of written notice of such breach; or (ii) both parties mutually agree to terminate this Agreement; or (iii) the Property reverts to the BLM for any reason.

6. The term of this Agreement shall begin on the Effective Date and terminate on May 21, 2032 ("Termination Date"). Within ninety days of the Termination Date, the ICLV shall notify the CITY in writing of its intentions to request an extension of this Agreement. An extension for any term shall be at the sole discretion of the CITY.

7. Indemnity. ICLV hereby agrees to protect, indemnify, and hold the CITY, its officers, employees and agents, harmless from and against any and all claims, damages, losses, expenses, suits, actions, decrees, judgments, awards, attorneys' fees and court costs, which the CITY, its officers, employees or agents, may suffer or which may be sought against or are recovered or obtainable from the CITY,

MOD-30617 ZON-31062
VAR-30620 VAR-31394
VAC-30622 SDR-30614

its officers, employees or agents, as a result of, or by reason of, or arising out of or in consequence of any act or omission, negligent or otherwise, of the ICLV or its officers, employees, contractors, subcontractors, agents, visitors, volunteers or anyone who is directly or indirectly employed by, or is acting in concert with, the ICLV, officers, its employees, contractors, subcontractors, visitors, volunteers or agents in the performance of this AGREEMENT.

The ICLV expressly agrees, at its sole cost and expense, to defend City, its officers, employees and agents, in any suit or action that may be brought against it or them, or any of them, by reason of any act or omission, negligent or otherwise, against which the ICLV has agreed to indemnify the CITY, its officers, employees and agents. If the ICLV fails so to do, the CITY shall have the right, but not the obligation to defend same and to charge all of the direct and incidental costs of such defense, including attorneys' fees and court costs, to the ICLV.

8. General Liability. The ICLV shall maintain the following general liability insurance for the Property:

Type of Coverage:	Occurrence Basis
Amount of Coverage:	$1,000,000 per occurrence
	$2,000,000 aggregate
Policy Period:	Annual Policy. Effective for the duration of this Agreement
Name Insured:	ICLV
Additional Insured Parties:	City of Las Vegas (its officers, employees and agents)

9. Notice. Any notice required to be given hereunder shall be deemed to have been given when notice is (i) received by the party to whom it is directed by personal service, (ii) telephonically faxed to the telephone number below provided confirmation of transmission is received thereof, or (iii) deposited as registered or certified mail, return receipt requested, with the United States Postal Service, addressed as follows:

To ICLV:
Ron Portaro
7958 Lookout Rock Circle
Las Vegas, Nevada 89129
Attn: Ron Portaro
(702) 610-1919 phone
(702) 395-8707 fax

With Copy to:
International Church of Las Vegas
8100 Westcliff Dr.
Las Vegas, Nevada 89145
Attn: Michael Bradanini
(702) 242-2273 phone
(702) 242-5316 fax

To CITY:
City of Las Vegas
Real Estate & Utilities
400 Stewart Avenue, 4th Floor
Las Vegas, Nevada 89101
Attn: Real Estate Administrator
(702) 229-1022 phone
(702) 464-2522 fax

10. Assignment and Subletting. ICLV shall not assign or encumber its interest in this AGREEMENT or in the Property or sublease all or any part of the Property without the written consent of the CITY.

11. Modification or Amendments. No amendment, change or modification of this AGREEMENT shall be valid unless in writing and signed by both parties.

12. Disclosure of Principals. Pursuant to Resolution R-105-99 adopted by the City Council effective October 1, 1999, ICLV warrants that it has disclosed on the form attached as Exhibit "B," all principals and partners of ICLV, as well as all persons and entities holding more than a one percent (1%) interest in ICLV or any principal of ICLV. Throughout the term hereof, ICLV shall notify the CITY in writing of any material change in the above disclosure within 15 days of any such change.

IN WITNESS WHEREOF, the CITY and ICLV have executed this AGREEMENT as of the date set forth above.

CITY OF LAS VEGAS

By: _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BEVERLY K. BRIDGES CMC, City Clerk

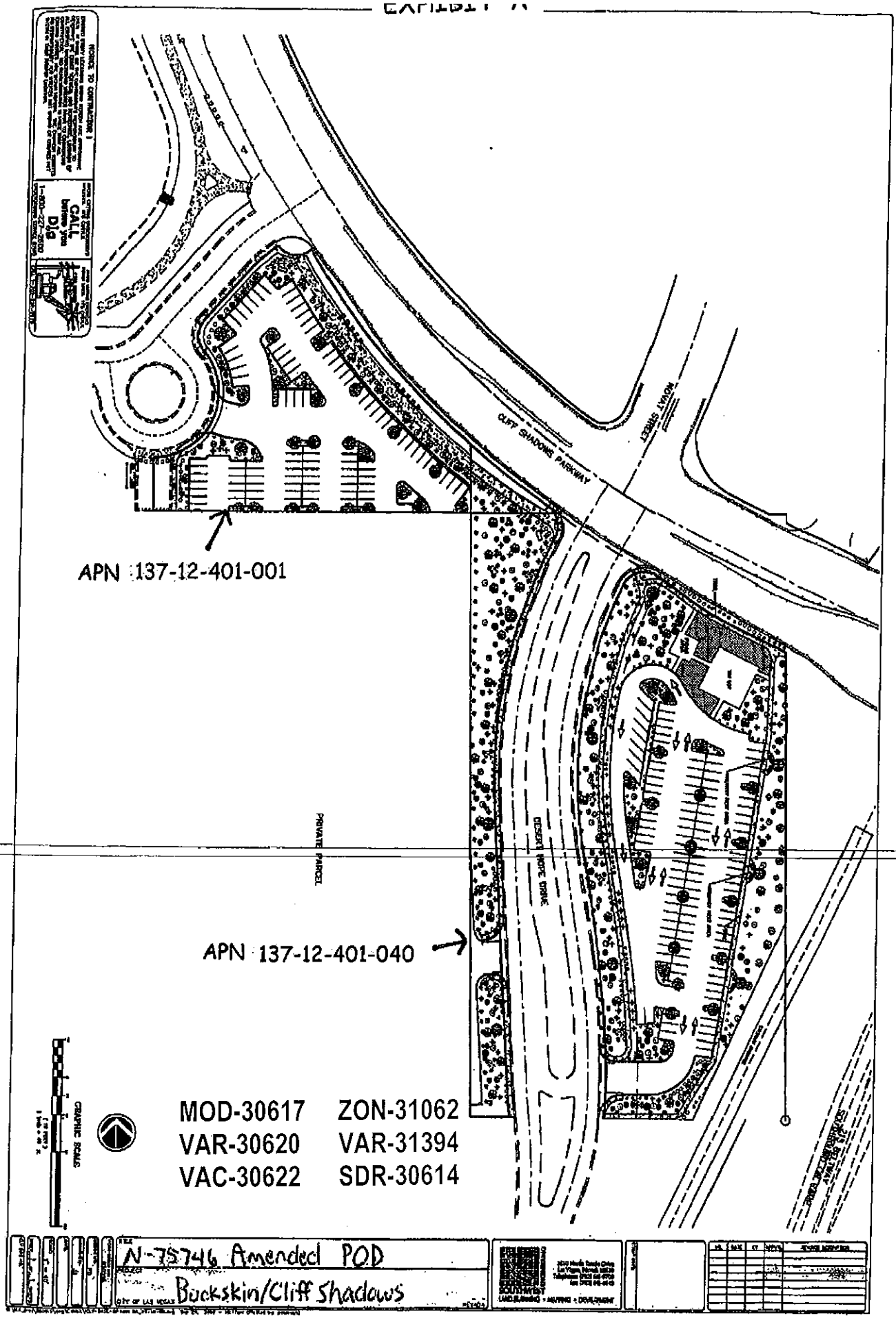
APPROVED AS TO FORM:

John S. Ridilla 1/20/09
DEPUTY CITY ATTORNEY Date

INTERNATIONAL CHURCH
OF LAS VEGAS

By: _____

EXHIBIT A



CLIFF SHADOWS PARKWAY
MOVAY STREET
APN 137-12-401-001
PRIVATE PARCEL
DESERT HOPE DRIVE
APN 137-12-401-040
MOD-30617
ZON-31062
VAR-30620
VAR-31394
VAC-30622
SDR-30614
GRAPHIC SCALE
N-75746 Amended POD
Buckskin/Cliff Shadows

EXHIBIT "B"
DISCLOSURE OF PRINCIPALS

The Board of Directors The International Church of Las Vegas and all persons and entities holding more than 1% interest in The International Church of Las Vegas are the following:

FULL NAME	BUSINESS ADDRESS	BUSINESS PHONE
1. President Paul M. Goulet	8100 Westcliff Drive	242-2273
2. Vice President Steve Beason	" "	"
3. Treasurer Stanley Loupe	" "	"
4. Secretary Richard Sacca	" "	"
5.		
6.		
7.		
8.		
9.		
10.		

I hereby certify under penalty of perjury, that the foregoing list is full and complete.

The International Church of Las Vegas
a Non-Profit organization

By: _____
Its: President

Subscribed and sworn to before me this
21st day of January, 2009.

_____
Notary Public

NORMA URRABAZO
Notary Public, State of Nevada
Appointment No. 03-80746-1
My Appt. Expires February 16, 2011

MOD-30617 ZON-31062
VAR-30620 VAR-31394
VAC-30622 SDR-30614

SOUTHWEST ENGINEERING

LAND PLANNING • MAPPING • DEVELOPMENT

October 3, 2008

City of Las Vegas Planning Department
400 Stewart Avenue
Las Vegas, NV 89101

RE: ICLV Prayer Mountain
SWE Project No. 050915.10

Dear Planning Commission:

On behalf of our client, International Church of Las Vegas, we hereby request recommendation for approval of the following items:

MAJOR MODIFICATION

This application is for a 5+ acre parcel(s) located at the south end of The Lone Mountain West Land Use Plan at the southwest corner of Desert Hope Drive and Cliff Shadows Parkway. Additionally, the application includes Parcel I, II, and III as depicted in Exhibit "A" of the Disposition and Development Agreement between the City of Las Vegas and the International Church of Las Vegas.

These combined parcels, referred to as the "Project", is designated for "L", low density residential development and Park/School uses. The surrounding parcels to the west and northwest of the Project are designated for Park/School/Recreation/Open Space and Low Density residential. The parcels to the north are designated for Village Commercial and to the east is the Beltway.

We are requesting a Major Modification to change from low density residential and park/school uses, to "PF", Public Facility, for the construction of a Church/School facility. The Project consists of a multi-story 1,500-seat church; 28,100 square feet of meeting rooms and main assembly (multi-purpose); 15,770 square feet of office/lobby/prayer room space; and 1,400 square feet of kitchen and storage at ultimate build out.

Phase 1 will consist of 218 total staff and student day care rooms, 6,000 square feet of lobby, 8,600 square feet of assembly/multi-purpose room, and 1,400 square feet of kitchen/storage in 2 stories adjacent to a 5-story tower with 9,000 square feet of office/prayer rooms. Phase II will consist of the remaining 19,500 square feet of meeting rooms and the 1,500-seat church on levels 1 and 2.

SDR-30614
11/20/08 PC

3610 N. Rancho Drive • Las Vegas, Nevada 89130 • Telephone: (702) 648-9700 • Fax: (702) 648-4143

The project is suited for this area because the site is situated adjacent to the freeway interchange at 215 and Cheyenne that will provide direct access to this Project. In addition, being adjacent to the Village Commercial makes this a compatible use with the surrounding area's commercial and retail uses.

SITE DEVELOPMENT PLAN REVIEW

As mentioned previously, the Project is situated within the Lone Mountain Land Use Plan and will be developed for use as a church/school. Specifically, the uses will include office space, classrooms, daycare, kitchen, chapel, meditation, recreation, entertainment and retail. The retail will be for church members only and will consist of light refreshments.

The access to this Project is through the La Madre Equestrian Trail Park to the north and from Desert Hope Drive to the east. These two accesses will provide the necessary access and movement for both patrons of the church as well as emergency vehicles for fire and safety. There will be a fire emergency access around the rear of the building to accommodate the circulation of fire safety personnel.

Parking for the Project will be situated within the parcel that the church occupies as well as the parcel(s) to the east of Desert Hope Drive and the La Madre Equestrian trailhead. Parking for the Project is tabulated and shown on the site plan. The total cumulative parking as shown on this tabulation indicates that 540 spaces are required. However, all uses shown on the tabulation will not be conducted simultaneously. Our analysis, with regards to the uses that occur simultaneously, indicate that the most intense use occurs during church services. The only other use that occurs in conjunction with those services is Sunday School. Sunday School is for the children of the adults attending the church services and, therefore, does not add to the total of parking required. Therefore, the total maximum amount of parking required would be during church services, or 375 spaces. The Project as configured provides for 395 parking spaces.

Of the parking spaces provided, a total of 275 spaces are provided on the parcel the church is situated on. The balance of the parking will come from the parcel on the east side of Desert Hope Drive. The pedestrians will cross over to the church via a cross walk at the intersection of Cliff Shadows Parkway and Desert Hope Drive.

A Disposition and Development Agreement was entered into between the City of Las Vegas and the International Church of Las Vegas on January 9, 2008. Pursuant to this agreement, the City grants ICLV the right to use these parcels for overflow parking and recreational purposes associated with their organization.

Title 19.06.170(D)(4)(b) of the Hillside Development Standards and Guidelines requires preservation of prominent skyline ridges. This plan complies with that requirement as can be shown on the "Line of Site Cross Section" plan. The building, including the 5-story tower, is

SDR-30614
11/20/08 PC

well below the prominent ridge line as viewed by a pedestrian from the intersection of Cliff Shadow and Desert Hope Drive.

VARIANCES

Title 19.06.170(C)(1)(c) and (d) of the Hillside Development Standards and Guidelines restricts us to a maximum site disturbance based on the existing natural slope of the land. The total area of disturbance allowed as shown on the "Slope Analysis" plan provided is 3.56 acres. The disturbance as a result of this development amounts to 3.78 ac.

This development exceeds the allowable site disturbance area by 0.22 acres or approximately 6% over the maximum allowed. We are requesting that a variance be granted to this project. We believe this is a reasonable request due to its proximity to the Beltway and the deviation is less than 10%.

Title 19.06.170(C)(4)(e) of the Hillside Development Standards and Guidelines restricts the height of the structure to no more than 35'. In addition, a minimum of 20' of the structure must be lower than the elevation of the primary ridge line.

The main building and tower are considerably below the primary ridge line and no variance will be required for that portion of the ordinance. However, the main building is 36' in height and the tower is 85' in height. We are requesting that a variance be granted to this portion of the ordinance. We believe this is a reasonable request given the minimal amount of deviation of only 1' for the main building. Despite the tower's height being much greater than allowed, we believe this variance is reasonable because the tower comprises only 60' of a 400' wide building, or only 15% of the total width. The intent of the hillside ordinance is maintained because not only the main building is below the primary ridge line but the tower is as well.

Title 19.12.075 allows for a maximum retaining wall height of 6 feet. Due to the steep terrain of this project, we are requesting a variance to allow a maximum retaining wall height of 16 feet. We believe this is a reasonable request because these walls will be located behind the building and obscured from view in keeping with the intent of the Hillside ordinance.

VACATIONS

We are requesting that the patent easements surrounding parcels 137-12-401-003 and –011 be vacated. These patents will no longer be needed as we will be dedicating access, drainage, and utility easements as necessary with the development of this project.

Sincerely,
SOUTHWEST ENGINEERING

Mark E. Jones, P.E.
President

SDR-30614
11/20/08 PC

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

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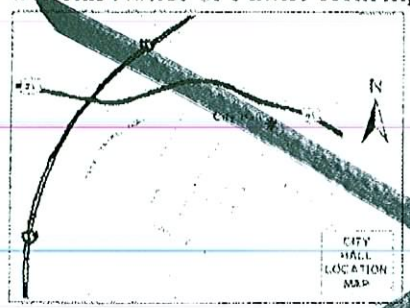

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-30620 & VAR-31394
Planning Commission Meeting of 11/20/2008

NOT ACCEPTABLE USE OF PROPERTY IN PROXIMITY TO RESIDENTIAL COMPLEX.

11/11/08

Case: VAR-30620

13712312105
FITCH SAMUEL
8701 W BEHREND DR
PEORIA AZ 85382-8752

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

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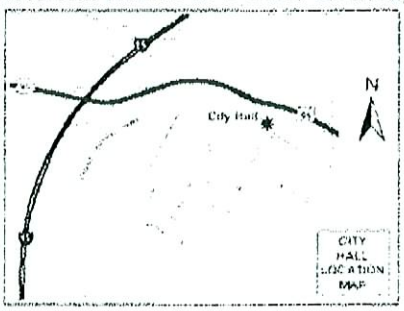

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SDR-30614
Planning Commission Meeting of 11/20/2008

NOT ACCEPTABLE USE OF PROPERTY IN PROXIMITY TO RESIDENTIAL COMPLEX

11/11/08

Case: SDR-30614

13712312105
FITCH SAMUEL
8701 W BEHREND DR
PEORIA AZ 85382-8752

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

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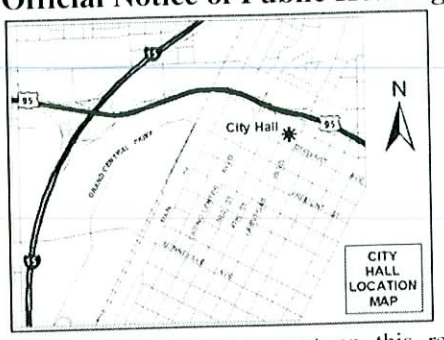

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☒ I OPPOSE this Request

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SDR-30614

Planning Commission Meeting of 11/20/2008

Case: SDR-30614

13713111012
GARDNER ELAINE H
3001 BIG GREEN LN
LAS VEGAS NV 89134-7455

89134 [illegible]

34P

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

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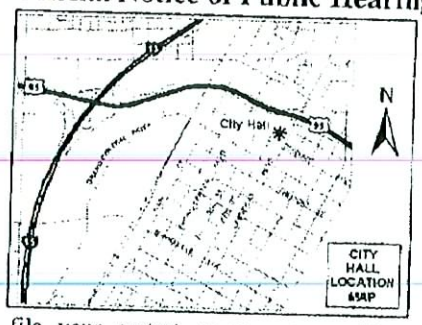

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SDR-30614

Planning Commission Meeting of 11/20/2008

13712311145 Case: SDR-30614
VO VY THUY
10544 BLANCA PEAK AVE
LAS VEGAS NV 89129-8678

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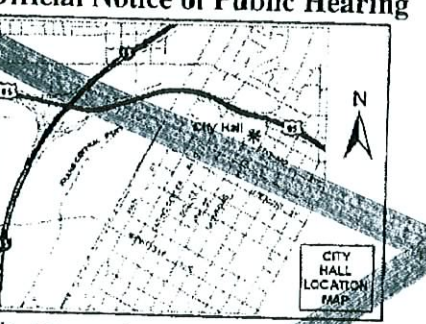

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VAR-30620 & VAR-31394

Planning Commission Meeting of 11/20/2008

13712311145 Case: VAR-30620
VO VY THUY
10544 BLANCA PEAK AVE
LAS VEGAS NV 89129-8678

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Planning & Development Department
Development Services Center
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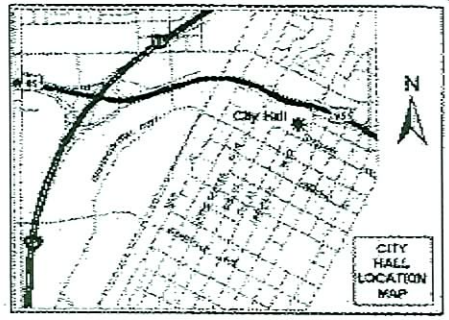

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SDR-30614

Planning Commission Meeting of 11/20/2008

Case: SDR-30614

13712312058
OROURKE SEAN
3571 DESERT CLIFF ST #102
LAS VEGAS NV 89129-8675

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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VAR-30620 & VAR-31394

Planning Commission Meeting of 11/20/2008

Case: VAR-30620

13712311003
RITZ JUSTIN & ALYSON
10629 CALDERA CANYON CT
LAS VEGAS NV 89129-8692

City of Las Vegas
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Development Services Center
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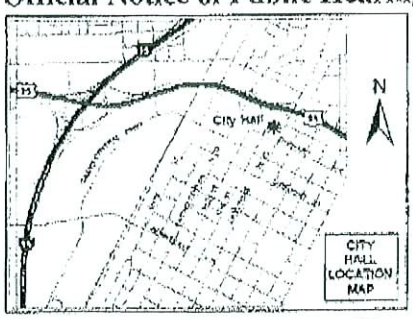

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-30614

Planning Commission Meeting of 11/20/2008

Case: SDR-30614

13712311003
RITZ JUSTIN & ALYSON
10629 CALDERA CANYON CT
LAS VEGAS NV 89129-8692

34P

Nov. 08 2008 04:31PM P2
PHONE NO. : 702 255+1747
FROM : JMGP

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

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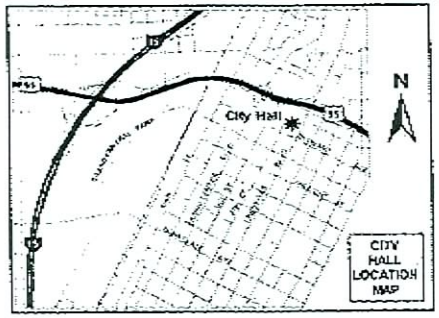
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☑ I OPPOSE this Request

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13712310151
FRETZ ERICA C & MEREDITH L
1601 ST GREGORY DR
LAS VEGAS NV 89117-7202

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Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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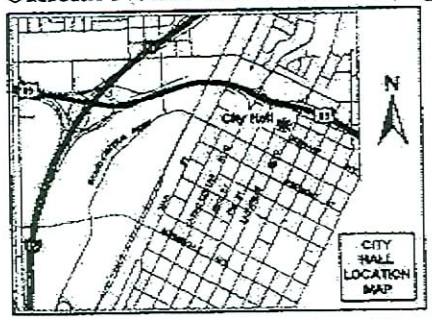

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☒ I OPPOSE this Request

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Case: SDR-30614
13712312024
SEEBRUCH GARETT A
3504 DESERT CLIFF ST #204
LAS VEGAS NV 89129-8667

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

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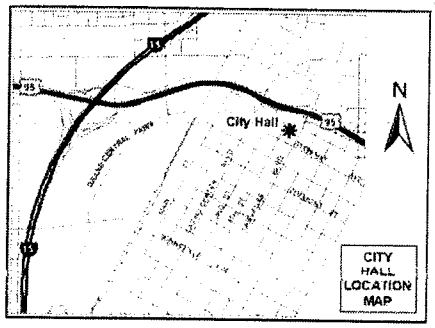

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SDR-30614

Planning Commission Meeting of 11/20/2008

Case: SDR-30614

13712312049
MALPASSO FREDDIE V
3574 DESERT CLIFF #101
LAS VEGAS NV 89129-8673

IAVDS11 89129

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Submitted after final agenda
Date 11/14/08 Item 34

34P

City of Las Vegas
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Development Services Center
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Las Vegas, Nevada 89101-2986

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D/O

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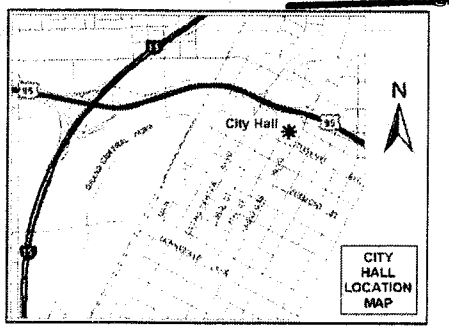
MAILED FROM ZIPCODE 89101

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.

SDR-30614

Planning Commission Meeting of 11/20/2008

X Five story HUGE building goes too far beyond established zoning regulations Would create too much traffic when used! We don't need an arena type facility up here. Mary Wyckoff

Case: SDR-30614

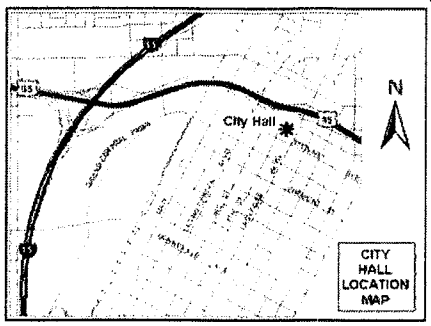
13712312026
WYCKOFF MARY L LIVING TRUST AGMT
3511 DESERT CLIFF ST #102
LAS VEGAS NV 89129-8669

I4UDS11 89129

34P

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.

SDR-30614

Planning Commission Meeting of 11/20/2008

WAY to high for this area!

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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MAILED FROM ZIP CODE 89101

Case: SDR-30614
13712310174
WASAK RONALD J & VERONICA M
3460 CACTUS SHADOW ST #202
LAS VEGAS NV 89129-8610

IAVDS11 89129

RECEIVED
NOV 17 2008

34P

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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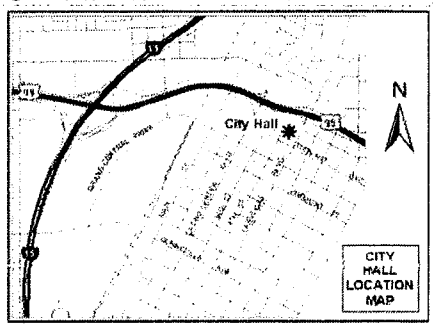
Official Notice of Public Hearing



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Please use available blank space on card for your comments.

SDR-30614
Planning Commission Meeting of 11/20/2008

Case: SDR-30614
13712310101
BAUTISTA CONSUELO E
1284 RODNEY DR
SAN JOSE CA 95118-1555

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34P

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

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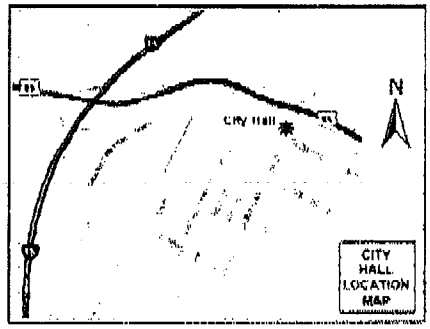

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-30614

Planning Commission Meeting of 11/20/2008

Case: SDR-30614

13712310106
HALE MERCEDI J
3361 INDIAN SHADOW ST #102
LAS VEGAS NV 89129-8635

RECEIVED
NOV 17 2008

34P

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

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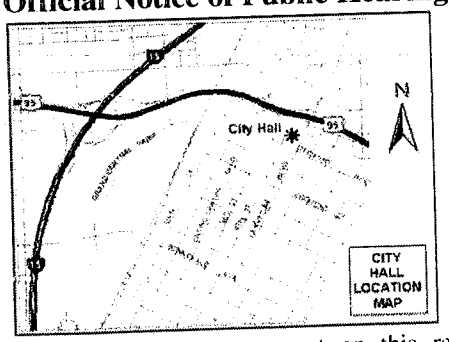
Return Service Requested

Official Notice of Public Hearing



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☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-30614

Planning Commission Meeting of 11/20/2008

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Case: SDR-30614
13713111010
WASLESKY FAMILY REVOCABLE LIV TR
3005 BIG GREEN LN
LAS VEGAS NV 89134-7455

1AUDS11 89134

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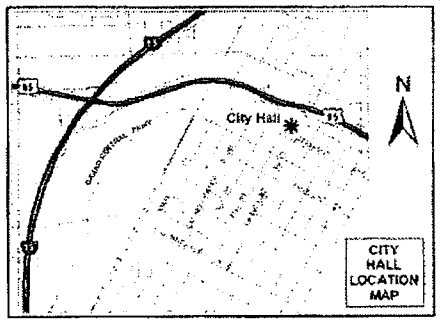
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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.

SDR-30614

Planning Commission Meeting of 11/20/2008

Case: SDR-30614

13712310061
MERRITT CINDI
3320 CACTUS SHADOW ST
LAS VEGAS NV 89129-8193

RECEIVED
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Fred Lapko (313)382-0475 11/14/08 12:03P P.002

Fred & Roylyn Lapko
3474 Desert Cliff #104, Las Vegas, NV 89129

RECEIVED
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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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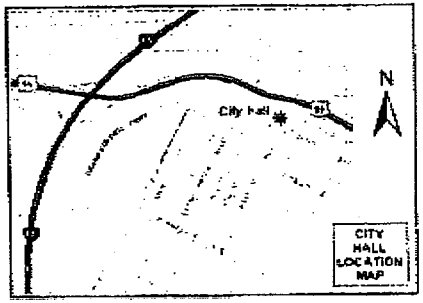
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-30614
Planning Commission Meeting of 11/20/2008

PRESORTED FIRST CLASS

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Case: SDR-30614
13712312004
LAPKO LIVING TRUST
17205 PHILOMENE BLVD
ALLEN PARK MI 48101-2301

34P

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

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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.

SDR-30614
Planning Commission Meeting of 11/20/2008

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NOV 14 2008
PLANNING & DEVELOPMENT

Case: SDR-30614

13712312113
PERRI CHRISTINA
3480 CACTUS SHADOW ST # 101
LAS VEGAS NV 89129-8646

34P

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

PRESORTED FIRST CLASS

STATES POSTAGE
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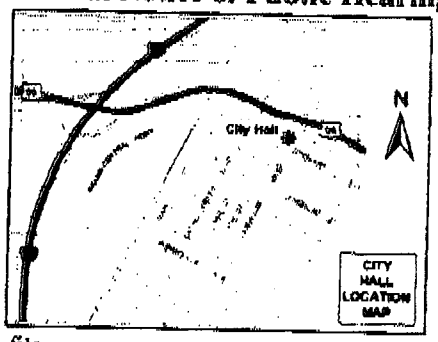
Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-30614

Planning Commission Meeting of 11/20/2008

13712312114 Case: SDR-30614
GOLDMAN NORMAN 2005 TRUST
10620 CEDAR CREEK AVE
LAS VEGAS NV 89134-5311

IAVDS11 89134

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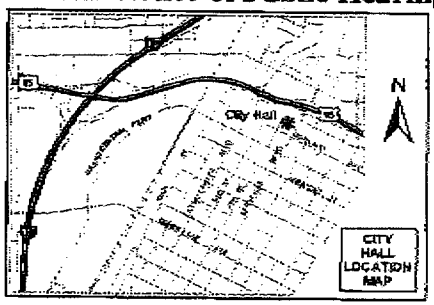
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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.

SDR-30614

Planning Commission Meeting of 11/20/2008

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Case: SDR-30614
13712310084
MOUNT TODD AARON
3324 INDIAN SHADOW ST #104
LAS VEGAS NV 89129-8628

IAVDS11 89129

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NOV 17 2008

34P

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
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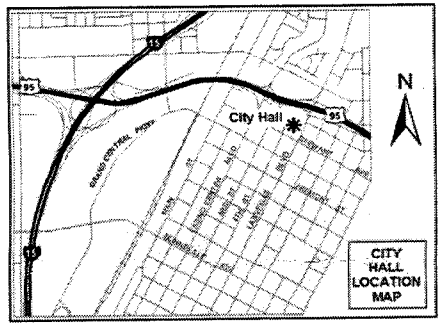

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-30614

Planning Commission Meeting of 11/20/2008

Case: SDR-30614

13712410007
POGANY-MOUNTAIN L L C
%C EMANUEL
8367 W FLAMINGO RD #102
LAS VEGAS NV 89147-4150

IAVDS11 89147

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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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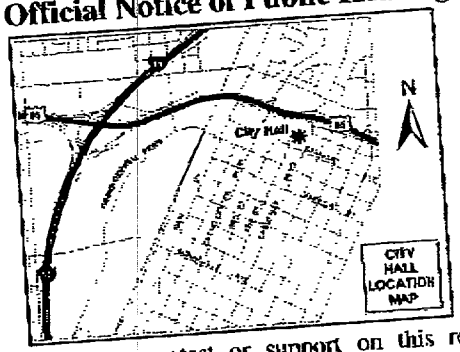
Official Notice of Public Hearing



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Case: SDR-30614

13712313101
DEMARCO DAVID
3417 DIAMOND HITCH CT
LAS VEGAS NV 89129-8702

[redacted] I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-30614
Planning Commission Meeting of 11/20/2008

[redacted]

11/12/2008 WED 06:52 [TX/RX NO 9322] 002

PRESORTED
FIRST CLASS

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Case: SDR-30614

13712313101
DEMARCO DAVID
3417 DIAMOND HITCH CT
LAS VEGAS NV 89129-8702

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

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☐ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-30614

Planning Commission Meeting of 11/20/2008

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34A

NOTE:

Please refer to MOD-30617 for Protest E-mails, Protest/Support Letters, Support Affidavits and Petition.

City of Las Vegas Agenda Item No.: **21.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

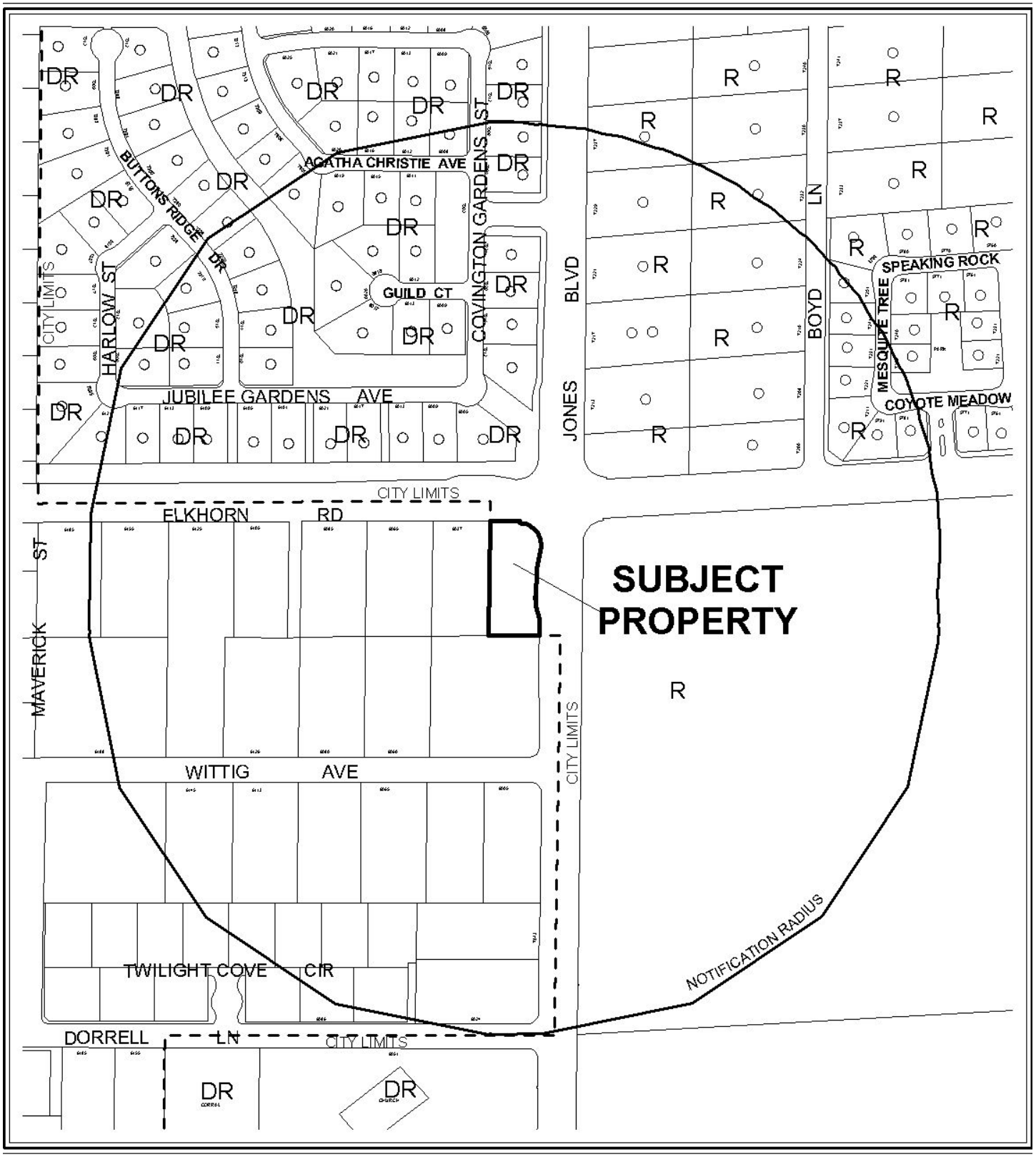
SUBJECT:
ABEYANCE - GPA-32557 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: VICTOR HECKER - Request to Amend a Portion of the Centennial Hills Sector Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.83 acres at the southwest corner of Jones Boulevard and Elkhorn Road (APN 125-23-502-008), Ward 6 (Ross)

C.C.: 03/18/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**30**	**Planning Commission Mtg.**	**4**
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
5. Photos
6. Justification Letter
7. Concern E-mail, Protest Letter, Protest/Support E-mails and Protest/Support Postcards
8. Letter Requesting to Table Item Submitted by Scott L. Baker, Architect



0 300 600 Feet

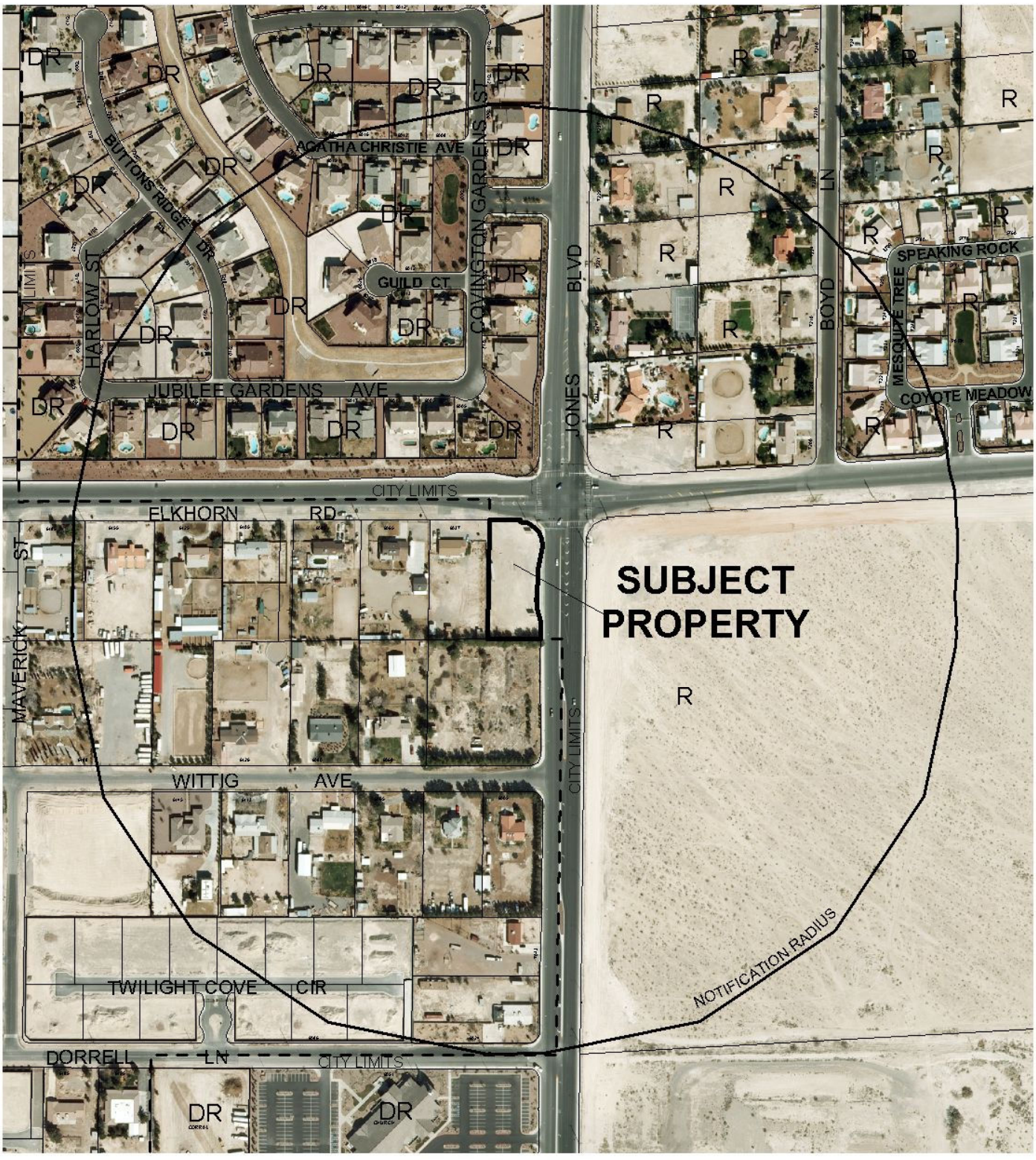
CASE: **GPA-32557**

RADIUS: 1000 FT

GENERAL PLAN LAND USE OF SUBJECT PROPERTY:
DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY:
SC (SERVICE COMMERCIAL)

N



0 300 600 Feet

CASE: **GPA-32557**

RADIUS: 1000 FT

GENERAL PLAN LAND USE OF SUBJECT PROPERTY:
DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE OF SUBJECT PROPERTY:
SC (SERVICE COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - GPA-32557 - APPLICANT/OWNER: VICTOR HECKER

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL.

LEH

GPA-32557 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend a portion of the Southwest Sector Plan of the General Plan from DR (Desert Rural Density Residential) to SC (Service Commercial) on a .83 acre property located at the southwest corner of Jones Boulevard and Elkhorn Road. A companion application to Rezone (ZON-32556) the site from U (Undeveloped) [DR (Desert Rural Density Residential)] to C-1 (Limited Commercial) has also been submitted by the applicant. Staff finds the proposed amendment to the General Plan to be inappropriate due to the surrounding area. The surrounding properties are designated R (Rural Density Residential) and DR (Desert Rural Density Residential). The potential land uses allowable within the SC (Service Commercial) land use designation would be too intense and neither compatible nor harmonious with the surrounding area; therefore, staff recommends denial.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
07/16/08	The City Council approved a request to Annex (ANX-27333) the subject .83 acre site at the southwest corner of the North Jones Boulevard and Elkhorn Road. The Planning Commission and staff recommended approval. Effective date 07/25/08.
01/22/09	The Planning Commission held in abeyance for 21 days a request to amend the General Plan (GPA-32557) from DR (Desert Rural Density Residential) to SC (Service Commercial), a request for a Rezoning (ZON-32556) from U (Undeveloped) zone [DR (Desert Rural Density Residential) General Plan designation] to C-1 (Limited Commercial), A Variance (VAR-32570) to allow 28 parking spaces where 40 are required and a Variance (VAR-32575) to allow a rear yard setback of 12 feet where 20 feet is required and a request for a Development Plan Review (SDR-32569) for a proposed 7,000 square-foot Convenience Store and retail development. The applicant stated that the request for the abeyance was to accommodate a meeting with area residents.
Related Building Permits/Business Licenses	
No related building permits or business licenses.	
Pre-Application Meeting	
11/19/08	The requirements of applications for a General Plan Amendment, Rezoning, Variance and Site Development Plan Review were discussed with the applicant.

LEH

Neighborhood Meeting
A neighborhood meeting was held on Tuesday January 6, 2009 at 5:30pm at the Centennial Hills YMCA. Concerns Expressed by members of the public: Gaming and Liquor was not part of the application Meeting Notice was not received by everyone in a subdivision Too many Variances Lack of Fire Lanes Land use not compatible Access from Elkhorn will create traffic issues Lack of a Loading Zone will create on site issues Lighting of the parking lot will intrude upon surrounding residential property Overall no support of Commercial at this location Attendance: 21 members of the public, 2 members of the development team, 1 Council Liaison, 1 County Liaison, 1 member of the Planning and Development Department

Field Check	
12/17/08	A field check was performed by staff at the subject property. The site was noted to be relatively flat, undeveloped with numerous unpermitted advertising signs on the property.

Details of Application Request	
Site Area	
Gross Acres	.83

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	U (Undeveloped) [DR (Desert Rural Density Residential) General Plan designation]
North	Single-Family Residences	DR (Desert Rural Density Residential)	R-PD2 (Residential Planned Estates – 2 Units per Acre)
South	Single-Family Residence	R-E (Rural Estates Residential) Clark County	R-E (Rural Estates Residential) Clark County
East	Undeveloped	R (Rural Density Residential)	R-E (Residence Estates)
West	Single-Family Residences	RN (Rural Neighborhood) Clark County	R-E (Rural Estates Residential) Clark County

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

**While currently the project is not considered a Project of Regional Significance per the Interlocal agreement between the City of Las Vegas and Clark County a courtesy notice was mailed to Clark County.*

ANALYSIS

This is a request to amend a portion of the Southwest Sector Plan of the General Plan from DR (Desert Rural Density Residential) to SC (Service Commercial) on a .83 acre property located at the southwest corner of Jones Boulevard and Elkhorn Road. A companion application to Rezone (ZON-32556) the site from U (Undeveloped) [DR (Desert Rural Density Residential)] to C-1 (Limited Commercial) has also been submitted by the applicant. Staff finds the proposed amendment to the General Plan to be inappropriate due to the surrounding area. The surrounding properties are designated R (Rural Density Residential) and DR (Desert Rural Density Residential).

Currently the General Plan designates the subject property DR (Desert Rural Density Residential).

> "The Desert Rural Density Residential category allows a maximum of 2 dwelling units per gross acre. The predominant residential lifestyle is single family homes on large lots, many including equestrian facilities. This is a generally rural environment that permits greater privacy and some non-commercial raising of domestic animals."

By contrast the SC (Service Commercial) land use designation allows:

> "Low to medium intensity retail, office or other commercial uses that serer primarily local area patrons and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers and areas, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services."

The potential land uses allowable within the SC (Service Commercial) land use designation would be too intense for the subject site, which is surrounded by low density rural property and is neither compatible nor harmonious with the surrounding area; therefore, staff recommends denial.

- **Interlocal Agreement**

  On December 3rd, 2008 the City Council restated in the interlocal agreement between the City of Las Vegas and Clark County for the purpose of establishing a Joint Position on Corporate Boundaries, Planning, Public Facilities/Service Provision and future annexations. Within the agreement a Joint Land Use Planning area is called out, as well as excepted areas. While the subject site is not within an excepted area it is within the Joint Land Use Planning Area. The City of Las Vegas has agreed to notify Clark County of all land use Master Plan Amendment applications, rezoning applications and special use permit applications within the Joint Land Use Planning Area. Notice was sent to Clark County on 12/30/08 and comments where received on 01/07/09. Clark County has formally expressed opposition to this item and all associated items regarding this proposal.

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,**

   The density and intensity of the proposed General Plan Amendment request to re-designate the subject site is inappropriate given the nature of the existing low density residential in the area.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The proposed development will not be compatible with the residential developments in this area. The intensity of uses permitted within the proposed zoning district can not be conducted in a harmonious and compatible way with the existing residential land uses.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   The site is accessed by a driveway on Elkhorn Road, as well as on Jones Boulevard, which are both classified as 100-foot Primary Arterials by the Master Plan of Streets and Highways, and are adequate to handle added traffic that would be generated by commercial development on the site.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   This proposal does not comply with Policy 2.1.2 of the General Plan, which requires that development on vacant or underutilized lots within existing residential neighborhoods be sensitive in use and design to surrounding development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 83

APPROVALS 4

PROTESTS 30

LEH

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-32557** APN: 125-23-502-008

Name of Property Owner: VICTOR HECKER

Name of Applicant: VICTOR HECKER

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: _____

Print Name: VICTOR HECKER

Subscribed and sworn before me

This 21st day of December, 2007

_____

Notary Public in and for said County and State

DOMINICK MOBLEY
Notary Public, State of Nevada
Appointment No. 07-0154-1
My Appt. Expires Jan 18, 2011

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-32557** APN: 125-23-502-008

Name of Property Owner: SHAWNDA LOGAN-SMITH

Name of Applicant: SHAWNDA LOGAN-SMITH

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: _____

Print Name: SHAWNDA LOGAN-SMITH

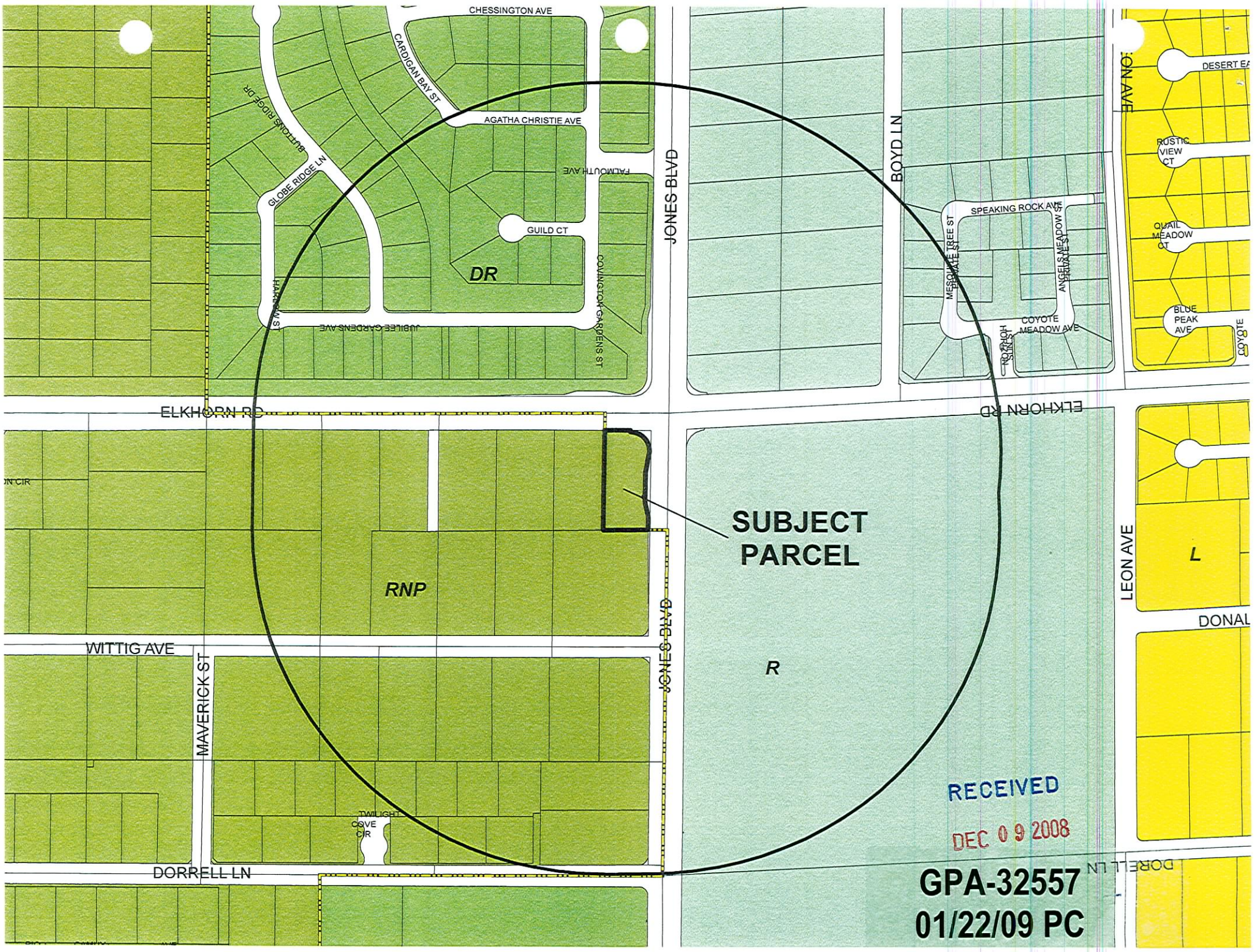
Subscribed and sworn before me

This 3 day of Dec, 2008

Katie Gault

Notary Public in and for said County and State

KATIE GAULT
Notary Public, State of Nevada
Appointment No. 87-0297-1
My Appt. Expires Dec 8, 2009


CHESSINGTON AVE
CARDIGAN BAY ST
AGATHA CHRISTIE AVE
FALMOUTH AVE
GLOBE RIDGE LN
BUFFALO RIDGE DR
GUILD CT
DR
COVINGTON GARDENS ST
JUBILEE GARDENS AVE
HARKE WAY
JONES BLVD
BOYD LN
SPEAKING ROCK AVE
MESQUITE TREE ST
ANGELS MEADOW ST
COYOTE MEADOW AVE
RUSTIC VIEW CT
QUAIL MEADOW CT
BLUE PEAK AVE
ELKHORN RD
SUBJECT PARCEL
RNP
R
L
LEON AVE
WITTIG AVE
MAVERICK ST
TWILIGHT COVE CIR
DORRELL LN
RECEIVED
DEC 09 2008
GPA-32557
01/22/09 PC



GPA-32557 - APPLICANT/OWNER: VICTOR HECKER
SOUTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

12/17/08



GPA-32557 - APPLICANT/OWNER: VICTOR HECKER
SOUTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

12/17/08



GPA-32557 - APPLICANT/OWNER: VICTOR HECKER
SOUTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

12/17/08



GPA-32557 - APPLICANT/OWNER: VICTOR HECKER
SOUTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

12/17/08



GPA-32557 - APPLICANT/OWNER: VICTOR HECKER
SOUTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

12/17/08



GPA-32557 - APPLICANT/OWNER: VICTOR HECKER
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FEBRUARY 12, 2009 PLANNING COMMISSION

12/17/08



GPA-32557 - APPLICANT/OWNER: VICTOR HECKER
SOUTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

12/17/08

Scott L. Baker, Architect, Inc.

December 9, 2008

City of Las Vegas Planning & Development
731 South Fourth Street
Las Vegas, Nevada 89101
1.702.229.4856 T
1.702.385.7268 F

RE: **Justification Letter**

SLBA Project Name: Elkhorn and Jones
SLBA Project Number: 08-159

To whom it may concern;

This parcel was recently annexed into the City of Las Vegas jurisdiction. The site is 0.83 acres and is on the south west corner of Jones and Elkhorn.

The current owner of the project feels strongly about this parcel becoming retail. It is understood that the parcel is basically centered or surrounded by residential. But that is the very reason it is felt that a small retail store here would but very beneficial for all of the neighbors.

The east and south sides of the parcel are adjacent to County land and that is residential zoned. Across Elkhorn to the north and across Jones to the east is City land that is zoned R-E.

This application is for a 7,000 sf retail building. Per the pre-application meeting, the required parking ratio is 1 spaces per 175 square feet for a required parking total of 40 spaces and 1 required 15' x 25' loading zone.

The applications we are submitting area as follows:

1. Site Development Plan Review – This is required because of the request for new retail at this corner.
2. General Plan Amendment – This is required to change the General Plan from DR to SC or service commercial for the retail.
3. Rezoning – This application is to change the zoning to C-1.
4. Variance for Setback and Residential Adjacency – This is for the minor building setback encroachment at the south property line area.
5. Variance for reduced provided parking and loading. – This is to allow 28 spaces where 40 are required, and to allow no loading zone where one 15' x 25' loading zone is required.

The building design encroaches into the south property line building setback due to residential adjacency by only 7.5'. The area of building which encroaches is only 85 s.f. and this portion of the building is covered walkway and occupied space. It only occurs at the southeast corner of the site. All other building setbacks are met.

The site design provides 28 spaces of parking where the updated codes require 40 spaces. We feel that due to the quick trips this project would generate that a reduction of 12 spaces is appropriate.

The building is designed at the 15 feet high limitation. This is so that the 3:1 ratio does not apply when adjacent to the R-E zone.

We are also requesting a waiver of the Building Placement and Orientation Standards. Due to the site size and shape (because of the buss turn out), the submitted site plan is the only way to layout this site. But this does not meet the requirement to place the building directly at the corner.

The Site access is as per the pre-application meeting with 32' wide drives set 25' from the corners.

Detached sidewalk has been provided as well as the 3' high berm and perimeter trees at 20 foot o.c.

The elevation of the building is a good mix of commercial and residential elements to fit with the area.

If you have further questions, please call our office

Sincerely Scott L. Baker

GPA-32557
01/22/09 PC

7225 S. Bermuda Road, Suite D ▪ Las Vegas, Nevada 89119 ▪ 1.702.837.4221 ▪ Fax 1.702.837.5960 ▪ scott@slba.net

Sheila Lambert

RECEIVED
JAN 22 2009

From: kasheackley@aol.com
Sent: Sunday, January 11, 2009 1:42 PM
To: Sheila Lambert
Subject: Internet Submission - Elkhorn/Jones

Citizen Name: Kas Heackley

Email: kasheackley@aol.com

IP Address: 70.170.7.69

Comments: It was promised to all residents in this corridor that Decatur would be the only commercial land available for commericial use.

If they permit this, what is there to STOP future encroachment of the custom homes in the area and the horse traffic. We have too much traffic now and it can be heard from Jones due West for 3 to 4 blocks. This already has changed the lifestyle we planned for ourselves and our families.

Thank you for listening and I hope you are able to do this. No more payoffs to our county commissioners or public employees..

Regards,
Kas Heackley

Date: 1/11/2009 1:42:23 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 C

January 5, 2009

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

RE: Case GPA 32557

Dear Planning Department:

I live near the proposed variance request GPA 32557 and our property at 6125 Elkhorn road is only 5 houses west of this property. I respectfully request this application be denied and would appreciate your support. I think it should be rejected for the following reasons:

1. It does not follow the master plan stating no commercial on Jones n/o Lone Mountain road.
2. It does not conform to the Town Center plan set up several years ago.
3. The property is too small for the requested operation, and removing the set backs will hamper potential fire vehicles if needed.
4. Approving this change will give precedence to change the large parcel on the s/e corner of Jones and Elkhorn that was set up in a trust to be for a church, but rumor has it going to be a commercial center.
5. No doubt the rest of the block of Jones/Elkhorn/Wittig and Torry Pines will not go commercial any time soon so this can only devalue our property.
6. Traffic on Elkhorn has increased 10 fold over the last few years and adding commercial land to this area will only make it worse.

Please recommend to the council members and Mayor that this property should not be granted any zone change as it does not fit the master plan, it should not be changed to commercial and the corresponding variances should be declined.

Sincerely

Dan & Jill Bradley
6125 Elkhorn Road
Las Vegas, NV 89131
daniimail@aol.com

cc: Councilman Ross

RECEIVED
JAN 12 2009

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 P

Sheila Lambert

From: Mickie Ruth [mruth@csconsultingservice.com]
Sent: Thursday, January 08, 2009 3:37 PM
To: Sheila Lambert
Subject: RE: S/W corner Jones & Elkhorn

RECEIVED
JAN 22 2009

My address is 7305 Buttons Ridge.

CONSULTING SERVICE LLC

Mickie Ruth

P.O. Box 750266, Las Vegas, NV 89136

702-655-7052 ex 1107 FAX 702-655-7051

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

From: Sheila Lambert [mailto:slambert@LasVegasNevada.GOV]
Sent: Thursday, January 08, 2009 1:18 PM
To: Mickie Ruth
Subject: RE: S/W corner Jones & Elkhorn

May we have your address for the record please.

We appreciate your comments and the time you took to send them.

Sheila

From: Mickie Ruth [mailto:mruth@csconsultingservice.com]
Sent: Wednesday, January 07, 2009 11:25 AM
To: Sheila Lambert
Subject: S/W corner Jones & Elkhorn

Sheila,

Last night I attended the meeting at the YMCA for the development of the S/W corner of Jones & Elkhorn. I am completely opposed to any commercial on this property.

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

1/21/2009

41-45 P

Sheila Lambert

From: natesmith@temcor.com
Sent: Thursday, January 08, 2009 5:52 PM
To: Sheila Lambert
Subject: Internet Submission - ELKHORN/JONES ZONING REQUEST

RECEIVED
JAN 22 2009

Citizen Name: Nate Smith

Email: natesmith@temcor.com

IP Address: 205.171.72.162

Comments: Hello Sheila,
I am one of the many homeowners that were unaware of the meeting regarding the zoning request change for the property on the SW corner of Elkhorn & Jones. I live directly across the street from this property and I want to express my opposition to the zoning change. I believe that allowing this property to be commercial would not be healthy for the neighborhood and would bring several negative side effects.

On a personal note, combining the success of the zone change with falling property values and the home directly to the east of me which burned in a fire over a year ago and still sits dilapidated, I will have to say all that we believed the northwest offered us was a farce. We specifically moved here because I did not see a 7 eleven or a gas station on every corner and this area was not saturated with apartments, it was less dense and that's were we wanted to be. It's a fact that the elements above make nearby homes less appealing and will introduce problems that we have not seen before. I hope my time will allow me to make it to the next meeting..thanks for an ear!

Date: 1/8/2009 5:51:37 PM

Sheila Lambert

From: Jeff@appliedutilities.com
Sent: Friday, January 09, 2009 8:56 AM
To: Sheila Lambert
Subject: Jones/Elkhorn Re-Zoning

RECEIVED
JAN 22 2009

Good Morning Sheila,

My neighbors the Leslie's told me about the pending re-zoning of this corner yesterday. My guess is we are beyond the notification distance so we were not legally required to be noticed. Anyway I responded to them last night and decided this morning to send comments to you. Rather than send something new I simply copied and pasted my comments below, in the raw and not edited:

"No, I did not know about this. Probably want it to be a Mini Mart and gas station. Personally opposed to this being commercial. This all goes against what we were all promised regarding the R/E zoning of the area over 15 years ago and it has always been the R/E zoned home owners who are supposed to compromise on this issue. The cemetery and the LDS church were compromises based on they were not retail and have low traffic volume.

I have no doubt the land owner and/or buyer will use these as the "precedence" that there already is commercially zoned property along Jones north of the beltway. This is creeping incrementalism. Once they get this as commercial then the owners of the property on the s/e corner will probably want to sell for a retail/office property and use the s/w corner as their justification and then someone else will want the corner of Grand Teton and Jones to be commercial and use the intersection of Elkhorn and Jones as their justification and so it just goes on and on and on."

Where a big part of rub on all of this is, is now we have an SID going forward that could have been built 5 to 10 years ago at a much lower cost but now is being done at a time when the economy is the worst it has been since 1979 and maybe since the depression and I think it would be accurate to say that none of us on the west side of the street even wanted the curb, gutters and street lights due to the R/E zoning and because many of us have horses. But since it will be completely improved now and will look very "urbanized" I am sure part of the applicant argument will be "if not commercial then what, because no one will want to build a house on it now".

I never objected to the road improvements within the 100' ROW because I knew we were in an SID but when you get down to it a lot of money could have been saved by placing the lights down the middle of the road and only having a sidewalk on one side of the street. All water under the bridge at this point, however on a side note I would suggest that when the State of Nevada receives the huge federal dollars for infrastructure projects under the new administration funds should be allocated to pay for the Jones Improvements and eliminate the SID payments from the land owners. I could go into all the reasons for this but I don't think that is necessary.

As always thank you and Councilman Ross for listening to our concerns.

Sincerely,

Jeffery A Neal
7651 N Jones
401-6386 (Cell)

1/21/2009

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

Sheila Lambert

From: islandgrl3#cox.net
Sent: Friday, January 09, 2009 10:56 AM
To: Sheila Lambert
Subject: Internet Submission - rezoning at Elkhorn and Jones

RECEIVED
JAN 22 2009

Citizen Name: Diane Ferriolo

Email: islandgrl3#cox.net

IP Address: 198.200.132.70

Comments: Ms. Lambert, I am a resident at 5212 Pacific Opal Avenue and I am against the rezoning from residential to commercial. When I bought a home in this area, I was told that this would be residential. It is unfortunate how the city rezones things. It is not fair to the residents when rezoning occurs.

thank you

Date: 1/9/2009 10:55:57 AM

GPA-32557 ZON-32556
1 VAR-32570 VAR-32575
SDR-32569

41-45 P

Sheila Lambert

From: Nate Smith [natesmith@temcor.com]
Sent: Friday, January 09, 2009 1:13 PM
To: Sheila Lambert
Subject: RE: Internet Submission - ELKHORN/JONES ZONING REQUEST

RECEIVED
JAN 22 2009

Hi Sheila,
My address is:
Nate & Zenith Smith
6009 Jubilee Gardens ave.
Las Vegas NV 89131
Please let me know if you need any additional info.

Nate

-----Original Message-----
From: Sheila Lambert [mailto:slambert@LasVegasNevada.GOV]
Sent: Thursday, January 08, 2009 10:13 PM
To: Nate Smith
Subject: RE: Internet Submission - ELKHORN/JONES ZONING REQUEST

Hello Mr. Smith -- Thank you for providing your input. Councilman Ross has committed to keep this area rural and keep the commercial in town center like it was designed, unless the neighbors wanted it. Could you provide your address for the record please.

Take Care

Sheila

-----Original Message-----
From: natesmith@temcor.com [mailto:natesmith@temcor.com]
Sent: Thursday, January 08, 2009 5:52 PM
To: Sheila Lambert
Subject: Internet Submission - ELKHORN/JONES ZONING REQUEST

Citizen Name: Nate Smith

Email: natesmith@temcor.com

IP Address: 205.171.72.162

Comments: Hello Sheila,
I am one of the many homeowners that were unaware of the meeting regarding the zoning request change for the property on the SW corner of Elkhorn & Jones. I live directly across the street from this property and I want to express my opposition to the zoning change. I believe that allowing this property to be commercial would not be healthy for the neighborhood and would bring several negative side effects.

On a personal note, combining the success of the zone change with falling property values and the home directly to the east of me which burned in a fire over a year ago and still sits dilapidated, I will have to say all that we believed the northwest offered us was a farce. We specifically moved here because I did not see a 7 eleven or a gas station on every corner and this area was not saturated with apartments, it was less dense and that's were we wanted to be.

It's a fact that the elements above make nearby homes less appealing and will introduce problems that we have not seen before. I hope my time will allow me to make it to the next meeting..thanks for an ear!

Date: 1/8/2009 5:51:37 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

Sheila Lambert

From: Jan John [jvjbunny@yahoo.com]
Sent: Saturday, January 10, 2009 8:51 AM
To: Sheila Lambert
Subject: Re: Internet Submission - GPA-32557 and related items

RECEIVED
JAN 22 2009

5431 Springer Spaniel Ave
Las Vegas Nv 89131

From: Sheila Lambert <slambert@LasVegasNevada.GOV>
To: jvjbunny@yahoo.com
Sent: Friday, January 9, 2009 2:22:11 PM
Subject: RE: Internet Submission - GPA-32557 and related items

Could we get your address and we will submit your opposition for the record.

:)

Sheila

-----Original Message-----
From: jvjbunny@yahoo.com [mailto:jvjbunny@yahoo.com]
Sent: Friday, January 09, 2009 9:13 AM
To: Sheila Lambert
Subject: Internet Submission - GPA-32557 and related items

Citizen Name: Jan John

Email: jvjbunny@yahoo.com

IP Address: 68.227.15.111

Comments: Sheila, My husband and I attended the neighborhood meetings held on 1/6 regarding the above issue. We are standing strong against commercial in the area in keeping with the Centennial Hills plan. I felt Mr. Vecker didn't do his homework or he'd have known that Mr. Ross would not approve it; or he thought the neighbors would just 'roll-over' and say nothing. Commercial is not needed and there is nothing wrong with open space. I would be open to hearing other possible non-commercial uses for this space as a traditional residential use is really not feasible for this corner. I will not be able to attend the 1/22 PC meeting so I wanted my comments in writing. Thank you to Mr. Ross and staff for all the hard work in representing the area. Jan

Date: 1/9/2009 9:12:53 AM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

Sheila Lambert

From: Kelli L. Compton [KLCompton@interact.ccsd.net]
Sent: Monday, January 12, 2009 8:26 AM
To: Sheila Lambert; kbush@co.clark.nv.us
Subject: Elkhorn and Jones project

RECEIVED
JAN 22 2009

Good Morning Ladies:

If you could please forward this information to the Councilman and Commissioner

I would like to be added to the email list for any information regarding the Elkhorn Road and Jones area projects.

My Husband and I both oppose any changes to the current zoning in that area. We have lived at 6065 Elkhorn Rd. for over 12 years. We have seen many changes over the years and recognize that the rural area will never be the way it once was. We have raised our son in that home and it is the only home he has ever known. We have horses and chickens and a large yard and feel that if the corner was rezoned to commercial it would affect all the residence that live in the area negatively. A small part of Las Vegas remains rural with the privileges of having large animals; please do not take this way of life away from those of us who want it.

I will be faxing the three cards we received with the opposition box checked. I also have made copies of your cards along with a letter asking members of the community to contact you and voice their opinions. In large part many of the immediate residence were not notified of the community meeting held at the YMCA and we feel that these residences along with the residences that were at the meeting will continue to overwhelmingly oppose the rezoning of the corner lot to commercial.

Thank you for your time and efforts on behalf of the rural residence of Las Vegas.

Kelli Compton
Shadow Ridge High School
Career and Technical Ed, Chair
FBLA Advisor
799-6699-4048

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

RECEIVED
JAN 22 2009

Sheila Lambert

From: tsturm@territoryinc.com
Sent: Monday, January 12, 2009 8:54 AM
To: Councilman Steven Ross
Subject: Internet Submission - Commercial Zoning outside of Town Center, Elkhorn & Jones

Citizen Name: Terri Sturm, Territory Incorporated

Email: tsturm@territoryinc.com

IP Address: 24.234.181.89

Comments: On behalf of all the current and future retailers and businesses operating in Centennial Center, Centennial Gateway and the Centennial Auto Mall, we once again restate our vehement opposition to allowing commercial development outside of the Town Center planning area. We have all made substantial investments in our future and the City's vision for a Town Center. Commercial Development outside of the Town Center will greatly diminish the goal of creating a viable commercial center for Centennial Hills now and in the future.

Date: 1/12/2009 8:54:12 AM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

Sheila Lambert

From: Gilbert Breen [thebreens@mac.com]
Sent: Thursday, January 08, 2009 11:51 PM
To: Sheila Lambert
Subject: Re: Internet Submission - Elkhorn / Jones Zoning Request

RECEIVED
JAN 22 2009

Yes, our home address is:

6013 Chessington Ave
Las Vegas, NV 89131

Thank you for your assistance.

Gilbert

On Jan 8, 2009, at 10:14 PM, Sheila Lambert wrote:

> Thank you for your comments Mr. Breen. May we have your address for
> the record. Councilman Ross is committed to protecting the quality of
> life for the residents in this area so your comments are very
> important to him.
>
> Sheila
>
> -----Original Message-----
> From: thebreens@mac.com [mailto:thebreens@mac.com]
> Sent: Thursday, January 08, 2009 5:40 PM
> To: Sheila Lambert
> Subject: Internet Submission - Elkhorn / Jones Zoning Request
>
> Citizen Name: Gilbert Breen
>
> Email: thebreens@mac.com
>
> IP Address: 68.96.195.93
>
> Comments: Hello,
>
> We just received the latest email newsletter from Councilman Ross.
> The
> newsletter contains the fact that a request has been submitted to
> rezone
> the SW corner of Elkhorn and Jones from Residential to Commercial.
> The
> Councilman asked for submission either in favor or against this
> request.
>
> I am against this request as I feel it would detract from the area. I
> feel it would add to the traffic unnecessarily to the neighborhood.
> There are enough commercial outlets in close proximity without adding
> this area. One of the reasons we chose the neighborhood was due to
> the limited commercial properties in the vicinity. I would hope this
> request is declined and the property remain zoned for residential
> purposes.
>

> Thank you.
>
> Gilbert Breen
>
> Date: 1/8/2009 5:40:11 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 P

RECEIVED
JAN 22 2009

Sheila Lambert

From: stewartfarm1@aol.com
Sent: Monday, January 12, 2009 4:45 PM
To: Sheila Lambert
Subject: Internet Submission - Zoning Variance at Jones at Elkhorn

Citizen Name: J Stewart and Mary Ann Skelly

Email: stewartfarm1@aol.com

IP Address: 68.26.153.55

Comments: As homeowners in Canyon Mist Estates, we are very unhappy with the proposal that a convenience store be located at the southwest corner of Elkhorn and Jones. Please convey our disapproval of such variance to Councilman Ross. Thank you.

Date: 1/12/2009 4:45:00 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 P

Sheila Lambert

From: 7024973858@mms.att.net
Sent: Wednesday, January 07, 2009 11:32 AM
To: Sheila Lambert
Subject: Multimedia message

RECEIVED
JAN 22 2009

Please do not allow them to build anything commercial at the corners of Elkhorn & Jones the reason this area devleoped so fast was there was a since of being in the out skirts of town and all of this wasn't out there.

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 p

Sheila Lambert

From: Antonio Lourenco [ourred66@yahoo.com]
Sent: Friday, January 16, 2009 2:26 PM
To: Sheila Lambert
Subject: Jones and Elkhorn

RECEIVED
JAN 22 2009

This is a note letting you know that as a homeowner in the area of Jones and Elkhorn I am very much opposed to making the southwest corner of that intersection commercial property. Those of us that have lived in the area over ten years specially moved to the area for its' rural lifestyle. Please do not allow this area to develop commercially and then become vacant as so many commercail properties in Las Vegas have over the past few years.
Sincerely,
Christina and Antonio Lourenco
6121 Donald Nelson
Las Vegas, NV 89131

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

1/21/2009

41-45 P

Sheila Lambert

From: Bruce Tecza [closeoutkinginc@gmail.com]
Sent: Tuesday, January 20, 2009 5:05 PM
To: Sheila Lambert
Subject: Zoning Variance

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Dear Ms. Shelia Lambert:

The purpose of this email is to voice our opposition to the zoning variance for a convenience store and other building on the corner of Elkhorn and Jones Blvd. I am a resident of Canyon Mist Estates and my address is 7309 Buttons Ridge Dr., Las Vegas, NV 89131. Our telephone is 649-2944.

Anything that you could do to prevent this proposed, out of place, structure, is appreciated.

Sincerely,

Bruce & Jane Tecza

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

1/22/2009

41-45 P

Sheila Lambert

From: drldml@mac.com
Sent: Thursday, January 08, 2009 5:19 PM
To: Sheila Lambert
Subject: Internet Submission - Zoning change Jones/elkhorn

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Citizen Name: Dawn Leslie

Email: drldml@mac.com

IP Address: 70.170.6.195

Comments: I am vehemently against this zoning change.. if you allow that corner then the lot across the street from me could be changed and the neighborhood along Jones will begin to degrade. I have not been notified of this meeting and request that I be advised when it has been scheduled to. Most neighborhoods being to degrade when more commercial sites are allowed.

Dawn Leslie
7621 N Jones Bl
Las Vegas NV 89131

702-896-9256 (home)
702-217-0641 (Cell)

Date: 1/8/2009 5:19:08 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 P

Sheila Lambert

From: daniimail@aol.com
Sent: Sunday, January 04, 2009 9:17 AM
To: Councilman Steven Ross
Subject: Internet Submission - GPA-32557

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Citizen Name: Dan Bradley

Email: daniimail@aol.com

IP Address: 207.200.116.132

Comments: Please vote against this change. I live on Elkhorn road and this GPA will change our neighborhood for the worse.

1. It is against the Town Center Plan adopted years ago to centralize commercial zones.
2. The property is too small for all the reductions required.
3. If it is approved, it will open the opportunity to change the much larger parcel on the S/E corner to build a commercial center. The S/E corner land was dontated to a church and for only a church to be built.

Please do not allow this to go through. It has been tried many times before and should be denied as it does not fit the Rural Preservation destinction.

Thank you

Date: 1/4/2009 9:17:12 AM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 p

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JAN 22 2009

Sheila Lambert

From: drldml@mac.com
Sent: Wednesday, January 21, 2009 6:14 PM
To: Councilman Steven Ross
Subject: Internet Submission - GPA-32557, ZON 32556, VAR 32570, VAR 32575, and SDR-32569

Citizen Name: Dawn Leslie

Email: drldml@mac.com

IP Address: 208.2.174.62

Comments: GPA-32557, ZON 32556, VAR 32570, VAR 32575, and SDR-32569
APPLICANT/OWNER: VICTOR HECKER (Jones/Elkhorn) Request to Amend a Portion of the Centennial Hills Sector Plan of the General Plan from desert rural to service commercial on .83 acres at the southwest corner of Jones and Elkhorn.

My husband and I are opposed to this amendment. A convenience store will increase not only vehicle traffic but foot traffic as well. It will increase crime and is not what was originally agreed upon for the area. We have all been patient and understanding to the growth such as Lynnbrook and the other developments. Amending this corner to a convenience store is a slap in the face to those of us who have been in the area for over 10yrs. My husband and I have been cooperative with all the improvements and feel that should this amendment go through we face nothing but an uphill battle for the other current vacant parcels up and down Jones. Once one is rezoned commercial so goes the neighborhood. Just visit the portion of Jones just south of US 95 its a terrible area now. If you amend that parcel to commercial are you going to give the rest of us the option to sell our properties to commercial businesses???? I think not.

7621 N Jones Bl
Las Vegas NV 89131

Date: 1/21/2009 6:14:16 PM

Submitted after final agenda

GPA-32557 ZON-32556 VAR-32570 VAR-32575 SDR-32569

Date 1-22-09 Item 41-45

P

Carman Burney

From: Larry Harala
Sent: Thursday, January 08, 2009 11:46 AM
To: Carman Burney
Subject: FW: Revision: Clark County comments on land use proposal at Elkhorn and Jones

RECEIVED
JAN 22 2009

From: Kevin Smedley [mailto:KSmedley@co.clark.nv.us]
Sent: Thursday, January 08, 2009 11:45 AM
To: Larry Harala
Cc: Larry Brown; Steven Ross; Kim Bush; Barbara Ginoulias; Mario Bermudez; Shane Ammerman; Paul Doerr; Margo Wheeler; Peter Lowenstein
Subject: Revision: Clark County comments on land use proposal at Elkhorn and Jones

In response to the Inter Jurisdictional Courtesy letter regarding:

Application #: GPA-32557; ZON-32556; VAR-32570; VAR-32575; SDR-32569
Clark County is opposed to a Convenience Store at this location for the following reasons:

- The proposal is adjacent to existing Rural Neighborhood residential lots, which are developed with homes, to the west and south and is not compatible with those existing uses.
- This parcel is adjacent to an Excepted Area, identified in the Interlocal Agreement entered into by the City and County in December 2008, which limits development to low density residential uses. Allowing commercial on the parcel would not be compatible with the surrounding area.
- Both the City and County's land use plans show residential uses in this area and zoning this single parcel for a commercial use would create spot zoning.

Thank you for your consideration,
Kevin Smedley
Kevin Smedley
Principal Planner
Clark County Department of Comprehensive Planning
500 S. Grand Central Pky
PO Box 551744
Las Vegas, NV 89155-1744
702-455-6459
702-380-9990 fax

1/8/2009

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

Sheila Lambert

From: rmsoriano@cox.net
Sent: Monday, January 19, 2009 8:04 PM
To: Sheila Lambert
Subject: Internet Submission - Rezoning Request-Elkhorn & Jones

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JAN 22 2009

Citizen Name: Rose Soriano

Email: rmsoriano@cox.net

IP Address: 24.253.105.196

Comments: Please provide more information on this request. What does the commercial use permit include? Would there be any restrictions? What is the size of the property? Can the roadway infrastructure currently in place accommodate a commercial use zoning. Please provide more information. There is a master plan in place, I think we should stick to it! Without any additional information to consider, I beleive we should keep it residential, as there are NO OTHER commercial improvements nearby until you get south of the 215 - and even then it's only a church and the Post Office. Please advise. thank you.

Date: 1/19/2009 8:03:58 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

Sheila Lambert

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JAN 22 2009

From: Todd Youren [toddlv@embarqmail.com]
Sent: Wednesday, January 07, 2009 1:15 PM
To: Sheila Lambert
Subject: Feedback on SW corner of Elkhorn & Jones

I am in support of the convenience store at this location. The community doesn't have a quick stop for milk, eggs, or gas. Closest options are major grocery stores at Decatur/215-Walmart, Ann/I-95-Albertsons, or N. Durango/I-95- Vons.

I think it's a good idea.

Todd Youren

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
A

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

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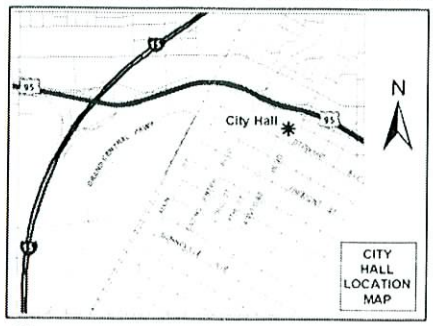

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Case: GPA-32557

12514810040
HOESEL DARIN L & GINA R
6020 GUILD CT
LAS VEGAS NV 89131-2331

Please use available blank space on card for your comments.

GPA-32557 & ZON-32556
Planning Commission Meeting of 1/22/2009

We do not want any commercial in our zone
We cannot handle the traffic - we did not move out here to be near a store.

KAUDS11 89131

21 p

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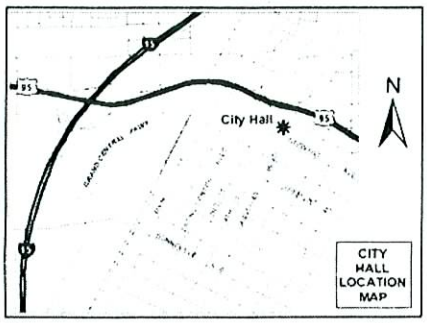

CONSIDER The COMMUNITY DOES NOT NEED OR WANT ANOTHER C STORE

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☐ I SUPPORT this Request

☐ I OPPOSE this Request

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GPA-32557 & ZON-32556
Planning Commission Meeting of 1/22/2009

Case: GPA-32557
12513414017
PATTERSON RANDY & CAROL
7221 MESQUITE TREE ST
LAS VEGAS NV 89131-2849

What About All the Homes in the Area that ARE IN FOR closer

KAVDS1 89131

21
P

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Las Vegas, Nevada 89101-2986

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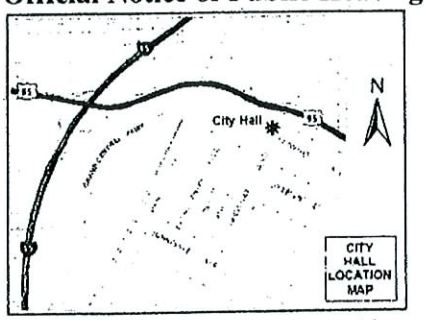

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-32557 & ZON-32556
Planning Commission Meeting of 1/22/2009

Case: GPA-32557
12514810062
GURDISON JAMES T III
7304 COVINGTON GARDENS ST
LAS VEGAS NV 89131-2330

KAVDS11 89131

Submitted after final agenda

Date 12209 Item 41

41P

City of Las Vegas
Planning & Development Department
Development Services Center
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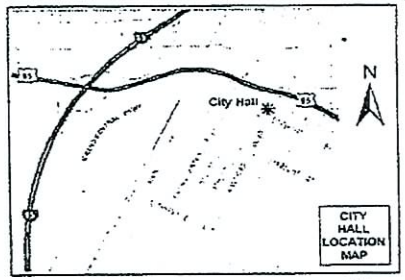

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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GPA-32557 & ZON-32556
Planning Commission Meeting of 1/22/2009

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0004239854 JAN 09 2009
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Case: GPA-32557
12514810006
SMITH NATHANIEL III
6009 JUBILEE GARDENS AVE
LAS VEGAS NV 89131-2333

KAVD511 89131

City of Las Vegas
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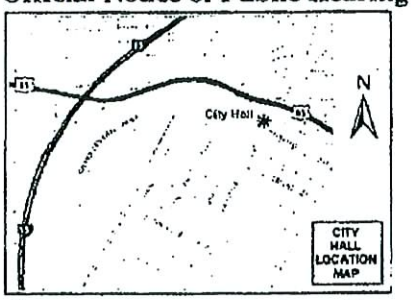

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GPA-32557 & ZON-32556
Planning Commission Meeting of 1/22/2009

Case: GPA-32557
12523502004
HOLMES ROBERT G SR & LINDA L
6105 ELKHORN RD
LAS VEGAS NV 89131-3042

#41P

City of Las Vegas
Planning & Development Department
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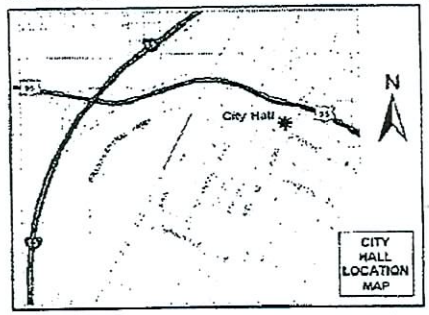

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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GPA-32557 & ZON-32556

Planning Commission Meeting of 1/22/2009

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Case: GPA-32557

12523502005
THOMAS JAMIE
6085 ELKHORN RD
LAS VEGAS NV 89131-3019

Jan 17 09 12:59p Inn Zone Rainbow 7023417005 p.1

41 P

City of Las Vegas
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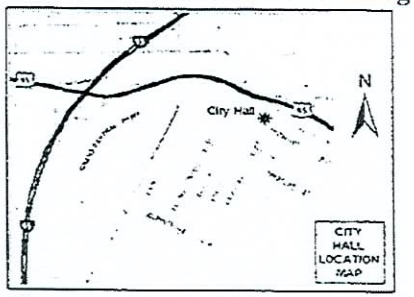

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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GPA-32557 & ZON-32556

Planning Commission Meeting of 1/22/2009

Case: GPA-32557

12514810034
CARLSON FAMILY LIVING TRUST
7218 CUTTONS RIDGE DR
LAS VEGAS NV 89131-2320

KAVDS11 89131

P.1 TO:93857268 7027653920 JAN-12-2009 09:18 FROM:

dlh

City of Las Vegas
Planning & Development Department
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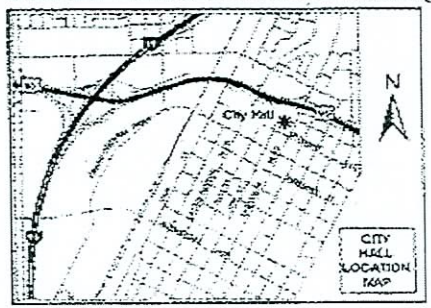

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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GPA-32557 & ZON-32556

Planning Commission Meeting of 1/22/2009

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Case: GPA-32557
12523502003
BRADLEY DANIEL M II & JILLANE D
6125 ELKHORN RD
LAS VEGAS NV 89131-3042

KAVDS11 89131

4/P

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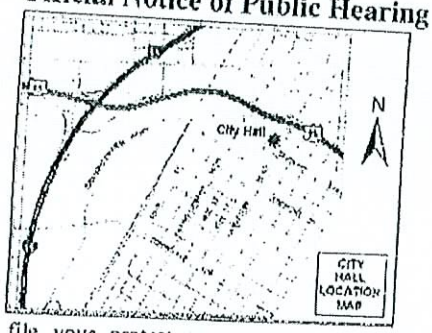

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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GPA-32557 & ZON-32556
Planning Commission Meeting of 1/22/2009

12524101001 Case: GPA-32557
CHURCH ROMAN CATHOLIC LAS VEGAS
336 CATHEDRAL WY
LAS VEGAS NV 89109-0716

KANOSKI 89109

41P

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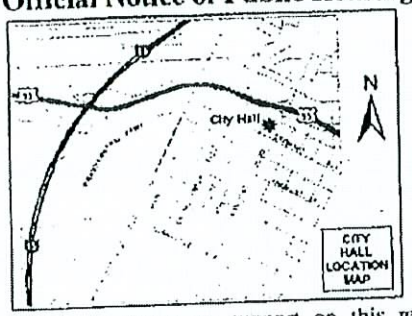

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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GPA-32557 & ZON-32556
Planning Commission Meeting of 1/22/2009

Case: GPA-32557
12523502001
DASCHER DON
6185 ELKHORN RD
LAS VEGAS NV 89131-3042

KAVOSII 89131

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

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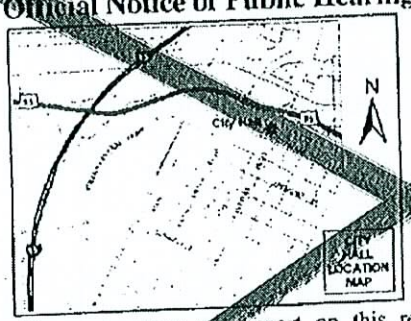

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-32870 & VAR-32575
Planning Commission Meeting of 1/22/2009

Case: VAR-32570
12523502001
DASCHER DON
6185 ELKHORN RD
LAS VEGAS NV 89131-3042

KAVOSII 89131

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

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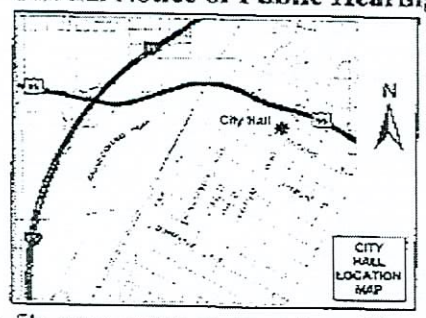

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-32557 & ZON-32556

Planning Commission Meeting of 1/22/2009

Case: GPA-32557

12523502006
COMPTON ARNOLD L & KELLI
6065 ELKHORN RD
LAS VEGAS NV 89131-3019

KA0051 89131

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Las Vegas
ng & Development Department
opment Services Center
S. Fourth Street
Vegas, Nevada 89101-2986

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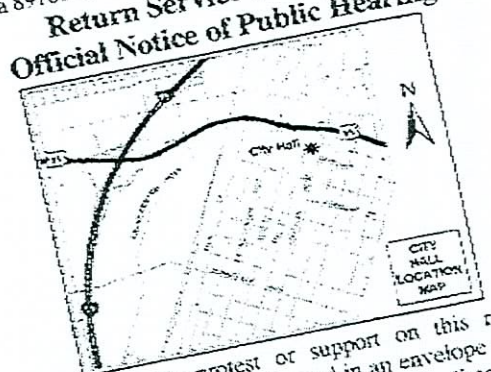

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☒ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-32557 & ZON-32556

Planning Commission Meeting of 1/22/2009

KAVDS11 89134

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02 1M JAN 09 2009
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MAILED FROM ZIP CODE 89101

Case: GPA-32557

12523502008
LOGAN-SMITH SHAWNDA
%V HECKER
9900 DEER CT
LAS VEGAS NV 89134-6730

41A

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

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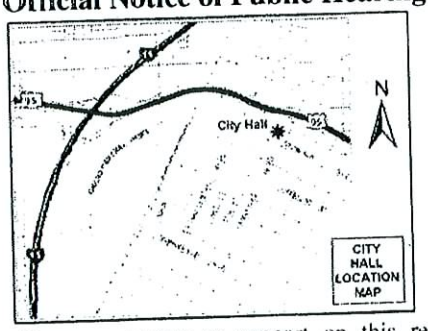

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JAN 13 2009

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-32557 & ZON-32556

Planning Commission Meeting of 1/22/2009

Case: GPA-32557
12514810063
SANCHEZ LIVING TRUST
6008 AGATHA CHRISTIE AVE
LAS VEGAS NV 89131-2325

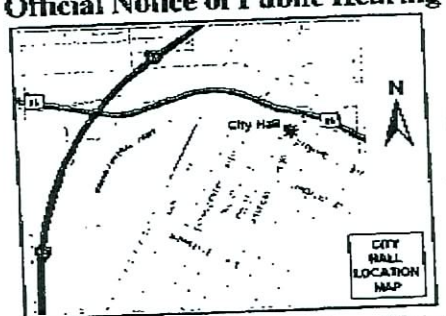
41A

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 JAN 09 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



Council, since the rural nature of parcels along Jones Blvd. are compromised already by Jones Blvd. 'freeway' type of traffic, this may be an appropriate use
Danny + Vikki Riddle

Case: GPA-32557
12523502012
RIDDLE DANNY & VIKKI REV LIV TR
6060 WITTIG AVE
LAS VEGAS NV 89131-3014

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-32557 & ZON-32556
Planning Commission Meeting of 1/22/2009

KAUDS11 89131

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JAN 13 2009

41A

Scott L. Baker, Architect, Inc.

RECEIVED
JAN 30 2009

January 30, 2009

City of Las Vegas Planning & Development
731 South Fourth Street
Las Vegas, Nevada 89101
1.702.229.4856 T
1.702.385.7268 F

RE: **Table Letter #1**

Application Numbers:

ZON – 32556
GPA – 32557
SDR – 32569
VAR – 32570
VAR – 32575

SLBA Project Name: Elkhorn and Jones
SLBA Project Number: 08-159

To whom it may concern;

The purpose of this letter is to request that the above applications be tabled.

After a meeting with the land owner and the City Councilman Ross, the land owner would like to Table the project so that he can redirect his development energy towards a working solution that is agreeable to the Councilman and the neighbors of the area.

This solution includes the project being a use allowed in an RE zone with a Special Use Permit.

Thank you for consideration of this request.

Best Regards;

Scott L. Baker, NCARB
Scott L. Baker, Architect, Inc.

#21-25

City of Las Vegas Agenda Item No.: **22.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

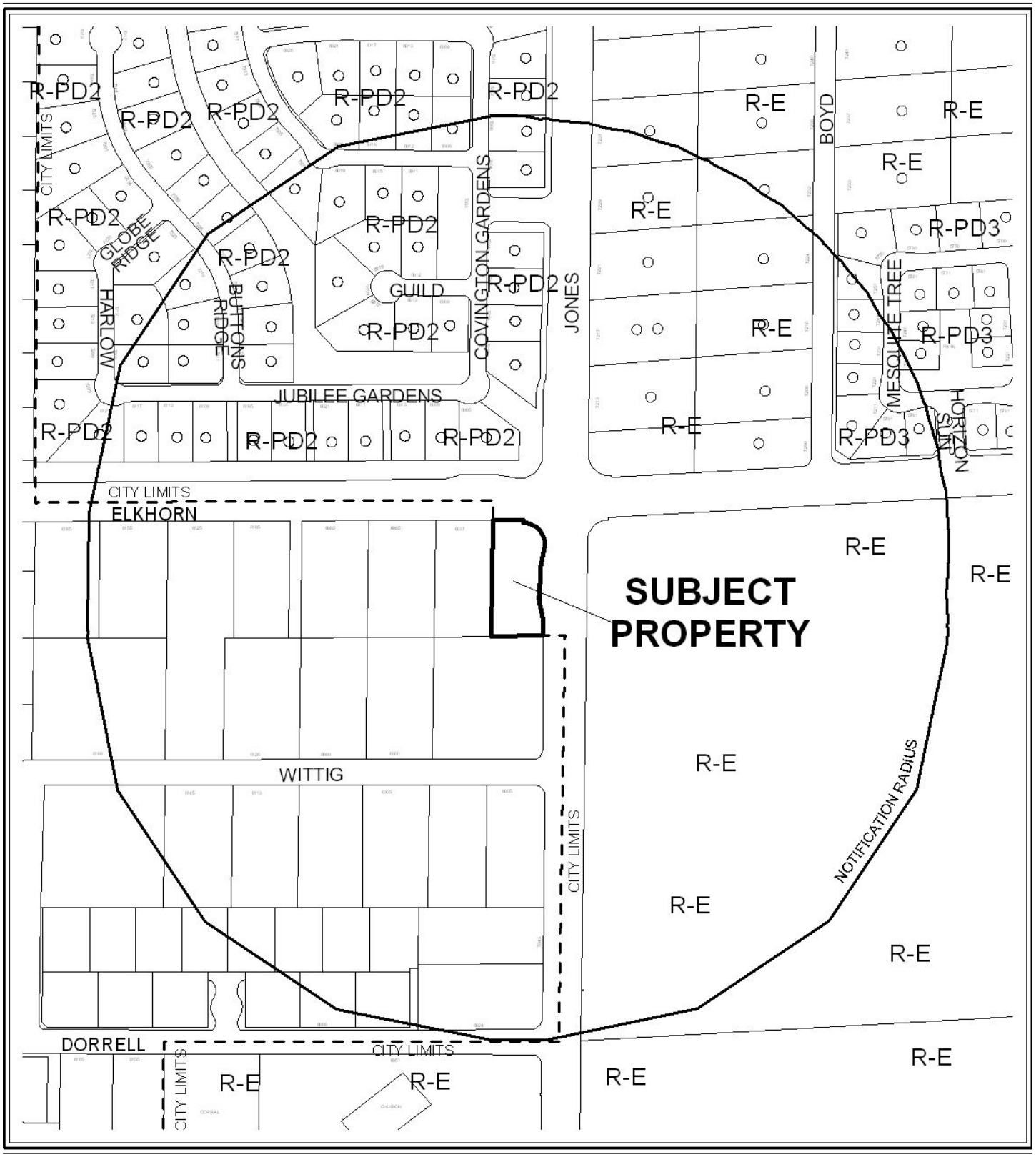
SUBJECT:
ABEYANCE - ZON-32556 - REZONING RELATED TO GPA-32557 - PUBLIC HEARING - APPLICANT/OWNER: VICTOR HECKER - Request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERICAL) on 0.83 acres at the southwest corner of Jones Boulevard and Elkhorn Road (APN 125-23-502-008), Ward 6 (Ross)

C.C.: 03/18/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**30**	**Planning Commission Mtg.**	**4**
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
5. Photos
6. Justification Letter
7. Concern E-mail, Protest Letter, Protest/Support E-mails and Protest/Support Postcards
8. Letter Requesting to Table Item Submitted by Scott L. Baker, Architect



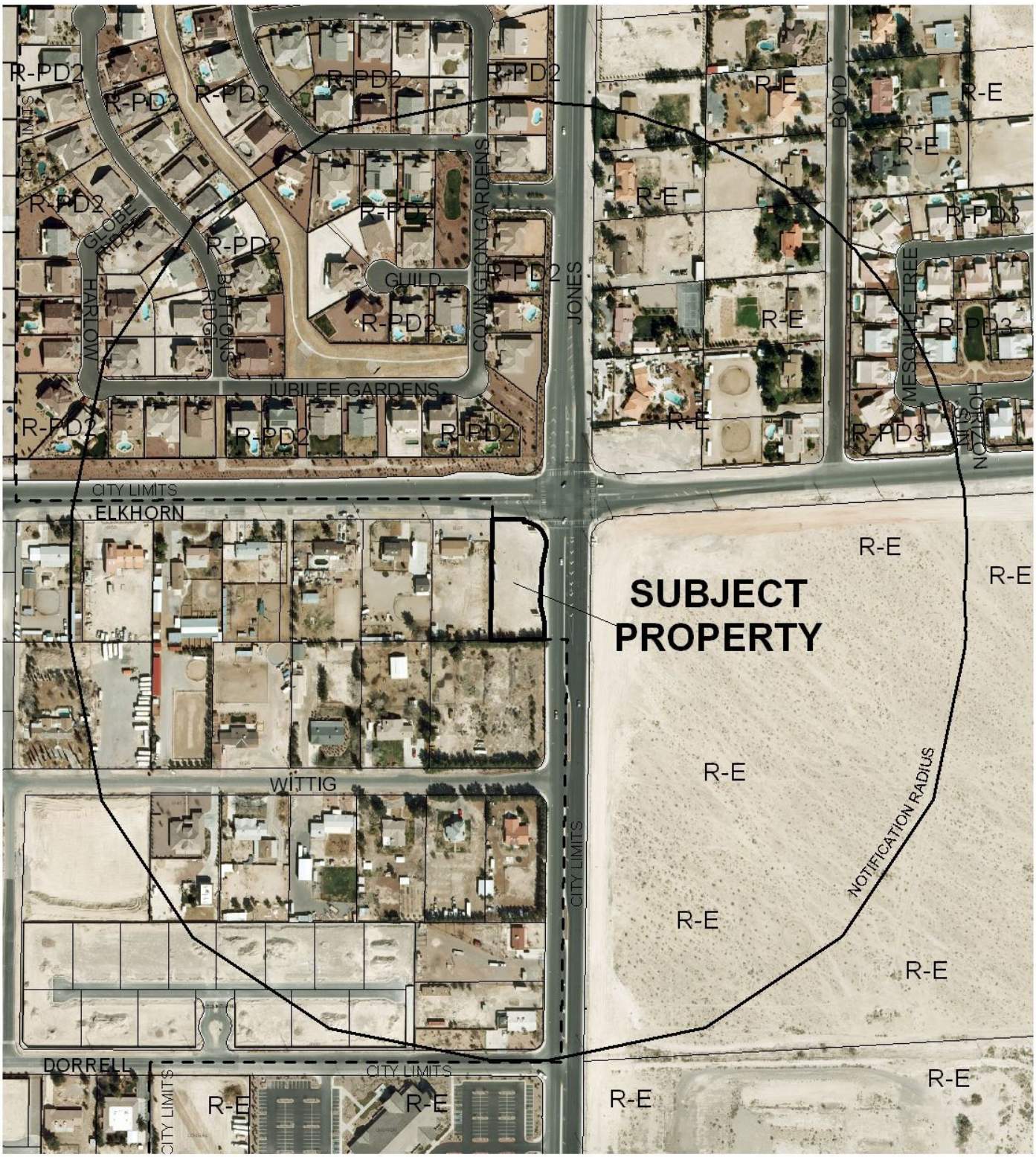
CASE: **ZON-32556**

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

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



CASE: **ZON-32556**

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - ZON-32556 - APPLICANT/OWNER: VICTOR HECKER

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL.

LEH

ZON-32556 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Rezoning from U (Undeveloped) zone [DR (Desert Rural Density Residential) General Plan Designation] to C-1 (Limited Commercial) on .83 acres on the southwest corner of Elkhorn Road and Jones Boulevard.

The intensity of uses permitted within the proposed zoning district are not compatible with the surrounding land uses and zoning districts; therefore, staff is recommending denial of this application.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
07/16/08	The City Council approved a request to Annex (ANX-27333) the subject .83 acre site at the southwest corner of the North Jones Boulevard and Elkhorn Road. The Planning Commission and staff recommended approval. Effective date 07/25/08.
01/22/09	The Planning Commission held in abeyance for 21 days a request to amend the General Plan (GPA-32557) from DR (Desert Rural Density Residential) to SC (Service Commercial), a request for a Rezoning (ZON-32556) from U (Undeveloped) zone [DR (Desert Rural Density Residential) General Plan designation] to C-1 (Limited Commercial), A Variance (VAR-32570) to allow 28 parking spaces where 40 are required and a Variance (VAR-32575) to allow a rear yard setback of 12 feet where 20 feet is required and a request for a Development Plan Review (SDR-32569) for a proposed 7,000 square-foot Convenience Store and retail development. The applicant stated that the request for the abeyance was to accommodate a meeting with area residents.
Related Building Permits/Business Licenses	
No related building permits or business licenses.	
Pre-Application Meeting	
11/19/08	The requirements of applications for a General Plan Amendment, Rezoning, Site Development Plan Review discussed with the applicant.

Neighborhood Meeting
A neighborhood meeting was held on Tuesday January 6, 2009 at 5:30pm at the Centennial Hills YMCA. Concerns Expressed by members of the public: Gaming and Liquor was not part of the application Meeting Notice was not received by everyone in a subdivision Too many Variances Lack of Fire Lanes Land use not compatible Access from Elkhorn will create traffic issues Lack of a Loading Zone will create on site issues Lighting of the parking lot will intrude upon surrounding residential property Overall no support of Commercial at this location Attendance: 21 members of the public, 2 members of the development team, 1 Council Liaison, 1 County Liaison, 1 member of the Planning and Development Department

Field Check	
12/17/08	A field check was performed by staff at the subject property. The site was noted to be relatively flat, undeveloped with numerous unpermitted advertising signs on the property.

Details of Application Request	
Site Area	
Gross Acres	.83

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	U (Undeveloped) [DR (Desert Rural Density Residential) General Plan designation]
North	Single-Family Residences	DR (Desert Rural Density Residential)	R-PD2 (Residential Planned Estates – 2 Units per Acre)

South	Single-Family Residence	R-E (Rural Estates Residential) Clark County	R-E (Rural Estates Residential) Clark County
East	Undeveloped	R (Rural Density Residential)	R-E (Residence Estates)
West	Single-Family Residences	RN (Rural Neighborhood) Clark County	R-E (Rural Estates Residential) Clark County

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

**While currently the project is not considered a Project of Regional Significance Per the Interlocal agreement between the City of Las Vegas and Clark a courtesy notice was mailed to Clark County.*

ANALYSIS

The applicant has requested a Rezoning to a C-1 (Limited Commercial) district on the .83 acre parcel on the southwest corner of Elkhorn. The C-1 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 District is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan.

The intensity of uses permitted within the proposed zoning district are not compatible with the surrounding land uses and zoning districts; therefore, staff is recommending denial of this application.

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 will be in conformance with the proposed General Plan designation of SC (General Commercial), if approved. However, the surrounding area is entirely residential and any commercial activity on the subject site would be incompatible with the surrounding area and inappropriate.

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 development will not be compatible with the residential developments in this area. The intensity of uses such as retail, service, office and other general business uses, as well as possible mixed-use developments permitted within the proposed zoning district can not be considered compatible with the existing residential neighborhood.

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

   A C-1 (Limited Commercial) zoning 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. Though located at a major intersection this area is predominately a residential neighborhood, the request is not appropriate.

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 driveway on Elkhorn Road as well as on Jones Boulevard, which are both classified as 100-foot Primary Arterials by the Master Plan of Streets and Highways, and are adequate to handle added traffic that would be generated by commercial development on the site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 83

APPROVALS 4

PROTESTS 30

LEH

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-32556** APN: 125-23-502-008

Name of Property Owner: VICTOR HECKEN

Name of Applicant: VICTOR HECKEN

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: _____

Print Name: VICTOR HECKEN

Subscribed and sworn before me

This 2nd day of December, 2008

_____

Notary Public in and for said County and State

DOMINICK MOBLEY
Notary Public, State of Nevada
Appointment No. 07-0154-1
My Appt. Expires Jan 18, 2011

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-32556 APN: 125-23-502-008

Name of Property Owner: SHAWNDA LOGAN-SMITH

Name of Applicant: SHAWNDA LOGAN-SMITH

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: _____

Print Name: SHAWNDA LOGAN-SMITH

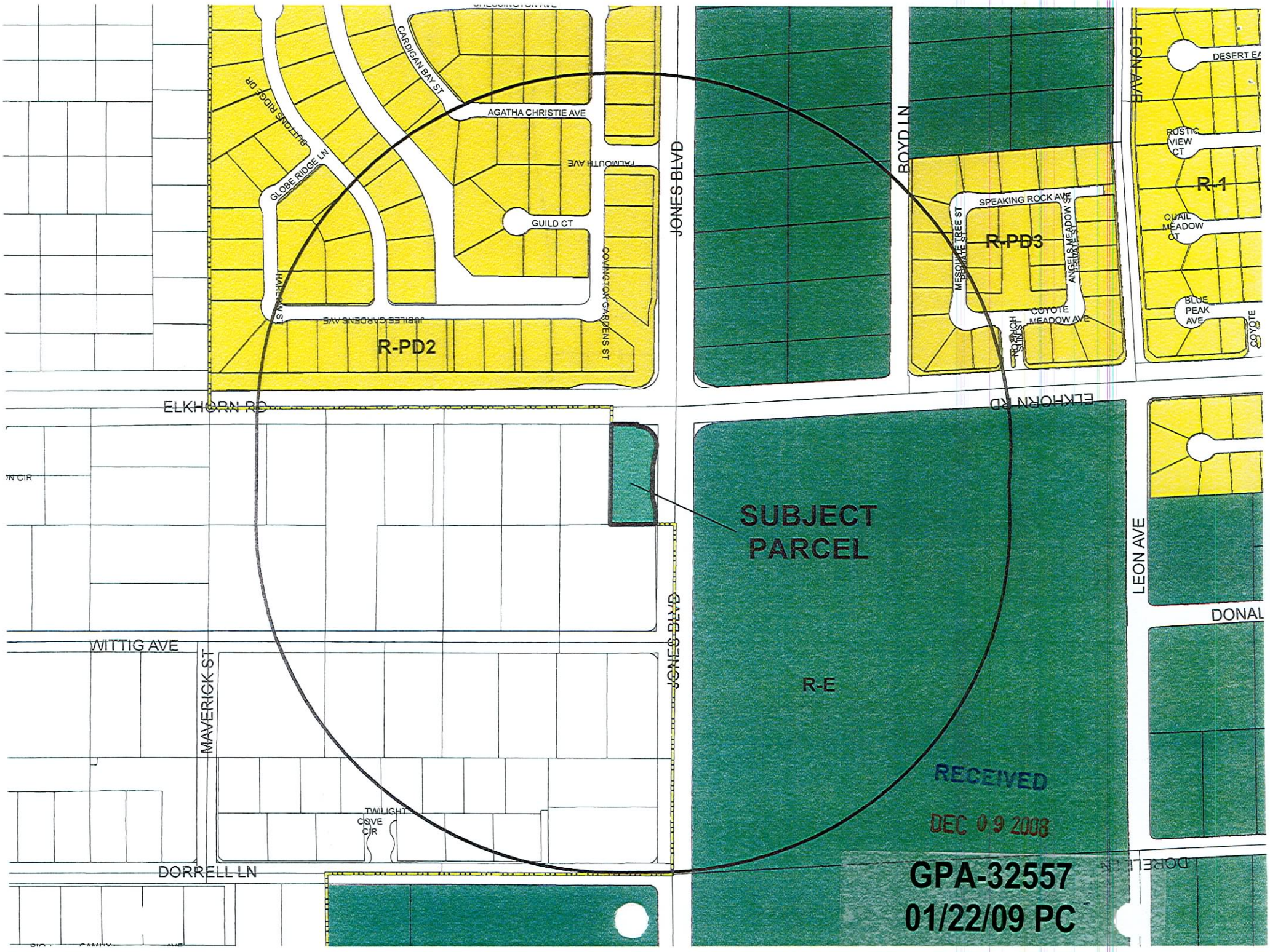
Subscribed and sworn before me

This 3 day of Dec, 2008

Katie Gault

Notary Public in and for said County and State

KATIE GAULT
Notary Public, State of Nevada
Appointment No. 87-0297-1
My Appt. Expires Dec 8, 2009


SUBJECT PARCEL
R-E
R-PD2
R-PD3
R-1
ELKHORN RD
JONES BLVD
BOYD LN
LEON AVE
WITTIG AVE
MAVERICK ST
DORRELL LN
AGATHA CHRISTIE AVE
CARDIGAN BAY ST
GLOBE RIDGE LN
GUILD CT
SPEAKING ROCK AVE
COYOTE MEADOW AVE
TWILIGHT COVE CIR
RECEIVED
DEC 09 2008
GPA-32557
01/22/09 PC



ZON-32556 - APPLICANT/OWNER: VICTOR HECKER
SOUTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

12/17/08



ZON-32556 - APPLICANT/OWNER: VICTOR HECKER
SOUTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

12/17/08



ZON-32556 - APPLICANT/OWNER: VICTOR HECKER
SOUTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

12/17/08



ZON-32556 - APPLICANT/OWNER: VICTOR HECKER
SOUTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

12/17/08



ZON-32556 - APPLICANT/OWNER: VICTOR HECKER
SOUTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

12/17/08



ZON-32556 - APPLICANT/OWNER: VICTOR HECKER
SOUTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

12/17/08



ZON-32556 - APPLICANT/OWNER: VICTOR HECKER
SOUTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

12/17/08

Scott L. Baker, Architect, Inc.

December 9, 2008

City of Las Vegas Planning & Development
731 South Fourth Street
Las Vegas, Nevada 89101
1.702.229.4856 T
1.702.385.7268 F

RE: **Justification Letter**

SLBA Project Name: Elkhorn and Jones
SLBA Project Number: 08-159

To whom it may concern;

This parcel was recently annexed into the City of Las Vegas jurisdiction. The site is 0.83 acres and is on the south west corner of Jones and Elkhorn.

The current owner of the project feels strongly about this parcel becoming retail. It is understood that the parcel is basically centered or surrounded by residential. But that is the very reason it is felt that a small retail store here would but very beneficial for all of the neighbors.

The east and south sides of the parcel are adjacent to County land and that is residential zoned. Across Elkhorn to the north and across Jones to the east is City land that is zoned R-E.

This application is for a 7,000 sf retail building. Per the pre-application meeting, the required parking ratio is 1 spaces per 175 square feet for a required parking total of 40 spaces and 1 required 15' x 25' loading zone.

The applications we are submitting area as follows:

1. Site Development Plan Review – This is required because of the request for new retail at this corner.
2. General Plan Amendment – This is required to change the General Plan from DR to SC or service commercial for the retail.
3. Rezoning – This application is to change the zoning to C-1.
4. Variance for Setback and Residential Adjacency – This is for the minor building setback encroachment at the south property line area.
5. Variance for reduced provided parking and loading. – This is to allow 28 spaces where 40 are required, and to allow no loading zone where one 15' x 25' loading zone is required.

The building design encroaches into the south property line building setback due to residential adjacency by only 7.5'. The area of building which encroaches is only 85 s.f. and this portion of the building is covered walkway and occupied space. It only occurs at the southeast corner of the site. All other building setbacks are met.

The site design provides 28 spaces of parking where the updated codes require 40 spaces. We feel that due to the quick trips this project would generate that a reduction of 12 spaces is appropriate.

The building is designed at the 15 feet high limitation. This is so that the 3:1 ratio does not apply when adjacent to the R-E zone.

We are also requesting a waiver of the Building Placement and Orientation Standards. Due to the site size and shape (because of the buss turn out), the submitted site plan is the only way to layout this site. But this does not meet the requirement to place the building directly at the corner.

The Site access is as per the pre-application meeting with 32' wide drives set 25' from the corners.

Detached sidewalk has been provided as well as the 3' high berm and perimeter trees at 20 foot o.c.

The elevation of the building is a good mix of commercial and residential elements to fit with the area.

If you have further questions, please call our office

Sincerely Scott L. Baker

ZON-32556
01/22/09 PC

7225 S. Bermuda Road, Suite D ▪ Las Vegas, Nevada 89119 ▪ 1.702.837.4221 ▪ Fax 1.702.837.5960 ▪ scott@slba.net

Sheila Lambert

RECEIVED
JAN 22 2009

From: kasheackley@aol.com
Sent: Sunday, January 11, 2009 1:42 PM
To: Sheila Lambert
Subject: Internet Submission - Elkhorn/Jones

Citizen Name: Kas Heackley

Email: kasheackley@aol.com

IP Address: 70.170.7.69

Comments: It was promised to all residents in this corridor that Decatur would be the only commercial land available for commericial use.

If they permit this, what is there to STOP future encroachment of the custom homes in the area and the horse traffic. We have too much traffic now and it can be heard from Jones due West for 3 to 4 blocks. This already has changed the lifestyle we planned for ourselves and our families.

Thank you for listening and I hope you are able to do this. No more payoffs to our county commissioners or public employees..

Regards,
Kas Heackley

Date: 1/11/2009 1:42:23 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 C

January 5, 2009

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

RE: Case GPA 32557

Dear Planning Department:

I live near the proposed variance request GPA 32557 and our property at 6125 Elkhorn road is only 5 houses west of this property. I respectfully request this application be denied and would appreciate your support. I think it should be rejected for the following reasons:

1. It does not follow the master plan stating no commercial on Jones n/o Lone Mountain road.
2. It does not conform to the Town Center plan set up several years ago.
3. The property is too small for the requested operation, and removing the set backs will hamper potential fire vehicles if needed.
4. Approving this change will give precedence to change the large parcel on the s/e corner of Jones and Elkhorn that was set up in a trust to be for a church, but rumor has it going to be a commercial center.
5. No doubt the rest of the block of Jones/Elkhorn/Wittig and Torry Pines will not go commercial any time soon so this can only devalue our property.
6. Traffic on Elkhorn has increased 10 fold over the last few years and adding commercial land to this area will only make it worse.

Please recommend to the council members and Mayor that this property should not be granted any zone change as it does not fit the master plan, it should not be changed to commercial and the corresponding variances should be declined.

Sincerely

Dan & Jill Bradley
6125 Elkhorn Road
Las Vegas, NV 89131
daniimail@aol.com

cc: Councilman Ross

RECEIVED
JAN 12 2009

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 P

Sheila Lambert

From: Mickie Ruth [mruth@csconsultingservice.com]
Sent: Thursday, January 08, 2009 3:37 PM
To: Sheila Lambert
Subject: RE: S/W corner Jones & Elkhorn

RECEIVED
JAN 22 2009

My address is 7305 Buttons Ridge.



Mickie Ruth

P.O. Box 750266, Las Vegas, NV 89136

702-655-7052 ex 1107 FAX 702-655-7051

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

From: Sheila Lambert [mailto:slambert@LasVegasNevada.GOV]
Sent: Thursday, January 08, 2009 1:18 PM
To: Mickie Ruth
Subject: RE: S/W corner Jones & Elkhorn

May we have your address for the record please.

We appreciate your comments and the time you took to send them.

Sheila

From: Mickie Ruth [mailto:mruth@csconsultingservice.com]
Sent: Wednesday, January 07, 2009 11:25 AM
To: Sheila Lambert
Subject: S/W corner Jones & Elkhorn

Sheila,

Last night I attended the meeting at the YMCA for the development of the S/W corner of Jones & Elkhorn. I am completely opposed to any commercial on this property.

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 P

Sheila Lambert

From: natesmith@temcor.com
Sent: Thursday, January 08, 2009 5:52 PM
To: Sheila Lambert
Subject: Internet Submission - ELKHORN/JONES ZONING REQUEST

RECEIVED
JAN 22 2009

Citizen Name: Nate Smith

Email: natesmith@temcor.com

IP Address: 205.171.72.162

Comments: Hello Sheila,
I am one of the many homeowners that were unaware of the meeting regarding the zoning request change for the property on the SW corner of Elkhorn & Jones. I live directly across the street from this property and I want to express my opposition to the zoning change. I believe that allowing this property to be commercial would not be healthy for the neighborhood and would bring several negative side effects.

On a personal note, combining the success of the zone change with falling property values and the home directly to the east of me which burned in a fire over a year ago and still sits dilapidated, I will have to say all that we believed the northwest offered us was a farce. We specifically moved here because I did not see a 7 eleven or a gas station on every corner and this area was not saturated with apartments, it was less dense and that's were we wanted to be. It's a fact that the elements above make nearby homes less appealing and will introduce problems that we have not seen before. I hope my time will allow me to make it to the next meeting..thanks for an ear!

Date: 1/8/2009 5:51:37 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

Sheila Lambert

From: Jeff@appliedutilities.com
Sent: Friday, January 09, 2009 8:56 AM
To: Sheila Lambert
Subject: Jones/Elkhorn Re-Zoning

RECEIVED
JAN 22 2009

Good Morning Sheila,

My neighbors the Leslie's told me about the pending re-zoning of this corner yesterday. My guess is we are beyond the notification distance so we were not legally required to be noticed. Anyway I responded to them last night and decided this morning to send comments to you. Rather than send something new I simply copied and pasted my comments below, in the raw and not edited:

"No, I did not know about this. Probably want it to be a Mini Mart and gas station. Personally opposed to this being commercial. This all goes against what we were all promised regarding the R/E zoning of the area over 15 years ago and it has always been the R/E zoned home owners who are supposed to compromise on this issue. The cemetery and the LDS church were compromises based on they were not retail and have low traffic volume.

I have no doubt the land owner and/or buyer will use these as the "precedence" that there already is commercially zoned property along Jones north of the beltway. This is creeping incrementalism. Once they get this as commercial then the owners of the property on the s/e corner will probably want to sell for a retail/office property and use the s/w corner as their justification and then someone else will want the corner of Grand Teton and Jones to be commercial and use the intersection of Elkhorn and Jones as their justification and so it just goes on and on and on."

Where a big part of rub on all of this is, is now we have an SID going forward that could have been built 5 to 10 years ago at a much lower cost but now is being done at a time when the economy is the worst it has been since 1979 and maybe since the depression and I think it would be accurate to say that none of us on the west side of the street even wanted the curb, gutters and street lights due to the R/E zoning and because many of us have horses. But since it will be completely improved now and will look very "urbanized" I am sure part of the applicant argument will be "if not commercial then what, because no one will want to build a house on it now".

I never objected to the road improvements within the 100' ROW because I knew we were in an SID but when you get down to it a lot of money could have been saved by placing the lights down the middle of the road and only having a sidewalk on one side of the street. All water under the bridge at this point, however on a side note I would suggest that when the State of Nevada receives the huge federal dollars for infrastructure projects under the new administration funds should be allocated to pay for the Jones Improvements and eliminate the SID payments from the land owners. I could go into all the reasons for this but I don't think that is necessary.

As always thank you and Councilman Ross for listening to our concerns.

Sincerely,

Jeffery A Neal
7651 N Jones
401-6386 (Cell)

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

1/21/2009

Sheila Lambert

From: islandgrl3#cox.net
Sent: Friday, January 09, 2009 10:56 AM
To: Sheila Lambert
Subject: Internet Submission - rezoning at Elkhorn and Jones

RECEIVED
JAN 22 2009

Citizen Name: Diane Ferriolo

Email: islandgrl3#cox.net

IP Address: 198.200.132.70

Comments: Ms. Lambert, I am a resident at 5212 Pacific Opal Avenue and I am against the rezoning from residential to commercial. When I bought a home in this area, I was told that this would be residential. It is unfortunate how the city rezones things. It is not fair to the residents when rezoning occurs.

thank you

Date: 1/9/2009 10:55:57 AM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 P

Sheila Lambert

From: Nate Smith [natesmith@temcor.com]
Sent: Friday, January 09, 2009 1:13 PM
To: Sheila Lambert
Subject: RE: Internet Submission - ELKHORN/JONES ZONING REQUEST

RECEIVED
JAN 22 2009

Hi Sheila,
My address is:
Nate & Zenith Smith
6009 Jubilee Gardens ave.
Las Vegas NV 89131
Please let me know if you need any additional info.

Nate

-----Original Message-----
From: Sheila Lambert [mailto:slambert@LasVegasNevada.GOV]
Sent: Thursday, January 08, 2009 10:13 PM
To: Nate Smith
Subject: RE: Internet Submission - ELKHORN/JONES ZONING REQUEST

Hello Mr. Smith -- Thank you for providing your input. Councilman Ross has committed to keep this area rural and keep the commercial in town center like it was designed, unless the neighbors wanted it. Could you provide your address for the record please.

Take Care

Sheila

-----Original Message-----
From: natesmith@temcor.com [mailto:natesmith@temcor.com]
Sent: Thursday, January 08, 2009 5:52 PM
To: Sheila Lambert
Subject: Internet Submission - ELKHORN/JONES ZONING REQUEST

Citizen Name: Nate Smith

Email: natesmith@temcor.com

IP Address: 205.171.72.162

Comments: Hello Sheila,
I am one of the many homeowners that were unaware of the meeting regarding the zoning request change for the property on the SW corner of Elkhorn & Jones. I live directly across the street from this property and I want to express my opposition to the zoning change. I believe that allowing this property to be commercial would not be healthy for the neighborhood and would bring several negative side effects.

On a personal note, combining the success of the zone change with falling property values and the home directly to the east of me which burned in a fire over a year ago and still sits dilapidated, I will have to say all that we believed the northwest offered us was a farce. We specifically moved here because I did not see a 7 eleven or a gas station on every corner and this area was not saturated with apartments, it was less dense and that's were we wanted to be.

It's a fact that the elements above make nearby homes less appealing and will introduce problems that we have not seen before. I hope my time will allow me to make it to the next meeting..thanks for an ear!

Date: 1/8/2009 5:51:37 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

Sheila Lambert

From: Jan John [jvjbunny@yahoo.com]
Sent: Saturday, January 10, 2009 8:51 AM
To: Sheila Lambert
Subject: Re: Internet Submission - GPA-32557 and related items

RECEIVED
JAN 22 2009

5431 Springer Spaniel Ave
Las Vegas Nv 89131

From: Sheila Lambert <slambert@LasVegasNevada.GOV>
To: jvjbunny@yahoo.com
Sent: Friday, January 9, 2009 2:22:11 PM
Subject: RE: Internet Submission - GPA-32557 and related items

Could we get your address and we will submit your opposition for the record.

:)

Sheila

-----Original Message-----
From: jvjbunny@yahoo.com [mailto:jvjbunny@yahoo.com]
Sent: Friday, January 09, 2009 9:13 AM
To: Sheila Lambert
Subject: Internet Submission - GPA-32557 and related items

Citizen Name: Jan John

Email: jvjbunny@yahoo.com

IP Address: 68.227.15.111

Comments: Sheila, My husband and I attended the neighborhood meetings held on 1/6 regarding the above issue. We are standing strong against commercial in the area in keeping with the Centennial Hills plan. I felt Mr. Vecker didn't do his homework or he'd have known that Mr. Ross would not approve it; or he thought the neighbors would just 'roll-over' and say nothing. Commercial is not needed and there is nothing wrong with open space. I would be open to hearing other possible non-commercial uses for this space as a traditional residential use is really not feasible for this corner. I will not be able to attend the 1/22 PC meeting so I wanted my comments in writing. Thank you to Mr. Ross and staff for all the hard work in representing the area. Jan

Date: 1/9/2009 9:12:53 AM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

Sheila Lambert

From: Kelli L. Compton [KLCompton@interact.ccsd.net]
Sent: Monday, January 12, 2009 8:26 AM
To: Sheila Lambert; kbush@co.clark.nv.us
Subject: Elkhorn and Jones project

RECEIVED
JAN 22 2009

Good Morning Ladies:

If you could please forward this information to the Councilman and Commissioner

I would like to be added to the email list for any information regarding the Elkhorn Road and Jones area projects.

My Husband and I both oppose any changes to the current zoning in that area. We have lived at 6065 Elkhorn Rd. for over 12 years. We have seen many changes over the years and recognize that the rural area will never be the way it once was. We have raised our son in that home and it is the only home he has ever known. We have horses and chickens and a large yard and feel that if the corner was rezoned to commercial it would affect all the residence that live in the area negatively. A small part of Las Vegas remains rural with the privileges of having large animals; please do not take this way of life away from those of us who want it.

I will be faxing the three cards we received with the opposition box checked. I also have made copies of your cards along with a letter asking members of the community to contact you and voice their opinions. In large part many of the immediate residence were not notified of the community meeting held at the YMCA and we feel that these residences along with the residences that were at the meeting will continue to overwhelmingly oppose the rezoning of the corner lot to commercial.

Thank you for your time and efforts on behalf of the rural residence of Las Vegas.

Kelli Compton
Shadow Ridge High School
Career and Technical Ed, Chair
FBLA Advisor
799-6699-4048

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
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RECEIVED
JAN 22 2009

Sheila Lambert

From: tsturm@territoryinc.com
Sent: Monday, January 12, 2009 8:54 AM
To: Councilman Steven Ross
Subject: Internet Submission - Commercial Zoning outside of Town Center, Elkhorn & Jones

Citizen Name: Terri Sturm, Territory Incorporated

Email: tsturm@territoryinc.com

IP Address: 24.234.181.89

Comments: On behalf of all the current and future retailers and businesses operating in Centennial Center, Centennial Gateway and the Centennial Auto Mall, we once again restate our vehement opposition to allowing commercial development outside of the Town Center planning area. We have all made substantial investments in our future and the City's vision for a Town Center. Commercial Development outside of the Town Center will greatly diminish the goal of creating a viable commercial center for Centennial Hills now and in the future.

Date: 1/12/2009 8:54:12 AM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

Sheila Lambert

From: Gilbert Breen [thebreens@mac.com]
Sent: Thursday, January 08, 2009 11:51 PM
To: Sheila Lambert
Subject: Re: Internet Submission - Elkhorn / Jones Zoning Request

RECEIVED
JAN 22 2009

Yes, our home address is:

6013 Chessington Ave
Las Vegas, NV 89131

Thank you for your assistance.

Gilbert

On Jan 8, 2009, at 10:14 PM, Sheila Lambert wrote:

> Thank you for your comments Mr. Breen. May we have your address for
> the record. Councilman Ross is committed to protecting the quality of
> life for the residents in this area so your comments are very
> important to him.
>
> Sheila
>
> -----Original Message-----
> From: thebreens@mac.com [mailto:thebreens@mac.com]
> Sent: Thursday, January 08, 2009 5:40 PM
> To: Sheila Lambert
> Subject: Internet Submission - Elkhorn / Jones Zoning Request
>
> Citizen Name: Gilbert Breen
>
> Email: thebreens@mac.com
>
> IP Address: 68.96.195.93
>
> Comments: Hello,
>
> We just received the latest email newsletter from Councilman Ross.
> The
> newsletter contains the fact that a request has been submitted to
> rezone
> the SW corner of Elkhorn and Jones from Residential to Commercial.
> The
> Councilman asked for submission either in favor or against this
> request.
>
> I am against this request as I feel it would detract from the area. I
> feel it would add to the traffic unnecessarily to the neighborhood.
> There are enough commercial outlets in close proximity without adding
> this area. One of the reasons we chose the neighborhood was due to
> the limited commercial properties in the vicinity. I would hope this
> request is declined and the property remain zoned for residential
> purposes.
>

> Thank you.
>
> Gilbert Breen
>
> Date: 1/8/2009 5:40:11 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 P

RECEIVED
JAN 22 2009

Sheila Lambert

From: stewartfarm1@aol.com
Sent: Monday, January 12, 2009 4:45 PM
To: Sheila Lambert
Subject: Internet Submission - Zoning Variance at Jones at Elkhorn

Citizen Name: J Stewart and Mary Ann Skelly

Email: stewartfarm1@aol.com

IP Address: 68.26.153.55

Comments: As homeowners in Canyon Mist Estates, we are very unhappy with the proposal that a convenience store be located at the southwest corner of Elkhorn and Jones. Please convey our disapproval of such variance to Councilman Ross. Thank you.

Date: 1/12/2009 4:45:00 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569
41-45 P

Sheila Lambert

From: 7024973858@mms.att.net
Sent: Wednesday, January 07, 2009 11:32 AM
To: Sheila Lambert
Subject: Multimedia message

RECEIVED
JAN 22 2009

Please do not allow them to build anything commercial at the corners of Elkhorn & Jones the reason this area devleoped so fast was there was a since of being in the out skirts of town and all of this wasn't out there.

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 p

Sheila Lambert

From: Antonio Lourenco [ourred66@yahoo.com]
Sent: Friday, January 16, 2009 2:26 PM
To: Sheila Lambert
Subject: Jones and Elkhorn

RECEIVED
JAN 22 2009

This is a note letting you know that as a homeowner in the area of Jones and Elkhorn I am very much opposed to making the southwest corner of that intersection commercial property. Those of us that have lived in the area over ten years specially moved to the area for its' rural lifestyle. Please do not allow this area to develop commercially and then become vacant as so many commercail properties in Las Vegas have over the past few years.
Sincerely,
Christina and Antonio Lourenco
6121 Donald Nelson
Las Vegas, NV 89131

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 P

Sheila Lambert

From: Bruce Tecza [closeoutkinginc@gmail.com]
Sent: Tuesday, January 20, 2009 5:05 PM
To: Sheila Lambert
Subject: Zoning Variance

RECEIVED
JAN 22 2009

Dear Ms. Shelia Lambert:

The purpose of this email is to voice our opposition to the zoning variance for a convenience store and other building on the corner of Elkhorn and Jones Blvd. I am a resident of Canyon Mist Estates and my address is 7309 Buttons Ridge Dr., Las Vegas, NV 89131. Our telephone is 649-2944.

Anything that you could do to prevent this proposed, out of place, structure, is appreciated.

Sincerely,

Bruce & Jane Tecza

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 P

Sheila Lambert

From: drldml@mac.com
Sent: Thursday, January 08, 2009 5:19 PM
To: Sheila Lambert
Subject: Internet Submission - Zoning change Jones/elkhorn

RECEIVED
JAN 22 2009

Citizen Name: Dawn Leslie

Email: drldml@mac.com

IP Address: 70.170.6.195

Comments: I am vehemently against this zoning change.. if you allow that corner then the lot across the street from me could be changed and the neighborhood along Jones will begin to degrade. I have not been notified of this meeting and request that I be advised when it has been scheduled to. Most neighborhoods being to degrade when more commercial sites are allowed.

Dawn Leslie
7621 N Jones Bl
Las Vegas NV 89131

702-896-9256 (home)
702-217-0641 (Cell)

Date: 1/8/2009 5:19:08 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 P

Sheila Lambert

From: daniimail@aol.com
Sent: Sunday, January 04, 2009 9:17 AM
To: Councilman Steven Ross
Subject: Internet Submission - GPA-32557

RECEIVED
JAN 22 2009

Citizen Name: Dan Bradley

Email: daniimail@aol.com

IP Address: 207.200.116.132

Comments: Please vote against this change. I live on Elkhorn road and this GPA will change our neighborhood for the worse.

1. It is against the Town Center Plan adopted years ago to centralize commercial zones.
2. The property is too small for all the reductions required.
3. If it is approved, it will open the opportunity to change the much larger parcel on the S/E corner to build a commercial center. The S/E corner land was dontated to a church and for only a church to be built.

Please do not allow this to go through. It has been tried many times before and should be denied as it does not fit the Rural Preservation destinction.

Thank you

Date: 1/4/2009 9:17:12 AM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 p

RECEIVED
JAN 22 2009

Sheila Lambert

From: drldml@mac.com
Sent: Wednesday, January 21, 2009 6:14 PM
To: Councilman Steven Ross
Subject: Internet Submission - GPA-32557, ZON 32556, VAR 32570, VAR 32575, and SDR-32569

Citizen Name: Dawn Leslie

Email: drldml@mac.com

IP Address: 208.2.174.62

Comments: GPA-32557, ZON 32556, VAR 32570, VAR 32575, and SDR-32569
APPLICANT/OWNER: VICTOR HECKER (Jones/Elkhorn) Request to Amend a Portion of the Centennial Hills Sector Plan of the General Plan from desert rural to service commercial on .83 acres at the southwest corner of Jones and Elkhorn.

My husband and I are opposed to this amendment. A convenience store will increase not only vehicle traffic but foot traffic as well. It will increase crime and is not what was originally agreed upon for the area. We have all been patient and understanding to the growth such as Lynnbrook and the other developments. Amending this corner to a convenience store is a slap in the face to those of us who have been in the area for over 10yrs. My husband and I have been cooperative with all the improvements and feel that should this amendment go through we face nothing but an uphill battle for the other current vacant parcels up and down Jones. Once one is rezoned commercial so goes the neighborhood. Just visit the portion of Jones just south of US 95 its a terrible area now. If you amend that parcel to commercial are you going to give the rest of us the option to sell our properties to commercial businesses???? I think not.

7621 N Jones Bl
Las Vegas NV 89131

Date: 1/21/2009 6:14:16 PM

Submitted after final agenda

GPA-32557 ZON-32556 VAR-32570 VAR-32575 SDR-32569

Date 1-22-09 Item 41-45

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Carman Burney

From: Larry Harala
Sent: Thursday, January 08, 2009 11:46 AM
To: Carman Burney
Subject: FW: Revision: Clark County comments on land use proposal at Elkhorn and Jones

RECEIVED
JAN 22 2009

From: Kevin Smedley [mailto:KSmedley@co.clark.nv.us]
Sent: Thursday, January 08, 2009 11:45 AM
To: Larry Harala
Cc: Larry Brown; Steven Ross; Kim Bush; Barbara Ginoulias; Mario Bermudez; Shane Ammerman; Paul Doerr; Margo Wheeler; Peter Lowenstein
Subject: Revision: Clark County comments on land use proposal at Elkhorn and Jones

In response to the Inter Jurisdictional Courtesy letter regarding:

Application #: GPA-32557; ZON-32556; VAR-32570; VAR-32575; SDR-32569
Clark County is opposed to a Convenience Store at this location for the following reasons:

- The proposal is adjacent to existing Rural Neighborhood residential lots, which are developed with homes, to the west and south and is not compatible with those existing uses.
- This parcel is adjacent to an Excepted Area, identified in the Interlocal Agreement entered into by the City and County in December 2008, which limits development to low density residential uses. Allowing commercial on the parcel would not be compatible with the surrounding area.
- Both the City and County's land use plans show residential uses in this area and zoning this single parcel for a commercial use would create spot zoning.

Thank you for your consideration,
Kevin Smedley
Kevin Smedley
Principal Planner
Clark County Department of Comprehensive Planning
500 S. Grand Central Pky
PO Box 551744
Las Vegas, NV 89155-1744
702-455-6459
702-380-9990 fax

1/8/2009

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

Sheila Lambert

From: rmsoriano@cox.net
Sent: Monday, January 19, 2009 8:04 PM
To: Sheila Lambert
Subject: Internet Submission - Rezoning Request-Elkhorn & Jones

RECEIVED
JAN 22 2009

Citizen Name: Rose Soriano

Email: rmsoriano@cox.net

IP Address: 24.253.105.196

Comments: Please provide more information on this request. What does the commercial use permit include? Would there be any restrictions? What is the size of the property? Can the roadway infrastructure currently in place accommodate a commercial use zoning. Please provide more information. There is a master plan in place, I think we should stick to it! Without any additional information to consider, I beleive we should keep it residential, as there are NO OTHER commercial improvements nearby until you get south of the 215 - and even then it's only a church and the Post Office. Please advise. thank you.

Date: 1/19/2009 8:03:58 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

Sheila Lambert

RECEIVED
JAN 22 2009

From: Todd Youren [toddlv@embarqmail.com]
Sent: Wednesday, January 07, 2009 1:15 PM
To: Sheila Lambert
Subject: Feedback on SW corner of Elkhorn & Jones

I am in support of the convenience store at this location. The community doesn't have a quick stop for milk, eggs, or gas. Closest options are major grocery stores at Decatur/215-Walmart, Ann/I-95-Albertsons, or N. Durango/I-95- Vons.

I think it's a good idea.

Todd Youren

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
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1/21/2009

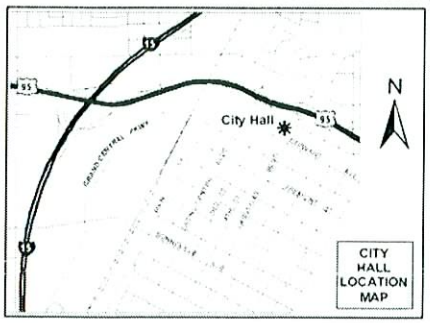
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

RECEIVED
JAN 23 2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004239954
$ 00.39⁴
JAN 09 2009
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



CONSIDER The COMMUNITY DOES NOT NEED OR WANT ANOTHER C STORE

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

Case: GPA-32557

12513414017
PATTERSON RANDY & CAROL
7221 MESQUITE TREE ST
LAS VEGAS NV 89131-2849

Please use available blank space on card for your comments.

GPA-32557 & ZON-32556

Planning Commission Meeting of 1/22/2009

What About All the Homes in the Area that ARE IN FOR closer

KAVDS11 89131

22
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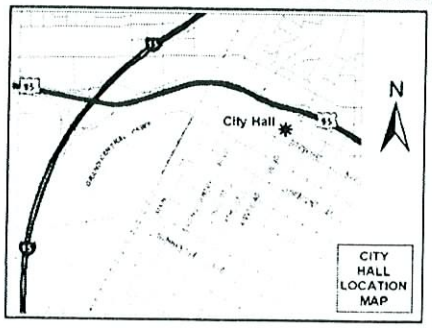
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.39⁴
0004239954 JAN 09 2009
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-32557 & ZON-32556

Planning Commission Meeting of 1/22/2009

RECEIVED
JAN 23 2009

Case: GPA-32557
12514810040
HOESEL DARIN L & GINA R
6020 GUILD CT
LAS VEGAS NV 89131-2331

We do not want any commercial in our zone we cannot handle the traffic - we did not move out here to be near a store.

KAUDS11 89131

22
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
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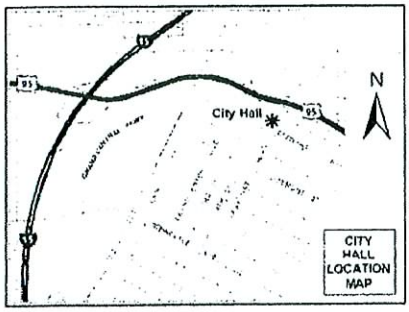
0004239954 JAN 09 2
MAILED FROM ZIPCODE 89

RECEIVED
JAN 16 2009

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-32557 & ZON-32556

Planning Commission Meeting of 1/22/2009

Case: GPA-32557
12514810062
GURDISON JAMES T III
7304 COVINGTON GARDENS ST
LAS VEGAS NV 89131-2330

KAVDS11 89131

Submitted after final agenda

Date 1/22/09 Item 42

42P

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

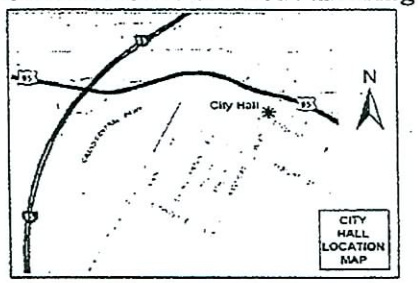
PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.39⁴
0004230054 JAN 09 2009
MAILED FROM ZIPCODE 89101

Return Service Requested

Official Notice of Public Hearing

RECEIVED
JAN 13 2009



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-32557 & ZON-32556

Planning Commission Meeting of 1/22/2009

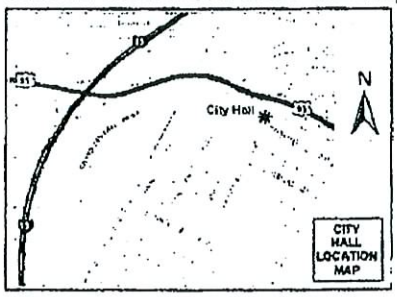
Case: GPA-32557
12514810006
SMITH NATHANIEL III
6009 JUBILEE GARDENS AVE
LAS VEGAS NV 89131-2333

KAVDE11 89131

42p

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-32557 & ZON-32556
Planning Commission Meeting of 1/22/2009

RECEIVED
JAN 21 2009

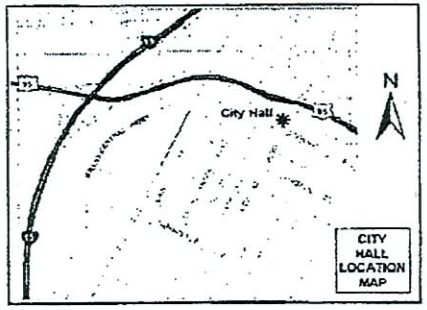
Case: GPA-32557
12523502004
HOLMES ROBERT G SR & LINDA L
6105 ELKHORN RD
LAS VEGAS NV 89131-3042

#42 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.

GPA-32557 & ZON-32556

Planning Commission Meeting of 1/22/2009

RECEIVED
JAN 22 2009

Case: GPA-32557

12523502005
THOMAS JAMIE
6085 ELKHORN RD
LAS VEGAS NV 89131-3019

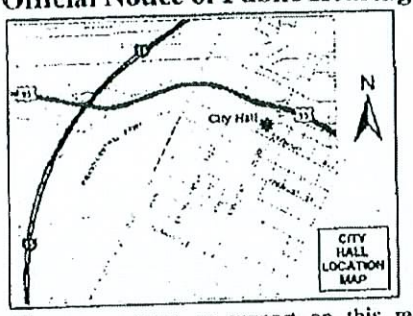
Jan 17 09 12:59p Inn Zone Rainbow 7023411003 p.1

42 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



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-32557 & ZON-32556

Planning Commission Meeting of 1/22/2009

Case: GPA-32557

12523502001
DASCHER DON
6185 ELKHORN RD
LAS VEGAS NV 89131-3042

KAVDS11 89131

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.

VAR-32570 & VAR-32575

Planning Commission Meeting of 1/22/2009

Case: VAR-32570

12523502001
DASCHER DON
6185 ELKHORN RD
LAS VEGAS NV 89131-3042

KAVDS11 89131

42P

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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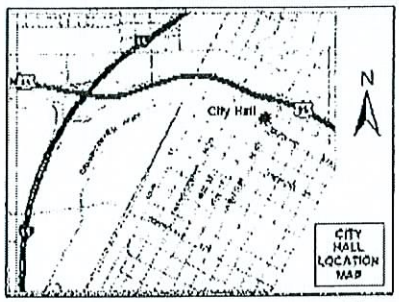

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

Case: GPA-32557

12524101001
CHURCH ROMAN CATHOLIC LAS VEGAS
336 CATHEDRAL WY
LAS VEGAS NV 89109-0716

GPA-32557 & ZON-32556
Planning Commission Meeting of 1/22/2009

42P

P.1
TO:93857268
7027653920
JAN-12-2009 09:18 FROM:

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

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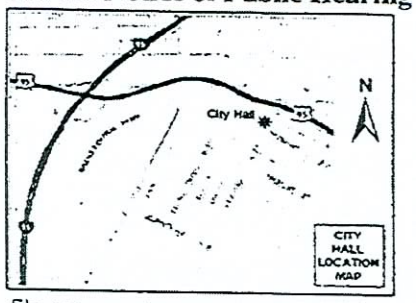
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-32557 & ZON-32556

Planning Commission Meeting of 1/22/2009

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Case: GPA-32557

12514810034
CARLSON FAMILY LIVING TRUST
7218 CUTTONS RIDGE DR
LAS VEGAS NV 89131-2320

KAVDS11 89131

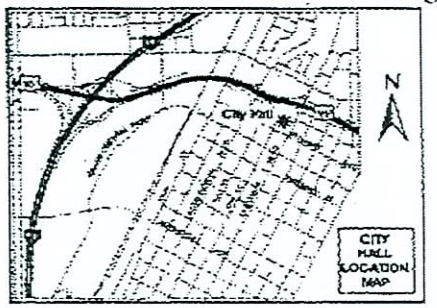
d24

PAGE 01/03
VALLEY HORSE NEWS
7026569647
01/11/2009 12:14

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-32557 & ZON-32556

Planning Commission Meeting of 1/22/2009

PRESORTED FIRST CLASS

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Case: GPA-32557
12523502003
BRADLEY DANIEL M II & JILLANE D
6125 ELKHORN RD
LAS VEGAS NV 89131-3042

KAUDS11 89131

1/22

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

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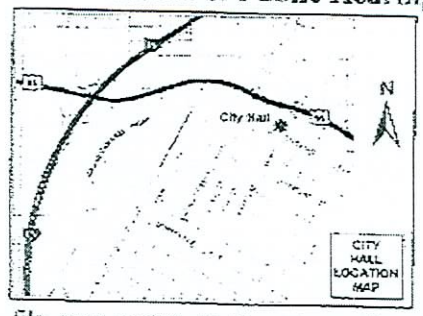

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-32557 & ZON-32556

Planning Commission Meeting of 1/22/2009

Case: GPA-32557

12523502006
COMPTON ARNOLD L & KELLI
6065 ELKHORN RD
LAS VEGAS NV 89131-3019

42P

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Las Vegas
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S. Fourth Street
Vegas, Nevada 89101-2986

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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.

GPA-32557 & ZON-32556
Planning Commission Meeting of 1/22/2009

Case: GPA-32557

12523502008
LOGAN-SMITH SHAWNDA
%V HECKER
9900 DEER CT
LAS VEGAS NV 89134-6730

KAVDS11 89134

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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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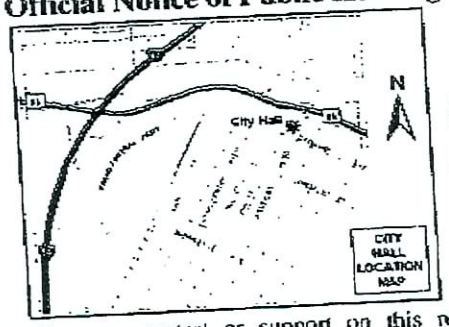

Council, since the rural nature of parcels along Jones Blvd. are compromised already by Jones Blvd 'freeway' type of traffic, this may be an appropriate use.
Danny & Vikki Riddle

Case: GPA-32557
12523502612
RIDDLE DANNY & VIKKI REV LIV TR
6060 WITTIG AVE
LAS VEGAS NV 89131-3014

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-32557 & ZON-32556
Planning Commission Meeting of 1/22/2009

KAVDS11 89131

RECEIVED
JAN 16 2009

42A

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

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MAILED FROM ZIPCODE 89101

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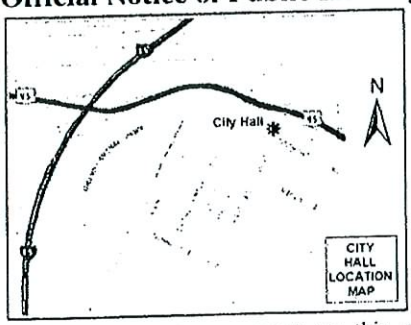
Official Notice of Public Hearing



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Case: GPA-32557

12514810063
SANCHEZ LIVING TRUST
6008 AGATHA CHRISTIE AVE
LAS VEGAS NV 89131-2325

[X] I SUPPORT this Request

[ ] I OPPOSE this Request

RECEIVED
JAN 13 2009

Please use available blank space on card for your comments.

GPA-32557 & ZON-32556

Planning Commission Meeting of 1/22/2009

KA4DE11 89131

42A

Scott L. Baker, Architect, Inc.

RECEIVED
JAN 30 2009

January 30, 2009

City of Las Vegas Planning & Development
731 South Fourth Street
Las Vegas, Nevada 89101
1.702.229.4856 T
1.702.385.7268 F

RE: **Table Letter #1**

Application Numbers:

ZON – 32556
GPA – 32557
SDR – 32569
VAR – 32570
VAR – 32575

SLBA Project Name: Elkhorn and Jones
SLBA Project Number: 08-159

To whom it may concern;

The purpose of this letter is to request that the above applications be tabled.

After a meeting with the land owner and the City Councilman Ross, the land owner would like to Table the project so that he can redirect his development energy towards a working solution that is agreeable to the Councilman and the neighbors of the area.

This solution includes the project being a use allowed in an RE zone with a Special Use Permit.

Thank you for consideration of this request.

Best Regards;

Scott L. Baker, NCARB
Scott L. Baker, Architect, Inc.

#21-25

City of Las Vegas Agenda Item No.: **23.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

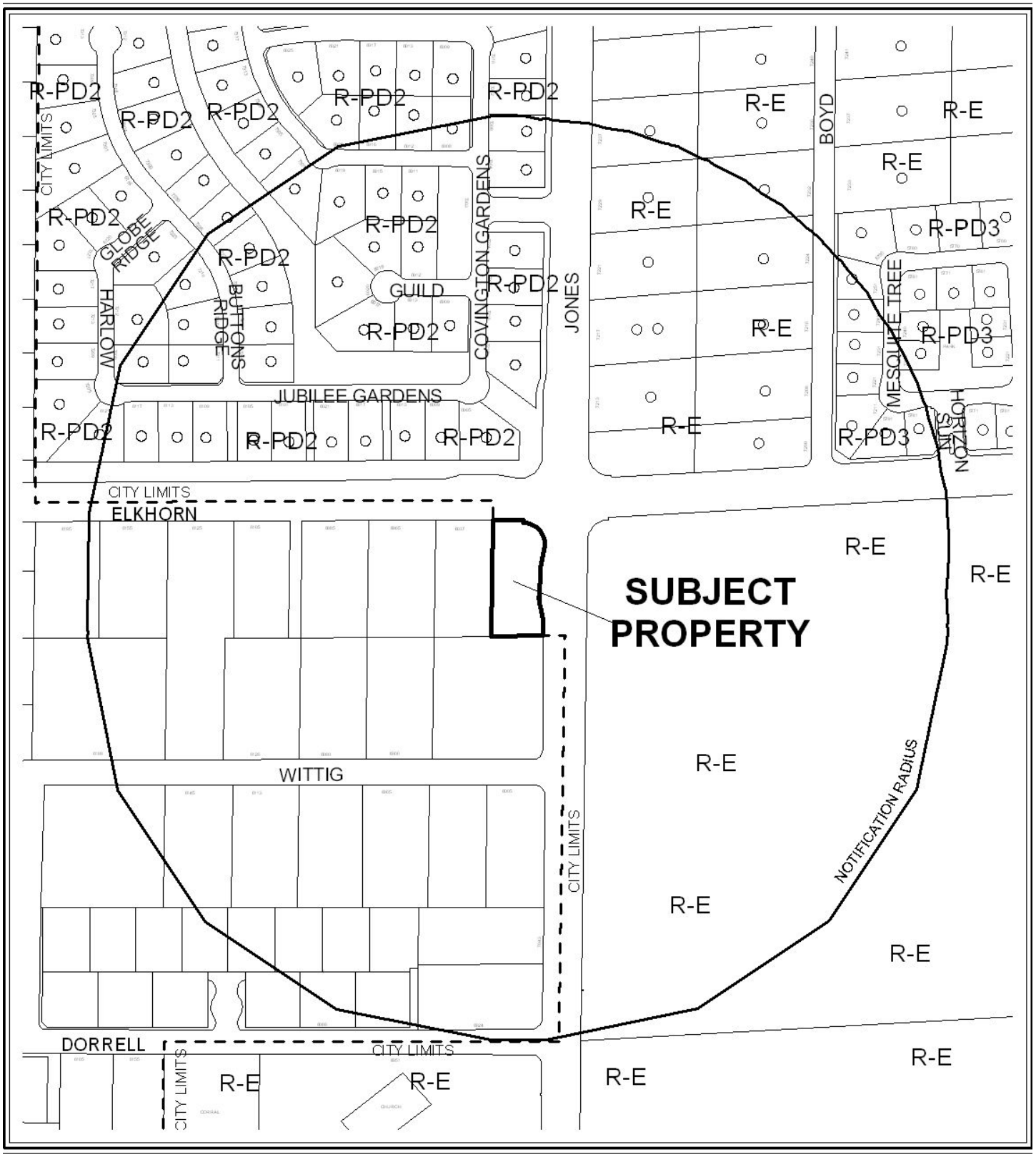
SUBJECT:
ABEYANCE - VAR-32570 - VARIANCE RELATED TO GPA-32557 AND ZON-32556 - PUBLIC HEARING - APPLICANT/OWNER: VICTOR HECKER - Request for a Variance TO ALLOW 28 PARKING SPACES WHERE 40 ARE REQUIRED AND TO ALLOW ZERO LOADING ZONES WHERE ONE IS REQUIRED on 0.83 acres at the southwest corner of Jones Boulevard and Elkhorn Road (APN 125-23-502-008), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Ross)

C.C.: 03/18/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**31**	**Planning Commission Mtg.**	**3**
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
5. Photos
6. Justification Letter
7. Concern E-mail, Protest Letter, Protest/Support E-mails and Protest/Support Postcards
8. Letter Requesting to Table Item Submitted by Scott L. Baker, Architect



CASE: **VAR-32570**

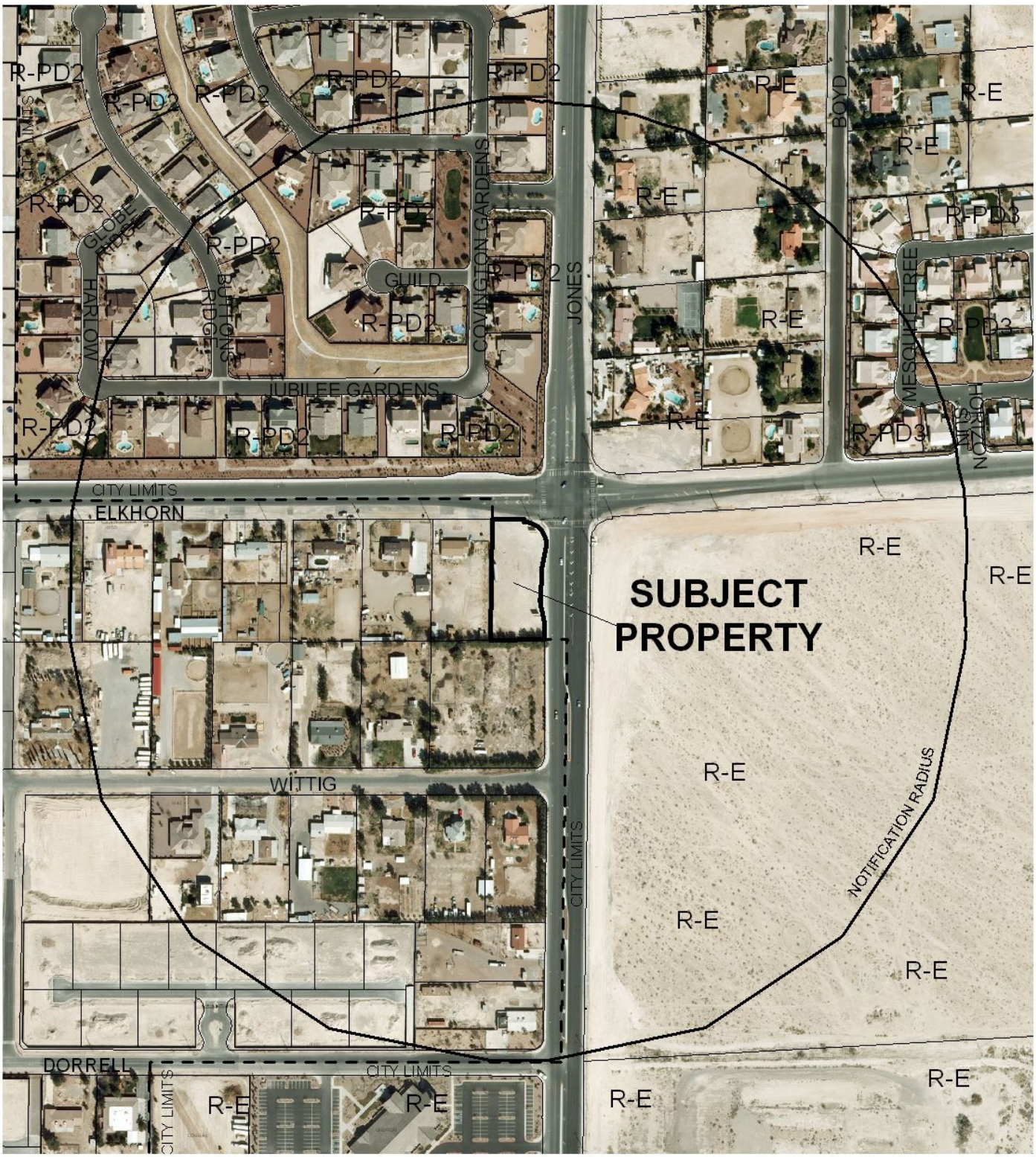
RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [DR (DESERT RURAL RESIDENTIAL) GENERAL PLAN DESIGNATION]

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

N



CASE: VAR-32570

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [DR (DESERT RURAL RESIDENTIAL) GENERAL PLAN DESIGNATION]

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - VAR-32570 - APPLICANT/OWNER: VICTOR HECKER

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-32569) and Variance (VAR-32575) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

LEH

VAR-32570 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow 28 parking spaces and zero loading zones where 40 spaces and one loading zone is required. This requested Variance is related to a Site Development Plan Review (SDR-32569) for a proposed 7,000 square-foot Convenience Store and retail development. The subject site is located on 0.83 acres at the southwest corner of Jones Boulevard and Elkhorn Road.

Several companion items have been submitted in addition to this request, including a request to amend the General Plan (GPA-32557) from DR (Desert Rural Density Residential) to SC (Service Commercial), a request for a Rezoning (ZON-32556) from U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan designation] to C-1 (Limited Commercial), and a Variance (VAR-32575) to allow a rear yard setback of 12 feet where 20 feet is required. The Variance requests for parking indicate that the site will be overbuilt and negatively impact the surrounding residential area; therefore, staff is recommending denial of this Site Development Plan Review request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
07/16/08	The City Council approved a request to Annex (ANX-27333) the subject .83 acre site at the southwest corner of the North Jones Boulevard and Elkhorn Road. The Planning Commission and staff recommended approval. Effective date 07/25/08.
01/22/09	The Planning Commission held in abeyance for 21 days a request to amend the General Plan (GPA-32557) from DR (Desert Rural Density Residential) to SC (Service Commercial), a request for a Rezoning (ZON-32556) from U (Undeveloped) zone [DR (Desert Rural Density Residential) General Plan designation] to C-1 (Limited Commercial), A Variance (VAR-32570) to allow 28 parking spaces where 40 are required and a Variance (VAR-32575) to allow a rear yard setback of 12 feet where 20 feet is required and a request for a Development Plan Review (SDR-32569) for a proposed 7,000 square-foot Convenience Store and retail development. The applicant stated that the request for the abeyance was to accommodate a meeting with area residents.
Related Building Permits/Business Licenses	
No related building permits or business licenses.	
Pre-Application Meeting	
11/19/08	The requirements of applications for a General Plan Amendment, Rezoning, Variance and Site Development Plan Review were discussed with the applicant.

LEH

Neighborhood Meeting
A neighborhood meeting was held on Tuesday January 6, 2009 at 5:30pm at the Centennial Hills YMCA. Concerns Expressed by members of the public: Gaming and Liquor was not part of the application Meeting Notice was not received by everyone in a subdivision Too many Variances Lack of Fire Lanes Land use not compatible Access from Elkhorn will create traffic issues Lack of a Loading Zone will create on site issues Lighting of the parking lot will intrude upon surrounding residential property Overall no support of Commercial at this location Attendance: 21 members of the public, 2 members of the development team, 1 Council Liaison, 1 County Liaison, 1 member of the Planning and Development Department

Field Check	
12/17/08	A field check was performed by staff at the subject property. The site was noted to be relatively flat, undeveloped with numerous unpermitted advertising signs on the property.

Details of Application Request	
Site Area	
Gross Acres	.83

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	U (Undeveloped) [DR (Desert Rural Density Residential) General Plan designation]
North	Single-Family Residences	DR (Desert Rural Density Residential)	R-PD2 (Residential Planned Estates – 2 Units per Acre)

South	Single-Family Residence	R-E (Rural Estates Residential) Clark County	R-E (Rural Estates Residential) Clark County
East	Undeveloped	R (Rural Density Residential)	R-E (Residence Estates)
West	Single-Family Residences	RN (Rural Neighborhood) Clark County	R-E (Rural Estates Residential) Clark County

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

**While currently the project is not considered a Project of Regional Significance Per the Interlocal agreement between the City of Las Vegas and Clark a courtesy notice was mailed to Clark County.*

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	
Convenience Store	2,800 SF	1:175 SF	16				N
General Retail Store, Other than listed (More than 3,500 Square Feet)	4,200 SF	1:175 SF	24				
SubTotal			38	2	25	3	
TOTAL			40		28		N
Loading Spaces			1		0		N

LEH

ANALYSIS

This is a request for a Variance to allow 28 parking spaces and zero loading zones where 40 spaces and one loading zone are required. This requested Variance is related to a Site Development Plan Review (SDR-32569) for a proposed 7,000 square-foot Convenience Store and retail development. The subject site is located on 0.83 acres at the southwest corner of Jones Boulevard and Elkhorn Road and is currently an undeveloped vacant lot surrounded by single-family residential dwellings and an undeveloped parcel.

Staff finds that the parking provided on this site is inadequate to meet the needs of the proposed development. Alternative configuration of the site and/or a reduction in the size of the building would reduce the required parking and increase available space for additional spaces. The requested deviation from standards has been deemed a self-imposed hardship and therefore staff is recommending denial of this request.

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. Alternative development of the site with a reduced building footprint or alternate site configuration 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 11

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 83

APPROVALS 3

PROTESTS 31

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-32570** APN: 125-23-502-008

Name of Property Owner: Victor Hecker

Name of Applicant: Victor Hecker

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: _____

Print Name: Victor Hecker

Subscribed and sworn before me

This 2nd day of December, 2008

_____

Notary Public in and for said County and State

DOMINICK MOBLEY
Notary Public, State of Nevada
Appointment No. 07-0154-1
My Appt. Expires Jan 18, 2011

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-32570** APN: 125-23-502-008

Name of Property Owner: SHAWNDA LOGAN-SMITH

Name of Applicant: SHAWNDA LOGAN-SMITH

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: _____

Print Name: SHAWNDA LOGAN-SMITH

Subscribed and sworn before me

This 3 day of Dec, 2008

Katie Gault

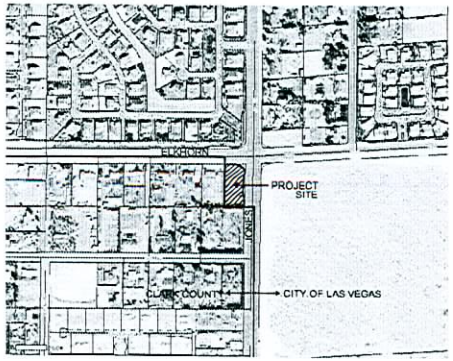
Notary Public in and for said County and State

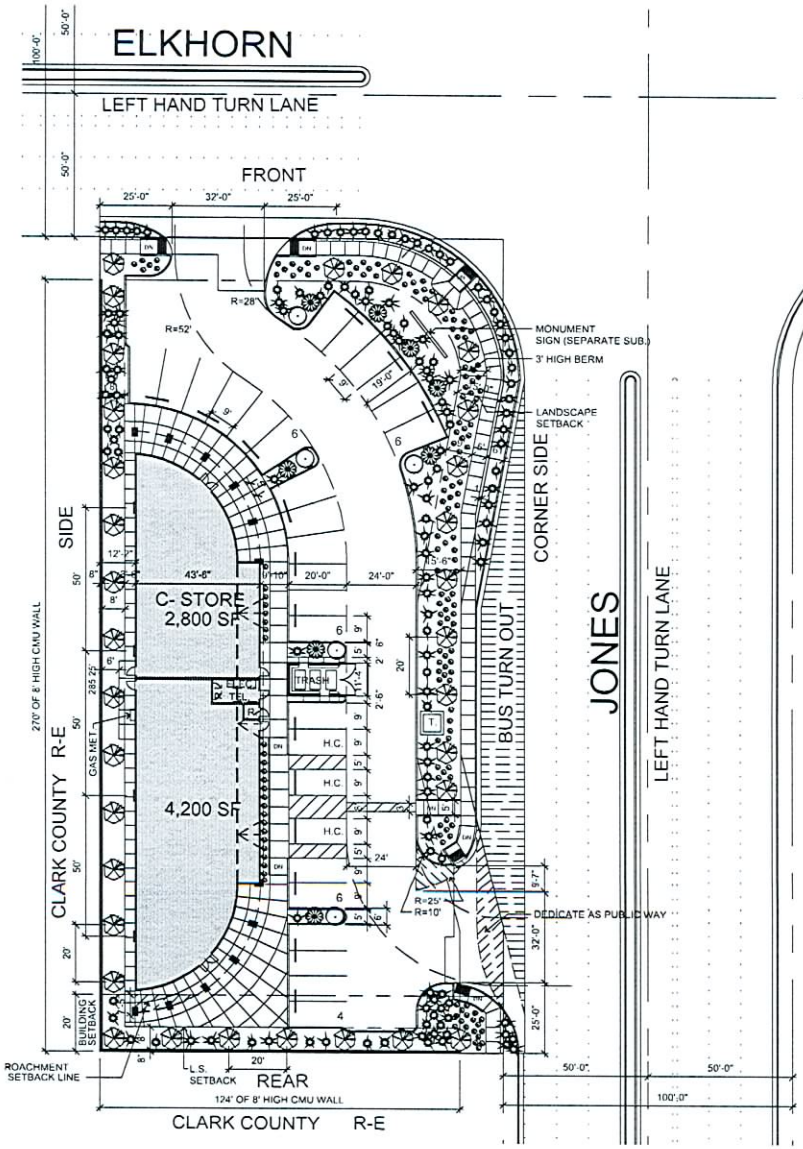
KATIE GAULT
Notary Public, State of Nevada
Appointment No. 87-0297-1
My Appt. Expires Dec 8, 2009

SITE DATA

OFFICE BUILDING

PARCEL NUMBER:		125-23-502-008
SITE AREA		36,154 S.F. APPROX. 0.83 ACRES
BUILDING AREA		
C- STORE	2,800 SF	
RETAIL	4,200 SF	
TOTAL BUILDING		7,000 SF
PARKING REQUIRED		
RETAIL	1/175 SF	40 SPACES
PARKING PROVIDED TOTAL		28 SPACES
VARIANCE FOR REDUCTION OF		12 SPACES
SITE COVERAGE		19.36%





CITY OF LAS VEGAS
R-E ZONE

LANDSCAPE DATA

OVERALL SITE AREA	36,154 SF. - APPROX.
PROVIDED LANDSCAPE AREA	9,225 SF
% LANDSCAPE COVERAGE	26%

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANITY	SIZE
TREE				
	PINUS	MONDELL PINE	33	24" BOX
	PROSOPIS HYBRID	PHOENIX MESQUITE	5	24" BOX
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	8	24" BOX
SHRUBS				
	PHOTINIA	REDTIP PHOTINIA	136	5 GAL
	SALVIA	CHAPARRAL SAGE	132	5 GAL
GROUNDCOVER				
	DG GROUNDCOVER - 'ADOBE RED' OR 'MOHAVE GOLD' DECOMPOSED GRANITE IN ALL PLANTING AREA'S, 2" DEPTH TYPICAL, SIZE TO BE 3/4" SCREENED			



SCOTT L. BAKER,
ARCHITECT, INC.

S.W.C of JONES & ELKHORN

SITE PLAN - LANDSCAPE PLAN - FLOOR PLAN

SCALE = 1" = 20' PROJECT NO. #08-159-01 12. 9. 08

0' 10' 20' 40' 80'

SITE PLAN
LANDSCAPE PLAN
FLOOR PLAN

RECEIVED
DEC 09 2008

VAR-32570

01/22/09 PC



VAR-32570 - APPLICANT/OWNER: VICTOR HECKER
SOUTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

12/17/08



VAR-32570 - APPLICANT/OWNER: VICTOR HECKER
SOUTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

12/17/08



VAR-32570 - APPLICANT/OWNER: VICTOR HECKER
SOUTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

12/17/08



VAR-32570 - APPLICANT/OWNER: VICTOR HECKER
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FEBRUARY 12, 2009 PLANNING COMMISSION

12/17/08



VAR-32570 - APPLICANT/OWNER: VICTOR HECKER
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12/17/08



VAR-32570 - APPLICANT/OWNER: VICTOR HECKER
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FEBRUARY 12, 2009 PLANNING COMMISSION

12/17/08



VAR-32570 - APPLICANT/OWNER: VICTOR HECKER
SOUTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

12/17/08

Scott L. Baker, Architect, Inc.

December 9, 2008

City of Las Vegas Planning & Development
731 South Fourth Street
Las Vegas, Nevada 89101
1.702.229.4856 T
1.702.385.7268 F

RE: **Justification Letter**

SLBA Project Name: Elkhorn and Jones
SLBA Project Number: 08-159

To whom it may concern;

This parcel was recently annexed into the City of Las Vegas jurisdiction. The site is 0.83 acres and is on the south west corner of Jones and Elkhorn.

The current owner of the project feels strongly about this parcel becoming retail. It is understood that the parcel is basically centered or surrounded by residential. But that is the very reason it is felt that a small retail store here would but very beneficial for all of the neighbors.

The east and south sides of the parcel are adjacent to County land and that is residential zoned. Across Elkhorn to the north and across Jones to the east is City land that is zoned R-E.

This application is for a 7,000 sf retail building. Per the pre-application meeting, the required parking ratio is 1 spaces per 175 square feet for a required parking total of 40 spaces and 1 required 15' x 25' loading zone.

The applications we are submitting area as follows:

1. Site Development Plan Review – This is required because of the request for new retail at this corner.
2. General Plan Amendment – This is required to change the General Plan from DR to SC or service commercial for the retail.
3. Rezoning – This application is to change the zoning to C-1.
4. Variance for Setback and Residential Adjacency – This is for the minor building setback encroachment at the south property line area.
5. Variance for reduced provided parking and loading. – This is to allow 28 spaces where 40 are required, and to allow no loading zone where one 15' x 25' loading zone is required.

The building design encroaches into the south property line building setback due to residential adjacency by only 7.5'. The area of building which encroaches is only 85 s.f. and this portion of the building is covered walkway and occupied space. It only occurs at the southeast corner of the site. All other building setbacks are met.

The site design provides 28 spaces of parking where the updated codes require 40 spaces. We feel that due to the quick trips this project would generate that a reduction of 12 spaces is appropriate.

The building is designed at the 15 feet high limitation. This is so that the 3:1 ratio does not apply when adjacent to the R-E zone.

We are also requesting a waiver of the Building Placement and Orientation Standards. Due to the site size and shape (because of the buss turn out), the submitted site plan is the only way to layout this site. But this does not meet the requirement to place the building directly at the corner.

The Site access is as per the pre-application meeting with 32' wide drives set 25' from the corners.

Detached sidewalk has been provided as well as the 3' high berm and perimeter trees at 20 foot o.c.

The elevation of the building is a good mix of commercial and residential elements to fit with the area.

If you have further questions, please call our office

Sincerely Scott L. Baker

VAR-32570
01/22/09 PC

7225 S. Bermuda Road, Suite D ▪ Las Vegas, Nevada 89119 ▪ 1.702.837.4221 ▪ Fax 1.702.837.5960 ▪ scott@slba.net

Sheila Lambert

RECEIVED
JAN 22 2009

From: kasheackley@aol.com
Sent: Sunday, January 11, 2009 1:42 PM
To: Sheila Lambert
Subject: Internet Submission - Elkhorn/Jones

Citizen Name: Kas Heackley

Email: kasheackley@aol.com

IP Address: 70.170.7.69

Comments: It was promised to all residents in this corridor that Decatur would be the only commercial land available for commericial use.

If they permit this, what is there to STOP future encroachment of the custom homes in the area and the horse traffic. We have too much traffic now and it can be heard from Jones due West for 3 to 4 blocks. This already has changed the lifestyle we planned for ourselves and our families.

Thank you for listening and I hope you are able to do this. No more payoffs to our county commissioners or public employees..

Regards,
Kas Heackley

Date: 1/11/2009 1:42:23 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 C

January 5, 2009

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

RE: Case GPA 32557

Dear Planning Department:

I live near the proposed variance request GPA 32557 and our property at 6125 Elkhorn road is only 5 houses west of this property. I respectfully request this application be denied and would appreciate your support. I think it should be rejected for the following reasons:

1. It does not follow the master plan stating no commercial on Jones n/o Lone Mountain road.
2. It does not conform to the Town Center plan set up several years ago.
3. The property is too small for the requested operation, and removing the set backs will hamper potential fire vehicles if needed.
4. Approving this change will give precedence to change the large parcel on the s/e corner of Jones and Elkhorn that was set up in a trust to be for a church, but rumor has it going to be a commercial center.
5. No doubt the rest of the block of Jones/Elkhorn/Wittig and Torry Pines will not go commercial any time soon so this can only devalue our property.
6. Traffic on Elkhorn has increased 10 fold over the last few years and adding commercial land to this area will only make it worse.

Please recommend to the council members and Mayor that this property should not be granted any zone change as it does not fit the master plan, it should not be changed to commercial and the corresponding variances should be declined.

Sincerely

Dan & Jill Bradley
6125 Elkhorn Road
Las Vegas, NV 89131
daniimail@aol.com

cc: Councilman Ross

RECEIVED
JAN 12 2009

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 P

Sheila Lambert

From: Mickie Ruth [mruth@csconsultingservice.com]
Sent: Thursday, January 08, 2009 3:37 PM
To: Sheila Lambert
Subject: RE: S/W corner Jones & Elkhorn

RECEIVED
JAN 22 2009

My address is 7305 Buttons Ridge.



Mickie Ruth

P.O. Box 750266, Las Vegas, NV 89136

702-655-7052 ex 1107 FAX 702-655-7051

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

From: Sheila Lambert [mailto:slambert@LasVegasNevada.GOV]
Sent: Thursday, January 08, 2009 1:18 PM
To: Mickie Ruth
Subject: RE: S/W corner Jones & Elkhorn

May we have your address for the record please.

We appreciate your comments and the time you took to send them.

Sheila

From: Mickie Ruth [mailto:mruth@csconsultingservice.com]
Sent: Wednesday, January 07, 2009 11:25 AM
To: Sheila Lambert
Subject: S/W corner Jones & Elkhorn

Sheila,

Last night I attended the meeting at the YMCA for the development of the S/W corner of Jones & Elkhorn. I am completely opposed to any commercial on this property.

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 P

Sheila Lambert

From: natesmith@temcor.com
Sent: Thursday, January 08, 2009 5:52 PM
To: Sheila Lambert
Subject: Internet Submission - ELKHORN/JONES ZONING REQUEST

RECEIVED
JAN 22 2009

Citizen Name: Nate Smith

Email: natesmith@temcor.com

IP Address: 205.171.72.162

Comments: Hello Sheila,
I am one of the many homeowners that were unaware of the meeting regarding the zoning request change for the property on the SW corner of Elkhorn & Jones. I live directly across the street from this property and I want to express my opposition to the zoning change. I believe that allowing this property to be commercial would not be healthy for the neighborhood and would bring several negative side effects.

On a personal note, combining the success of the zone change with falling property values and the home directly to the east of me which burned in a fire over a year ago and still sits dilapidated, I will have to say all that we believed the northwest offered us was a farce. We specifically moved here because I did not see a 7 eleven or a gas station on every corner and this area was not saturated with apartments, it was less dense and that's were we wanted to be. It's a fact that the elements above make nearby homes less appealing and will introduce problems that we have not seen before. I hope my time will allow me to make it to the next meeting..thanks for an ear!

Date: 1/8/2009 5:51:37 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

Sheila Lambert

From: Jeff@appliedutilities.com
Sent: Friday, January 09, 2009 8:56 AM
To: Sheila Lambert
Subject: Jones/Elkhorn Re-Zoning

RECEIVED
JAN 22 2009

Good Morning Sheila,

My neighbors the Leslie's told me about the pending re-zoning of this corner yesterday. My guess is we are beyond the notification distance so we were not legally required to be noticed. Anyway I responded to them last night and decided this morning to send comments to you. Rather than send something new I simply copied and pasted my comments below, in the raw and not edited:

"No, I did not know about this. Probably want it to be a Mini Mart and gas station. Personally opposed to this being commercial. This all goes against what we were all promised regarding the R/E zoning of the area over 15 years ago and it has always been the R/E zoned home owners who are supposed to compromise on this issue. The cemetery and the LDS church were compromises based on they were not retail and have low traffic volume.

I have no doubt the land owner and/or buyer will use these as the "precedence" that there already is commercially zoned property along Jones north of the beltway. This is creeping incrementalism. Once they get this as commercial then the owners of the property on the s/e corner will probably want to sell for a retail/office property and use the s/w corner as their justification and then someone else will want the corner of Grand Teton and Jones to be commercial and use the intersection of Elkhorn and Jones as their justification and so it just goes on and on and on."

Where a big part of rub on all of this is, is now we have an SID going forward that could have been built 5 to 10 years ago at a much lower cost but now is being done at a time when the economy is the worst it has been since 1979 and maybe since the depression and I think it would be accurate to say that none of us on the west side of the street even wanted the curb, gutters and street lights due to the R/E zoning and because many of us have horses. But since it will be completely improved now and will look very "urbanized" I am sure part of the applicant argument will be "if not commercial then what, because no one will want to build a house on it now".

I never objected to the road improvements within the 100' ROW because I knew we were in an SID but when you get down to it a lot of money could have been saved by placing the lights down the middle of the road and only having a sidewalk on one side of the street. All water under the bridge at this point, however on a side note I would suggest that when the State of Nevada receives the huge federal dollars for infrastructure projects under the new administration funds should be allocated to pay for the Jones Improvements and eliminate the SID payments from the land owners. I could go into all the reasons for this but I don't think that is necessary.

As always thank you and Councilman Ross for listening to our concerns.

Sincerely,

Jeffery A Neal
7651 N Jones
401-6386 (Cell)

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

1/21/2009

41-45
P

Sheila Lambert

From: islandgrl3#cox.net
Sent: Friday, January 09, 2009 10:56 AM
To: Sheila Lambert
Subject: Internet Submission - rezoning at Elkhorn and Jones

RECEIVED
JAN 22 2009

Citizen Name: Diane Ferriolo

Email: islandgrl3#cox.net

IP Address: 198.200.132.70

Comments: Ms. Lambert, I am a resident at 5212 Pacific Opal Avenue and I am against the rezoning from residential to commercial. When I bought a home in this area, I was told that this would be residential. It is unfortunate how the city rezones things. It is not fair to the residents when rezoning occurs.

thank you

Date: 1/9/2009 10:55:57 AM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 P

Sheila Lambert

From: Nate Smith [natesmith@temcor.com]
Sent: Friday, January 09, 2009 1:13 PM
To: Sheila Lambert
Subject: RE: Internet Submission - ELKHORN/JONES ZONING REQUEST

RECEIVED
JAN 22 2009

Hi Sheila,
My address is:
Nate & Zenith Smith
6009 Jubilee Gardens ave.
Las Vegas NV 89131
Please let me know if you need any additional info.

Nate

-----Original Message-----
From: Sheila Lambert [mailto:slambert@LasVegasNevada.GOV]
Sent: Thursday, January 08, 2009 10:13 PM
To: Nate Smith
Subject: RE: Internet Submission - ELKHORN/JONES ZONING REQUEST

Hello Mr. Smith -- Thank you for providing your input. Councilman Ross has committed to keep this area rural and keep the commercial in town center like it was designed, unless the neighbors wanted it. Could you provide your address for the record please.

Take Care

Sheila

-----Original Message-----
From: natesmith@temcor.com [mailto:natesmith@temcor.com]
Sent: Thursday, January 08, 2009 5:52 PM
To: Sheila Lambert
Subject: Internet Submission - ELKHORN/JONES ZONING REQUEST

Citizen Name: Nate Smith

Email: natesmith@temcor.com

IP Address: 205.171.72.162

Comments: Hello Sheila,
I am one of the many homeowners that were unaware of the meeting regarding the zoning request change for the property on the SW corner of Elkhorn & Jones. I live directly across the street from this property and I want to express my opposition to the zoning change. I believe that allowing this property to be commercial would not be healthy for the neighborhood and would bring several negative side effects.

On a personal note, combining the success of the zone change with falling property values and the home directly to the east of me which burned in a fire over a year ago and still sits dilapidated, I will have to say all that we believed the northwest offered us was a farce. We specifically moved here because I did not see a 7 eleven or a gas station on every corner and this area was not saturated with apartments, it was less dense and that's were we wanted to be.

It's a fact that the elements above make nearby homes less appealing and will introduce problems that we have not seen before. I hope my time will allow me to make it to the next meeting..thanks for an ear!

Date: 1/8/2009 5:51:37 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

Sheila Lambert

From: Jan John [jvjbunny@yahoo.com]
Sent: Saturday, January 10, 2009 8:51 AM
To: Sheila Lambert
Subject: Re: Internet Submission - GPA-32557 and related items

RECEIVED
JAN 22 2009

5431 Springer Spaniel Ave
Las Vegas Nv 89131

From: Sheila Lambert <slambert@LasVegasNevada.GOV>
To: jvjbunny@yahoo.com
Sent: Friday, January 9, 2009 2:22:11 PM
Subject: RE: Internet Submission - GPA-32557 and related items

Could we get your address and we will submit your opposition for the record.

:)

Sheila

-----Original Message-----
From: jvjbunny@yahoo.com [mailto:jvjbunny@yahoo.com]
Sent: Friday, January 09, 2009 9:13 AM
To: Sheila Lambert
Subject: Internet Submission - GPA-32557 and related items

Citizen Name: Jan John

Email: jvjbunny@yahoo.com

IP Address: 68.227.15.111

Comments: Sheila, My husband and I attended the neighborhood meetings held on 1/6 regarding the above issue. We are standing strong against commercial in the area in keeping with the Centennial Hills plan. I felt Mr. Vecker didn't do his homework or he'd have known that Mr. Ross would not approve it; or he thought the neighbors would just 'roll-over' and say nothing. Commercial is not needed and there is nothing wrong with open space. I would be open to hearing other possible non-commercial uses for this space as a traditional residential use is really not feasible for this corner. I will not be able to attend the 1/22 PC meeting so I wanted my comments in writing. Thank you to Mr. Ross and staff for all the hard work in representing the area. Jan

Date: 1/9/2009 9:12:53 AM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

Sheila Lambert

From: Kelli L. Compton [KLCompton@interact.ccsd.net]
Sent: Monday, January 12, 2009 8:26 AM
To: Sheila Lambert; kbush@co.clark.nv.us
Subject: Elkhorn and Jones project

RECEIVED
JAN 22 2009

Good Morning Ladies:

If you could please forward this information to the Councilman and Commissioner

I would like to be added to the email list for any information regarding the Elkhorn Road and Jones area projects.

My Husband and I both oppose any changes to the current zoning in that area. We have lived at 6065 Elkhorn Rd. for over 12 years. We have seen many changes over the years and recognize that the rural area will never be the way it once was. We have raised our son in that home and it is the only home he has ever known. We have horses and chickens and a large yard and feel that if the corner was rezoned to commercial it would affect all the residence that live in the area negatively. A small part of Las Vegas remains rural with the privileges of having large animals; please do not take this way of life away from those of us who want it.

I will be faxing the three cards we received with the opposition box checked. I also have made copies of your cards along with a letter asking members of the community to contact you and voice their opinions. In large part many of the immediate residence were not notified of the community meeting held at the YMCA and we feel that these residences along with the residences that were at the meeting will continue to overwhelmingly oppose the rezoning of the corner lot to commercial.

Thank you for your time and efforts on behalf of the rural residence of Las Vegas.

Kelli Compton
Shadow Ridge High School
Career and Technical Ed, Chair
FBLA Advisor
799-6699-4048

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

RECEIVED
JAN 22 2009

Sheila Lambert

From: tsturm@territoryinc.com
Sent: Monday, January 12, 2009 8:54 AM
To: Councilman Steven Ross
Subject: Internet Submission - Commercial Zoning outside of Town Center, Elkhorn & Jones

Citizen Name: Terri Sturm, Territory Incorporated

Email: tsturm@territoryinc.com

IP Address: 24.234.181.89

Comments: On behalf of all the current and future retailers and businesses operating in Centennial Center, Centennial Gateway and the Centennial Auto Mall, we once again restate our vehement opposition to allowing commercial development outside of the Town Center planning area. We have all made substantial investments in our future and the City's vision for a Town Center. Commercial Development outside of the Town Center will greatly diminish the goal of creating a viable commercial center for Centennial Hills now and in the future.

Date: 1/12/2009 8:54:12 AM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

Sheila Lambert

From: Gilbert Breen [thebreens@mac.com]
Sent: Thursday, January 08, 2009 11:51 PM
To: Sheila Lambert
Subject: Re: Internet Submission - Elkhorn / Jones Zoning Request

RECEIVED
JAN 22 2009

Yes, our home address is:

6013 Chessington Ave
Las Vegas, NV 89131

Thank you for your assistance.

Gilbert

On Jan 8, 2009, at 10:14 PM, Sheila Lambert wrote:

> Thank you for your comments Mr. Breen. May we have your address for
> the record. Councilman Ross is committed to protecting the quality of
> life for the residents in this area so your comments are very
> important to him.
>
> Sheila
>
> -----Original Message-----
> From: thebreens@mac.com [mailto:thebreens@mac.com]
> Sent: Thursday, January 08, 2009 5:40 PM
> To: Sheila Lambert
> Subject: Internet Submission - Elkhorn / Jones Zoning Request
>
> Citizen Name: Gilbert Breen
>
> Email: thebreens@mac.com
>
> IP Address: 68.96.195.93
>
> Comments: Hello,
>
> We just received the latest email newsletter from Councilman Ross.
> The
> newsletter contains the fact that a request has been submitted to
> rezone
> the SW corner of Elkhorn and Jones from Residential to Commercial.
> The
> Councilman asked for submission either in favor or against this
> request.
>
> I am against this request as I feel it would detract from the area. I
> feel it would add to the traffic unnecessarily to the neighborhood.
> There are enough commercial outlets in close proximity without adding
> this area. One of the reasons we chose the neighborhood was due to
> the limited commercial properties in the vicinity. I would hope this
> request is declined and the property remain zoned for residential
> purposes.
>

> Thank you.
>
> Gilbert Breen
>
> Date: 1/8/2009 5:40:11 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

RECEIVED
JAN 22 2009

Sheila Lambert

From: stewartfarm1@aol.com
Sent: Monday, January 12, 2009 4:45 PM
To: Sheila Lambert
Subject: Internet Submission - Zoning Variance at Jones at Elkhorn

Citizen Name: J Stewart and Mary Ann Skelly

Email: stewartfarm1@aol.com

IP Address: 68.26.153.55

Comments: As homeowners in Canyon Mist Estates, we are very unhappy with the proposal that a convenience store be located at the southwest corner of Elkhorn and Jones. Please convey our disapproval of such variance to Councilman Ross. Thank you.

Date: 1/12/2009 4:45:00 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 P

Sheila Lambert

From: 7024973858@mms.att.net
Sent: Wednesday, January 07, 2009 11:32 AM
To: Sheila Lambert
Subject: Multimedia message

RECEIVED
JAN 22 2009

Please do not allow them to build anything commercial at the corners of Elkhorn & Jones the reason this area devleoped so fast was there was a since of being in the out skirts of town and all of this wasn't out there.

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 p

Sheila Lambert

From: Antonio Lourenco [ourred66@yahoo.com]
Sent: Friday, January 16, 2009 2:26 PM
To: Sheila Lambert
Subject: Jones and Elkhorn

RECEIVED
JAN 22 2009

This is a note letting you know that as a homeowner in the area of Jones and Elkhorn I am very much opposed to making the southwest corner of that intersection commercial property. Those of us that have lived in the area over ten years specially moved to the area for its' rural lifestyle. Please do not allow this area to develop commercially and then become vacant as so many commercail properties in Las Vegas have over the past few years.
Sincerely,
Christina and Antonio Lourenco
6121 Donald Nelson
Las Vegas, NV 89131

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

1/21/2009

41-45 P

Sheila Lambert

From: Bruce Tecza [closeoutkinginc@gmail.com]
Sent: Tuesday, January 20, 2009 5:05 PM
To: Sheila Lambert
Subject: Zoning Variance

RECEIVED
JAN 22 2009

Dear Ms. Shelia Lambert:

The purpose of this email is to voice our opposition to the zoning variance for a convenience store and other building on the corner of Elkhorn and Jones Blvd. I am a resident of Canyon Mist Estates and my address is 7309 Buttons Ridge Dr., Las Vegas, NV 89131. Our telephone is 649-2944.

Anything that you could do to prevent this proposed, out of place, structure, is appreciated.

Sincerely,

Bruce & Jane Tecza

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 P

Sheila Lambert

From: drldml@mac.com
Sent: Thursday, January 08, 2009 5:19 PM
To: Sheila Lambert
Subject: Internet Submission - Zoning change Jones/elkhorn

RECEIVED
JAN 22 2009

Citizen Name: Dawn Leslie

Email: drldml@mac.com

IP Address: 70.170.6.195

Comments: I am vehemently against this zoning change.. if you allow that corner then the lot across the street from me could be changed and the neighborhood along Jones will begin to degrade. I have not been notified of this meeting and request that I be advised when it has been scheduled to. Most neighborhoods being to degrade when more commercial sites are allowed.

Dawn Leslie
7621 N Jones Bl
Las Vegas NV 89131

702-896-9256 (home)
702-217-0641 (Cell)

Date: 1/8/2009 5:19:08 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 P

Sheila Lambert

From: daniimail@aol.com
Sent: Sunday, January 04, 2009 9:17 AM
To: Councilman Steven Ross
Subject: Internet Submission - GPA-32557

RECEIVED
JAN 22 2009

Citizen Name: Dan Bradley

Email: daniimail@aol.com

IP Address: 207.200.116.132

Comments: Please vote against this change. I live on Elkhorn road and this GPA will change our neighborhood for the worse.

1. It is against the Town Center Plan adopted years ago to centralize commercial zones.
2. The property is too small for all the reductions required.
3. If it is approved, it will open the opportunity to change the much larger parcel on the S/E corner to build a commercial center. The S/E corner land was dontated to a church and for only a church to be built.

Please do not allow this to go through. It has been tried many times before and should be denied as it does not fit the Rural Preservation destinction.

Thank you

Date: 1/4/2009 9:17:12 AM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 p

RECEIVED
JAN 22 2009

Sheila Lambert

From: drldml@mac.com
Sent: Wednesday, January 21, 2009 6:14 PM
To: Councilman Steven Ross
Subject: Internet Submission - GPA-32557, ZON 32556, VAR 32570, VAR 32575, and SDR-32569

Citizen Name: Dawn Leslie

Email: drldml@mac.com

IP Address: 208.2.174.62

Comments: GPA-32557, ZON 32556, VAR 32570, VAR 32575, and SDR-32569
APPLICANT/OWNER: VICTOR HECKER (Jones/Elkhorn) Request to Amend a Portion of the Centennial Hills Sector Plan of the General Plan from desert rural to service commercial on .83 acres at the southwest corner of Jones and Elkhorn.

My husband and I are opposed to this amendment. A convenience store will increase not only vehicle traffic but foot traffic as well. It will increase crime and is not what was originally agreed upon for the area. We have all been patient and understanding to the growth such as Lynnbrook and the other developments. Amending this corner to a convenience store is a slap in the face to those of us who have been in the area for over 10yrs. My husband and I have been cooperative with all the improvements and feel that should this amendment go through we face nothing but an uphill battle for the other current vacant parcels up and down Jones. Once one is rezoned commercial so goes the neighborhood. Just visit the portion of Jones just south of US 95 its a terrible area now. If you amend that parcel to commercial are you going to give the rest of us the option to sell our properties to commercial businesses???? I think not.

7621 N Jones Bl
Las Vegas NV 89131

Date: 1/21/2009 6:14:16 PM

Submitted after final agenda

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

Date 1-22-09 Item 41-45

P

Carman Burney

From: Larry Harala
Sent: Thursday, January 08, 2009 11:46 AM
To: Carman Burney
Subject: FW: Revision: Clark County comments on land use proposal at Elkhorn and Jones

RECEIVED
JAN 22 2009

From: Kevin Smedley [mailto:KSmedley@co.clark.nv.us]
Sent: Thursday, January 08, 2009 11:45 AM
To: Larry Harala
Cc: Larry Brown; Steven Ross; Kim Bush; Barbara Ginoulias; Mario Bermudez; Shane Ammerman; Paul Doerr; Margo Wheeler; Peter Lowenstein
Subject: Revision: Clark County comments on land use proposal at Elkhorn and Jones

In response to the Inter Jurisdictional Courtesy letter regarding:

Application #: GPA-32557; ZON-32556; VAR-32570; VAR-32575; SDR-32569
Clark County is opposed to a Convenience Store at this location for the following reasons:

- The proposal is adjacent to existing Rural Neighborhood residential lots, which are developed with homes, to the west and south and is not compatible with those existing uses.
- This parcel is adjacent to an Excepted Area, identified in the Interlocal Agreement entered into by the City and County in December 2008, which limits development to low density residential uses. Allowing commercial on the parcel would not be compatible with the surrounding area.
- Both the City and County's land use plans show residential uses in this area and zoning this single parcel for a commercial use would create spot zoning.

Thank you for your consideration,
Kevin Smedley
Kevin Smedley
Principal Planner
Clark County Department of Comprehensive Planning
500 S. Grand Central Pky
PO Box 551744
Las Vegas, NV 89155-1744
702-455-6459
702-380-9990 fax

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

1/8/2009

41-45
P

Sheila Lambert

From: rmsoriano@cox.net
Sent: Monday, January 19, 2009 8:04 PM
To: Sheila Lambert
Subject: Internet Submission - Rezoning Request-Elkhorn & Jones

RECEIVED
JAN 22 2009

Citizen Name: Rose Soriano

Email: rmsoriano@cox.net

IP Address: 24.253.105.196

Comments: Please provide more information on this request. What does the commercial use permit include? Would there be any restrictions? What is the size of the property? Can the roadway infrastructure currently in place accommodate a commercial use zoning. Please provide more information. There is a master plan in place, I think we should stick to it! Without any additional information to consider, I beleive we should keep it residential, as there are NO OTHER commercial improvements nearby until you get south of the 215 - and even then it's only a church and the Post Office. Please advise. thank you.

Date: 1/19/2009 8:03:58 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

Sheila Lambert

RECEIVED
JAN 22 2009

From: Todd Youren [toddlv@embarqmail.com]
Sent: Wednesday, January 07, 2009 1:15 PM
To: Sheila Lambert
Subject: Feedback on SW corner of Elkhorn & Jones

I am in support of the convenience store at this location. The community doesn't have a quick stop for milk, eggs, or gas. Closest options are major grocery stores at Decatur/215-Walmart, Ann/I-95-Albertsons, or N. Durango/I-95- Vons.

I think it's a good idea.

Todd Youren

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
A

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Las Vegas, Nevada 89101-2986

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0004239954 JAN 09 2009
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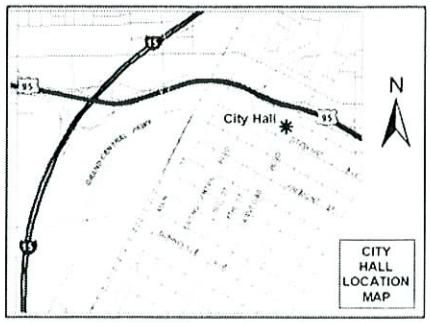

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JAN 23 2009

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Case: VAR-32570
12514810040
HOESEL DARIN L & GINA R
6020 GUILD CT
LAS VEGAS NV 89131-2331

Please use available blank space on card for your comments.

VAR-32570 & VAR-32575
Planning Commission Meeting of 1/22/2009

There are plenty of stores other places.
Jones cannot support the traffic

KAVDS11 89131

23p

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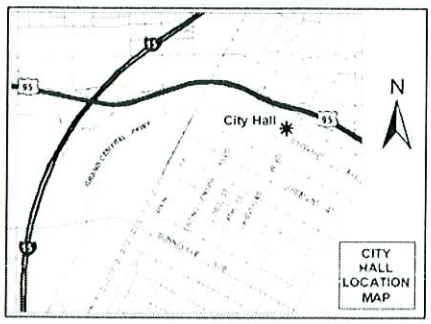

BAD IDEA

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-32570 & VAR-32575

Planning Commission Meeting of 1/22/2009

Case: VAR-32570
12513414017
PATTERSON RANDY & CAROL
7221 MESQUITE TREE ST
LAS VEGAS NV 89131-2849

KAVDS11 89131

23
P

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JAN 16 2009

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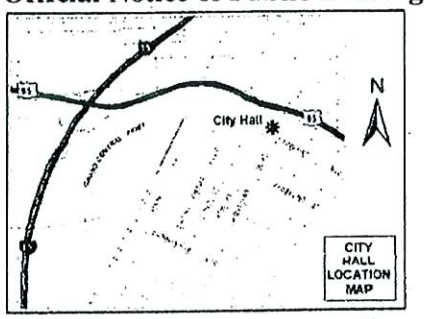

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-32570 & VAR-32575
Planning Commission Meeting of 1/22/2009

Case: VAR-32570
12514810062
GURDISON JAMES T III
7304 COVINGTON GARDENS ST
LAS VEGAS NV 89131-2330

KAUDS11 89131

Submitted after final agenda

Date 1/22/09 Item 43 43P

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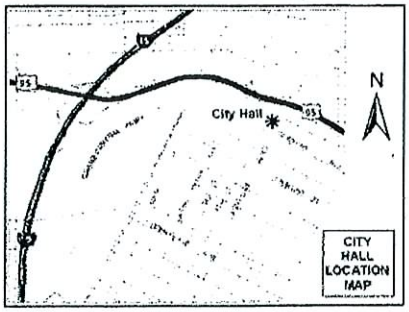

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JAN 15 2009

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-32570 & VAR-32575

Planning Commission Meeting of 1/22/2009

Case: VAR-32570

12514810003
SLOAN DANIEL & MILDRED
7216 COVINGTON GARDENS ST
LAS VEGAS NV 89131-2329

43P

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

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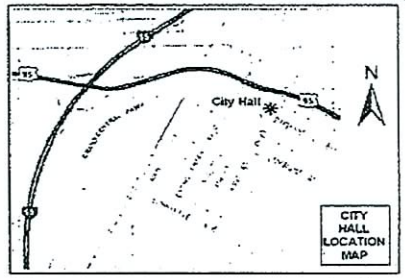
JAN 13 2009
PLANNING



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

~~VAR-32570~~ & VAR-32575
Planning Commission Meeting of 1/22/2009

Case: VAR-32570
12514810006
SMITH NATHANIEL III
6009 JUBILEE GARDENS AVE
LAS VEGAS NV 89131-2333

89131 4438

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

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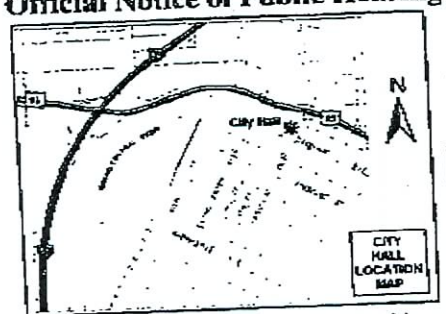

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0004239954 JAN 09 2009
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Council,

① If there is not adequate parking at the site, cars will be parked along Jones and along Wittig Ave, right by our residential properties. We have enough theft, litter already.

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.

VAR-32570 & VAR-32575
Planning Commission Meeting of 1/22/2009

Case: VAR-32570
12523502012
RIDDLE DANNY & VIKKI REV LIV TR
6060 WITTIG AVE
LAS VEGAS NV 89131-3014

② 20 foot required setback should be upheld. Most residents of our area have large animals
Danny + Vikki Lake

KAVDS11 89131

JAN 16 2009

438

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

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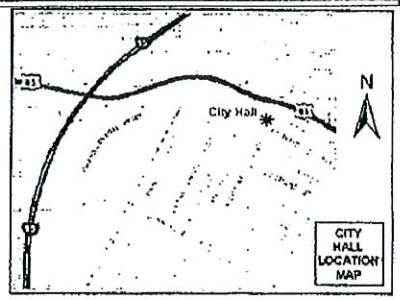

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JAN 21 2009

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-32570 & VAR-32575

Planning Commission Meeting of 1/22/2009

Case: VAR-32570

12523502004
HOLMES ROBERT G SR & LINDA L
6105 ELKHORN RD
LAS VEGAS NV 89131-3042

KAVDS11 89131

#43P

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

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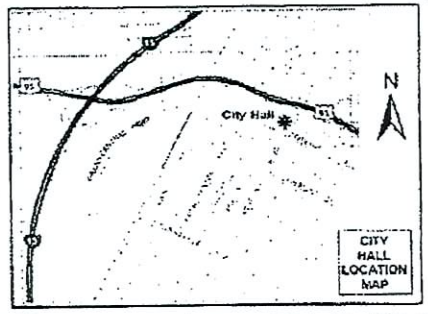

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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VAR-32570 & VAR-32575

Planning Commission Meeting of 1/22/2009

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JAN 22 2009

Case: VAR-32570

12523502005
THOMAS JAMIE
6085 ELKHORN RD
LAS VEGAS NV 89131-3019

89131

430

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

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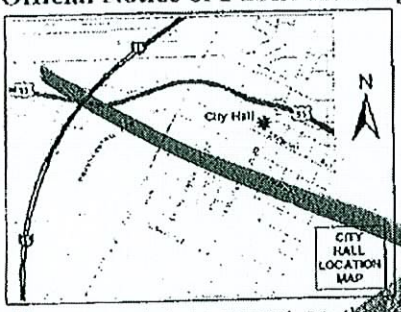

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-32557 & ZON-32556
Planning Commission Meeting of 1/22/2009

Case: GPA-32557
12523502001
DASCHER DON
6185 ELKHORN RD
LAS VEGAS NV 89131-3042

KAUDS11 89131

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

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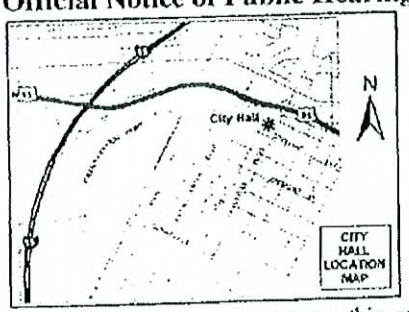

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-32570 & VAR-32575
Planning Commission Meeting of 1/22/2009

Case: VAR-32570
12523502001
DASCHER DON
6185 ELKHORN RD
LAS VEGAS NV 89131-3042

KAUDS11 89131

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City of Las Vegas
Planning & Development Department
Development Services Center
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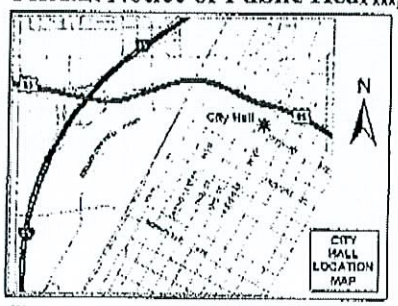

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-32570 & VAR-32575
Planning Commission Meeting of 1/22/2009

Case: VAR-32570

12524101001
CHURCH ROMAN CATHOLIC LAS VEGAS
336 CATHEDRAL WY
LAS VEGAS NV 89109-0716

REQUEST 89109

43P

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

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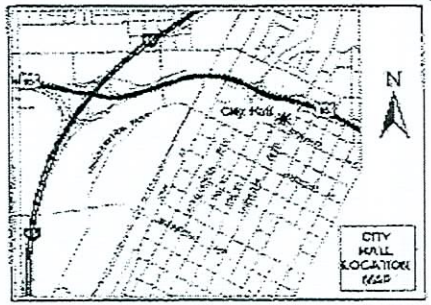

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-32570 & VAR-32575

Planning Commission Meeting of 1/22/2009

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0004239954 JAN 09 2009
MAILED FROM ZIP CODE 89101

Case: VAR-32570
12523502003
BRADLEY DANIEL M II & JILLANE D
6125 ELKHORN RD
LAS VEGAS NV 89131-3042

KAVDS11 89131

43P

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

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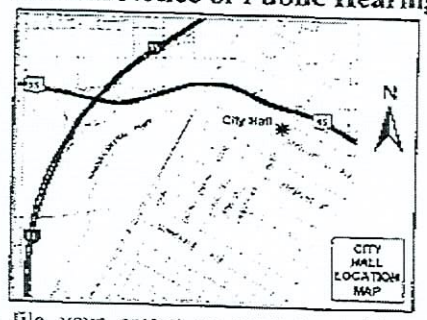

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-32570 & VAR-32575

Planning Commission Meeting of 1/22/2009

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UNITED STATES POSTAGE
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02 1M $ 00.39[4]
0004239954 JAN 09 2009
MAILED FROM ZIP CODE 89101

12523502006 Case: VAR-32570
COMPTON ARNOLD L & KELLI
6065 ELKHORN RD
LAS VEGAS NV 89131-3019

KAVDS11 89131

43P

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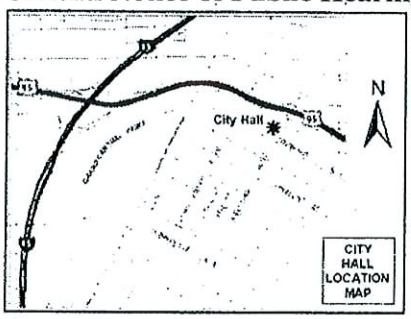

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JAN 15 2009

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[✓] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-32570 & VAR-32575
Planning Commission Meeting of 1/22/2009

Case: VAR-32570
12514810063
SANCHEZ LIVING TRUST
6008 AGATHA CHRISTIE AVE
LAS VEGAS NV 89131-2325

KAVDS11 89131

43A

f Las Vegas
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elopment Department
S. Fourth Street
Vegas, Nevada 89101-2986

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☒ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-32570 & VAR-32575

Planning Commission Meeting of 1/22/2009

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UNITED STATES POSTAGE $00.39⁴ JAN 02 2009 02 1W 0004239954 MAILED FROM ZIP CODE 89121

Case: VAR-32570

12523502008
LOGAN-SMITH SHAWNDA
%V HECKER
9900 DEER CT
LAS VEGAS NV 89134-6730

43A

Scott L. Baker, Architect, Inc.

RECEIVED
JAN 30 2009

January 30, 2009

City of Las Vegas Planning & Development
731 South Fourth Street
Las Vegas, Nevada 89101
1.702.229.4856 T
1.702.385.7268 F

RE: **Table Letter #1**

Application Numbers:

ZON – 32556
GPA – 32557
SDR – 32569
VAR – 32570
VAR – 32575

SLBA Project Name: Elkhorn and Jones
SLBA Project Number: 08-159

To whom it may concern;

The purpose of this letter is to request that the above applications be tabled.

After a meeting with the land owner and the City Councilman Ross, the land owner would like to Table the project so that he can redirect his development energy towards a working solution that is agreeable to the Councilman and the neighbors of the area.

This solution includes the project being a use allowed in an RE zone with a Special Use Permit.

Thank you for consideration of this request.

Best Regards;

Scott L. Baker, NCARB
Scott L. Baker, Architect, Inc.

#21-25

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

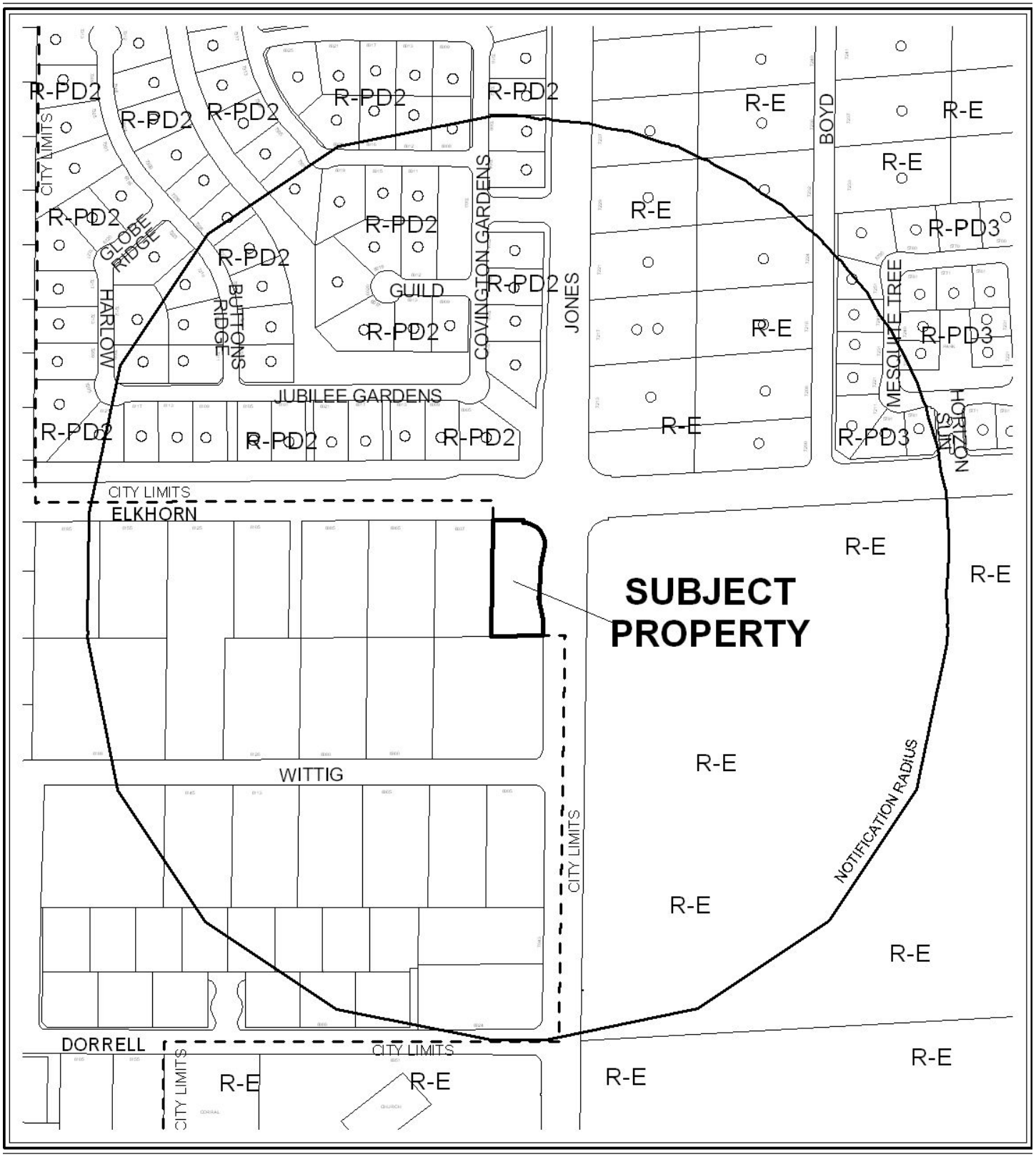
SUBJECT:
ABEYANCE - VAR-32575 - VARIANCE RELATED TO GPA-32557, ZON-32556 AND VAR-32570 - PUBLIC HEARING - APPLICANT/OWNER: VICTOR HECKER - Request for a Variance TO ALLOW A REAR YARD SETBACK OF 12 FEET WHERE 20 FEET IS REQUIRED on 0.83 acres at the southwest corner of Jones Boulevard and Elkhorn Road (APN 125-23-502-008), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Ross)

C.C.: 03/18/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**31**	**Planning Commission Mtg.**	**3**
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
5. Photos
6. Justification Letter
7. Concern E-mail, Protest Letter, Protest/Support E-mails and Protest/Support Postcards
8. Letter Requesting to Table Item Submitted by Scott L. Baker, Architect



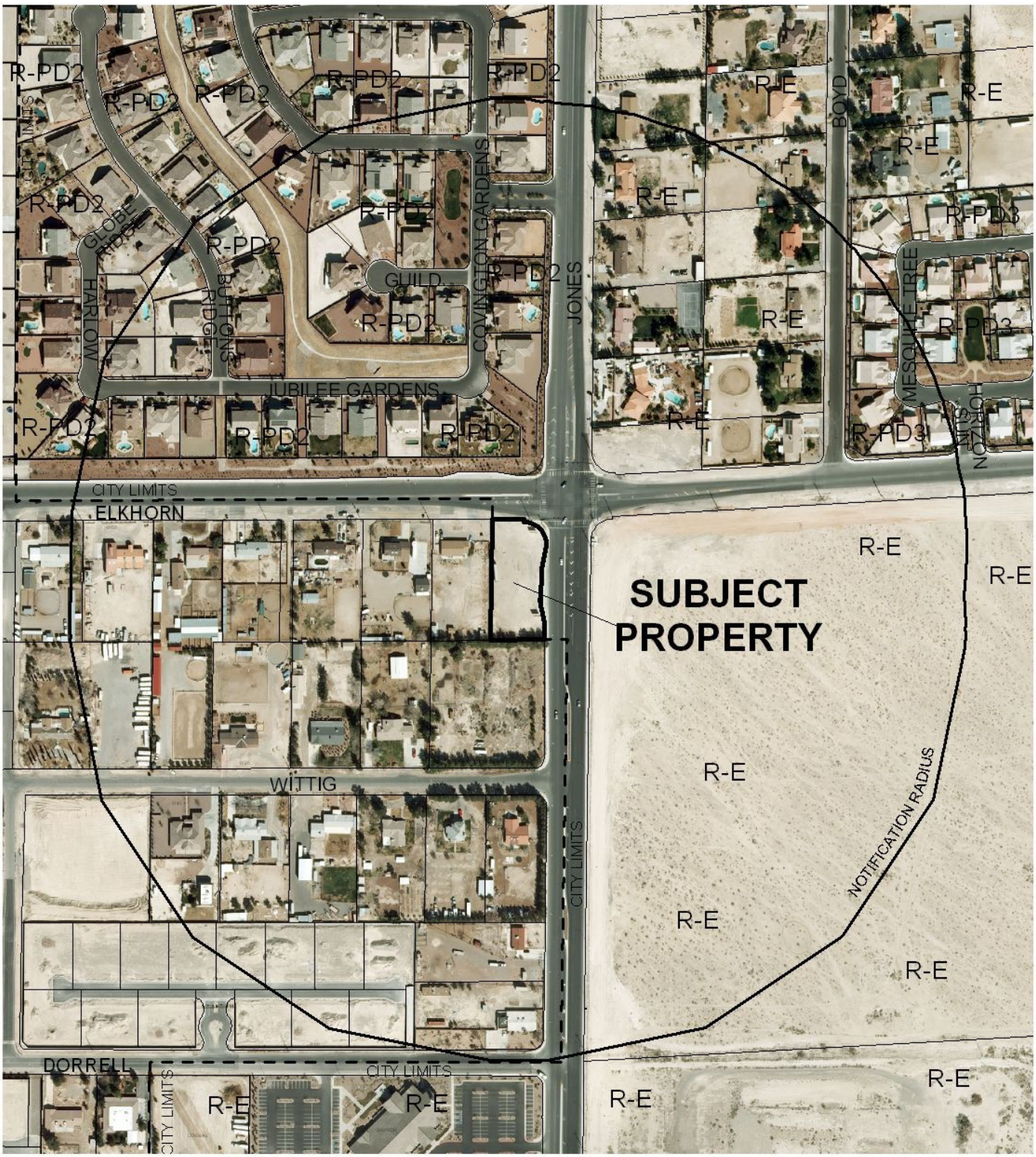
CASE: **VAR-32575**

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

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



CASE: VAR-32575

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - VAR-32575 - APPLICANT/OWNER: VICTOR HECKER

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-32569) and Variance (VAR-32570) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

LEH

VAR-32575 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to allow a rear yard setback of 12 feet where 20 feet is required. This requested Variance is related to a Site Development Plan Review (SDR-32569) for a proposed 7,000 square-foot Convenience Store and retail development. The subject site is located on 0.83 acres at the southwest corner of Jones Boulevard and Elkhorn Road.

Several companion items have been submitted in addition to this request, including a request to amend the General Plan (GPA-32557) from DR (Desert Rural Density Residential) to SC (Service Commercial), a request for a Rezoning (ZON-32556) from U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan designation] to C-1 (Limited Commercial), and a Variance (VAR-32570) to allow 28 parking spaces where 40 are required. The requested Variance to allow for encroachment beyond allowable setbacks indicates that the site is overbuilt; therefore staff recommends denial of this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
07/16/08	The City Council approved a request to Annex (ANX-27333) the subject .83 acre site at the southwest corner of the North Jones Boulevard and Elkhorn Road. The Planning Commission and staff recommended approval. Effective date 07/25/08.
01/22/09	The Planning Commission held in abeyance for 21 days a request to amend the General Plan (GPA-32557) from DR (Desert Rural Density Residential) to SC (Service Commercial), a request for a Rezoning (ZON-32556) from U (Undeveloped) zone [DR (Desert Rural Density Residential) General Plan designation] to C-1 (Limited Commercial), A Variance (VAR-32570) to allow 28 parking spaces where 40 are required and a Variance (VAR-32575) to allow a rear yard setback of 12 feet where 20 feet is required and a request for a Development Plan Review (SDR-32569) for a proposed 7,000 square-foot Convenience Store and retail development. The applicant stated that the request for the abeyance was to accommodate a meeting with area residents.
Related Building Permits/Business Licenses	
No related building permits or business licenses.	
Pre-Application Meeting	
11/19/08	The requirements of applications for a General Plan Amendment, Rezoning, Variance and Site Development Plan Review were discussed with the applicant.

LEH

VAR-32575 - Staff Report Page Two
February 12, 2009 - Planning Commission Meeting

Neighborhood Meeting
A neighborhood meeting was held on Tuesday January 6, 2009 at 5:30pm at the Centennial Hills YMCA. Concerns Expressed by members of the public: Gaming and Liquor was not part of the application Meeting Notice was not received by everyone in a subdivision Too many Variances Lack of Fire Lanes Land use not compatible Access from Elkhorn will create traffic issues Lack of a Loading Zone will create on site issues Lighting of the parking lot will intrude upon surrounding residential property Overall no support of Commercial at this location Attendance: 21 members of the public, 2 members of the development team, 1 Council Liaison, 1 County Liaison, 1 member of the Planning and Development Department

Field Check	
12/17/08	A field check was performed by staff at the subject property. The site was noted to be relatively flat, undeveloped with numerous unpermitted advertising signs on the property.

Details of Application Request	
Site Area	
Gross Acres	.83

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	U (Undeveloped) [DR (Desert Rural Density Residential) General Plan designation]

LEH

North	Single-Family Residences	DR (Desert Rural Density Residential)	R-PD2 (Residential Planned Estates – 2 Units per Acre)
South	Single-Family Residence	R-E (Rural Estates Residential) Clark County	R-E (Rural Estates Residential) Clark County
East	Undeveloped	R (Rural Density Residential)	R-E (Residence Estates)
West	Single-Family Residences	RN (Rural Neighborhood) Clark County	R-E (Rural Estates Residential) Clark County

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

**While currently the project is not considered a Project of Regional Significance Per the Interlocal agreement between the City of Las Vegas and Clark County a courtesy notice was mailed to Clark County.*

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	118 Feet	Y
Min. Setbacks			Y
• Front	20 Feet	67 Feet	Y
• Side	10 Feet	12 Feet	Y
• Corner	15 Feet	70 Feet	Y
• Rear	20 Feet	12 Feet	N*
Max. Lot Coverage	50%	19%	Y
Max. Building Height	N/A	15 Feet	Y
Trash Enclosure	Screened	Screened	Y
Mech. Equipment	Screened	Screened	Y

**Subject Variance (VAR-32575) request to allow a rear setback of 12 feet where 20 is required.*

ANALYSIS

This is a request for a Variance to allow a rear yard setback of 12 feet where 20 feet is required. This requested Variance is related to a Site Development Plan Review (SDR-32569) for a proposed 7,000 square-foot Convenience Store and retail development. The subject site is located on 0.83 acres at the southwest corner of Jones Boulevard and Elkhorn Road and is currently an undeveloped vacant lot surrounded by single-family residential dwellings and an undeveloped parcel.

Staff finds that the configuration of this site does not adequately buffer the abutting residential property. Alternative configuration of the site and/or a reduction in the size of the building would allow for the elimination of this request. The requested deviation from standards has been deemed a self-imposed hardship; therefore, staff is recommending denial of this request.

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 a preferential configuration of the site without regard for Title 19 or the surrounding area. Alternative building placement and/or 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 11

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 83

APPROVALS 3

PROTESTS 31

LEH

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-32575** APN: 125-23-502-008

Name of Property Owner: Victor Hecker

Name of Applicant: Victor Hecker

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: _____

Print Name: Victor Hecker

Subscribed and sworn before me

This 2nd day of December, 2008

_____

Notary Public in and for said County and State

DOMINICK MOBLEY
Notary Public, State of Nevada
Appointment No. 07-0154-1
My Appt. Expires Jan 18, 2011

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-32575 APN: 125-23-502-008

Name of Property Owner: SHAWNDA LOGAN-SMITH

Name of Applicant: SHAWNDA LOGAN-SMITH

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: _____

Print Name: SHAWNDA LOGAN-SMITH

Subscribed and sworn before me

This 3 day of Dec, 2008

Katie Gault

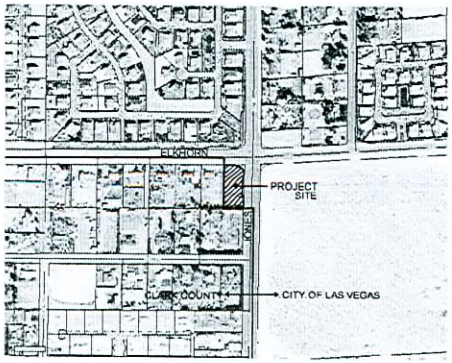
Notary Public in and for said County and State

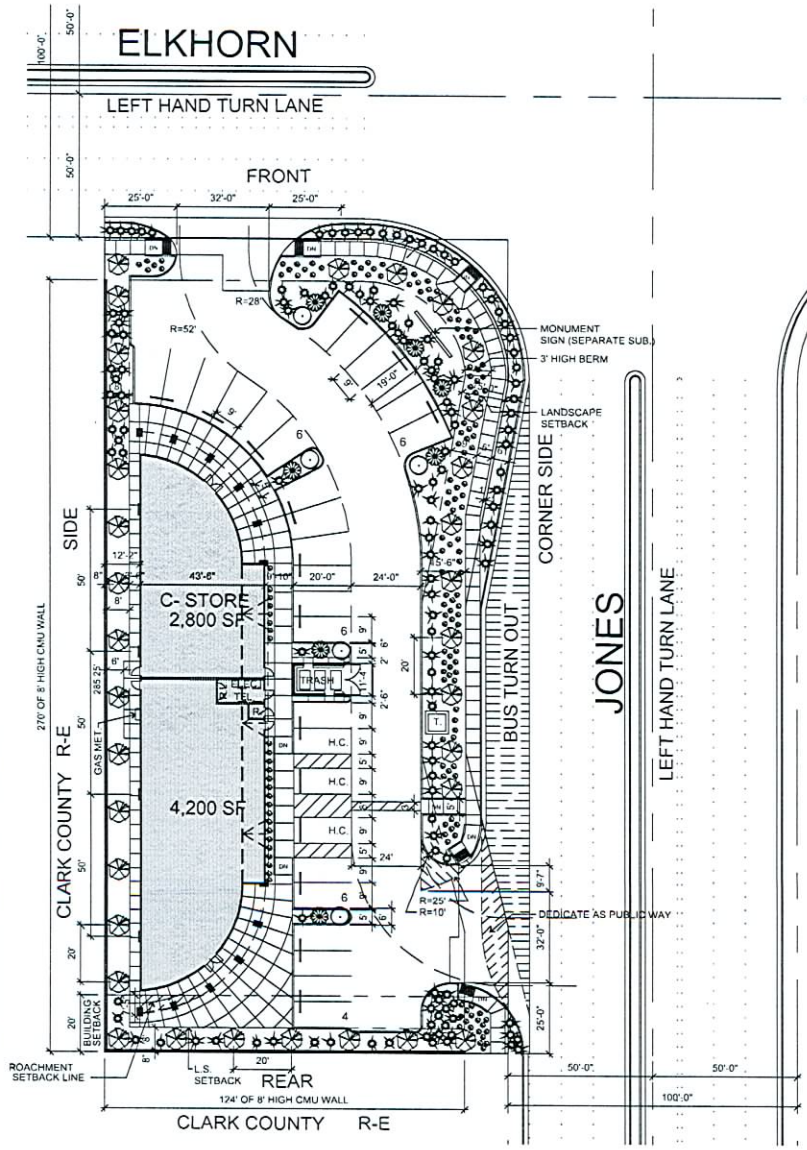
KATIE GAULT
Notary Public, State of Nevada
Appointment No. 87-0297-1
My Appt. Expires Dec 8, 2009

SITE DATA

OFFICE BUILDING

PARCEL NUMBER:		125-23-502-008
SITE AREA		36,154 S.F. APPROX. 0.83 ACRES
BUILDING AREA		
C- STORE	2,800 SF	
RETAIL	4,200 SF	
TOTAL BUILDING		7,000 SF
PARKING REQUIRED		
RETAIL 1/175 SF		40 SPACES
PARKING PROVIDED TOTAL		28 SPACES
VARIANCE FOR REDUCTION OF		12 SPACES
SITE COVERAGE		19.36%





CITY OF LAS VEGAS
R-E ZONE

LANDSCAPE DATA

OVERALL SITE AREA	36,154 SF. - APPROX.
PROVIDED LANDSCAPE AREA	9,225 SF
% LANDSCAPE COVERAGE	26%

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANITY	SIZE
TREE				
	PINUS	MONDELL PINE	33	24" BOX
	PROSOPIS HYBRID	PHOENIX MESQUITE	5	24" BOX
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	8	24" BOX
SHRUBS				
	PHOTINIA	REDTIP PHOTINIA	136	5 GAL
	SALVIA	CHAPARRAL SAGE	132	5 GAL
GROUNDCOVER				
	DG GROUNDCOVER - 'ADOBE RED' OR 'MOHAVE GOLD' DECOMPOSED GRANITE IN ALL PLANTING AREA'S, 2" DEPTH TYPICAL, SIZE TO BE 3/4" SCREENED			



SCOTT L. BAKER,
ARCHITECT, INC.

S.W.C of JONES & ELKHORN

SITE PLAN - LANDSCAPE PLAN - FLOOR PLAN

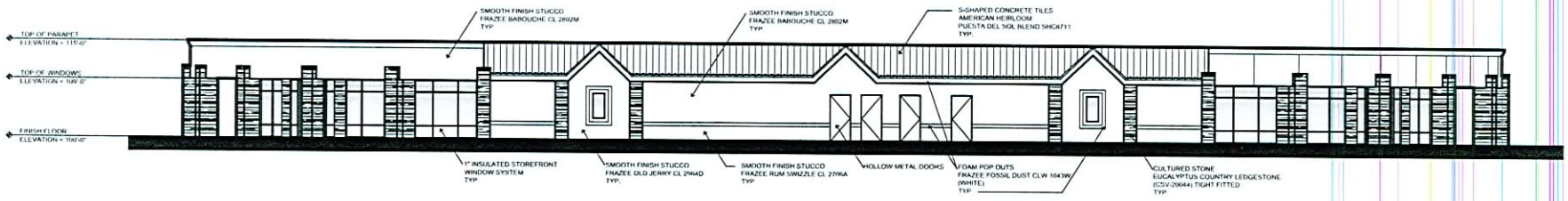
SCALE = 1" = 20' PROJECT NO. #08-159-01 12. 9. 08

0' 10' 20' 40' 80'

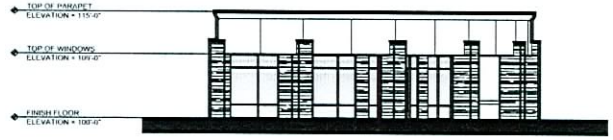
SITE PLAN
LANDSCAPE PLAN
FLOOR PLAN

RECEIVED
DEC 0 9 2008

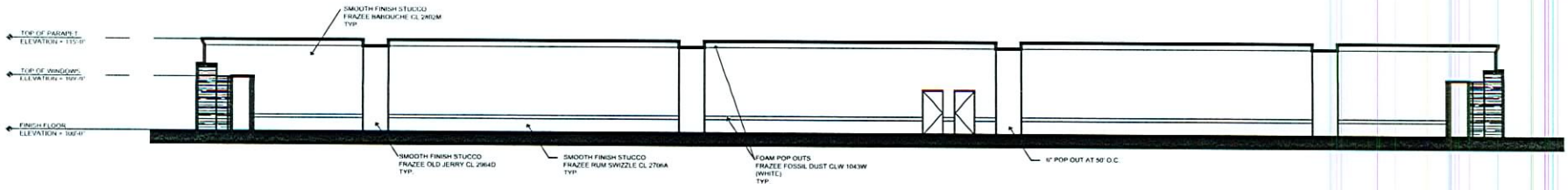
VAR-32575
01/22/09 PC



EAST ELEVATION



NORTH ELEVATION
SOUTH ELEVATION
REVERSE



WEST ELEVATION

SCOTT L. BAKER,
ARCHITECT, INC.

S.W.C of JONES & ELKHORN

ELEVATIONS

SCALE = 1/8" = 1'-0" PROJECT NO. #08-159-01 12. 9. 08

0' 4' 8' 16' 32'

ELEVATIONS

RECEIVED
DEC 0 9 2008

VAR-32575
01/22/09 PC



VAR-32575 - APPLICANT/OWNER: VICTOR HECKER
SOUTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

8/20/08



VAR-32575 - APPLICANT/OWNER: VICTOR HECKER
SOUTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

8/20/08



VAR-32575 - APPLICANT/OWNER: VICTOR HECKER
SOUTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

8/20/08



VAR-32575 - APPLICANT/OWNER: VICTOR HECKER
SOUTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

8/20/08



VAR-32575 - APPLICANT/OWNER: VICTOR HECKER
SOUTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

8/20/08



VAR-32575 - APPLICANT/OWNER: VICTOR HECKER
SOUTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

8/20/08



VAR-32575 - APPLICANT/OWNER: VICTOR HECKER
SOUTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

8/20/08

Scott L. Baker, Architect, Inc.

December 9, 2008

City of Las Vegas Planning & Development
731 South Fourth Street
Las Vegas, Nevada 89101
1.702.229.4856 T
1.702.385.7268 F

RE: **Justification Letter**

SLBA Project Name: Elkhorn and Jones
SLBA Project Number: 08-159

To whom it may concern;

This parcel was recently annexed into the City of Las Vegas jurisdiction. The site is 0.83 acres and is on the south west corner of Jones and Elkhorn.

The current owner of the project feels strongly about this parcel becoming retail. It is understood that the parcel is basically centered or surrounded by residential. But that is the very reason it is felt that a small retail store here would but very beneficial for all of the neighbors.

The east and south sides of the parcel are adjacent to County land and that is residential zoned. Across Elkhorn to the north and across Jones to the east is City land that is zoned R-E.

This application is for a 7,000 sf retail building. Per the pre-application meeting, the required parking ratio is 1 spaces per 175 square feet for a required parking total of 40 spaces and 1 required 15' x 25' loading zone.

The applications we are submitting area as follows:

1. Site Development Plan Review – This is required because of the request for new retail at this corner.
2. General Plan Amendment – This is required to change the General Plan from DR to SC or service commercial for the retail.
3. Rezoning – This application is to change the zoning to C-1.
4. Variance for Setback and Residential Adjacency – This is for the minor building setback encroachment at the south property line area.
5. Variance for reduced provided parking and loading. – This is to allow 28 spaces where 40 are required, and to allow no loading zone where one 15' x 25' loading zone is required.

The building design encroaches into the south property line building setback due to residential adjacency by only 7.5'. The area of building which encroaches is only 85 s.f. and this portion of the building is covered walkway and occupied space. It only occurs at the southeast corner of the site. All other building setbacks are met.

The site design provides 28 spaces of parking where the updated codes require 40 spaces. We feel that due to the quick trips this project would generate that a reduction of 12 spaces is appropriate.

The building is designed at the 15 feet high limitation. This is so that the 3:1 ratio does not apply when adjacent to the R-E zone.

We are also requesting a waiver of the Building Placement and Orientation Standards. Due to the site size and shape (because of the buss turn out), the submitted site plan is the only way to layout this site. But this does not meet the requirement to place the building directly at the corner.

The Site access is as per the pre-application meeting with 32' wide drives set 25' from the corners.

Detached sidewalk has been provided as well as the 3' high berm and perimeter trees at 20 foot o.c.

The elevation of the building is a good mix of commercial and residential elements to fit with the area.

VAR-32575
01/22/09 PC

If you have further questions, please call our office

Sincerely Scott L. Baker

7225 S. Bermuda Road, Suite D ▪ Las Vegas, Nevada 89119 ▪ 1.702.837.4221 ▪ Fax 1.702.837.5960 ▪ scott@slba.net

Sheila Lambert

RECEIVED
JAN 22 2009

From: kasheackley@aol.com
Sent: Sunday, January 11, 2009 1:42 PM
To: Sheila Lambert
Subject: Internet Submission - Elkhorn/Jones

Citizen Name: Kas Heackley

Email: kasheackley@aol.com

IP Address: 70.170.7.69

Comments: It was promised to all residents in this corridor that Decatur would be the only commercial land available for commericial use.

If they permit this, what is there to STOP future encroachment of the custom homes in the area and the horse traffic. We have too much traffic now and it can be heard from Jones due West for 3 to 4 blocks. This already has changed the lifestyle we planned for ourselves and our families.

Thank you for listening and I hope you are able to do this. No more payoffs to our county commissioners or public employees..

Regards,
Kas Heackley

Date: 1/11/2009 1:42:23 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
1 SDR-32569

41-45 C

January 5, 2009

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

RE: Case GPA 32557

Dear Planning Department:

I live near the proposed variance request GPA 32557 and our property at 6125 Elkhorn road is only 5 houses west of this property. I respectfully request this application be denied and would appreciate your support. I think it should be rejected for the following reasons:

1. It does not follow the master plan stating no commercial on Jones n/o Lone Mountain road.
2. It does not conform to the Town Center plan set up several years ago.
3. The property is too small for the requested operation, and removing the set backs will hamper potential fire vehicles if needed.
4. Approving this change will give precedence to change the large parcel on the s/e corner of Jones and Elkhorn that was set up in a trust to be for a church, but rumor has it going to be a commercial center.
5. No doubt the rest of the block of Jones/Elkhorn/Wittig and Torry Pines will not go commercial any time soon so this can only devalue our property.
6. Traffic on Elkhorn has increased 10 fold over the last few years and adding commercial land to this area will only make it worse.

Please recommend to the council members and Mayor that this property should not be granted any zone change as it does not fit the master plan, it should not be changed to commercial and the corresponding variances should be declined.

Sincerely

Dan & Jill Bradley
6125 Elkhorn Road
Las Vegas, NV 89131
daniimail@aol.com

cc: Councilman Ross

RECEIVED
JAN 12 2009

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 P

Sheila Lambert

From: Mickie Ruth [mruth@csconsultingservice.com]
Sent: Thursday, January 08, 2009 3:37 PM
To: Sheila Lambert
Subject: RE: S/W corner Jones & Elkhorn

RECEIVED
JAN 22 2009

My address is 7305 Buttons Ridge.



Mickie Ruth

P.O. Box 750266, Las Vegas, NV 89136

702-655-7052 ex 1107 FAX 702-655-7051

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

From: Sheila Lambert [mailto:slambert@LasVegasNevada.GOV]
Sent: Thursday, January 08, 2009 1:18 PM
To: Mickie Ruth
Subject: RE: S/W corner Jones & Elkhorn

May we have your address for the record please.

We appreciate your comments and the time you took to send them.

Sheila

From: Mickie Ruth [mailto:mruth@csconsultingservice.com]
Sent: Wednesday, January 07, 2009 11:25 AM
To: Sheila Lambert
Subject: S/W corner Jones & Elkhorn

Sheila,

Last night I attended the meeting at the YMCA for the development of the S/W corner of Jones & Elkhorn. I am completely opposed to any commercial on this property.

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 P

Sheila Lambert

From: natesmith@temcor.com
Sent: Thursday, January 08, 2009 5:52 PM
To: Sheila Lambert
Subject: Internet Submission - ELKHORN/JONES ZONING REQUEST

RECEIVED
JAN 22 2009

Citizen Name: Nate Smith

Email: natesmith@temcor.com

IP Address: 205.171.72.162

Comments: Hello Sheila,
I am one of the many homeowners that were unaware of the meeting regarding the zoning request change for the property on the SW corner of Elkhorn & Jones. I live directly across the street from this property and I want to express my opposition to the zoning change. I believe that allowing this property to be commercial would not be healthy for the neighborhood and would bring several negative side effects.

On a personal note, combining the success of the zone change with falling property values and the home directly to the east of me which burned in a fire over a year ago and still sits dilapidated, I will have to say all that we believed the northwest offered us was a farce. We specifically moved here because I did not see a 7 eleven or a gas station on every corner and this area was not saturated with apartments, it was less dense and that's were we wanted to be. It's a fact that the elements above make nearby homes less appealing and will introduce problems that we have not seen before. I hope my time will allow me to make it to the next meeting..thanks for an ear!

Date: 1/8/2009 5:51:37 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

Sheila Lambert

From: Jeff@appliedutilities.com
Sent: Friday, January 09, 2009 8:56 AM
To: Sheila Lambert
Subject: Jones/Elkhorn Re-Zoning

RECEIVED
JAN 22 2009

Good Morning Sheila,

My neighbors the Leslie's told me about the pending re-zoning of this corner yesterday. My guess is we are beyond the notification distance so we were not legally required to be noticed. Anyway I responded to them last night and decided this morning to send comments to you. Rather than send something new I simply copied and pasted my comments below, in the raw and not edited:

"No, I did not know about this. Probably want it to be a Mini Mart and gas station. Personally opposed to this being commercial. This all goes against what we were all promised regarding the R/E zoning of the area over 15 years ago and it has always been the R/E zoned home owners who are supposed to compromise on this issue. The cemetery and the LDS church were compromises based on they were not retail and have low traffic volume.

I have no doubt the land owner and/or buyer will use these as the "precedence" that there already is commercially zoned property along Jones north of the beltway. This is creeping incrementalism. Once they get this as commercial then the owners of the property on the s/e corner will probably want to sell for a retail/office property and use the s/w corner as their justification and then someone else will want the corner of Grand Teton and Jones to be commercial and use the intersection of Elkhorn and Jones as their justification and so it just goes on and on and on."

Where a big part of rub on all of this is, is now we have an SID going forward that could have been built 5 to 10 years ago at a much lower cost but now is being done at a time when the economy is the worst it has been since 1979 and maybe since the depression and I think it would be accurate to say that none of us on the west side of the street even wanted the curb, gutters and street lights due to the R/E zoning and because many of us have horses. But since it will be completely improved now and will look very "urbanized" I am sure part of the applicant argument will be "if not commercial then what, because no one will want to build a house on it now".

I never objected to the road improvements within the 100' ROW because I knew we were in an SID but when you get down to it a lot of money could have been saved by placing the lights down the middle of the road and only having a sidewalk on one side of the street. All water under the bridge at this point, however on a side note I would suggest that when the State of Nevada receives the huge federal dollars for infrastructure projects under the new administration funds should be allocated to pay for the Jones Improvements and eliminate the SID payments from the land owners. I could go into all the reasons for this but I don't think that is necessary.

As always thank you and Councilman Ross for listening to our concerns.

Sincerely,

Jeffery A Neal
7651 N Jones
401-6386 (Cell)

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

1/21/2009

Sheila Lambert

From: islandgrl3#cox.net
Sent: Friday, January 09, 2009 10:56 AM
To: Sheila Lambert
Subject: Internet Submission - rezoning at Elkhorn and Jones

RECEIVED
JAN 22 2009

Citizen Name: Diane Ferriolo

Email: islandgrl3#cox.net

IP Address: 198.200.132.70

Comments: Ms. Lambert, I am a resident at 5212 Pacific Opal Avenue and I am against the rezoning from residential to commercial. When I bought a home in this area, I was told that this would be residential. It is unfortunate how the city rezones things. It is not fair to the residents when rezoning occurs.

thank you

Date: 1/9/2009 10:55:57 AM

GPA-32557 ZON-32556
1 **VAR-32570 VAR-32575**
SDR-32569 41-45 P

Sheila Lambert

From: Nate Smith [natesmith@temcor.com]
Sent: Friday, January 09, 2009 1:13 PM
To: Sheila Lambert
Subject: RE: Internet Submission - ELKHORN/JONES ZONING REQUEST

RECEIVED
JAN 22 2009

Hi Sheila,
My address is:
Nate & Zenith Smith
6009 Jubilee Gardens ave.
Las Vegas NV 89131
Please let me know if you need any additional info.

Nate

-----Original Message-----
From: Sheila Lambert [mailto:slambert@LasVegasNevada.GOV]
Sent: Thursday, January 08, 2009 10:13 PM
To: Nate Smith
Subject: RE: Internet Submission - ELKHORN/JONES ZONING REQUEST

Hello Mr. Smith -- Thank you for providing your input. Councilman Ross has committed to keep this area rural and keep the commercial in town center like it was designed, unless the neighbors wanted it. Could you provide your address for the record please.

Take Care

Sheila

-----Original Message-----
From: natesmith@temcor.com [mailto:natesmith@temcor.com]
Sent: Thursday, January 08, 2009 5:52 PM
To: Sheila Lambert
Subject: Internet Submission - ELKHORN/JONES ZONING REQUEST

Citizen Name: Nate Smith

Email: natesmith@temcor.com

IP Address: 205.171.72.162

Comments: Hello Sheila,
I am one of the many homeowners that were unaware of the meeting regarding the zoning request change for the property on the SW corner of Elkhorn & Jones. I live directly across the street from this property and I want to express my opposition to the zoning change. I believe that allowing this property to be commercial would not be healthy for the neighborhood and would bring several negative side effects.

On a personal note, combining the success of the zone change with falling property values and the home directly to the east of me which burned in a fire over a year ago and still sits dilapidated, I will have to say all that we believed the northwest offered us was a farce. We specifically moved here because I did not see a 7 eleven or a gas station on every corner and this area was not saturated with apartments, it was less dense and that's were we wanted to be.

It's a fact that the elements above make nearby homes less appealing and will introduce problems that we have not seen before. I hope my time will allow me to make it to the next meeting..thanks for an ear!

Date: 1/8/2009 5:51:37 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

Sheila Lambert

From: Jan John [jvjbunny@yahoo.com]
Sent: Saturday, January 10, 2009 8:51 AM
To: Sheila Lambert
Subject: Re: Internet Submission - GPA-32557 and related items

RECEIVED
JAN 22 2009

5431 Springer Spaniel Ave
Las Vegas Nv 89131

From: Sheila Lambert <slambert@LasVegasNevada.GOV>
To: jvjbunny@yahoo.com
Sent: Friday, January 9, 2009 2:22:11 PM
Subject: RE: Internet Submission - GPA-32557 and related items

Could we get your address and we will submit your opposition for the record.

:)

Sheila

-----Original Message-----
From: jvjbunny@yahoo.com [mailto:jvjbunny@yahoo.com]
Sent: Friday, January 09, 2009 9:13 AM
To: Sheila Lambert
Subject: Internet Submission - GPA-32557 and related items

Citizen Name: Jan John

Email: jvjbunny@yahoo.com

IP Address: 68.227.15.111

Comments: Sheila, My husband and I attended the neighborhood meetings held on 1/6 regarding the above issue. We are standing strong against commercial in the area in keeping with the Centennial Hills plan. I felt Mr. Vecker didn't do his homework or he'd have known that Mr. Ross would not approve it; or he thought the neighbors would just 'roll-over' and say nothing. Commercial is not needed and there is nothing wrong with open space. I would be open to hearing other possible non-commercial uses for this space as a traditional residential use is really not feasible for this corner. I will not be able to attend the 1/22 PC meeting so I wanted my comments in writing. Thank you to Mr. Ross and staff for all the hard work in representing the area. Jan

Date: 1/9/2009 9:12:53 AM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

Sheila Lambert

From: Kelli L. Compton [KLCompton@interact.ccsd.net]
Sent: Monday, January 12, 2009 8:26 AM
To: Sheila Lambert; kbush@co.clark.nv.us
Subject: Elkhorn and Jones project

RECEIVED
JAN 22 2009

Good Morning Ladies:

If you could please forward this information to the Councilman and Commissioner

I would like to be added to the email list for any information regarding the Elkhorn Road and Jones area projects.

My Husband and I both oppose any changes to the current zoning in that area. We have lived at 6065 Elkhorn Rd. for over 12 years. We have seen many changes over the years and recognize that the rural area will never be the way it once was. We have raised our son in that home and it is the only home he has ever known. We have horses and chickens and a large yard and feel that if the corner was rezoned to commercial it would affect all the residence that live in the area negatively. A small part of Las Vegas remains rural with the privileges of having large animals; please do not take this way of life away from those of us who want it.

I will be faxing the three cards we received with the opposition box checked. I also have made copies of your cards along with a letter asking members of the community to contact you and voice their opinions. In large part many of the immediate residence were not notified of the community meeting held at the YMCA and we feel that these residences along with the residences that were at the meeting will continue to overwhelmingly oppose the rezoning of the corner lot to commercial.

Thank you for your time and efforts on behalf of the rural residence of Las Vegas.

Kelli Compton
Shadow Ridge High School
Career and Technical Ed, Chair
FBLA Advisor
799-6699-4048

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

RECEIVED
JAN 22 2009

Sheila Lambert

From: tsturm@territoryinc.com
Sent: Monday, January 12, 2009 8:54 AM
To: Councilman Steven Ross
Subject: Internet Submission - Commercial Zoning outside of Town Center, Elkhorn & Jones

Citizen Name: Terri Sturm, Territory Incorporated

Email: tsturm@territoryinc.com

IP Address: 24.234.181.89

Comments: On behalf of all the current and future retailers and businesses operating in Centennial Center, Centennial Gateway and the Centennial Auto Mall, we once again restate our vehement opposition to allowing commercial development outside of the Town Center planning area. We have all made substantial investments in our future and the City's vision for a Town Center. Commercial Development outside of the Town Center will greatly diminish the goal of creating a viable commercial center for Centennial Hills now and in the future.

Date: 1/12/2009 8:54:12 AM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

Sheila Lambert

From: Gilber. .een [thebreens@mac.com]
Sent: Thursday, January 08, 2009 11:51 PM
To: Sheila Lambert
Subject: Re: Internet Submission - Elkhorn / Jones Zoning Request

RECEIVED
JAN 22 2009

Yes, our home address is:

6013 Chessington Ave
Las Vegas, NV 89131

Thank you for your assistance.

Gilbert

On Jan 8, 2009, at 10:14 PM, Sheila Lambert wrote:

> Thank you for your comments Mr. Breen. May we have your address for
> the record. Councilman Ross is committed to protecting the quality of
> life for the residents in this area so your comments are very
> important to him.
>
> Sheila
>
> -----Original Message-----
> From: thebreens@mac.com [mailto:thebreens@mac.com]
> Sent: Thursday, January 08, 2009 5:40 PM
> To: Sheila Lambert
> Subject: Internet Submission - Elkhorn / Jones Zoning Request
>
> Citizen Name: Gilbert Breen
>
> Email: thebreens@mac.com
>
> IP Address: 68.96.195.93
>
> Comments: Hello,
>
> We just received the latest email newsletter from Councilman Ross.
> The
> newsletter contains the fact that a request has been submitted to
> rezone
> the SW corner of Elkhorn and Jones from Residential to Commercial.
> The
> Councilman asked for submission either in favor or against this
> request.
>
> I am against this request as I feel it would detract from the area. I
> feel it would add to the traffic unnecessarily to the neighborhood.
> There are enough commercial outlets in close proximity without adding
> this area. One of the reasons we chose the neighborhood was due to
> the limited commercial properties in the vicinity. I would hope this
> request is declined and the property remain zoned for residential
> purposes.
>

> Thank you.
>
> Gilbert Breen
>
> Date: 1/8/2009 5:40:11 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 P

RECEIVED
JAN 22 2009

Sheila Lambert

From: stewartfarm1@aol.com
Sent: Monday, January 12, 2009 4:45 PM
To: Sheila Lambert
Subject: Internet Submission - Zoning Variance at Jones at Elkhorn

Citizen Name: J Stewart and Mary Ann Skelly

Email: stewartfarm1@aol.com

IP Address: 68.26.153.55

Comments: As homeowners in Canyon Mist Estates, we are very unhappy with the proposal that a convenience store be located at the southwest corner of Elkhorn and Jones. Please convey our disapproval of such variance to Councilman Ross. Thank you.

Date: 1/12/2009 4:45:00 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 P

Sheila Lambert

From: 7024973858@mms.att.net
Sent: Wednesday, January 07, 2009 11:32 AM
To: Sheila Lambert
Subject: Multimedia message

RECEIVED
JAN 22 2009

Please do not allow them to build anything commercial at the corners of Elkhorn & Jones the reason this area devleoped so fast was there was a since of being in the out skirts of town and all of this wasn't out there.

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 p

Sheila Lambert

From: Antonio Lourenco [ourred66@yahoo.com]
Sent: Friday, January 16, 2009 2:26 PM
To: Sheila Lambert
Subject: Jones and Elkhorn

RECEIVED
JAN 22 2009

This is a note letting you know that as a homeowner in the area of Jones and Elkhorn I am very much opposed to making the southwest corner of that intersection commercial property. Those of us that have lived in the area over ten years specially moved to the area for its' rural lifestyle. Please do not allow this area to develop commercially and then become vacant as so many commercail properties in Las Vegas have over the past few years.
Sincerely,
Christina and Antonio Lourenco
6121 Donald Nelson
Las Vegas, NV 89131

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 P

Sheila Lambert

From: Bruce Tecza [closeoutkinginc@gmail.com]
Sent: Tuesday, January 20, 2009 5:05 PM
To: Sheila Lambert
Subject: Zoning Variance

RECEIVED
JAN 22 2009

Dear Ms. Shelia Lambert:

The purpose of this email is to voice our opposition to the zoning variance for a convenience store and other building on the corner of Elkhorn and Jones Blvd. I am a resident of Canyon Mist Estates and my address is 7309 Buttons Ridge Dr., Las Vegas, NV 89131. Our telephone is 649-2944.

Anything that you could do to prevent this proposed, out of place, structure, is appreciated.

Sincerely,

Bruce & Jane Tecza

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 P

Sheila Lambert

From: drldml@mac.com
Sent: Thursday, January 08, 2009 5:19 PM
To: Sheila Lambert
Subject: Internet Submission - Zoning change Jones/elkhorn

RECEIVED
JAN 22 2009

Citizen Name: Dawn Leslie

Email: drldml@mac.com

IP Address: 70.170.6.195

Comments: I am vehemently against this zoning change.. if you allow that corner then the lot across the street from me could be changed and the neighborhood along Jones will begin to degrade. I have not been notified of this meeting and request that I be advised when it has been scheduled to. Most neighborhoods being to degrade when more commercial sites are allowed.

Dawn Leslie
7621 N Jones Bl
Las Vegas NV 89131

702-896-9256 (home)
702-217-0641 (Cell)

Date: 1/8/2009 5:19:08 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 P

Sheila Lambert

From: daniimail@aol.com
Sent: Sunday, January 04, 2009 9:17 AM
To: Councilman Steven Ross
Subject: Internet Submission - GPA-32557

RECEIVED
JAN 22 2009

Citizen Name: Dan Bradley

Email: daniimail@aol.com

IP Address: 207.200.116.132

Comments: Please vote against this change. I live on Elkhorn road and this GPA will change our neighborhood for the worse.

1. It is against the Town Center Plan adopted years ago to centralize commercial zones.
2. The property is too small for all the reductions required.
3. If it is approved, it will open the opportunity to change the much larger parcel on the S/E corner to build a commercial center. The S/E corner land was dontated to a church and for only a church to be built.

Please do not allow this to go through. It has been tried many times before and should be denied as it does not fit the Rural Preservation destinction.

Thank you

Date: 1/4/2009 9:17:12 AM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 p

RECEIVED
JAN 22 2009

Sheila Lambert

From: drldml@mac.com
Sent: Wednesday, January 21, 2009 6:14 PM
To: Councilman Steven Ross
Subject: Internet Submission - GPA-32557, ZON 32556, VAR 32570, VAR 32575, and SDR-32569

Citizen Name: Dawn Leslie

Email: drldml@mac.com

IP Address: 208.2.174.62

Comments: GPA-32557, ZON 32556, VAR 32570, VAR 32575, and SDR-32569
APPLICANT/OWNER: VICTOR HECKER (Jones/Elkhorn) Request to Amend a Portion of the Centennial Hills Sector Plan of the General Plan from desert rural to service commercial on .83 acres at the southwest corner of Jones and Elkhorn.

My husband and I are opposed to this amendment. A convenience store will increase not only vehicle traffic but foot traffic as well. It will increase crime and is not what was originally agreed upon for the area. We have all been patient and understanding to the growth such as Lynnbrook and the other developments. Amending this corner to a convenience store is a slap in the face to those of us who have been in the area for over 10yrs. My husband and I have been cooperative with all the improvements and feel that should this amendment go through we face nothing but an uphill battle for the other current vacant parcels up and down Jones. Once one is rezoned commercial so goes the neighborhood. Just visit the portion of Jones just south of US 95 its a terrible area now. If you amend that parcel to commercial are you going to give the rest of us the option to sell our properties to commercial businesses???? I think not.

7621 N Jones Bl
Las Vegas NV 89131

Date: 1/21/2009 6:14:16 PM

Submitted after final agenda

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

Date 1-22-09 Item 41-45

P

Carman Burney

From: Larry Harala
Sent: Thursday, January 08, 2009 11:46 AM
To: Carman Burney
Subject: FW: Revision: Clark County comments on land use proposal at Elkhorn and Jones

RECEIVED
JAN 22 2009

From: Kevin Smedley [mailto:KSmedley@co.clark.nv.us]
Sent: Thursday, January 08, 2009 11:45 AM
To: Larry Harala
Cc: Larry Brown; Steven Ross; Kim Bush; Barbara Ginoulias; Mario Bermudez; Shane Ammerman; Paul Doerr; Margo Wheeler; Peter Lowenstein
Subject: Revision: Clark County comments on land use proposal at Elkhorn and Jones

In response to the Inter Jurisdictional Courtesy letter regarding:

Application #: GPA-32557; ZON-32556; VAR-32570; VAR-32575; SDR-32569
Clark County is opposed to a Convenience Store at this location for the following reasons:

- The proposal is adjacent to existing Rural Neighborhood residential lots, which are developed with homes, to the west and south and is not compatible with those existing uses.
- This parcel is adjacent to an Excepted Area, identified in the Interlocal Agreement entered into by the City and County in December 2008, which limits development to low density residential uses. Allowing commercial on the parcel would not be compatible with the surrounding area.
- Both the City and County's land use plans show residential uses in this area and zoning this single parcel for a commercial use would create spot zoning.

Thank you for your consideration,
Kevin Smedley

Kevin Smedley
Principal Planner
Clark County Department of Comprehensive Planning
500 S. Grand Central Pky
PO Box 551744
Las Vegas, NV 89155-1744
702-455-6459
702-380-9990 fax

1/8/2009

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

Sheila Lambert

From: rmsoriano@cox.net
Sent: Monday, January 19, 2009 8:04 PM
To: Sheila Lambert
Subject: Internet Submission - Rezoning Request-Elkhorn & Jones

RECEIVED
JAN 22 2009

Citizen Name: Rose Soriano

Email: rmsoriano@cox.net

IP Address: 24.253.105.196

Comments: Please provide more information on this request. What does the commercial use permit include? Would there be any restrictions? What is the size of the property? Can the roadway infrastructure currently in place accommodate a commercial use zoning. Please provide more information. There is a master plan in place, I think we should stick to it! Without any additional information to consider, I beleive we should keep it residential, as there are NO OTHER commercial improvements nearby until you get south of the 215 - and even then it's only a church and the Post Office. Please advise. thank you.

Date: 1/19/2009 8:03:58 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

Sheila Lambert

RECEIVED
JAN 22 2009

From: Todd Youren [toddlv@embarqmail.com]
Sent: Wednesday, January 07, 2009 1:15 PM
To: Sheila Lambert
Subject: Feedback on SW corner of Elkhorn & Jones

I am in support of the convenience store at this location. The community doesn't have a quick stop for milk, eggs, or gas. Closest options are major grocery stores at Decatur/215-Walmart, Ann/I-95-Albertsons, or N. Durango/I-95- Vons.

I think it's a good idea.

Todd Youren

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

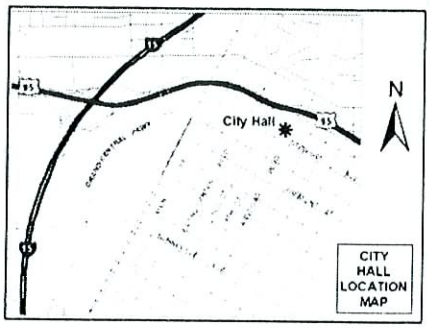
41-45
A

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
0004239954
$ 00.39⁴
JAN 09 2009
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.

RECEIVED
JAN 23 2009

Case: VAR-32570

12514810040
HOESEL DARIN L & GINA R
6020 GUILD CT
LAS VEGAS NV 89131-2331

VAR-32570 & VAR-32575
Planning Commission Meeting of 1/22/2009

There are plenty of stores other places. Jones cannot support the traffic

KA0031 A3131

24
P

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

RECEIVED
JAN 23 2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
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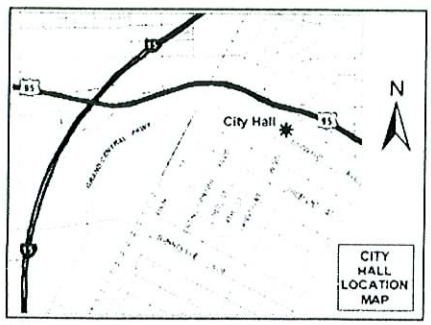
JAN 09 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



BAD IDEA

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

☒ OPPOSE this Request

Please use available blank space on card for your comments.

VAR-32570 & VAR-32575

Planning Commission Meeting of 1/22/2009

Case: VAR-32570

12513414017
PATTERSON RANDY & CAROL
7221 MESQUITE TREE ST
LAS VEGAS NV 89131-2849

KAVDS11 89131

24
P

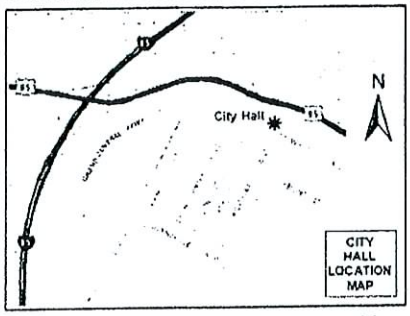
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

$ 00.39[4]
0004239954 JAN 09 2009
MAILED FROM ZIPCODE 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.

VAR-32570 & VAR-32575

Planning Commission Meeting of 1/22/2009

Case: VAR-32570

12514810003
SLOAN DANIEL & MILDRED
7216 COVINGTON GARDENS ST
LAS VEGAS NV 89131-2329

RECEIVED
JAN 16 2009

Submitted after final agenda

Date 1-22-09 Item 44

44P

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 $ 00.39
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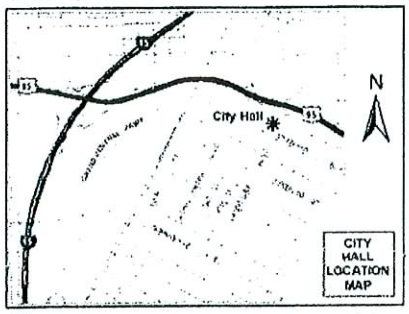
MAILED FROM ZIP CODE 8910

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 16 2009

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.

VAR-32570 & VAR-32575

Planning Commission Meeting of 1/22/2009

Case: VAR-32570
12514810062
GURDISON JAMES T III
7304 COVINGTON GARDENS ST
LAS VEGAS NV 89131-2330

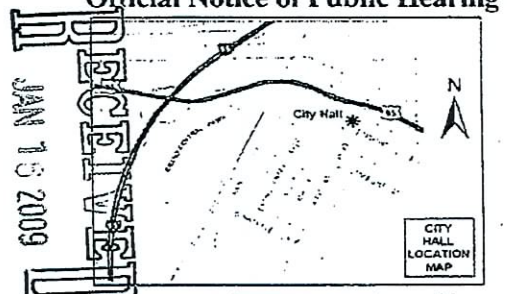
448

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 FIRST CLASS
02 1M $ 00.39⁴
0004238954 JAN 09 2009
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



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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.

VAR-32570 & VAR-32575

Planning Commission Meeting of 1/22/2009

Case: VAR-32570
12514810006
SMITH NATHANIEL III
6009 JUBILEE GARDENS AVE
LAS VEGAS NV 89131-2333

KAVDS11 89131

44P

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
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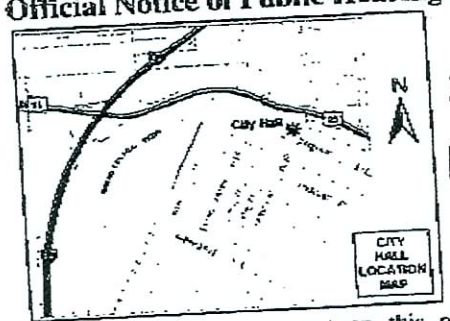

Council,

① If there is not adequate parking at the site, cars will be parked along Jones and along Wittig Ave, right by our residential properties. We have enough theft, litter already.

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.

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Please use available blank space on card for your comments.

VAR-32570 & VAR-32575

Planning Commission Meeting of 1/22/2009

Case: VAR-32570

12523502012
RIDDLE DANNY & VIKKI REV LIV TR
6060 WITTIG AVE
LAS VEGAS NV 89131-3014

② 20 foot required setback should be upheld. Most residents of our area have large animals
Danny + Vikki Ruble

KAVDS11 89131

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JAN 16 2009

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

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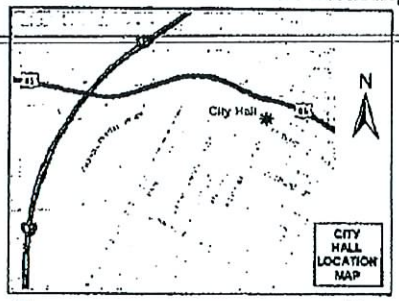

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Please use available blank space on card for your comments.

VAR-32570 & VAR-32575

Planning Commission Meeting of 1/22/2009

Case: VAR-32570
12523502004
HOLMES ROBERT G SR & LINDA L
6105 ELKHORN RD
LAS VEGAS NV 89131-3042

KAUDE11 89131

#44 P

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

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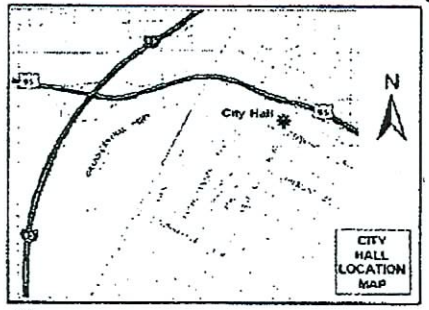

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VAR-32570 & VAR-32575

Planning Commission Meeting of 1/22/2009

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Case: VAR-32570

12523502005
THOMAS JAMIE
6085 ELKHORN RD
LAS VEGAS NV 89131-3019

Jan 17 09 12:51p Inn Zone Rainbow 7023417005 p.1

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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
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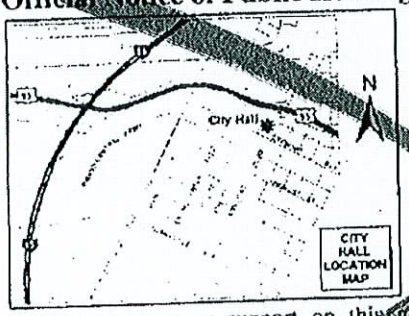

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-32557 & ZON-32556
Planning Commission Meeting of 1/22/2009

Case: GPA-32557

12523502001
DASCHER DON
6185 ELKHORN RD
LAS VEGAS NV 89131-3042

KAVDS11 89131

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

Return Service Requested
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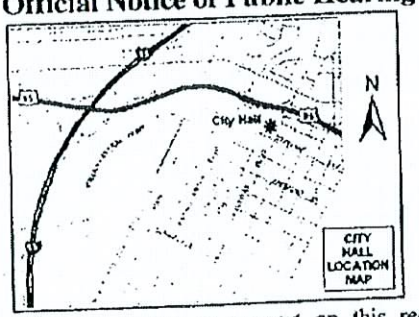

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-32570 & VAR-32575
Planning Commission Meeting of 1/22/2009

Case: VAR-32570

12523502001
DASCHER DON
6185 ELKHORN RD
LAS VEGAS NV 89131-3042

KAVDS11 89131

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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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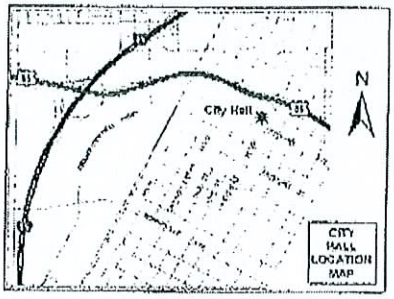

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-32570 & VAR-32575

Planning Commission Meeting of 1/22/2009

Case: VAR-32570
12524101001
CHURCH ROMAN CATHOLIC LAS VEGAS
336 CATHEDRAL WY
LAS VEGAS NV 89109-0716

44P

PAGE 02/03
VALLEY HORSE NEWS
7026569647
01/11/2009 12:14

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

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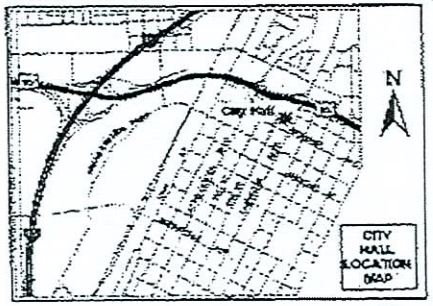

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-32570 & VAR-32575

Planning Commission Meeting of 1/22/2009

Case: VAR-32570
12523502003
BRADLEY DANIEL M II & JILLANE D
6125 ELKHORN RD
LAS VEGAS NV 89131-3042

KAVDSI1 A3131

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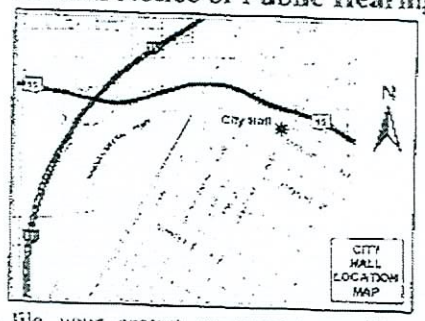
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

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VAR-32570 & VAR-32575

Planning Commission Meeting of 1/22/2009

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12523502006 Case: VAR-32570
COMPTON ARNOLD L & KELLI
6065 ELKHORN RD
LAS VEGAS NV 89131-3019

KAVDS11 89131

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

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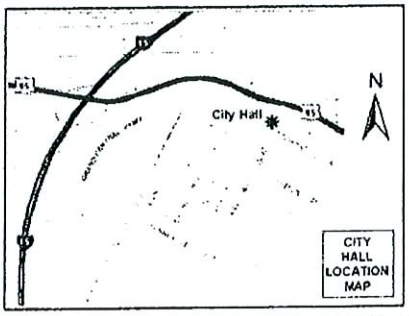

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[✓] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-32570 & VAR-32575

Planning Commission Meeting of 1/22/2009

RECEIVED
JAN 13 2009

Case: VAR-32570

12514810063
SANCHEZ LIVING TRUST
6008 AGATHA CHRISTIE AVE
LAS VEGAS NV 89131-2325

KAVDS11 89131

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S. Fourth Street
Vegas, Nevada 89101-2986

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MAILED FROM ZIPCODE 89101

Case: VAR-32570

12523502008
LOGAN-SMITH SHAWNDA
%V HECKER
9900 DEER CT
LAS VEGAS NV 89134-6730

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.

VAR-32570 & VAR-32575

Planning Commission Meeting of 1/22/2009

Scott L. Baker, Architect, Inc.

RECEIVED
JAN 30 2009

January 30, 2009

City of Las Vegas Planning & Development
731 South Fourth Street
Las Vegas, Nevada 89101
1.702.229.4856 T
1.702.385.7268 F

RE: **Table Letter #1**

Application Numbers:

ZON – 32556
GPA – 32557
SDR – 32569
VAR – 32570
VAR – 32575

SLBA Project Name: Elkhorn and Jones
SLBA Project Number: 08-159

To whom it may concern;

The purpose of this letter is to request that the above applications be tabled.

After a meeting with the land owner and the City Councilman Ross, the land owner would like to Table the project so that he can redirect his development energy towards a working solution that is agreeable to the Councilman and the neighbors of the area.

This solution includes the project being a use allowed in an RE zone with a Special Use Permit.

Thank you for consideration of this request.

Best Regards;

Scott L. Baker, NCARB
Scott L. Baker, Architect, Inc.

#21-25

City of Las Vegas Agenda Item No.: **25.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

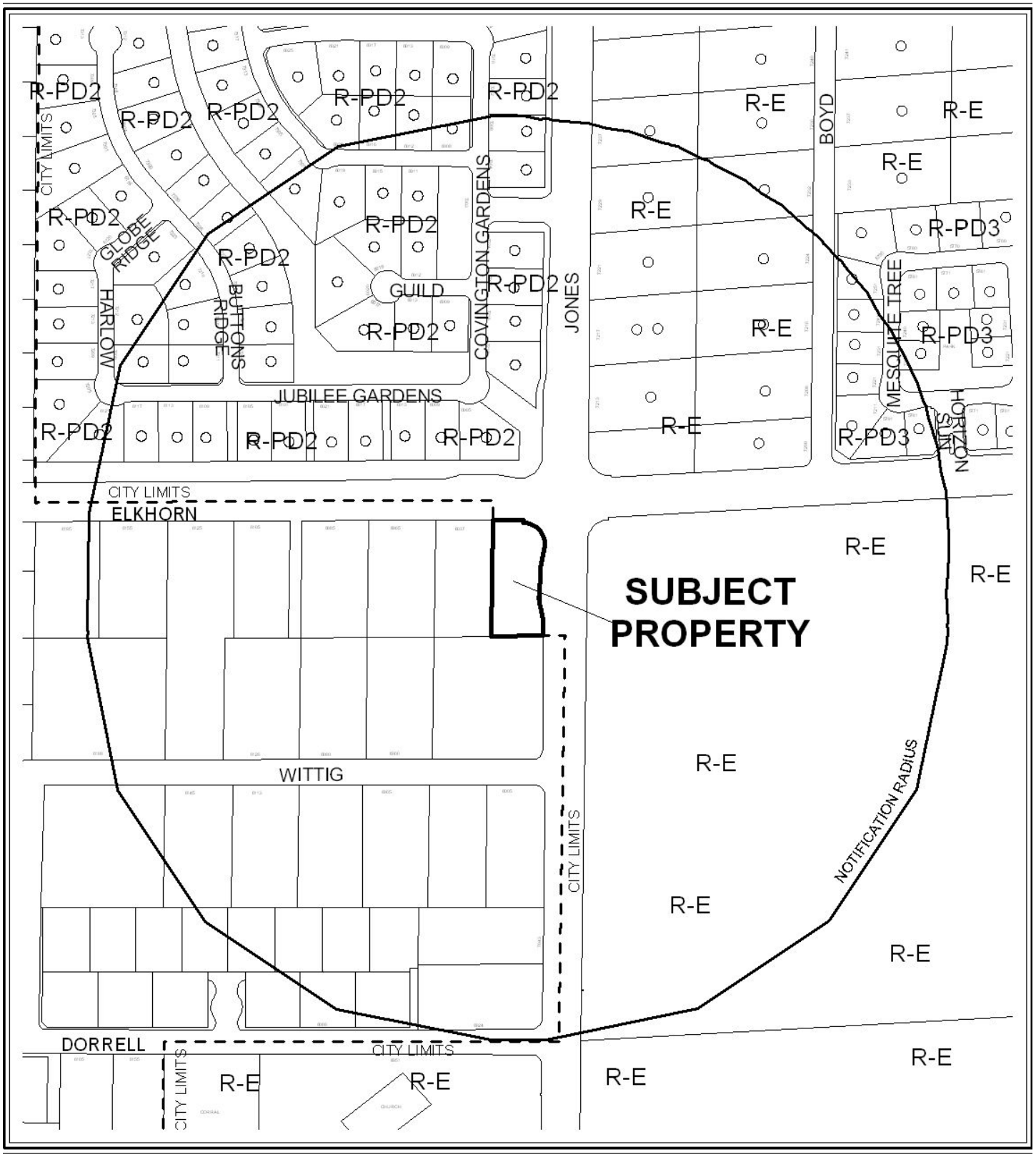
SUBJECT:
ABEYANCE - SDR-32569 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-32557, ZON-32556, VAR-32570 AND VAR-32575 - PUBLIC HEARING - APPLICANT/OWNER: VICTOR HECKER - Request for a Site Development Plan Review FOR A PROPOSED 7,000 SQUARE-FOOT CONVENIENCE STORE AND RETAIL DEVELOPMENT WITH WAIVERS OF THE BUILDING PLACEMENT AND ORIENTATION STANDARDS; TO ALLOW A NINE-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE 15 FEET IS REQUIRED; TO ALLOW A SEVEN-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH PERIMETER WHERE 15 FEET IS REQUIRED; AND TO ALLOW A SIX-FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE SOUTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.83 acres at the southwest corner of Jones Boulevard and Elkhorn Road (APN 125-23-502-008), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Ross)

C.C.: 03/18/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**31**	**Planning Commission Mtg.**	**3**
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
5. Photos
6. Justification Letter
7. Concern E-mail, Protest Letter, Protest/Support E-mails and Protest/Support Postcards
8. Letter Requesting to Table Item Submitted by Scott L. Baker, Architect



CASE: **SDR-32569**

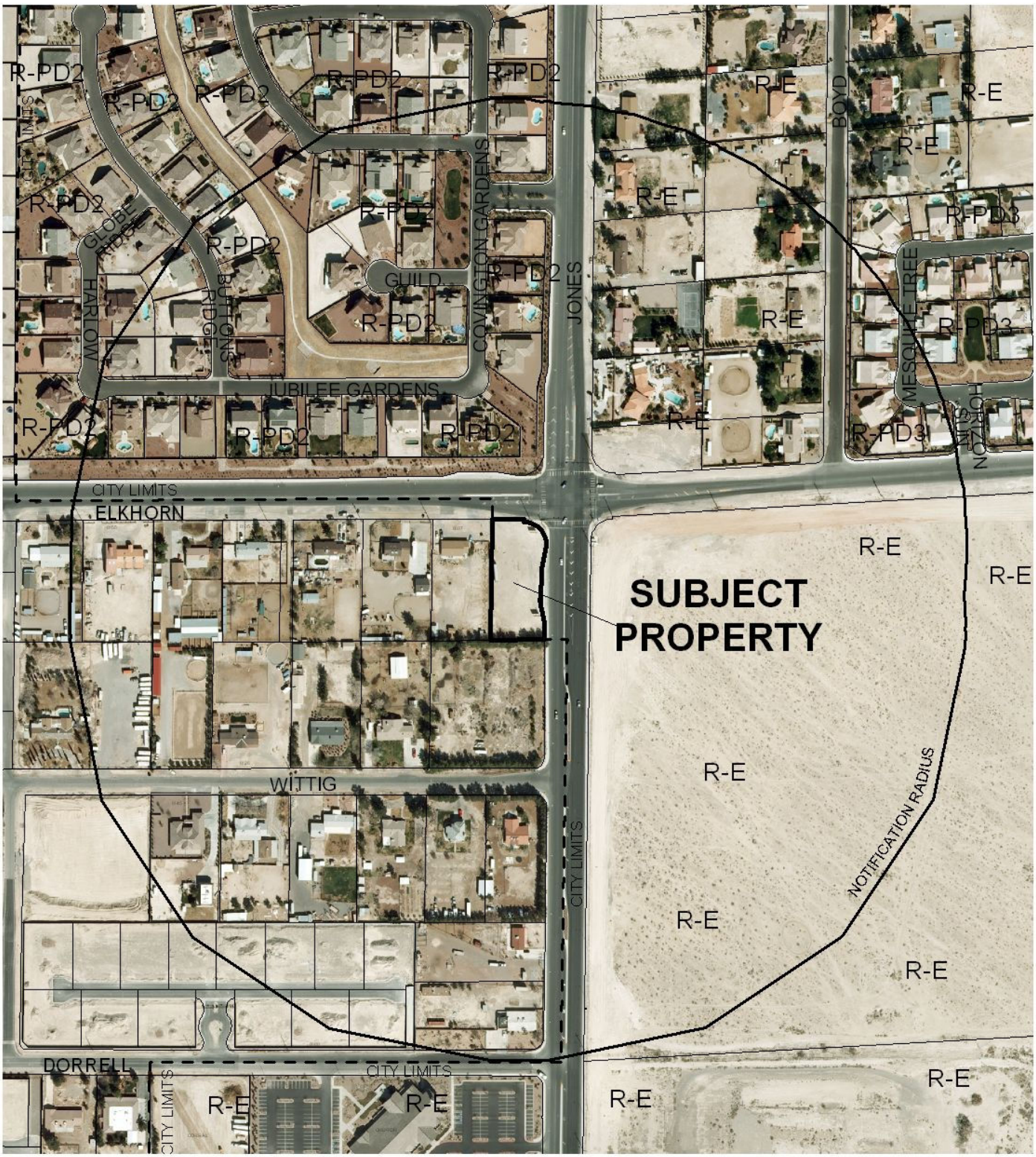
RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [DR (DESERT RURAL RESIDENCE) GENERAL PLAN DESIGNATION]

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

N



CASE: **SDR-32569**

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [DR (DESERT RURAL RESIDENCE) GENERAL PLAN DESIGNATION]

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SDR-32569 - APPLICANT/OWNER: VICTOR HECKER

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for two Variances (VAR-32570) and (VAR-32575) shall be required, 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 12/09/08, except as amended by conditions herein.

4. A Waiver from Title 19.08.050(D)(e) is hereby approved, to allow the building to be offset from the street corner.

5. A Waiver from Title 19.12.040 is hereby approved, to allow a six-foot landscape buffer along a portion of the west perimeter where eight feet is required.

6. A Waiver from Title 19.12.040 is hereby approved, to allow a nine-foot landscape buffer along a portion of the east perimeter where 15 feet is required.

7. A Waiver from Title 19.12.040 is hereby approved, to allow a seven-foot landscape buffer along the north perimeter where 15 feet is required.

8. A Waiver from Title 19.12.040 is herby approved, to allow a six-foot landscape buffer along a portion of the south perimeter where eight feet is required.

9. 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.

10. 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. The landscape buffer area trees requirement for the site is 38; the western buffer zone requires 15; the east buffer zone requires 12; the northern zone requires four trees and the southern buffer zone requires seven trees. Full compliance with Title 19.12 landscaping standards is required and a certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

11. 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).

12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. 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.

15. 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.

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

Public Works

17. Dedicate an additional 5 feet of right-of-way for a total half-street width of 55 feet on Elkhorn Road adjacent to this site and dedicate additional right-of-way required per Uniform Standard Drawing #234.3 prior to the issuance of any permits.

18. Construct all incomplete half-street improvements including appropriate transitional paving (if legally able) on Elkhorn Road adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

19. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

20. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

21. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Las Vegas Wash Middle Branch project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

22. 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.

23. All landscaping and private improvements installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

24. 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 drainage ways 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 the development of this site.

SDR-32569 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 7,000 square-foot Convenience Store and retail development located on 0.83 acres at the southwest corner of Jones Boulevard and Elkhorn Road. The applicant is requesting Waivers of Title 19 standards for Building Placement and Orientation; to allow a six-foot landscape buffer along a portion of the west perimeter where eight feet is required; to allow a seven-foot landscape buffer along the north perimeter where 15 feet is required; to allow a six-foot landscape buffer along portions of the south where eight feet is required and to allow a nine-foot landscape buffer along portions of the east perimeter where 15 feet is required.

Several companion items have been submitted in addition to this request, including a request for to amend the General Plan (GPA-32557) from DR (Desert Rural Density Residential) to SC (Service Commercial), a request for a Rezoning (ZON-32556) from U (Undeveloped) zone [DR (Desert Rural Density Residential) General Plan designation] to C-1 (Limited Commercial), A Variance (VAR- 32570) to allow 28 parking spaces where 40 are required and a Variance (VAR-32575) to allow a rear yard setback of 12 feet where 20 feet is required. Staff finds that the site is inappropriately located and poorly situated for the proposed commercial development as it is completely surrounded by residentially zoned properties primarily of a rural character. The Variance requests for parking and setbacks and Waiver request for reductions in required landscape buffers indicate that the site will be overbuilt; therefore, staff is recommending denial of this Site Development Plan Review request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
07/16/08	The City Council approved a request to Annex (ANX-27333) the subject .83 acre site at the southwest corner of the North Jones Boulevard and Elkhorn Road. The Planning Commission and staff recommended approval. Effective date 07/25/08.
01/22/09	The Planning Commission held in abeyance for 21 days a request to amend the General Plan (GPA-32557) from DR (Desert Rural Density Residential) to SC (Service Commercial), a request for a Rezoning (ZON-32556) from U (Undeveloped) zone [DR (Desert Rural Density Residential) General Plan designation] to C-1 (Limited Commercial), A Variance (VAR-32570) to allow 28 parking spaces where 40 are required and a Variance (VAR-32575) to allow a rear yard setback of 12 feet where 20 feet is required and a request for a Development Plan Review (SDR-32569) for a proposed 7,000 square-foot Convenience Store and retail development. The applicant stated that the request for the abeyance was to accommodate a meeting with area residents.

LEH

Related Building Permits/Business Licenses	
No related building permits or business licenses.	
Pre-Application Meeting	
11/19/08	The requirements of applications for a General Plan Amendment, Rezoning, Variance and Site Development Plan Review discussed with the applicant.

Neighborhood Meeting

A neighborhood meeting was held on Tuesday January 6, 2009 at 5:30pm at the Centennial Hills YMCA.

Concerns Expressed by members of the public:

Gaming and Liquor was not part of the application

Meeting Notice was not received by everyone in a subdivision

Too many Variances

Lack of Fire Lanes

Land use not compatible

Access from Elkhorn will create traffic issues

Lack of a Loading Zone will create on site issues

Lighting of the parking lot will intrude upon surrounding residential property

Overall no support of Commercial at this location

Attendance: 21 members of the public, 2 members of the development team, 1 Council Liaison, 1 County Liaison, 1 member of the Planning and Development Department

Field Check	
12/17/08	A field check was performed by staff at the subject property. The site was noted to be relatively flat, undeveloped with numerous unpermitted advertising signs on the property.

Details of Application Request	
Site Area	
Gross Acres	.83

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	U (Undeveloped) [DR (Desert Rural Density Residential) General Plan designation]
North	Single-Family Residences	DR (Desert Rural Density Residential)	R-PD2 (Residential Planned Estates – 2 Units per Acre)
South	Single-Family Residence	R-E (Rural Estates Residential) Clark County	R-E (Rural Estates Residential) Clark County
East	Undeveloped	R (Rural Density Residential)	R-E (Residence Estates)
West	Single-Family Residences	RN (Rural Neighborhood) Clark County	R-E (Rural Estates Residential) Clark County

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

**While currently the project is not considered a Project of Regional Significance Per the Interlocal agreement between the City of Las Vegas and Clark County a courtesy notice was mailed to Clark County.*

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	118 Feet	Y
Min. Setbacks			Y
• Front	20 Feet	67 Feet	Y
• Side	10 Feet	12 Feet	Y
• Corner	15 Feet	70 Feet	Y
• Rear	20 Feet	12 Feet	N*
Max. Lot Coverage	50%	19%	Y
Max. Building Height	N/A	15 Feet	Y
Trash Enclosure	Screened	Screened	Y
Mech. Equipment	Screened	Screened	Y

LEH

*This item is being considered in conjunction with a companion request for a setback Variance (VAR-32575) to allow a rear setback of 12 feet where 20 is required.

Pursuant to Title 19.12, the following parking standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Parking Area	1 Tree / 6 Spaces	5 Shade Trees	5 Shade Trees 8 Palm Trees	Y
Buffer: Min. Trees	1 Tree/20 Linear Feet			
North	1 Tree/20 Linear Feet	4 Trees	3 Trees	N*
South	1 Tree/20 Linear Feet	7 Trees	7 Trees	Y
East	1 Tree/20 Linear Feet	12 Trees	9 Trees	N*
West	1 Tree/20 Linear Feet	15 Trees	14 Trees	N*
TOTAL		38 Trees	33 Trees	N*
Five Gallon Shrubs	4, 5-gallon shrubs/Tree	152	268	Y
Min. Zone Width				
North	15 Feet		7 Feet	N*
South	8 Feet		6 Feet	N*
East	15 Feet		9 Feet	N*
West	8 Feet		6 Feet	N*
Wall Height	6 Feet		8 Feet	Y

*The applicant has requested waivers of Title 19.12.050 landscape buffer standards as part of this request.

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	
Convenience Store	2,800 SF	1:175 SF	16				N*
General Retail Store, Other than listed (More than 3,500 Square Feet)	4,200 SF	1:175 SF	24				

LEH

SubTotal			38	2	25	3	
TOTAL			40		28		N*
Loading Spaces			1		0		N*

*This item is being considered in conjunction with a companion request for a parking Variance (VAR-32570)

Waivers		
Request	**Requirement**	**Staff Recommendation**
Request to allow deviation from the Title 19 Corner Lot Building Placement Standard.	Title 19.08.050 (D)(e) states: "Buildings on corner lots should be oriented to the corner and to the street fronts and should make a strong tie to the building lines of each street	Denial
Request to allow a nine-foot landscape buffer along a portion of the east perimeter where 15 feet is required	Title 19.12.040 requires a minimum 15-foot landscaped buffer for areas adjacent to Right-of-Way	Denial
Request to allow a seven-foot landscape buffer along the north perimeter where 15 feet is required	Title 19.12.040 requires a minimum 15-foot landscaped buffer for in areas along Right-of-Way.	Denial
Request to allow a six-foot landscape buffer along portions of the south and west perimeters where eight feet is required	Title 19.12.040 requires a minimum 8-foot landscaped buffer for in areas adjacent to interior lot lines.	Denial

ANALYSIS

This is a request for a Site Development Plan Review for a proposed 7,000 square-foot Convenience Store and retail development. The subject site is located on 0.83 acres at the southwest corner of Jones Boulevard and Elkhorn Road and is currently an undeveloped vacant lot surrounded by single-family residential dwellings and an undeveloped parcel. Several companion items have been submitted in addition to this request, including a request for an amendment to the General Plan (GPA-32557) from DR (Desert Rural Density Residential) to SC (Service Commercial), a Rezoning (ZON-32556) from (Undeveloped) zone [DR (Desert Rural Density Residential) General Plan designation] to C-1 (Limited Commercial), a Variance (VAR-32570) to allow 28 parking spaces where 40 are required, and a Variance (VAR-32575) to allow a rear yard setback of 12 feet where 20 feet is required. The site is surrounded by residentially zoned property that is primarily rural.

- **Zoning**

  The subject site is in the Centennial Hills Sector Plan of the General Plan. There is an associated request to amend the General Plan (GPA-32557) land use classification of the subject parcel from DR (Desert Rural Density Residential) to SC (Service Commercial). The Service Commercial category allows low to medium intensity retail, office and commercial uses that serve primarily local area patrons and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers and areas, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services.

  The property is currently zoned U (Undeveloped) [DR (Desert Rural Density Residential) General Plan designation] and a companion item proposes to Rezone (ZON-32556) the property to 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 proposed site is located in an area that is primarily rural and completely residential.

- **Site Plan**

  The proposed site plan depicts a 7,000 square-foot building with two curved store fronts on the east side of the building. The building is set back approximately 70 feet from Jones Boulevard and 67 feet from Elkhorn Road with a 28 space parking lot situated along the eastern and northern street front portions of the property. There are two access points which provide ingress and egress to the site, one driveway from Elkhorn Road and another from Jones Boulevard. There are two associated Variance requests a Variance (VAR- 32570) to allow 28 parking spaces where 40 are required, and a Variance (VAR-32575) to allow a rear yard setback of 12 feet where 20 feet is required.

- **Parking**

  The applicant has requested a Variance (VAR-32570) to allow 28 parking spaces and zero loading zones where 40 spaces and one loading zone are required. Two handicapped accessible spaces are required and three are provided.

- **Landscape Plan**

  The proposed landscape plan is comprised primarily of three landscape buffer areas; one that wraps around the southwest corner of the intersection of Elkhorn Road and Jones Boulevard, one buffering the residential property to the west and a buffer zone along the southern property line, which is adjacent to an existing single-family residential use.

  Parking and buffer area trees depicted include 33 Mondell pine trees, five Phoenix Mesquite trees and eight Mexican Fan Palms, overall 38 trees are required and 33 are provided. The bulk of the 268 provided shrubs are located within the street frontage landscaped buffer zones and include both Red Tip Photinia and Chaparral Sage. The applicant has also provided the required five shade trees in the parking area, and 8 Mexican Fan Palms are also depicted. Decomposed granite is listed on the landscape plan as being included in all landscaped areas and a three-foot berm is depicted within the landscape area fronting Jones Boulevard and Elkhorn Road.

  There are 33 landscape buffer area trees provided where 38 are required; 14 trees within the western buffer zone were 15 are required; nine within the east where 12 are required and three within the north where 4 are required. A condition has been added requiring compliance with Title 19.12 landscaping requirements.

- **Elevations**

  The elevations depict a primarily stucco structure, with stone accented columns along curved glass store fronts. The central portion of the front of the building has a pitched metal roof, while the remaining portions of the building has a flat roof with no major embellishment. A more coherent design incorporating detail elements from the front of the structure to the rear of the structure would help blend the structure in with the abutting residential property more. While the applicant complies with Title 19.08.050 building elevation standards staff finds that more could be done with the building elevation to blend the structure in with the entirely residential area.

- **Floor Plan**

  The floor plan depicts a single building with two lease spaces, including a 2,800 square-foot Convenience Store and retail areas, and a 4,200 square-foot General Retail space.

- **Waivers**

  Title 19.08.050(D)(e) states: "Buildings on corner lots should be oriented to the corner and to the street fronts and should make a strong tie to the building lines of each street unless the applicant can demonstrate by substantial and convincing evidence that to do so would be infeasible." The applicant has not presented substantial or convincing evidence that the Title 19 standards relating to building placement on corner lots on this parcel would be infeasible.

  Additionally there is a request to Waive Title 19.12 landscape buffer zone width. A request to reduce required landscape buffer zones; Waivers to allow a six-foot landscape buffer along a portion of the west perimeter where eight feet is required; to allow a seven-foot landscape buffer along the north perimeter where 15 feet is required; to allow a six-foot landscape buffer along portions of the south where eight feet is required and to allow a nine-foot landscape buffer along portions of the east perimeter where 15 feet is required.

- **Interlocal Agreement**

  On December 3rd, 2008 the City Council restated in interlocal agreement between the City of Las Vegas and Clark County for establishing a Joint Position on Corporate Boundaries, Planning, Public Facilities/Service Provision and future annexations. Within the agreement a Joint Land Use Planning area is called out, as well as excepted areas. While the subject site is not within an excepted area it is within the Joint Land Use Planning Area. The City of Las Vegas has agreed to notify Clark County of all land use Master Plan Amendment applications, rezoning applications and special use permit applications. Notice was sent to Clark County on 12/30/08 and comments where received on 01/07/09. Clark County has formally expressed opposition to this item and all associated items regarding this proposal.

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 commercial development is not compatible with the surrounding residential properties. There are no similar uses within at least a mile of the site and a commercial use at this location would be out of character with the surrounding residential properties. As proposed the building elevations are not residential in character and do not blend in well with the surrounding rural residential properties. The proposed use is neither compatible, nor harmonious and will be disruptive to what is presently a quiet residential 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 applicant is requesting Waivers of Title 19.08 standards for Building Placement and Orientation; as well as Waivers to allow a six-foot landscape buffer along a portion of the west perimeter where eight feet is required; to allow a seven-foot landscape buffer along the north perimeter where 15 feet is required; to allow a six-foot landscape buffer along portions of the south where eight feet is required and to allow a nine-foot landscape buffer along portions of the east perimeter where 15 feet is required. Staff finds the proposed development one that intends to over build the site as evidenced by the numerous waiver and exemption requests and two associated Variance applications.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The site is accessed by a driveway on Elkhorn Road and a driveway on Jones Boulevard, which are both classified as 100-foot Primary Arterials by the Master Plan of Streets and Highways both adequate to handle added traffic that would be generated by the proposed development.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The building and landscape materials are appropriate for the area and are typical of this type of retail development.

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 applicant has provided aesthetically pleasing building facades; however the proposed elevations do not blend in well with the surrounding residential properties. The companion request for a Variance to allow encroachment within the required setbacks from adjacent residential property is negatively impactful as it places the building very close in proximity to abutting single family residences and not appropriate. Given the proximity to a single-family residence, the rear of the proposed building does not provide significant relief or embellishment. More could be done to break up the plain unarticulated expanse of the building, a feature which is extremely important given the proximity to nearby residences. The Variance and Waiver requests compound the lack of compatibility commercial development would have with the surrounding area on the subject site. Staff finds that this proposed development is neither compatible nor harmonious with the surrounding residential area and recommends denial.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   If approved, the proposed development would be subject to the International Building Code and city, state and Southern Nevada Health District as well as City of Las Vegas inspections and therefore will not threaten public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 83

APPROVALS 3

PROTESTS 31

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-32569** APN: 125-23-502-008

Name of Property Owner: VICTOR HECKER

Name of Applicant: VICTOR HECKER

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: _____

Print Name: VICTOR HECKER

Subscribed and sworn before me

This 2nd day of December, 2006

_____

Notary Public in and for said County and State

DOMINICK MOBLEY
Notary Public, State of Nevada
Appointment No. 07-0154-1
My Appt. Expires Jan 18, 2011

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-32569** APN: 125-23-502-008

Name of Property Owner: SHAWNDA LOGAN-SMITH

Name of Applicant: SHAWNDA LOGAN-SMITH

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: _____

Print Name: SHAWNDA LOGAN-SMITH

Subscribed and sworn before me

This 3 day of Dec, 2008

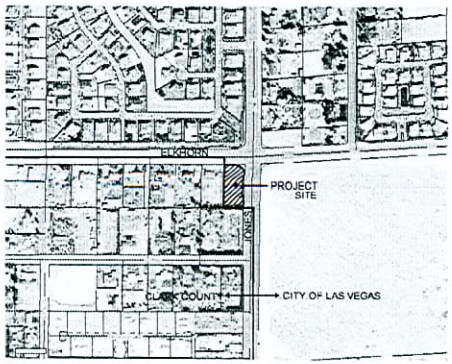
_____
Notary Public in and for said County and State

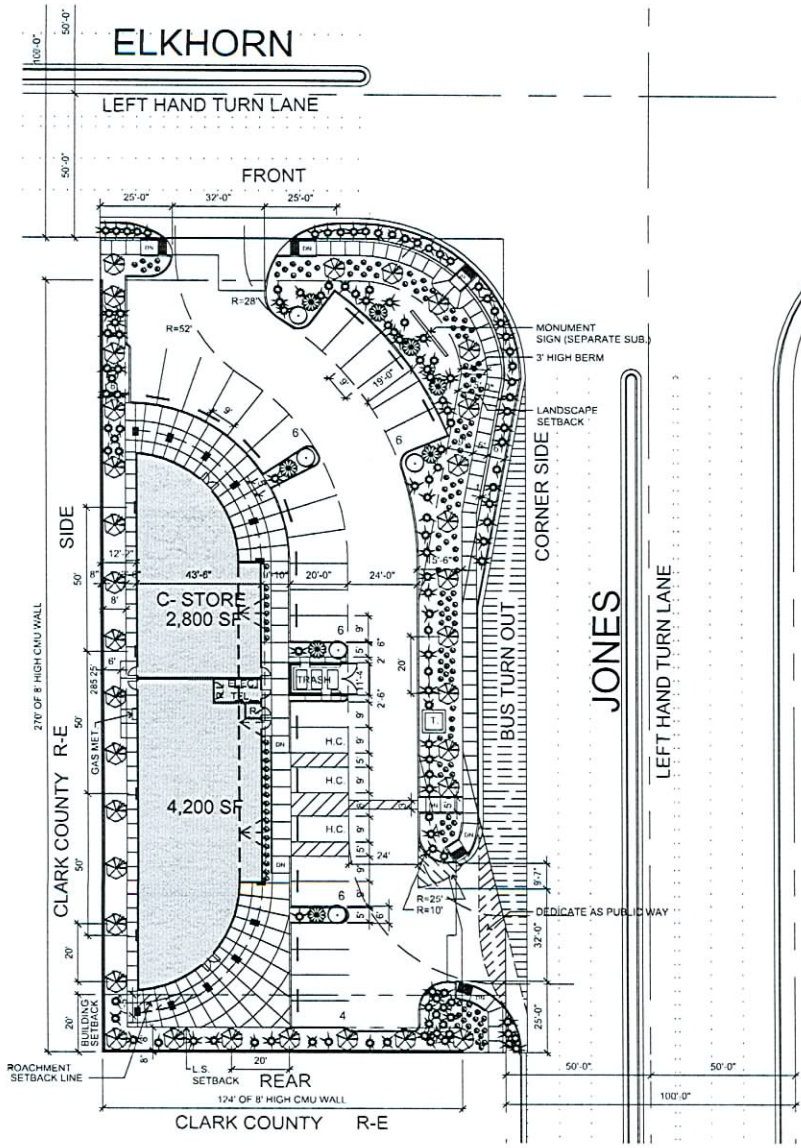
KATIE GAULT
Notary Public, State of Nevada
Appointment No. 87-0297-1
My Appt. Expires Dec 8, 2009

SITE DATA

OFFICE BUILDING

PARCEL NUMBER:		125-23-502-008
SITE AREA		36,154 S.F. APPROX. 0.83 ACRES
BUILDING AREA		
C- STORE	2,800 SF	
RETAIL	4,200 SF	
TOTAL BUILDING		7,000 SF
PARKING REQUIRED		
RETAIL 1/175 SF		40 SPACES
PARKING PROVIDED TOTAL		28 SPACES
VARIANCE FOR REDUCTION OF		12 SPACES
SITE COVERAGE		19.36%





LANDSCAPE DATA

OVERALL SITE AREA	36,154 SF. - APPROX.
PROVIDED LANDSCAPE AREA	9,225 SF
% LANDSCAPE COVERAGE	26%

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANITY	SIZE
TREE				
	PINUS	MONDELL PINE	33	24" BOX
	PROSOPIS HYBRID	PHOENIX MESQUITE	5	24" BOX
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	8	24" BOX
SHRUBS				
	PHOTINIA	REDTIP PHOTINIA	136	5 GAL
	SALVIA	CHAPARRAL SAGE	132	5 GAL
GROUNDCOVER				
	DG GROUNDCOVER - 'ADOBE RED' OR 'MOHAVE GOLD' DECOMPOSED GRANITE IN ALL PLANTING AREA'S, 2" DEPTH TYPICAL, SIZE TO BE 3/4" SCREENED			



SCOTT L. BAKER,
ARCHITECT, INC.

S.W.C of JONES & ELKHORN

SITE PLAN - LANDSCAPE PLAN - FLOOR PLAN

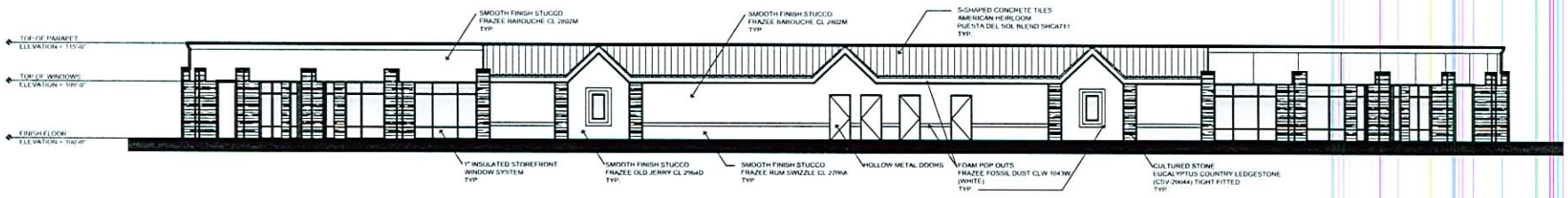
SCALE = 1" = 20' PROJECT NO. #08-159-01 12. 9. 08

0' 10' 20' 40' 80'

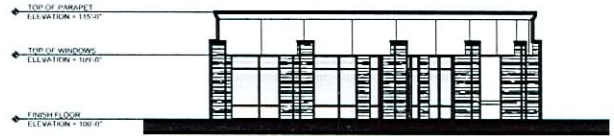
SITE PLAN
LANDSCAPE PLAN
FLOOR PLAN

RECEIVED
DEC 0 9 2008

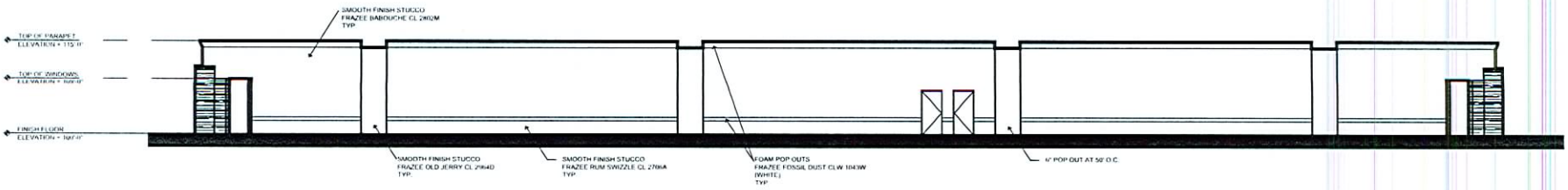
SDR-32569
01/22/09 PC



EAST ELEVATION



NORTH ELEVATION
SOUTH ELEVATION
REVERSE



WEST ELEVATION

SCOTT L. BAKER,
ARCHITECT, INC.

S.W.C of JONES & ELKHORN

ELEVATIONS

SCALE = 1/8" = 1'-0" PROJECT NO. #08-159-01 12. 9. 08

0' 4' 8' 16' 32'

ELEVATIONS

RECEIVED
DEC 09 2008

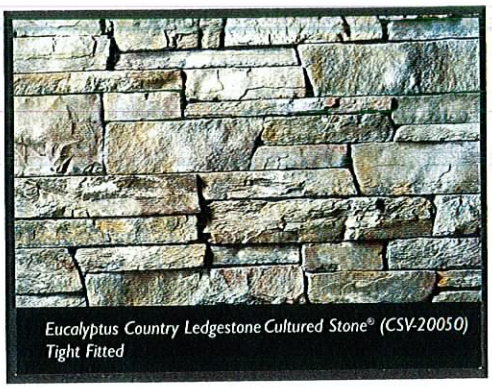
SDR-32569
01/22/09 PC

EXTERIOR COLORS



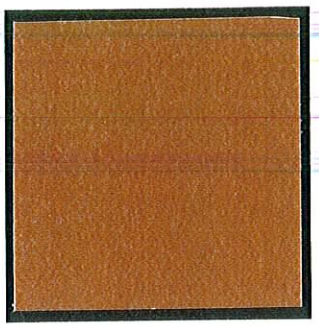
PAINT

FRAZEE
BABOUCHE
CL 2802M



EUCALYPTUS COUNTRY LEDGESTONE
CULTURED STONE - CSV-20050
TIGHT FITTED

STONE VENEER



PAINT

FRAZEE
RUM SWIZZLE
CL 2706A



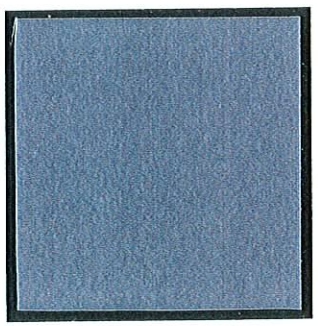
PAINT

FRAZEE
DECK CHAIR
CL 2684D



ROOF TILE

EAGLE ROOFING
PUESTA DEL SOL BLEND
SHC8711



PAINT

FRAZEE
SONIC BOOM
CL 3106D



PAINT

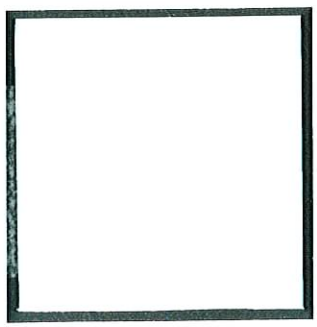
FRAZEE
OLD JERRY
CL 2964D

SDR-32569
01/22/09 PC

SCOTT L. BAKER,
ARCHITECT, INC.

7225 SOUTH BERMUDA ROAD
SUITE D
LAS VEGAS, NV 89119

RECEIVED
DEC 0 9 2008



PAINT

FRAZEE
FOSSIL DUST
CLW 1043W

SDR 32569				
Victor Hecker				
7197 N. Jones Blvd.				
Proposed 4.2 thousand square foot convenient store and retail development.				
Traffic produced by proposed development:				
Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CONVENIENCE MARKET (24HRS) [1000 SF]	2.8	737.99	2,066
AM Peak Hour			67.03	188
PM Peak Hour			52.41	147
(heaviest 60 minutes)				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SPECIALTY RETAIL CENTER [1000 SF]	4.2	44.32	186
AM Peak Hour			6.84	29
PM Peak Hour			2.71	11
(heaviest 60 minutes)				
New Total Use	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	MIXED-RETAIL DEVELOPMENT [1000 SF]	7		2,252
AM Peak Hour				217
PM Peak Hour				158
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Jones Blvd.				
Average Daily Traffic (ADT)	14,136			
PM Peak Hour	1,131			
(heaviest 60 minutes)				
Elkhorn Rd.				
Average Daily Traffic (ADT)	6,064			
PM Peak Hour	485			
(heaviest 60 minutes)				

Traffic Capacity of adjacent streets:				
	Existing Street Capacity			
Jones Blvd.	35700			
Elkhorn Rd.	17745			
This project will add approximately 2,253 trips per day on Jones Blvd. and Elkhorn Rd. This will increase expected volumes by about 16 percent on Jones and by about 37 percent on Elkhorn. Currently Jones is at about 40 percent of capacity and Elkhorn is at about 34 percent of capacity.				
Based on Peak Hour use, this development will add roughly 216 additional cars into the area; which works out to about 4 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				



SDR-32569 - APPLICANT/OWNER: VICTOR HECKER
SOUTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

12/17/08



SDR-32569 - APPLICANT/OWNER: VICTOR HECKER
SOUTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

12/17/08



SDR-32569 - APPLICANT/OWNER: VICTOR HECKER
SOUTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

12/17/08



SDR-32569 - APPLICANT/OWNER: VICTOR HECKER
SOUTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

12/17/08



SDR-32569 - APPLICANT/OWNER: VICTOR HECKER
SOUTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

12/17/08



SDR-32569 - APPLICANT/OWNER: VICTOR HECKER
SOUTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

12/17/08



SDR-32569 - APPLICANT/OWNER: VICTOR HECKER
SOUTHWEST CORNER OF JONES BOULEVARD AND ELKHORN ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

12/17/08

Scott L. Baker, Architect, Inc.

December 9, 2008

City of Las Vegas Planning & Development
731 South Fourth Street
Las Vegas, Nevada 89101
1.702.229.4856 T
1.702.385.7268 F

RE: **Justification Letter**

SLBA Project Name: Elkhorn and Jones
SLBA Project Number: 08-159

To whom it may concern;

This parcel was recently annexed into the City of Las Vegas jurisdiction. The site is 0.83 acres and is on the south west corner of Jones and Elkhorn.

The current owner of the project feels strongly about this parcel becoming retail. It is understood that the parcel is basically centered or surrounded by residential. But that is the very reason it is felt that a small retail store here would but very beneficial for all of the neighbors.

The east and south sides of the parcel are adjacent to County land and that is residential zoned. Across Elkhorn to the north and across Jones to the east is City land that is zoned R-E.

This application is for a 7,000 sf retail building. Per the pre-application meeting, the required parking ratio is 1 spaces per 175 square feet for a required parking total of 40 spaces and 1 required 15' x 25' loading zone.

The applications we are submitting area as follows:

1. Site Development Plan Review – This is required because of the request for new retail at this corner.
2. General Plan Amendment – This is required to change the General Plan from DR to SC or service commercial for the retail.
3. Rezoning – This application is to change the zoning to C-1.
4. Variance for Setback and Residential Adjacency – This is for the minor building setback encroachment at the south property line area.
5. Variance for reduced provided parking and loading. – This is to allow 28 spaces where 40 are required, and to allow no loading zone where one 15' x 25' loading zone is required.

The building design encroaches into the south property line building setback due to residential adjacency by only 7.5'. The area of building which encroaches is only 85 s.f. and this portion of the building is covered walkway and occupied space. It only occurs at the southeast corner of the site. All other building setbacks are met.

The site design provides 28 spaces of parking where the updated codes require 40 spaces. We feel that due to the quick trips this project would generate that a reduction of 12 spaces is appropriate.

The building is designed at the 15 feet high limitation. This is so that the 3:1 ratio does not apply when adjacent to the R-E zone.

We are also requesting a waiver of the Building Placement and Orientation Standards. Due to the site size and shape (because of the buss turn out), the submitted site plan is the only way to layout this site. But this does not meet the requirement to place the building directly at the corner.

The Site access is as per the pre-application meeting with 32' wide drives set 25' from the corners.

Detached sidewalk has been provided as well as the 3' high berm and perimeter trees at 20 foot o.c.

The elevation of the building is a good mix of commercial and residential elements to fit with the area.

If you have further questions, please call our office

Sincerely Scott L. Baker

SDR-32569
01/22/09 PC

7225 S. Bermuda Road, Suite D ▪ Las Vegas, Nevada 89119 ▪ 1.702.837.4221 ▪ Fax 1.702.837.5960 ▪ scott@slba.net

Sheila Lambert

RECEIVED
JAN 22 2009

From: kasheackley@aol.com
Sent: Sunday, January 11, 2009 1:42 PM
To: Sheila Lambert
Subject: Internet Submission - Elkhorn/Jones

Citizen Name: Kas Heackley

Email: kasheackley@aol.com

IP Address: 70.170.7.69

Comments: It was promised to all residents in this corridor that Decatur would be the only commercial land available for commericial use.

If they permit this, what is there to STOP future encroachment of the custom homes in the area and the horse traffic. We have too much traffic now and it can be heard from Jones due West for 3 to 4 blocks. This already has changed the lifestyle we planned for ourselves and our families.

Thank you for listening and I hope you are able to do this. No more payoffs to our county commissioners or public employees..

Regards,
Kas Heackley

Date: 1/11/2009 1:42:23 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
1 SDR-32569

41-45 C

January 5, 2009

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

RE: Case GPA 32557

Dear Planning Department:

I live near the proposed variance request GPA 32557 and our property at 6125 Elkhorn road is only 5 houses west of this property. I respectfully request this application be denied and would appreciate your support. I think it should be rejected for the following reasons:

1. It does not follow the master plan stating no commercial on Jones n/o Lone Mountain road.
2. It does not conform to the Town Center plan set up several years ago.
3. The property is too small for the requested operation, and removing the set backs will hamper potential fire vehicles if needed.
4. Approving this change will give precedence to change the large parcel on the s/e corner of Jones and Elkhorn that was set up in a trust to be for a church, but rumor has it going to be a commercial center.
5. No doubt the rest of the block of Jones/Elkhorn/Wittig and Torry Pines will not go commercial any time soon so this can only devalue our property.
6. Traffic on Elkhorn has increased 10 fold over the last few years and adding commercial land to this area will only make it worse.

Please recommend to the council members and Mayor that this property should not be granted any zone change as it does not fit the master plan, it should not be changed to commercial and the corresponding variances should be declined.

Sincerely

Dan & Jill Bradley
6125 Elkhorn Road
Las Vegas, NV 89131
daniimail@aol.com

cc: Councilman Ross

RECEIVED
JAN 12 2009

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 P

Sheila Lambert

From: Mickie Ruth [mruth@csconsultingservice.com]
Sent: Thursday, January 08, 2009 3:37 PM
To: Sheila Lambert
Subject: RE: S/W corner Jones & Elkhorn

RECEIVED
JAN 22 2009

My address is 7305 Buttons Ridge.



Mickie Ruth

P.O. Box 750266, Las Vegas, NV 89136

702-655-7052 ex 1107 FAX 702-655-7051

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

From: Sheila Lambert [mailto:slambert@LasVegasNevada.GOV]
Sent: Thursday, January 08, 2009 1:18 PM
To: Mickie Ruth
Subject: RE: S/W corner Jones & Elkhorn

May we have your address for the record please.

We appreciate your comments and the time you took to send them.

Sheila

From: Mickie Ruth [mailto:mruth@csconsultingservice.com]
Sent: Wednesday, January 07, 2009 11:25 AM
To: Sheila Lambert
Subject: S/W corner Jones & Elkhorn

Sheila,

Last night I attended the meeting at the YMCA for the development of the S/W corner of Jones & Elkhorn. I am completely opposed to any commercial on this property.

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 P

Sheila Lambert

From: natesmith@temcor.com
Sent: Thursday, January 08, 2009 5:52 PM
To: Sheila Lambert
Subject: Internet Submission - ELKHORN/JONES ZONING REQUEST

RECEIVED
JAN 22 2009

Citizen Name: Nate Smith

Email: natesmith@temcor.com

IP Address: 205.171.72.162

Comments: Hello Sheila,
I am one of the many homeowners that were unaware of the meeting regarding the zoning request change for the property on the SW corner of Elkhorn & Jones. I live directly across the street from this property and I want to express my opposition to the zoning change. I believe that allowing this property to be commercial would not be healthy for the neighborhood and would bring several negative side effects.

On a personal note, combining the success of the zone change with falling property values and the home directly to the east of me which burned in a fire over a year ago and still sits dilapidated, I will have to say all that we believed the northwest offered us was a farce. We specifically moved here because I did not see a 7 eleven or a gas station on every corner and this area was not saturated with apartments, it was less dense and that's were we wanted to be. It's a fact that the elements above make nearby homes less appealing and will introduce problems that we have not seen before. I hope my time will allow me to make it to the next meeting..thanks for an ear!

Date: 1/8/2009 5:51:37 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

Sheila Lambert

From: Jeff@appliedutilities.com
Sent: Friday, January 09, 2009 8:56 AM
To: Sheila Lambert
Subject: Jones/Elkhorn Re-Zoning

RECEIVED
JAN 22 2009

Good Morning Sheila,

My neighbors the Leslie's told me about the pending re-zoning of this corner yesterday. My guess is we are beyond the notification distance so we were not legally required to be noticed. Anyway I responded to them last night and decided this morning to send comments to you. Rather than send something new I simply copied and pasted my comments below, in the raw and not edited:

"No, I did not know about this. Probably want it to be a Mini Mart and gas station. Personally opposed to this being commercial. This all goes against what we were all promised regarding the R/E zoning of the area over 15 years ago and it has always been the R/E zoned home owners who are supposed to compromise on this issue. The cemetery and the LDS church were compromises based on they were not retail and have low traffic volume.

I have no doubt the land owner and/or buyer will use these as the "precedence" that there already is commercially zoned property along Jones north of the beltway. This is creeping incrementalism. Once they get this as commercial then the owners of the property on the s/e corner will probably want to sell for a retail/office property and use the s/w corner as their justification and then someone else will want the corner of Grand Teton and Jones to be commercial and use the intersection of Elkhorn and Jones as their justification and so it just goes on and on and on."

Where a big part of rub on all of this is, is now we have an SID going forward that could have been built 5 to 10 years ago at a much lower cost but now is being done at a time when the economy is the worst it has been since 1979 and maybe since the depression and I think it would be accurate to say that none of us on the west side of the street even wanted the curb, gutters and street lights due to the R/E zoning and because many of us have horses. But since it will be completely improved now and will look very "urbanized" I am sure part of the applicant argument will be "if not commercial then what, because no one will want to build a house on it now".

I never objected to the road improvements within the 100' ROW because I knew we were in an SID but when you get down to it a lot of money could have been saved by placing the lights down the middle of the road and only having a sidewalk on one side of the street. All water under the bridge at this point, however on a side note I would suggest that when the State of Nevada receives the huge federal dollars for infrastructure projects under the new administration funds should be allocated to pay for the Jones Improvements and eliminate the SID payments from the land owners. I could go into all the reasons for this but I don't think that is necessary.

As always thank you and Councilman Ross for listening to our concerns.

Sincerely,

Jeffery A Neal
7651 N Jones
401-6386 (Cell)

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

1/21/2009

Sheila Lambert

From: islandgrl3#cox.net
Sent: Friday, January 09, 2009 10:56 AM
To: Sheila Lambert
Subject: Internet Submission - rezoning at Elkhorn and Jones

RECEIVED
JAN 22 2009

Citizen Name: Diane Ferriolo

Email: islandgrl3#cox.net

IP Address: 198.200.132.70

Comments: Ms. Lambert, I am a resident at 5212 Pacific Opal Avenue and I am against the rezoning from residential to commercial. When I bought a home in this area, I was told that this would be residential. It is unfortunate how the city rezones things. It is not fair to the residents when rezoning occurs.

thank you

Date: 1/9/2009 10:55:57 AM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 P

Sheila Lambert

From: Nate Smith [natesmith@temcor.com]
Sent: Friday, January 09, 2009 1:13 PM
To: Sheila Lambert
Subject: RE: Internet Submission - ELKHORN/JONES ZONING REQUEST

RECEIVED
JAN 22 2009

Hi Sheila,
My address is:
Nate & Zenith Smith
6009 Jubilee Gardens ave.
Las Vegas NV 89131
Please let me know if you need any additional info.

Nate

-----Original Message-----
From: Sheila Lambert [mailto:slambert@LasVegasNevada.GOV]
Sent: Thursday, January 08, 2009 10:13 PM
To: Nate Smith
Subject: RE: Internet Submission - ELKHORN/JONES ZONING REQUEST

Hello Mr. Smith -- Thank you for providing your input. Councilman Ross has committed to keep this area rural and keep the commercial in town center like it was designed, unless the neighbors wanted it. Could you provide your address for the record please.

Take Care

Sheila

-----Original Message-----
From: natesmith@temcor.com [mailto:natesmith@temcor.com]
Sent: Thursday, January 08, 2009 5:52 PM
To: Sheila Lambert
Subject: Internet Submission - ELKHORN/JONES ZONING REQUEST

Citizen Name: Nate Smith

Email: natesmith@temcor.com

IP Address: 205.171.72.162

Comments: Hello Sheila,
I am one of the many homeowners that were unaware of the meeting regarding the zoning request change for the property on the SW corner of Elkhorn & Jones. I live directly across the street from this property and I want to express my opposition to the zoning change. I believe that allowing this property to be commercial would not be healthy for the neighborhood and would bring several negative side effects.

On a personal note, combining the success of the zone change with falling property values and the home directly to the east of me which burned in a fire over a year ago and still sits dilapidated, I will have to say all that we believed the northwest offered us was a farce. We specifically moved here because I did not see a 7 eleven or a gas station on every corner and this area was not saturated with apartments, it was less dense and that's were we wanted to be.

It's a fact that the elements above make nearby homes less appealing and will introduce problems that we have not seen before. I hope my time will allow me to make it to the next meeting..thanks for an ear!

Date: 1/8/2009 5:51:37 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

Sheila Lambert

From: Jan John [jvjbunny@yahoo.com]
Sent: Saturday, January 10, 2009 8:51 AM
To: Sheila Lambert
Subject: Re: Internet Submission - GPA-32557 and related items

RECEIVED
JAN 22 2009

5431 Springer Spaniel Ave
Las Vegas Nv 89131

From: Sheila Lambert <slambert@LasVegasNevada.GOV>
To: jvjbunny@yahoo.com
Sent: Friday, January 9, 2009 2:22:11 PM
Subject: RE: Internet Submission - GPA-32557 and related items

Could we get your address and we will submit your opposition for the record.

:)

Sheila

-----Original Message-----
From: jvjbunny@yahoo.com [mailto:jvjbunny@yahoo.com]
Sent: Friday, January 09, 2009 9:13 AM
To: Sheila Lambert
Subject: Internet Submission - GPA-32557 and related items

Citizen Name: Jan John

Email: jvjbunny@yahoo.com

IP Address: 68.227.15.111

Comments: Sheila, My husband and I attended the neighborhood meetings held on 1/6 regarding the above issue. We are standing strong against commercial in the area in keeping with the Centennial Hills plan. I felt Mr. Vecker didn't do his homework or he'd have known that Mr. Ross would not approve it; or he thought the neighbors would just 'roll-over' and say nothing. Commercial is not needed and there is nothing wrong with open space. I would be open to hearing other possible non-commercial uses for this space as a traditional residential use is really not feasible for this corner. I will not be able to attend the 1/22 PC meeting so I wanted my comments in writing. Thank you to Mr. Ross and staff for all the hard work in representing the area. Jan

Date: 1/9/2009 9:12:53 AM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

Sheila Lambert

From: Kelli L. Compton [KLCompton@interact.ccsd.net]
Sent: Monday, January 12, 2009 8:26 AM
To: Sheila Lambert; kbush@co.clark.nv.us
Subject: Elkhorn and Jones project

RECEIVED
JAN 22 2009

Good Morning Ladies:

If you could please forward this information to the Councilman and Commissioner

I would like to be added to the email list for any information regarding the Elkhorn Road and Jones area projects.

My Husband and I both oppose any changes to the current zoning in that area. We have lived at 6065 Elkhorn Rd. for over 12 years. We have seen many changes over the years and recognize that the rural area will never be the way it once was. We have raised our son in that home and it is the only home he has ever known. We have horses and chickens and a large yard and feel that if the corner was rezoned to commercial it would affect all the residence that live in the area negatively. A small part of Las Vegas remains rural with the privileges of having large animals; please do not take this way of life away from those of us who want it.

I will be faxing the three cards we received with the opposition box checked. I also have made copies of your cards along with a letter asking members of the community to contact you and voice their opinions. In large part many of the immediate residence were not notified of the community meeting held at the YMCA and we feel that these residences along with the residences that were at the meeting will continue to overwhelmingly oppose the rezoning of the corner lot to commercial.

Thank you for your time and efforts on behalf of the rural residence of Las Vegas.

Kelli Compton
Shadow Ridge High School
Career and Technical Ed, Chair
FBLA Advisor
799-6699-4048

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

RECEIVED
JAN 22 2009

Sheila Lambert

From: tsturm@territoryinc.com
Sent: Monday, January 12, 2009 8:54 AM
To: Councilman Steven Ross
Subject: Internet Submission - Commercial Zoning outside of Town Center, Elkhorn & Jones

Citizen Name: Terri Sturm, Territory Incorporated

Email: tsturm@territoryinc.com

IP Address: 24.234.181.89

Comments: On behalf of all the current and future retailers and businesses operating in Centennial Center, Centennial Gateway and the Centennial Auto Mall, we once again restate our vehement opposition to allowing commercial development outside of the Town Center planning area. We have all made substantial investments in our future and the City's vision for a Town Center. Commercial Development outside of the Town Center will greatly diminish the goal of creating a viable commercial center for Centennial Hills now and in the future.

Date: 1/12/2009 8:54:12 AM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

Sheila Lambert

From: Gilbert ...een [thebreens@mac.com]
Sent: Thursday, January 08, 2009 11:51 PM
To: Sheila Lambert
Subject: Re: Internet Submission - Elkhorn / Jones Zoning Request

RECEIVED
JAN 22 2009

Yes, our home address is:

6013 Chessington Ave
Las Vegas, NV 89131

Thank you for your assistance.

Gilbert

On Jan 8, 2009, at 10:14 PM, Sheila Lambert wrote:

> Thank you for your comments Mr. Breen. May we have your address for
> the record. Councilman Ross is committed to protecting the quality of
> life for the residents in this area so your comments are very
> important to him.
>
> Sheila
>
> -----Original Message-----
> From: thebreens@mac.com [mailto:thebreens@mac.com]
> Sent: Thursday, January 08, 2009 5:40 PM
> To: Sheila Lambert
> Subject: Internet Submission - Elkhorn / Jones Zoning Request
>
> Citizen Name: Gilbert Breen
>
> Email: thebreens@mac.com
>
> IP Address: 68.96.195.93
>
> Comments: Hello,
>
> We just received the latest email newsletter from Councilman Ross.
> The
> newsletter contains the fact that a request has been submitted to
> rezone
> the SW corner of Elkhorn and Jones from Residential to Commercial.
> The
> Councilman asked for submission either in favor or against this
> request.
>
> I am against this request as I feel it would detract from the area. I
> feel it would add to the traffic unnecessarily to the neighborhood.
> There are enough commercial outlets in close proximity without adding
> this area. One of the reasons we chose the neighborhood was due to
> the limited commercial properties in the vicinity. I would hope this
> request is declined and the property remain zoned for residential
> purposes.
>

> Thank you.
>
> Gilbert Breen
>
> Date: 1/8/2009 5:40:11 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

RECEIVED
JAN 22 2009

Sheila Lambert

From: stewartfarm1@aol.com
Sent: Monday, January 12, 2009 4:45 PM
To: Sheila Lambert
Subject: Internet Submission - Zoning Variance at Jones at Elkhorn

Citizen Name: J Stewart and Mary Ann Skelly

Email: stewartfarm1@aol.com

IP Address: 68.26.153.55

Comments: As homeowners in Canyon Mist Estates, we are very unhappy with the proposal that a convenience store be located at the southwest corner of Elkhorn and Jones. Please convey our disapproval of such variance to Councilman Ross. Thank you.

Date: 1/12/2009 4:45:00 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 P

Sheila Lambert

From: 7024973858@mms.att.net
Sent: Wednesday, January 07, 2009 11:32 AM
To: Sheila Lambert
Subject: Multimedia message

RECEIVED
JAN 22 2009

Please do not allow them to build anything commercial at the corners of Elkhorn & Jones the reason this area devleoped so fast was there was a since of being in the out skirts of town and all of this wasn't out there.

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 p

Sheila Lambert

From: Antonio Lourenco [ourred66@yahoo.com]
Sent: Friday, January 16, 2009 2:26 PM
To: Sheila Lambert
Subject: Jones and Elkhorn

RECEIVED
JAN 22 2009

This is a note letting you know that as a homeowner in the area of Jones and Elkhorn I am very much opposed to making the southwest corner of that intersection commercial property. Those of us that have lived in the area over ten years specially moved to the area for its' rural lifestyle. Please do not allow this area to develop commercially and then become vacant as so many commercail properties in Las Vegas have over the past few years.
Sincerely,
Christina and Antonio Lourenco
6121 Donald Nelson
Las Vegas, NV 89131

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 P

Sheila Lambert

From: Bruce Tecza [closeoutkinginc@gmail.com]
Sent: Tuesday, January 20, 2009 5:05 PM
To: Sheila Lambert
Subject: Zoning Variance

RECEIVED
JAN 22 2009

Dear Ms. Shelia Lambert:

The purpose of this email is to voice our opposition to the zoning variance for a convenience store and other building on the corner of Elkhorn and Jones Blvd. I am a resident of Canyon Mist Estates and my address is 7309 Buttons Ridge Dr., Las Vegas, NV 89131. Our telephone is 649-2944.

Anything that you could do to prevent this proposed, out of place, structure, is appreciated.

Sincerely,

Bruce & Jane Tecza

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 P

Sheila Lambert

From: drldml@mac.com
Sent: Thursday, January 08, 2009 5:19 PM
To: Sheila Lambert
Subject: Internet Submission - Zoning change Jones/elkhorn

RECEIVED
JAN 22 2009

Citizen Name: Dawn Leslie

Email: drldml@mac.com

IP Address: 70.170.6.195

Comments: I am vehemently against this zoning change.. if you allow that corner then the lot across the street from me could be changed and the neighborhood along Jones will begin to degrade. I have not been notified of this meeting and request that I be advised when it has been scheduled to. Most neighborhoods being to degrade when more commercial sites are allowed.

Dawn Leslie
7621 N Jones Bl
Las Vegas NV 89131

702-896-9256 (home)
702-217-0641 (Cell)

Date: 1/8/2009 5:19:08 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 P

Sheila Lambert

From: daniimail@aol.com
Sent: Sunday, January 04, 2009 9:17 AM
To: Councilman Steven Ross
Subject: Internet Submission - GPA-32557

RECEIVED
JAN 22 2009

Citizen Name: Dan Bradley

Email: daniimail@aol.com

IP Address: 207.200.116.132

Comments: Please vote against this change. I live on Elkhorn road and this GPA will change our neighborhood for the worse.

1. It is against the Town Center Plan adopted years ago to centralize commercial zones.
2. The property is too small for all the reductions required.
3. If it is approved, it will open the opportunity to change the much larger parcel on the S/E corner to build a commercial center. The S/E corner land was dontated to a church and for only a church to be built.

Please do not allow this to go through. It has been tried many times before and should be denied as it does not fit the Rural Preservation destinction.

Thank you

Date: 1/4/2009 9:17:12 AM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45 p

RECEIVED
JAN 22 2009

Sheila Lambert

From: drldml@mac.com
Sent: Wednesday, January 21, 2009 6:14 PM
To: Councilman Steven Ross
Subject: Internet Submission - GPA-32557, ZON 32556, VAR 32570, VAR 32575, and SDR-32569

Citizen Name: Dawn Leslie

Email: drldml@mac.com

IP Address: 208.2.174.62

Comments: GPA-32557, ZON 32556, VAR 32570, VAR 32575, and SDR-32569
APPLICANT/OWNER: VICTOR HECKER (Jones/Elkhorn) Request to Amend a Portion of the Centennial Hills Sector Plan of the General Plan from desert rural to service commercial on .83 acres at the southwest corner of Jones and Elkhorn.

My husband and I are opposed to this amendment. A convenience store will increase not only vehicle traffic but foot traffic as well. It will increase crime and is not what was originally agreed upon for the area. We have all been patient and understanding to the growth such as Lynnbrook and the other developments. Amending this corner to a convenience store is a slap in the face to those of us who have been in the area for over 10yrs. My husband and I have been cooperative with all the improvements and feel that should this amendment go through we face nothing but an uphill battle for the other current vacant parcels up and down Jones. Once one is rezoned commercial so goes the neighborhood. Just visit the portion of Jones just south of US 95 its a terrible area now. If you amend that parcel to commercial are you going to give the rest of us the option to sell our properties to commercial businesses???? I think not.

7621 N Jones Bl
Las Vegas NV 89131

Date: 1/21/2009 6:14:16 PM

Submitted after final agenda

GPA-32557 ZON-32556 VAR-32570 VAR-32575 SDR-32569

Date 1-22-09 Item 41-45

P

Carman Burney

From: Larry Harala
Sent: Thursday, January 08, 2009 11:46 AM
To: Carman Burney
Subject: FW: Revision: Clark County comments on land use proposal at Elkhorn and Jones

RECEIVED
JAN 22 2009

From: Kevin Smedley [mailto:KSmedley@co.clark.nv.us]
Sent: Thursday, January 08, 2009 11:45 AM
To: Larry Harala
Cc: Larry Brown; Steven Ross; Kim Bush; Barbara Ginoulias; Mario Bermudez; Shane Ammerman; Paul Doerr; Margo Wheeler; Peter Lowenstein
Subject: Revision: Clark County comments on land use proposal at Elkhorn and Jones

In response to the Inter Jurisdictional Courtesy letter regarding:

Application #: GPA-32557; ZON-32556; VAR-32570; VAR-32575; SDR-32569
Clark County is opposed to a Convenience Store at this location for the following reasons:

- The proposal is adjacent to existing Rural Neighborhood residential lots, which are developed with homes, to the west and south and is not compatible with those existing uses.
- This parcel is adjacent to an Excepted Area, identified in the Interlocal Agreement entered into by the City and County in December 2008, which limits development to low density residential uses. Allowing commercial on the parcel would not be compatible with the surrounding area.
- Both the City and County's land use plans show residential uses in this area and zoning this single parcel for a commercial use would create spot zoning.

Thank you for your consideration,
Kevin Smedley

Kevin Smedley
Principal Planner
Clark County Department of Comprehensive Planning
500 S. Grand Central Pky
PO Box 551744
Las Vegas, NV 89155-1744
702-455-6459
702-380-9990 fax

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

1/8/2009

41-45
P

Sheila Lambert

From: rmsoriano@cox.net
Sent: Monday, January 19, 2009 8:04 PM
To: Sheila Lambert
Subject: Internet Submission - Rezoning Request-Elkhorn & Jones

RECEIVED
JAN 22 2009

Citizen Name: Rose Soriano

Email: rmsoriano@cox.net

IP Address: 24.253.105.196

Comments: Please provide more information on this request. What does the commercial use permit include? Would there be any restrictions? What is the size of the property? Can the roadway infrastructure currently in place accommodate a commercial use zoning. Please provide more information. There is a master plan in place, I think we should stick to it! Without any additional information to consider, I beleive we should keep it residential, as there are NO OTHER commercial improvements nearby until you get south of the 215 - and even then it's only a church and the Post Office. Please advise. thank you.

Date: 1/19/2009 8:03:58 PM

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
P

Sheila Lambert

RECEIVED
JAN 22 2009

From: Todd Youren [toddlv@embarqmail.com]
Sent: Wednesday, January 07, 2009 1:15 PM
To: Sheila Lambert
Subject: Feedback on SW corner of Elkhorn & Jones

I am in support of the convenience store at this location. The community doesn't have a quick stop for milk, eggs, or gas. Closest options are major grocery stores at Decatur/215-Walmart, Ann/I-95-Albertsons, or N. Durango/I-95- Vons.

I think it's a good idea.

Todd Youren

GPA-32557 ZON-32556
VAR-32570 VAR-32575
SDR-32569

41-45
A

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

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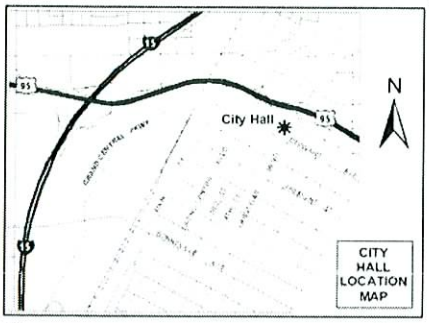

This community does Not NEED or WANT ANOTHER CONVENIENCE STORE CONSIDER - ECONOMY - CRIMINAL ACTIVITY IN This SMALL AREA - There ARE SHOPPING Centers ON Each END OF EIKHORN -

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-32569

Planning Commission Meeting of 1/22/2009

Case: SDR-32569
12513414017
PATTERSON RANDY & CAROL
7221 MESQUITE TREE ST
LAS VEGAS NV 89131-2849

KAVOS11 89131

25
P

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Las Vegas, Nevada 89101-2986

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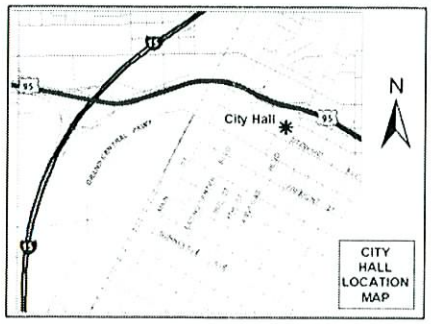

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JAN 23 2009

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Case: SDR-32569
12514810040
HOESEL DARIN L & GINA R
6020 GUILD CT
LAS VEGAS NV 89131-2331

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SDR-32569

Planning Commission Meeting of 1/22/2009

Commercial hazard - we don't want or need!!

KAVDS11 89131

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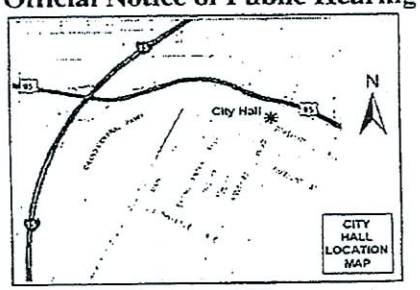

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Case: SDR-32569
12514810006
SMITH NATHANIEL III
6009 JUBILEE GARDENS AVE
LAS VEGAS NV 89131-2333

KAVDS11 89131

Submitted after final agenda
Date 1/22/09 Item 45 45P

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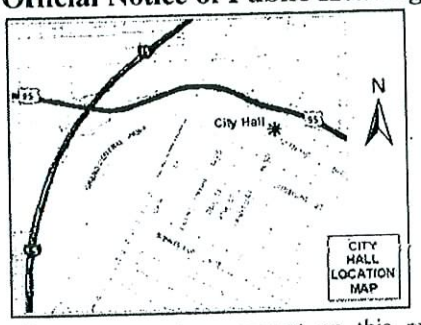

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SDR-32569
Planning Commission Meeting of 1/22/2009

Case: SDR-32569
12514810062
GURDISON JAMES T III
7304 COVINGTON GARDENS ST
LAS VEGAS NV 89131-2330

KAVDS11 89131

45P

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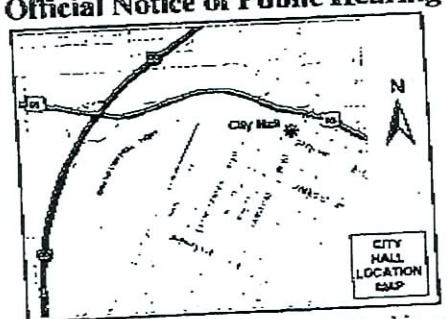

Council, the required setbacks by the City should be upheld. Nearby residents have large animals. Thank you.
Danny & Vikki Riddle

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

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SDR-32569
Planning Commission Meeting of 1/22/2009

Case: SDR-32569
12523502012
RIDDLE DANNY & VIKKI REV LIV TR
6050 WITTIG AVE
LAS VEGAS NV 89131-3014

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JAN 15 2009

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Las Vegas, Nevada 89101-2986

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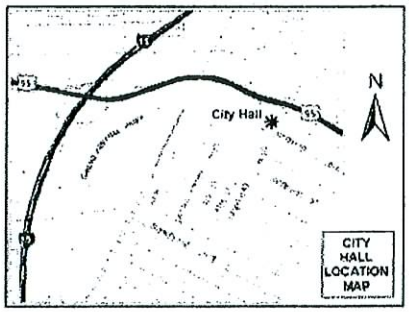

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SDR-32569

Planning Commission Meeting of 1/22/2009

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Case: SDR-32569
12514810003
SLOAN DANIEL & MILDRED
7216 COVINGTON GARDENS ST
LAS VEGAS NV 89131-2329

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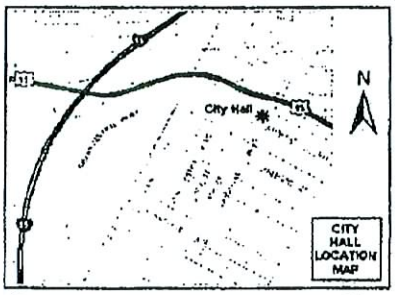

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SDR-32569

Planning Commission Meeting of 1/22/2009

Case: SDR-32569
12523502004
HOLMES ROBERT G SR & LINDA L
6105 ELKHORN RD
LAS VEGAS NV 89131-3042

Jan 21 09 10:25a Robert G. Holmes 702-658-1241 p.1

#45P

Jan 17 09 01:02p Inn Zone Rainbow

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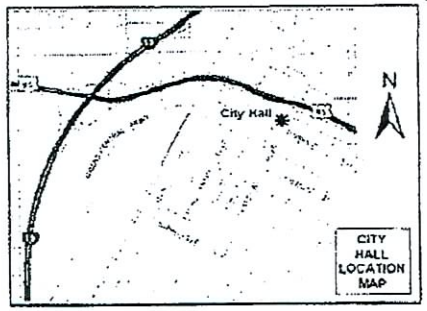

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SDR-32569

Planning Commission Meeting of 1/22/2009

Case: SDR-32569

12523502005
THOMAS JAMIE
6085 ELKHORN RD
LAS VEGAS NV 89131-3019

KAVDS11 89131

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JAN 22 2009

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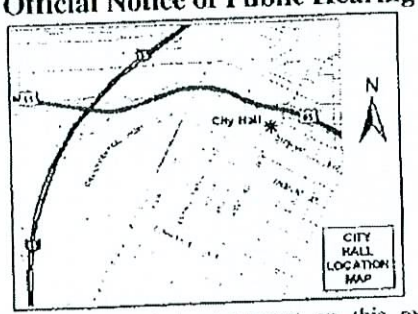

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SDR-32569

Planning Commission Meeting of 1/22/2009

Case: SDR-32569

12523502001
DASCHER DON
6185 ELKHORN RD
LAS VEGAS NV 89131-3042

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Development Services Center
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Las Vegas, Nevada 89101-2986

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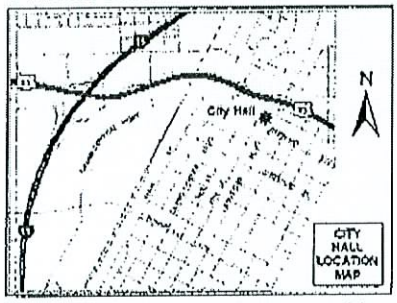

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SDR-32569

Planning Commission Meeting of 1/22/2009

Case: SDR-32569
12524101001
CHURCH ROMAN CATHOLIC LAS VEGAS
336 CATHEDRAL WY
LAS VEGAS NV 89109-0716

45P

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Las Vegas, Nevada 89101-2986

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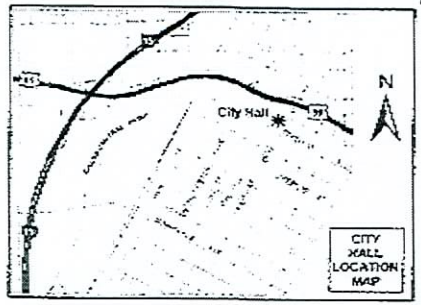

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-32569

Planning Commission Meeting of 1/22/2009

Case: SDR-32569

12523502006
COMPTON ARNOLD L & KELLI
6065 ELKHORN RD
LAS VEGAS NV 89131-3019

89131 [illegible]

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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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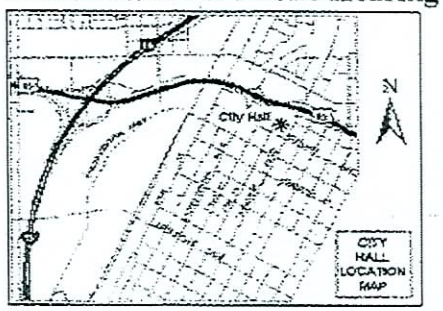

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SDR-32569

Planning Commission Meeting of 1/22/2009

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Case: SDR-32569
12523502003
BRADLEY DANIEL M II & JILLANE D
6125 ELKHORN RD
LAS VEGAS NV 89131-3042

KAVDS11 89131

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Las Vegas
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. Fourth Street
Vegas, Nevada 89101-2986

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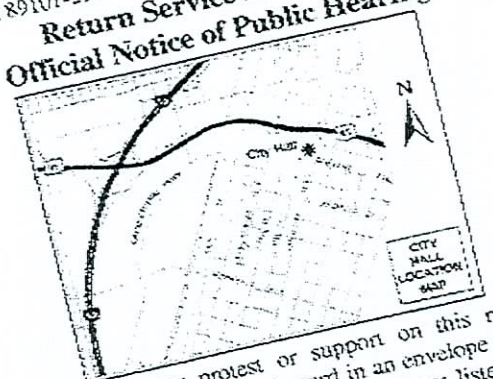

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☒ I SUPPORT this Request

☐ I OPPOSE this Request

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SDR-32569

Planning Commission Meeting of 1/22/2009

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Case: SDR-32569

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LOGAN-SMITH SHAWNDA
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LAS VEGAS NV 89134-6730

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

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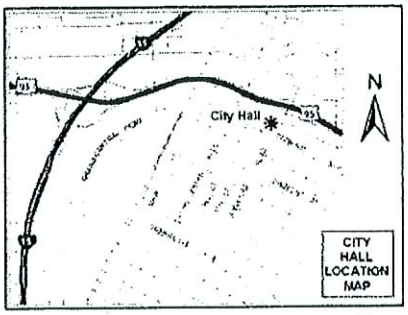

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SDR-32569
Planning Commission Meeting of 1/22/2009

Case: SDR-32569
12514810063
SANCHEZ LIVING TRUST
6008 AGATHA CHRISTIE AVE
LAS VEGAS NV 89131-2325

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JAN 16 2009

KAVOS11 25131

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Scott L. Baker, Architect, Inc.

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JAN 30 2009

January 30, 2009

City of Las Vegas Planning & Development
731 South Fourth Street
Las Vegas, Nevada 89101
1.702.229.4856 T
1.702.385.7268 F

RE: **Table Letter #1**

Application Numbers:

ZON – 32556
GPA – 32557
SDR – 32569
VAR – 32570
VAR – 32575

SLBA Project Name: Elkhorn and Jones
SLBA Project Number: 08-159

To whom it may concern;

The purpose of this letter is to request that the above applications be tabled.

After a meeting with the land owner and the City Councilman Ross, the land owner would like to Table the project so that he can redirect his development energy towards a working solution that is agreeable to the Councilman and the neighbors of the area.

This solution includes the project being a use allowed in an RE zone with a Special Use Permit.

Thank you for consideration of this request.

Best Regards;

Scott L. Baker, NCARB
Scott L. Baker, Architect, Inc.

#21-25

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

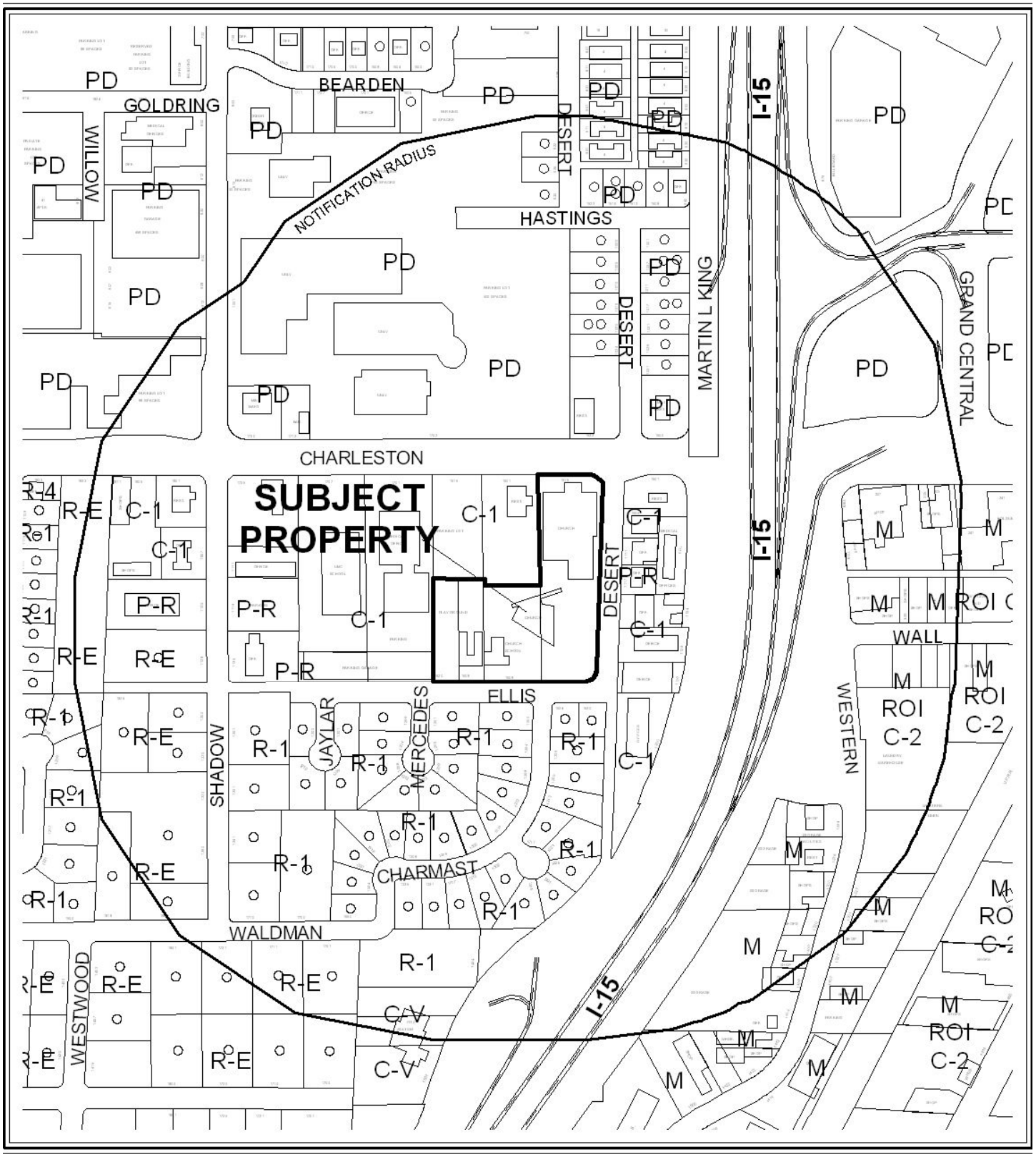
SUBJECT:
ZON-32740 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: FIRST PRESBYTERIAN CHURCH OF LAS VEGAS, NEVADA - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: O (OFFICE) on 4.13 acres at 1515 West Charleston Boulevard, 1608 and 1620 Ellis Avenue (APNs 162-04-510-004 through 007), Ward 1 (Tarkanian)

C.C.: 03/18/2009

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. Protest Postcard



0 500 Feet

CASE: **ZON-32740**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)

N



0 500 Feet

CASE: **ZON-32740**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-32740 - APPLICANT/OWNER: FIRST PRESBYTERIAN CHURCH OF LAS VEGAS, NEVADA

** CONDITIONS **

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

Planning and Development

1. The applicant shall work with city staff to determine the most appropriate mapping action necessary to consolidate the four existing parcels. The mapping action shall be completed and recorded prior to the adoption of the zoning ordinance.

LEH

ZON-32740 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for Rezoning from R-E (Residence Estates) to O (Office) on 4.13 acres on the southwest corner of Charleston Boulevard and Desert Lane. The addresses included with this Rezoning request are 1515 West Charleston Boulevard, and 1608 and 1620 Ellis Avenue.

The General Plan designation for the subject site is O (Office), and is located within the Rancho Charleston Land Use Study and Strategic Plan area. The proposed Rezoning is in compliance with both the General Plan designation of O (Office) and the Rancho Charleston Land Use Study and Strategic Plan Area. As the proposed Rezoning would not adversely affect the adjacent properties, and the existing church facility is permitted under the proposed O (Office) zoning district and is compatible with the surrounding land uses and zoning districts, staff recommends approval of this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/24/91	The Board of Zoning Adjustment approved (final action) a request for a Special Use Permit (U-0261-91) for a child care facility at 1608 Ellis Avenue.
05/24/94	The Board of Zoning Adjustment approved (Final action) a request for a Special Use Permit (U-0108-94) for the expansion of church facilities for a school (grades K through 6).
10/19/06	The Planning Commission approved a request by the applicant to withdraw without prejudice a request for a General Plan Amendment (GPA-13372) to amend a portion of the Southeast sector of the General Plan from O (Office) to SC (Service Commercial), and a Rezoning (ZON-13491) from R-E (Residence Estates) to C-1 (Limited Commercial).
Related Building Permits/Business Licenses	
05/25/88	A building permit (#88007671) was issued for on-site improvements at 1515 West Charleston Boulevard. The permit was finaled on 07/20/89.
04/10/92	A building permit (#92142049) was issued for a certificate of occupancy at 1608 Ellis Avenue. The permit was finaled on 06/08/92.
04/14/95	A building permit (#95373576) was issued for a modular building at 1608 Ellis Avenue. The permit was finaled on 07/03/95.
07/25/97	A building permit (#97015230) was issued for a non-work certificate of occupancy at 1608 Ellis Avenue. The permit expired on 03/21/98.
09/26/97	A building permit (#97019877) was issued for a 3,530 square-foot modular classroom at 1620 Ellis Avenue. The permit was finaled on 09/29/00.
06/30/98	A building permit (#98013601) was issued for a chain link 212-foot by 6-foot and 160-foot by 4-foot fence at 1608 Ellis Avenue. The permit expired on 01/01/99.

LEH

07/22/98	A building permit (#98014887) was issued for a remodel (daycare) at 1608 Ellis Avenue. The permit was finaled on 08/12/98.
02/06/03	A building permit (#03002378) was issued for a tenant improvement (remodel) at 1515 West Charleston Boulevard. The permit was finaled on 03/18/04.
Pre-Application Meeting	
12/12/08	A pre-application meeting was held where the submittal requirements for a Rezoning application were discussed.
Neighborhood Meeting	
A neighborhood meeting was not required for this application.	
Field Check	
01/08/09	Staff performed a routine field check where a church facility was observed on multiple parcels.
Details of Application Request	
Site Area	
Net Acres	4.13

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Church Facility	O (Office)	R-E (Residence Estates)
North	University of Nevada-Las Vegas (UNLV) & Restaurant	O (Office)& UMC (University Medical Center)	C-1 (Limited Commercial) & PD (Planned Development)
South	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
East	Offices	SC (Service Commercial)	C-1 (Limited Commercial) & P-R (Professional Office and Parking)
West	Restaurant & Offices	O (Office)	C-1 (Limited Commercial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Rancho Charleston Land Use Study & Strategic Plan	X		Y
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

LEH

Rancho Charleston Land Use Study & Strategic Plan

The subject site is within the boundaries of the Rancho Charleston Land Use Study & Strategic Plan and is designated O (Office). One of the goals stated by the Strategic Plan is, "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 Rezoning to O (Office) is an appropriate buffer between R-1 (Single Family Residences) zoned single-family residences to the south and the C-1 (Limited Commercial) zoned properties to the north. The Rezoning of the site to the O (Office) zoning district is appropriate for the area and the existing use and furthers the goals of Rancho Charleston Land Use Study & Strategic Plan.

Airport Overlay District – 200 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 200-foot contour limitation and does not violate the height limitations as no change to the existing building has been proposed.

ANALYSIS

The subject property is located within the Southeast Sector of the General Plan and has a current land use designation of O (Office). The O (Office) category 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 for individuals, civic, social, fraternal and other non-profit organizations.

This is a Rezoning request to change the zoning of the subject property from R-E (Residence Estates) district to an O (Office) district. The O (Office) district is designed to provide for the development of office uses, supporting service uses and low intensity commercial uses performing administrative, professional and personal services. These may be small office buildings developed in a cluster with an internal traffic circulation system or one larger office building. This district may be used as a buffer between residential and more intense retail/commercial uses. The O (Office) District is consistent with the O (Office) category of the General Plan.

The proposed O (Office) zoning is compatible with the O (Office) General Plan designation. Since the proposed Rezoning request will bring the use of the subject property into conformance with Title 19 and the General Plan and provide an appropriate buffer to the adjacent properties, 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 to O (Office) is consistent with the General Plan designation of O (Office).

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."**

   Currently the subject site is a church facility and is surrounded by offices, university, restaurants, and single-family residences. The propose O (Office) zoning district would not adversely affect the adjacent properties. The existing church facility is permitted under the proposed O (Office) zoning district and 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."**

   Staff supports the proposed Rezoning of the subject site to the O (Office) zoning district as the existing use is an appropriate buffer between single-family residences to the south and the restaurants to the west and north. The Rezoning of the site to the O (Office) zoning district is appropriate for the area and the existing use and conforms to the intent of the Rancho Charleston Corridor Study.

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 on the southwest corner of Charleston Boulevard and Desert Lane. While no access is provided from Charleston Boulevard, adequate access to the site is provided from Desert Lane and Ellis Avenue. Both of which are classified as 60-foot Collector Streets by the Master Plan of Streets and Highways. As this is an existing church facility, no additional vehicular traffic will be created by the Rezoning of the subject site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 0

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 132

APPROVALS 0

PROTESTS 1

LEH

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-32740 APN: 162-04-510-004, -005, -006, -007

Name of Property Owner: FIRST PRESBYTERIAN CHURCH

Name of Applicant: FIRST PRESBYTERIAN CHURCH

Name of Representative: LEXI TEJEDA, STUDIO VBM LLC
OR JIM VELTMAN, STUDIO VBM LLC

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: Wayne Petersen

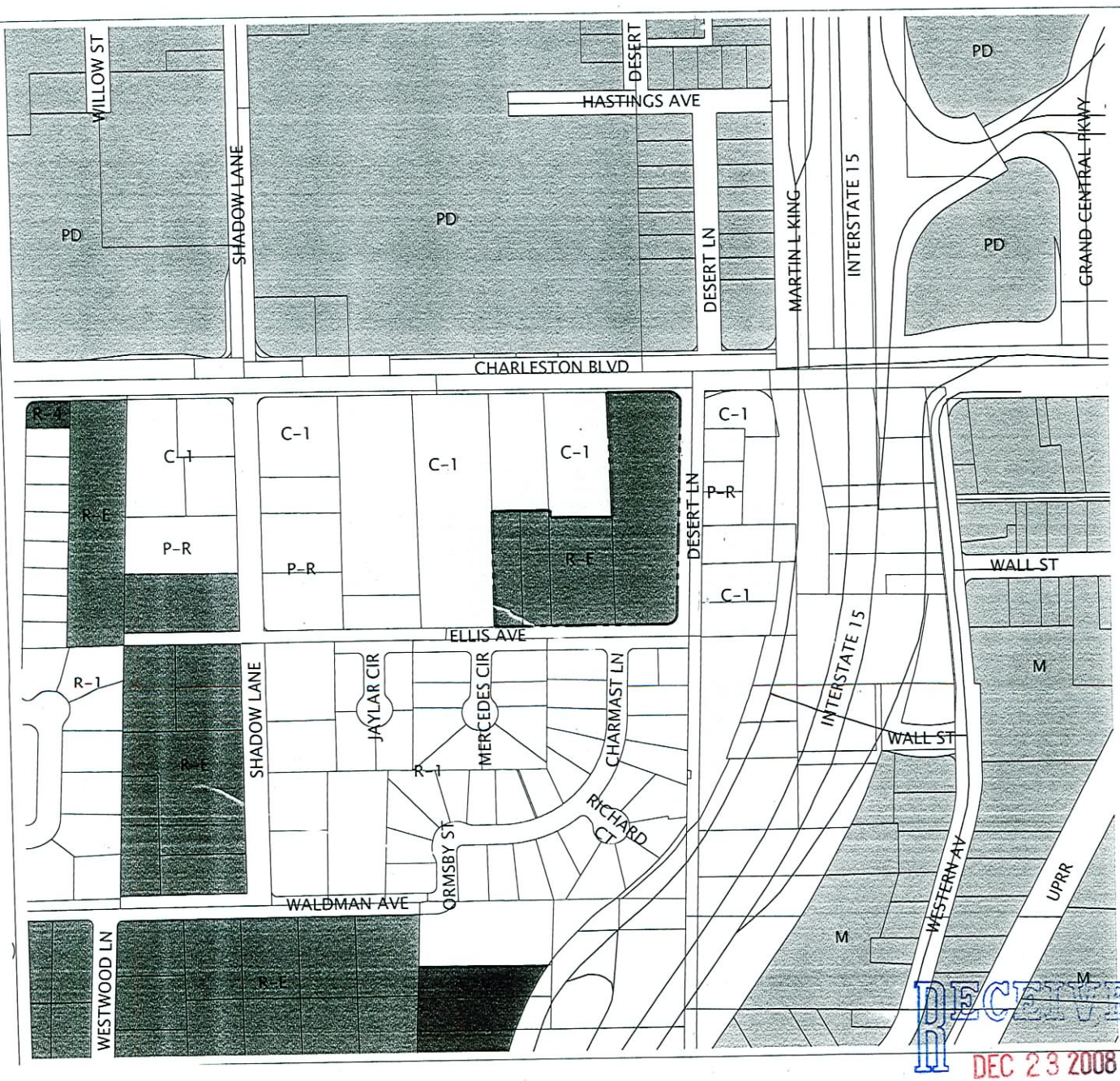
Print Name: WAYNE PETERSEN PRESIDENT

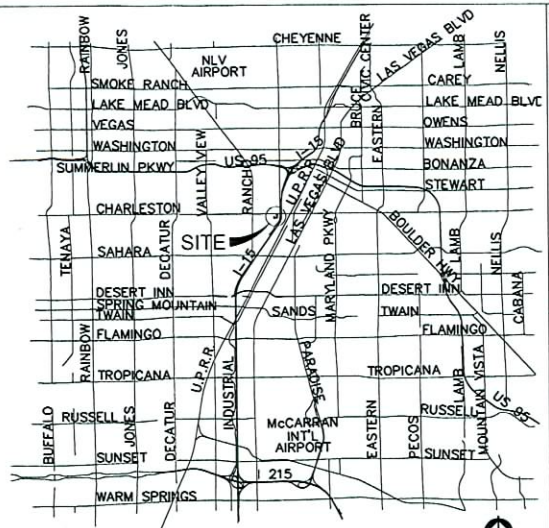
Subscribed and sworn before me

This 21st day of December, 2008

Carol R. Gregory
Notary Public in and for said County and State

NOTARY PUBLIC
CAROL R. GREGORY
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. DECEMBER 30, 2011
No: 04-86129-1





VICINITY MAP

NOT TO SCALE

PROPERTY DATA

APN: 162-04-510-004, -005, -006, -007
AREA: 4.13 ACRES
CURRENT ZONING: R-E
PROPOSED ZONING: O - OFFICE
LAND USE PLAN: OFFICE

LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF (N½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

LEGEND

- SUBJECT PROPERTY BOUNDARY
- R-E RESIDENCE ESTATES
- R-1 SINGLE FAMILY RESIDENTIAL
- R-4 HIGH DENSITY RESIDENTIAL
- C-1 LIMITED COMMERCIAL
- C-V CIVIC
- P-R PROFESSIONAL OFFICE & PARKING
- PD PLANNED DEVELOPMENT
- M INDUSTRIAL
- PUBLIC RIGHT-OF-WAY

N

0 125 250 500

(IN FEET)
1" = 250'

VBM Studio VBM, LLC
STUDIO VBM, LLC
Land Planning | Landscape Architecture
1601 S. Rainbow Blvd Suite 250
Las Vegas, Nevada 89146
T 702 255 5466
F 702 255 5466
www.vbmlv.com

DESCRIPTION | DATE | DELTA

ZONING MAP
FIRST PRESBYTERIAN CHURCH
CITY OF LAS VEGAS, NEVADA

SHEET TITLE: ZONING MAP

PROJECT #	VBM 885
PREPARED BY	JAT
REVIEWED BY	JAV
DATE	12-23-2008
SHEET #	1

RECEIVED
DEC 23 2008

ZON-32740
02/12/09 PC



ZON-32740 - APPLICANT/OWNER: FIRST PRESBYTERIAN CHURCH OF LAS VEGAS, NEVADA
1515 WEST CHARLESTON BOULEVARD, 1608 AND 1620 ELLIS AVENUE
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09



ZON-32740 - APPLICANT/OWNER: FIRST PRESBYTERIAN CHURCH OF LAS VEGAS, NEVADA
1515 WEST CHARLESTON BOULEVARD, 1608 AND 1620 ELLIS AVENUE
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09



ZON-32740 - APPLICANT/OWNER: FIRST PRESBYTERIAN CHURCH OF LAS VEGAS, NEVADA
1515 WEST CHARLESTON BOULEVARD, 1608 AND 1620 ELLIS AVENUE
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09



ZON-32740 - APPLICANT/OWNER: FIRST PRESBYTERIAN CHURCH OF LAS VEGAS, NEVADA
1515 WEST CHARLESTON BOULEVARD, 1608 AND 1620 ELLIS AVENUE
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09



ZON-32740 - APPLICANT/OWNER: FIRST PRESBYTERIAN CHURCH OF LAS VEGAS, NEVADA
1515 WEST CHARLESTON BOULEVARD, 1608 AND 1620 ELLIS AVENUE
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09

Studio VBM, LLC
LAND PLANNING AND
LANDSCAPE ARCHITECTURE
1601 S. Rainbow Blvd. Suite 250
Las Vegas, NV 89146
T 702.396.1044
F 702.255.0466
www.studiovbm.com

December 29, 2008

City of Las Vegas
Planning and Development
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

RE: First Presbyterian Church
Rezoning submittal
APNs 162-04-510-004, -005, -006, -007

On behalf of First Presbyterian Church, located at 1515 W. Charleston Blvd. in the City of Las Vegas, we are submitting a zone change application for the property zoned R-E: Residence Estates District. We are requesting that the zoning be changed to O: Office.

Although the properties to the south remain mostly residential, the church site borders on the major right-of-way Charleston, and adjacent properties are zoned C-1 and P-R. Close proximity to the interstate on the east also impacts the site.

This zone change will bring the property into compliance with the General Plan, in which the area is designated as Office.

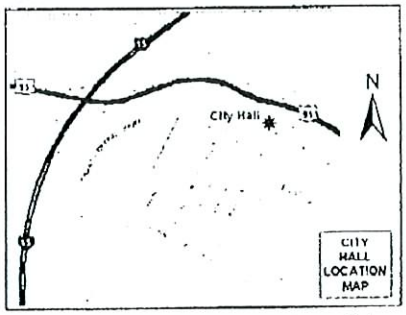
Respectfully submitted,

Lexi Tejeda, AICP, RLA #618
Studio VBM LLC

ZON-32740
02/12/09 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.

ZON-32740
Planning Commission Meeting of 2/12/2009



RECEIVED
FEB 04 2009

Case: ZON-32740
16204601002
JACKSON DARRELL E ETAL
2775 S JONES BLVD #100-A
LAS VEGAS NV 89146-5655

P
20

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

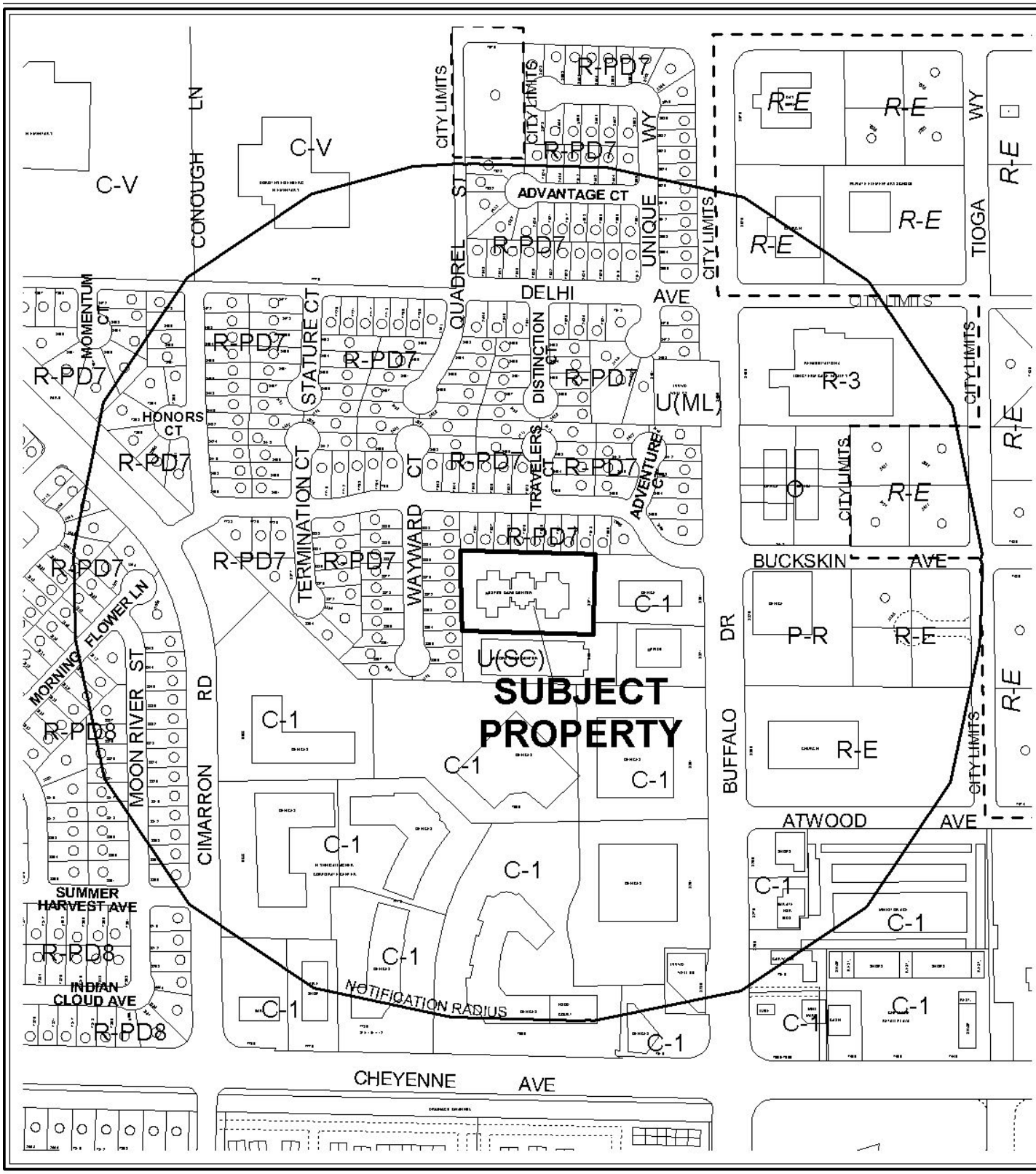
SUBJECT:
ZON-32758 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: LVRC RESIDENTIAL, LLC - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL)] TO: C-1 (LIMITED COMMERCIAL) on 1.65 acres at 3371 North Buffalo Drive (APN 138-09-801-021), Ward 4 (Steinman)

C.C.: 03/18/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**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 Postcards



0 300 600 Feet

CASE: **ZON-32758**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

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

N



0 300 600 Feet

CASE: **ZON-32758**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-32758 - APPLICANT/OWNER: LVRC RESIDENTIAL, LLC

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL.

SG

ZON-32758 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Rezoning from U (Undeveloped) [SC (Service Commercial)] to C-1 (Limited Commercial) on 1.65 acres at 3371 North Buffalo Drive. The existing Convalescent Care Facility at the subject is a permitted use within both the U (Undeveloped) and C-1 (Limited Commercial) districts with the approval of a Special Use Permit. A Special Use Permit (SUP-4203) for a Convalescent Care Facility / Nursing Home was approved on 06/16/04. As the requested Rezoning to the C-1 (Limited Commercial) district is consistent with the existing SC (Service Commercial) General Plan designation, and the existing use will conform to both Title 19 and the General Plan, staff is recommending approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/26/98	The City Council approved a Rezoning (Z-0120-97) from U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) Zone, including a Site Development Plan Review, for a proposed 11,602 square-foot senior daycare facility, a 24,000 square-foot, two-story, office building, a 24,082 square-foot memory care center, and a 16,848 square-foot respite care center on property located on the southwest corner of Buffalo Drive and Buckskin Avenue. Planning Commission recommended approval.
01/26/98	The City Council approved a Special Use Permit (U-125-97) for a proposed 11,602 square-foot senior daycare facility, a 24,000 square-foot, two-story, office building, a 24,082 square-foot memory care center, and a 16,848 square-foot respite care center on property located at the southwest corner of Buffalo Drive and Buckskin Avenue. Planning Commission recommended approval.
04/13/98	The City Council approved a request to Vacate (VAC-0004-98) government patent reservations and declarations of utilization for property generally located west of Buffalo Drive and south of Buckskin Avenue. Planning Commission recommended approval.
05/13/99	The Planning Commission approved a request for an Extension of Time [VAC-0004-98(1)] on an approved Vacation for government patent reservations and declarations of utilization for property generally located west of Buffalo Drive and south of Buckskin Avenue.

06/19/02	The City Council approved a request for Review of Conditions [Z-0120-97(1), U-0125-97(1) and U-0158-98(1)] contained in case numbers Z-120-97, U-125-97, and U-158-98 relating to the location and design of mechanical equipment, air conditioning units, back-up generators, trash enclosures, landscaping and parking areas on properties located at 3321, 3351, 3371, and 3391 North Buffalo Drive.
06/16/04	The City Council approved a request for a Special Use Permit (SUP-4203) for a convalescent care facility/nursing home at 3371 North Buffalo Drive. Planning Commission recommended approval.
03/12/08	A Code Enforcement complaint (#63382) was processed for excessive noise at 3371 N. Buffalo Drive. The case was resolved on 04/10/08.
Related Building Permits/Business Licenses	
06/10/98	A building permit (#98012183) was issued for a foundation only for building #2, Respite Care Center, located at 3371 N. Buffalo Drive. The permit expired on 07/03/99.
08/11/98	A building permit (#98016390) was issued for building #2, Respite Care Center, located at 3371 N. Buffalo Drive. The permit was finaled on 01/15/99.
10/22/98	A building permit (#98021164) was issued for a wall/fence located at 3371 N. Buffalo Drive. The permit expired on 07/03/99.
10/27/98	A building permit (#98021343) was issued for a wall/fence for a trash enclosure located at 3371 N. Buffalo Drive. The permit expired on 07/03/99.
02/08/01	A business license (H20-00001) was issued for a withdrawal management facility located at 3371 N. Buffalo Drive. The license is still active.
01/17/08	A building permit (#105475) was issued for minor electrical work located at 3371 N. Buffalo Drive. The permit is still active.
Pre-Application Meeting	
12/10/08	A pre-application meeting was held to discuss the requirements for Rezoning an existing Convalescent Care Facility site.
Neighborhood Meeting	
A neighborhood meeting was neither required nor held for this application.	
Field Check	
01/08/09	A field check was conducted by staff. The site contains an existing Convalescent Care Facility in good condition.

Details of Application Request	
Site Area	
Gross Acres	1.65

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Convalescent Care Facility	SC (Service Commercial)	U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] Proposed: C-1 (Limited Commercial)
North	Single-Family Residences	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development, 7 Units per Acre)
South	Convalescent Care Facility	SC (Service Commercial)	U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation]
East	Offices	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single-Family Residences	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development, 7 Units per Acre)

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

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	72,024 SF	Y
Min. Lot Width	100 Feet	210 Feet	Y
Min. Setbacks			
• Front	20 Feet	65 Feet	Y
• Side	10 Feet	40 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	40 Feet	Y

Max. Lot Coverage	50%	28%	Y
Max. Building Height	N/A	Existing	Y

ANALYSIS

The subject site has a current General Plan land use designation of SC (Service Commercial), which is intended to allow 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. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

This is a request for Rezoning from U (Undeveloped) [SC (Service Commercial) General Plan designation] to 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-l (Limited Commercial) district is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan. The existing Convalescent Care Facility at the subject is a permitted use within both the U (Undeveloped) and C-1 (Limited Commercial) districts with the approval of a Special Use Permit. A Special Use Permit (SUP-4203) for a Convalescent Care Facility / Nursing Home was approved on 06/16/04. As the requested Rezoning to the C-1 (Limited Commercial) district is consistent with the existing SC (Service Commercial) General Plan designation, and the existing use will conform to both Title 19 and the General Plan, staff is recommending approval.

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 requested Rezoning to the C-1 (Limited Commercial) is consistent with the existing SC (Service Commercial) General Plan designation, and the existing use will conform to both Title 19 and 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 uses allowed by the requested zoning will be compatible with the surrounding commercial and residential land uses. The existing Convalescent Care Facility has been located at the subject site since 1999.

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

   The existing U (Undeveloped) district functions as a temporary classification to be used until property is ready for development for a more intense, permanent use. Rezoning the property to the C-1 (Limited Commercial) district will be consistent with the existing General Plan designation of SC (Service Commercial), and will be compatible with the existing surrounding land uses.

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 has shared access to Buffalo Drive, designated a 100-foot Primary Arterial by the Master Plan of Streets and Highways, which is adequate for the existing use of the site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 253

APPROVALS 0

PROTESTS 3

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-32758 APN: 138-09-801-021

Name of Property Owner: LVRC RESIDENTIAL, LLC

Name of Applicant: LVRC RESIDENTIAL, LLC

Name of Representative: N/A

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: N/A

Partner(s): N/A N/A

APN: N/A

Signature of Property Owner: _____

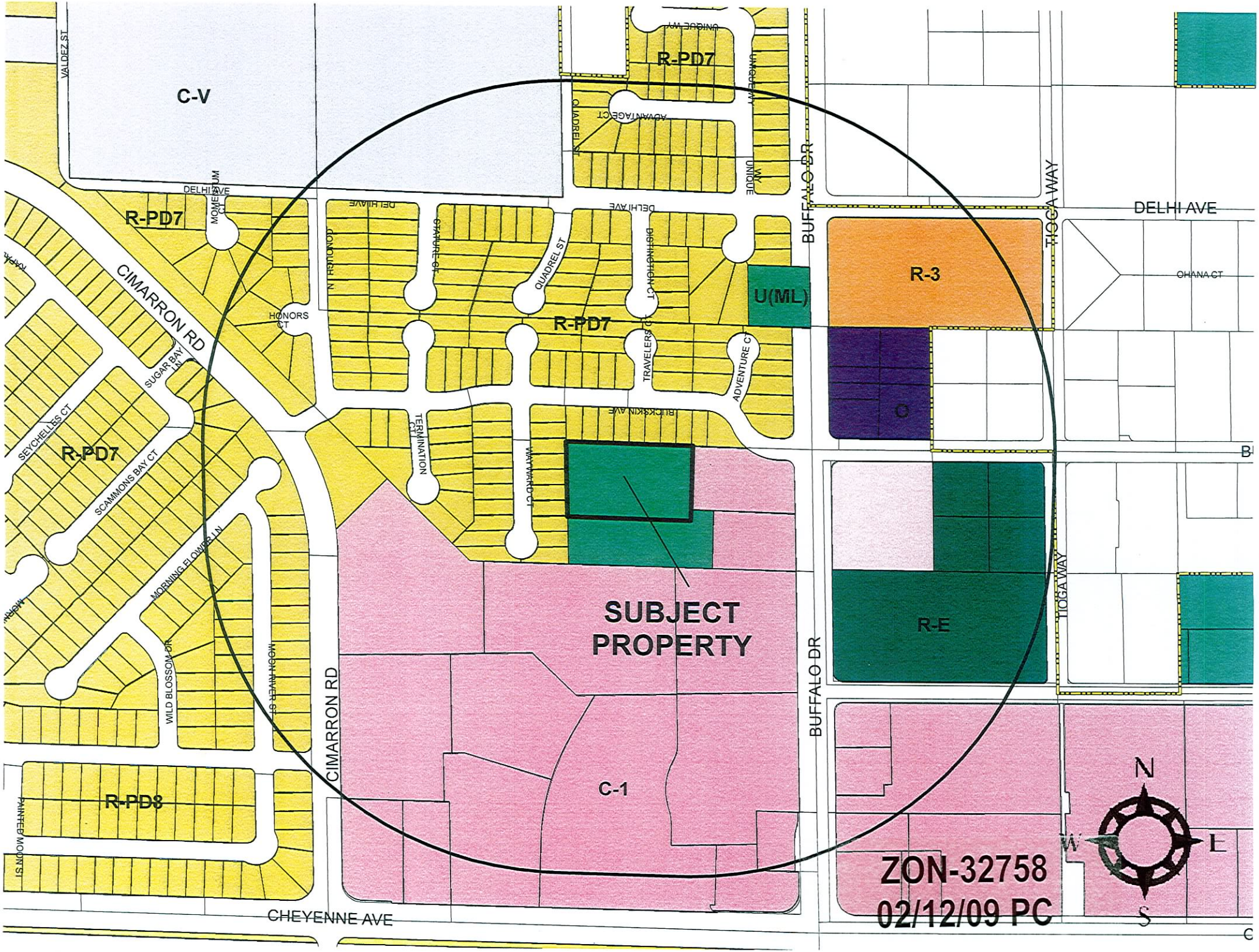
Print Name: STUART P SMITH

Subscribed and sworn before me

This _____ day of _____, 20____

_____

Notary Public in and for said County and State



C-V
R-PD7
R-PD7
R-PD7
R-PD7
R-PD8
U(ML)
R-3
R-E
C-1
SUBJECT PROPERTY
CIMARRON RD
CIMARRON RD
BUFFALO DR
BUFFALO DR
TIOGA WAY
TIOGA WAY
DELHI AVE
DELHI AVE
CHEYENNE AVE
VALDEZ ST
MOMENTUM CT
HONORS CT
SUGAR BAY LN
SEYCHELLES CT
SCAMMONS BAY CT
MORNING FLOWER LN
WILD BLOSSOM DR
MOON RIVER ST
PAINTED MOON ST
CONQUEST LN
STATURE CT
QUADREL ST
DISTINCTION CT
TRAVELERS CT
ADVENTURE CT
BLICKSKIN AVE
TERMINATION CT
WAYWARD CT
ADVANTAGE CT
UNIQUE WY
OHANA CT
N
S
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W
ZON-32758
02/12/09 PC



ZON-32758 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: LVRC RESIDENTIAL, LLC
3371 NORTH BUFFALO DRIVE
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09

LVRC RESIDENTIAL, LLC
3371 N. BUFFALO DRIVE
LAS VEGAS, NV 89129

November 26, 2008

City of Las Vegas
Planning & Development Department
731 S. 4th Street
Las Vegas, NV 89101

Re: LVRC Residential, LLC
3371 N. Buffalo Drive
Las Vegas, NV 89129
APN: 138-09-801-021

Justification Letter

To Whom It May Concern:

Please allow this to serve as an official Justification Letter for the attached Application for Rezoning of the above referenced property.

It is the desire of LVRC Residential, LLC to rezone the above property from the current Undeveloped (Service Commercial) to C-1. It is our understanding that this change would not require a General Plan Amendment and our current parcel was planned for eventual C-1 zoning. In addition, you will also note that the parcels surrounding us are primarily C-1 and consistent with our request.

If you have any questions, please feel free to call me at (702) 289-0338.

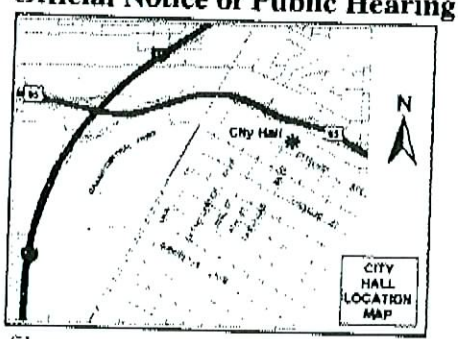
Sincerely,

Brad Greenstein
LVRC Residential, LLC

ZON-32758
02/12/09 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.

ZON-32758

Planning Commission Meeting of 2/12/2009

PRESORTED FIRST CLASS

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Case: ZON-32758

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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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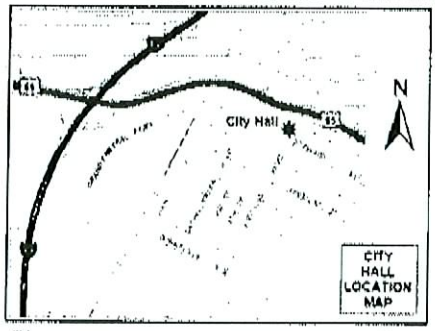
Return Service Requested

Official Notice of Public Hearing



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Please use available blank space on card for your comments.

ZON-32758

Planning Commission Meeting of 2/12/2009

2/2/09

Case: ZON-32758

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MORANTES KIMBERLY SEP PPTY TR
8656 CACTUS CREEK DR
LAS VEGAS NV 89129-2205

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

PRESORTED
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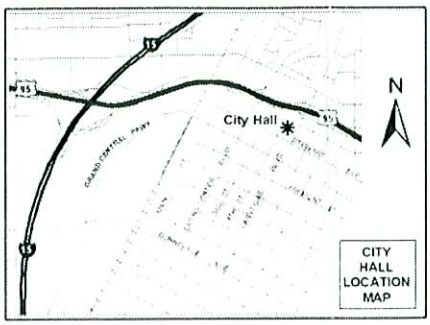

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-32758
Planning Commission Meeting of 2/12/2009

Case: ZON-32758
13810301013
CHAMBERLAIN TERESA D
3421 N TIOGA WY
LAS VEGAS NV 89129-6256

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City of Las Vegas Agenda Item No.: **28.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

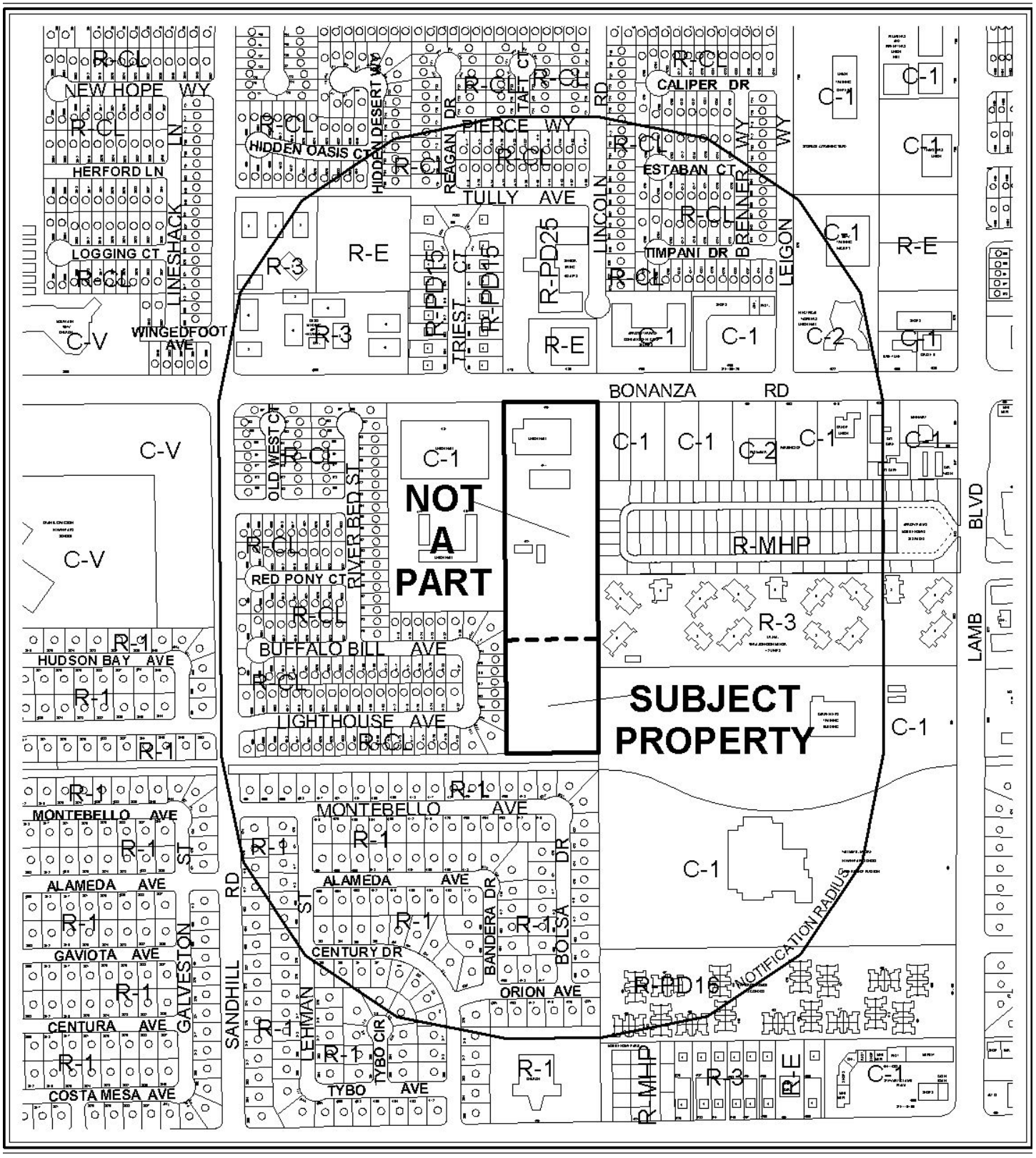
SUBJECT:
ZON-32809 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL HODCARRIERS BUILDING & COMMON LABORERS UNION NO. 872 - Request for Rezoning of a portion of the site FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 2.97 acres at 4201 East Bonanza Road (a portion of APN 140-31-501-003), Ward 3 (Reese)

C.C.: 03/18/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**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. Protest/Support Postcards

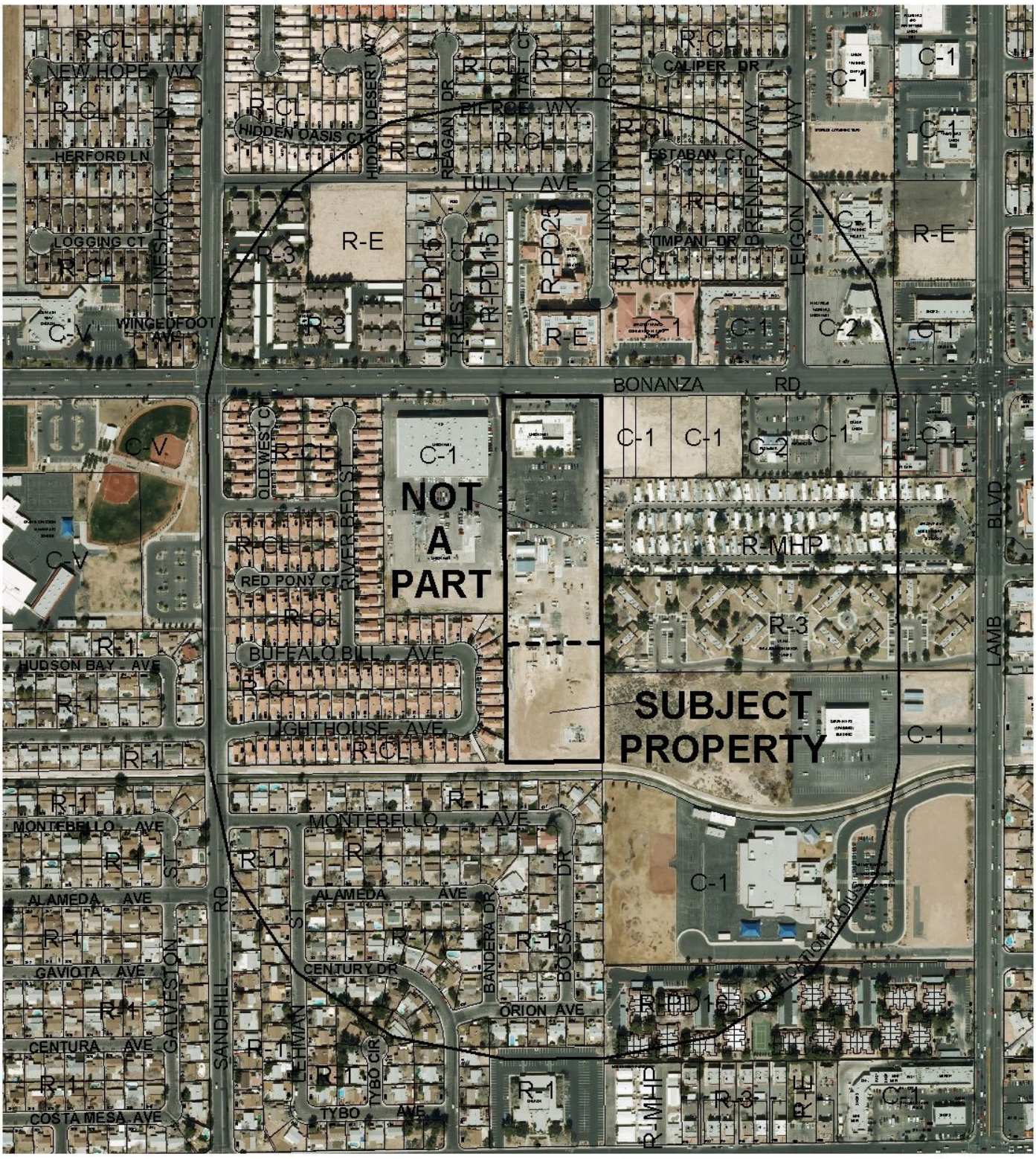


CASE: **ZON-32809**

RADIUS: 1000 FT

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

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



0 500 1000 Feet

CASE: **ZON-32809**

RADIUS: 1000 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-32809 - APPLICANT/OWNER: LABORERS LOCAL 872

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL.

SG

ZON-32809 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Rezoning from R-1 (Single Family Residential) to C-1 (Limited Commercial) for a 2.97-acre portion of the subject site at 4201 East Bonanza Road. The subject site is currently split-zoned C-1 (Limited Commercial) and R-1 (Single Family Residential), with a General Plan designation of SC (Service Commercial) for the entire site. This request to Rezone the entire site to the C-1 (Limited Commercial) district is consistent with the existing SC (Service Commercial) General Plan designation. An associated Site Development Plan Review (SDR-32807) has also been submitted for a proposed 7,625 square-foot, two-story addition to an existing 16,030 square-foot building and expansion of training yard facilities for a Trade School, with a Waiver to allow zero-foot landscape buffers along portions of the east and west perimeters where eight feet is required. The existing Trade School is a permissible use within the C-1 (Limited Commercial) district, which is consistent with the existing SC (Service Commercial) General Plan designation; therefore, staff is recommending approval of this Rezoning request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
09/06/78	The Board of City Commissioners approved the reclassification (Z-0070-78) of property from R-E (Residence Estates) to C-1 (Limited Commercial) for property located at 4201 E. Bonanza Road. [Note: The north 837 feet of the site was approved for C-1 (Limited Commercial) zoning, with the remainder to be zoned R-1 (Single Family Residential).]
06/23/94	The Planning Commission approved a Plot Plan and Building Elevation Review [Z-0070-78(1)] for proposed modular office and classroom additions at 4201 E. Bonanza Road.
06/22/95	The Planning Commission approved a one-year Required Review [Z-0070-78(2)] on an approved plot plan and building elevation review which allowed temporary modular office and classroom additions at 4201 E. Bonanza Road.
06/26/97	The Planning Commission approved a two-year Required Review [Z-0070-78(3)] on an approved plot plan and building elevation review which allowed temporary modular office and classroom additions at 4201 E. Bonanza Road.
10/18/99	The Planning and Development Department administratively approved a Site Development Plan Review [Z-0070-78(4)] for a proposed 4,416 square-foot addition to an existing office at 4201 E. Bonanza Road.
11/18/99	The Planning Commission approved an Extension of Time [Z-0070-78(5)] on an approved Site Development Plan Review to allow the continued use of temporary modular buildings at 4201 E. Bonanza Road.

12/07/01	The Planning Commission approved an Extension of Time [Z-0070-78(6)] on an approved Site Development Plan Review to allow the continued use of temporary modular buildings at 4201 E. Bonanza Road.
09/06/03	A Code Enforcement Complaint (#3176) was processed for trash and debris at 4201 E. Bonanza Road. The complaint was resolved on 10/20/03.
04/28/06	The Planning Commission approved an Extension of Time (EOT-12247) on an approved Site Development Plan Review to allow the continued use of temporary modular buildings at 4201 E. Bonanza Road. This Site Development Plan Review expired on 06/23/08, as no further Extension of Time application was submitted.
05/24/07	The Planning and Development Department administratively approved a Site Development Plan Review (SDR-19813) for a Wireless Communications Facility, Slim Line at 4201 E. Bonanza Road.
06/20/07	A Code Enforcement Complaint (#54569) was processed for graffiti at 4201 E. Bonanza Road. The complaint was resolved on 07/03/07.

Related Building Permits/Business Licenses	
05/15/91	A building permit (#91106578) was issued for a reroof at 4201 E. Bonanza Road. The permit was finaled on 08/12/91.
12/16/91	A building permit (#91129406) was issued for a remodel/demo by others at 4201 E. Bonanza Road. The permit was finaled on 01/15/92.
12/16/91	A building permit (#91129395) was issued for an interior remodel/ ceiling at 4201 E. Bonanza Road. The permit was finaled on 01/31/92.
01/23/95	A building permit (#95364573) was issued for a retaining wall at 4201 E. Bonanza Road. The permit was finaled on 02/15/95.
06/05/95	A building permit (#95378643) was issued for on-site improvements at 4201 E. Bonanza Road. The permit expired on 04/06/96.
07/07/95	A building permit (#95381264) was issued for a 30-foot by 40-foot storage building at 4201 E. Bonanza Road. The permit expired on 04/06/96.
08/29/95	A building permit (#95385960) was issued for on-site sewer and water at 4201 E. Bonanza Road. The permit expired on 05/11/96.
10/05/95	A building permit (#95879182) was issued to repair a service riser at 4201 E. Bonanza Road. The permit expired on 04/06/96.
11/09/95	A building permit (#95881855) was issued for a gas line at 4201 E. Bonanza Road. The permit expired on 05/11/96.
08/21/97	A building permit (#97017427) was issued to change from overhead to underground electrical service at 4201 E. Bonanza Road. The permit was finaled on 11/17/97.
02/25/00	A building permit (#3370) was issued for on-site improvements at 4201 E. Bonanza Road. The permit expired 08/26/00.
02/25/00	A building permit (#3369) was issued for a new building at 4201 E. Bonanza Road. The permit expired 08/26/00.

08/27/04	A building permit (#4019360) was issued for a cell site at 4215 E. Bonanza Road. The permit was finaled 03/31/05.
12/16/04	A building permit (#32526) was issued for a cell site at 4215 E. Bonanza Road. The permit expired 06/16/05.
12/10/05	A building permit (#33500) was issued for a wall/fence at 4215 E. Bonanza Road. The permit was finaled 08/20/05.

Pre-Application Meeting	
11/06/08	A pre-application meeting was held to discuss the requirements of a Site Development Plan Review and Rezoning to accommodate an addition to the existing building and the expansion of the training yard facilities.

Neighborhood Meeting
A neighborhood meeting was neither required nor held for this application.

Field Check	
01/08/09	A field check was conducted by staff. The subject site is an existing union hall and training facility. The north (front) portion of the site has been developed and consists of the union hall and parking area, with the south (rear) portion of the site used as a training yard for various activities.

Details of Application Request	
Site Area	
Gross Acres	9.29 Acres
Net Acres	2.97 Acres (portion of subject site to be Rezoned)

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Union Hall and Training Facility, Wireless Communications Facility	SC (Service Commercial)	C-1 (Limited Commercial) and R-1 (Single Family Residential)
North	Senior Apartments	M (Medium Density Residential)	R-PD25 (Residential Planned Development, 25 Units per Acre)
	Senior Apartments	H (High Density Residential)	R-E (Residence Estates) Under Resolution of Intent to R-5 (Apartment)
South	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)

East	Vacant land and Union Training Facility	SC (Service Commercial)	C-1 (Limited Commercial)
	Mobile Home Park	ML (Medium Low Density Residential)	R-MHP (Residential / Manufactured Home Park)
	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Union Hall	SC (Service Commercial)	C-1 (Limited Commercial)
	Single-Family Residences	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)

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 required Multi-Use Transportation Trail along the south perimeter is existing.*

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	N/A	402,575 SF	Y
Min. Lot Width	100 Feet	100 Feet	Y
Min. Setbacks			
• Front	20 Feet	70 Feet	Y
• Side	10 Feet	30 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	400 Feet	Y
Max. Lot Coverage	50%	5.9%	Y
Max. Building Height	N/A	35 Feet	Y

ANALYSIS

The subject site has an existing General Plan designation of SC (Service Commercial), which is intended to allow 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. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

The subject site is currently split-zoned, with designations of C-1 (Limited Commercial) on the north 837 feet, and R-1 (Single Family Residential) on the remainder of the site. This application for Rezoning to C-1 (Limited Commercial) has been submitted for the residentially zoned portion of the site. 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-l (Limited Commercial) district is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan. The existing Trade School use associated with the subject site is a permissible use within the C-1 (Limited Commercial) zoning district and is allowed by the SC (Service Commercial) General Plan designation; therefore, staff is recommending approval 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."**

   The requested Rezoning to the C-1 (Limited Commercial) is consistent with the existing SC (Service Commercial) General Plan designation, and the existing use will conform to both Title 19 and 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 uses allowed by the requested zoning will be compatible with the surrounding commercial and residential land uses.

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

Rezoning the property to the C-1 (Limited Commercial) district will be consistent with the existing General Plan designation of SC (Service Commercial), and will be compatible with the existing surrounding land uses. The existing Trade School use is a permissible use in the C-1 (Limited Commercial) 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."**

Two existing driveways provide access to Bonanza Road, designated a 100-foot Primary Arterial by the Master Plan of Streets and Highways, which is adequate to meet the requirements of the proposed zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

ASSEMBLY DISTRICT 11

SENATE DISTRICT 10

NOTICES MAILED 520

APPROVALS 2

PROTESTS 1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-32809 APN: 140-31-501-003

Name of Property Owner: Laborers International Union of North America

Name of Applicant: :Laborers Local Union 872 - Office Addition

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: N/A

Partner(s): N/A

APN: N/A

Signature of Property Owner: Thomas W White

Print Name: Thomas White

Subscribed and sworn before me

This 11 day of December, 20 08

Chelsey Torres

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CHELSEY TORRES
My Appointment Expires Feb 18, 2011

SITE INFORMATION:

APN: 140 31 501 003
SITE AREA: 9.29 ACRES

PROPOSED ZONING: C-1

EXISTING ZONING: C-1 AND R-1

SUBDIVISION:
PT NW4 NE4 SEC 31 20 62

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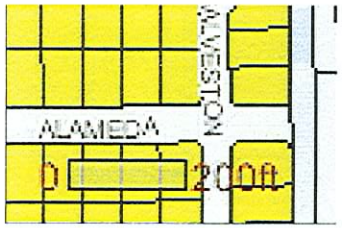
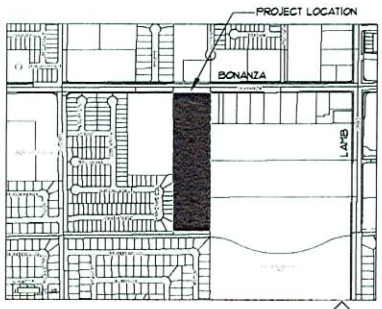
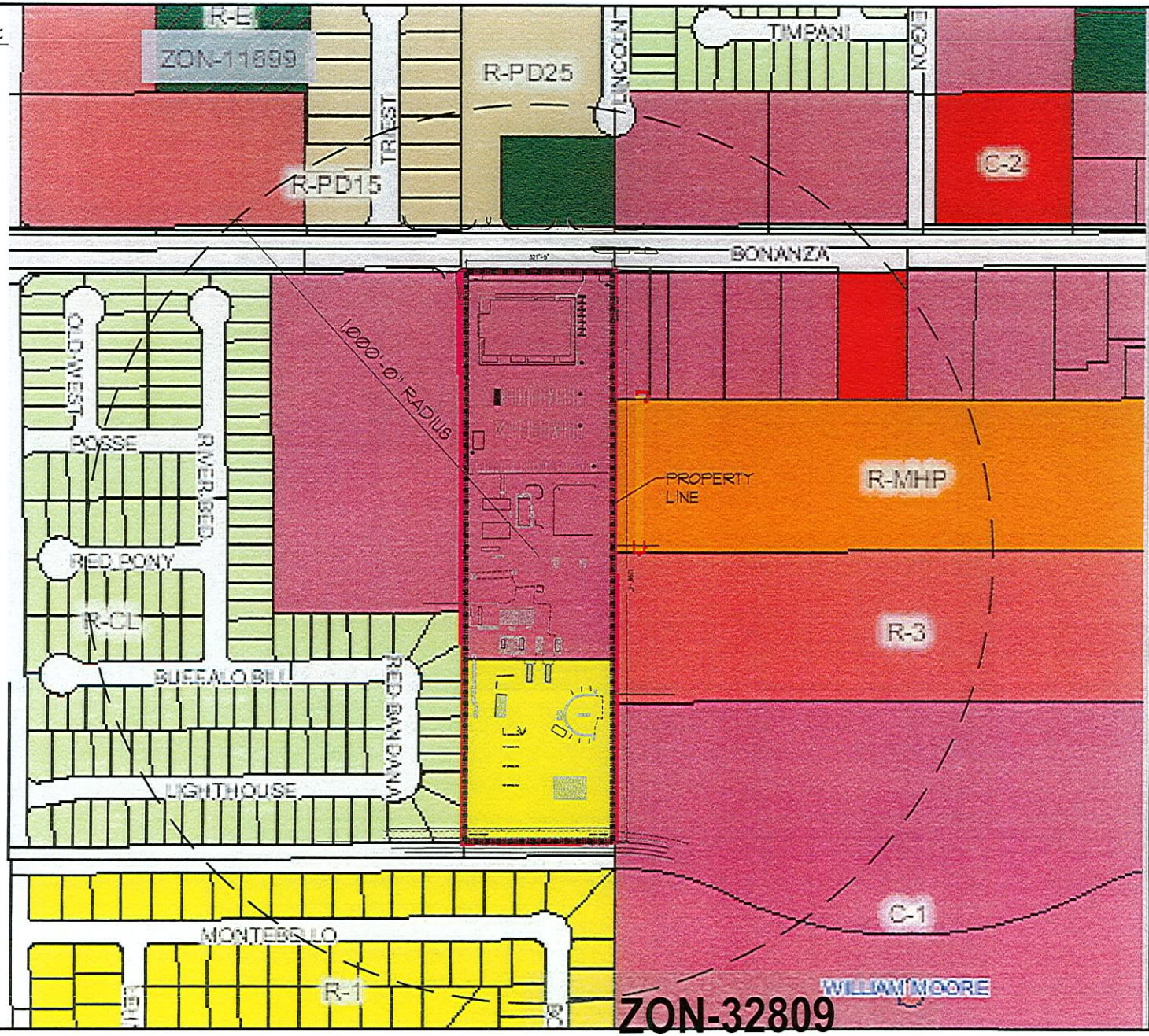
DEC 30 2008





3 VICINITY MAP
N.T.S.



ZON-32809

02/12/09 PC

gk3 architecture
2111 EDGEWOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel. (702) 832-8455 • Fax (702) 832-8456
Mobile (702) 250-9415
• kevin@gk3architecture.com
• genie@gk3architecture.com
WWW.GK3ARCHITECTURE.COM

OWNER:
SOUTHERN NEVADA LABORERS' LOCAL #872 TRAINING TRUST
4211 E. BONANZA RD
LAS VEGAS, NV 89110
TEL: (702) 452-9410

PROJECT:
COMMERCIAL BUILDING ADDITION 4201 E. BONANAZA RD
LAS VEGAS, NV 89110

SEAL:

REVISIONS

NO.	DESCRIPTION

SHEET TITLE:
LOCATION MAP

SCALE:
AS NOTED

DATE:
12-05-2008

ISSUED FOR:
CLV PLANNING

SHEET:
LM



ZON-32809 - APPLICANT/OWNER: INTERNATIONAL HODCARRIERS BUILDING & COMMON LABORERS UNION NO. 872
4201 EAST BONANZA ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09



ZON-32809 - APPLICANT/OWNER: INTERNATIONAL HODCARRIERS BUILDING & COMMON LABORERS UNION NO. 872
4201 EAST BONANZA ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

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4201 EAST BONANZA ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09

2111 Edgewood Ave. ‹ Las Vegas, NV 89102
Phone: 702 932 0455 Fax: 702 932 0456

gk³ architecture

ARCHITECTURE PLANNING INTERIOR DESIGN

December 29, 2008

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

RE: Re-Zone
4201 East Bonanza Road
Las Vegas, NV 89110

Justification Statement

Ladies and Gentlemen:

GK³ Architecture, on behalf of the Southern Nevada Laborers' local #872 Training Trust, is requesting the review and approval to re-zone parcel number 140 31 501 003 located at 4201 East Bonanza Road. This 9.29 Acre parcel is dually zoned C-1 for the Northern 2/3 portion of the property and R-1 for the southern 1/3 portion. We ask for the property to be re-zoned all C-1.

This facility is an adult vocation trade training facility. The training consists of indoor classroom training and exterior hands on physical training. For example the students learn to put up scaffolding, form concrete, install shot create for embankment retention, remove concrete etc. The training yard, located at the Southern portion of the site, is used for the physical training. The yard changes constantly, the students learn to install the various trades and then learn to remove them.

The training takes place during business hours. The facility is clean and well maintained. Concurrent with this application is a Site Development Plan Review to renovate and add on to the existing building. We propose to add an 8'-0" landscape strip to the East and West property lines for the portion of property that is adjacent the residential zones.

The approval of the proposed design would not constitute a grant of any special privilege. The building would not allow a use or activity which is not permitted in the C-1 Zone, and would pose no adverse effect to public health, safety, or welfare.

Thank you for your consideration of these matters.

Sincerely,

Gemie M. Knisely, RA

GEMIE M. KNISELY REGISTERED No. 5442 ARCHITECT STATE OF NEVADA

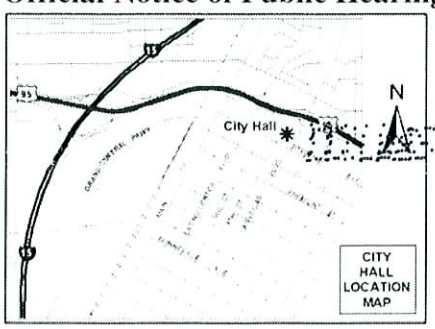
ZON-32809
02/12/09 PC

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
0004239954
$ 00.39⁴
JAN 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
FEB 05 2009

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-32809 & SDR-32807
Planning Commission Meeting of 2/12/2009

Case: ZON-32809
14031610010
MCGIVNEY JAMES C & ELEANOR A
4113 MONTEBELLO AVE
LAS VEGAS NV 89110-3220

KAUOS11 A911O

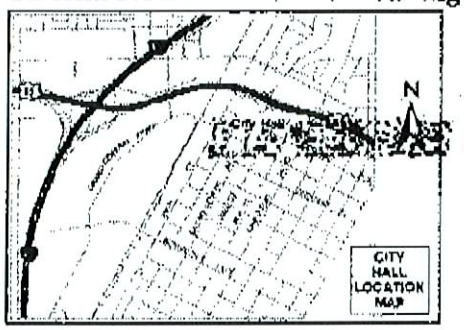
P
28-29

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 JAN 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
FEB 05 2009

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-32809 & SDR-32807

Planning Commission Meeting of 2/12/2009

Case: ZON-32809
14030812099
VON-HEEDER LISA M
648 LINCOLN RD
LAS VEGAS NV 89110-2231

KAVDS11 89110

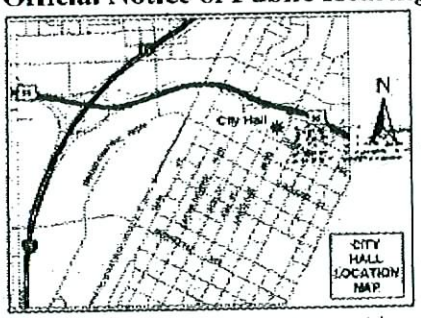
A
28-29

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 JAN 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
FEB 04 2009

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-32809 & SDR-32807

Planning Commission Meeting of 2/12/2009

Case: ZON-32809

14031612127
REEVES JOHN R
4255 E CHARLESTON #204
LAS VEGAS NV 89104-6685

KAVDS11 89104

A
28-29

City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

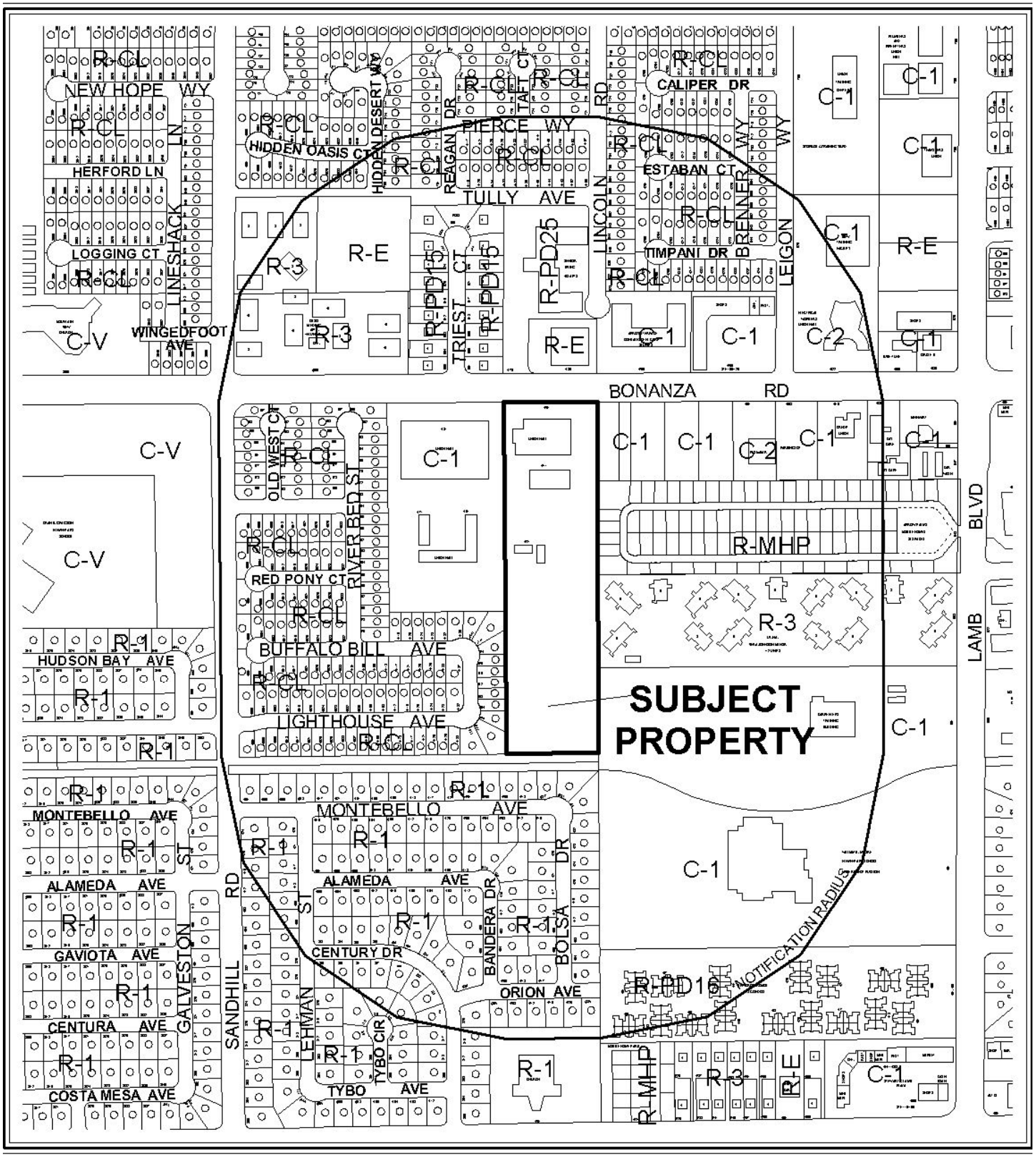
SUBJECT:
SDR-32807 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-32809 - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL HODCARRIERS BUILDING & COMMON LABORERS UNION NO. 872 - Request for a Site Development Plan Review FOR A PROPOSED 7,625 SQUARE-FOOT, TWO-STORY ADDITION TO AN EXISTING 16,030 SQUARE-FOOT BUILDING AND EXPANSION OF TRAINING YARD FACILITIES FOR A TRADE SCHOOL WITH A WAIVER TO ALLOW ZERO-FOOT LANDSCAPE BUFFERS ALONG PORTIONS OF THE EAST AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 9.29 acres at 4201 East Bonanza Road (APN 140-31-501-003), C-1 (Limited Commercial) and R-1 (Single Family Residential) Zone [Proposed: C-1 (Limited Commercial)], Ward 3 (Reese)

C.C.: 03/18/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**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. Protest/Support Postcards

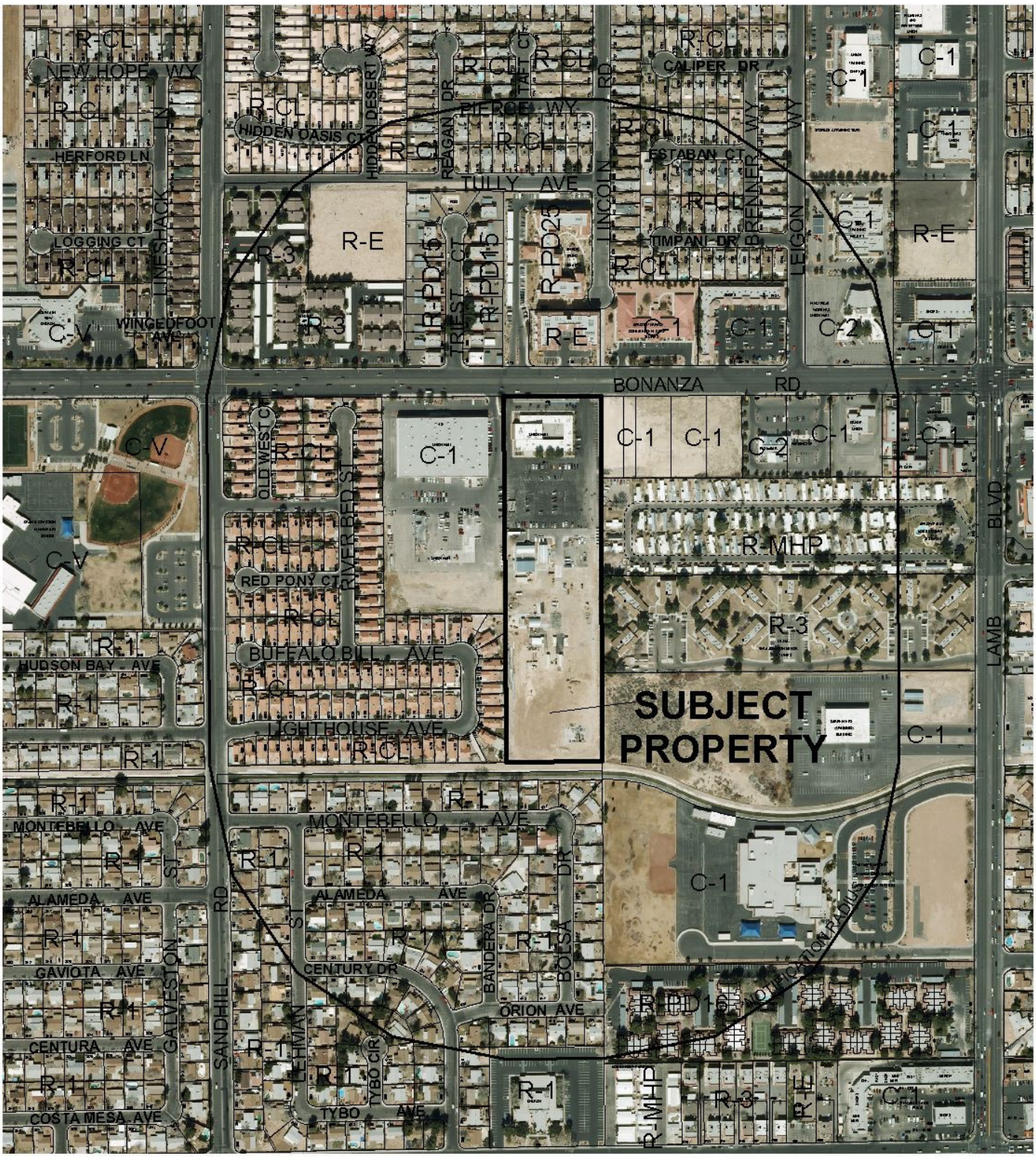


CASE: **SDR-32807**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
R-1 (SINGLE FAMILY RESIDENTIAL) AND C-1 (LIMITED COMMERCIAL)

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



0 500 1000 Feet

CASE: **SDR-32807**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
R-1 (SINGLE FAMILY RESIDENTIAL) AND C-1 (LIMITED COMMERCIAL)

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-32807 - APPLICANT/OWNER: LABORERS LOCAL 872

** CONDITIONS **

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

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0070-78), Plot Plan and Building Elevation Review [Z-0070-78(1)] and Site Development Plan Review [Z-0070-78(4)], except as amended herein, 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 12/30/08, except as amended by conditions herein.

4. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot landscape buffer along portions of the east and west perimeters, adjacent to commercially zoned properties.

5. The applicant shall obtain the necessary building permits and final inspections for all permanent structures located on the site; any "temporary" structure not receiving a final inspection shall be removed within 60 days of issuance of a Certificate of Occupancy for the union hall addition.

6. A trash enclosure meeting all minimum requirements of Title 19.08, including distance separation for Residential Adjacency, shall be provided on-site. A revised site plan shall be provided for approval of the location by the Planning and Development Department at the time of permitting.

7. A solid wall, at least six feet in height and complying with all requirements of Title 19.12.075, shall be provided along the perimeter of the subject site, adjacent to residentially zoned property.

8. 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: 24-inch box size trees spaced at 20 feet on-center within the existing landscape buffer area along the north perimeter and 30 feet on-center within an eight-foot wide buffer area along the south perimeter, with four, 5-gallon shrubs for every required tree. An eight-foot landscape buffer, to include 24-inch box size trees spaced at 20 feet on-center, with four, 5-gallon shrubs for every required tree, shall be provided along the east and west perimeters adjacent to residentially zoned properties.

9. 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.

10. 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).

11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

13. 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.

14. 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.

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

Public Works

16. 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.

17. Reconstruct the easternmost driveway to meet the intent of Standard Drawing #222a concurrent with development of this site.

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-32807 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 7,625 square-foot, two-story addition to an existing 16,030 square-foot building and expansion of training yard facilities for a Trade School, with a Waiver to allow zero-foot landscape buffers along portions of the east and west perimeters where eight feet is required on 9.29 acres at 4211 East Bonanza Road. An application for Rezoning (ZON-32809) from R-1 (Single Family Residential) to C-1 (Limited Commercial) has also been submitted for a portion of the subject site. The existing Trade School is a permissible use within the C-1 (Limited Commercial) district, which is consistent with the existing SC (Service Commercial) General Plan designation; therefore, staff is recommending approval of this Site Development Plan Review and the associated Rezoning request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
09/06/78	The Board of City Commissioners approved the reclassification (Z-0070-78) of property from R-E (Residence Estates) to C-1 (Limited Commercial) for property located at 4201 E. Bonanza Road. [Note: The north 837 feet of the site was approved for C-1 (Limited Commercial) zoning, with the remainder to be zoned R-1 (Single Family Residential).]
06/23/94	The Planning Commission approved a Plot Plan and Building Elevation Review [Z-0070-78(1)] for proposed modular office and classroom additions at 4201 E. Bonanza Road.
06/22/95	The Planning Commission approved a one-year Required Review [Z-0070-78(2)] on an approved plot plan and building elevation review which allowed temporary modular office and classroom additions at 4201 E. Bonanza Road.
06/26/97	The Planning Commission approved a two-year Required Review [Z-0070-78(3)] on an approved plot plan and building elevation review which allowed temporary modular office and classroom additions at 4201 E. Bonanza Road.
10/18/99	The Planning and Development Department administratively approved a Site Development Plan Review [Z-0070-78(4)] for a proposed 4,416 square-foot addition to an existing office at 4201 E. Bonanza Road.
11/18/99	The Planning Commission approved an Extension of Time [Z-0070-78(5)] on an approved Site Development Plan Review to allow the continued use of temporary modular buildings at 4201 E. Bonanza Road.
12/07/01	The Planning Commission approved an Extension of Time [Z-0070-78(6)] on an approved Site Development Plan Review to allow the continued use of temporary modular buildings at 4201 E. Bonanza Road.
09/06/03	A Code Enforcement Complaint (#3176) was processed for trash and debris at 4201 E. Bonanza Road. The complaint was resolved on 10/20/03.

SG

04/28/06	The Planning Commission approved an Extension of Time (EOT-12247) on an approved Site Development Plan Review to allow the continued use of temporary modular buildings at 4201 E. Bonanza Road. This Site Development Plan Review expired on 06/23/08, as no further Extension of Time application was submitted.
05/24/07	The Planning and Development Department administratively approved a Site Development Plan Review (SDR-19813) for a Wireless Communications Facility, Slim Line at 4201 E. Bonanza Road.
06/20/07	A Code Enforcement Complaint (#54569) was processed for graffiti at 4201 E. Bonanza Road. The complaint was resolved on 07/03/07.

Related Building Permits/Business Licenses	
05/15/91	A building permit (#91106578) was issued for a reroof at 4201 E. Bonanza Road. The permit was finaled on 08/12/91.
12/16/91	A building permit (#91129406) was issued for a remodel/demo by others at 4201 E. Bonanza Road. The permit was finaled on 01/15/92.
12/16/91	A building permit (#91129395) was issued for an interior remodel/ ceiling at 4201 E. Bonanza Road. The permit was finaled on 01/31/92.
01/23/95	A building permit (#95364573) was issued for a retaining wall at 4201 E. Bonanza Road. The permit was finaled on 02/15/95.
06/05/95	A building permit (#95378643) was issued for on-site improvements at 4201 E. Bonanza Road. The permit expired on 04/06/96.
07/07/95	A building permit (#95381264) was issued for a 30-foot by 40-foot storage building at 4201 E. Bonanza Road. The permit expired on 04/06/96.
08/29/95	A building permit (#95385960) was issued for on-site sewer and water at 4201 E. Bonanza Road. The permit expired on 05/11/96.
10/05/95	A building permit (#95879182) was issued to repair a service riser at 4201 E. Bonanza Road. The permit expired on 04/06/96.
11/09/95	A building permit (#95881855) was issued for a gas line at 4201 E. Bonanza Road. The permit expired on 05/11/96.
08/21/97	A building permit (#97017427) was issued to change from overhead to underground electrical service at 4201 E. Bonanza Road. The permit was finaled on 11/17/97.
02/25/00	A building permit (#3370) was issued for on-site improvements at 4201 E. Bonanza Road. The permit expired 08/26/00.
02/25/00	A building permit (#3369) was issued for a new building at 4201 E. Bonanza Road. The permit expired 08/26/00.
08/27/04	A building permit (#4019360) was issued for a cell site at 4215 E. Bonanza Road. The permit was finaled 03/31/05.
12/16/04	A building permit (#32526) was issued for a cell site at 4215 E. Bonanza Road. The permit expired 06/16/05.
12/10/05	A building permit (#33500) was issued for a wall/fence at 4215 E. Bonanza Road. The permit was finaled 08/20/05.

Pre-Application Meeting	
11/06/08	A pre-application meeting was held to discuss the requirements of a Site Development Plan Review and Rezoning to accommodate an addition to the existing building and the expansion of the training yard facilities.

Neighborhood Meeting
A neighborhood meeting was neither required nor held for this application.

Field Check	
01/08/09	A field check was conducted by staff. The subject site is an existing union hall and training facility. The north (front) portion of the site has been developed and consists of the union hall and parking area, with the south (rear) portion of the site used as a training yard for various activities.

Details of Application Request	
Site Area	
Gross Acres	9.29 Acres

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Union Hall and Training Facility, Wireless Communications Facility	SC (Service Commercial)	C-1 (Limited Commercial) and R-1 (Single Family Residential)
North	Senior Apartments	M (Medium Density Residential)	R-PD25 (Residential Planned Development, 25 Units per Acre)
	Senior Apartments	H (High Density Residential)	R-E (Residence Estates) Under Resolution of Intent to R-5 (Apartment)
South	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
East	Vacant land and Union Training Facility	SC (Service Commercial)	C-1 (Limited Commercial)
	Mobile Home Park	ML (Medium Low Density Residential)	R-MHP (Residential / Manufactured Home Park)
	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)

West	Union Hall	SC (Service Commercial)	C-1 (Limited Commercial)
	Single-Family Residences	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)

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 required Multi-Use Transportation Trail along the south perimeter is existing.*

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	N/A	402,575 SF	Y
Min. Lot Width	100 Feet	100 Feet	Y
Min. Setbacks			
• Front	20 Feet	70 Feet	Y
• Side	10 Feet	30 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	400 Feet	Y
Max. Lot Coverage	50%	5.9%	Y
Max. Building Height	N/A	35 Feet	Y
Trash Enclosure	Roofed, gated	None	N*
Mech. Equipment	Screened	Not Indicated	N**

**A condition has been added to require the installation of a trash enclosure meeting all requirements of Title 19.08.*
***A condition has been added to require that all mechanical equipment be screened in accordance with the minimum requirements of Title 19.08.*

Residential Adjacency Standards	***Required/Allowed***	***Provided***	***Compliance***
3:1 proximity slope	105 Feet	545 Feet	Y
Adjacent development matching setback	15 Feet	75 Feet	Y
Trash Enclosure	50 Feet From Residential	Not Indicated	N*

**A condition has been added to require the installation of a trash enclosure meeting all requirements of Title 19.08.*

Pursuant to Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Parking Area	1 Tree / 6 Spaces	27 Trees	Zero Trees	Y*
Buffer Min Trees:				
North	1 Tree / 20 Linear Feet	12 Trees	2 Trees	N**
South	1 Tree / 30 Lineal Feet	12 Trees	Zero Trees	N**
East, West	1 Tree / 20 Lineal Feet	58 Trees	58 Trees	Y***
TOTAL		82 trees	60 Trees	N
Min. Zone Width				
North	15 Feet		20 Feet	Y
South	8 Feet		Zero Feet	N**
East, and West	8 Feet		Zero Feet	N***
Wall Height	6 to 8 Feet Adjacent to Residential		8 Feet (Existing)	N****

**No improvements are proposed in the existing parking area beyond restriping to provide handicap parking spaces in compliance with minimum Title 19.10 standards.*
***A condition has been added to require landscaping in compliance with the minimum Title 19.12 standards along the north and south perimeters, to include 24-inch box size trees spaced at 20 feet on-center within the existing buffer along the north perimeter and 30 feet on-center within an eight-foot wide buffer along the south perimeter, with four, 5-gallon shrubs for every required tree.*
****The applicant has requested a Waiver to allow a zero-foot landscape buffer along portions of the east and west perimeters where 15 feet is required. An eight-foot landscape buffer, to include 24-inch box size trees spaced at 20 feet on-center, with four, 5-gallon shrubs for every required tree, shall be provided along the east and west perimeters adjacent to residentially zoned properties.*
*****The existing perimeter block walls are depicted as eight feet in height adjacent to residentially zoned properties in submitted plans, but a field check indicated that not all walls will meet the minimum height of six feet, as required by Title 19.12.075. A condition has been added to ensure that a solid perimeter wall at least six feet in height, and meeting all requirements of Title 19.12.075, be constructed adjacent to residentially zoned properties.*

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	
Trade School	15 Staff members and 200 students	1 Space per staff member, plus 1 space per 2 students in class at maximum capacity	110	5	154	6	Y
TOTAL			115 Spaces		160 Spaces		Y

Waivers		
Request	**Requirement**	**Staff Recommendation**
Zero-foot landscape buffer along portions of the east and west perimeters	Eight-foot buffers adjacent to interior lot lines	Approval

ANALYSIS

This is a request for a Site Development Plan Review for a proposed 7,625 square-foot, two-story addition to an existing 16,030 square-foot building and expansion of training yard facilities for a Trade School, with a Waiver to allow zero-foot landscape buffers along portions of the east and west perimeters where eight feet is required on 9.29 acres at 4211 East Bonanza Road. An application for Rezoning (ZON-32809) from R-1 (Single Family Residential) to C-1 (Limited Commercial) has also been submitted for a portion of the subject site. The existing Trade School is a permissible use within the C-1 (Limited Commercial) district, which is consistent with the existing SC (Service Commercial) General Plan designation; therefore, staff is recommending approval of this Site Development Plan Review and the associated Rezoning request.

- **Zoning**

The subject site has an existing General Plan designation of SC (Service Commercial), which is intended to allow 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. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

The subject site is currently split-zoned, with designations of C-1 (Limited Commercial) on the north 837 feet, and R-1 (Single Family Residential) on the remainder of the site. An application for Rezoning (ZON-32809) to C-1 (Limited Commercial) has been submitted for the residentially zoned portion of the site. 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-l (Limited Commercial) district is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan. The existing Trade School use associated with the subject site is a permissible use within the C-1 (Limited Commercial) zoning district and is allowed by the SC (Service Commercial) General Plan designation.

- **Site Plan**

The site plan depicts the two-story addition as an infill of a courtyard area within the existing union hall building, resulting in an increase of 7,625 square feet of building area, with no increase in the building footprint. The number of parking spaces available in the existing lot is adequate to accommodate the increased building area, as there are 160 spaces provided, and 115 spaces required. Existing handicap spaces are to be relocated to the east side of the building to provide greater accessibility, but there are no other changes proposed for the existing parking lot.

A Site Development Plan Review was previously approved for modular buildings to be used for an office and classroom along the northern edge of the training yard, but the approval expired with the most recent Extension of Time (EOT-12247) for the structures on 06/23/08. The training yard has since expanded south to include the entire lot, with various training activities, including drill practice, shot create training, scaffolding erection, framing practice and bollard training, occurring in different areas. An additional area has been allocated for physical training for the Las Vegas Metropolitan Police Department as an ancillary activity. There are numerous self-contained storage containers located throughout the site for training equipment.

A condition has been added to require building permits and final inspections on all permanent structures located on the site; any “temporary” structure not receiving a final inspection shall be removed within 60 days of issuance of a Certificate of Occupancy for the union hall addition.

- **Landscape Plan**

  The landscape plan depicts additional eight-foot wide landscape buffer areas along the east and west perimeters, adjacent to residentially zoned properties. Within these buffer areas, minimum 24-inch box size trees shall be planted at 20 feet on-center, with four 5-gallon shrubs for every required tree. A condition has been added to require the same planting scheme in the existing north buffer along Bonanza Road, and minimum 24-inch box size trees planted at 30 feet on-center, with four 5-gallon shrubs for every required tree along the south perimeter. The plan indicates the use of Rio Grande Ash and Chitalpa for trees, and Coyote Brush, Desert Cassia and New Gold Lantana for shrubs.

- **Waiver**

  The applicant has requested a Waiver to allow a zero-foot landscape buffer along portions of the east and west perimeters where eight feet is required. The zero-foot buffer areas will be limited to those portions of the perimeters that are adjacent to other commercial properties, are located along interior property lines and will not be visible from the public right-of-way. Eight-foot buffers meeting the minimum requirements of Title 19.12 will be provided along the perimeters abutting residentially zoned property. Staff can support the Waiver request as it will have a minimal impact on adjacent commercial development while maintaining the required buffering for adjacent residential uses.

- **Elevations**

  The elevations show a 35-foot, two-story addition located toward the center of the existing structure and stepped back from the existing single-story facades. The addition is finished in stucco and painted to match the existing building. The roof planes are sloped and provide a dynamic roof line that offsets the flat roof of the existing single-story building.

- **Floor Plan**

  The floor plan indicates that the addition will consist of four classrooms, separated by retractable walls, with a stage at the west end. The second floor consists of a central open office area, with seven private offices, a conference room, a copy/file room and a restroom located around the exterior perimeter.

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 compatible with the adjacent commercial and residential development, as the applicant will provide buffers in the form of landscape and solid screen walls for the residential development.

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 existing trade School use associated with the subject site is a permissible use within the C-1 (Limited Commercial) zoning district and is allowed by the SC (Service Commercial) General Plan designation. The proposed development on the site is consistent with the General Plan and, with the exception of the request for a Waiver, will comply with all Title 19 requirements.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Two existing driveways provide access to Bonanza Road, designated a 100-foot Primary Arterial by the Master Plan of Streets and Highways. Site circulation and access are adequate for the existing use located on the site, and will not negatively impact adjacent roadways or neighborhood traffic.

4. **Building and landscape materials are appropriate for the area and for the City;**

   Building materials are appropriate for the area and for the city, and will match the existing materials used on the site. Landscape materials are appropriate for the area and the city, and with the added condition regarding planting schemes, they are adequate to meet the minimum requirements of Title 19, with the exception of the Waiver request.

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 proposed building elevations are not unsightly or obnoxious in appearance, and will be compatible with the surrounding development in the area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed development will be subject to building permitting and inspections, and therefore the development will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED	4
ASSEMBLY DISTRICT	11
SENATE DISTRICT	10
NOTICES MAILED	520
APPROVALS	2
PROTESTS	1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-32807 APN: 140-31-501-003

Name of Property Owner: Laborers International Union of North America

Name of Applicant: :Laborers Local Union 872 - Office Addition

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: N/A

Partner(s): N/A

APN: N/A

Signature of Property Owner: Thomas White

Print Name: Thomas White

Subscribed and sworn before me

This 11 day of December, 2008

Chelsy Torres

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CHELSY TORRES
No. 97-1447-1
My Appointment Expires Dec. 8, 2011

SITE INFORMATION:

APN: 140 31 501 003
SITE AREA: 9.79 ACRES
PROPOSED ZONING: C-1
SUBDIVISION: PT NW4 NE4 SEC 31 20 62

PARKING ANALYSIS:

CLV STANDARDS:

1 PER STAFF MEMBER, PLUS 1 PER EVERY 2 STUDENTS IN CLASS AT MAX CAPACITY

15 STAFF MEMBERS:	15 SPACES
200 STUDENTS:	100 SPACES
TOTAL REQUIRED:	115 SPACES
TOTAL PROVIDED:	160 SPACES*

*154 REGULAR SPACES, 5 ACCESSIBLE SPACES + 1 VAN ACCESSIBLE

PROJECT ANALYSIS:

EXISTING BUILDING:	16,030 SF
LEVEL ONE ADDITION:	3,957 SF
LEVEL TWO ADDITION:	3,668 SF
ADDITION TOTAL:	7,625 SF
BUILDING TOTAL:	23,655 SF

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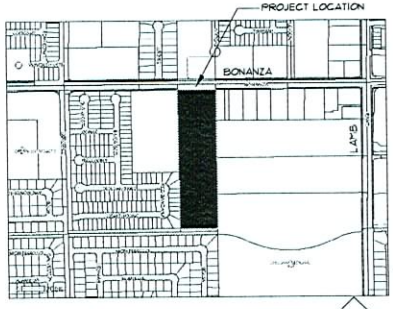
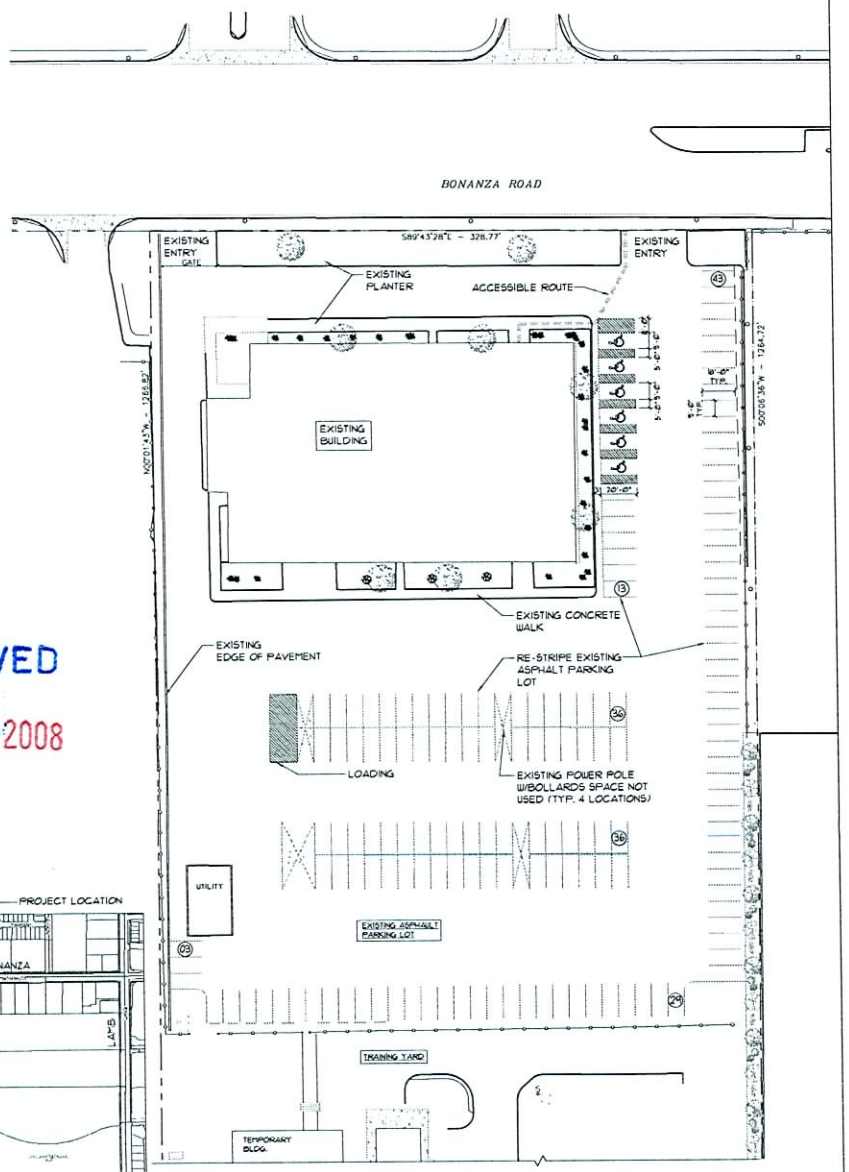
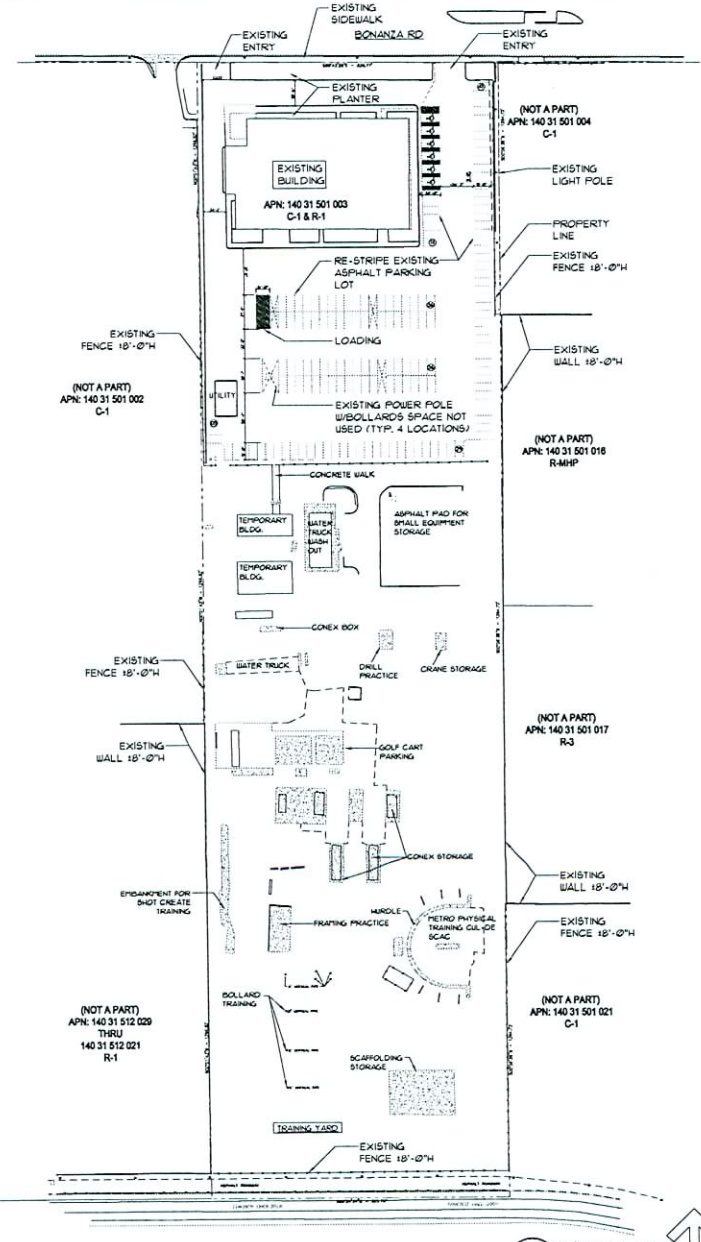


3 VICINITY MAP
N.T.S.



2 ENLARGED SITE PLAN
1/32"=1'-0"



1 SITE PLAN
1/64"=1'-0"

SDR-32807
02/12/09 PC

gk3 architecture
2111 EDGEWOOD AVENUE
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• gamis@gk3architecture.com
WWW.GK3ARCHITECTURE.COM

OWNER:
SOUTHERN NEVADA LABORERS' LOCAL #872 TRAINING TRUST
4211 E. BONANZA RD
LAS VEGAS, NV 89110
TEL: (702) 452-9410

PROJECT:
COMMERCIAL BUILDING ADDITION
4201 E. BONANZA RD
LAS VEGAS, NV 89110

SEAL:

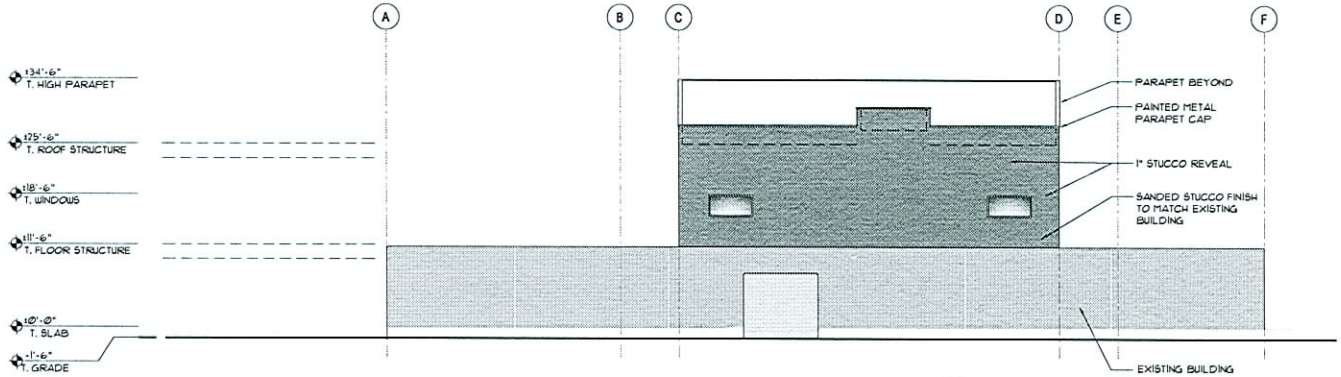
REVISIONS

NO.	DESCRIPTION

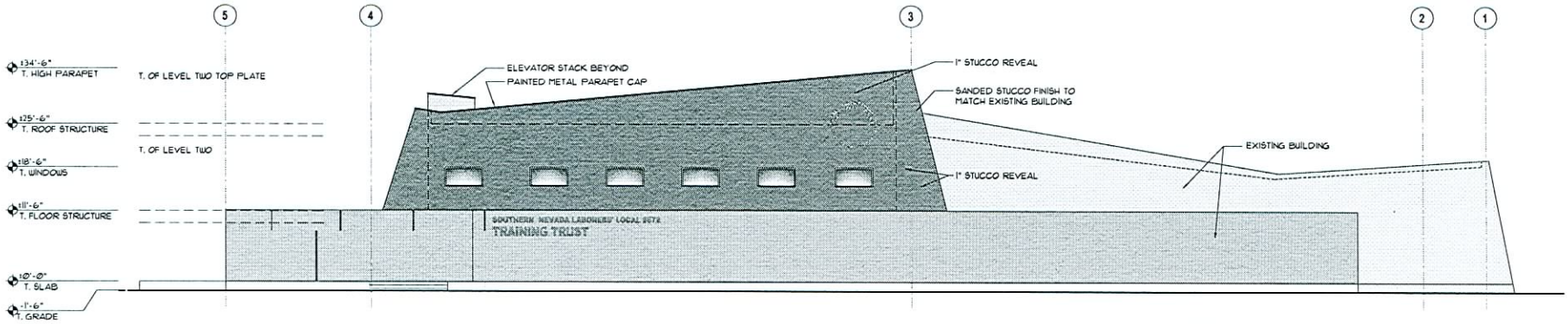
SHEET TITLE:
SITE PLAN

SCALE: AS NOTED
DATE: 12-09-2008
ISSUED FOR: CLV PLANNING

SHEET:
AS1.1



2 EAST ELEVATION
1/8"=1'-0"



1 NORTH ELEVATION
1/8"=1'-0"

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OWNERS:
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LAS VEGAS, NV 89110
TEL.: (702) 452-9410

PROJECT:
COMMERCIAL BUILDING ADDITION 4201 E. BONANAZA RD
LAS VEGAS, NV 89110

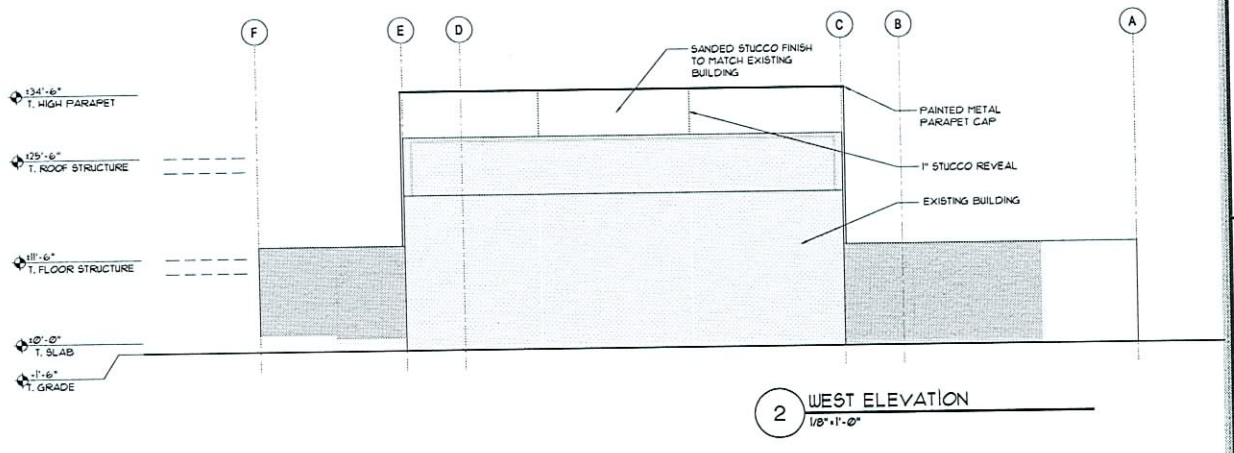
SEAL:

REVISIONS

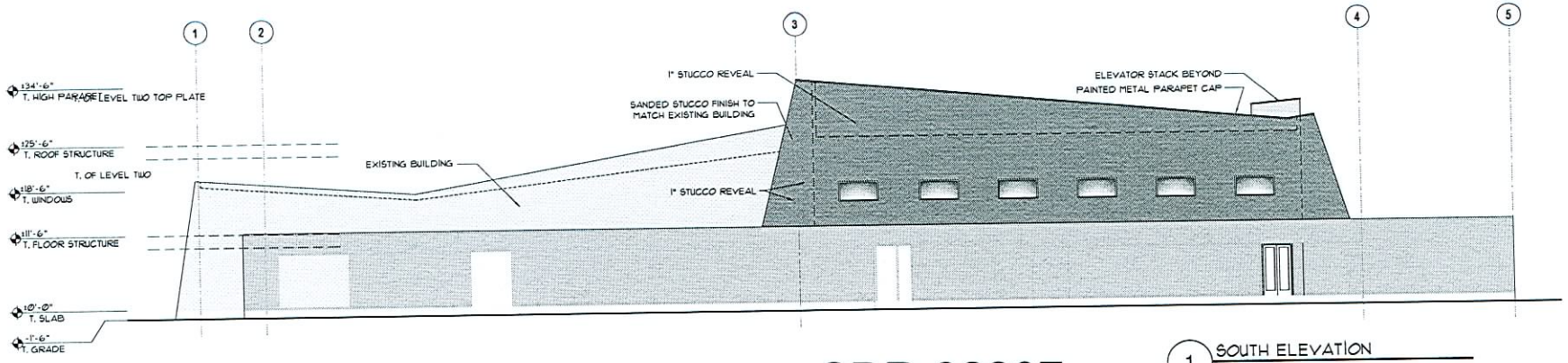
NO.	DESCRIPTION

SHEET TITLE:
ELEVATIONS: NORTH & EAST

SCALE: AS NOTED
DATE: 12-09-2008
ISSUED FOR: CLV PLANNING
SHEET:
A3.1



2 WEST ELEVATION
1/8"=1'-0"



1 SOUTH ELEVATION
1/8"=1'-0"

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PROJECT:
COMMERCIAL BUILDING ADDITION
4201 E. BONANZA RD
LAS VEGAS, NV 89110

SEAL:

REVISIONS

NO	DESCRIPTION

SHEET TITLE:
ELEVATIONS: SOUTH & WEST

SCALE: AS NOTED
DATE: 12-05-2008
ISSUED FOR: CLV PLANNING
SHEET:
A3.2

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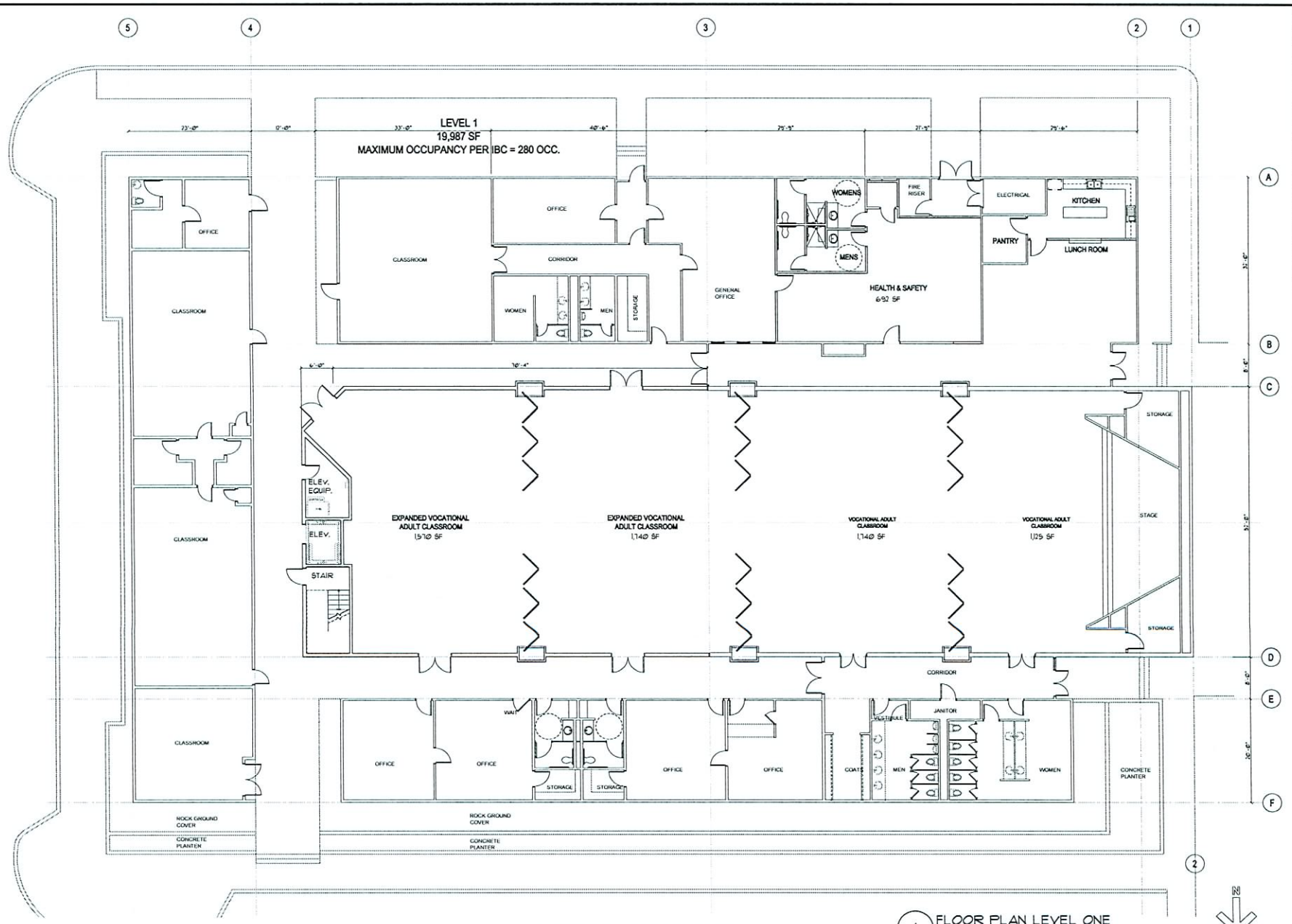

1 FLOOR PLAN LEVEL ONE
1/8"-1'-0"

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PROJECT:
COMMERCIAL BUILDING ADDITION
4201 E. BONANZA RD
LAS VEGAS, NV
89110

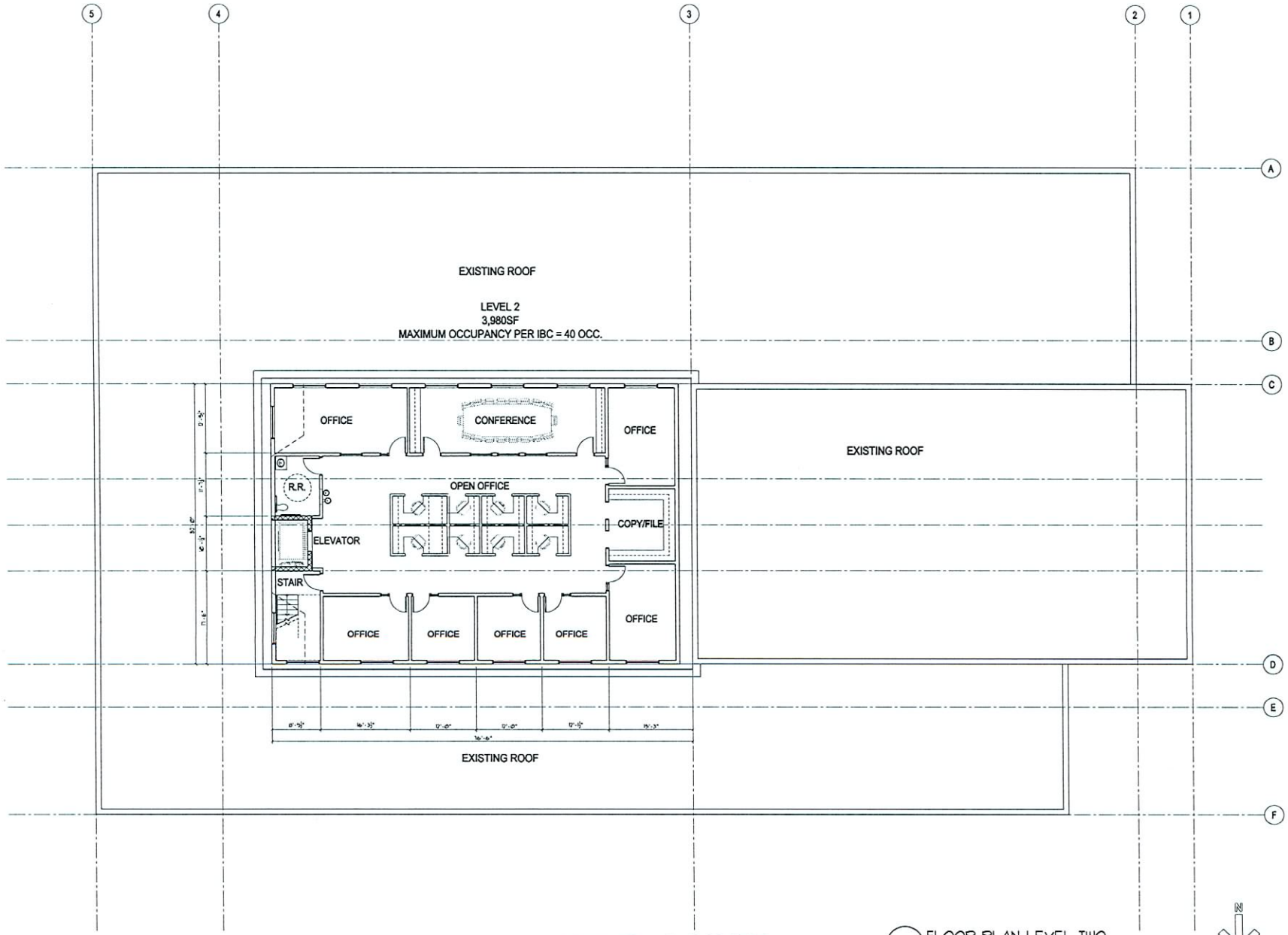
SEAL:

REVISIONS
NO.	DESCRIPTION

SHEET TITLE:
FLOOR PLAN: LEVEL ONE

SCALE: AS NOTED
DATE: 12-05-2008
ISSUED FOR: CLV PLANNING

SHEET:
A1.1



1 FLOOR PLAN LEVEL TWO
1/8" = 1'-0"

N

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PROJECT:
COMMERCIAL BUILDING ADDITION
4201 E. BONANAZA RD
LAS VEGAS, NV 89110

SEAL:

REVISIONS:

NO	DESCRIPTION

SHEET TITLE:
FLOOR PLAN: LEVEL TWO

SCALE: AS NOTED
DATE: 12-09-2008
ISSUED FOR: CLV PLANNING
SHEET: A1.2

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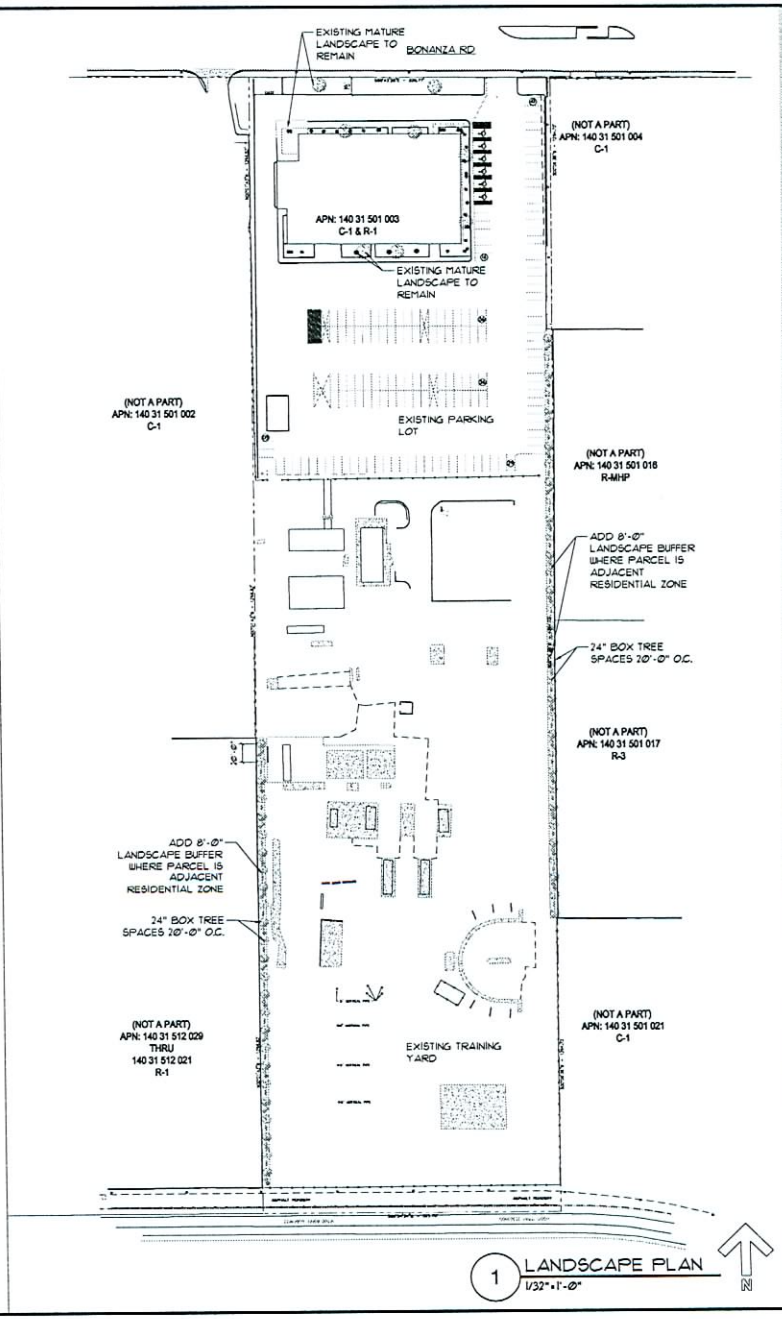
PLANT LEDGEND

SYMBOL	SIZE	QTY.	CLV REQ.	COMMON NAME
	25 FEET HEIGHT		PALM	(EXISTING) MEXICAN FAN PALM
	24" BOX		SHADE TREE	RIO GRANDE ASH
	24" BOX		ACCENT TREE	CHITALPA
	36" BOX		FLOWERING TREE	PURPLE ROBE LOCUST
	5 GAL.		BUSH	COYOTE BRUSH
	5 GAL.		BUSH	DESERT CASSIA
	5 GAL.		GROUND COVER	NEW GOLD LANTANA

LANDSCAPE NOTES:

1. GROUND COVER TO BE ROCK MULCH 3/8" SCREENED, 2" DEPTH IN ALL LANDSCAPE PLANTERS, COLOR BY OWNER
2. TREES IN SIGHT VISIBILITY RESTRICTIONS EASEMENTS (SVRE) SHALL BRANCH AT OR ABOVE 84" ABOVE FINISH GRADE. SHRUBS IN SVRE'S SHALL BE BELOW 24" AT MATURITY.
3. HOLD SHRUBS BACK FROM CURBS AND SIDEWALKS, SO AT MATURITY, THEY DO NOT SPILL OVER CURBS AND SIDEWALKS.
4. ROOT BARRIERES SHALL BE INSTALLED WHENEVER TREES ARE PLANTED WITHIN 6 FEET OF HARDSCAPE OR OTHER STRUCTURES, INCLUDING BUILDING WALLS AND FOUNDATIONS.
5. SHRUBS SHALL BE DESIGNED TO COVER MORE THAN 60% OF LANDSCAPED AREA PER TOWN CENTER DESIGN STANDARDS.
6. PROVIDE TREES PER CLV DESIGN STANDARDS.



1 LANDSCAPE PLAN
1/32" = 1'-Ø"

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PROJECT:
COMMERCIAL BUILDING ADDITION
4201 E. BONANZA RD
LAS VEGAS, NV 89110

SEAL:

REVISIONS

NO.	DESCRIPTION

SHEET TITLE:
LANDSCAPE PLAN

SCALE: AS NOTED
DATE: 12-09-2008
ISSUED FOR: CLV PLANNING
SHEET: L1.0



PAINT EXISTING BUILDING
WITH STUCCO FINISH



PAINT EXISTING BUILDING
WITH STUCCO FINISH



PAINT BUILDING ADDITION
WITH STUCCO FINISH TO MATCH EXISTING

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TEL: (702) 452-9410

PROJECT:
COMMERCIAL BUILDING ADDITION
4201 E. BONANAZA RD
LAS VEGAS, NV
89110

SEAL:

REVISIONS

NO.	DESCRIPTION

SHEET TITLE:
MATERIAL BOARD

SCALE:
AS NOTED

DATE:
12-29-2008

ISSUED FOR:
CLV PLANNING

SHEET:
MB

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SDR-32807
02/12/09 PC

SDR 32807				
Laborers Local 872				
4211 E. Bonanza Rd.				
Proposed 7.6 thousand square foot trade school expansion.				
Traffic produced by proposed development:				
Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	16.0	11.01	176
AM Peak Hour			1.55	25
PM Peak Hour			1.49	24
(heaviest 60 minutes)				
New Additional Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	7.6	11.01	84
AM Peak Hour			1.55	12
PM Peak Hour			1.49	11
(heaviest 60 minutes)				
New Total Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	23.6	11.01	260
AM Peak Hour			1.55	37
PM Peak Hour			1.49	35
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Bonanza Rd.				
Average Daily Traffic (ADT)	25,876			
PM Peak Hour	2,070			
(heaviest 60 minutes)				
Sandhill Rd.				
Average Daily Traffic (ADT)	9,550			
PM Peak Hour	764			
(heaviest 60 minutes)				
Lamb Blvd.				
Average Daily Traffic (ADT)	46,874			
PM Peak Hour	3,750			
(heaviest 60 minutes)				

Traffic Capacity of adjacent streets:				
	Existing Street Capacity			
Bonanza Rd.	49210			
Sandhill Rd.	33915			
Lamb Blvd.	49210			
This project will add approximately 84 trips per day on Bonanza Rd., Sandhill Rd., and Lamb Blvd. This will increase expected volumes by about 1 percent on Sandhill and by less than 1 percent on both Bonanza and Lamb. Currently Bonanza is at about 53 percent of capacity, Sandhill is at about 28 percent of capacity, and Lamb is at about 95 percent of capacity.				
Based on Peak Hour use, this development will add roughly 37 additional cars into the area; which works out to about 3 every 5 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



SDR-32807 - APPLICANT/OWNER: INTERNATIONAL HODCARRIERS BUILDING & COMMON LABORERS UNION NO. 872
4201 EAST BONANZA ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09



SDR-32807 - APPLICANT/OWNER: INTERNATIONAL HODCARRIERS BUILDING & COMMON LABORERS UNION NO. 872
4201 EAST BONANZA ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09



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01/08/09



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4201 EAST BONANZA ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09

2111 Edgewood Ave. ‹ Las Vegas, NV 89102
Phone: 702 932 0455 Fax: 702 932 0456

gk³ architecture

ARCHITECTURE PLANNING INTERIOR DESIGN

December 29, 2008

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

RE: Site Development Plan Review
4201 East Bonanza Road
Las Vegas, NV 89110

Justification Statement

Ladies and Gentlemen:

GK³ Architecture, on behalf of the Southern Nevada Laborers' local #872 Training Trust, is requesting the review and approval of a site development plan review for the addition to their existing building located at 4201 East Bonanza Road. The site design includes a 7,625 SF two story addition to the existing 16,030 SF single story building. The addition is located at the in the exterior courtyard at the center of the existing building. The existing asphalt parking lot is existing to remain. Parking is to be re-striped and there is surplus of 45 parking spaces.

All sidewalks and curb and gutter are existing to remain. The landscape adjacent the building and adjacent Bonanza is existing to remain. This parcel is dually zoned C-1 for the Northern 2/3 portion of the property and R-1 for the southern 1/3. Concurrently with this application we are applying to re-zone the parcel to be all C-1. We propose to add an 8'-0" landscape strip to the East and West property lines for the portion of property that is adjacent the residential zones.

This facility is an adult vocation trade training facility. The training consists of indoor classroom training and exterior hands on physical training. For example the students learn to put up scaffolding, form concrete, install shot create for embankment retention, remove concrete etc. the training yard is used for the physical training and the yard changes constantly, the students learn to install the various trades and then learn to remove them.

The approval of the proposed design would not constitute a grant of any special privilege. The building would not allow a use or activity which is not permitted in the C-1 Zone, and would pose no adverse effect to public health, safety, or welfare.

Thank you for your consideration of these matters.

Sincerely,

Gemie M. Knisely, RA

GEMIE M. KNISELY REGISTERED No. 6412 ARCHITECT STATE OF NEVADA

SDR-32807
02/12/09 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
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0004239954
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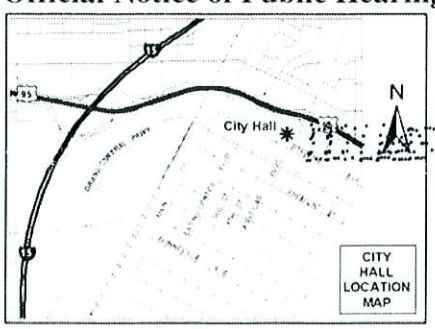
JAN 30 2009
MAILED FROM ZIP CODE 89101

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.

ZON-32809 & SDR-32807
Planning Commission Meeting of 2/12/2009

Case: ZON-32809
14031610010
MCGIVNEY JAMES C & ELEANOR A
4113 MONTEBELLO AVE
LAS VEGAS NV 89110-3220

KAUOS11 A911O

P
28-29

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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0004239954 JAN 30 2009
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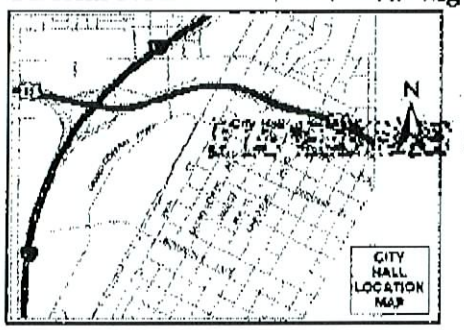

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-32809 & SDR-32807

Planning Commission Meeting of 2/12/2009

Case: ZON-32809
14030812099
VON-HEEDER LISA M
648 LINCOLN RD
LAS VEGAS NV 89110-2231

KAVDS11 89110

A
28-29

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

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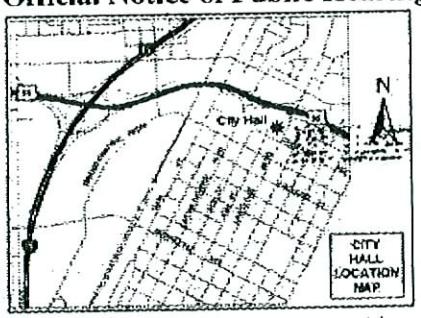

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FEB 04 2009

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-32809 & SDR-32807

Planning Commission Meeting of 2/12/2009

Case: ZON-32809

14031612127
REEVES JOHN R
4255 E CHARLESTON #204
LAS VEGAS NV 89104-6685

KAVDS11 89104

A
28-29

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

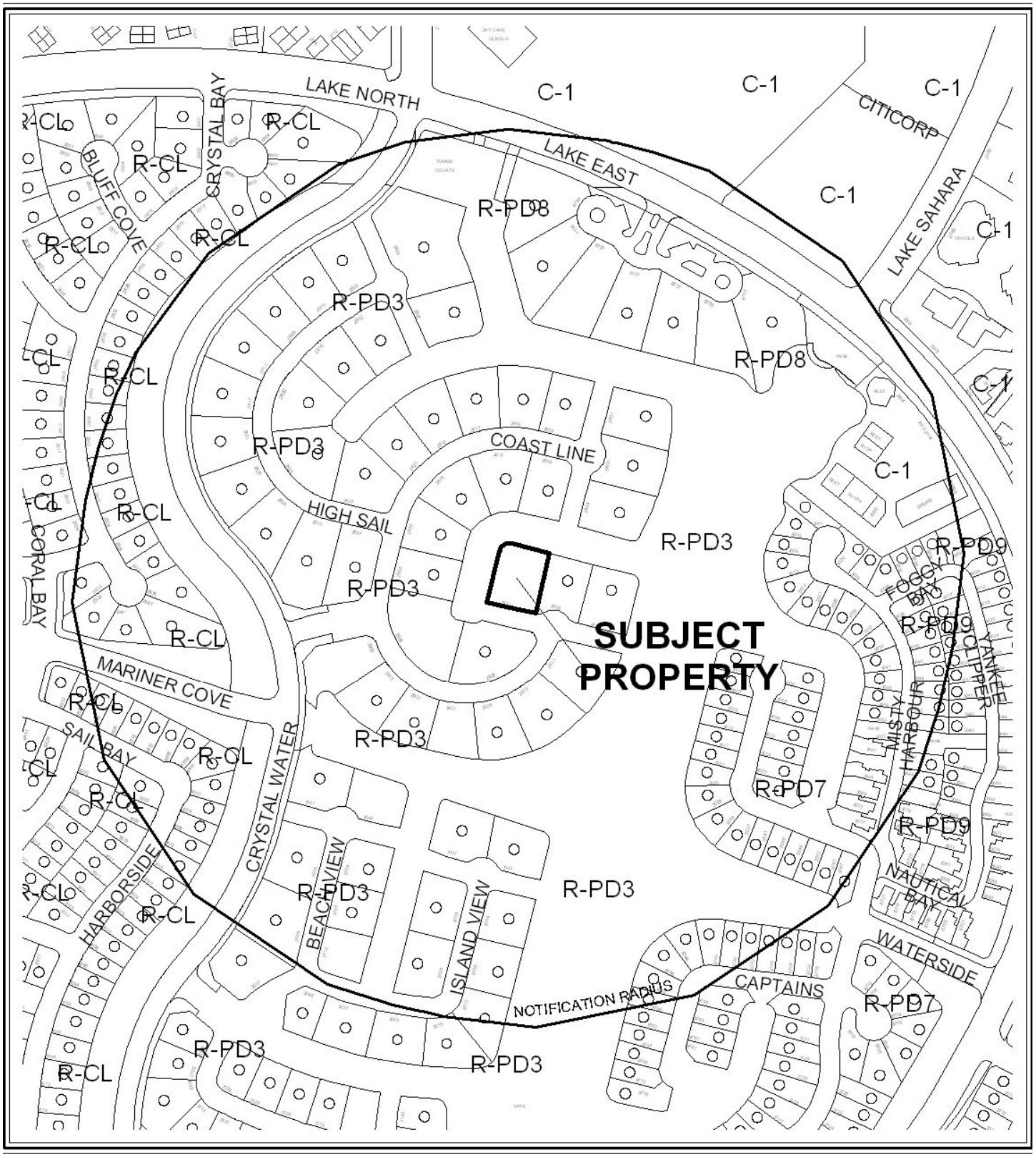
SUBJECT:
VAR-32533 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KRYSTAL LAND HOLDINGS, LLC - Request for a Variance TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND A 15-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED for a proposed single-family structure on 0.41 acres at 2932 Coast Line Court (APN 163-08-611-018), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 2 (Wolfson)

C.C.: 03/18/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**7**	**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. Justification Letter
5. ARC Committee for The Lakes Association Approval Letter
6. Protest/Support Postcards



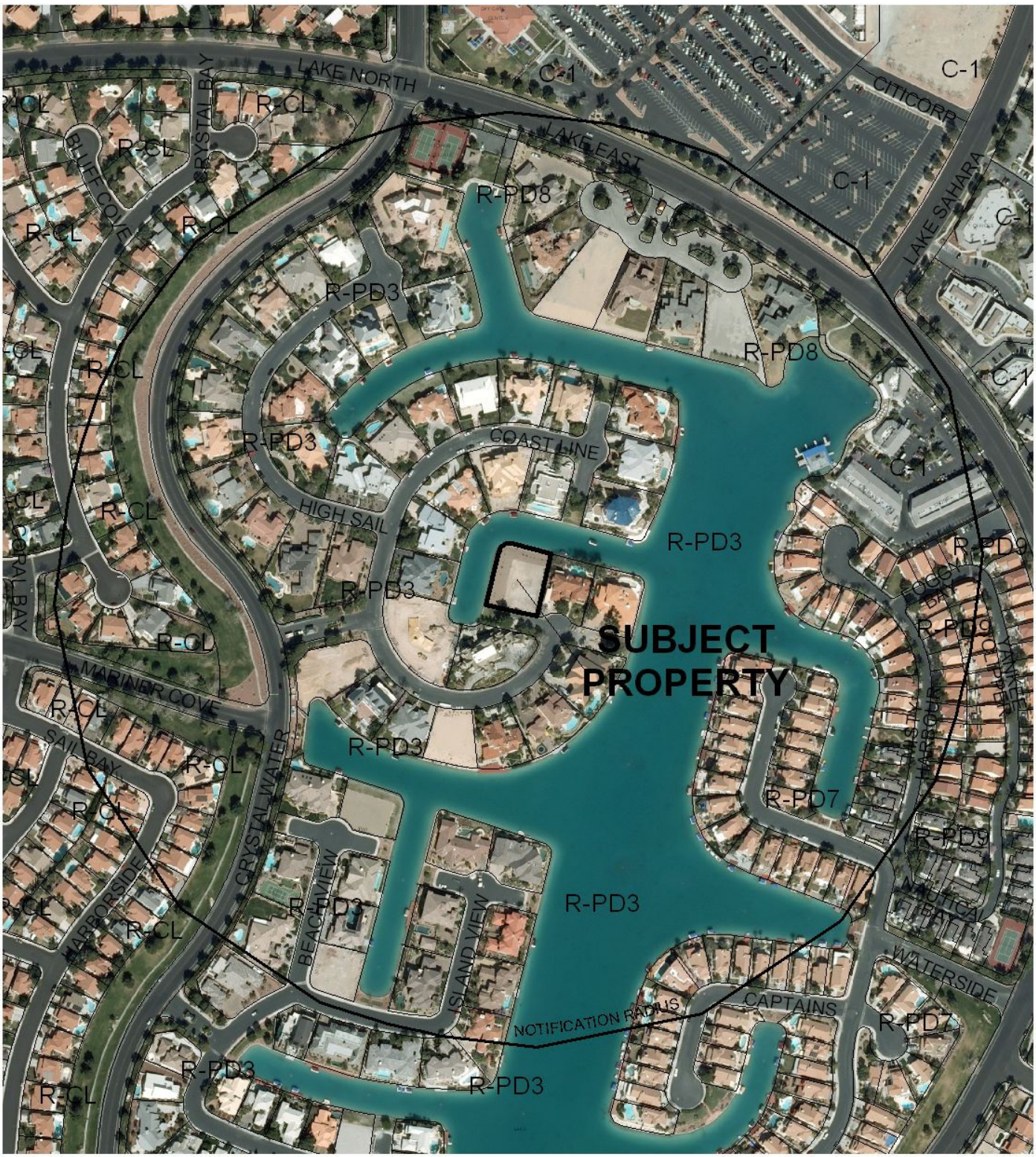
CASE: **VAR-32533**

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N



CASE: VAR-32533

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY:
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-32533 - APPLICANT/OWNER: KRYSTAL LAND HOLDINGS, LLC

** 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 certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

NE

VAR-32533 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow a 10-foot rear yard setback where 20 feet is the minimum required and a 15-foot front yard setback where 20 feet is the minimum required for a proposed single-family residence at 2932 Coast Line Court. This represents a fifty and seventy-five percent deviation from the standard, respectively.

Alternative site design would result in conformance to the established development standards; therefore the proposed deviations have been deemed self imposed and preferential in nature; and staff is recommending denial of this application.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
08/15/84	The City Council approved a request for Reclassification of Property (Z-0054-84) generally bounded by Sahara Avenue on the north, Durango Drive on the east, Desert Inn Road on the south, and Fort Apache Road on the west from N-U (Non-Urban) to R-1 (Single Family Residential), R-PD3 (Residential Planned Development – 3 Units per Acre), R-PD4 (Residential Planned Development – 4 Units per Acre), R-PD7 (Residential Planned Development – 7 Units per Acre), R-PD12 (Residential Planned Development – 12 Units per Acre), R-PD23 (Residential Planned Development – 23 Units per Acre), P-R (Professional Office and Parking), C-1 (Limited Commercial), and C-V (Civic). The Planning Commission recommended approval.
Related Building Permits/Business Licenses	
08/31/92	A building permit (#92158464) was issued for temporary power for landscape only at 2932 Coast Line Court. The permit was finaled on 08/31/92.
11/16/04	A building permit (#30791) was issued for a temporary power pole at 2932 Coast Line Court. The permit was finaled on 12/14/04.
Pre-Application Meeting	
12/05/08	A pre-application meeting was held where the submittal requirements for a Variance application were discussed.
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	

Field Check	
12/24/08	Staff attempted to perform a routine field check and was unable to gain access to the gated community.
01/08/09	Staff made a second attempt to perform a site visit and was once again unable to gain entry into the gated community.

Details of Application Request	
Site Area	
Net Acres	0.41

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Single-Family Residence	L (Low Density Residential)	R-PD3 (Residential Planned Development – 3 Units per Acre)
North	Single-Family Residence	L (Low Density Residential)	R-PD3 (Residential Planned Development – 3 Units per Acre)
South	Single-Family Residence	L (Low Density Residential)	R-PD3 (Residential Planned Development – 3 Units per Acre)
East	Single-Family Residence	L (Low Density Residential)	R-PD3 (Residential Planned Development – 3 Units per Acre)
West	Single-Family Residence	L (Low Density Residential)	R-PD3 (Residential Planned Development – 3 Units per Acre)

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
R-PD (Residential Planned Development) District – The Lakes	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 Z-0054-84, the following development standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	17,952 SF	Y
Min. Lot Width	100 Feet	120 Feet	Y
Min. Setbacks			
• Front	20 Feet	15 Feet*	N*
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	20 Feet	10 Feet*	N*
Max. Building Height	2 stories or 35 feet, whichever is less.	23 Feet	Y

*The applicant is requesting a Variance to allow for a 10-foot rear yard setback where 20 feet is required, and a 15-foot front yard setback where 20 feet is required.

VARIANCE

Standard	*Required/Allowed*	*Provided*	*Percent of Deviation*
Front Yard Setback	20 Feet	15 Feet	75%
Rear Yard Setback	20 Feet	10 Feet	50%

ANALYSIS

●Request

The applicant is requesting this Variance to allow a 10-foot rear yard setback where 20 feet is required, and a 15-foot front yard setback where 20 feet is also required on an R-PD3 (Residential Planned Development – 3 Units per Acre) zoned property at 2932 Coast Line Court. The applicant is requesting the Variance to accommodate a proposed single-family custom home on an undeveloped, 0.41 acre custom home lot. The proposed single-story custom home is comprised of approximately 7,300 square feet with four bedrooms, an office, and a basement. The rear yard setback Variance is being requested to accommodate a balcony to the rear of the home demonstrated in the west elevation, and the front yard Variance is being requested to accommodate a third car garage and bedroom that encroach into the required 20-foot setback.

●Front and Rear Yard

The rear and front yard of the proposed lot was determined by referencing Title 18.04.230 which states, "Front (of a lot)" means that side of the lot which fronts on a street or drive. In the case of a corner lot, the "front" of the lot shall be considered to be the side which has the lesser dimension in width, unless the Director authorizes another side to be designated as the "front" and attaches whatever conditions are deemed necessary to ensure that such alternative designation does not result in land use incompatibility with the surrounding area. Title 18.04.320 states, "Rear lot line" means a lot line which is opposite and most distant from the front lot line and, in case of an irregular, triangular or odd-shaped lot, a line not less than ten feet in length, within the lot, generally parallel to and at the maximum distance from the front lot line.

Alternate site design would have allowed for the custom single-family home without having to compromise the required rear and front yard setback. Due to this self-imposed hardship created by the applicant, staff is recommending denial of this application.

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 proposing a site design that encroaches into the required setbacks. Alternative site design would allow conformance to the established development standards. 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 5

SENATE DISTRICT 8

NOTICES MAILED 187

APPROVALS 1

PROTESTS 7

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-32533** APN: 163-08-611-018

Name of Property Owner: Bobby Shomer / Krystal Land holdings LLC

Name of Applicant: Bobby Shomer

Name of Representative: Same

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: _____N/A_____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Bobby Shomer

Subscribed and sworn before me

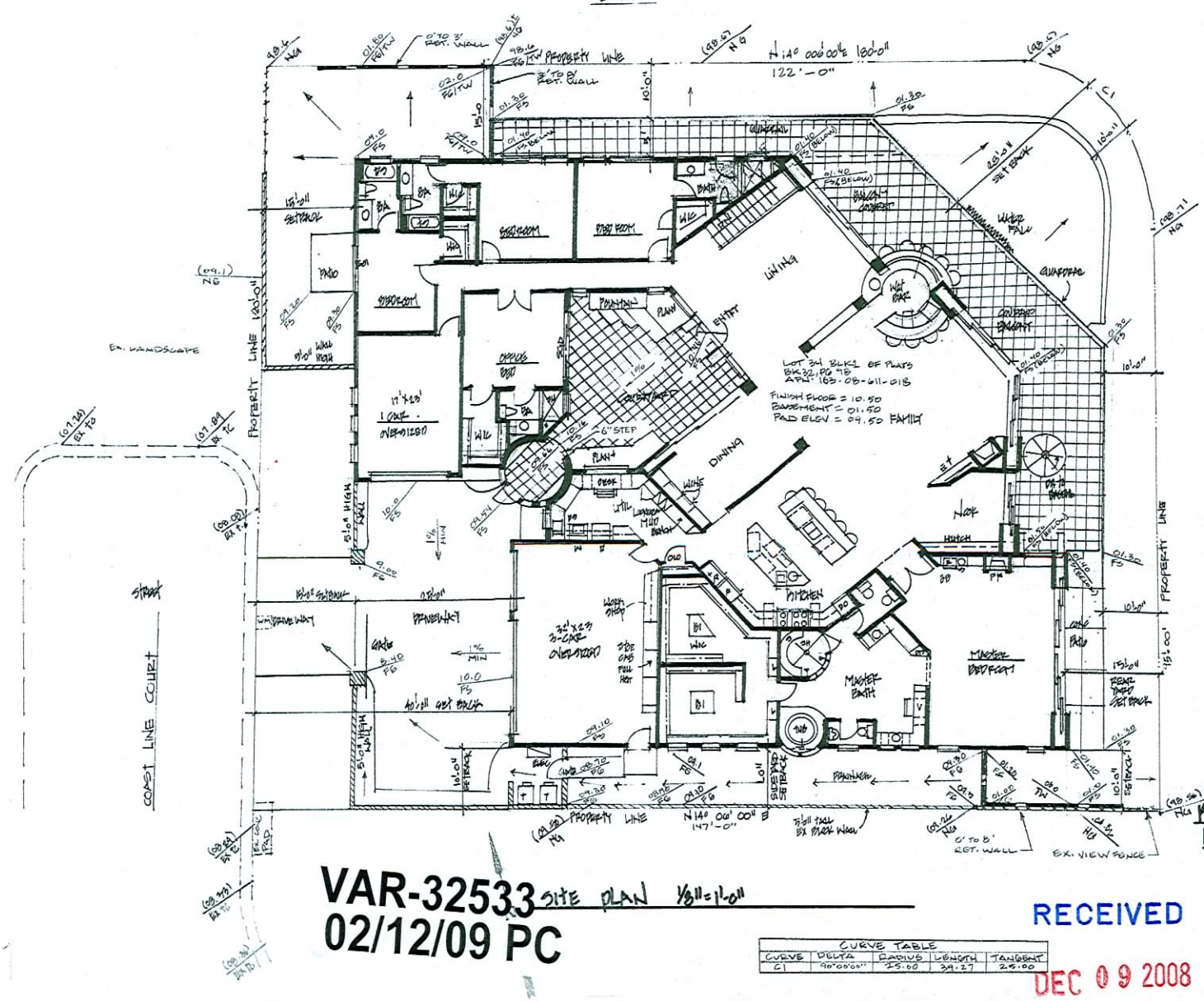
This 9th day of December, 2008

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
HELENA SHOMER
No: 01-66611-1
My Appointment Expires Oct. 13, 2012

NOTE:
FOR EXISTING IMP. PLANS SEE
"THE LAKES at WEST SAHARA - PHASE 1"
GRADING PLAN BY ESI
CLV # 107Y-1933-1



SITE PLAN 1/8" = 1'-0"

Disclaimer:
The site plan has been provided by others. Southwest Engineering assumes no responsibility for the accuracy or location of the structure(s) within the survey boundaries.

LEGAL DESCRIPTION

LOT 34, BLK 1 of PLATS
BOOK 32, PAGE 98, OFFICE OF
THE COUNTY RECORDER, CLARK CO,
CITY OF LAS VEGAS, NEVADA

APN: 163-08-611-018

BENCHMARK

CLV VERTICAL CONTROL RIVET & PLATE IN TOP
OF CURB ON SOUTH SIDE OF LAKE EAST DR AT LAKE SAHARA
STATION 1LV10 8NE6
ELEV = 822.954 METERS (NAVD 88)
26 99.96 FEET

BENCHMARK FROM ORIGINAL IMP. PLANS (107Y-1933-1)
ARE DESTROYED.
NAVD 88 ELEV. - 2.59' = '29 DATUM

LEGEND

- VIEW FENCE
- RETAINING WALL
- DRAINAGE
- BLOCK SCREEN WALL

NG NATURAL GROUND
FG FINISH GRADE
TW TOP of WALL
FS FINISH SURFACE

KRYSTAL DEVELOPMENT
LOT 34 THE LAKES AT WEST SAHARA

VAR-32533
02/12/09 PC

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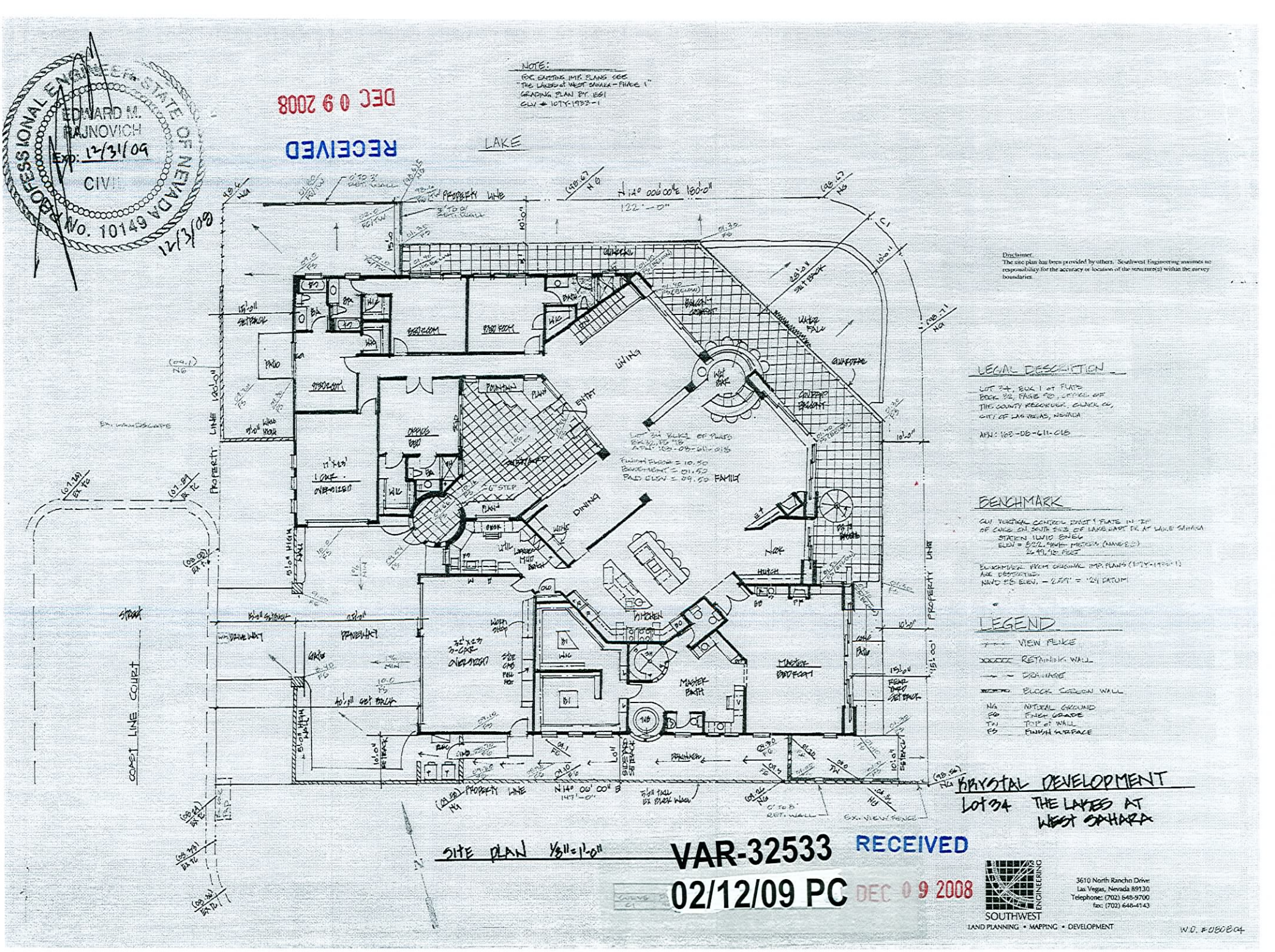
DEC 09 2008

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	25.00	39.27	25.00

SOUTHWEST ENGINEERING
LAND PLANNING • MAPPING • DEVELOPMENT
3610 North Rancho Drive
Las Vegas, Nevada 89130
Telephone: (702) 648-9700
fax: (702) 648-4143

W.O. #080804



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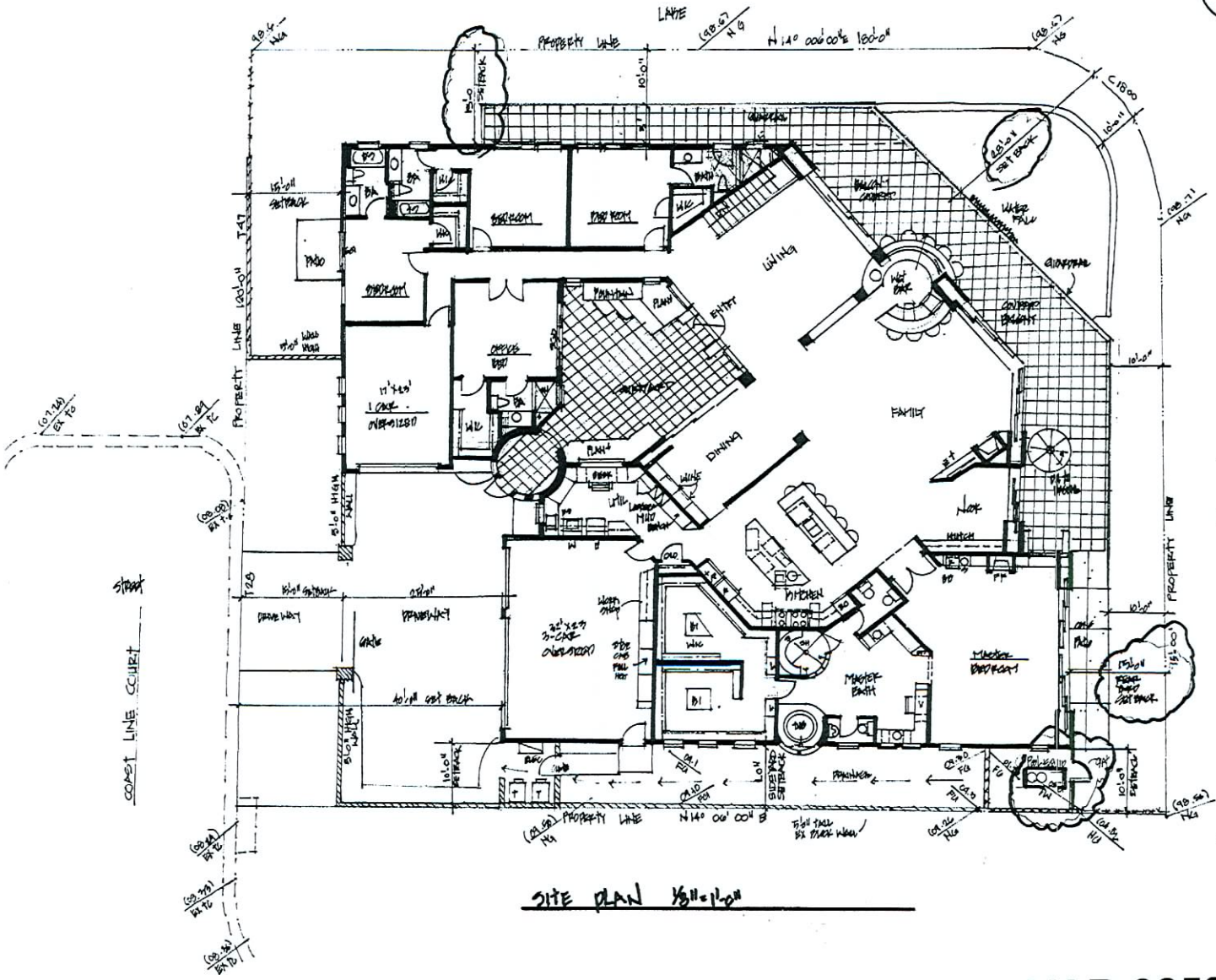

SITE PLAN 1/8"=1'-0"

LOT 34
FINISH FLOOR = 10.50
BASEMENT = 01.50
PAD ELEV. = 09.50

LEGEND

- VIEW FENCE
- RETAINING WALL
- LANE ← ← DRAINAGE FLOW DIRECTION
- BLOCK SCREEN WALL
- NG — NATURAL GROUND
- FG — FINISH GRADE
- TW — TOP OF WALL
- TC — TOP OF CURB

LEGAL DESCRIPTION

LOT 34, BLOCK 1 OF PLANS BOOK 32 PAGE 98, OFFICE OF THE COUNTY RECORDER CLARK CO. CITY OF LAS VEGAS NEVADA

A.P.N. 162-08-611-018

NOTE:
FOR GRADING IMPROVEMENT PLANS SEE "THE LAKES" AT WEST SAHARA PHASE I GRADING BY BSI CLV # 107Y-1995M

12/2/08
128989-R-08

KRYSTAL DEVELOPEMENT
9317 CHESTER BROOK COURT
LAS VEGAS NEVADA
OFFICE 702 221 9900
CELL 702 491 3167

2996 COAST LINE COURT
LAS VEGAS NEVADA
LOT 34 THE LAKES AT WEST SAHARA

DRAWN
CHECKED
DATE
SCALE 1/8"=1'-0"
JOB NO.
SHEET S-1

VAR-32533
02/12/09 PC

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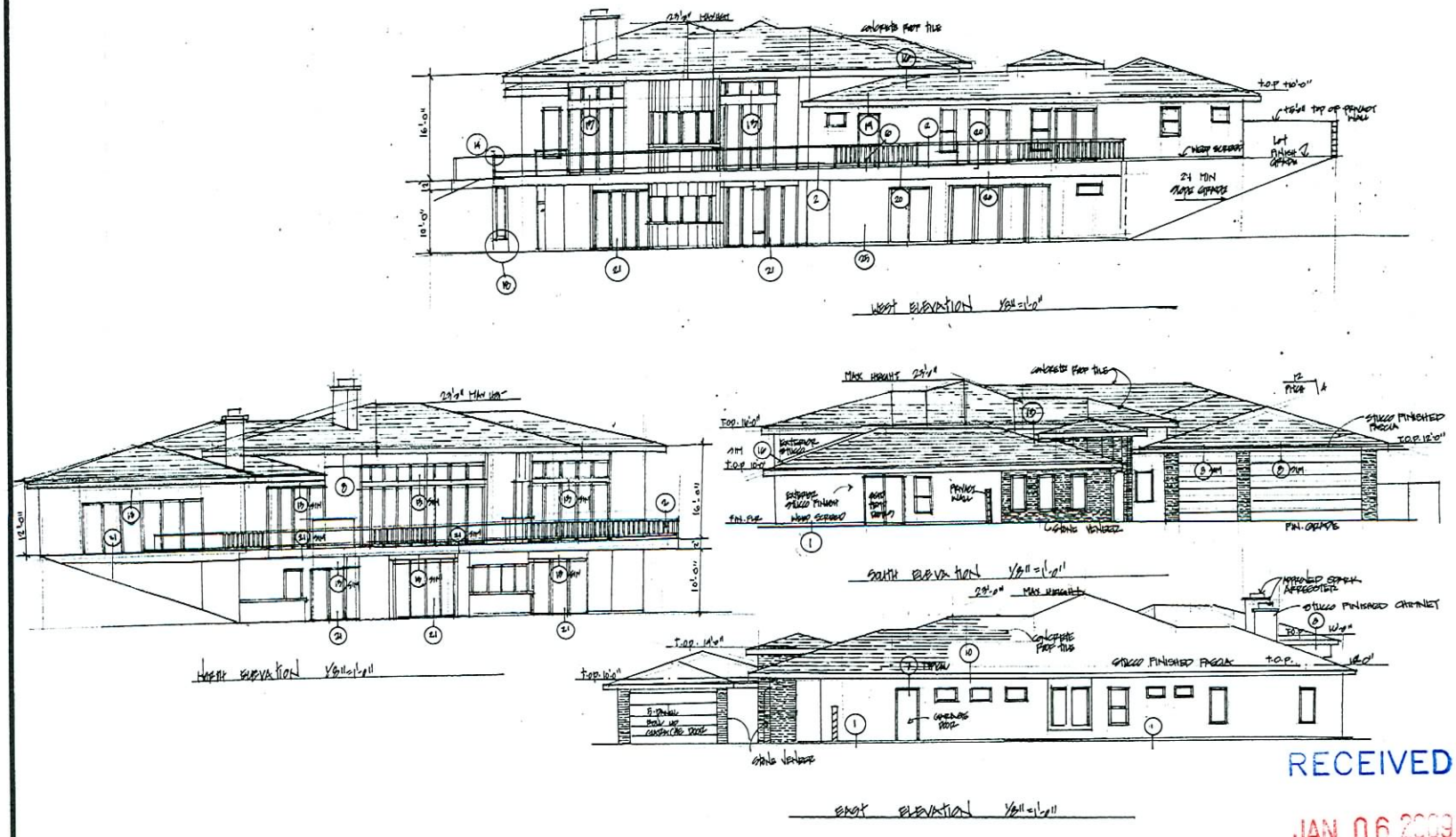
DEC 09 2008



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JAN 06 2009

VAR-32533

02/12/09 PC

REVISIONS	BY

KRYSTAL DEVELOPEMENT
3317 CHESTER BROOK COURT
LAS VEGAS NEVADA
OFFICE 702 221 9500
CELL 702 491 3167

2932 COAST LINE COURT

LAS VEGAS NEVADA
LOT 34 THE LAKES AT WEST SAHARA

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET

ELEVATIONS

OF SHEETS

Bobby Shomer / Krystal Land Holdings LLC.

XX Justification letter

To whom it may concern.

We Are Asking for the setbacks from the rear of the Property to be changed from 20' to 15', and the setback of the front of the Property to be changed from 20' to 15' Due to the fact that the lot has water frontage and is a corner set Lot. Due to posting of this lot We need these set backs to build this Property. Thank you

Bobby Shomer
owner 12/9/08

VAR-32533
02/12/09 PC

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DEC 09 2008

Associa®
Benchmark Association Services

December 2, 2008

John Alabado
City of Las Vegas Permit Office
C/O Bobby Shomer

Re: The Lakes Association – 2932 Coast Line Court

Mr. Alabado,

At an architectural meeting held in October, the ARC committee for the Lakes Association approved the setbacks on the preliminary plans as drawn for the above address of 2932 Coast Line Court. If you have any questions on concerns please don't hesitate to contact me at my office 702-795-3344.

On behalf of the Lakes Association

Courtney Wroblewski

Courtney Wroblewski
Architectural Coordinator – Lakes Association
Benchmark Association Services
An Associa Member Company

CC: Board of Directors
CC: Bobby Shomer

VAR-32533
02/12/09 PC

Nora Lares

From: Doug Rankin
Sent: Wednesday, February 04, 2009 7:51 AM
To: Nora Lares
Cc: Peter Lowenstein
Subject: FW: VAR-32533

RECEIVED
FEB 04 2009

Please add to the protest
-----Original Message-----
From: Tamara Fletcher [mailto:thepinkitty@cox.net]
Sent: Wednesday, February 04, 2009 6:55 AM
To: Doug Rankin
Subject: VAR-32533

Craig & Tamara Fletcher @ 2813 High Sail Court, Las Vegas, NV 89117 Vote to DENY (VAR-32533) by Krystal Land Holdings LLC.

P
30

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

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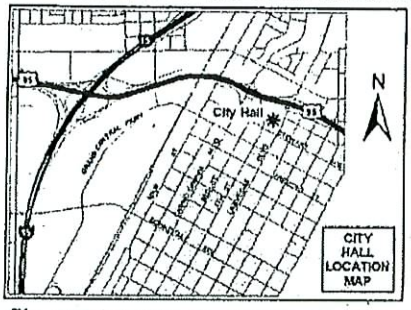

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-32533
Planning Commission Meeting of 2/12/2009

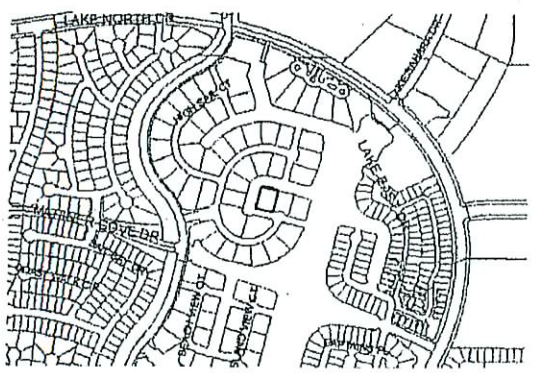
Case: VAR-32533
16308216016
CAPANNA ALBERT H & DAWN MARIE
2913 COAST LINE CT
LAS VEGAS NV 89117-3525

Application Information

VAR-32533 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KRYSTAL LAND HOLDINGS, LLC - Request for a Variance TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND A 15-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED for a proposed single-family structure on 0.41 acres at 2932 Coast Line Court (APN 163-08-611-018), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 2 (Wolfson)

3) Will obstruct other neighbors view of lake.
2) To Far back on slope to wall (~10 Ft high) will undermine Strength of foundation.
1) Trying end run past HOA architectural Committee of Lakes Estates.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*February 12, 2009*
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) http://www.lasvegasnevada.gov.

P 30

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

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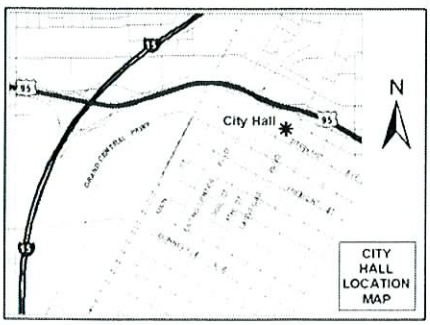

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-32533
Planning Commission Meeting of 2/12/2009

Case: VAR-32533
16308711017
GEHRES FAMILY TRUST
8736 CAPTAINS PL
LAS VEGAS NV 89117-3515

KAVDS11 A311?

P
30

Feb. 02 2009 11:29AM P1
FAX NO. : 702 360 6029
FROM : HABERHOUSE

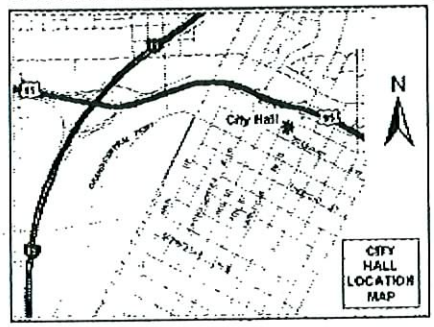
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.39⁴
0004239954 JAN30 2009
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.

VAR-32533

Planning Commission Meeting of 2/12/2009

What's good for all should be good for this one too!

RECEIVED
FEB 02 2009

Case: VAR-32533
16308215037
HABER FAMILY TRUST
2920 CRYSTAL BAY DR
LAS VEGAS NV 89117-2252

Dr Haber 2/1/09

30
P

FEB-04-2009 11:50 AMERICAN WEST 702 736 7970 P.001/001

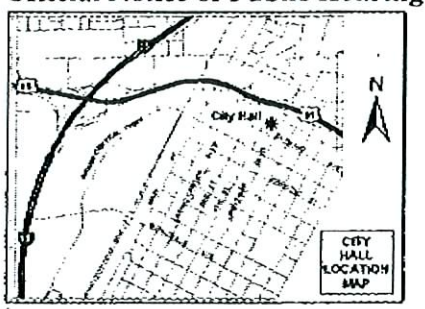
RECEIVED
FEB 04 2009

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 JAN 30 2009
MAILED FROM ZIPCODE 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.

VAR-32533
Planning Commission Meeting of 2/12/2009

THIS LOT IS 1/2-ACRE. IT IS PLENTY LARGE AND A HOUSE CAN BE DESIGNED THAT DOES NOT REQUIRE SET-BACK VARIENCES. NO

Case: VAR-32533
16308318003
DUNFORD MARK L FAMILY TRUST
3005 BEACH VIEW CT
LAS VEGAS NV 89117-3530

NAVDS11 89117

P 30

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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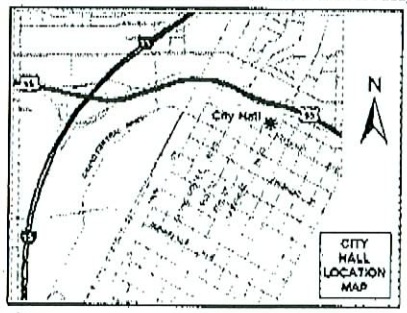
MAILED FROM ZIP CODE 89101

Return Service Requested

Official Notice of Public Hearing



RECEIVED
FEB 04 2009

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-32533

Planning Commission Meeting of 2/12/2009

Case: VAR-32533

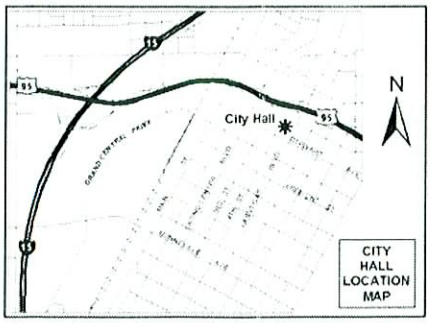
16308611022
COMPTON MALCOLM & M 1992 LIV TR
2929 COAST LINE CT
LAS VEGAS NV 89117-3525

P 30

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

LAS VEGAS NV 890
PRESORTED FIRST CLASS
02 1M
0004239954
MAILED FROM

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.

VAR-32533

Planning Commission Meeting of 2/12/2009

RECEIVED
FEB 05 2009

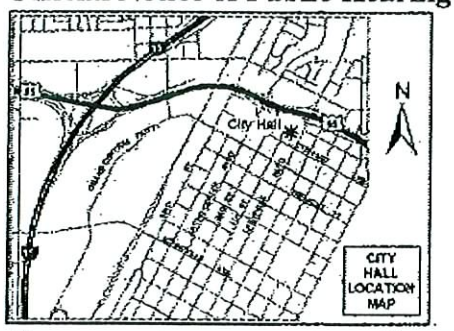
Case: VAR-32533
16308711007
TOUSSEAU FAMILY TRUST
3037 WATERSIDE CIR
LAS VEGAS NV 89117-2277

89117

P 30

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.

VAR-32533

Planning Commission Meeting of 2/12/2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.39⁴
0004239954 JAN 30 2009
MAILED FROM ZIP CODE 89101

RECEIVED
FEB 04 2009

Case: VAR-32533
16308220003
WALD JOHN TRUST
10470 ABBOTSBURY DR
LAS VEGAS NV 89135-2818

KAVDS11 89135

A
30

City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

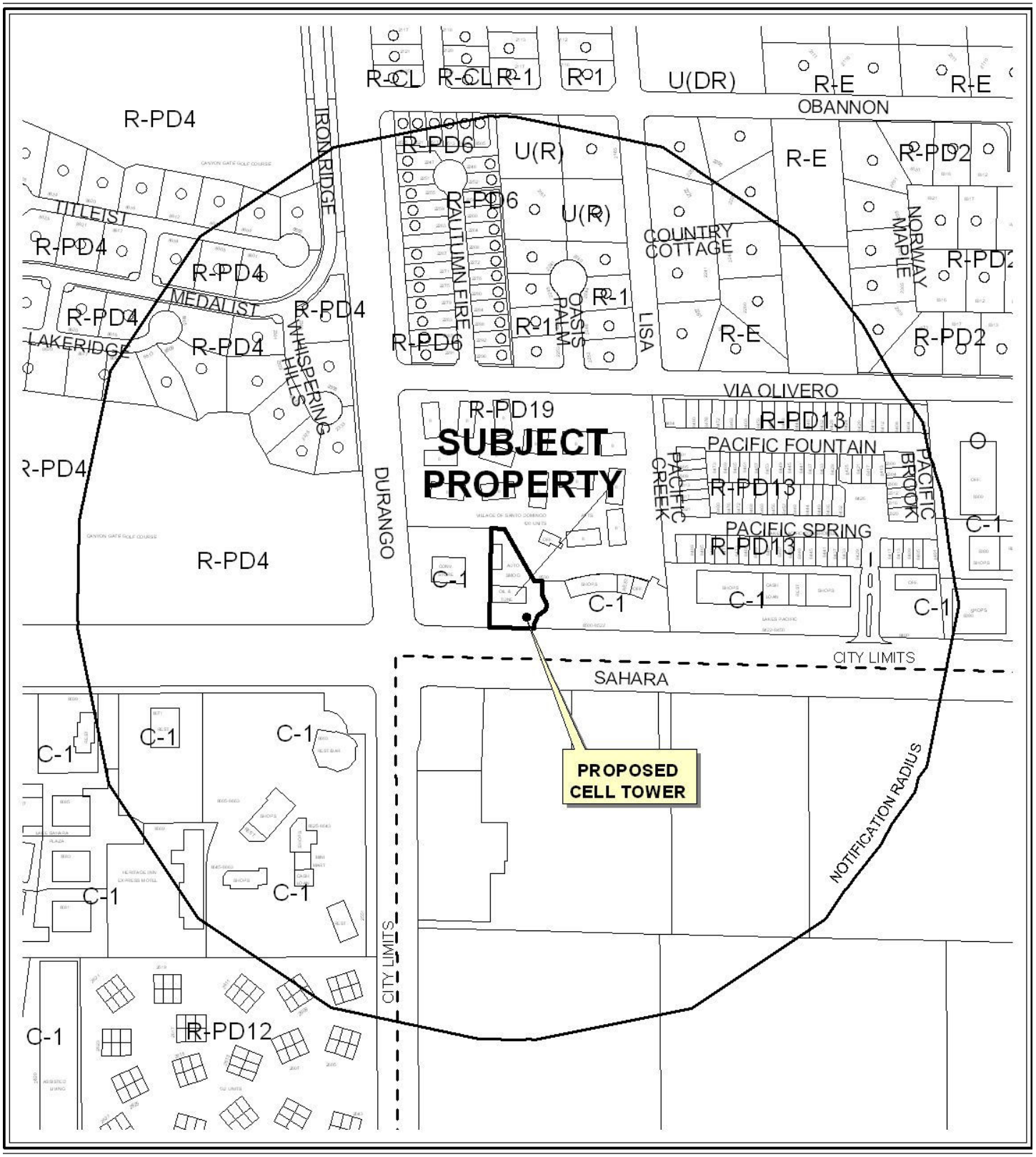
SUBJECT:
SUP-32816 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLEARWIRE US, LLC - OWNER: ROBERT HANDAL - Request for a Special Use Permit FOR A PROPOSED 70-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (FLAGPOLE) at 8550 West Sahara Avenue (163-04-405-003), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

C.C.: 03/18/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**8**	**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. Protest Postcards



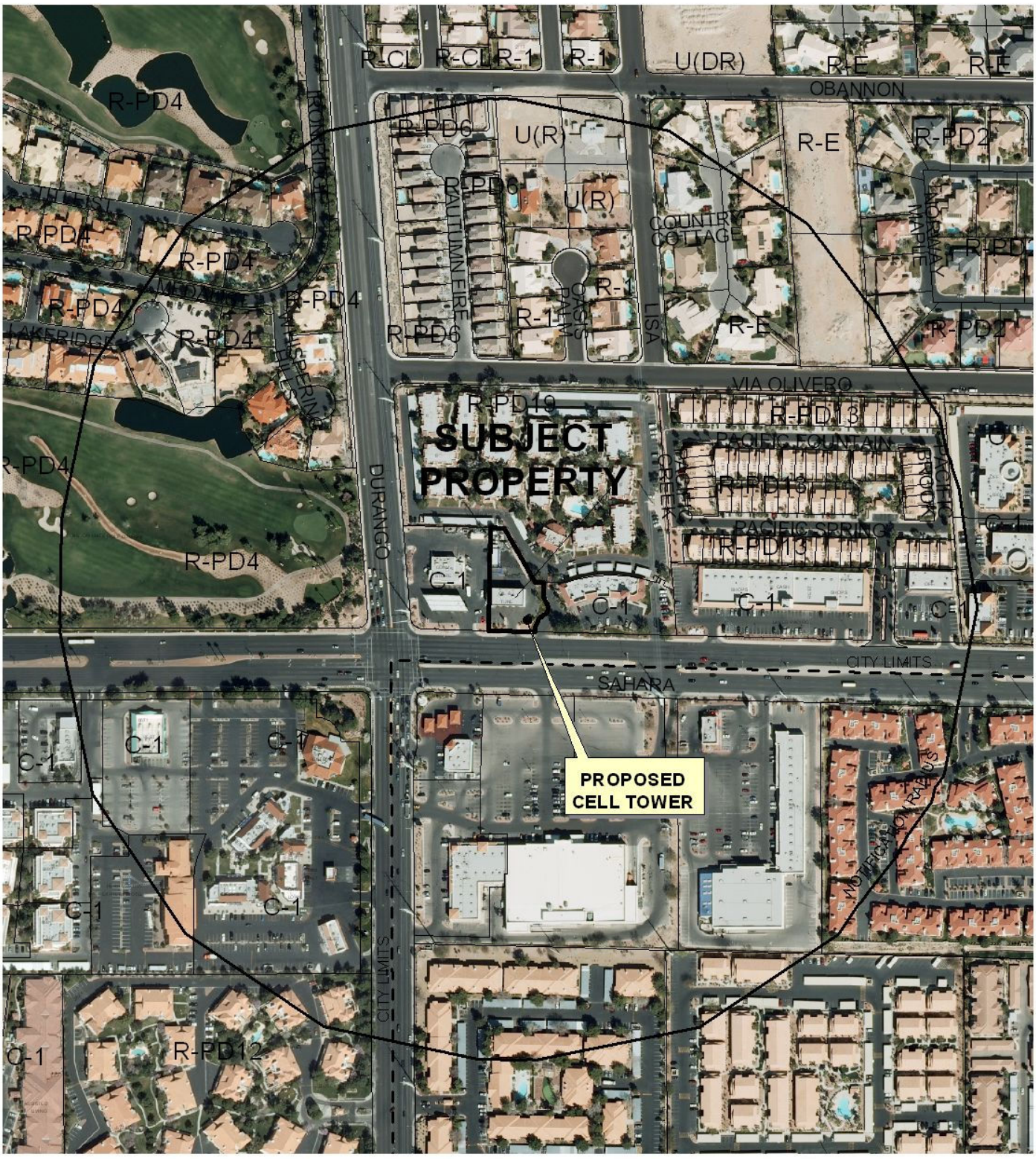
CASE: **SUP-32816**

RADIUS: 1000 FT

0 500 Feet

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

N



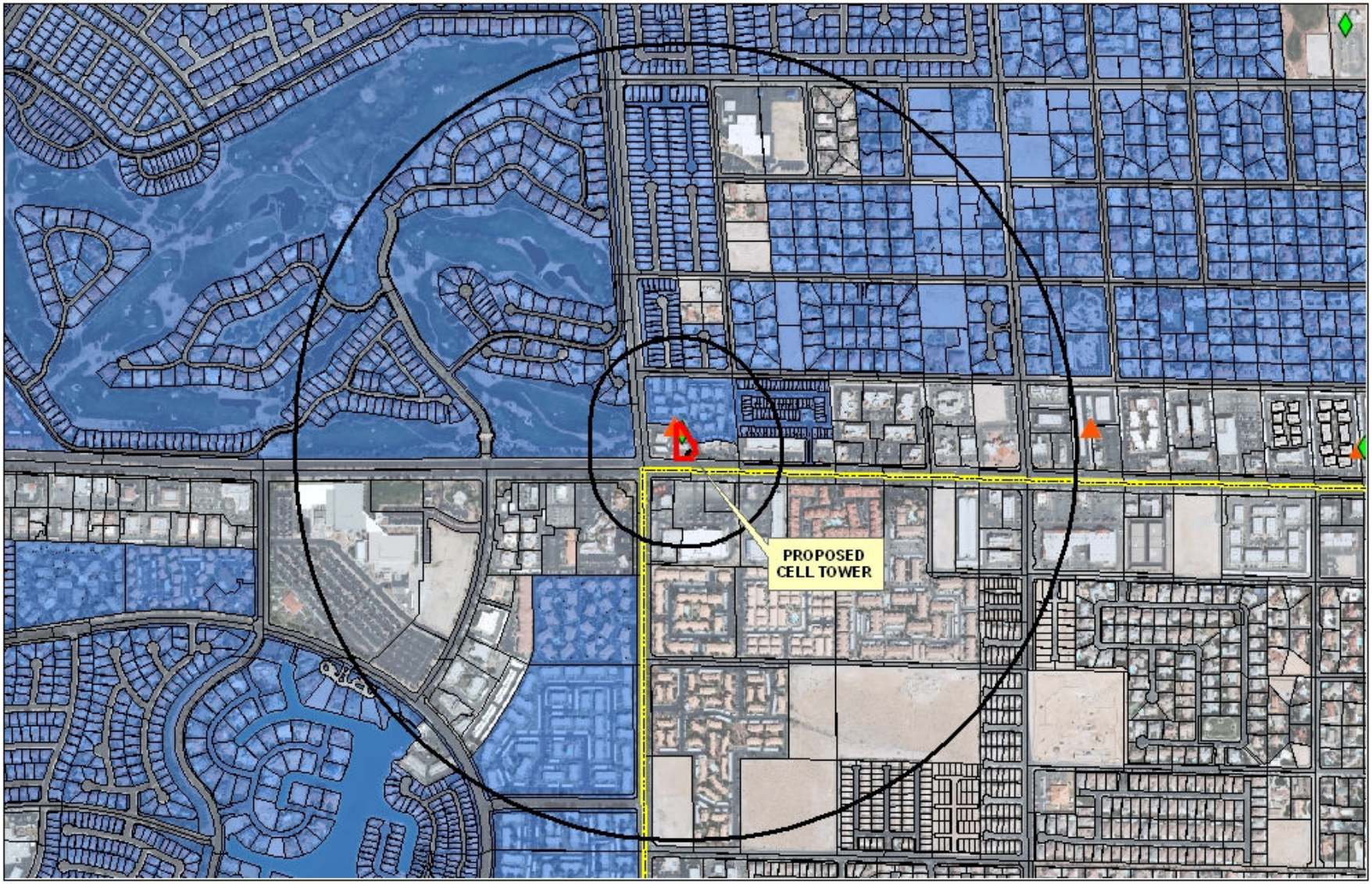
CASE: **SUP-32816**

RADIUS: 1000 FT

0 500 Feet

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

N



SUP-32816
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: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-32816 - APPLICANT: CLEARWIRE US, LLC - OWNER: ROBERT HANDAL

** CONDITIONS **

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

Planning and Development

1. Conformance to all minimum requirements under LVMC Title 19.04.010 for Wireless Communication Facility, Stealth Design use, including parking requirements.

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. 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.

4. Any landscaping that is removed or destroyed during the installation of the Wireless Communication Facility and Equipment Cabinet shall be replaced and restored.

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.

SUP-32816 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 70-foot tall Wireless Communication Facility, Stealth Design (Flagpole) at 8550 West Sahara Avenue. The proposed facility will initially accommodate one carrier and provide the opportunity to accommodate additional carriers if necessary. The initial carrier will provide three antennas at the 68-foot centerline, and three microwave dishes mounted at the 65-foot centerline of the proposed Flagpole. Both the antennas and microwave dishes will be mounted within the interior of the flagpole, and will not be visible to the public. A new equipment cabinet enclosure will also be installed adjacent to the new Flagpole.

The subject property has an existing 80-foot tall Wireless Communication Facility, Stealth Design (Monopalm) approximately 180 feet northwest of the proposed cell tower location and another existing 111-foot tall Wireless Communication Facility, Non-Stealth Design approximately 240 feet northwest of the subject site, on the adjacent property immediately to the west. The approval of this request would create an oversaturation of Wireless Communication Facilities within the immediate area; therefore staff recommends denial of this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
05/23/05	The Planning and Development Department administratively approved a request for a Site Development Plan Review (SDR-19865) to allow a proposed 80-foot tall Wireless Communication Facility, Stealth Design (Monopalm) at 8550 West Sahara Avenue.
05/11/07	Code Enforcement processed a complaint (case #53187) for illegal signs in the right-of-way at 8550 West Sahara Avenue. The case was resolved on 06/07/07.
06/26/07	Code Enforcement processed a complaint (case #54754) for illegal signs being posted on the sidewalk, in the landscape areas, and in the median at 8550 West Sahara Avenue. The case was resolved on 10/25/07.
11/20/08	The Planning and Development Department administratively denied a request for a Site Development Plan Review (SDR-30411) to allow a proposed 70-foot tall Wireless Communication Facility, Stealth Design (Flagpole) at 8550 West Sahara Avenue.
12/23/08	Code Enforcement processed a complaint (case #72961) for an illegal sign in the landscape area at 8550 West Sahara Avenue. The case is still open.

Related Building Permits/Business Licenses	
02/01/93	A building permit (#93174377) was issued for grading at 8550 West Sahara Avenue. The permit expired on 10/02/99.
02/05/93	A building permit (#93175044) was issued for onsite improvements at 8550 West Sahara Avenue. The permit was finaled on 07/14/93.
02/05/93	A building permit (#93175045) was issued for a new building at 8550 West Sahara Avenue. The permit was finaled on 07/19/93.
02/05/93	A building permit (#93175046) was issued for a new car wash at 8550 West Sahara Avenue. The permit was finaled on 07/14/93.
02/17/93	A building permit (#93176195) was issued for a retaining wall at 8550 West Sahara Avenue. The permit was finaled on 07/14/93.
10/10/96	A building permit (#96020464) was issued for a car wash enclosure at 8550 West Sahara Avenue. The permit was finaled 07/16/97.
06/14/01	A building permit (#01010784) was issued for a non-work certificate of occupancy at 8550 West Sahara Avenue. The permit was finaled on 06/19/01.
08/19/03	A building permit (#03017729) was issued for a 63-foot by 6-foot chain link fence at 8550 West Sahara Avenue. The permit was finaled on 12/05/03.
08/19/03	A building permit (#03017728) was issued for locating antennas on existing tower and installing equipment at base at 8550 West Sahara Avenue. The permit was finaled on 12/05/03.
08/04/05	A business license (G02-00714) was issued for a minor auto repair facility at 8550 West Sahara Avenue. The business license is active.
08/11/05	A building permit (#05005571) was issued for outdoor electrical on a concrete pad at 8550 West Sahara Avenue. The permit was finaled on 03/14/07.
08/11/05	A building permit (#05005570) was issued for a monopole antenna at 8550 West Sahara Avenue. The permit expired on 06/23/07.
12/21/07	A building permit (#103030) was issued for the replacement of antennas for a technical upgrade at 8550 West Sahara Avenue. The permit was finaled on 04/09/08.
Pre-Application Meeting	
12/30/08	A pre-application meeting was held where the submittal requirements for a Special Use Permit for a Wireless Communication Facility, Stealth Design was discussed.
Neighborhood Meeting	
A neighborhood meeting was not required for this application.	
Field Check	
01/08/09	Staff performed a routine field check where staff observed two (2) wireless communication facilities (one monopalm, one non-stealth) that were very visible from both Sahara Avenue and Durango Drive street frontages. Non-permitted temporary signage was also observed within the landscape buffer.

SUP-32816 - Staff Report Page Three
February 12, 2009 - Planning Commission Meeting

Details of Application Request	
Site Area	
Net Acres	0.52

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Auto Repair Facility / Wireless Communication Facility, Stealth Design	SC (Service Commercial)	C-1 (Limited Commercial)
North	Apartments	M (Medium Density Residential)	R-PD19 (Residential Planned Development – 19 Units per Acre)
South	Gas Station / Convenience Store / Shopping Center	C-2 (General Commercial) Clark County	CG [Commercial General (Spring Valley)] Clark County
East	Commercial Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Gas Station / Convenience Store / Wireless Communication Facility, Non-Stealth Design	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

DEVELOPMENT STANDARDS

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	23,014 SF	N/A
Min. Lot Width	100 Feet	110 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	10 Feet	16 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	97.5 Feet	Y

ANALYSIS

- **Zoning**

  The subject site is zoned C-1 (Limited Commercial) with a land use designation of SC (Service Commercial). A Wireless Communication Facility, Stealth Design is a conditional use in a C-1 (Limited Commercial) zone, unless the Director determines that the proposed facility does not conform to the conditions listed below, a Special Use Permit will be required for the use.

- **Wireless Communication Facility, Stealth Design**

  Title 19.04 defines a Wireless Communication Facility, Stealth Design as, "A wireless communication facility that is designed to blend into the surrounding environment. Examples include without limitation: antenna tower alternative structures; roof-mounted antennas (with architectural screening when appropriate); building-mounted antennas painted to match the existing structure; antennas integrated into architectural elements (such as steeples or cupolas); antennas and antenna structures designed to look like light poles, flagpoles, or any other camouflaging techniques available on the market; and a cable microcell network which utilizes multiple low-powered transmitters/receivers or repeaters attached to existing wireline systems, such as conventional cable or telephone wires, or similar technology that does not require the use of towers."

- **Use**

  The applicant is proposing a 70-foot, Wireless Communication Facility, Stealth Design (Flagpole) at an existing commercial development at 8550 West Sahara Avenue. The proposed facility would be located at the southeast corner of the proposed site in the front landscape buffer area along Sahara Avenue. A total of three (3) sectors will be mounted on the proposed tower at the 68-foot centerline, each sector capable of housing one (1) antenna for a total of three (3) antennas. The proposed Flagpole will also house three (3) microwave dishes mounted at the 65-foot centerline. Both the antennas and

microwave dishes would be housed on the interior of the flagpole, not visible to the public. The proposed flagpole is also capable of collocating if necessary.

The proposed Wireless Communication Facility, Stealth Design (Flagpole) will sit approximately 180 feet southeast of the existing Wireless Communication Facility, Stealth Design (Monopalm) on the same site and approximately 240 feet southeast of the existing Wireless Communication Facility, Non-Stealth Design located on the adjacent parcel directly to the west of the subject site as the proposed site already contains a Wireless Communication Facility, Stealth Design (Monopalm). A previous Site Development Plan Review (SDR-30411) submitted for Conditional Use approval was administratively denied by the Planning and Development Department, thereby requiring the approval of a Special Use Permit. Due to the existing approved Wireless Communication Facilities on the subject site and on the adjacent parcel to the west, staff recommends denial of this request to prevent an oversaturation of this use within the immediate area.

- **Conditional Use Requirements:**

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, Stealth Design fails to meet condition number five as there is already an existing 80-foot Wireless Communication Facility, Stealth Design (Monopalm) on the subject site, and an existing 111-foot Wireless Communication Facility, Non-Stealth Design located on the adjacent parcel directly to the west of the subject site. The addition of another wireless facility will result in an oversaturation of the uses in the area, and will not be compatible with surrounding residential uses.

- **Site Plan**

The proposed Wireless Communication Facility is to be located near the front of an existing commercial development along Sahara Avenue, within the landscape buffer, set back approximately 20 feet from the front property line, and approximately 16 feet from the side property line. All of the electrical equipment associated with the proposed Wireless Communication Facility will be housed within an enclosure to be constructed adjacent to the proposed flagpole.

Directly abutting the proposed location to the east is a commercial center and to the north is an apartment complex. To the west is an existing Convenience Store with fuel pumps, and to the south is a shopping center. Title 19.08.060 Residential Adjacency Setback Standards require a minimum separation of 210-feet from protected property. The proposed communication facility will be approximately 300-feet from the protected property to the east, which meets the minimum Residential Adjacency Setback requirements. While the proposal meets the Residential Adjacency requirements, the Wireless Communication Facility will still be visible from the single-family homes to the east and impact the adjacent properties. Due to the oversaturation of approved Wireless Communication Facilities on the subject property and the adjacent property immediately to the west, and the impact this proposal will have on the surrounding residential area, staff recommends denial 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 Wireless Communication Facility does not meet these requirements as it is planned for a parcel which already contains an 80-foot Wireless Communication Facility, Stealth Design (Monopalm). In addition, the parcel directly to the west also contains a 111-foot Wireless Communication Facility, Non-Stealth Design, which is approximately 65 feet away from the existing Monopalm. If this request is approved there would be three (3) Wireless Communication Facilities within an approximate 140-foot radius, resulting in an oversaturation of this use, which is neither compatible nor harmonious with surrounding residential land uses.

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, Stealth Design (Flagpole) on a parcel which already contains a Wireless Communication Facility, Stealth Design (Monopalm) will create an oversaturation of the use on the site.

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. Sahara Avenue, a 120-foot Primary Arterial as defined by the Master Plan 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 request would create an oversaturation of Wireless Communication Facilities within the immediate area and would not be consistent with the overall objectives of the General Plan by creating an oversaturation of one use on the subject site. The proposed 70-foot Wireless Communication Facility will have an additional visual impact on the nearby residentially zoned properties, as the proposed flagpole and the two (2) existing Wireless Communication Facilities would be, and are visible from these residentially zoned properties.

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

The proposed 70-foot Wireless Communication Facility, Stealth Design (Flagpole) meets the minimum requirements for a Wireless Communication Facility, Non-Stealth Design with the exception of condition number five. The site has been determined to not be compatible with this use, as there is already an 80-foot tall Wireless Communication Facility, Stealth Design (Monopalm) on the subject property, and an additional 111-foot tall Wireless Communication Facility, Non-Stealth Design on the adjacent parcel immediately to the west.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 2

SENATE DISTRICT 8

NOTICES MAILED 765

APPROVALS 0

PROTESTS 8

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-32816** APN: 163-04-405-003

Name of Property Owner: Robbie Auto

Name of Applicant: Clearwire US, LLC

Name of Representative: WFI, Kim Wood

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: Robert Handal

Subscribed and sworn before me

This 23rd day of December, 2008

_____

Notary Public in and for said County and State Clark Nevada

Notary Public - State of Nevada
County of Clark
MARIA DE JESUS DIAZ
My Appointment Expires
No: 07-1425-1 January 15, 2011

Revised 11-1-06

clearwire®
U.S., LLC

NV-LSV102i
AUTO TECH

8550 WEST SAHARA AVE.
LAS VEGAS, NEVADA 89117
APN#163-044-05-003

RECEIVED
DEC 3 0 2008

CONSULTANT TEAM

CLIENT:
CLEARWIRE US LLC
4400 CARILLON POINT
KIRKLAND, WA. 98033

APPLICANT REPRESENTATIVE
WIRELESS FACILITIES INCORPORATED
7030 SMOKE RANCH RD. SUITE B
LAS VEGAS, NV 89128
CONTACT: KIM WOOD
EMAIL: KIM.WOOD@MFINET.COM
PHONE: 505-250-8237

DESIGN SERVICES:
PROPERTY PROFILE
1041 EAST CARLISE RD.
PHOENIX, AZ. 85086
CONTACT: ROD HAMDLIN
E-MAIL: RHAMBLIN9675@YAHOO.COM
PHONE: (623) 465-9675 CELL: (602) 821-7220

ELECTRICAL:
APEX CONSULTING
8000 SOUTH EASTERN AVE SUITE 6B
LAS VEGAS, NV 89119
CONTACT: KANIZ FATEMA
PHONE: (702) 968-9221 FAX: (702) 951-7589

CONSTRUCTION MANAGER:
7030 SMOKE RANCH RD. SUITE B
LAS VEGAS, NV 89128
CONTACT: Bob Biron
E-MAIL: BobJBiron@cfinet.com
PHONE: (702) 588-2981

POWER:
NEVADA POWER COMPANY
(702) 657-4300

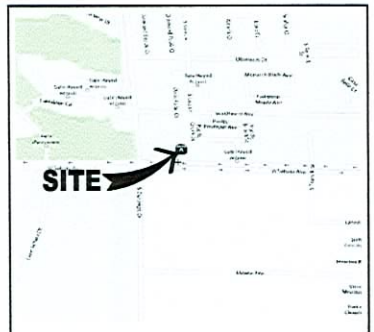
SCALE

THE SCALES SHOWN WITHIN OR ON EACH DRAWING ARE FOR A FULL SIZE DRAWING ONLY (11x17). IF PLOTTED SMALLER OR LARGER PLEASE USE THE BAR SCALE AS THE REFERENCE

APPROVED FABRICATOR

THE FABRICATED STEEL COMPONENTS SHOWN IN DETAILS ARE MANUFACTURED BY ANDREW CORPORATION.

ANDREW CORPORATION IS AN AISC CERTIFIED FABRICATOR FOR STANDARD STEEL BUILDING STRUCTURES



VICINITY MAP

COORDINATES (NAD 83) LATITUDE: 36.144296 LONGITUDE: -115.278181

N

DRIVING DIRECTIONS

FROM OUR OFFICE LOCATED AT 1051 MARY CREST ROAD SUITE K, HENDERSON, NEVADA 89074. GO EAST ON MARY CREST RD TOWARD N GIBSON RD. TURN RIGHT ONTO N GIBSON RD. TURN RIGHT ONTO I-215 W. TAKE EXIT #15/RAINBOW BLVD TURN NORTH ON RAINBOW BLVD. TURN LEFT ON WEST SAHARA AVE. ARRIVE AT 8550 WEST SAHARA AVE., LAS VEGAS, 89117

ACCESSIBILITY DISCLAIMER

THIS PROPOSED PROJECT IS AN UNOCCUPIED TELECOMMUNICATIONS FACILITY AND IS NOT TO BE ACCESSED BY THE GENERAL PUBLIC. THIS FACILITY IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS PER IBC 1103.2.9 LISTED AS AN EQUIPMENT SPACE.

PROJECT SUMMARY

SITE NAME:	AUTO TECH
SITE NUMBER:	NV-LSV102I
SITE ADDRESS:	8550 WEST SAHARA AVE, LAS VEGAS, NEVADA 89147
APPLICANT:	CLEARWIRE US LLC 4400 CARILLON POINT KIRKLAND, WA. 98033 CONTACT: KIM WOOD EMAIL: KIM.WOOD@MFINET.COM PHONE: 505-250-8237
TOWER OWNER:	CLEARWIRE US LLC CONTACT: ALEX F. BLASSCYK PHONE: 702-273-0609

PROJECT DESCRIPTION SUMMARY:

-THE INSTALLATION OF NEW OUTDOOR BTS CABINET LOCATED ON A CONCRETE PAD AND 70' FLAGPOLE (DESIGNED BY OTHERS) AT GRADE.

-INSTALLATION OF ANTENNAS, DAP HEADS AND MICROWAVE DISHES ATOP STRUCTURE INSIDE POLE

-INSTALLATION OF 1 GPS ANTENNA.

LAND USE DATA:

ASSESSORS PARCEL NUMBER:	163-044-05-003
CURRENT ZONING:	LIMITED COMMERCIAL (C-1)

BUILDING CLASSIFICATION:

PROPOSED AREA OF CONSTRUCTION:	10'x15'= 150 SQ. FT.
PROJECT OCCUPANCY:	U-POLE
TYPE OF CONSTRUCTION:	IIB
POWER COMPANY:	NEVADA POWER
DESCRIPTION:	TO (E) POWER POLE AT STREET

SPECIAL INSPECTIONS

THE INSTALLATION OF A325 HIGH STRENGTH BOLTS, NUTS & WASHERS SHALL BE PERIODICALLY INSPECTED IN ACCORDANCE WITH AISC SPECIFICATIONS AS REQUIRED BY THE 2006 IBC, SECTION 1704.3.3

BOLTS ARE REQUIRED TO BE TIGHTENED TO A "SNUG-TIGHT" CONDITION

FABRICATOR CERTIFICATE FOR ANTENNA HARDWARE

SHEET SCHEDULE

SHT NO.	SHEET DESCRIPTION	REV.
Z-1	TITLE SHEET	0
Z-2	SITE PLAN AND ELEVATION	0

APPICABLE CODES

JURISDICTION: CITY OF LAS VEGAS

INTERNATIONAL BUILDING CODE (IBC) 2006 EDITION WITH NEVADA STATE AMENDMENTS
NATIONAL ELECTRIC CODE (NEC) 2006 EDITION
UNIFORM MECHANICAL CODE (UMC) 2006 EDITION
UNIFORM PLUMBING CODE (UPC) 2006 EDITION
UNIFORM FIRE CODE (UFC) 2006 EDITION
ANSI/EIA/TIA-222F STANDARDS FOR BROADCAST STRUCTURES
LOCAL CODES AND ORDINANCES

IN THE EVENT OF A CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

APPROVALS

PROPERTY OWNER/LANDLORD	DATE
ZONING	DATE
CLEARWIRE R.F. ENGINEER	DATE
CLEARWIRE INTER CONNECT	DATE
CLEARWIRE CONSTRUCTION	DATE
CLEARWIRE BACKHAUL	DATE

clearwire
U.S. LLC
1051 MARY CREST RD.
SUITE K HENDERSON, NV
89074

NV-LSV102i
–
8550 WEST SAHARA AVE.
LAS VEGAS, NEVADA 89117
JURISDICTION: CITY OF LAS VEGAS

PROPERTY PROFILE
1041 E. CARLISE RD.
PHOENIX, AZ. 85086
OFFICE: 623-465-9675

SCHEDULE OF REVISIONS

REV NO.	DATE	DESCRIPTION OF CHANGES
7	–	–
6	–	–
5	–	–
4	–	–
3	–	–
2	–	–
1	–	–
0	08/23/08	ZONING DRAWINGS

DRAWN BY: RH CHECKED BY: RH
SCALE: SEE SHEET

ENGINEERING SEAL:

ZONING DRAWINGS

THIS INFORMATION CONTAINED WITHIN THIS SET OF DOCUMENTS/DRAWINGS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT NAME IS STRICTLY PROHIBITED

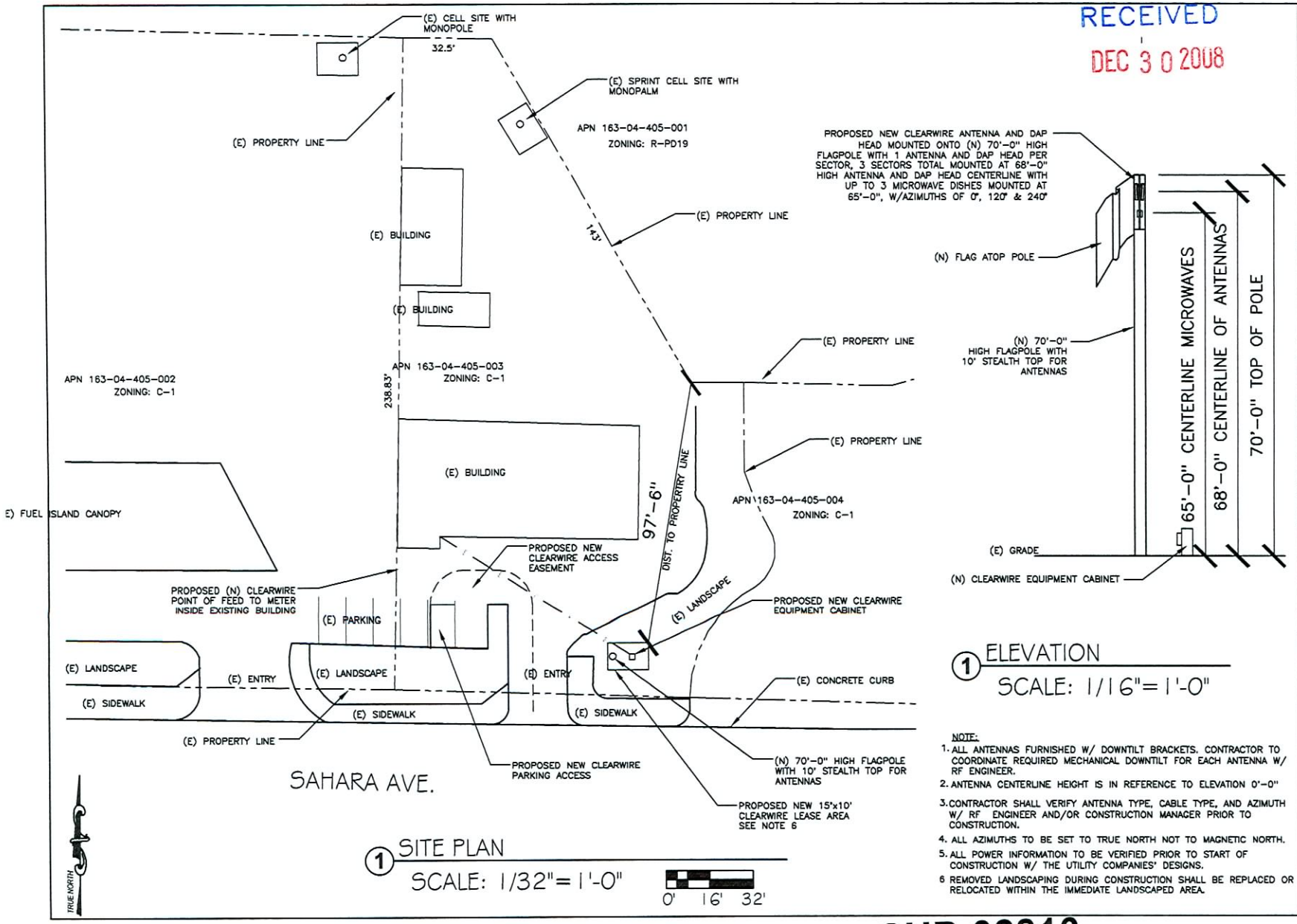
DRAWING TITLE:

TITLE SHEET

DRAWING SHEET:

Z-1

SUP-32816
02/12/09 PC



RECEIVED
DEC 30 2008

NOTE:
1. ALL ANTENNAS FURNISHED W/ DOWNTILT BRACKETS. CONTRACTOR TO COORDINATE REQUIRED MECHANICAL DOWNTILT FOR EACH ANTENNA W/ RF ENGINEER.
2. ANTENNA CENTERLINE HEIGHT IS IN REFERENCE TO ELEVATION 0'-0"
3. CONTRACTOR SHALL VERIFY ANTENNA TYPE, CABLE TYPE, AND AZIMUTH W/ RF ENGINEER AND/OR CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION.
4. ALL AZIMUTHS TO BE SET TO TRUE NORTH NOT TO MAGNETIC NORTH.
5. ALL POWER INFORMATION TO BE VERIFIED PRIOR TO START OF CONSTRUCTION W/ THE UTILITY COMPANIES' DESIGNS.
6. REMOVED LANDSCAPING DURING CONSTRUCTION SHALL BE REPLACED OR RELOCATED WITHIN THE IMMEDIATE LANDSCAPED AREA.

clearwire
U.S. LLC
1051 MARY CREST RD.
SUITE K HENDERSON, NV
89074

NV-LSV102i

8550 WEST SAHARA AVE.
LAS VEGAS, NEVADA 89117
JURISDICTION: CITY OF LAS VEGAS

PROPERTY PROFILE
1041 E. CARLISE RD.
PHOENIX, AZ. 85086
OFFICE: 623-465-9675

SCHEDULE OF REVISIONS

REV. NO.	DATE	DESCRIPTION OF CHANGES
7	-	-
6	-	-
5	-	-
4	-	-
3	-	-
2	-	-
1	-	-
0	08/23/08	ZONING DRAWINGS

DRAWN BY: RH | CHECKED BY: RH
SCALE: SEE SHEET

ENGINEERING SEAL:

ZONING DRAWINGS

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DRAWING TITLE:

SITE PLAN AND ELEVATION

DRAWING SHEET:

Z-2

SUP-32816
02/12/09 PC





SUP-32816
02/12/09 PC



SUP-32816 - APPLICANT: CLEARWIRE US, LLC - OWNER: ROBERT HANDAL
8550 WEST SAHARA AVENUE
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09



SUP-32816 - APPLICANT: CLEARWIRE US, LLC - OWNER: ROBERT HANDAL
8550 WEST SAHARA AVENUE
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09



SUP-32816 - APPLICANT: CLEARWIRE US, LLC - OWNER: ROBERT HANDAL
8550 WEST SAHARA AVENUE
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09

WFI
the global leader
IN TELECOM OUTSOURCING

November 12, 2008

Ms. Debbie Sullivan
City of Las Vegas
Planning & Development Department
731 South Fourth Street
Las Vegas, NV 89101

Re: Wireless Communication Facility Special Use Application
8550 West Sahara APN 163-04-405-003

Dear Ms. Debbie Sullivan:

On behalf of Clearwire Wireless Broadband, I respectfully request your consideration and acceptance of the attached application. This project is located on APN 163-04-405-003 and is designed as a 70' flagpole with a proposal of Clearwire's three antennas and three microwave dishes inside of the flagpole and not be seen by the public. The property currently has two additional towers located at this address that Clearwire cannot utilize. The Verizon Wireless tower has failed structural analysis and has been upgraded previously, therefore the structure cannot be utilized. The Cingular monopalm is too low for Clearwire's use and technology.

Clearwire Corporation (www.clearwire.com) – a provider of next-generation wireless Internet services enabling fast, simple, portable, reliable and affordable communications anytime and anywhere within Clearwire's coverage area – is now in the process of building a network in the greater Las Vegas valley. Clearwire provides an easy, off-the-shelf wireless high-speed Internet solution where customers typically have the service operating within minutes of receiving the modem without any need for a technician to visit. There is no software to load and generally no configuring or changes to the customer's computer. The fast and simple service can be accessed by simply taking the modem out of the box, plugging it in and connecting the Ethernet cord to the customer's computer.

Clearwire currently provides a next-generation, non-line-of-site WiMAX-class solution. The portable Clearwire service can be moved from place-to-place inside Clearwire's coverage area, which upon network launch, will allow customers to use the service throughout their home, office or favorite coffee house. Customers will use Clearwire to connect to the Internet using licensed spectrum, thus eliminating the confines of traditional cable or phone wiring. For the consumer, the wireless communication facility tower equipment will transmit radio signals from a base site to a small, wireless modem, which easily connects a user's computer to the Internet.

Headquartered in Kirkland, Washington, Clearwire has launched wireless high-speed Internet service in 33 metro markets, covering more than 370 cities and towns in Alaska, California, Florida, Hawaii, Idaho, Minnesota, Nevada, North Carolina, Oregon, Texas, Washington and Wisconsin in the United States, as well as Ireland, Belgium, Denmark (under the Clearwire name with Danske Telecom) and Mexico (via its partner MVSNet). Clearwire is here to provide Internet service as astounding as the Internet itself.

Wireless Facilities, Inc.
representing Clearwire Wireless Broadband in Las Vegas
8216 Rancho Paraiso NW
Albuquerque, NM 87120-5821

SUP-32816
02/12/09 PC

This application located on APN 163-04-405-003 is for a new 70' stealth flagpole with 3 antennas at 68' and 3 microwave dishes at 65' inside of the flagpole. The small antennas will measure 42-inches in length and the microwave dishes will have a diameter of 24-inches. All associated radio equipment will be housed within a compound painted to match the existing Auto Tech bldg. The site is available for additional collocations if necessary. There are two additional towers on this property, one of them is too low for Clearwire's coverage ob jective and the VZW tower failed structural analysis and has been upgraded/modified previously. If you have any concerns regarding this application, please do not hesitate to contact me at (505) 250-8237.

Sincerely,

Kim Wood

Kim Wood
Site Acquisition & Land Use Zoning Specialist
WFI, representing Clearwire Wireless Broadband
Kim.wood@wfinet.com

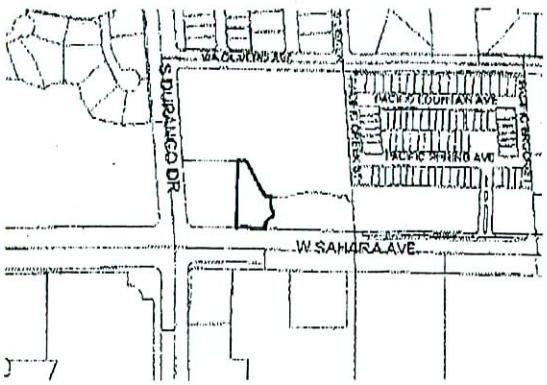
SUP-32816
02/12/09 PC

Application Information

SUP-32816 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLEARWIRE US, LLC - OWNER: ROBERT HANDAL - Request for a Special Use Permit FOR A PROPOSED 70-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (FLAGPOLE) at 8550 West Sahara Avenue (163-04-405-003), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

And, whatever you do, please don't approve any more of Those fake palm tree towers.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*February 12, 2009*
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) http://www.lasvegasnevada.gov.

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

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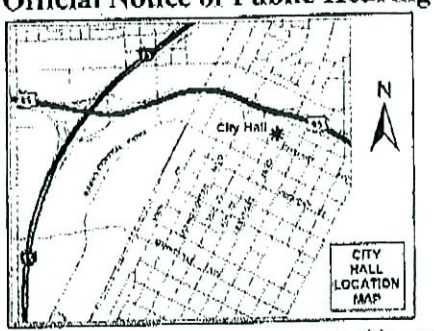
Official Notice of Public Hearing



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-32816
Planning Commission Meeting of 2/12/2009

Case: SUP-32816

16305812012
KING 1997 TRUST
8600 TITLEIST CIR
LAS VEGAS NV 89117-5843

KAVDS11 89117

P 31

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

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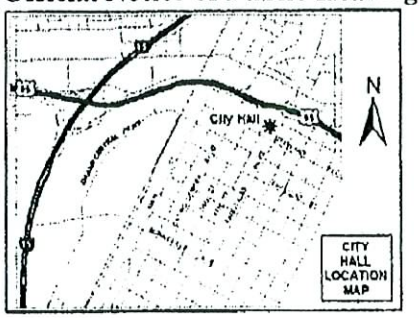
Official Notice of Public Hearing



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Case: SUP-32816

16305812014
MESHEL RICKI
8605 TITLEIST CIR
LAS VEGAS NV 89117-5844

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-32816

Planning Commission Meeting of 2/12/2009

702-562-2496
MESHEL
Feb 03 09 03:41p

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

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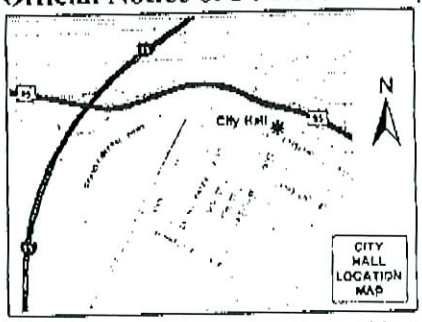

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-32816

Planning Commission Meeting of 2/12/2009

Case: SUP-32816

16309112176
OVSEPYAN EMMA
6301 KITTYS LN
TAHONGA CA 91042-3476

KAVDS11 91042

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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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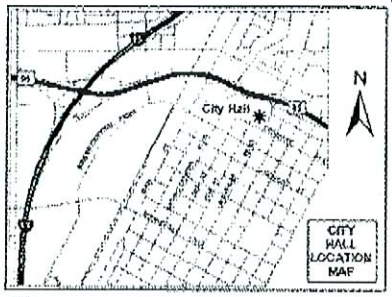
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-32816

Planning Commission Meeting of 2/12/2009

Case: SUP-32816

16309112122
ISGRIG FAMILY TRUST
6550 ELDORA ST
LAS VEGAS NV 89146-5129

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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
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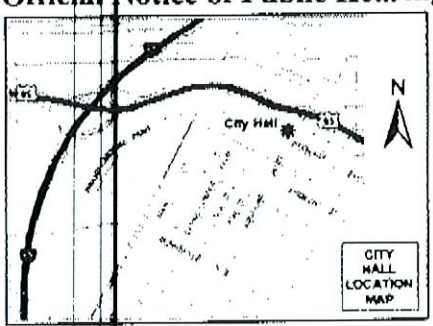
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☑ I OPPOSE this Request

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SUP-32816

Planning Commission Meeting of 2/12/2009

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Case: SUP-32816

16309112062
STEWART JOSEPH & ERMA REV LIV TR
4523 DON VALDEZ DR
LOS ANGELES CA 90008-4116

KAUSEL 90008

02/03/2027 14:54 3232997125 STEWART PAGE 02

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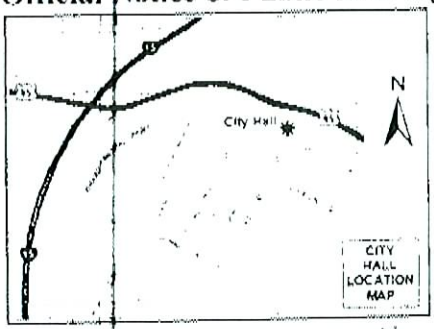
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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-32816

Planning Commission Meeting of 2/12/2009

RECEIVED
FEB 02 2009

Case: SUP-32816

16309112065
STEWART JOSEPH & ERMA REV LIV TR
4523 DON VALDES DR
LOS ANGELES CA 90008-4116

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02/03/2027 14:54 3232997125 STEWART PAGE 01

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

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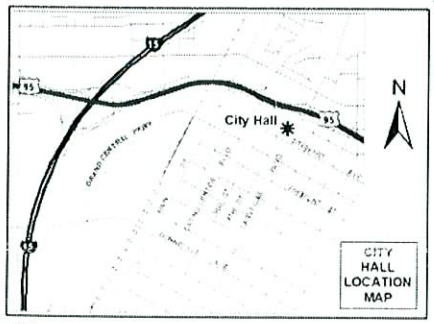

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-32816

Planning Commission Meeting of 2/12/2009

Case: SUP-32816

16309111318
WINDDANCER GROUP L L C
%S BUSCEMI
P O BOX 88065
LOS ANGELES CA 90009-8065

KAVDE11 90009

P 31

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

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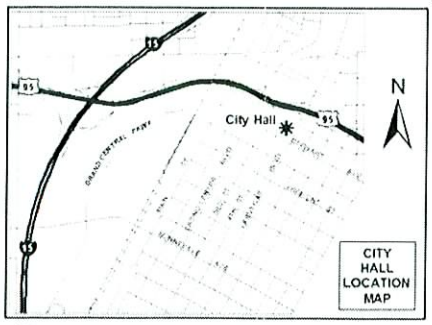
Return Service Requested
Official Notice of Public Hearing



RECEIVED
FEB 05 2009

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-32816
Planning Commission Meeting of 2/12/2009

Case: SUP-32816
16309112073
CHIRILLO ANITA C ETAL
8410 ELDORA AVE #1037
LAS VEGAS NV 89117-2675

P
31

City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

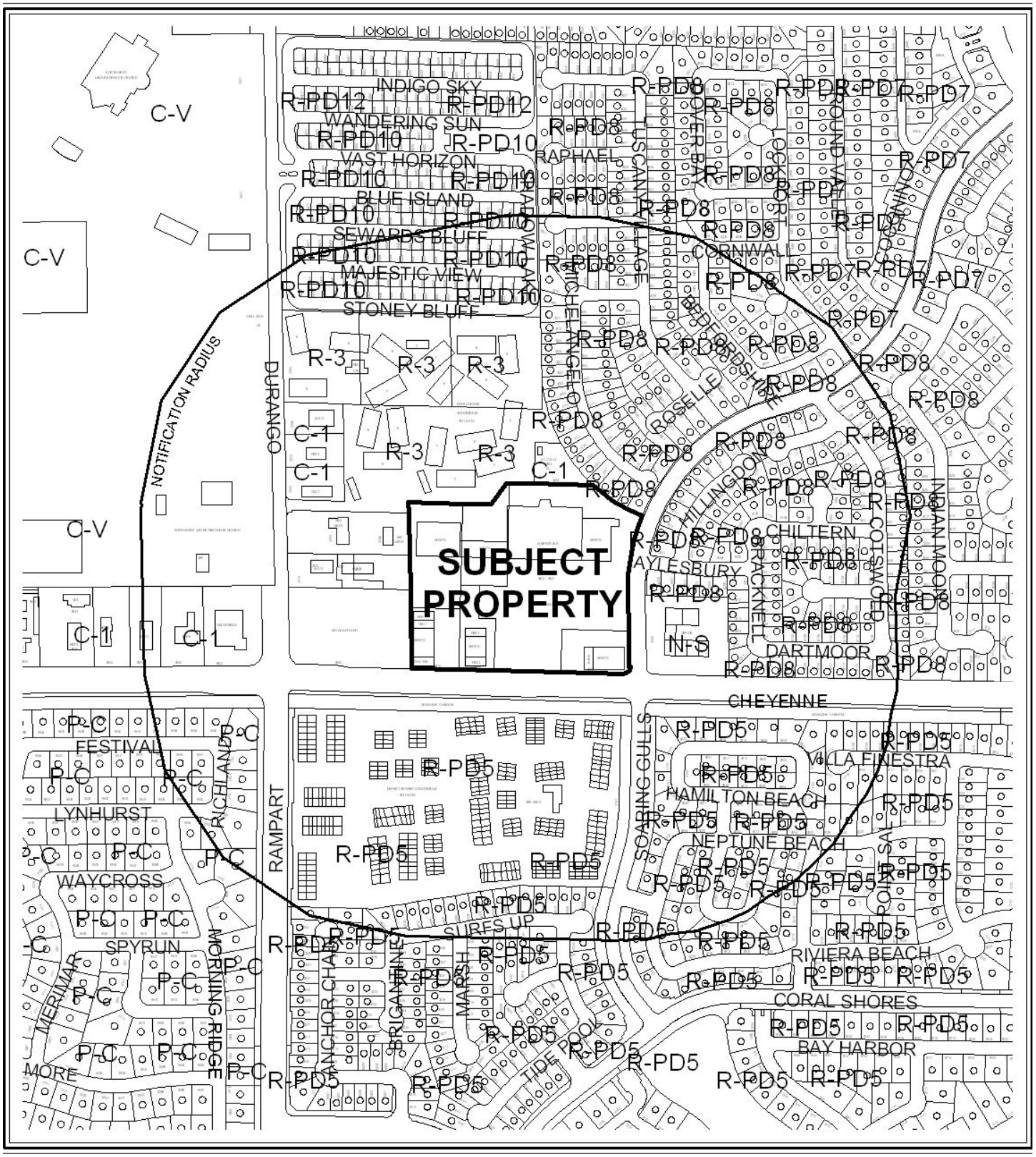
SUBJECT:
SUP-32748 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MV SPA - OWNER: NORTHSHORE PLAZA, LLC - Request for a Special Use Permit FOR A PROPOSED MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW FOR THE MASSAGE ESTABLISHMENT TO REMAIN OPEN UNTIL 11:00 P.M. WHERE 9:00 P.M. IS THE LATEST ALLOWED AND A ZERO-FOOT DISTANCE SEPARATION TO A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 8370 West Cheyenne Avenue, Suite #101 (APN 138-09-420-006), C-1 (Limited Commercial) Zone, Ward 4 (Steinman)

C.C.: 03/18/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**15**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

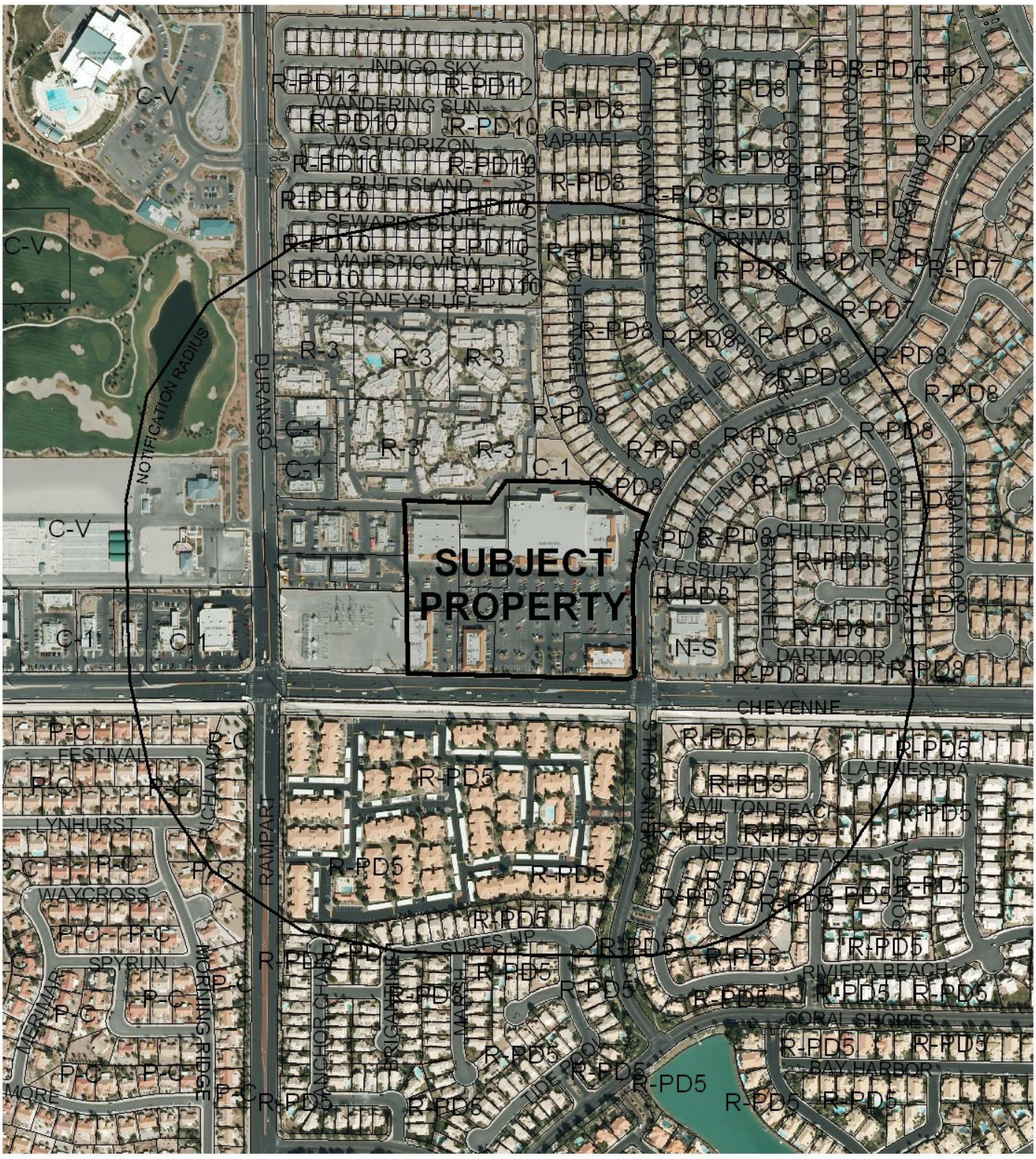
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



CASE: **SUP-32748**

RADIUS: 1000 FT

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



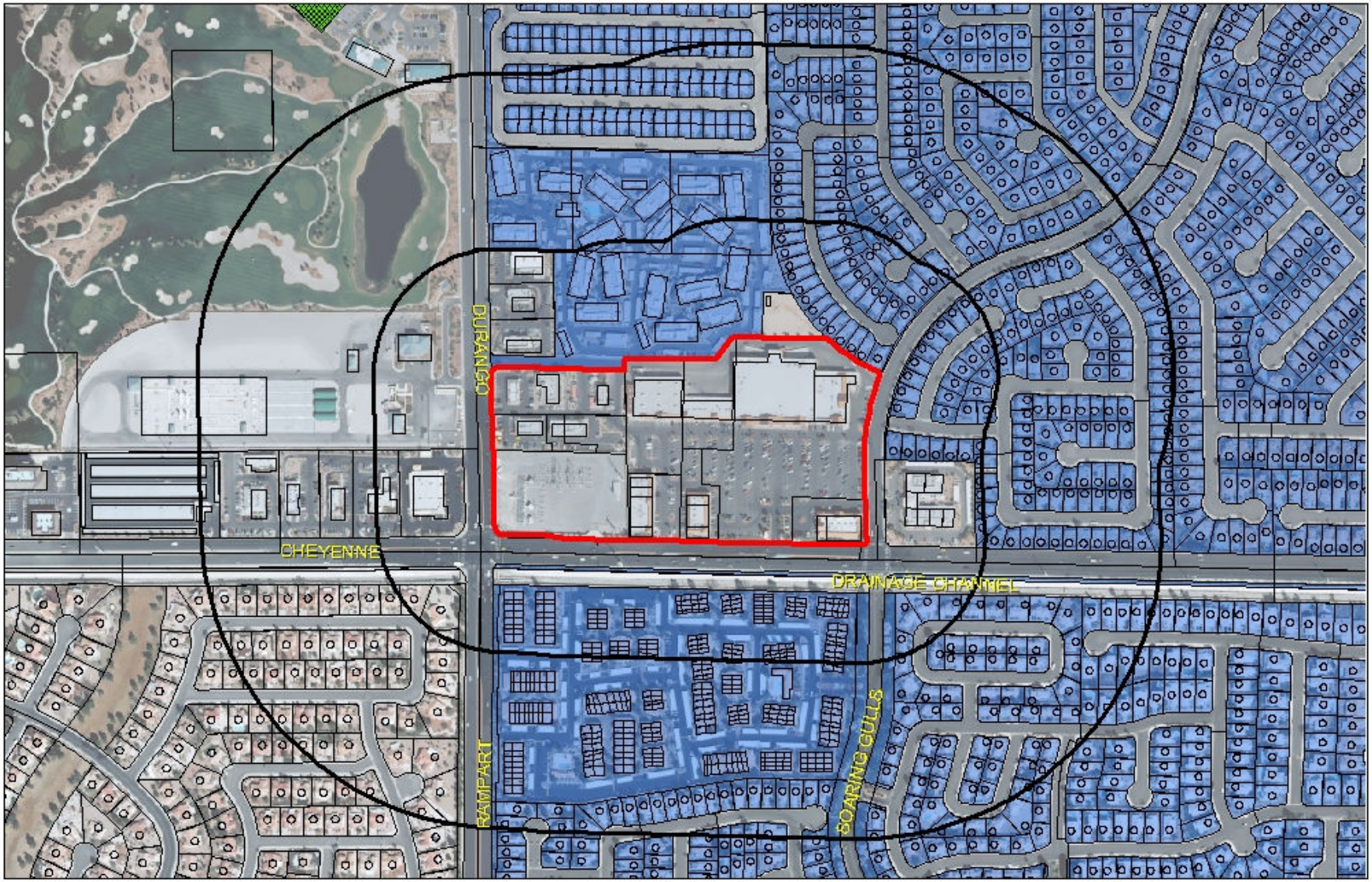
CASE: **SUP-32748**

RADIUS: 1000 FT

0 500 Feet

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

N



SUP-32748
Massage Establishment

Business Licenses
- Massage Establishment
- Child Care/ Children Facility

Protected Landuses
- RELIGIOUS
- CITY PARKS
- SCHOOLS

Subject Property
Residential Property
400' & 1000' Buffer

0 287.5 575 1,150 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-32748 - APPLICANT: JULIA LIV - OWNER: NORTHSHORE PLAZA, 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 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. The use shall comply with all applicable requirements of LVMC Title 6.

4. A Waiver from Title 19.04.010 is hereby approved, to allow a zero-foot distance separation between a Massage Establishment and a residential use where 400 feet is required.

5. A Waiver from Title 19.04.010 is hereby approved, to allow hours of operation to be between 8:00 a.m. and 11:00 p.m.

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

LEH

SUP-32748 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed Massage Establishment at 8370 West Cheyenne Avenue, Suite #101. The subject location is within a 133,930 square-foot Shopping Center. A request has been made by the applicant for a Waiver of the minimum Special Use Permit Requirements regarding the hours of operation limitations for the Massage Establishment use, seeks to allow hours of operation from 8:00 a.m. to 11:00 p.m. The applicant has also requested a zero-foot distance separation from a residentially zoned property where 400 feet is required. Though situated along a 100-foot primary Arterial roadway, the subject Shopping Center is surrounded by residential uses of various types and densities including Apartments, Condominiums and Single-Family Residences. The subject location is not appropriate for the intensity of the proposed use, due to the proximity of the subject site to residential property combined with the request to extend the hours of operation; therefore, staff recommends denial.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
03/16/94	The City Council approved a request for a General Plan Amendment (GPA-0004-94) to change the land use designation from ML (Medium Low Density Residential) to SC (Service Commercial). The Planning Commission and staff recommended approval.
03/16/94	The City Council approved a Rezoning (Z-0007-94) from N-U (Non-Urban) zone to C-1 (Limited Commercial) and R-PD8 (Residential Planned Development - 8 Units per Acre) zone. The Planning Commission and staff recommended approval.
01/04/95	The City of Las Vegas approved a Site Development Plan Review [Z-0027-94(01)] for single-family homes on the subject site. The Planning Commission and staff recommended approval.
09/14/95	The Planning Commission approved a request for a Site Development Plan Review [Z-0007-94(3)] for a 137,674 square-foot Shopping Center on the northwest corner of Cheyenne Avenue and Soaring Gulls Drive. Staff recommended approval.
07/28/97	The City Council approved a request for a Special Use Permit (U-0057-97) for a Beer/Wine/Cooler On-Sale Establishment at 8380 West Cheyenne Avenue. The Planning Commission and staff recommended approval.
01/21/04	The City Council approved a request for a Special Use Permit (SUP-3333) for a Financial Institution, Specified at 8410 West Cheyenne Avenue, Suite #100. The Planning Commission and staff recommended approval.
06/15/05	The City Council approved a request for a Special Use Permit (SUP-6378) for an Auto Title Loan at 8410 West Cheyenne Avenue, Suite #101. The Planning Commission recommended approval and staff recommended denial.

LEH

Related Building Permits/Business Licenses	
01/24/06	A business license (#Q07-00331) was issued for a Chiropractor at 8370 West Cheyenne Avenue, Suite #101. The business license was marked out of business on 03/06/08.
12/03/08	A business license (#M03-95843) application was received for a Massage Establishment, and is pending a Metropolitan Police Department Review and the outcome of the subject Special Use Permit application.
12/03/08	A business license (#R03-95844) application for a Reflexology Establishment was received. The license application was routed to the Planning and Development Department on 01/13/09 and planning approved the use on 01/14/09, but it has not been issued yet.
12/03/08	A business license (#R11-95845) application was received for a Reflexology Practitioner, this license has yet to be routed to the Planning and Development Department for review.
Pre-Application Meeting	
12/11/08	The requirements for a Special Use Permit application were discussed with the applicant.
Neighborhood Meeting	
A neighborhood meeting was not held, nor was one required.	
Field Check	
01/08/09	Staff conducted a site visit and found the subject location to be a vacant suite within an existing commercial shopping center.

Details of Application Request	
Site Area	
Gross Acres	13.71

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Condominiums	M (Medium Density Residential)	R-PD5 (Residential Planned Development – 5 Units per Acre)
East	Single-Family Residences	ML (Medium Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units per Acre)
West	Golf Course/ Recreational Center	PR-OS (Parks/Recreation/Open Space)	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		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							
		Required			*Provided*		*Compliance*
			Parking		*Parking*		
Use	*Gross Floor Area or Number of Units*	*Parking Ratio*	Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	133,930 SF	1:250 SF	525	11	584	32	Y*
TOTAL			536		620		

**The subject site is located within a 133,930 square-foot Shopping Center which requires one space per 250 square feet of gross floor area.*

Waivers		
Request	**Requirement**	**Staff Recommendation**
To allow a distance separation of zero feet to a parcel zoned for residential use.	Per Title 19.04 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.	Denial
To allow hours of operation from 8:00 a.m. to 11:00 p.m.	Per Title 19.04 the use is restricted to hours of operation between 8:00 AM and 9:00 PM unless further limited by the City Council on a case-by-case basis.	Denial

ANALYSIS

This is a request for a Special Use Permit for a proposed Massage Establishment at 8370 West Cheyenne Avenue, Suite #101. A request has been made by the applicant for a Waiver of Title 19.04 hours of operation limitations for the Massage Establishment use from 8:00 a.m. to 9:00 p.m. to 8:00 a.m. to 11:00 p.m. The applicant has also requested a zero-foot distance separation from a residentially zoned property where 400 feet is required.

The subject location is within a 133,930 square-foot Shopping Center which accesses Cheyenne Avenue, Soaring Gulls Drive and has indirect access to Durango Drive via an adjacent property. The site has adequate parking provided, with 620 spaces, including 32 handicapped spaces.

- **Zoning**

  The subject site is within the Southwest Sector of the General Plan with the land use designation of SC (Service Commercial). The subject site is zoned C-1 (Limited Commercial) zoning district which is in conformance with the General Plan, and the Massage Establishment 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 (Cheyenne Avenue) and is part of a major retail corridor.

- **Floor Plan**

  The proposed 1,050 square-foot in-line site consists of a reception area, an employee room/office, four massage rooms ranging in size from approximately 100 square feet to 70 square feet and a restroom area with two shower stalls.

- **Minimum Special Use Permit Requirements**

  Title 19.04.010 defines the Massage Establishment use as "a facility which is occupied and used for the purpose of practicing massage therapy as defined in LVMC Chapter 6.52."

  Title 19.04.010 lists the following conditions for the Massage Establishment use:

  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 uses.

4. The use may not be located within 1,000 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 restricted by the City Council on a case-by-case basis.

The proposed use fails to meet the Title 19.04.010 Massage Establishment Special Use Permit requirement #3 and #5. Staff finds that the use is not appropriate within the subject commercial center as it is in close proximity to protected uses. In addition, the request to extend the hours of operation are intense for an area that is surrounded by residential use; therefore, staff recommends denial.

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 location is inappropriate as it is located within an area that is surrounded by residential property. In addition to proposing the use within close proximity to protected residential use the applicant also proposes to extend the hours of operation beyond that which is required under Title 19.04.010 which restricts hours of operation from 8:00 a.m. to 9:00 p.m. to allow hours to extend to 11:00 p.m. Staff finds that the use is not appropriate within the subject commercial center due to the close proximity to residential uses and that combined with the request to extend hours of operation to 11:00 p.m. that this request is not appropriate, and would not be compatible nor harmonious with the surrounding residential area.

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

   The subject site is physically suitable for the Massage Establishment use, however the proposed location is not suitable for the intensity of the use as proposed. The applicant proposes to locate within a Shopping Center that directly abuts residential uses. Additionally, the applicant proposes to have hours of operation extending to 11:00 PM. Staff finds the use to be too intense for the proposed location.

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 subject site is accessed via two driveways from Cheyenne Avenue, three driveways from Soaring Gulls Drive and has indirect access to Durango Drive via an adjacent property to the west. According to the Master Plan of Streets and Highways, Cheyenne Avenue and Durango Drive are both designated as 100-foot Primary Arterials. Soaring Gulls Drive is designated a 60-foot Collector by the Master Plan of Streets and Highways. All of these roadways provide more than adequate access and capacity for 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 subject use would be required to undergo periodic inspection by the State of Nevada, Southern Nevada Health District, and City of Las Vegas business and licensing and therefore would not compromise public health, safety or welfare.

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

   The use fails to meet two of the minimum Special Use Permit requirements for the Massage Establishment use. Requirement #3 calls for a minimum 400-foot distance between the use and any church, synagogue, school, city park, child care facility, or any parcel zoned for residential uses. There are two separate residential parcels adjacent to the subject Shopping Center. Requirement #5 limits the hours of operation for the use to the period between 8:00 a.m. and 9:00 p.m., unless further restricted by the City Council on a case-by-case basis; the applicant is proposing to extend hours of operation from 8:00 a.m. to 11:00 p.m.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 882

APPROVALS 1

PROTESTS 15

LEH

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-32748** APN: 138-09-420-006

Name of Property Owner: Northshore Plaza, LLC

Name of Applicant: Julia Liu - V.I.M. Spa

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: N/A

Partner(s): _____

APN: _____

Signature of Property Owner: Northshore Plaza LLC By: Northshore Plaza mgmt Co. Inc.

Print Name: Richard Gordon

Subscribed and sworn before me

This 17 day of Dec, 2008

Notary Public in and for said County and State

Notary Public State of Nevada
County of Clark
CHRISTINE REEVES-BARTH
My Appointment Expires
January 18, 2010
No: 93-4056-1

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
Appt. No. 98-3646-1
My Appt. Expires July 1, 2010

M. V. SPA

NORTHSHORE PLAZA
8370 WEST CHEYENNE AVENUE, SUITE 101
LAS VEGAS, NEVADA 89129

PROJECT DATA

CODE ANALYSIS / PROJECT DATA

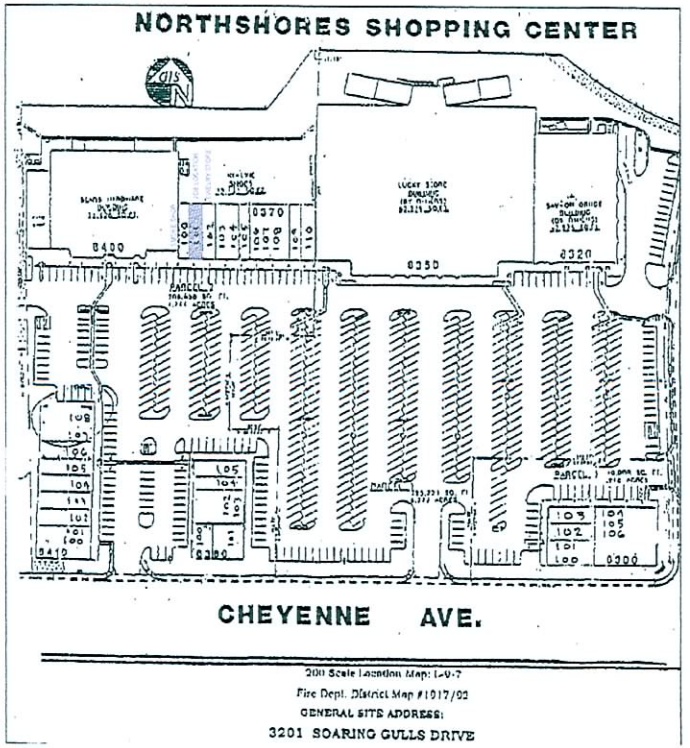
BUILDING DEPARTMENT :	CITY OF LAS VEGAS
CONSTRUCTION TYPE :	V-B
FIRE SPRINKLERS:	YES
OCCUPANCY CLASSIFICATION:	B-OFFICE
AREA:	1050 SF
OCCUPANT LOAD:	MASSAGE (1000SF/100) = 10 PEOPLE WAITING(50SF/15) = 3 PEOLPLE TOTAL = 213 PEOPLE
EXIT ANALYSIS	(1) EXITS REQUIRED UNDER 50 PEOPLE (2) EXITS PROVIDED
BUILDING CODES :	2006 IBC, UPC, UMC, NEC, NFPA, IECC & 2005 NEC CITY OF LAS VEGAS AND SOUTH NEVADA CODE AMMENDMENTS, THE 2003 ANSI 117-1, AND 2005 FIRE CODE

DRAWING INDEX

A-1	TITLE SHEET
A-2	FLOOR AND REFLECTED CEILING PLAN
M-1	HVAC PLAN, SCHEDULES, SYMBOLS AND NOTES
P-1	PLUMBING PLAN, SCHEDULES, SYMBOLS AND NOTES
E-1	ELECTRICAL SCHEDULES, SYMBOLS AND NOTES
E-2	ELECTRICA PLAN
EC-1	2006 IECC REPORT

VICINITY MAP





SITE PLAN
NTS

RECEIVED
DEC 23 2008

SUP-32748
02/12/09 PC

PANDA
CONSTRUCTION
8297 PEARL OASIS CT
Las Vegas, NV 89102
Tel: (702) 476-6621
Fax (702) 476-6662
LIC. # 0039554

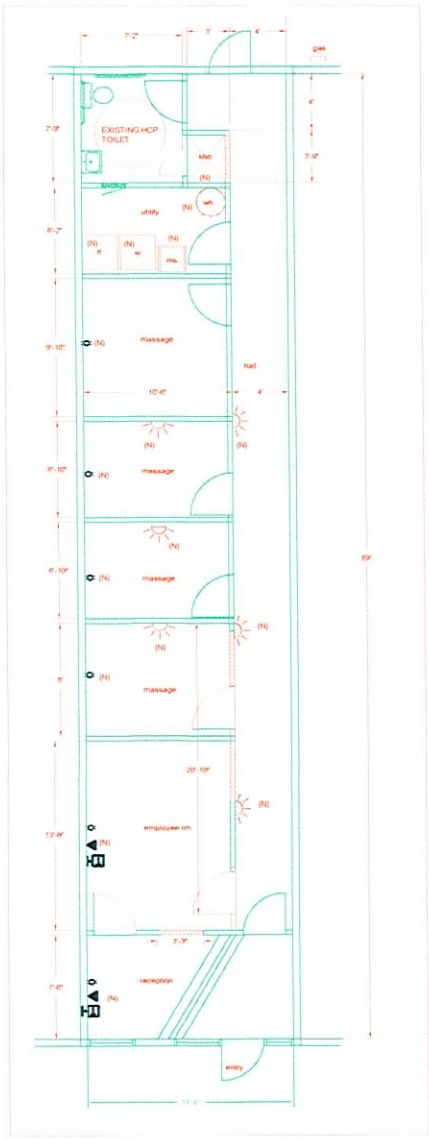
TITLE: COVER SHEET
PROJECT: M. V. SPA
8370 WEST CHEYENNE AVENUE, SUITE 101
LAS VEGAS, NEVADA 89129

REVISIONS

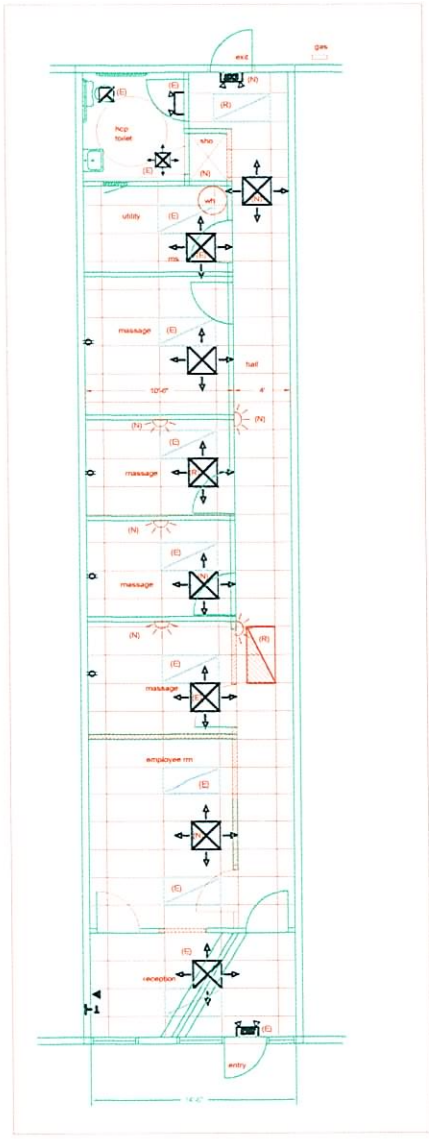
SEAL

DRAWN BY:	HL
DESIGNED BY:	HL
CHECKED BY:	K
DATE:	12.23.08
STATUS:	100%
SCALE:	AS SHOWN

A-1



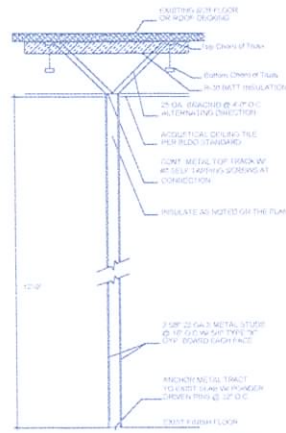
FLOOR PLAN
1/4" = 1'-0"



REFLECTED CEILING PLAN
1/4" = 1'-0"

SYMBOLS

- EXHAUST FAN
- CEILING DIFFUSER
- (E)2'X4' FLOURESCENT LAMP 3BULBS, 32WATTS EACH
- EMERGENCY LIGHT
- EXIT LIGHT
- DOWNLITE, 50WATTS INCANDESCENT WITH DIMMER SWITCH
- EXISTING WALL PARTITION
- NEW WALL PARTITION
- WALL LIGHTS INCANDESCENT WITH DIMMER SWITCH



INTERIOR WALL AT OFFICE
NTS

INTERIOR FINISH SCHEDULE				
ROOM NAME	FLOOR	WALL	CLG. MAT'L	CLG. HT.
OFFICE	CARPET	GYP. BD. DRY WALL	2'X4' ACOUSTIC TILE	12'-0"
MASSAGE	CARPET	GYP. BD. DRY WALL	2'X4' ACOUSTIC TILE	12'-0"
RESTROOMS	CERAMIC	GYP. BD. DRY WALL WASHABLE LT. COLOR ENAMEL PAINT (SMOOTH)	GYP. BD. CEILING . WHITE COLOR SEMI GLOSS OIL BASE PAINT	8'-0"
SHOWERS	CERAMIC	GYP. BD. DRY WALL WASHABLE LT. COLOR ENAMEL PAINT (SMOOTH)	GYP. BD. CEILING . WHITE COLOR SEMI GLOSS OIL BASE PAINT	8'-0"

SUP-32748
02/12/09 PC

PANDA
CONSTRUCTION
8297 PEARL OASIS CT
Las Vegas, NV 89102
Tel (702) 476-6621
Fax (702) 476-6662
LIC. # 0039554

TITLE: FLOOR PLAN AND REFLECTED CEILING PLAN

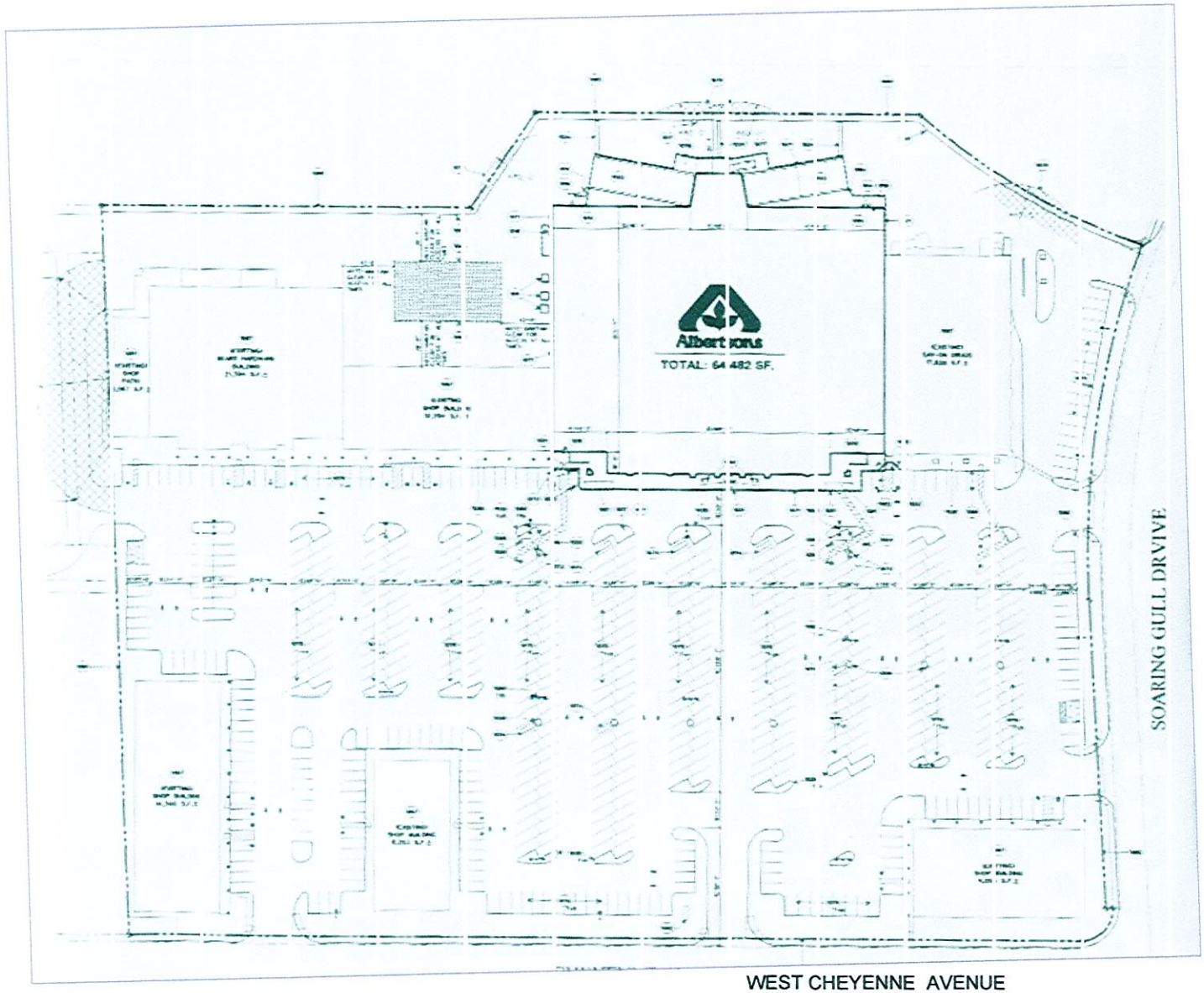
PROJECT: M. V. SPA
8370 WEST CHEYENNE AVENUE, SUITE 101
LAS VEGAS, NEVADA 89129

REVISIONS

SEAL

DRAWN BY:	HL
DESIGNED BY:	HL
CHECKED BY:	JL
DATE:	12-29-08
STATUS:	100%
SCALE:	AS SHOWN

A-2



SITE PLAN
1" = 40'-0"

PANDA
CONSTRUCTION
8297 PEARL OASIS CT
Las Vegas, NV 89102
Tel: (702) 476-6621
Fax (702) 476-6662
LIC. # 0039554

TITLE SITE PLAN

PROJECT M. V. SPA
8370 WEST CHEYENNE AVENUE, SUITE 101
LAS VEGAS, NEVADA 89129

REVISIONS

SEAL

DRAWN BY:	HL
DESIGNED BY:	HL
CHECKED BY:	JL
DATE:	12-29-08
STATUS:	100%
SCALE:	AS SHOWN

A-3

SUP-32748
02/12/09 PC

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SUP-32748
02/12/09 PC

RECEIVED
DEC 2 3 2008



SUP-32748
02/12/09 PC

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02/12/09 PC

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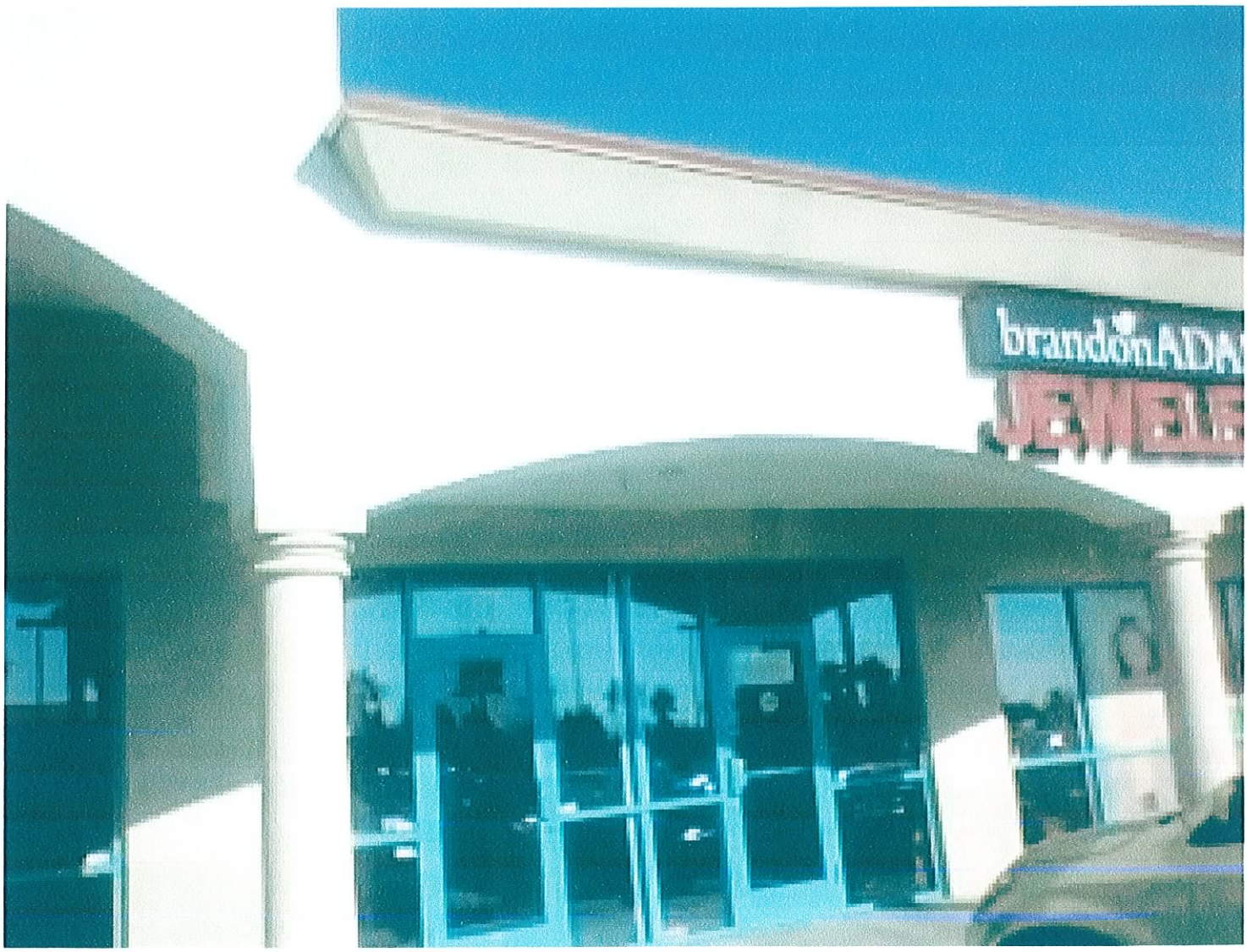
DEC 23 2008



SUP-32748
02/12/09 PC

RECEIVED
DEC 23 2008



SUP-32748
02/12/09 PC



SUP-32748 - APPLICANT: MV SPA - OWNER: NORTHSHORE PLAZA, LLC
8370 WEST CHEYENNE AVENUE, SUITE #101
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09

USE PERMIT JUSTIFICATION LETTER

November 18, 2008

To: City Of Las Vegas
Planning and Development Dept.

Re: Proposed business at Northshore Plaza

V. M. Spa
8370 W. Cheyenne #101
Las Vegas, NV 89129

RECEIVED
DEC 23 2008

To Whom It May Concern:

I am proposing the opening of a massage therapy business at the above referenced location. The hours of operation will be from 10:00am to 11:00pm.

The proposed massage therapy spa will not have any negative or adverse impact on the vehicular traffic. This business will have three massage therapy rooms and tables and one room with two chairs for reflexology (see attached floor plan) and will therefore be able to serve only a maximum of five therapy customers at one time.

The business is to be located within the existing building at 8370 W. Cheyenne and will therefore be compatible in appearance with the surrounding businesses. There will be no changes to the exterior of the building to accommodate the proposed business.

The previous tenant was a chiropractor who had an interior design very similar to the plans I have. Because if this I will only need to make a few alterations to the existing layout.

This use is in accordance with the zoning ordinances in the area.

The proposed business will have little or no impact on the capacity of public services in the area.

Sincerely,

Julia Liu
Owner- M. V. Spa

SUP-32748
02/12/09 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
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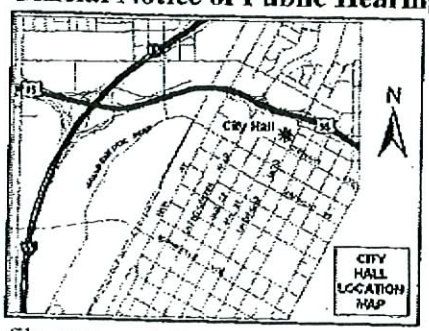
JAN 30 2009
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
FEB 04 2009

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-32748

Planning Commission Meeting of 2/12/2009

Case: SUP-32748

13816120115
TULL JOHN
335 E HARMON AVE #134
LAS VEGAS NV 89169-7057

KAVDSS1 89169

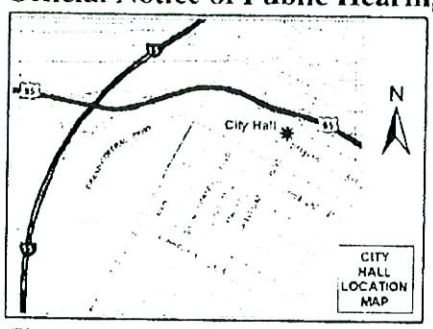
P 32

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
0004239954
$ 00.39⁴
JAN 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
FEB 03 2009

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ACP 2/2/09

Case: SUP-32748

13816120251
CERVANTES-PAREDES ANNA R
2856 E 221ST PL
CARSON CA 90810-1843

SUP-32748
Planning Commission Meeting of 2/12/2009

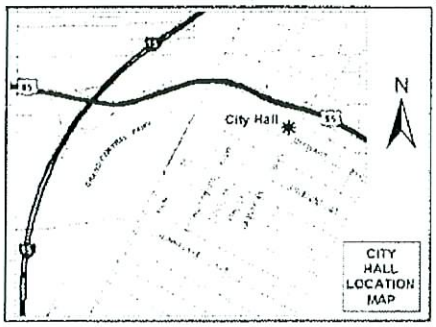
KAVD811 90810

Feb 02 09 09:05p Anna Cervantes 866-804-2847 p.1

P 32

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-32748
Planning Commission Meeting of 2/12/2009

Case: SUP-32748
13817512016
WEISROCK CARL J REVOCABLE TRUST
8508 FESTIVAL DR
LAS VEGAS NV 89134-8610

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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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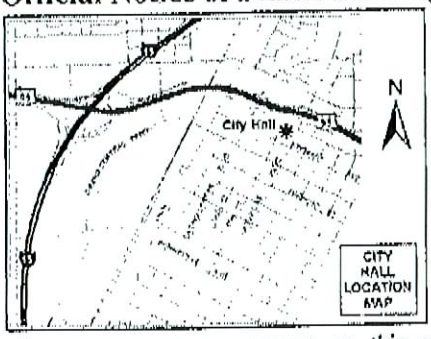

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-32748

Planning Commission Meeting of 2/12/2009

Case: SUP-32748

13809417014
WADA BRIAN T
94-252 PUPUOLE ST #A
WAIPAHU HI 96797-2372

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of Las Vegas
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S. Fourth Street
Vegas, Nevada 89101-2986

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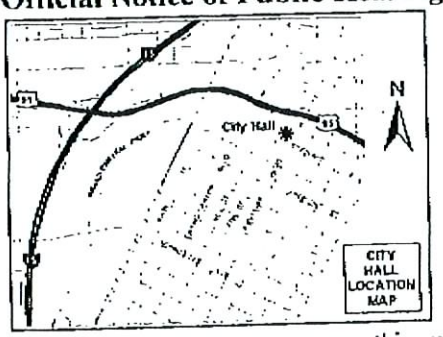
Official Notice of Public Hearing



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☒ I OPPOSE this Request

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UP-32748

lanning Commission Meeting of 2/12/2009

PRESORTED FIRST CLASS

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FEB 03 2009

PLEASE KEEP ME INFORMED.
Avvakoum

Case: SUP-32748

13809417016
AVVAKOUM GINA
8276 ROSHELLE CT
LAS VEGAS NV 89129-2155

KAVDS11 89129

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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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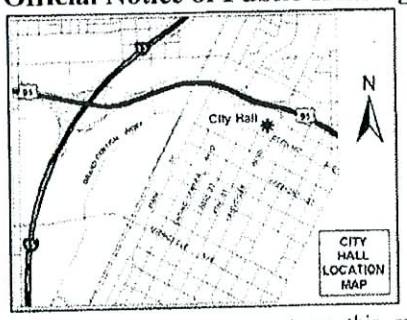

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-32748
Planning Commission Meeting of 2/12/2009

Case: SUP-32748
13816120231
STERN KEVIN REVOCABLE TRUST
13111 BASSETT ST
NORTH HOLLYWOOD CA 91605-4726

KAVOS11 91605

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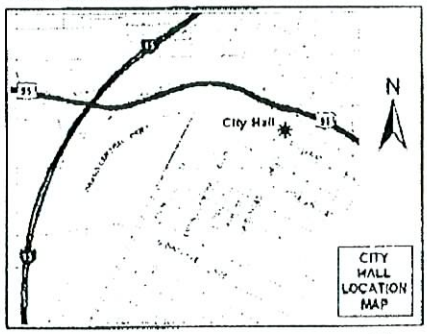
p.2
702 396 5551
Jan 31 09 06:04p Ron Lisiewski

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-32748
Planning Commission Meeting of 2/12/2009

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Case: SUP-32748
13809313026
LISIEWSKI RONALD
9748 BOOTSTRAP CIR
LAS VEGAS NV 89117 5637

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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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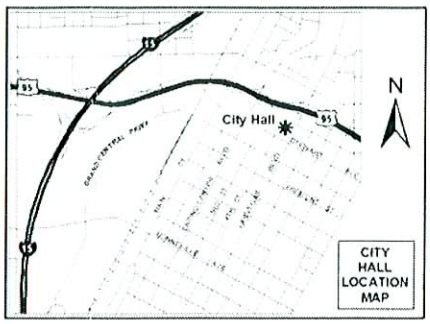
Official Notice of Public Hearing



THERE IS NO REASON FOR A LEGIT MASSAGE PARLOR TO BE OPEN THIS LATE!

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-32748
Planning Commission Meeting of 2/12/2009

Case: SUP-32748
13809411006
ANDRETTI DON & JENNIFER D
3401 PAINTED RIVER LN
LAS VEGAS NV 89129-7301

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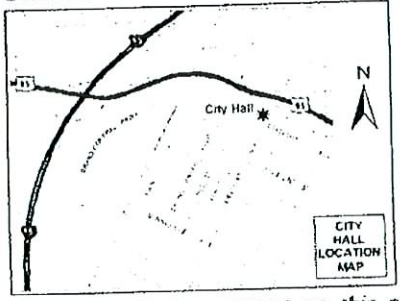
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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-32748

Planning Commission Meeting of 2/12/2009

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FEB 02 2009

Case: SUP-32748

13816111015
GOLDBERG MURRAAY & BERNICE S
8228 NEPTUNE BEACH AVE
LAS VEGAS NV 89128-7077

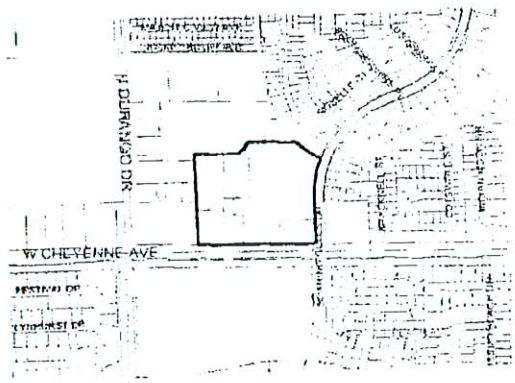
KAUDEL A3128

Application Information

SUP-32748 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MV SPA - OWNER: NORTHSHORE PLAZA, LLC - Request for a Special Use Permit FOR A PROPOSED MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW FOR THE MASSAGE ESTABLISHMENT TO REMAIN OPEN UNTIL 11:00 P.M.. WHERE 9:00 P.M. IS THE LATEST ALLOWED AND A ZERO-FOOT DISTANCE SEPARATION TO A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 8370 West Cheyenne Avenue, Suite #101 (APN 138-09-420-006), C-1 (Limited Commercial) Zone, Ward 4 (Steinman)

WE HAVE A SPA IN THIS AREA AT DESERT SHORES COMMUNITY THAT IS ADEQUATE AND REGULATED WITH A BUSINESS LICENSE AND WORKS AT REGULAR BUSINESS HOURS. THIS ESTABLISHMENT IS UNNEEDED NEXT TO A SPA. WHY UNTIL 11:00PM WHEN ALL THE STORES ARE CLOSED

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*February 12, 2009*
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) http://www.lasvegasnevada.gov.

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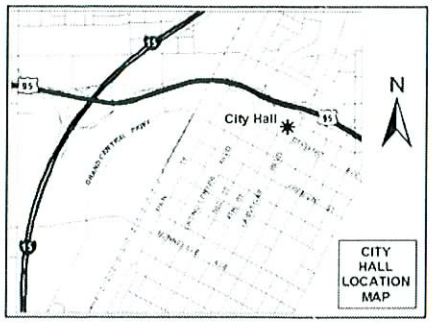
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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-32748

Planning Commission Meeting of 2/12/2009

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Case: SUP-32748

13816111069
FEE FAMILY TRUST
3029 DRAWBRIDGE LN
LAS VEGAS NV 89128-7058

KAVDS11 89128

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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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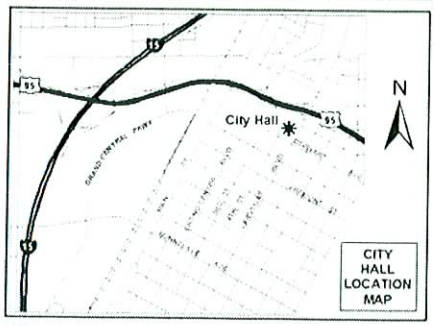

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-32748

Planning Commission Meeting of 2/12/2009

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Case: SUP-32748

13809315005
MULLEN JOSEPH W & RENA R FAM TR
8216 CORNWALL AVE
LAS VEGAS NV 89129-7362

KAVOS11 A9129

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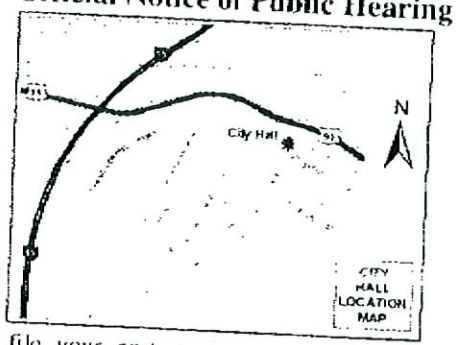
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-32748

Planning Commission Meeting of 2/12/2009

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13816111075 Case: SUP-32748
MINO CARLOS
P O BOX 151234
LOS ANGELES CA 90015-8234

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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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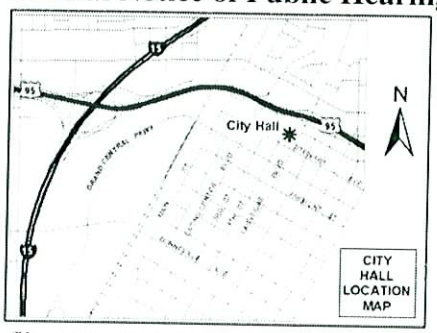
2/2/09



We do not think a massage business would benefit our community, and would not welcome it in our neighborhood. The potential for increased traffic and congestion in an already busy and over-crowded environment, is alarming!

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-32748

Planning Commission Meeting of 2/12/2009

13809313089 Case: SUP-32748
DAIGLE CLIFTON & LORNA FAM TR
8445 MAJESTIC VIEW AVE
LAS VEGAS NV 89129-2101

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FEB 05 2009

Lorna + Clifton Daigle

KAVDS11 89129

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Application Information

SUP-32748 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MV SPA - OWNER: NORTHSHORE PLAZA, LLC - Request for a Special Use Permit FOR A PROPOSED MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW FOR THE MASSAGE ESTABLISHMENT TO REMAIN OPEN UNTIL 11:00 P.M. WHERE 9:00 P.M. IS THE LATEST ALLOWED AND A ZERO-FOOT DISTANCE SEPARATION TO A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 8370 West Cheyenne Avenue, Suite #101 (APN 138-09-420-006), C-1 (Limited Commercial) Zone, Ward 4 (Steinman)

The Massage Establishment should not have rights that supercede other business establishments in the area. 9pm is certainly late enough for extra traffic / noise next to established neighborhoods or residential houses!

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***February 12, 2009***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

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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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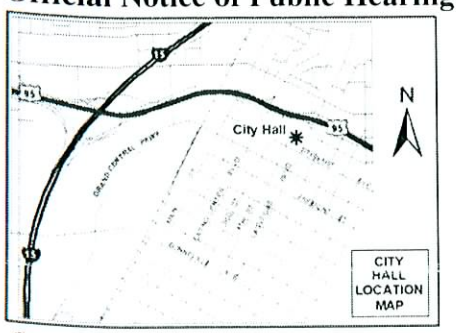

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-32748
Planning Commission Meeting of 2/12/2009

Case: SUP-32748
13809413029
SHIPMAN REVOCABLE FAMILY TRUST
759 SHAWNEE LN
SAN JOSE CA 95123-4030

B2

KAV0511 95123

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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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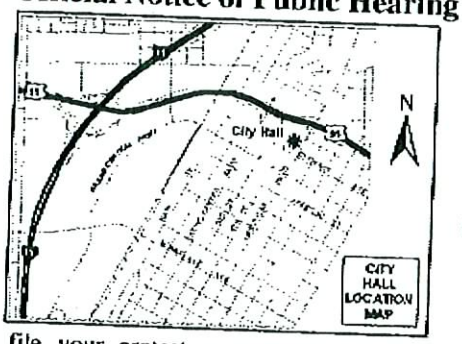

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-32748

Planning Commission Meeting of 2/12/2009

Dear Planning Commission —
We are so opposed to this! If it were a legitimate Spa then fine, but open til 11pm? Please lets just call it what it's .... "happending massage."

Case: SUP-32748

13809417013
PITARO ELANA
8264 ROSELLE CT
LAS VEGAS NV 89129-2155

Please do not let this happen.

02/05/2009 10:27 FAX

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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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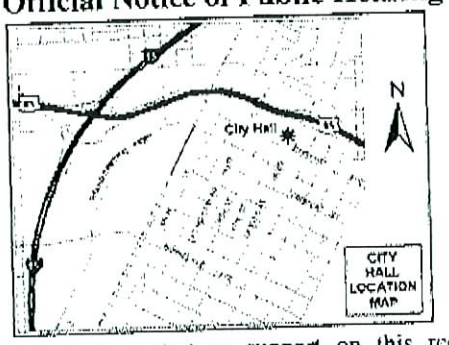

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SUP-32748

Planning Commission Meeting of 2/12/2009

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FEB 02 2009

Case: SUP-32748

13809318005
MILKIE JOHN A & CHRISTINE N
2812 LAKECREST DR
LAS VEGAS NV 89128-6921

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City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

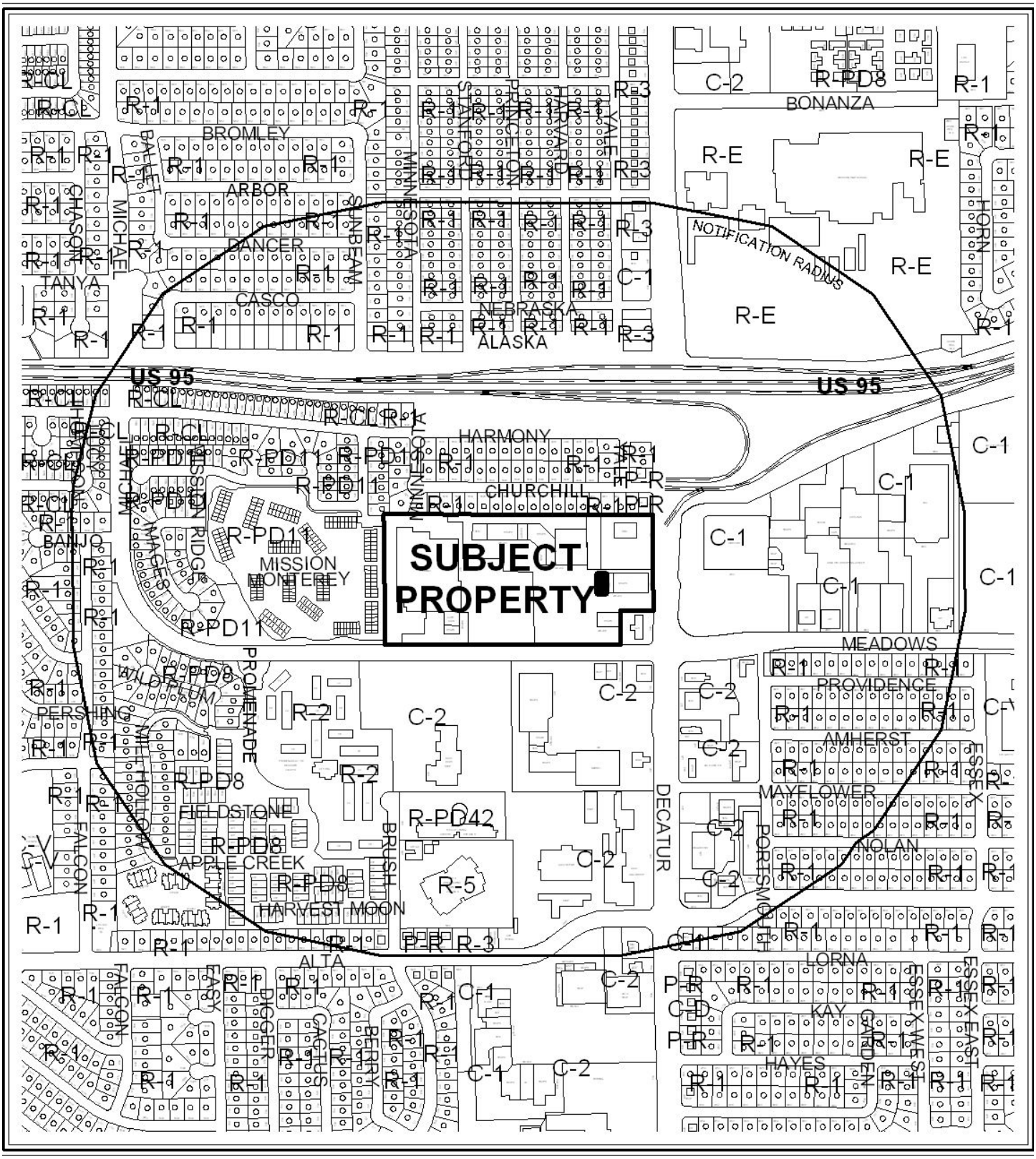
SUBJECT:
SUP-32793 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: INDIA''S GRILL - OWNER: DECATUR CROSSING CENTER, LLC - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 3,432 SQUARE-FOOT RESTAURANT at 222 South Decatur Boulevard (APN 138-36-516-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

C.C.: 03/18/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**2**	**Planning Commission Mtg.**	**4**
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/Support Postcards



CASE: **SUP-32793**

RADIUS: 1500 FT

0 500 1000 Feet

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



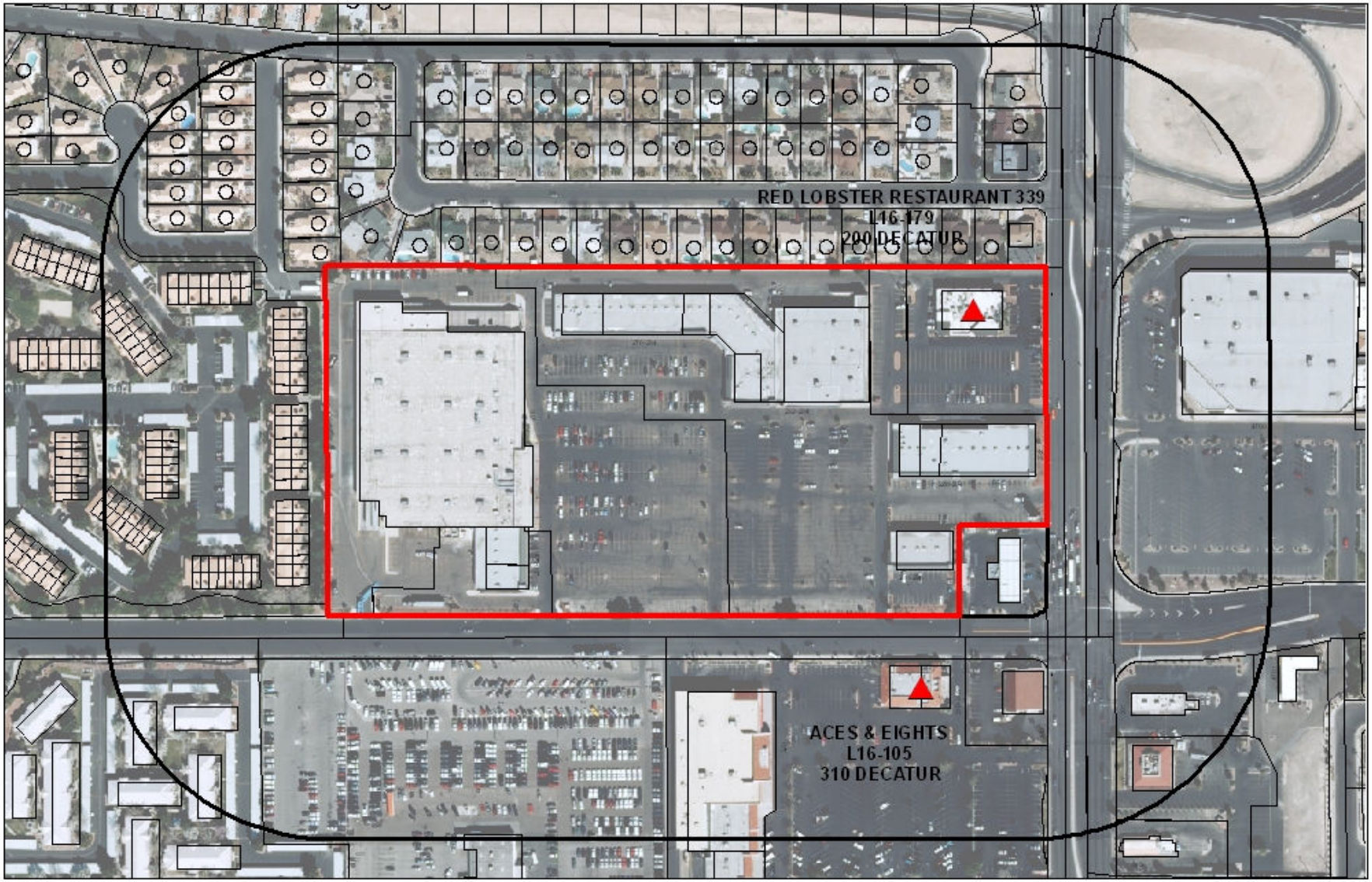
CASE: **SUP-32793**

RADIUS: 1500 FT

0 500 1000 Feet

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

N



SUP-32793

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: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-32793 - APPLICANT: INDIA'S GRILL - OWNER: DECATUR CROSSING CENTER, 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, 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. Approval of this Special Use Permit does not constitute approval of a liquor license.

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

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

SUP-32793 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow for a Beer/Wine/Cooler On-Sale Establishment within an established restaurant at 222 South Decatur Boulevard. The restaurant is 3,432 square feet in size with seating for 168 people. The Beer/Wine/Cooler On-Sale use will be ancillary to the existing restaurant.

As this request meets all the Minimum Special Use Requirements and can be conducted in a compatible and harmonious manner with the surrounding development and land uses, staff is recommending approval of this application.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
11/18/92	The City Council approved a request for a Special Use Permit (U-0264-92) to allow the sale of beer and wine in conjunction with a proposed restaurant at 222 South Decatur Boulevard. The Board of Zoning Adjustment recommended approval.
01/09/08	The City Council approved an appeal of a request for a Variance (VAR-24824) to allow a proposed 75-foot freestanding sign where 40 feet is the maximum height allowed, and to allow the sign to have a 1,012 square-foot sign face where 404 square feet is the maximum allowed at 202-290 South Decatur Boulevard. The Planning Commission denied this request.
08/18/08	The Department of Planning and Development administratively approved a request for a Site Development Plan Review (SDR-28819) for a proposed 4,012 square-foot addition to an existing shopping center at 202-286 South Decatur Boulevard.
Related Building Permits/Business Licenses	
08/15/90	A building permit (#90078869) was issued for a sign at 216 South Decatur Boulevard. The permit was marked inactive on 11/18/92.
08/13/91	A business license (B06-01132) was issued for a bookstore at 204 South Decatur Boulevard. The business license is active.
09/22/92	A building permit (#92161191) was issued for a demising wall and to relocate the entry doors at 222 South Decatur Boulevard. The permit was finaled on 01/14/93.
12/30/92	A building permit (#92171543) was issued for a tenant improvement at 222 South Decatur Boulevard. The permit was finaled on 02/24/93.
01/07/93	A building permit (#93172080) was issued for a tenant improvement at 222 South Decatur Boulevard. The permit was finaled on 02/16/93.

NE

03/03/93	A business license (R09-00462) was issued for a restaurant, seating 45 or more at 222 South Decatur Boulevard. The business license was marked out on 12/03/07.
03/03/93	A business license (L09-00082) was issued for a beer/wine/cooler on-sale at 222 South Decatur Boulevard. The business license was marked out on 06/19/07.
09/06/96	A building permit (#96018197) was issued for a sign at 222 South Decatur Boulevard. The permit expired on 03/08/97.
04/03/00	A building permit (#00006154) was issued for the re-facing of a freestanding sign (tag #4427) at 202 South Decatur Boulevard. The permit expired on 09/30/00.
04/18/01	A business license (C07-01109) was issued for a clothing store at 218 South Decatur Boulevard. The business license is active.
11/14/02	A business license (T11-00899) was issued for television and audio sales and service at 220 South Decatur Boulevard. The business license was marked out on 08/28/08.
08/16/04	A business license (Q01-00574) was issued for a real estate business, broker at 220 South Decatur Boulevard. The business license is active.
11/05/04	A business license (B10-02201) was issued for building supplies, hardware at 218 South Decatur Boulevard. The business license was marked out on 03/03/06.
10/19/05	A business license (H02-01515) was issued for handbill and oral solicitation at 220 South Decatur Boulevard. The business license was marked out on 08/28/08.
10/13/06	A business license (C11-08530) was issued for a contractor at 220 South Decatur Boulevard. The business license was marked out on 08/28/08.
10/20/06	A building permit (#06006556) was issued for a sign (Tag #09345) at 222 South Decatur Boulevard. The permit expired on 09/01/07.
08/03/07	A business license (L27-00089) was issued for a special event, general at 222 South Decatur Boulevard. The business license was marked out on 08/07/07.
05/20/08	A building permit (#08000175) was issued for a freestanding sign (tag #10525) at 220 South Decatur Boulevard. The permit expired on 11/22/08.
06/25/08	A business license (R09-01458) was issued for a restaurant, seating 45 or more at 222 South Decatur Boulevard. The business license is active.
Pre-Application Meeting	
12/17/08	A pre-application meeting was held where the submittal requirements for a Beer/Wine/Cooler On-Sale Establishment Special Use Permit were discussed.
Neighborhood Meeting	
A neighborhood meeting was not required for this application.	

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February 12, 2009 - Planning Commission Meeting

Field Check	
01/08/09	Staff performed a routine field check where staff observed a restaurant located in a strip mall building that is part of a larger commercial center. The subject site had non-permitted streamers and flags posted on the exterior of the existing restaurant.

Details of Application Request	
Site Area	
Net Acres	7.69

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
South	Gas Station / Shopping Center / Automobile Storage	SC (Service Commercial) / GC (General Commercial)	C-2 (General Commercial)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Multi-Family Residences	MLA (Medium Low Attached Residential)	R-PD11 (Residential Planned Development – 11 Units per Acre)

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 – 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

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	199,560 SF	1:250	783	16	1,054	17	Y
SubTotal			783	16	1,054	17	
TOTAL (including handicap)			799		1,071		

ANALYSIS

This request is for a Special Use Permit for a proposed Beer/Wine/Cooler On-Sale Establishment within an existing restaurant at 222 South Decatur Boulevard. The restaurant currently has 3,432 square-feet of gross floor area, with seating for 168 people. The proposed floor plan includes a waiting area with cashier and hostess counter, a dining area, a kitchen with a walk-in cooler and storage area, banquet room, and separate men's and women's restrooms.

The proposed location is part of an established shopping center at the northwest corner of South Decatur Drive and Meadows Lane, which adequately supplies the required amount of parking for this site. This shopping center is able to accommodate a variety of uses such as professional offices, personal services, restaurants, and retail stores. The addition of a Beer/Wine/Cooler On-Sale use ancillary to an established restaurant within this shopping center is compatible with the existing and future land uses as specified by the General Plan. Therefore, staff recommends approval.

- **General Plan**

  The subject site is currently designated SC (Service Commercial), which is within the Southeast Sector Plan of the General Plan. The Service Commercial district allows for low to medium intensity retail, office or other commercial uses that are intended to serve primarily the Centennial Hills area and does not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public/quasi-public uses.

- **Zoning**

  The subject site's C-1 (Limited Commercial) zoning is in conformance with the General Plan, and the Beer/Wine/Cooler On-Sale use is permitted in that district with the approval of a Special Use Permit.

- **Use**

  A Beer/Wine/Cooler On-Sale Establishment is defined by Title 19 as 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 premises where the same is sold, and is operated in connection with a restaurant in which forty-five or more people may be served with meals at any one time at tables or stools.

- **Minimum Special Use Permit Requirements**

  LVMC Title 19.04.010 lists the following Minimum Special Use Permit Requirements for a Beer/Wine/Cooler On-Sale use:

  1. Except as otherwise provided, no beer/wine/cooler on-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 non-restricted 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.

*Any condition with an asterisk cannot be waived.

The proposed use meets the minimum requirements for a Beer/Wine/Cooler On-Sale use, and staff finds that public health, safety, and welfare will not be compromised. Therefore, staff recommends approval.

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 Beer/Wine/Cooler On-Sale Establishment within an existing restaurant is located within a well established commercial shopping center. The addition of a Beer/Wine/Cooler On-Sale use within this shopping center is compatible with the existing and future land uses as specified by the General Plan.

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

The subject site is currently approved for a restaurant, the addition of this ancillary use will not intensify the physical requirements and therefore is suitable within the subject site.

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 Beer/Wine/Cooler On-Sale use is located within a 199,560 square-foot shopping center that is adequately served by South Decatur Boulevard, a 120-foot Primary Arterial, and Meadows Lane, an 80-foot Secondary Collector Street, 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 subject site is located within the Southeast Sector Plan of the General Plan. The site is zoned C-1 (Limited Commercial) and has a General Plan designation of SC (Service Commercial). A Beer/Wine/Cooler On-Sale is a permitted use in the C-1 (Limited Commercial) district with the approval of a Special Use Permit. It will not compromise the public health, safety, and welfare or overall objectives of the General Plan.

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

   The proposed Beer/Wine/Cooler On-Sale use meets all of the applicable conditions per Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

ASSEMBLY DISTRICT 3

SENATE DISTRICT 3

NOTICES MAILED 743

APPROVALS 4

PROTESTS 2

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-32793 APN: 138-36-516-002

Name of Property Owner: Decatur Crossing Center, LLC

Name of Applicant: INDIAS GRILL

Name of Representative: INDIA'S GRILL

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: - NONE -

Partner(s): _____

APN: _____

Signature of Property Owner: Kristie Ackerson

Managing Agent for Decatur Crossing Center, LLC

Print Name: Kristie Ackerson

Subscribed and sworn before me

This 29 day of Dec, 20 08

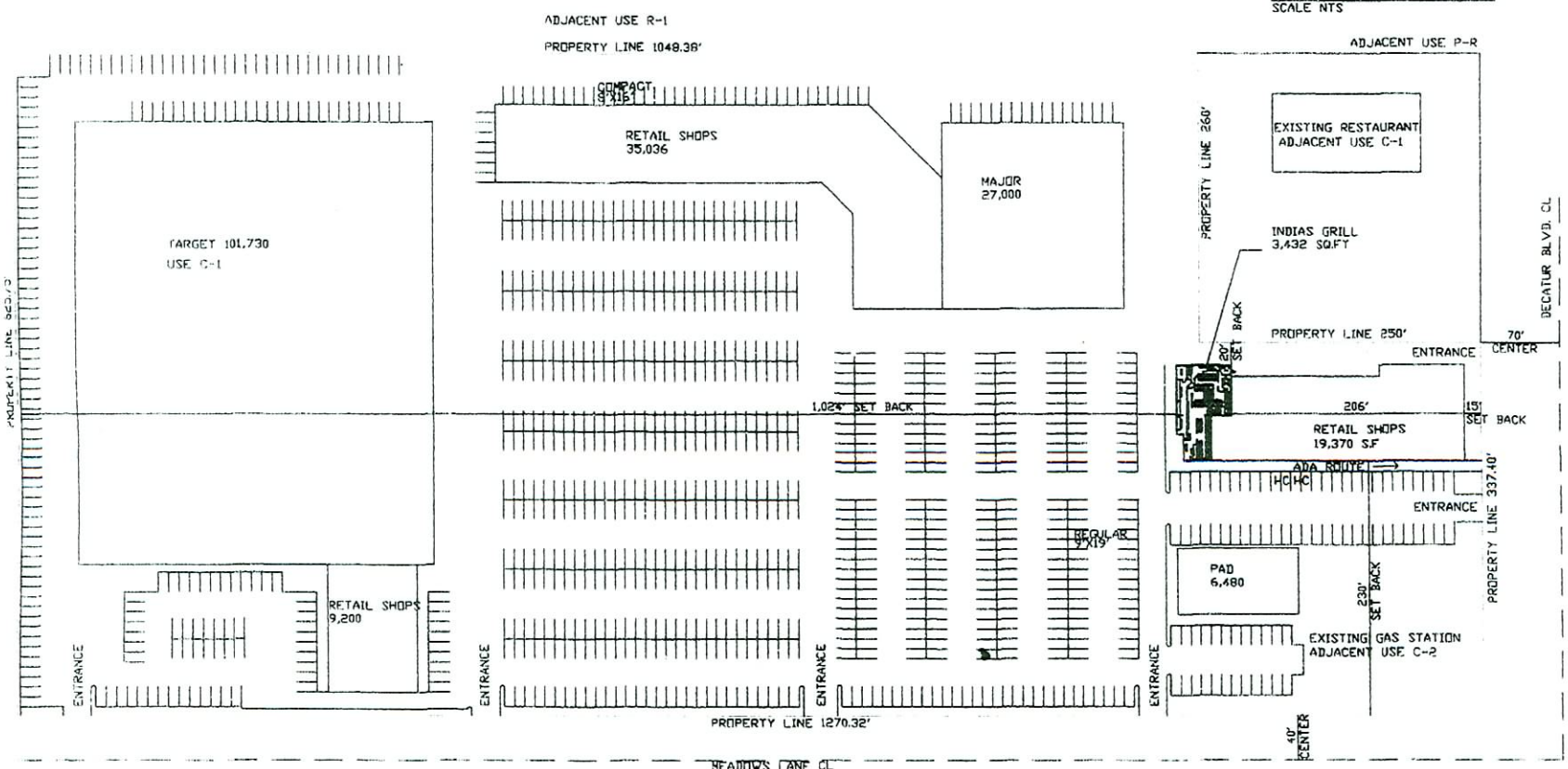
Karen D. Foster

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
Karen D. Foster, No. 02-73683-1
My Appointment Expires
March 14, 2010



VICINITY MAP
SCALE NTS



BUILDING AREA

TARGET	101,730 S.F
MAJOR	27,000 S.F
RETAIL SHOPS	54,350 S.F
PADS	6,480 S.F

PARKING REQUIRED

TARGET CENTER 199,560 S.F @ 5/1000 = 998 SPACE

SITE PARKING

COMPACT (8'X16')	37 SPACE
REGULAR (9'X19')	1017 SPACE
HANDICAP (13.5'X19')	17 SPACE

NORTH

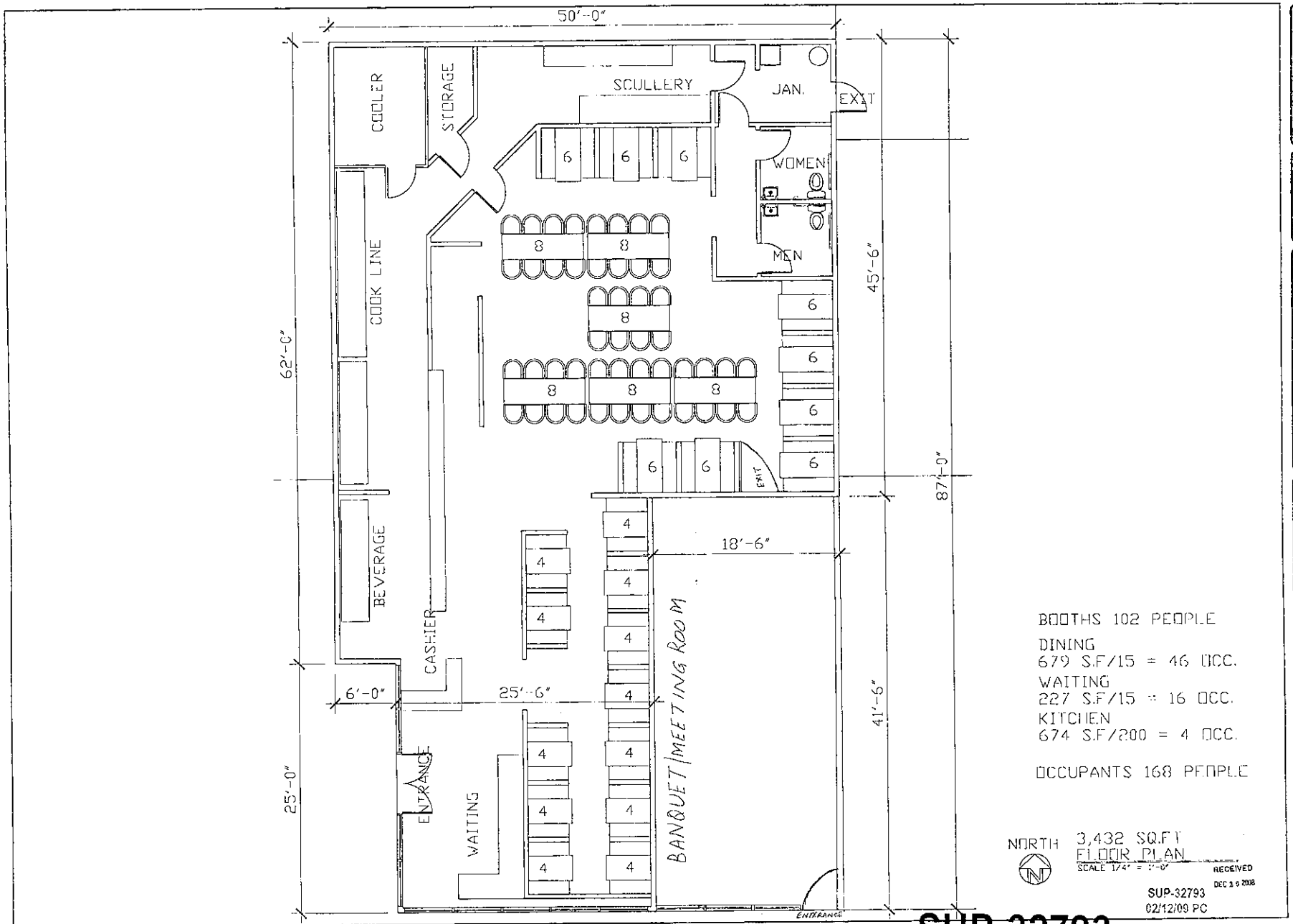
SITE PLAN
SCALE 1" = 50'-0"

SUP-32793
02/12/09 PC

DAVID MCKEE ARCHITECT
1499 W. HACIENDA SUITE 110
LAS VEGAS, NEVADA 89118
OFFICE: (702) 388-0002
FAX: (702) 388-0004
CELL: (702) 250-4370

TITLE INDIAS GRILL
PROJECT INDIAS GRILL
ADDRESS 222 SOUTH DECATUR

DRAWN J.H.P
CHECKED DAVE
DATE 2/2/09
SCALE AS SHOWN
JOB NO
SHEET A-0



BOOTHS 102 PEOPLE

DINING
679 S.F/15 = 46 OCC.
WAITING
227 S.F/15 = 16 OCC.
KITCHEN
674 S.F/200 = 4 OCC.

OCCUPANTS 168 PEOPLE

NORTH

3,432 SQ.FT
FLOOR PLAN
SCALE 1/4" = 1'-0"

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DEC 1 9 2008

SUP-32793
02/12/09 PC

DAVID MCKEE
ARCHITECT
AIA/NCARB
4495 W. HACIENDA SUITE 110
LAS VEGAS, NEVADA 89118
OFFICE: (702) 388-0002
FAX: (702) 388-0004
CELL: (702) 250-4670

TITLE: INDIAS GRILL
PROJECT: INDIAS GRILL
ADDRESS: 222 SOUTH DECATUR

DRAWN: J.H-P
CHECKED: DAVE
DATE: 9/2008
SCALE: AS SHOWN
JOB NO.
SHEET: A-1

SUP-32793
02/12/09 PC

EXHIBIT "A"

SITE PLAN



It is understood and agreed that this Site Plan is attached merely for the purpose of showing the general layout of the Shopping Center and approximate location of the Premises and that the Site Plan is not final, not to scale and is subject to change without notice to Tenant. Store references are not, and shall not be deemed to be, representations by Owner to Tenant. Nothing herein shall be deemed to create in Tenant or grant to Tenant, any easement or other similar rights by virtue of this Site Plan. Nothing contained herein shall be deemed to limit or restrict Owner's right to change, alter, or expand the Shopping center, buildings, land area, improvements, parking areas, common areas or any part or parts thereof. All private roads and driveways, land area, common areas and parking areas, all as the same may be provided from time to time, shall be deemed to be included within the

SUP-32793
02/12/09 PC



SUP-32793 - APPLICANT: INDIA'S GRILL - OWNER: DECATUR CROSSING CENTER, LLC
222 SOUTH DECATUR BOULEVARD
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09



SUP-32793 - APPLICANT: INDIA'S GRILL - OWNER: DECATUR CROSSING CENTER, LLC
222 SOUTH DECATUR BOULEVARD
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09



SUP-32793 - APPLICANT: INDIA'S GRILL - OWNER: DECATUR CROSSING CENTER, LLC
222 SOUTH DECATUR BOULEVARD
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09



SUP-32793 - APPLICANT: INDIA'S GRILL - OWNER: DECATUR CROSSING CENTER, LLC
222 SOUTH DECATUR BOULEVARD
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09

City of Las Vegas
Planning and Development
731 S. 4th St,
Las Vegas, NV 89101

To whom it may concern,

I am requesting a pre-application meeting for a Special Use Permit for Beer/Wine/Cooler On-Sale at 222 South Decatur. There was a previous license for the same activity at this location; however it has been out of business for more than six-months. We are requesting a new Special Use Permit for the same activity.

Thank you,

JIT. MANN.

SUP-32793
02/12/09 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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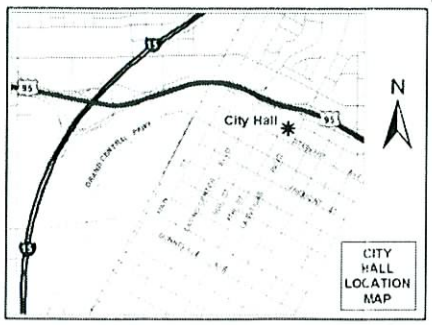

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-32793

Planning Commission Meeting of 2/12/2009

Case: SUP-32793

13836611001
NEWELL EDWIN F & JANET
5325 SWALLOWTAIL
LAS VEGAS NV 89107-2852

KAVDS11 89107

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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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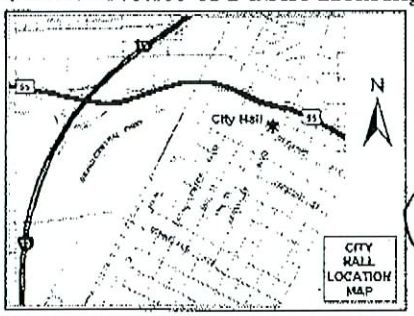

FAX 385-7268

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-32793
Planning Commission Meeting of 2/12/2009

Case: SUP-32793
13836511025
O'BANNON PAUL TRUST
P O BOX 26623
LAS VEGAS NV 89126-0623

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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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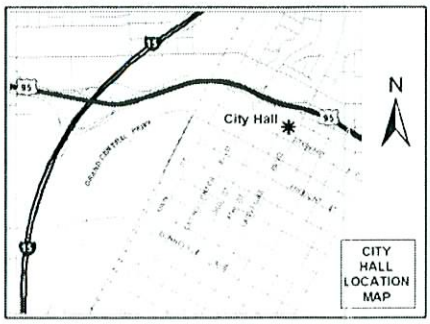

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-32793
Planning Commission Meeting of 2/12/2009

Case: SUP-32793
13836511029
BUTERA ROBERT ALAN & JENNIFER
5005 HARMONY AVE
LAS VEGAS NV 89107-2712

KAUDS11 A3107

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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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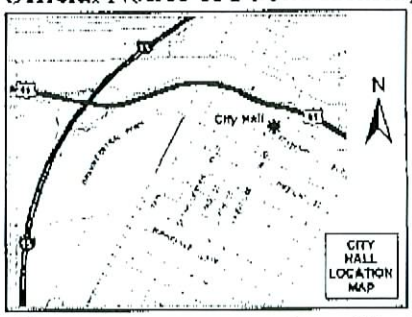

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-32793
Planning Commission Meeting of 2/12/2009

Case: SUP-32793
13836516004
DECATUR CROSSING CENTER L L C
%COHEN INVEST GROUP
15490 VENTURA BLVD #200
SHERMAN OAKS CA 91403-3016

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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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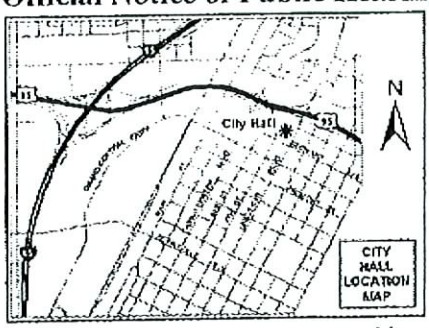

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

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SUP-32793

Planning Commission Meeting of 2/12/2009

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Case: SUP-32793

13836514018
MARGISON ROBERT L JR REV TR
2300 PEARL CREST ST
LAS VEGAS NV 89134-6732

A 33

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

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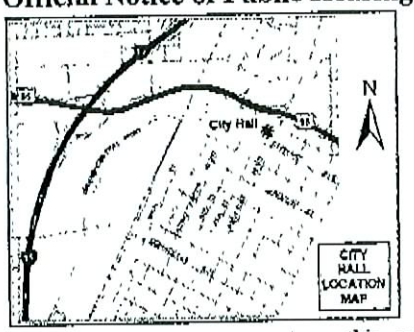

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FEB 0 3 2009
BY:

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-32793
Planning Commission Meeting of 2/12/2009

Case: SUP-32793
13931221006
BECKER TRUST L L C
2990 S DURANGO DR
LAS VEGAS NV 89117-4412

FEB. 3. 2009 10:28AM NO. 1778 P. 1

A 33

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

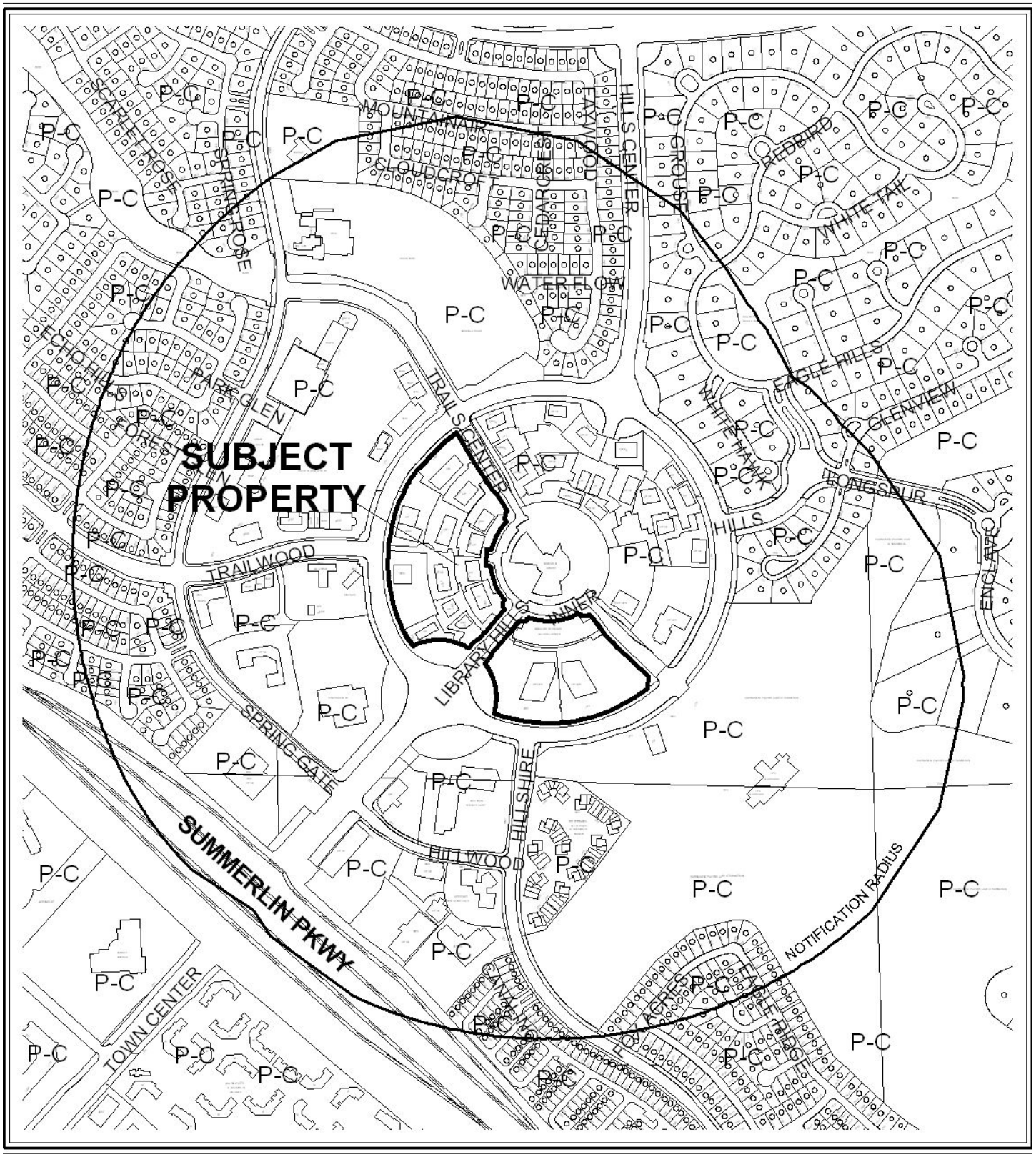
SUBJECT:
SUP-32801 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARU RESTAURANT - OWNER: KHJ PROPERTY HOLDINGS, LLC - Request for a Special Use Permit TO ADD A SUPPER CLUB USE TO AN EXISTING 6,725 SQUARE-FOOT RESTAURANT WITH SERVICE BAR at 2025 Village Center Circle (APN 138-19-812-017), P-C (Planned Community) Zone, Ward 2 (Wolfson)

C.C.: 03/18/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**6**
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. Support Postcards



CASE: **SUP-32801**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

P-C (PLANNED COMMUNITY)

[VC (VILLAGE CENTER) SUMMERLIN LAND USE DESIGNATION]



CASE: **SUP-32801**

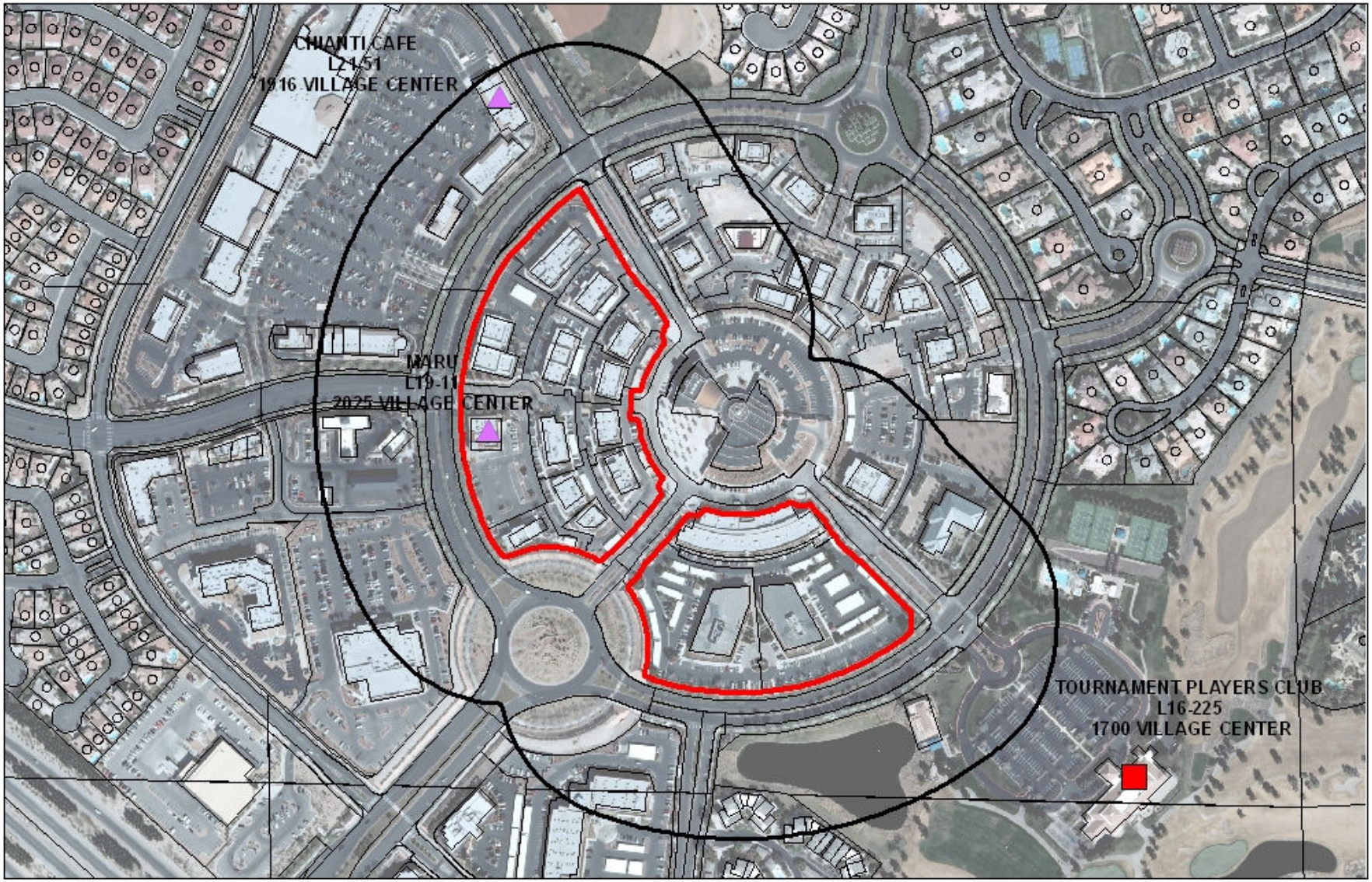
RADIUS: 1500 FT

0 500 1000 Feet

ZONING OF SUBJECT PROPERTY:

P-C (PLANNED COMMUNITY)

[VC (VILLAGE CENTER) SUMMERLIN LAND USE DESIGNATION]



SUP-32801
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: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-32801 - APPLICANT: KHJ RESTAURANT MANAGEMENT, INC. - OWNER: KHJ PROPERTY HOLDINGS, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** 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. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SV-0001-01) and Master Sign Plan (SV-0020-01) shall be required.

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. A revised floor plan and section/elevation drawings shall be submitted to and approved by the Planning and Development Department depicting a barrier sufficient to prevent access to the bar area by minors. The barrier shall be constructed between the bar and restaurant areas prior to issuance of any business license for the site.

5. 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.

SUP-32801 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 6,725 square-foot Supper Club at 2025 Village Center Circle. The subject site is an existing Restaurant with Service Bar, and is located within an existing shopping center capable of accommodating a variety of uses. The addition of a Supper Club within this center is compatible with the existing and future land uses. Therefore, staff recommends approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
06/03/87	The City Council, as part of a larger request, approved a Rezoning (Z-0044-87) to P-C (Planned Community) for property located on Village Center Circle between Trails Center Drive and Library Hills Drive.
02/07/01	The City Referral Group approved a Site Development Plan Review (SV-0001-01) for Phase 1 of the Plaza Commerce Center located on Village Center Circle between Trails Center Drive and Library Hills Drive.
10/31/01	The City Referral Group approved a Master Sign Plan (SV-0020-01) for the Hills Center Business Park, located at 1925 - 2095 Village Center Circle between Trails Center Drive and Library Hills Drive.
01/19/93	The City Referral Group approved a Site Development Plan Review (SV-0012-92) for the Summerlin Office Buildings, located at Village Center Circle between Town Center Drive and Golf Center Drive in Summerlin Village One.
05/02/01	The City Council approved a Special Use Permit (U-0027-01) for a proposed supper club at the southeast corner of the intersection of Village Center Circle and Trailwood Drive. Planning Commission recommended approval.
11/21/07	The City Council approved a Special Use Permit (SUP-24493) for a proposed restaurant with a service bar at 2025 Village Center Circle. Planning Commission and staff recommended approval.
Related Building Permits/Business Licenses	
06/20/01	A building permit (#1011201) was issued for a restaurant at 2025 Village Center Circle. The permit was finaled on 04/06/02.
09/23/02	A business license (#L21-00028) was issued for a supper club at 2025 Village Center Circle. The license was marked inactive on 12/15/06.
06/06/07	A demolition permit (#7001858) was issued for a restaurant at 2025 Village Center Circle. The permit expired on 05/24/08.
11/05/07	A building permit (#95685) was issued for a restaurant at 2025 Village Center Circle. The permit was finaled on 11/05/07.

SG

08/20/08	A business license (#R09-01466) was issued for a restaurant at 2025 Village Center Circle. The license is still active.
09/02/08	A business license (#L19-00011) was issued for a restaurant with service bar at 2025 Village Center Circle. The license is still active.
Pre-Application Meeting	
12/11/08	A pre-application meeting was held to discuss the requirements for a Special Use Permit for a Supper Club, including requirements for seating and separation of bar and restaurant areas.
Neighborhood Meeting	
A neighborhood meeting was neither required nor held for this application.	
Field Check	
01/08/09	A field check was conducted by staff. The site contains an existing Restaurant with a Service Bar. There is currently no separation of the bar area from the restaurant area.

Details of Application Request	
Site Area	
Gross Acres	1.44 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Restaurant with Service Bar	SC (Service Commercial)	P-C (Planned Community) [VC (Village Commercial) Summerlin Special Land Use Designation]
North	Bank	SC (Service Commercial)	P-C (Planned Community) [VC (Village Commercial) Summerlin Special Land Use Designation]
South	Offices	SC (Service Commercial)	P-C (Planned Community) [VC (Village Commercial) Summerlin Special Land Use Designation]
East	Offices	SC (Service Commercial)	P-C (Planned Community) [VC (Village Commercial) Summerlin Special Land Use Designation]

West	Convenience Store and Auto Repair Garage	SC (Service Commercial)	P-C (Planned Community) [VC (Village Commercial) Summerlin Special Land Use Designation]

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
Summerlin	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
P-C Planned Community 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

The setbacks, building heights and general development criteria for non-residential development will be determined during the Site Plan Review Process. The City Referral Group will evaluate each proposal to determine if the proposed development conforms to the intent of the PC zoning district and properly provides for the protection of surrounding properties. There are no new structures associated with this request for a Special Use Permit; all development standards for this site were approved as part of a previous Site Development Plan Review (SV-0001-01).

Pursuant to the Summerlin Development Standards, 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	81,840 SF	1:300	270		425	26	Y
Restaurant	6,700 SF	1:50 SF public seating/ waiting, plus 1:200 SF remaining GFA	79				
SubTotal			341	8	425	26	Y

SG

TOTAL			349	451	Y
Loading Spaces	6,700SF	Less than 10,000 SF	1	1	Y

ANALYSIS

This is a request for a Special Use Permit for a proposed 6,725 square-foot Supper Club at 2025 Village Center Circle. The subject site is an existing Restaurant with Service Bar, and is located within an existing shopping center capable of accommodating a variety of uses. A previous Special Use Permit (U-0027-01) for a Supper Club was approved at the site, but has since expired as the business license was marked inactive in 2006. The addition of a Supper Club within this center is compatible with the existing and future land uses. Therefore, staff recommends approval.

- **Zoning**

  The subject site has an existing General Plan designation of SC (Service Commercial), which is intended to allow 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. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

  The subject site is located within the Summerlin Master Plan area, is currently zoned P-C (Planned Community), and has a Special Land Use designation of VC (Village Commercial). The VC (Village Commercial) designation allows a mix of land uses including multi-family residential uses and commercial, cultural, recreational and meeting facilities that provide most of the daily and weekly support services and activities for a village or combination of villages. A Village Center may include a grocery store, a drugstore and the supporting commercial uses (retail, service and convenience) residents require on a regular basis. Village Centers may also include recreational facilities and business and professional offices. Within the VC (Village Commercial) land use designation, Pubs, Bars and Lounges, including a Supper Club, are permitted with the approval of a Special Use Permit, per the Summerlin Development Standards.

- **Use**

Per the Summerlin Development Standards, "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 Section 19.06.030 of the City of Las Vegas Zoning Code (Title 19 of

the Las Vegas Municipal Code), the applicable regulations and standards contained in the City of Las Vegas Zoning Ordinance will apply. 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.

The floor plan for the proposed Supper Club indicates the use of a fabric curtain to provide separation between the restaurant and bar areas, but staff has determined that this is not sufficient to meet the requirement. The applicant has since proposed a pony wall, approximately six feet in height, to provide the required separation. A condition has been added to require submittal of a new floor plan and section/elevation drawings as needed for approval by the Planning and Development Department, with the installation of the wall to occur prior to issuance of any business license for the use. There are approximately 200 seats available in the restaurant area. The City of Las Vegas Business Services - Licensing will do annual inspections to ensure compliance with the remaining conditions, three through six.

- **Minimum Special Use Requirements**

Title 19.04.010 lists the following Minimum Special Use Requirements 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 marked with an asterisk cannot be waived.

The proposed use meets the minimum requirements of a Supper Club use, and staff finds that public health, safety, and welfare will not be compromised.

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 Supper Club is located within a shopping center that can accommodate a variety of uses. The addition of a Supper Club within this commercial subdivision 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 proposed site is located within a shopping center that was designed to accommodate a variety of uses, including a Supper Club use, and conforms to both the General Plan and Summerlin Development Standards, with the approval of a Special Use Permit.

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 subject site has shared access to existing driveways onto Village Center Circle, a 100-foot Primary Arterial, and Library Hills Drive, a Local Street, as designated by the Master Plan of Streets and Highways. Library Hills Drive provides direct access to Village Center Circle. These facilities are adequate for 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 site will be subject to permitting, annual inspections and licensing by the City of Las Vegas, and will 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 use meets all applicable conditions of Title 19.04, with the added condition to ensure the separation of the restaurant and bar areas.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

ASSEMBLY DISTRICT 4

SENATE DISTRICT 6

NOTICES MAILED 131

APPROVALS 6

PROTESTS 0

SG

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-32801 APN: 138-19-812-017

Name of Property Owner: KHJ PROPERTY HOLDINGS, LLC

Name of Applicant: KHJ RESTAURANT MANAGEMENT, INC.

Name of Representative: HYUNCHOON KIM, CPA

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: HYO JIN KIM

STATE OF NEVADA }
COUNTY OF CLARK } ss.

Subscribed and sworn before me

This 23rd day of December, 2008

_____

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
EDDIE FIGUEROA
My Appointment Expires
August 6, 2011
No: 07-4434-1

MARU - KOREAN BARBEQUE & SUSHI BAR - TENANT IMPROVEMENT

NOTES

GENRAL NOTES

1. THIS CONSTRUCTION CONTRACT IS FOR THE CONSTRUCTION OF A COMPLETE AND FULLY FUNCTIONING INSTALLATION. THESE DOCUMENTS DESCRIBE THE DESIGN INTENT AND SPECIFIC REQUIREMENTS OF THIS INSTALLATION. THESE DOCUMENTS DO NOT INTEND TO SHOW EVERY ITEM REQUIRED TO CONSTRUCT THE WORK. ITEMS SUCH AS FASTENERS, CONNECTORS, FILLERS, MISCELLANEOUS CLOSURE ELEMENTS, ANCILLARY CONTROL WIRING AND POWER WHERE REQUIRED FOR THE CONTROL OR OPERATION OF THE PROVIDED EQUIPMENT ARE NOT ALWAYS SHOWN BUT ARE CONSIDERED INCLUDED IN THE SCOPE OF THE WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A FULLY FUNCTIONING INSTALLATION WHICH MEETS THE DESIGN INTENT, INCLUDING THE SPECIFIC REQUIREMENTS INCLUDED IN THESE DOCUMENTS.
2. ALL ITEMS SHOWN IN THESE DOCUMENTS ARE NEW UNLESS OTHERWISE NOTED.
3. THESE DOCUMENTS DESCRIBE A SINGLE CONSTRUCTION CONTRACT. THE USE OF SUBCONTRACTORS IS THE ELECTION OF THE CONTRACTOR. THESE DOCUMENTS DO NOT INTEND TO DIVIDE THE WORK AMONG THE CONTRACTOR'S SUBCONTRACTORS. WHERE THE DOCUMENTS IDENTIFY WORK WHICH IS "NOT IN MECHANICAL WORK" OR "NOT IN ELECTRICAL WORK" IT MEANS THAT THE WORK IS NOT FURTHER DESCRIBED OR SPECIFIED IN THE MECHANICAL OR ELECTRICAL DRAWINGS OR SPECIFICATIONS. IT DOES NOT PRECLUDE THE CONTRACTOR FROM DELEGATING THE WORK TO THE ENTITIES OF HIS ELECTION. IN ADDITION, THE DIVISION OF THE CONTRACT DOCUMENTS INTO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND OTHER DESIGN DISCIPLINES NEITHER DIVIDES THE WORK BETWEEN THE CONTRACTOR'S SUBCONTRACTOR NOR IMPLIES THAT ALL OF THE WORK FOR THOSE DISCIPLINES IS SHOWN ONLY IN THOSE DRAWINGS OR SPECIFICATIONS.
4. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS TO REVIEW ALL DRAWINGS, IN ORDER TO ASSURE THE COORDINATION OF ALL WORK AFFECTING EACH TRADE. FAILURE TO REVIEW AND COORDINATE ALL CONTRACT DOCUMENTS BY THE GENERAL CONTRACTOR WITH ALL THE SUBCONTRACTORS FOR APPLICABLE ITEMS OF THE WORK SHALL NOT RELIEVE THE RESPONSIBLE PARTY FROM PERFORMING ALL WORK SO REQUIRED AS PART OF THE CONTRACT.
5. THE CONTRACTOR SHALL LAYOUT AND SEQUENCE THE INSTALLATION OF THE WORK SO THAT THE DIFFERENT SYSTEMS DO NOT OBSTRUCT THE INSTALLATION OF SUCCESSIVE WORK. IN GENERAL, SYSTEMS INSTALLED FIRST SHOULD BE KEPT AS HIGH AND TIGHT TO STRUCTURE AS POSSIBLE SO AS TO LEAVE SPACE AVAILABLE FOR SYSTEMS WHICH FOLLOW.
6. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS WILL VISIT THE SITE IN ORDER TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND THE IMPACT OF THE PROPOSED NEW WORK, INDICATED ON THE DRAWINGS, ON THESE CONDITIONS.
7. THE EXISTING DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS ARE ASSUMED TO BE ACCURATE BASED ON AVAILABLE INFORMATION. THE CONTRACTORS SHALL, PRIOR TO THE START OF CONSTRUCTION, VERIFY ALL EXISTING CONDITIONS, PROVIDE A COMPLETE FIELD LAYOUT ON THE JOB SITE, AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEVIATIONS OR CONFLICTS WITH THESE DRAWINGS.
8. THE DRAWINGS SHALL NOT BE SCALED. THE GENERAL CONTRACTOR SHALL REFER TO THE DIMENSIONS INDICATED ON THE ACTUAL SIZES OF CONSTRUCTION ITEMS. WHERE NO DIMENSION OR METHOD OF DETERMINING A LOCATION IS GIVEN, VERIFY CORRECT DIMENSION OR LOCATION WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
9. THE DRAWINGS ARE REFERENCED DETAILS HAVE BEEN DIMENSIONED IN ORDER TO ESTABLISH THE CONTROL AND GUIDELINES FOR FIELD LAYOUT. WHERE DISCREPANCY EXISTS BETWEEN THE DRAWING AND THE DETAIL THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO INSTALLATION.
10. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FACE OF FINISH OR FACE OF SUBSTRATE AT SURFACES WITH CERAMIC TILE, WOOD PANELING OR OTHER SPECIAL FINISHES.
11. WHERE DIMENSIONS ARE NOTED TO BE VERIFIED IN THE FIELD (V.I.F.) THE DIMENSION SHOWN IS THE DESIGN BASIS, BUT MAY DIFFER FROM ACTUAL CONDITIONS. CONTRACTOR SHALL VERIFY THESE DIMENSIONS WHILE LAYING OUT THE WORK AND REPORT ANY DISCREPANCIES BETWEEN THE DESIGN BASIS AND ACTUAL DIMENSIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK. WHERE DIMENSIONS ARE NOTED "±", FIELD DIMENSIONS MAY VARY FROM THE NOTED DIMENSIONS BY MINOR AMOUNTS.
12. INTERIOR DETAILS ARE KEYED TO THE PLANS AT TYPICAL LOCATIONS. TYPICAL DETAILS APPLY TO ALL LOCATIONS WHICH ARE SIMILAR BUT ARE NOT OTHERWISE DETAILED. THE CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE TO COORDINATE THE LOCATION OF ALL TYPICAL DETAILS AND INSTALL THE WORK INDICATED. IF DISCREPANCIES EXIST OR CLARIFICATION IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING.
13. INTERIOR FINISHES ARE KEYED TO THE DRAWINGS AT TYPICAL LOCATIONS. THE FINISHES APPLY TO TO ALL LOCATIONS WHICH ARE SIMILAR BUT ARE NOT OTHERWISE DETAILED. THE CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE TO COORDINATE THE LOCATION OF ALL TYPICAL DETAILS AND INSTALL THE WORK INDICATED. IF DISCREPANCIES EXIST OR CLARIFICATION IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING.
14. ABBREVIATIONS ON THIS SHEET APPLY TO THE ENTIRE SET UNLESS OTHERWISE NOTED.
15. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION WHEN PERFORMING WORK TO PREVENT DAMAGE TO EXISTING MATERIALS AND SURFACES DURING CONSTRUCTION. ALL DAMAGE TO BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
16. LIFE SAFETY COMPONENTS SHALL BE RESET IN NEW CONSTRUCTION, AS REQ'D.
17. ALL WORK IS TO BE PERFORMED IN SUCH A WAY AS NOT TO DISTURB BUILDINGS NORMAL BUSINESS OPERATIONS. DISRUPTIVE WORK IS TO BE COORDINATED WITH THE BUILDING MANAGER.
18. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE, DESPITE THE ARCHITECTS FAILURE TO DISCOVER SUCH DEFECTS. ALL EXISTING WORK DISCOVERED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT.
19. CONTRACTOR RESPONSIBLE FOR DAMAGE TO EXISTING WALLS SHALL PATCH AND REPAIR ALL DAMAGE RESULTING FROM DEMOLITION OR NEW CONSTRUCTION. WALLS AND CEILINGS OF ALL PENETRATIONS AS REQ'D BY CODE.
20. CONTRACTORS TO REFER TO CURRENT BUILDING CONSTRUCTION STANDARDS FOR ALL HVAC, ELECTRICAL, AND LIFE SAFETY COMPONENTS
21. FACILITIES HANDLING, STORING, SELLING AND USING HAZARDOUS, COMBUSTIBLE OR FLAMMABLE MATERIALS SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THE CALIFORNIA FIRE CODE.
22. PREVENTION, CONTROL, AND MITIGATION OF DANGEROUS CONDITIONS RELATED TO STORAGE, DISPENSING, USE AND HANDLING OF HAZARDOUS MATERIALS AND INFORMATION NEEDED BY THE LOCAL FIRE DEPARTMENT PERSONNEL SHALL BE SUBMITTED.

FINISH NOTES

1. ALL COLORS ARE TO BE SELECTED BY THE ARCHITECT, U.O.N.
2. ALL SURFACES SHALL BE IN PROPER CONDITION TO RECEIVE THE SPECIFIED FINISH. PAINT AND GRADE WOODWORK SHALL BE HAND SANDPAPER AND DUSTED CLEAN. ALL KNOT HOLES, PITCH POCKETS OR SAPPY PORTION SHALL BE SCRAPED SHELLACKED, OR SEALED WITH KNOT SEALER. NAIL HOLES, CRACKS, OR DEFECTS SHALL BE CAREFULLY PUTTIED AFTER FIRST COAT WITH PUTTY OF MATCHING COLOR, STAIN, OR PAINT FINISH. REMOVE ANY OIL OR GREASE WITH MINERAL SPIRITS.
3. THE PAINT SUBCONTRACTOR SHALL, UPON COMPLETION, REMOVE ALL PAINT FROM WHERE IT HAS SPILLED, SPLASHED, OR SPLATTERED ON EXPOSED ADJACENT SURFACES. THE PAINTING SUBCONTRACTOR SHALL PROVIDE A PAINTED FINISH TO ALL SHOP-PRIMED WOODWORK.
4. THE PAINTING SUBCONTRACTOR SHALL EXAMINE ALL FINISH SURFACES AFTER COMPLETION OF WORK (INCLUDING TELEPHONE INSTALLATION, CARPET, WOOD FLOORING, FURNITURE INSTALLATION AND MOVING) AND PROCEED WITH "TOUCH-UP" REQUIRED.
5. ELECTRICAL SWITCH AND OUTLET COVER PLATES, SURFACE HARDWARE, ETC., SHALL BE INSTALLED AFTER PAINTING AND/OR APPLICATION OF WALL COVERING.

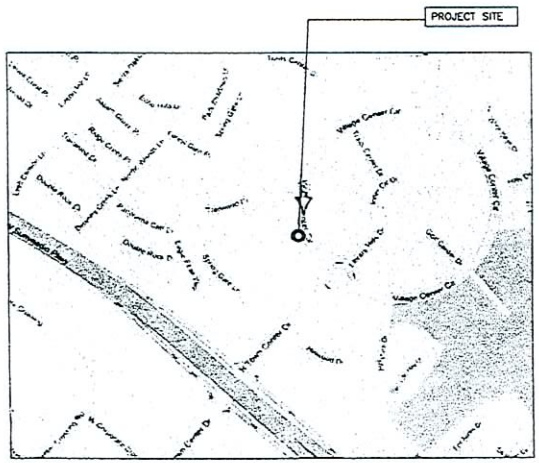
DISABLED ACCESS NOTES (ENTRANCES / EXITS)

1. ALL EXISTING ENTRANCE AND ALL EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES
2. EXIT DOORS SHALL BE OPENED FROM THE INSIDE, WITHOUT THE USE OF A KEY OR/AND SPECIAL KNOWLEDGE OR EFFORTS.
3. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR.
4. EVERY DOORWAY WHICH IS LOCATED WITHIN AN ACCESSIBLE PATH OF TRAVEL SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THEN 3' IN WIDTH AND NOT LESS THEN 6'-8" IN HEIGHT. WHEN INSTALLED, EXIT DOORS SHALL BE CAPABLE OF OPENING SO THAT THE CLEAR WIDTH OF THE EXIT IS NOT LESS THAN 32" MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP.
5. FOR HINGED DOORS, THE OPENING WIDTH SHALL BE MEASURED WITH THE DOOR POSITIONED AT ANGLE OF 90 DEGREES FROM IT'S CLOSED POSITION.
6. THE FLOOR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN DOORWAY.
7. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

FIRE DEPARTMENT NOTE

1. FIRE EXTINGUISHERS SHALL BE PROVIDED PER THE REQUIREMENTS OF UFC STANDARD 10-1
2. THE EXISTING AUTOMATIC FIRE SPRINKLER SYSTEM SHALL MEET THE REQUIREMENTS OF NFPA 13, NFPA 24

VICINITY MAP



LEGEND

EXISTING COLUMN GRID SYMBOL
COLUMN DESIGNATION — B
COLUMN LINE
CEILING HEIGHT — 12'-0"
DETAIL SYMBOL — 4 / A6.01
DETAIL NUMBER / SHEET LOCATION
PLAN DETAIL — 3 / A6.01
DETAIL — 3 / A6.01
WALL SECTION — 3 / A6.01
INDICATES HEIGHT — 9'-0" A.F.F.
INTERIOR ELEVATION — D, 2 / A6.01, A, B, C
PARTITION TYPE — A
DOOR DESIGNATION TAG — A

PROJECT DATA

PROJECT ADDRESS: 2025 VILLAGE CENTER CIRCLE LAS VEGAS, NEVADA 89134

BUILDING SUMMARY:

ZONING:	C-2
OCCUPANCY:	A-3
TYPE OF CONSTRUCTION:	V-N, FULLY SPRINKLERED AUTOMATIC SPRINKLER SYSTEMS SHALL BE NFPA 13 CLASS "C" ROOF COVERING

EXISTING BUILDING AREA ANALYSIS:

BASIC ALLOWABLE FLOOR AREA:	8,000 S.F.
BASIC ALLOWABLE FLOOR AREA INCREASED BY AUTOMATIC SPRINKLER SYSTEM (TRIPLE FLOOR IN ONE STORY PER UBC SECTION 505.3)	8,000 S.F. X 3 = 24,000 S.F
ACTUAL BUILDING AREA:	6,725 S.F
MAX. BLDG. HT. ALLOWABLE:	40'
ACTUAL BLDG. HT.:	19'/22' - 10" (TOP OF PARAPET)
MAX. NO. OF STORY ALLOWED:	2
ACTUAL NUMBER OF STORY:	1

FIRE RESISTIVE CONSTRUCTION REQUIRED (PER UBC TABLES 5A & 6A)

BUILDING ELEMENT	FIRE RATING
BEARING EXT. WALL	NONE
NON-BEARING EXT. WALL	NONE
BEARING INT. WALL	NONE
STRUCTURAL FRAME	NONE
PARTITION	NONE
SHAFT HOOD	1 HR.
FLOOR/ROOF CEILING	NONE
EXT. DR. & WINDOWS	NONE

APPLICABLE CODES AND AGENCIES

- 2006 INTERNATION BUILDING CODE AMENDMENTS
- 2005 NATIONAL ELECTRICAL CODE AMENDMENTS
- 2006 UNIFORM MECHANICAL CODE AMENDMENTS
- 2006 INTERNATIONAL ENERGY CONSERVATION CODE AMENDMENT
- ANSI 2003
- ECC 2006

PROJECT SCOPE

- RENOVATE (E)RESTUARANT INTERIOR SPACE
- (E)KITCHEN EQUIPMENT AND FINISH TO REMAIN
- (E)SPRINKLER TO REMAIN

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	POS	POINT OF SERVICE
@	AT	(R)	RELOCATED
CL	CENTER LINE	REQ'D	REQUIRED
CLNG	CEILING	S.S.	STAINLESS STEEL
CLR.	CLEAR	STL.	STEEL
DIA	DIAMETER	TBD	TO BE DETERMINED
DR	DOOR	THK	THICK
(E)	EXISTING	T.O.	TOP OF
EQ	EQUAL	TYP	TYPICAL
GA	GAUGE	W/	WITH
G.B.	GYPSUM BOARD	W/O	WITH OUT
MTL.	METAL	W	WIDE
(N)	NEW	WD.	WOOD
NA	NOT APPLICABLE		
O.C.	ON CENTER		
P.LAM	PLASTIC LAMINATE		

DRAWING INDEX

A1.01	SITE PLAN / GENERAL INFO
A2.01	FLOOR PLAN
A2.02	ROOF PLAN
A5.01	INTERIOR ELEVATIONS
A5.10	RESTROOM PLAN AND INTERIOR ELEVATIONS
A6.01	CEILING PLAN
A9.01	INTERIOR DETAILS
A9.02	DETAILS
A9.03	DETAILS
A10.01	FINISH FLOOR PLAN
M.01	HVAC NOTES AND LEGENDS
M.02	HVAC SCHEDULE
M.03	MECHANICAL SPECIFICATION
M2.01	HVAC FLOOR PLAN
M2.02	HVAC ROOF PLAN
M5.01	HVAC DETAIL
M6.01	HVAC CONTROLS
P.01	PLUMBING SCHEDULE, LEGENDS, NOTES
P2.01	PLUMBING FLOOR PLAN
P2.02	PLUMBING ROOF PLAN
P3.01	MECHANICAL ENERGY COMPLIANCE
E0.01	ELECTRICAL SYMBOLS
E1.00	LIGHTING PLAN
E2.00	POWER/SIGNAL PLAN
E3.00	ONE-LINE, LOAD CALCS, SCHEDULES
E4.01	ELECTRICAL ENERGY COMPLIANCE
L2.1	LANDSCAPE DETAILS

OCCUPANCY LOAD / EXITING ANALYSIS

ROOM	AREA	LOAD FACTOR	OCCUPANTS	MIN. WIDTH PER OCC. = OCC. X 0.2	MIN. EXIT WIDTH REQ'D	NO. OF EXIT REQ'D	NO. OF EXITS PROVIDED	ACTUAL EXIT WIDTH
(E) LOBBY -WAITING AREA	439 SF	15	30	30 X 0.2 = 6"	36"	1	1	36"
(E) DINING - SEATING AREA								
BAR / LOUNGE	2996 SF	15	200					
BACK BAR / POS	225 SF	200	2					
(E) RESTROOM	495 SF	100	5	208 X 0.2 = 41.6"	36"	2	3	144"
INNER GARDEN	168 SF	200	1					
(E) KITCHEN AREA	1499 SF	200	8					
(E) STORAGE	648 SF	300	3					
(E) RESTROOM	54 SF	100	1					
(E) ELEC ROOMS	68 SF	300	1					
(E) LOCKER	41 SF	50	1	13 X 0.2 = 2.6"	36"	1	1	36"
(E) MECH ROOMS	92 SF	300	1		36"	1	1	
TOTAL	6725 SF		253					

NOTE: PREVIOUS OCCUPANCY IS A-3, RESTAURANT. NO OCCUPANCY LOAD IS INCREASED COMPARED TO PROPOSED RESTUARANT.

CONTACT

CONTRACTOR: MJ CONCTRUCTION
YOUNG YI
T)702-604-3471
2919 S. DECATUR BLVD
LAS VEGAS, NEVADA 89102

OWNER: HYO JIN KIM
T)702-383-3392
4355 SPRING MT. ROAD, #201
LAS VEGAS, NEVADA 89103

SITE PLAN S:1"=60'

PARKING ANALYSIS

	AREA	RESTAURANT	REQUIRED	(E)PROVIDED
(E) SEATING AREA	3,435 SF	3,435 SF / 50 SF	69	
(E) KITCHEN AREA	1499 SF	1499 SF / 200 SF	8	
TOTAL	-	-	77	77

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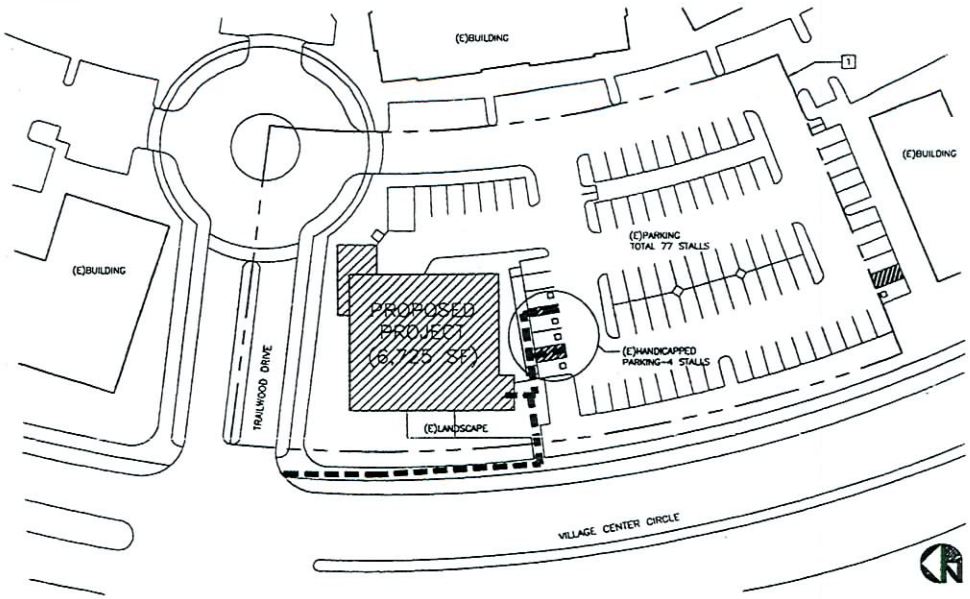
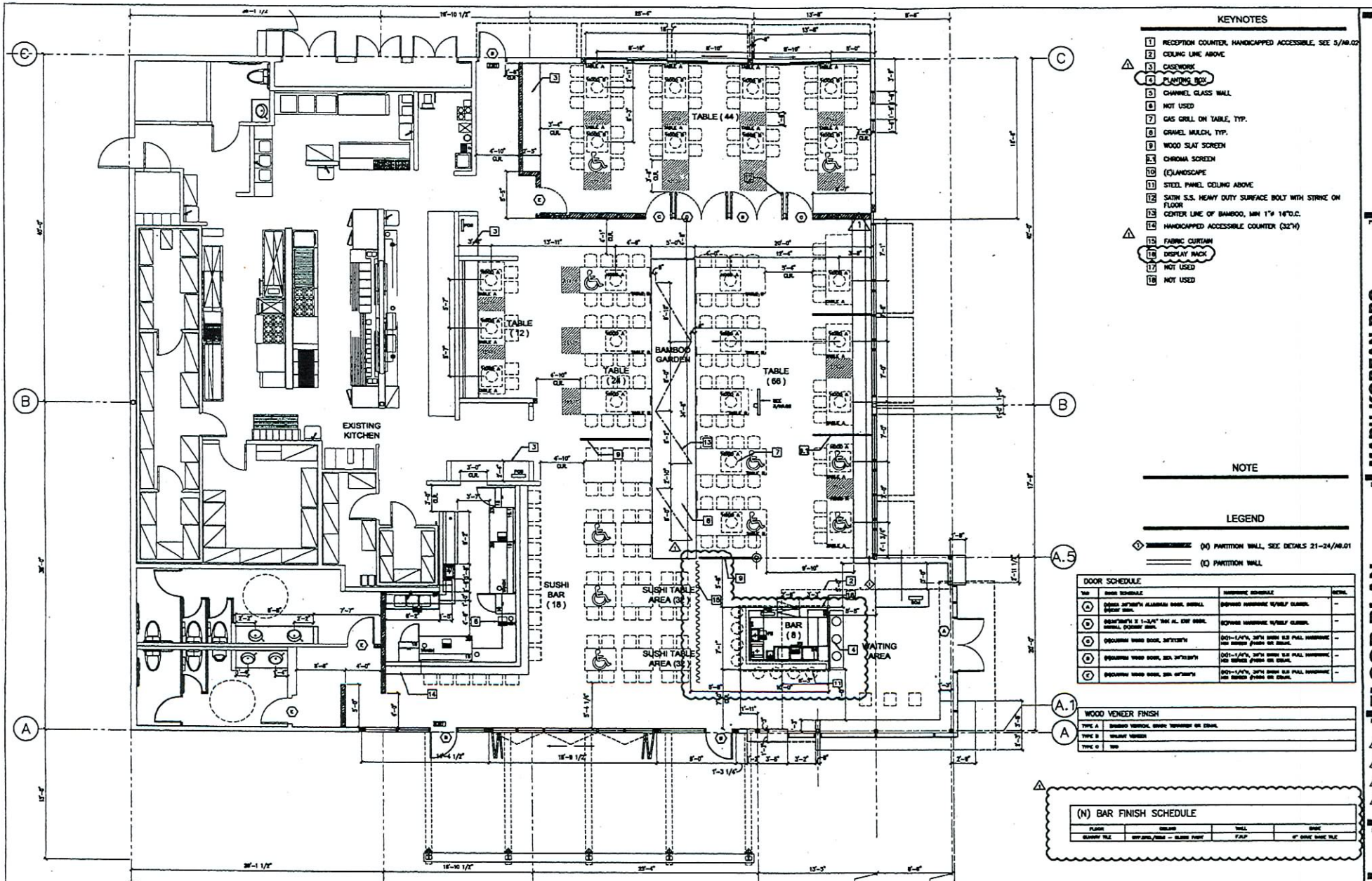


LEGEND

ACCESSIBLE PATH OF TRAVEL
EXISTING PROPERTY LINE

SITE PLAN S:1"=30' | 01



KEYNOTES

1. RECEPTION COUNTER, HANDICAPPED ACCESSIBLE, SEE 5/A9.02
2. CEILING LINE ABOVE
3. CASEWORK
4. PLANTING BOX
5. CHANNEL GLASS WALL
6. NOT USED
7. GAS GRILL ON TABLE, TYP.
8. GRAVEL MULCH, TYP.
9. WOOD SLAT SCREEN
10. CHROMA SCREEN
11. (C)LANDSCAPE
12. STEEL PANEL CEILING ABOVE
13. SATIN S.S. HEAVY DUTY SURFACE BOLT WITH STRIKE ON FLOOR
14. CENTER LINE OF BAMBOO, MIN 1"ø 16"O.C.
15. HANDICAPPED ACCESSIBLE COUNTER (32"H)
16. FABRIC CURTAIN
17. DISPLAY RACK
18. NOT USED
19. NOT USED

NOTE

LEGEND

(N) PARTITION WALL, SEE DETAILS 21-24/A9.01

(E) PARTITION WALL

DOOR SCHEDULE

MK	DOOR SCHEDULE	HARDWARE SCHEDULE	DETAIL
A	[illegible]	[illegible]	-
B	[illegible]	[illegible]	-
C	[illegible]	[illegible]	-
D	[illegible]	[illegible]	-
E	[illegible]	[illegible]	-

WOOD VENEER FINISH

TYPE A	[illegible]
TYPE B	[illegible]
TYPE C	[illegible]

(N) BAR FINISH SCHEDULE

FLOOR	CEILING	WALL	BASE
[illegible]	[illegible]	[illegible]	[illegible]

(N)EQUIPMENT SCHEDULE @ SUSHI BAR

No.	DESCRIPTION	MANUFACTURE	MODEL #	DIMENSION (INCH)	STATUS	CF	COLD	HOT	DRAIN	ELECTRIC
17	SANDWICH PREP UNIT	TURBOAIR	TST-72SD	72WX30DX36.7H	N	19	-	-	-	115/60/1
18	SANDWICH PREP UNIT	TURBOAIR	TST-28SD	27.8WX30DX36.7H	N	6.5	-	-	-	115/60/1
19	SUSHI DISPLAY CASES	TURBOAIR	TSSC-6	72WX11.3DX11H	N	-	-	-	-	115/60/1
19.1	SUSHI DISPLAY CASES	TURBOAIR	TSSC-4	48WX11.3DX11H	N	-	-	-	-	115/60/1

(N)EQUIPMENT SCHEDULE @ BAR

NO	DESCRIPTION	MANUFACTURE	MODEL #	DIMENSION	CF	COLD	HOT	DRAIN	ELECTRICAL
B1	[illegible]	[illegible]	[illegible]	[illegible]	-	-	-	Y	-
B2	[illegible]	[illegible]	[illegible]	[illegible]	-	-	-	Y	-
B3	[illegible]	[illegible]	[illegible]	[illegible]	-	Y	Y	Y	-
B4	[illegible]	[illegible]	[illegible]	[illegible]	-	Y	Y	Y	-

PROJECT.

MARU KOREAN BBQ & SUSHI RESTAURANT

2025 N. Village Center Circle.

DRAWING TITLE

FLOOR PLAN

REVISIONS.

1 11/26/0

DATE.

SCALE.

1/4"=1'-0"

SHEET No.

A2.0

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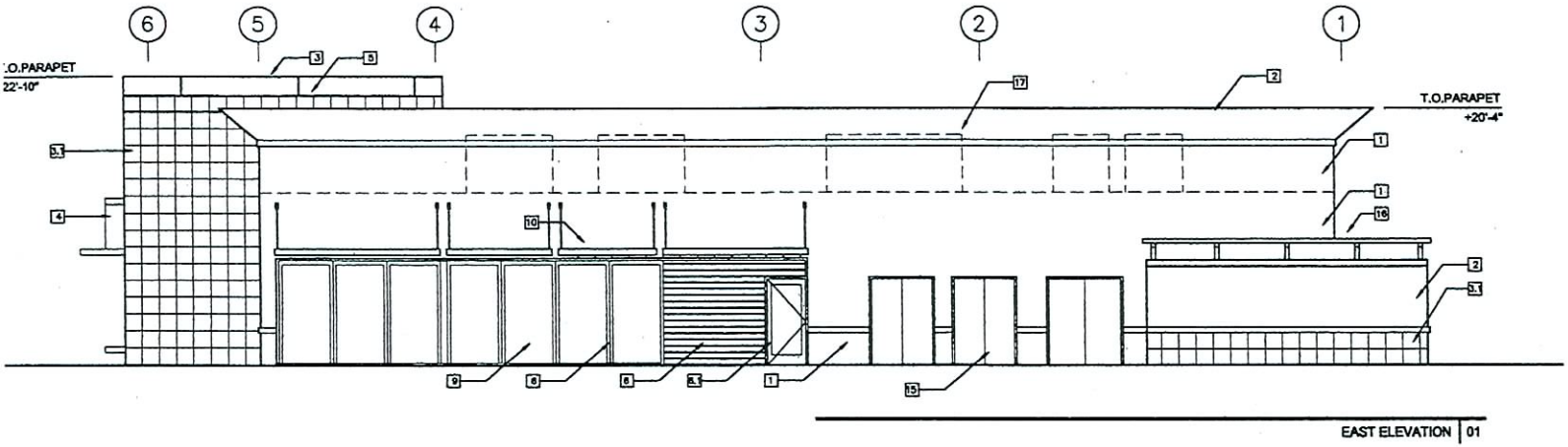
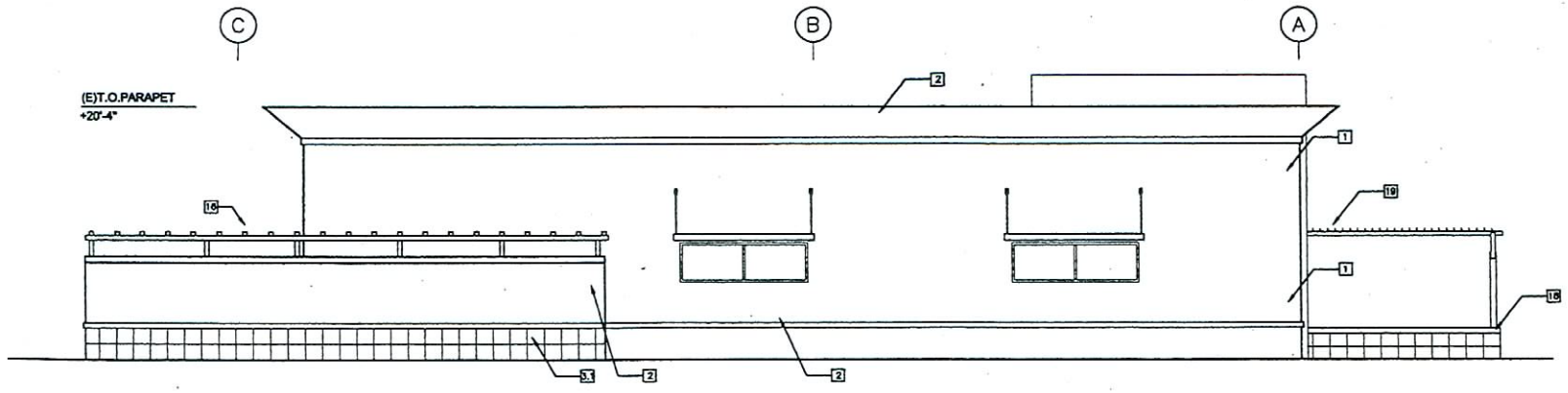


EAST ELEVATION | 01



NORTH ELEVATION | 02

KEYNOTES

1.
2. PAINT ON STUCCO – FRAZEE #82333M "CRISP KHAKI"
3. PAINT ON STUCCO – FRAZEE #82350 "BRUSH BOX"
4. PAINT ON STUCCO – FRAZEE #6626N "MANGANESE"
5. DAL-TILE: 16X16X5/8" – COLOR: LIGHT GRAY SLATE
6. CANOPY – STEEL PLATE WITH CLEAR PROTECTION COATING
7. 18" WIDE X 1/4" FROSTED SPANDREL GLASS
8. ALUMINUM MULLION – COLOR: STANDARD MEDIUM BRONZE
9. ALUMINUM DOOR – COLOR: STANDARD MEDIUM BRONZE
10. SIGNAGE – SEPARATE SIGNAGE SUBMITTAL WILL BE PROVIDED
11. ALUMINUM SPANDREL PANEL – COLOR: STANDARD MEDIUM BRONZE
12. GLASS TEMPERED AS REQUIRED – 1" INSULATED DOUBLE GLAZING SYSTEM, GRAY TINTED – PPG SOLARGRAY
13. STRUCTURAL GLAZING SYSTEM, ALUMINUM MULLION – COLOR: PPG DURANA XL MEDIUM GRAY, INTERIOR SIDE ONLY
14. METAL CANOPY: COLOR – FRAZEE #8696N "BLACK BORDEAUX"
15. CONCRETE PLANTER BOX
16. (E)STANDING SEAM METAL ROOFING – PAINT FRAZEE 8774M TANKARD
17. NOT USED
18. IPE WOOD SLAT SEATING
19. (E)HOLLOW METAL DOOR FRAME TO MATCH ADJACENT FINISH
20. METAL TRELLIS: COLOR – FRAZEE #82350 "BRUSH BOX"
21. MECHANICAL UNITS ON ROOF–DASHED LINE
22. LOW HEIGHT LANDSCAPING WALL – DAL-TILE: 16X16X5/8" – COLOR: LIGHT GRAY SLATE
23. METAL CANOPY – COLOR: FRAZEE 8444M "ILLUSIVE LILAC"

GENERAL NOTES

1. ANY (E) OR (N) MECHANICAL UNITS ON ROOF WILL NOT BE VISIBLE FROM THE PUBLIC STREET OR PARKING LOT. UNITS ARE 2' LOWER THAN TOP OF PARAPET LINE.
2. (N)GLASS SHALL MATCH THE EXISTING GLASS ON THE BUILDING.

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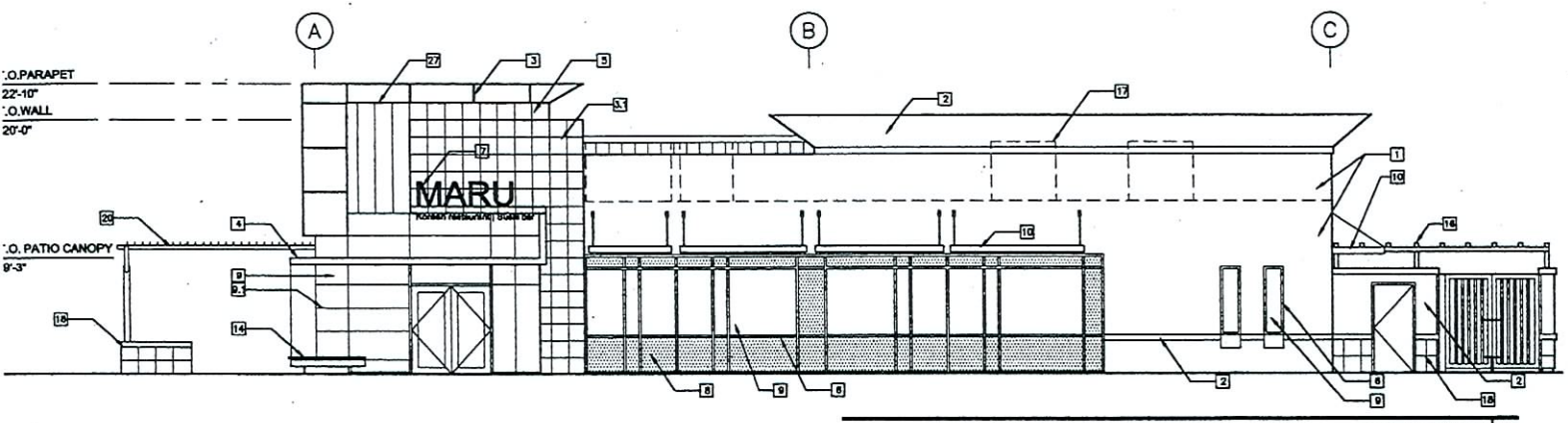
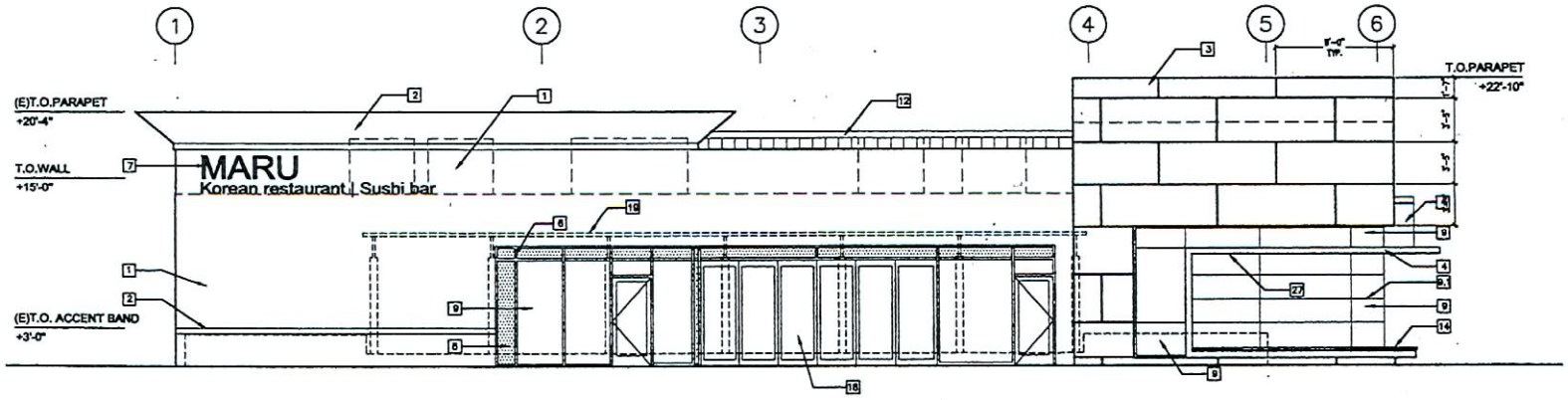
MARU
KOREAN BBQ RESTAURANT
2025 N. Village Center Circle, Las Vegas, NV 89134

REVISIONS	NO.

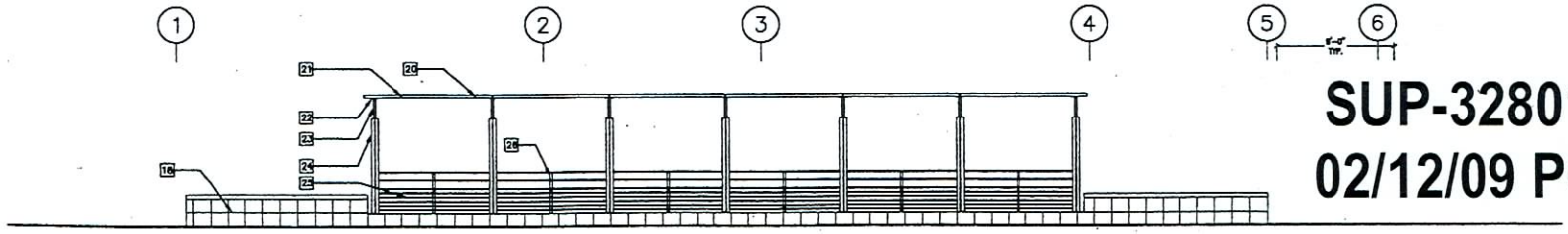
TITLE: EXTERIOR ELEVATIONS
ISSUE DATE:
SCALE: 1/4" = 1'-0"
SHEET: A3.02



SOUTH ELEVATION | 01



WEST ELEVATION | 02



PATIO COVER ELEVATION | 03

KEYNOTES

1. PAINT ON STUCCO – FRAZEE #8233M "CRISP KHAKI"
2. PAINT ON STUCCO – FRAZEE #8235D "BRUSH BOX"
3. PAINT ON STUCCO – FRAZEE #8828N "MANGANESE"
3.1 DAL-TILE: 16X16X5/8" – COLOR: LIGHT GRAY SLATE
4. CANOPY – STEEL PLATE WITH CLEAR PROTECTION COATING
5. 16"WIDE X 1/4" FROSTED SPANOREL GLASS
6. ALUMINUM MULLION – COLOR: STANDARD MEDIUM BRONZE
6.1 ALUMINUM DOOR – COLOR: STANDARD MEDIUM BRONZE
7. SIGNAGE – SEPARATE SIGNAGE SUBMITTAL WILL BE PROVIDED
8. ALUMINUM SPANOREL PANEL – COLOR: STANDARD MEDIUM BRONZE
9. GLASS TEMPERED AS REQUIRED – 1" INSULATED DOUBLE GLAZING SYSTEM, GRAY TINTED – PPG SOLARGRAY
9.1 FOUR SIDE STRUCTURAL GLAZING SYSTEM, ALUMINUM MULLION – COLOR: PPG DURANA XL MEDIUM GRAY, INTERIOR SIDE ONLY
10. METAL CANOPY: COLOR – STANDARD MEDIUM BRONZE
11. CONCRETE PLANTER BOX
12. (E)STANDING SEAM METAL ROOFING – FRAZEE 8774M TANKARD
13. NOT USED
14. IPE WOOD SLAT SEATING
15. (E)HOLLOW METAL DOOR FRAME TO MATCH ADJACENT FINISH
16. METAL TRELLIS: COLOR – FRAZEE #8235D "BRUSH BOX"
17. MECHANICAL UNITS ON UNIT – DASHED LINE
18. LOW HEIGHT LANDSCAPING WALL – DAL-TILE: 16X16X5/8" – COLOR: LIGHT GRAY SLATE
19. METAL CANOPY – SHOWN AS DASHED LINE
20. METAL CANOPY – COLOR: FRAZEE 8444M "ILLUSIVE LILAC"
21. 3X3X3/16" METAL ANGLE
22. 4X4X3/16 METAL ANGLE W/1/2" METAL SHIM
23. 2EA-1/2"X4"W METAL PLATE
24. 2EA-3X6X1/4" METAL CHANNEL W/1/2"X6"L METAL SHIM
25. 1X1X1/8" METAL ANGLE
26. 2X2X3/16" METAL ANGLE
27. RECESSED LIGHT FIXTURE: BEGA 1124/540 W/ETCHED GLASS COVER

GENERAL NOTES

1. ANY (E) OR (N) MECHANICAL UNITS ON ROOF WILL NOT BE VISIBLE FROM THE PUBLIC STREET OR PARKING LOT. UNITS ARE 2' LOWER THAN TOP OF PARAPET LINE.

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KOREAN BBQ RESTAURANT
2025 N. Village Center Circle. Las Vegas, NV 89134

REVISIONS	NO.
FIRST SIGNAL	
[illegible]	
[illegible]	
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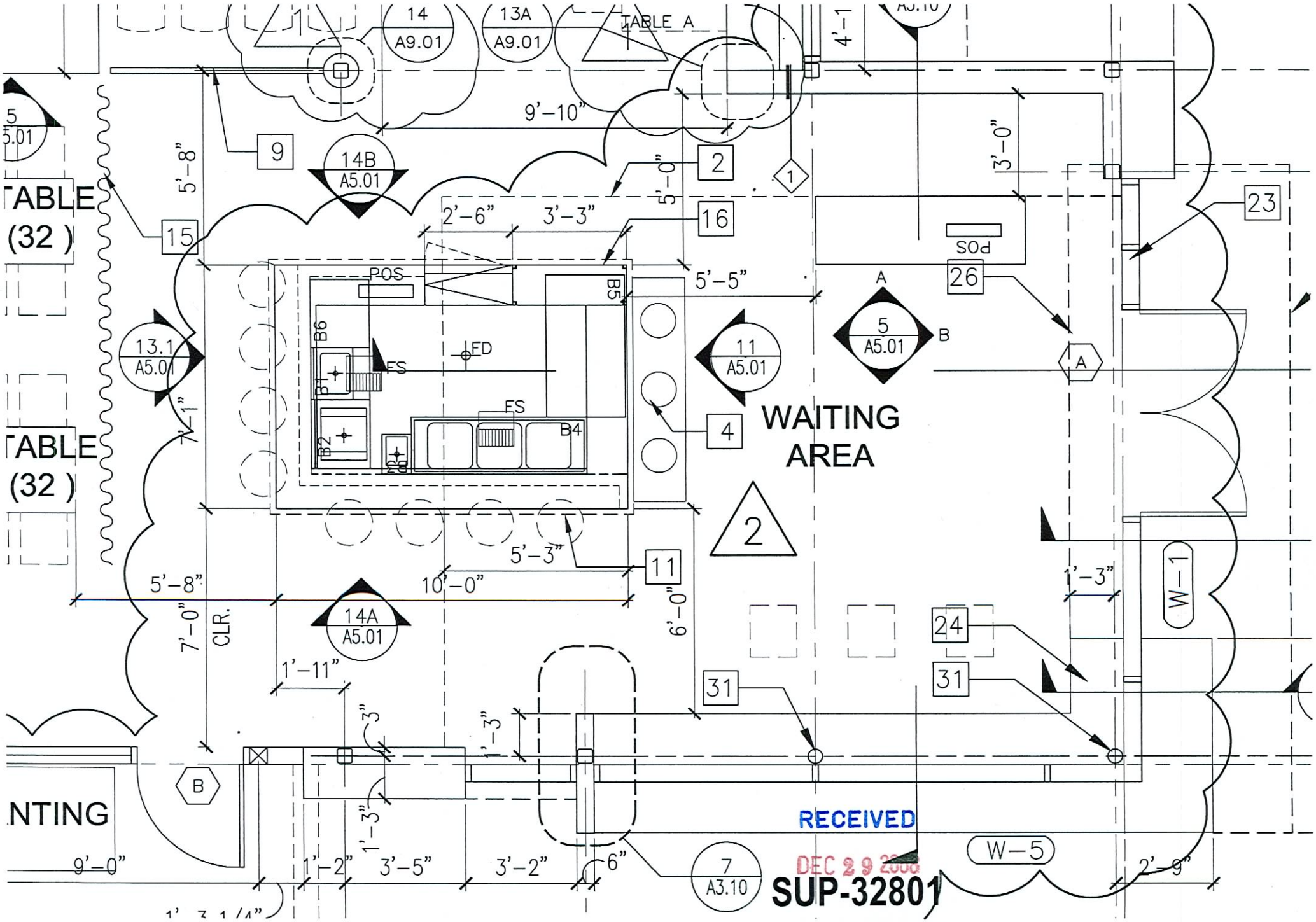
TITLE
EXTERIOR ELEVATIONS

ISSUE DATE

SCALE
1/4" = 1'-0"

SHEET
A3.01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13A
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14B
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A5.01
7
A3.10
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5'–8"
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3'–3"
5'–0"
5'–5"
3'–0"
4'–1"
7'–1"
5'–3"
10'–0"
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7'–0"
CLR.
1'–11"
1'–3"
3"
1'–3"
1'–2"
3'–5"
3'–2"
6"
9'–0"
2'–9"
1'–3"
POS
FS
FD
B1
B2
B3
B4
B5
B6
WAITING AREA
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TABLE (32)
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W–5
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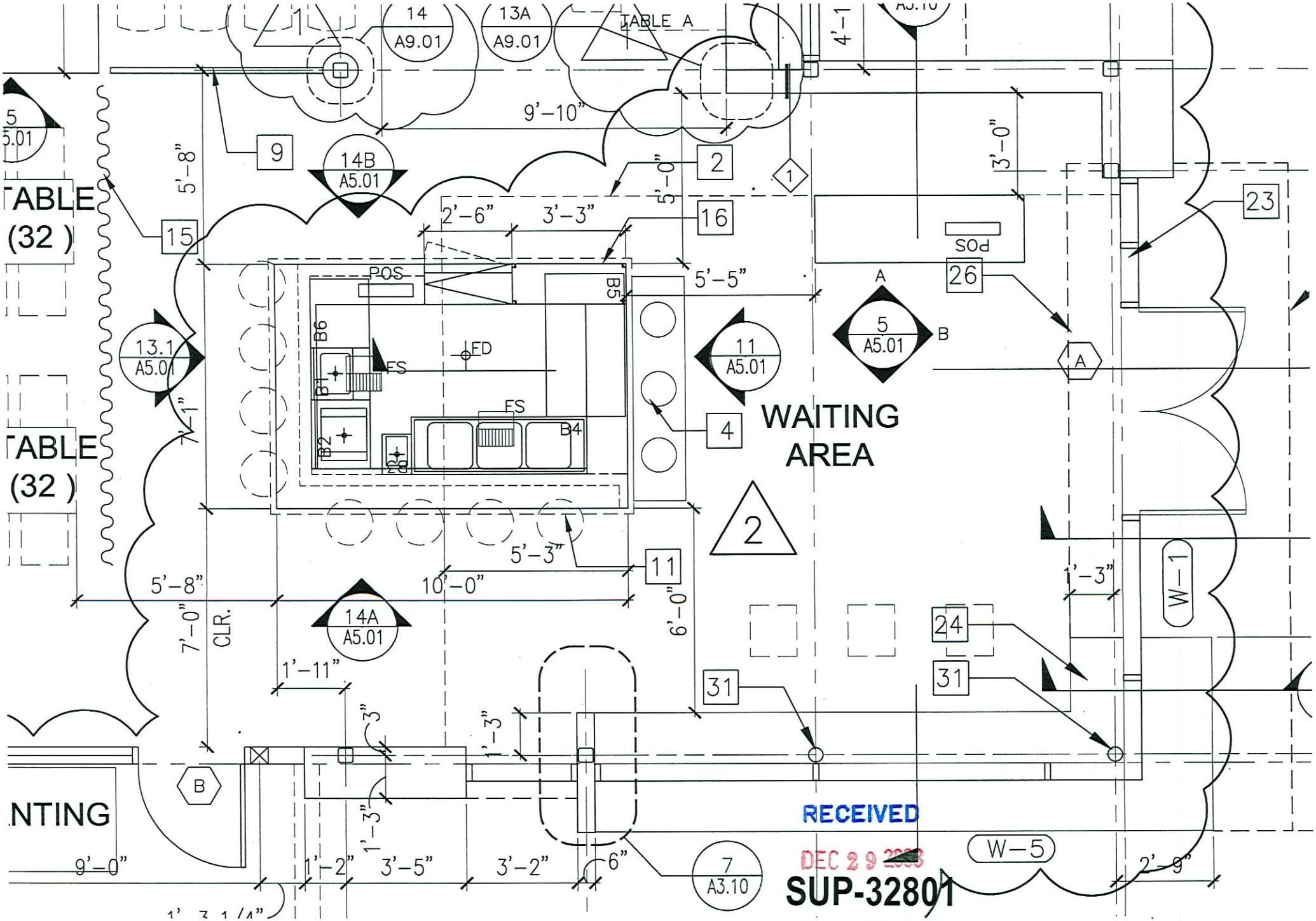


SUP-32801
02/12/09 PC



SUP-32801 - APPLICANT: MARU RESTAURANT - OWNER: KHJ PROPERTY HOLDINGS, LLC
2025 VILLAGE CENTER CIRCLE
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09



SUP-32801 - APPLICANT: MARU RESTAURANT - OWNER: KHJ PROPERTY HOLDINGS, LLC
2025 VILLAGE CENTER CIRCLE
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09

Justification Letter Requesting Special Use Permit

Hyo Jin Kim (the applicant), president of KHJ Restaurant Management, Inc., dba Maru, located at 2025 Village Center Circle, Las Vegas, NV 89134, respectfully requests a Special Use Permit, which allows the applicant to apply for a Supper Club License to serve alcoholic beverages on their business premises as a Korean and Japanese restaurant.

The applicant meets all requirements under Las Vegas Municipal Code to obtain a Supper Club License, and intends to abide by all other code requirements and rules. The actual seatings available at all times within the restaurant area are 200, and the bar area is separated from the restaurant area by wood slat screen sufficient to prevent access to bar by minors.

Even though the applicant had been approved for a Special Use Permit for a Service Bar License and has been operating the restaurant under a Service Bar License, it has been determined that a Supper Club would be much more preferred by the customers in the area where the restaurant is located. Currently, the applicant is anticipating that there would be a significant increase of sales with a Supper Club License.

Accordingly, it is our position that the applicant definitely needs a Special Use Permit for the business property to apply for a Supper Club License. The applicant has been abiding by the rules of applying and obtaining the required license, and will pay taxes and license fees properly. Therefore, the applicant, again, respectfully requests a Special Use permit for a Supper Club.

Hyo Jin Kim, President

MARU

Business Name

Date

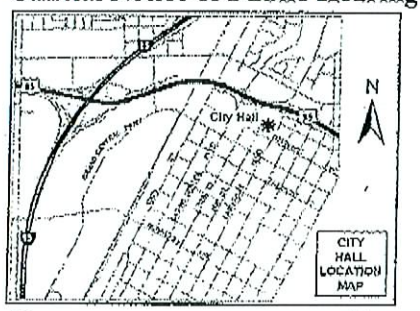
SUP-32801
02/12/09 PC

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 JAN 30 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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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.

[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Case: SUP-32801

13819313007
OZMON ROBERT
1821 CEDAR FLAT LN
LAS VEGAS NV 89134-6603

Please use available blank space on card for your comments.

SUP-32801

Planning Commission Meeting of 2/12/2009

KAVD511 89134

A
34

Feb. 03 2009 06:53PM P1/1
FAX NO. :
FROM :Studio Hyperset

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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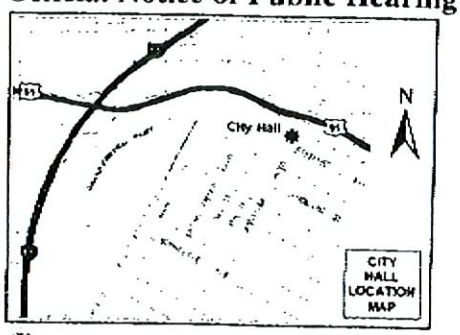
Return Service Requested
Official Notice of Public Hearing



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FEB 03 2009

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-32801
Planning Commission Meeting of 2/12/2009

Case: SUP-32801

13819415032
MELTON QUIMPY OLIVER IV
9732 DOUBLE ROCK DR
LAS VEGAS NV 89134-6410

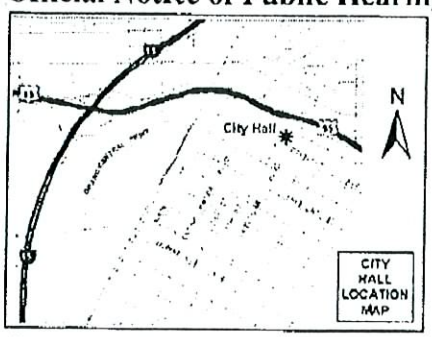
KAVDS11 89134

A
34

p.1
(702) 254-3951
Jennifer and Shaun Haley
Feb 02 09 02:30p

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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FEB 02 2009

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.

[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-32801

Planning Commission Meeting of 2/12/2009

Case: SUP-32801

13819716017
INSECT CLUB TRUST
9413 WATER FLOW CT
LAS VEGAS NV 89134-6223

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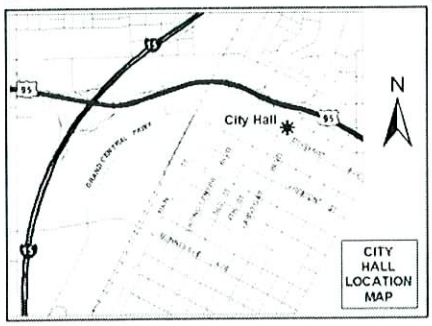
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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-32801

Planning Commission Meeting of 2/12/2009

PRESORTED FIRST CLASS

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0004239954 JAN 30 2009
MAILED FROM ZIP CODE 89101

RECEIVED
FEB 05 2009

Case: SUP-32801
13819716021
GREER YATES C & JUDITH K
1913 FAYWOOD ST
LAS VEGAS NV 89134-[illegible]6

KAVDS11 89134

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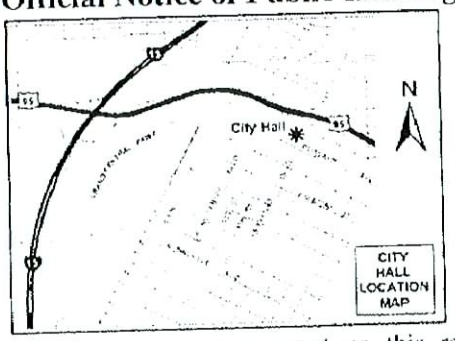
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



RECEIVED
FEB 05 2009

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.

Case: SUP-32801

13819716022
SASTO JOSEPH JR LIVING TRUST
%J SASTO JR
1909 FAYWOOD ST
LAS VEGAS NV 89134-6226

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-32801

Planning Commission Meeting of 2/12/2009

A
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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
PITNEY BOWES
02 1M
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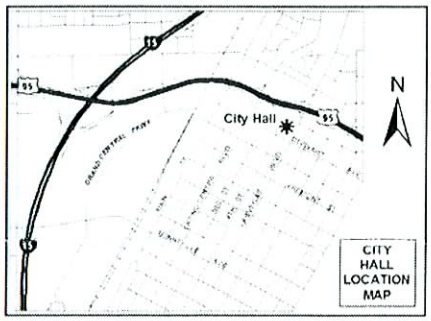
$ 00.39⁴
JAN 30 2009
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
FEB 05 2009

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-32801
Planning Commission Meeting of 2/12/2009

Case: SUP-32801
13830513054
BURNETTE DONALD G
9324 EAGLE RIDGE DR
LAS VEGAS NV 89134-6346

KAUDS11 A8134

A
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City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

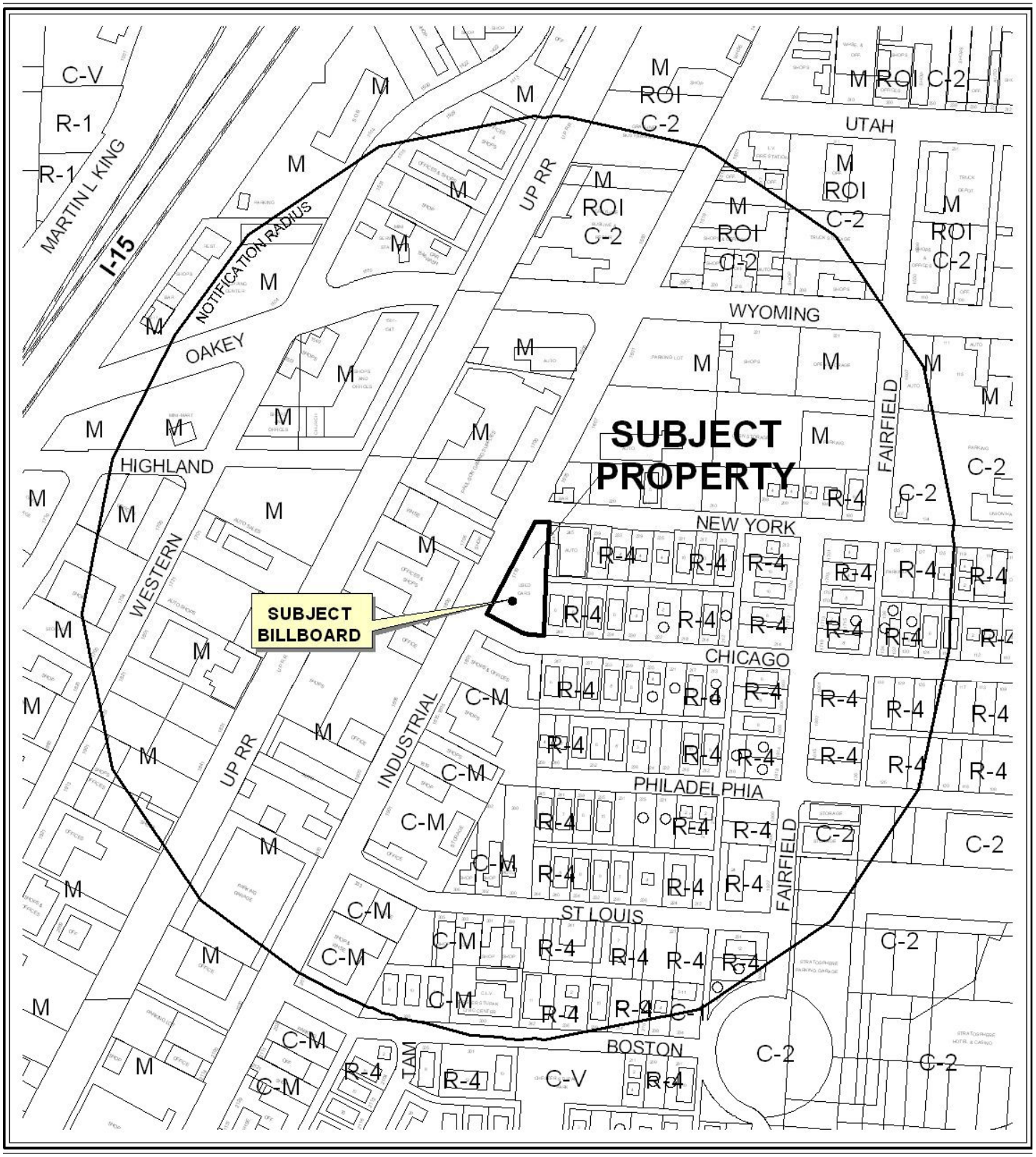
SUBJECT:
RQR-31931 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: BELL REAL ESTATE LLC - Required Review of an approved Special Use Permit (U-0223-90) FOR A 28-FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE SIGN (BILLBOARD) at 1719 Industrial Road (APN 162-04-705-001), C-M (Commercial Industrial) Zone, Ward 3 (Reese)

C.C.: 03/18/2009
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-223-90(1)



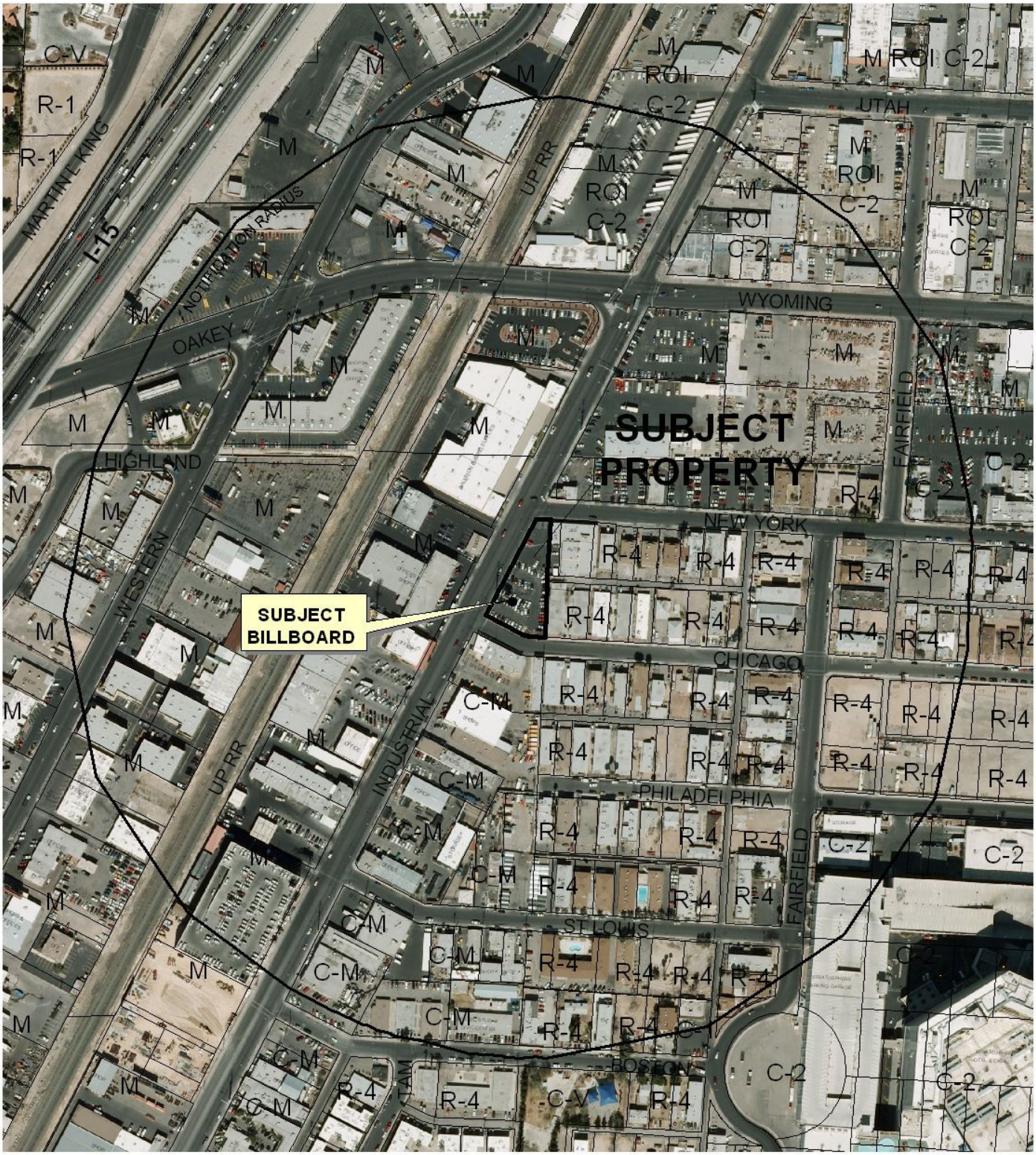
CASE: **RQR-31931**

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N



CASE: **RQR-31931**

RADIUS: 1000 FT

0 500 Feet

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N



RQR-31931

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: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-31931 - APPLICANT/OWNER: BELL REAL ESTATE LLC

** CONDITIONS **

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

Planning and Development

1. Conformance to the conditions for Special Use Permit (U-0223-90).

2. This Special Use Permit shall be placed on an agenda closest to January 16, 2014 at which time the City Council may require the Off-Premise Sign (Billboard) 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 Sign (Billboard) 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 Sign (Billboard).

4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (U-0223-90) 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

RQR-31931 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This request is for a Required Review of an approved Special Use Permit (U-0223-90) for a 28-foot tall, 12-foot by 24-foot Off-Premise Sign (Billboard) at 1719 Industrial Road.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/19/72	The Board of City Commissioners approved a request for Rezoning (Z-0085-71) from R-4 (High Density Residential) to C-M (Commercial/Industrial) on property generally located on the southeast corner of New York Avenue and Industrial Road. The Planning Commission recommended approval on 01/13/72.
02/14/73	The Board of City Commissioners approved a request for Reinstatement and an Extension of Time for a Rezoning (Z-0085-71) from R-4 (High Density Residential) to C-M (Commercial/Industrial) on property generally located on the southeast corner of New York Avenue and Industrial Road. The Planning Commission recommended approval on 02/08/73.
07/17/74	The Board of City Commissioners approved a request for Reinstatement and an Extension of Time for a Rezoning (Z-0085-71) from R-4 (High Density Residential) to C-M (Commercial/Industrial) on property generally located on the southeast corner of New York Avenue and Industrial Road.
01/16/91	The City Council approved a request for a Special Use Permit (U-0223-90) for a 28-foot tall, 12-foot by 24-foot double faced Off-Premise Sign (Billboard) at 1719 Industrial Road. The Board of Zoning Adjustment recommended denial on 12/27/90.
03/20/96	The City Council approved a request for a Required Review [U-0223-90(1)] for a 28-foot tall, 12-foot by 24-foot double faced Off-Premise Sign (Billboard) at 1719 Industrial Road. The Board of Zoning Adjustment recommended approval on 02/27/96.
10/15/03	A Code Enforcement case (5628) was processed for trash at 1719 Industrial Road. The case was closed on 11/12/03.
09/27/06	A Code Enforcement case (46658) was processed for a business adding a cement stoop to the doorway in an alley, making it difficult to maneuver vehicles in and out of the alley. The case was closed on 10/05/06.
Related Building Permits/Business Licenses	
12/11/91	A building permit (91128775) was issued for a 28-foot tall, 12-foot by 24-foot billboard sign at 1719 Industrial Road. The permit was finalized on 06/03/92.

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	
01/08/09	Staff conducted a field check of the site with the following observations: • The subject billboard had no embellishments, animated signage, or electronic displays. • All structural elements have been property screened. • The sign and supporting structure appeared in good condition and does not require repainting or bird deterrent devices install.

Details of Application Request	
Site Area	
Gross Acres	0.56

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Vacant building	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
North	Tavern	MXU (Mixed-Use)	C-2 (General Commercial)
South	Retail Establishment and Office	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
East	Apartments	MXU (Mixed Use)	R-4 (High Density Residential)
	Print Shop	MXU (Mixed Use)	C-M (Commercial/Industrial)
West	Retail Establishment and Office	LI/R (Light Industry/Research)	M (Industrial)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan	X		Y
Downtown Centennial 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 (200 feet)	X		Y
Live/Work Overlay District	X		Y
Downtown Overlay District (Northern Strip Gateway)	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 within public right-of-way.	Y
Zoning	Off-Premise Signs (Billboard) are permitted in C-1. C-2, C-M, and M zoning districts only	Sign is located in the C-M (Commercial/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.	Off-Premise Sign is 288 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 28 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 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 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 located zero feet from residentially zoned property.	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 detached and permanently secured to the ground on C-M (Commercial/Industrial) zoned property.	Y

* The City Council approved a Special Use Permit (U-0223-90) for the Off-Premise Sign (Billboard) with residential property located next to the commercially zoned property.

ANALYSIS

This is the second Required Review of an approved Special Use Permit (U-0223-90) for a 28-foot tall, 12-foot by 24-foot double-faced Off-Premise Sign (Billboard) at 1719 Industrial Road. The sign is located in the Downtown Centennial Plan, specifically within the Overlay District, which does not prohibit the use of Off-Premise Signs (Billboards). A research of the building permit activity found that permit #91128775 was issued for the installation of a billboard sign, which received a final inspection on 06/03/92 under the address of 1719 Industrial Road. Staff conducted a site inspection and found the sign (single-faced) and supporting structure in good condition and being properly maintained.

FINDINGS

The sign is located in a C-M (Commercial/Industrial) zoning district, within the Downtown Centennial Plan, and is not within the Off-Premise Exclusionary Zone. Staff finds that there is no adverse impact regarding the continued use of the Off-Premise Sign (Billboard), as there have been no significant changes in the development or land use in the surrounding area since the sign was installed; therefore, staff recommends approval, subject to a five-year review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 0

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

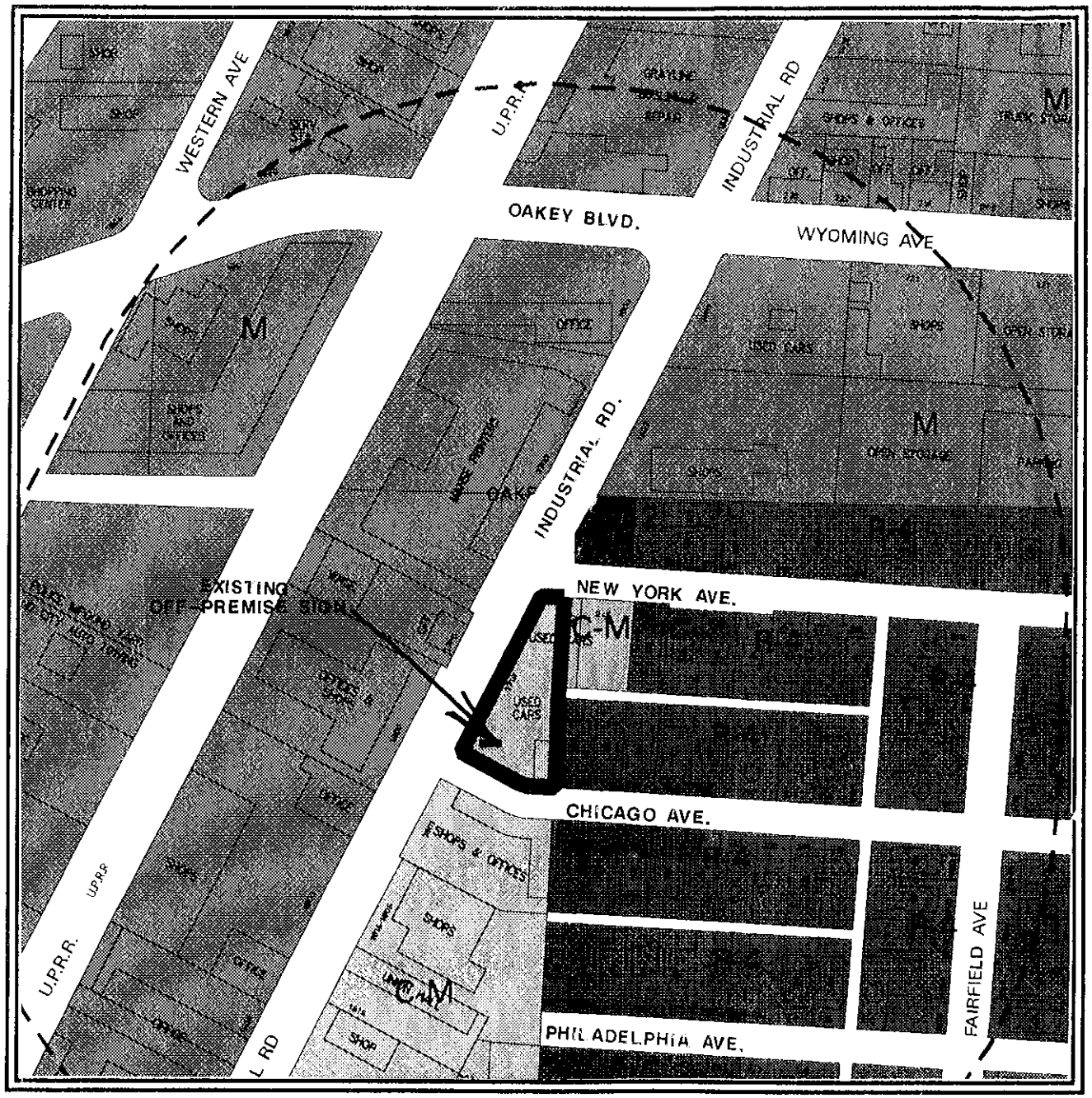
NOTICES MAILED 137

DS

APPROVALS 0

PROTESTS 0

DS



Case Number: U-223-90 (1) **Applicant:** Whittlesea Blue Cab Company

PLANNING & DEVELOPMENT

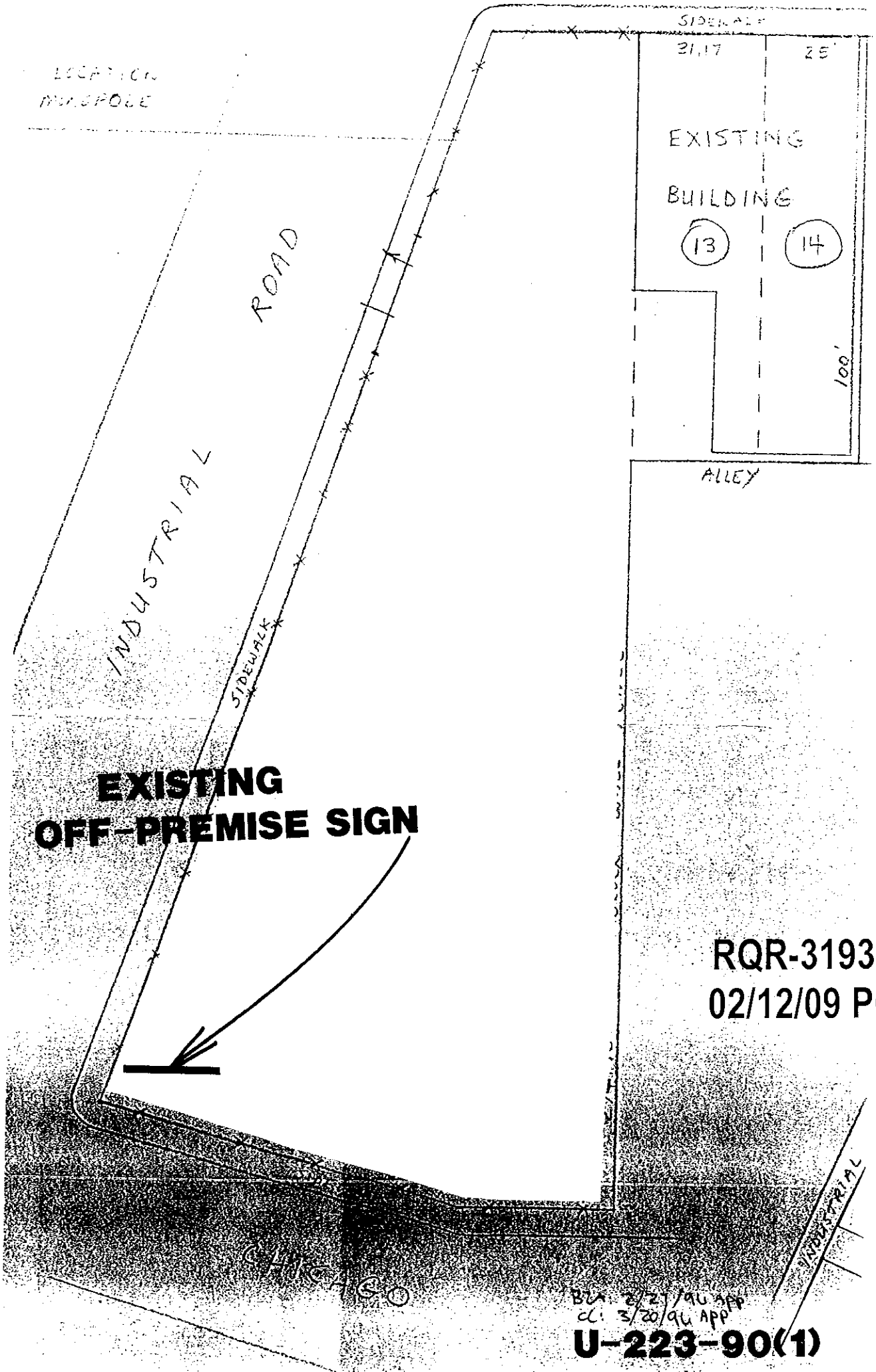
CITY OF LOS VEGAS

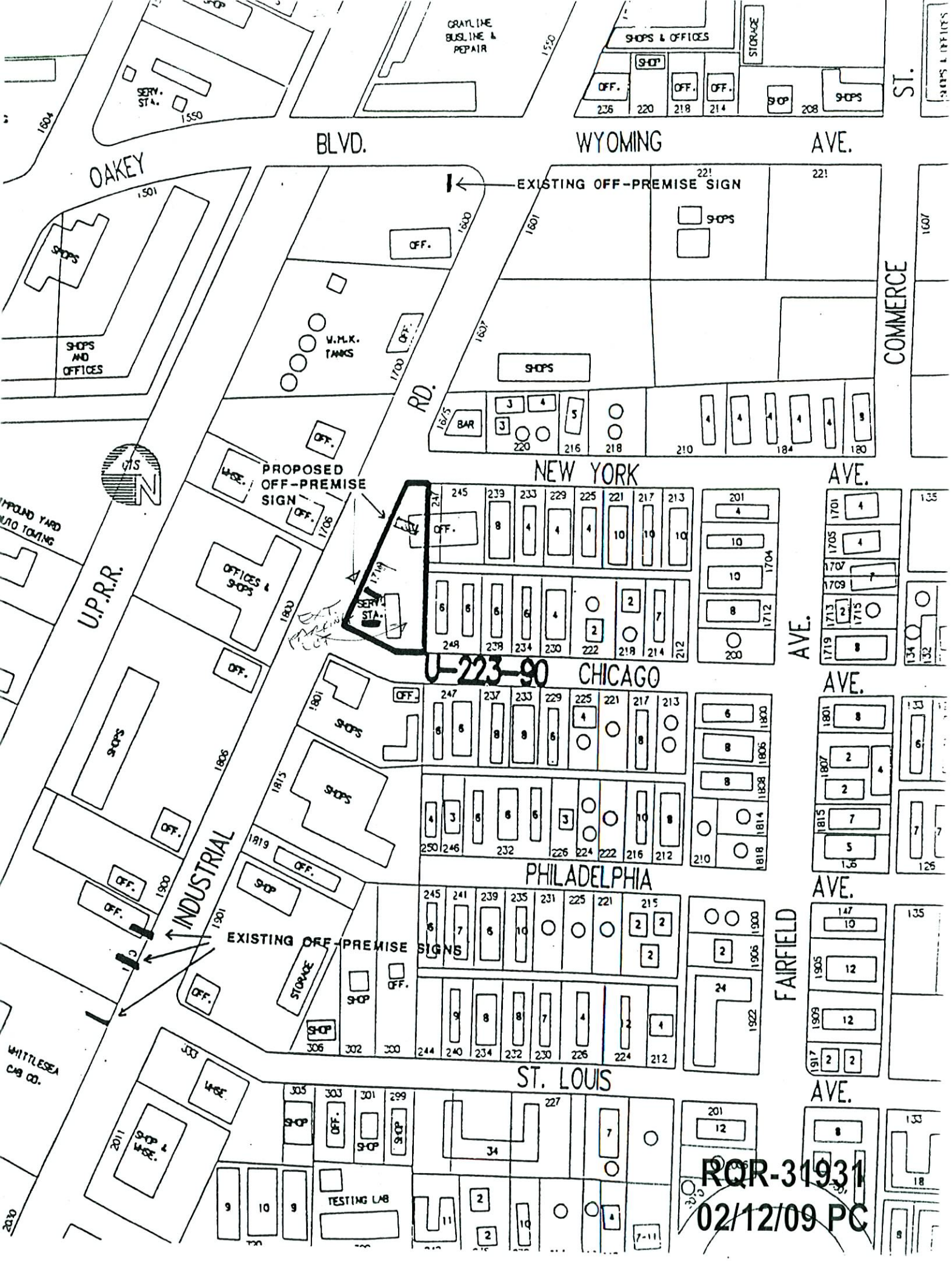
N W E S

Request: To conduct a Five Year Review on an approved Special Use Permit which allowed a 12 foot x 24 foot double-faced off-premise advertising (billboard) sign.

Location: 1719 Industrial Road Ward: 1

RQR-31931
02/12/09 PC


SIDEWALK
31.17'
25'
LOCATION
MONOPOLE
EXISTING
BUILDING
13
14
100'
ALLEY
INDUSTRIAL
ROAD
SIDEWALK
EXISTING
OFF-PREMISE SIGN
RQR-31931
02/12/09 PC
CHICAGO
INDUSTRIAL
BZA: 2/27/90 APP
CC: 3/20/90 APP
U-223-90(1)


EXISTING OFF-PREMISE SIGN
PROPOSED OFF-PREMISE SIGN
EXISTING OFF-PREMISE SIGNS
U-223-90
OAKEY BLVD.
WYOMING AVE.
NEW YORK AVE.
CHICAGO AVE.
PHILADELPHIA AVE.
ST. LOUIS AVE.
FAIRFIELD AVE.
COMMERCE RD.
INDUSTRIAL
U.P.R.R.
GRAYLINE BUSLINE & REPAIR
SHOPS & OFFICES
SHOPS AND OFFICES
W.M.L.K. TANKS
TESTING LAB
WHITTLESEA CAB CO.
RQR-31931
02/12/09 PC



RQR-31931 - APPLICANT/OWNER: BELL REAL ESTATE LLC
1719 INDUSTRIAL ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09



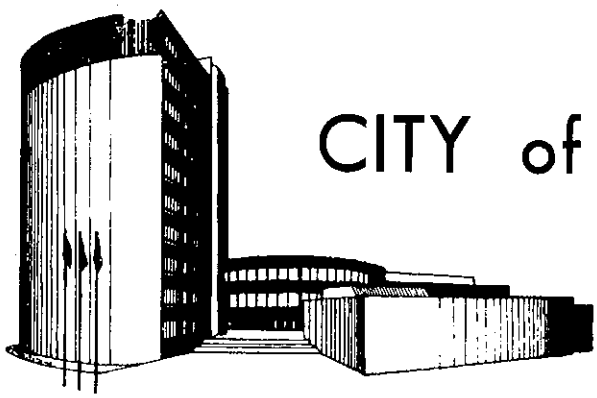
RQR-31931 - APPLICANT/OWNER: BELL REAL ESTATE LLC
1719 INDUSTRIAL ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MATTHEW Q. CALLISTER
MICHAEL J. MCDONALD
GARY REESE

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

March 27, 1996

Whittlesea Blue Cab Company
1910 Industrial Road
Las Vegas, Nevada 89102-4610

RE: U-223-90(1) - FIVE YEAR REQUIRED REVIEW

Gentlemen:

The City Council at a regular meeting held March 20, 1996 APPROVED the Five Year Required Review on an approved Special Use Permit which allowed a 12 foot x 24 foot double-faced off-premise advertising (billboard) sign on property located at 1719 Industrial Road, C-M Zone, subject to the following conditions:

1. The Board shall review this use in five years at a public hearing and at that time may require the sign to be removed.

2. The applicant shall obtain an off-premise sign certificate from the Planning and Development Department.

3. All development must be in conformance with the plot plan and elevations.

4. City Code requirements and design standards of all City departments must be satisfied.

An approved Variance or Special Use Permit must be exercised within one year or it becomes null and void, unless a request for an Extension of Time is duly filed with the Planning and Development Department for consideration and approval by the appropriate board.

Sincerely,

KATHLEEN M. TIGHE
City Clerk

/cmp

RQR-31931
02/12/09 PC

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

Ms. Renee Newman
Ronco Outdoor
1401 North "A" Street
Las Vegas, Nevada 89106

City of Las Vegas Agenda Item No.: **36.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

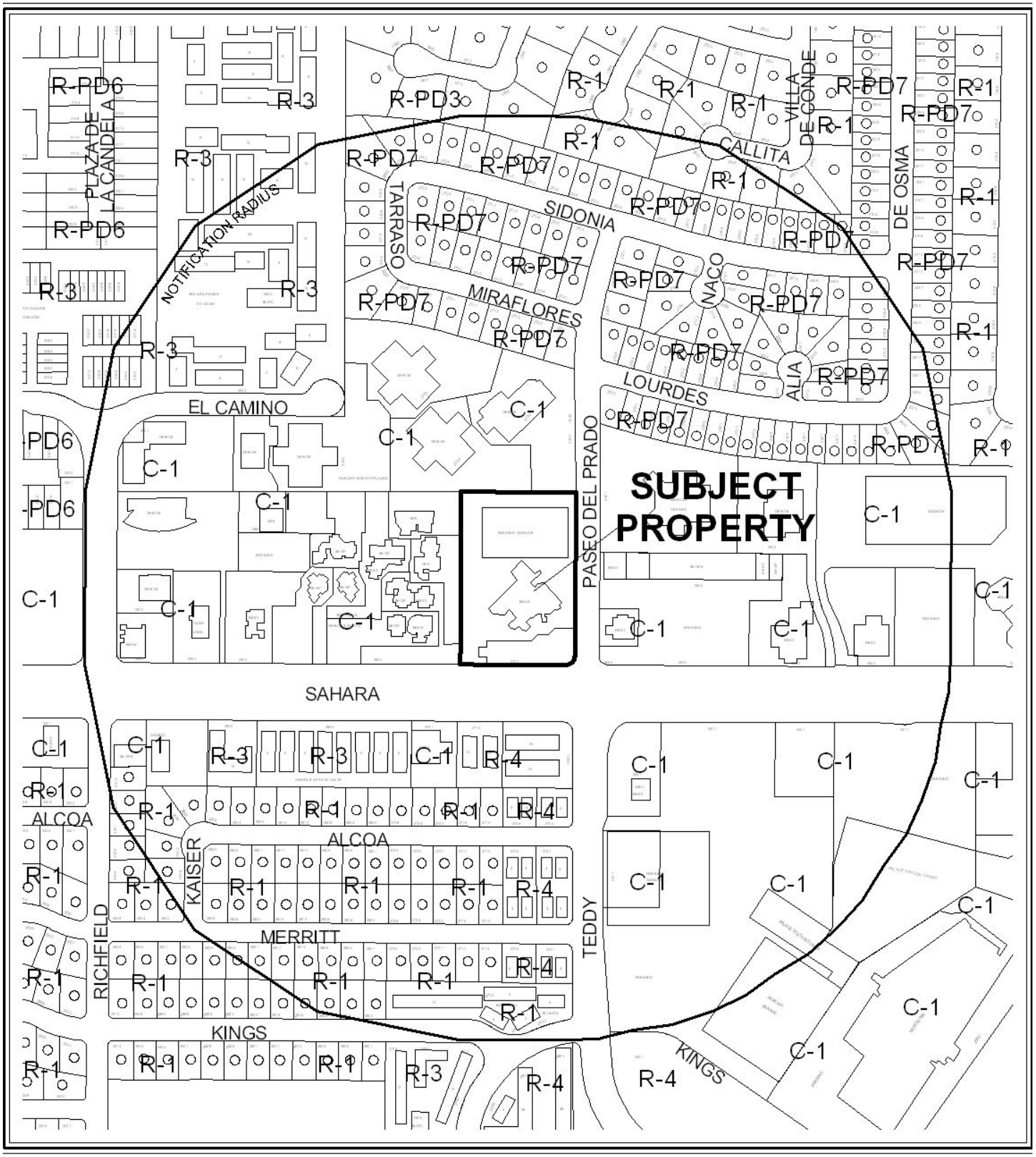
SUBJECT:
SDR-32732 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: BANK OF NEVADA - OWNER: BW NEVADA HOLDINGS, LLC - Request for a Site Development Plan Review FOR A PROPOSED 26-SPACE PARKING LOT EXPANSION AND MAIN ENTRY PLAZA REMODEL WITH A WAIVER OF THE LANDSCAPE BUFFER STANDARD TO ALLOW A 5-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED on 3.22 acres at 2700 West Sahara Avenue (APN"S 162-05-801-012 & 013), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

C.C.: 03/18/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**9**	**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. Protest/Support Postcards



CASE: **SDR-32732**

RADIUS: 1000 FT

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

0 500 Feet

N



CASE: **SDR-32732**

RADIUS: 1000 FT

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

0 500 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-32732 - APPLICANT: BANK OF NEVADA - OWNER: BW NEVADA HOLDINGS, LLC

** CONDITIONS **

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

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0108-63), Site Development Plan Review [Z-0108-63(31)] and Site Development Plan Review (SDR-23447) 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 12/22/08, except as amended by conditions herein.

4. A Waiver from Title 19.12 Landscape Buffer standards is hereby approved, to allow a five-foot landscape buffer along the south perimeter where 15 feet is required.

5. 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: two additional 24-inch box trees shall be added to the plan in the required buffer area along the south perimeter to meet the requirement of one tree for every 20 lineal foot of planter.

6. 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.

7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

8. 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.

9. 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.

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

Public Works

11. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

12. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.

13. Landscape and maintain all unimproved right-of-way, if any, on Sahara Avenue adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

14. As appropriate, submit an Encroachment Agreement to the City of Las Vegas or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Sahara Avenue public right-of-way adjacent to this site.

15. 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-32732 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 26-space parking lot expansion and main entry plaza remodel with a Waiver of the Landscape Buffer standard to allow a 5-foot landscape buffer along the south perimeter where 15 feet is required on 3.22 acres at 2700 West Sahara Avenue. Staff is recommending approval of this request as the additional parking will bring the subject site into compliance with current Title 19.04 parking requirements while having a minimal impact on the overall site.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
07/24/63	The City Council approved a Reclassification of Property (Z-0108-63) on property located on the northwest corner of Sahara Avenue and Paseo Del Prado. Planning Commission recommended approval.
04/09/98	The City Council denied an appeal of a Planning Commission denial (final action) for a Special Use Permit (U-32-98) for a supper club and shared parking agreement on property located at 2700 W. Sahara Avenue.
09/20/00	The City Council approved a Site Development Plan Review [Z-0108-63(31)] for a proposed 6,000 square-foot office building on property located on the northwest corner of Sahara Avenue and Paseo Del Prado. Planning Commission recommended approval.
08/23/07	The Planning and Development Department administratively approved a Site Development Plan Review (SDR-23447) for a proposed entry canopy and a 22-space parking lot and landscaping at an existing bank on 3.22 acres at 2700 West Sahara Avenue.
Related Building Permits/Business Licenses	
c. 1981	A bank was constructed at W. Sahara Avenue.
05/10/94	A business license (B03-0089) was issued for a bank at 2700 W. Sahara Avenue. The license is still active.
10/08/97	A building permit (#97020578) was issued for a new parking garage and off-site improvements at 2700 W. Sahara Avenue. The permit was finaled on 01/15/98.
05/07/98	A building permit (#98009636) was issued for a trash enclosure at 2700 W. Sahara Avenue. The permit expired on 12/16/00.
08/18/04	A building permit (#25163) was issued for a wall/fence at 2700 W. Sahara Avenue. The permit was finaled on 10/14/04.

06/20/06	A building permit (#6004228) was issued for a sign at 2700 W. Sahara Avenue. The permit expired on 04/28/07.
08/01/06	A building permit (#6004992) was issued for a sign at 2700 W. Sahara Avenue. The permit expired on 04/28/07.
Pre-Application Meeting	
12/11/08	A pre-application meeting was held to discuss the requirements for a Site Development Plan Review for a parking lot expansion and entry remodel at 2700 W. Sahara Avenue.
Neighborhood Meeting	
A neighborhood meeting was neither required nor held for this application.	
Field Check	
01/08/09	A field check was conducted by staff. The site contains an existing bank building in well-maintained condition. The area of the parking lot expansion is currently a large area of turf and landscaping.

Details of Application Request	
Site Area	
Gross Acres	3.22 Acres

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Bank, Office	SC (Service Commercial)	C-1 (Limited Commercial)
North	Offices and Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
South	Apartments	SC (Service Commercial) and H (High Density Residential)	R-4 (High Density Residential)
East	Offices and Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
West	Offices and Commercial	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
Rancho Charleston Land Use Study	X		Y
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

SG

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	140,162 SF	Y
Min. Lot Width	100 Feet	235 Feet	Y
Min. Setbacks			
• Front	20 Feet	75 Feet	Y
• Side	10 Feet	78 Feet	Y
• Corner	15 Feet	25 Feet	Y
• Rear	20 Feet	40 Feet	Y
Max. Lot Coverage	50%	14.3%	Y
Max. Building Height	N/A	Existing	Y*
Trash Enclosure	Gated, Roofed	Existing	Y*
Mech. Equipment	Screened	Existing	Y*

**No new structures are proposed as part of this review.*

Pursuant to Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Parking Area	1 Tree/6 Spaces	6 Trees	6 Trees	Y
Buffer: Min. Trees	1 Tree/20 Linear Feet	9 Trees	7 Trees	N*
TOTAL		15 Trees	13 Trees	N*
Min. Zone Width	15 Feet adjacent to Sahara Avenue		5 Feet	Y**
Wall Height	No Wall Required		None	Y

*A condition has been added to require a minimum of nine, 24-inch box size trees in the required landscape buffer area, as required by Title 19.12.

**The applicant is requesting a Waiver to allow a five-foot landscape buffer where 15 feet is required.

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	
Financial Institution, General	15,908	1:200	294	8	295	8	Y
Office, Other Than Listed	66,725	1:300					
TOTAL			295	8	295	8	Y

Waivers		
Request	**Requirement**	**Staff Recommendation**
Five-foot landscape buffer	15-foot landscape buffer	Approval

ANALYSIS

This is a request for a Site Development Plan Review for a proposed 26-space parking lot expansion and main entry plaza remodel with a Waiver of the Landscape Buffer standard to allow a 5-foot landscape buffer along the south perimeter where 15 feet is required on 3.22 acres at 2700 West Sahara Avenue. Staff is recommending approval of this request as the additional parking will bring the subject site into compliance with current Title 19.04 parking requirements while having a minimal impact on the overall site.

- **Zoning**

  The subject site has a current General Plan land use designation of SC (Service Commercial), which is intended to allow 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. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

The subject site has an existing zoning designation of 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-l (Limited Commercial) district is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan. The existing Financial Institution and Office uses associated with the subject site are permissible uses within the C-1 (Limited Commercial) zoning district and are allowed by the SC (Service Commercial) General Plan designation.

- **Site Plan**

The site plan depicts a remodeled plaza area and front entryway, along with a 26-space parking lot extension into a large turf area at the front (south) end of the subject site, adjacent to Sahara Avenue. The plaza remodel will facilitate access from the new parking area to the bank and office building. The proposed parking lot will add 26 parking spaces to the site, but the applicant is also proposing to bring existing handicap parking spaces into compliance with the current requirements of Title 19.10, which will result in the loss of four parking spaces in the existing parking lot to accommodate additional access aisles. The overall net result will be an additional 22 parking spaces on the subject site, bringing the total number of on-site parking spaces to 303, with eight of those spaces being handicap accessible. This will bring the site into compliance with the current parking requirements of Title 19.04.

- **Landscape Plan**

The landscape plan indicates that two types of trees, the Rio Grande Ash and the Chinese Pistache, each a minimum 24-inch box size, will be used throughout the proposed parking lot area. There are an adequate number of parking lot trees to meet the minimum requirements of Title 19.10, but not enough trees in the landscape buffer along the south perimeter to meet the minimum requirements of Title 19.12. A condition has been added to require an additional two trees within the buffer area to meet the requirement of one tree for every 20 lineal foot of planter. There are numerous shrubs listed on the plan that are adequate in size and quantity to meet the minimum requirements of Title 19.12. In addition, the applicant is proposing shrubs which will create a low hedge, approximately 36 inches high, around the lot to screen it from the right-of-way.

- **Waiver**

  The applicant is requesting a Waiver of the landscape buffer standards to allow a five-foot buffer where 15 feet is required along the south perimeter of the proposed parking lot. Although there is a landscape buffer along the south perimeter that appears to meet the minimum 15-foot width requirement, only five feet of the buffer width is located on the subject site, with the remainder located within the right-of-way; therefore, the Waiver request is necessary. Staff finds that the request is minor in nature, and is recommending approval of the Waiver request.

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 compatible with the adjacent commercial and high density residential development.

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 existing Financial Institution and Office uses associated with the subject site are permissible uses within the C-1 (Limited Commercial) zoning district and are allowed by the SC (Service Commercial) General Plan designation. The proposed development on the site is consistent with the General Plan and, with the exception of the request for a Waiver, will comply with all Title 19 requirements.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Site access will not change, with an existing driveway to Sahara Avenue, designated as a 100-foot Primary Arterial by the Master Plan of Streets and Highways, and two existing driveways to Paseo Del Prado, designated as a 60-foot Local Street by the Master Plan of Streets and Highways. Site circulation and access are adequate for the existing uses located on the site, and will not negatively impact adjacent roadways or neighborhood traffic.

4. **Building and landscape materials are appropriate for the area and for the City;**

   Landscape materials are appropriate for the area and the city, and are adequate to meet the minimum requirements of Title 19, with the condition added for additional trees in the south landscape buffer.

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;**

   No new buildings are proposed as part of the Site Development Plan Review. The remodeled plaza area will facilitate access to the new parking area, and is not unsightly or obnoxious in appearance.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed development will be subject to building permitting and inspections, and therefore the development will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

ASSEMBLY DISTRICT 10

SENATE DISTRICT 3

NOTICES MAILED 256

APPROVALS 2

PROTESTS 9

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-32732 APN: 162.05.801.012 & 013

Name of Property Owner: BW Nevada Holdings, L.L.C.

Name of Applicant: Bank of Nevada

Name of Representative: KGA 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: Bruce Hendricks

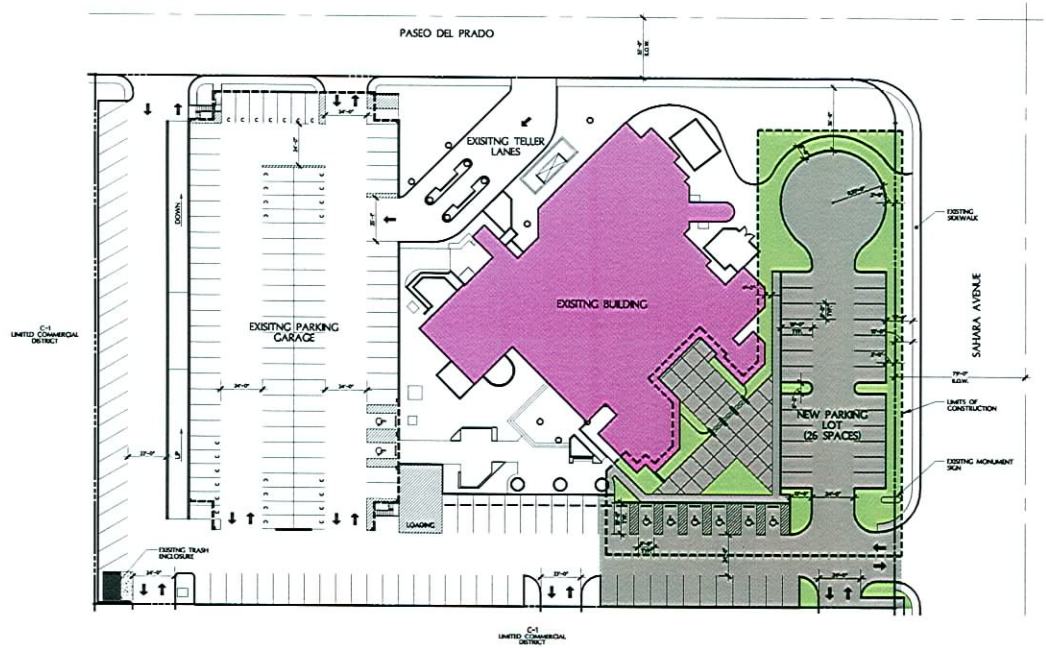
Subscribed and sworn before me

This 19th day of December, 20 08

Jill Gravelle

Notary Public in and for said County and State

JILL GRAVELLE
Notary Public State of Nevada
No. 05-95936-1
My appt. exp. Apr. 4, 2009



SITE PLAN

SCALE: 1" = 30'

PROPERTY OWNER

BW NEVADA HOLDINGS, L.L.C.
2700 WEST SAHARA AVENUE
LAS VEGAS, NEVADA 89102

CONTACT

KGA ARCHITECTURE
4495 POLARIS AVENUE
LAS VEGAS, NEVADA 89103
702.367.6900

SITE ANALYSIS

A.P.N.	162.05.801.012 & 013
CURRENT ZONING:	C-1
SITE AREA (GROSS):	3.22 ACRES
SITE AREA (NET):	3.22 ACRES
LOT COVERAGE (NET):	14.3%

BUILDING ANALYSIS

GROSS BUILDING AREA:	82,633 S.F.

PARKING ANALYSIS

EXISTING PARKING	
SURFACE PARKING:	80 SPACES
GARAGE FIRST FLOOR PARKING:	102 SPACES
GARAGE SECOND FLOOR PARKING:	99 SPACES
TOTAL EXISTING PARKING:	281 SPACES
PARKING REQUIREMENT: (CITY OF LAS VEGAS)	
FINANCIAL INSTITUTION (1:200 SF) 15,908 SF	80 SPACES
OFFICE (1:300 SF) 66,725 SF	223 SPACES
TOTAL REQUIRED:	303 SPACES
SURFACE PARKING PROVIDED:	102 SPACES
GARAGE FIRST FLOOR PARKING PROVIDED:	102 SPACES
GARAGE SECOND FLOOR PARKING PROVIDED:	99 SPACES
TOTAL PARKING PROVIDED:	303 SPACES
HC PARKING REQUIRED:	8 SPACES
HC PARKING PROVIDED:	8 SPACES

GENERAL NOTES

SEE ACCOMPANYING LANDSCAPE PLAN FOR DETAILED LANDSCAPE INFORMATION



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DEC 22 2008

SDR-32732
02/12/09 PC

BANK OF NEVADA

KGA ARCHITECTURE

LAS VEGAS
4495 South Polaris Avenue
Las Vegas, Nevada 89103
702.367.6900

AUSTIN
1701 Directors Boulevard, Suite 770
Austin, Texas 78744
512.441.6200

www.KGAarchitecture.com

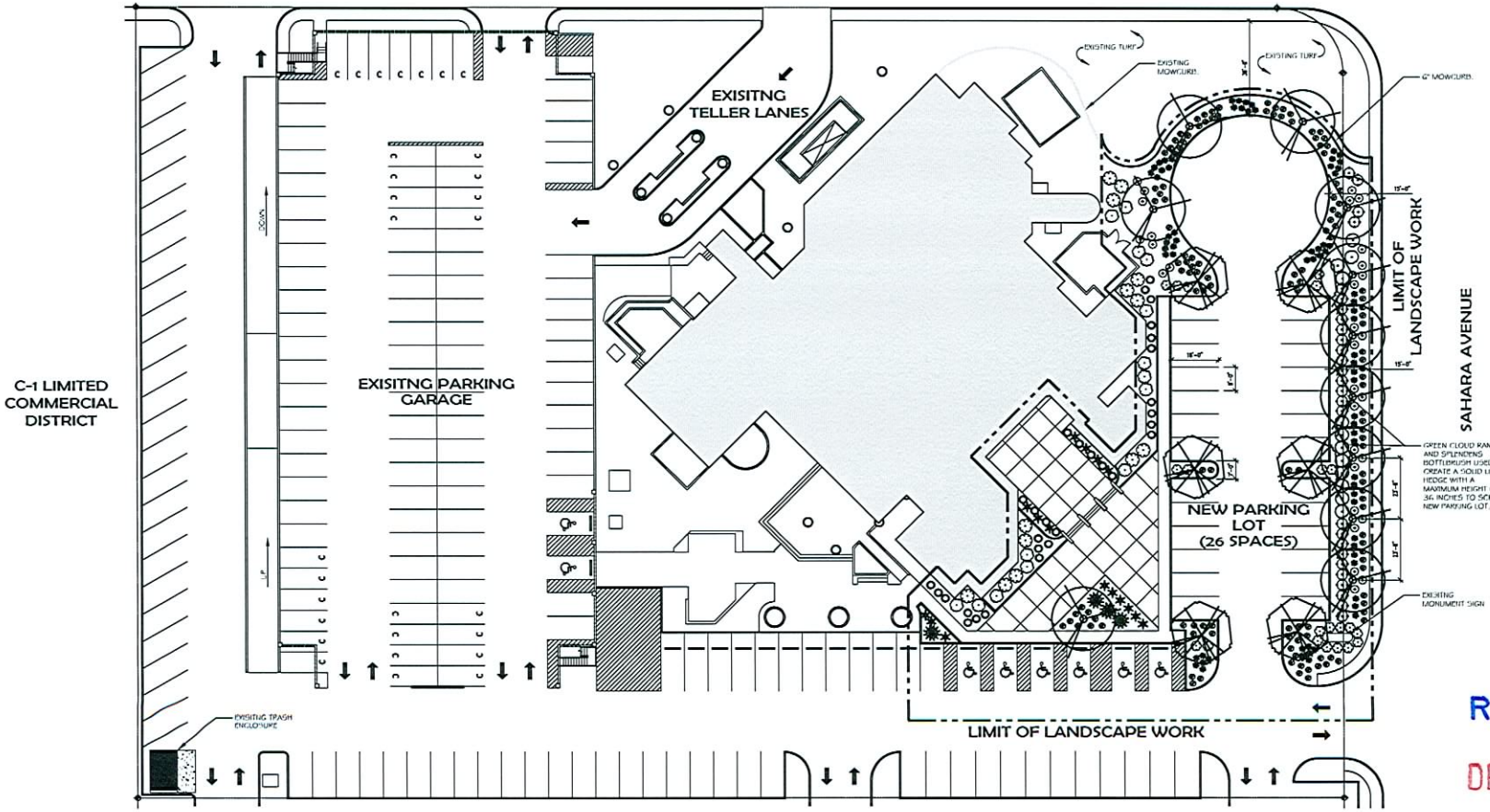
CONSULTANTS

PROJECT:
BANK OF NEVADA
HEADQUARTERS
REMODEL

SHEET CONTENTS
SITE PLAN

DATE:
DECEMBER 19, 2008
JOB NO.
07774.00
SHEET:
AS1.01

PASEO DEL PRADO



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TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY
	TRAXINUS VELUTINA 'RIO GRANDE' TEX ASH	24" BOX	6
	PISTACIA CHINENSIS 'SARAH'S RADIANCE' CHINESE PISTACHE	24" BOX	11

SHRUB LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY
*	AGAVE PARRYI TORREYA SPIDER AGAVE	5 GALLON	16
*	AGAVE WEBERI WEBER AGAVE	5 GALLON	4
⊙	CALLISTEMON CITRINUS 'SPLENDENS' SPLENDENS BOTTLEBRUSH	5 GALLON	27
⊙	HESPERALOE PARVIFLORA RED YUCCA	5 GALLON	21
⊙	LANTANA SPECIES 'NEW GOLD' NEW GOLD LANTANA	1 GALLON	39

SHRUB LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY
⊙	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD RANGER	5 GALLON	12
•	MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST	5 GALLON	74
⊙	PITTOSPORUM TOBIRA MOCK ORANGE	5 GALLON	13
⊙	TECOMA STANS 'GOLD STAR' YELLOW BELLS	5 GALLON	14
•	TEUCRIUM CHAMAEDRYS GERMANDER	1 GALLON	134
○	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	5 GALLON	30

PLANTING NOTES:

1) DECOMPOSED GRANITE (D.G.) - INSTALL A 2" LAYER OF 3/4" MINUS "SEDONA GOKAI" DECOMPOSED GRANITE CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS UNLESS NOTED OTHERWISE. AVAILABLE THROUGH MINERAL PARK, (702) 279-1371. BEFORE PLACING GRANITE, COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE: RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL. SEE DETAIL 'E' ON L3.01

2) MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL WALLS, FOUNDATIONS, AND STRUCTURES.

3) DEEP ROOT BARRIERS ARE TO BE INSTALLED WHEN ANY TREE 15 GALLON SIZE OR LARGER IS PLANTED WITHIN 5'-0" OF ANY HARDSCAPE OR CONCRETE EDGE. SEE DETAIL 'I' ON L3.01

4) ALL UTILITY BOXES EXCEEDING 27 CUBIC FEET IN SIZE SHALL MEET LVMC TITLE 19.12.020.

SITE NOTES:

TOTAL LANDSCAPE AREA	7,982 S.F.
TOTAL OPEN SPACE AREA	28,121 S.F.
TOTAL AREA	28,121 S.F.

PLANTING PLAN

SCALE: 1" = 20'

SDR-32732
02/12/09 PC

BANK OF NEVADA

KGA ARCHITECTURE

LAS VEGAS
6690 South Polaris Avenue
Las Vegas, Nevada 89103
702.367.6900

AUSTIN
1701 Directors Boulevard, Suite 770
Austin, Texas 78744
512.441.9200

www.KGAarchitecture.com

CONSULTANTS:
LANDSCAPE ARCHITECTS

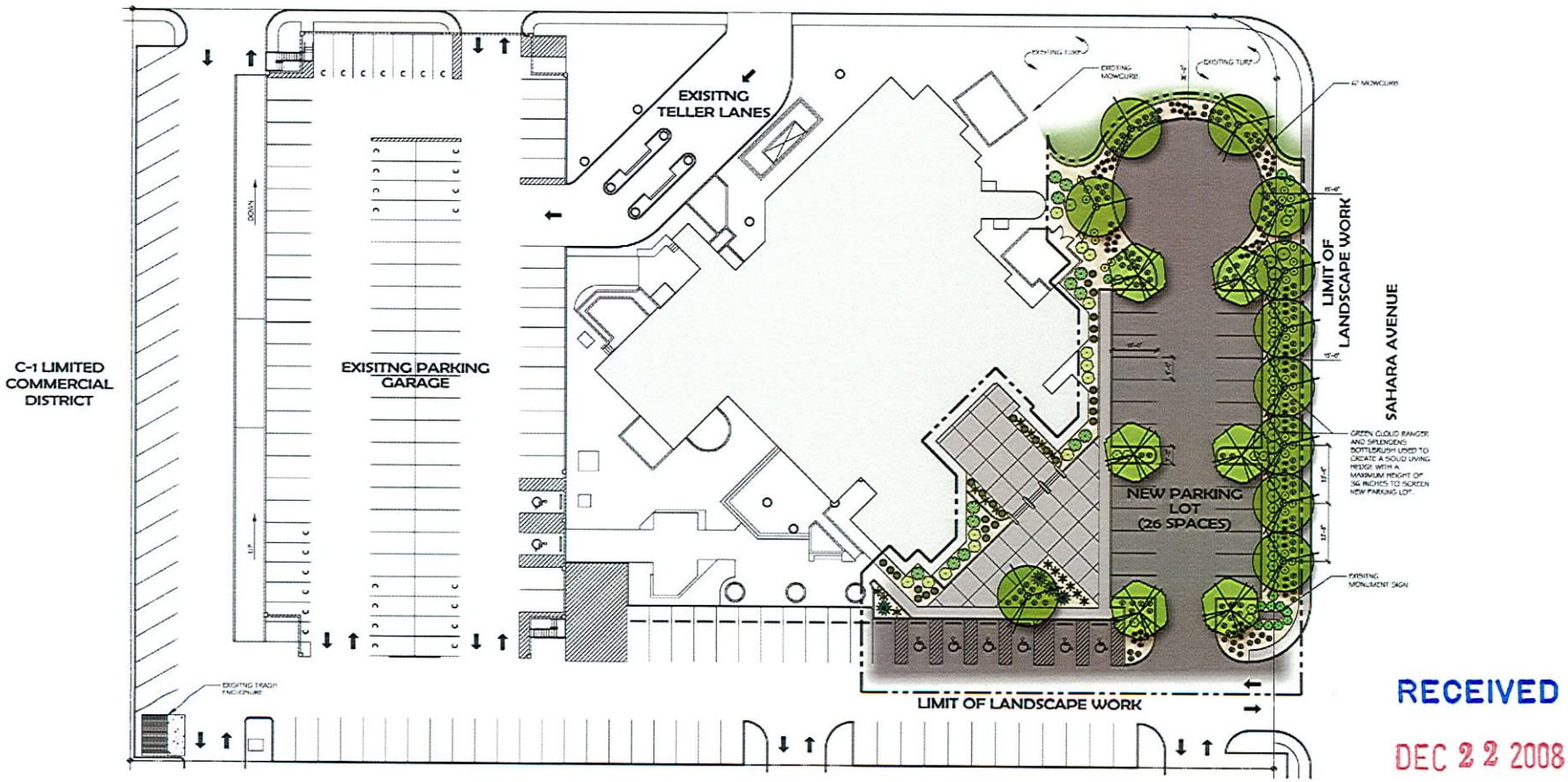
PROJECT:
BANK OF NEVADA HEADQUARTERS REMODEL

SHEET CONTENTS:
PLANTING PLAN

DATE:
NOVEMBER 24, 2008
JOB NO.:
08-099

SHEET:
L1.01

PASEO DEL PRADO



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DEC 22 2008

TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY
	PISTACIA CHINENSIS 'KEITH DAVIS' CHINESE PISTACHE	24" BOX	11

SHRUB LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY
	AGAVE WEBERI WEBER AGAVE	5 GALLON	4
	CALLISTEMON CITRINUS 'SPLENDENS' SPLENDENS BOTTLEBRUSH	5 GALLON	27
	HESPERALOE PARVIFLORA RED YUCCA	5 GALLON	21
	LANTANA SPECIES 'NEW GOLD' NEW GOLD LANTANA	1 GALLON	30

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	TEUCRIUM CHAMAEDRYS GERMANDER	1 GALLON	134
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	5 GALLON	30

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2) MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL WALLS, FOUNDATIONS, AND STRUCTURES.

3) DEEP ROOT BARRIERS ARE TO BE INSTALLED WHEN ANY TREE 15 GALLON SIZE OR LARGER IS PLANTED WITHIN 5'-0" OF ANY HARDSCAPE OR CONCRETE EDGE. SEE DETAIL 7 ON L3.01

4) ALL UTILITY BOXES EXCEEDING 27 CUBIC FEET IN SIZE SHALL MEET LVMC TITLE 19.12.020

SITE NOTES:

TOTAL LANDSCAPE AREA	7,982 S.F.
TOTAL OPEN SPACE AREA	28,121 S.F.
TOTAL AREA	28,121 S.F.

PLANTING PLAN

SCALE: 1" = 20'

SDR-32732
02/12/09 PC

BANK OF NEVADA

KGA ARCHITECTURE

LAS VEGAS
4492 South Polaris Avenue
Las Vegas, Nevada 89103
702.367.6900

AUSTIN
1701 Directors Boulevard, Suite 770
Austin, Texas 78744
512.441.8200

www.KGAarchitecture.com

CONSULTANTS:
LANDSCAPE: SOUTHWICK LANDSCAPE ARCHITECTS

PROJECT: BANK OF NEVADA HEADQUARTERS REMODEL

SHEET CONTENTS: PLANTING PLAN

DATE: NOVEMBER 24, 2008
KGA NO.: 08-059

SHEET: L1.01



SDR-32732 - APPLICANT: BANK OF NEVADA - OWNER: BW NEVADA HOLDINGS, LLC
2700 WEST SAHARA AVENUE
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09



SDR-32732 - APPLICANT: BANK OF NEVADA - OWNER: BW NEVADA HOLDINGS, LLC
2700 WEST SAHARA AVENUE
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09



SDR-32732 - APPLICANT: BANK OF NEVADA - OWNER: BW NEVADA HOLDINGS, LLC
2700 WEST SAHARA AVENUE
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09



SDR-32732 - APPLICANT: BANK OF NEVADA - OWNER: BW NEVADA HOLDINGS, LLC
2700 WEST SAHARA AVENUE
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09

KGA ARCHITECTURE

FOUNDING PARTNERS
Ed Kittrell Jr., AIA
George F. Garlock, AIA
PARTNERS
David P. Brom, AIA
James C. Lord II, AIA
Rick Romito, Assoc. AIA
SENIOR ASSOCIATE
Kent A. LeFevre, AIA
ASSOCIATES
Mark Danley, AIA
Lee Norsworthy, AIA

December 18, 2008

City of Las Vegas Development
Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

Attn: Planning Staff

Re: Bank of Nevada
Headquarters

Dear Staff:

Please accept this document as the Justification Letter for the above referenced project. This project is located on the northwest corner of Sahara Avenue and Paseo Del Prado.

This request is for a Site Development Plan Review for a new 26 space parking lot and main entry plaza. This is in conjunction with an interior renovation and repaint of the building exterior. The interior renovation is a remodel of the lower, first and mezzanine levels. The current exterior color of the building will change and the new color(s) will be within a desert palette.

We are also requesting a waiver of landscape standards to allow a 5'-0" landscape buffer along Sahara Avenue where 15'-0" is required. The existing landscape being renovated includes 5'-0" from new parking lot back of curb to property line and 10'-0" from property line to existing sidewalk for a total width of 15'-0".

Should you have any questions regarding this information, please feel free to contact our office.

Sincerely,

Craig Lucas, AIA
Architect

LAS VEGAS
4495 South Polaris Avenue
Las Vegas, Nevada 89103
702 367 6900

www.KGAarchitecture.com

AUSTIN
1701 Directors Boulevard, Suite 770
Austin, Texas 78744
512 441 8200

SDR-32732
02/12/09 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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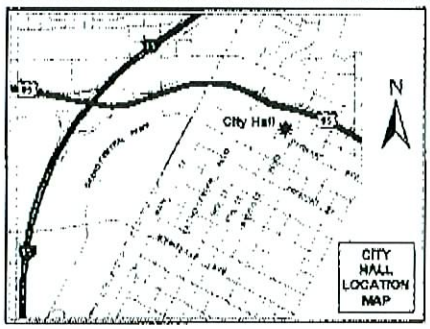
Return Service Requested
Official Notice of Public Hearing



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FEB 04 2009

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-32732
Planning Commission Meeting of 2/12/2009

Case: SDR-32732
16205815042
PFRIMMER WESLEY E
2213 ALIA CT
LAS VEGAS NV 89102-4378

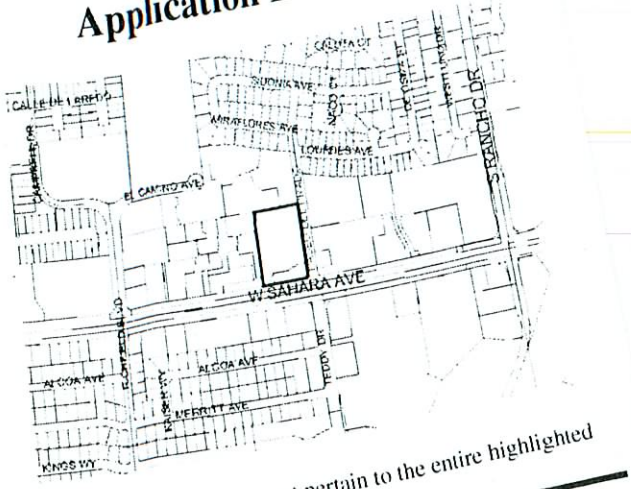
P
36

Application Information

SDR-32732 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: BANK OF NEVADA - OWNER: BW NEVADA HOLDINGS, LLC - Request for a Site Development Plan Review FOR A PROPOSED 26-SPACE PARKING LOT EXPANSION AND MAIN ENTRY PLAZA REMODEL WITH A WAIVER OF THE LANDSCAPE BUFFER STANDARD TO ALLOW A 5-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED on 3.22 acres at 2700 West Sahara Avenue (APN'S 162-05-801-012 & 013), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

The permiter should be maintained for appearance, sound control & the better-ment of the neighborhood. Oehler

Application



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*February 12, 2009*
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on Gene Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The d of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meet For further information, please call (702) 229-6301 (TDD 386-9108) http://www.lasvegasnevada.gov.

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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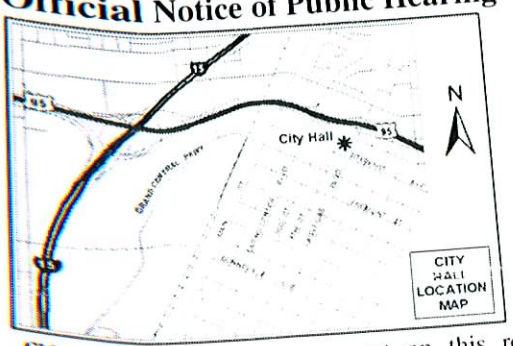

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-32732
Planning Commission Meeting of 2/12/2009

Case: SDR-3

16208511038
OEHLER C F FAMILY TRUST
2824 MERRITT AVE
LAS VEGAS NV 89102-6087

KAVDS11 89102

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

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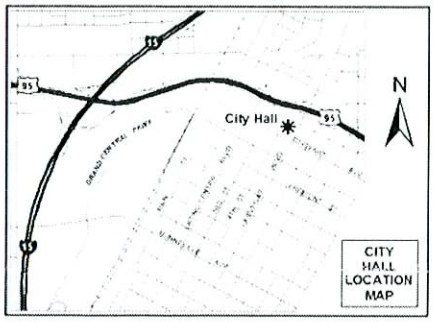

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SDR-32732
Planning Commission Meeting of 2/12/2009

Case: SDR-32732
16205815023
HAIGH TRUST
2613 LOURDES AVE
LAS VEGAS NV 89102-4306

KAVD511 A3102

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Development Services Center
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Las Vegas, Nevada 89101-2986

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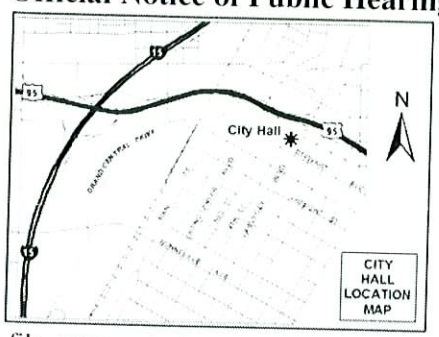

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Case: SDR-32732

16205815010
MIMS PETER C
2405 LOURDES AVE
LAS VEGAS NV 89102-4338

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SDR-32732

Planning Commission Meeting of 2/12/2009

I think they should comply to what is required. If we continue to waive, why have requirements I like following the guidelines for everyone. That why we have them. Please keep standard up! Peter M

P 36

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

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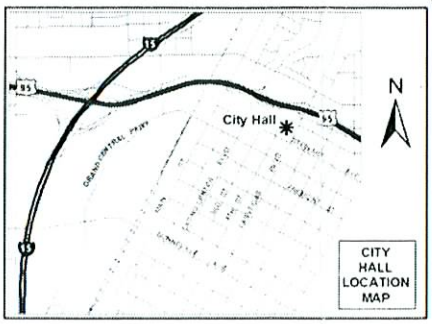

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☒ I OPPOSE this Request

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Case: SDR-32732

16205415026
EVANS CHARLES R
3028 CALLE DE LAREDO
LAS VEGAS NV 89102-4038

SDR-32732
Planning Commission Meeting of 2/12/2009

KEEP THE 15 FT.

KAVOS11 89102

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Planning & Development Department
Development Services Center
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Las Vegas, Nevada 89101-2986

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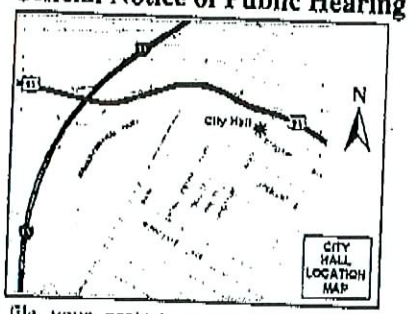

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☒ I OPPOSE this Request

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SDR-32732

Planning Commission Meeting of 2/12/2009

16208511013 Case: SDR-32732
BURNS JUDITH T TRUST
2804 ALCOA AVE
LAS VEGAS NV 89102-6023

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2009-Feb-02 03:26 PM USPS - Las Vegas, NV 702-457-5124

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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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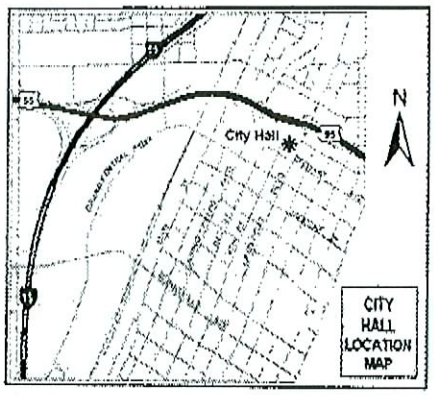

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Case: SDR-32732

16205815010
MIMS PETER C
2405 LOURDES AVE
LAS VEGAS NV 89102-4338

SDR-32732
Planning Commission Meeting of 2/12/2009

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Peter M

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Planning & Development Department
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Las Vegas, Nevada 89101-2986

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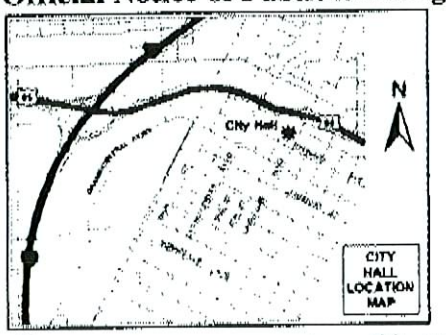

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SDR-32732

Planning Commission Meeting of 2/12/2009

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Case: SDR-32732

16205812007
PEARSON ROBERT & KATHLEEN
2725 MIRAFLORES AVE
LAS VEGAS NV 89102-4260

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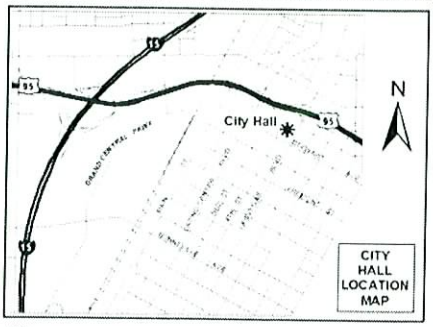

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SDR-32732

Planning Commission Meeting of 2/12/2009

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Case: SDR-32732

16208511013
BURNS JUDITH T TRUST
2804 ALCOA AVE
LAS VEGAS NV 89102-6023

KAVOS11 A3102

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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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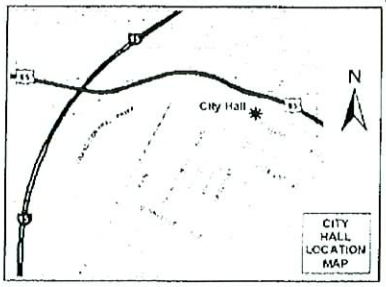

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Case: SDR-32732

16205415021
JENKINS E & S 1990 LIV TR AGMT
3010 EL CAMINO AVE
LAS VEGAS NV 89102-4056

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-32732
Planning Commission Meeting of 2/12/2009

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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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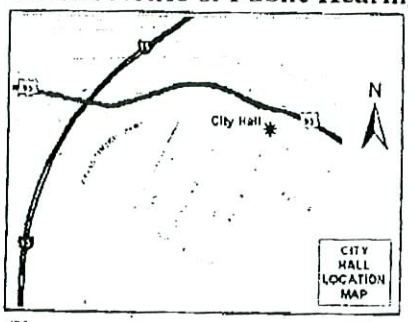

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SDR-32732

Planning Commission Meeting of 2/12/2009

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Case: SDR-32732
16208501002
LEVY JEANNE FAMILY TRUST
7800 SILVER PLATEAU AVE
LAS VEGAS NV 89128-2655

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City of Las Vegas Agenda Item No.: **37.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

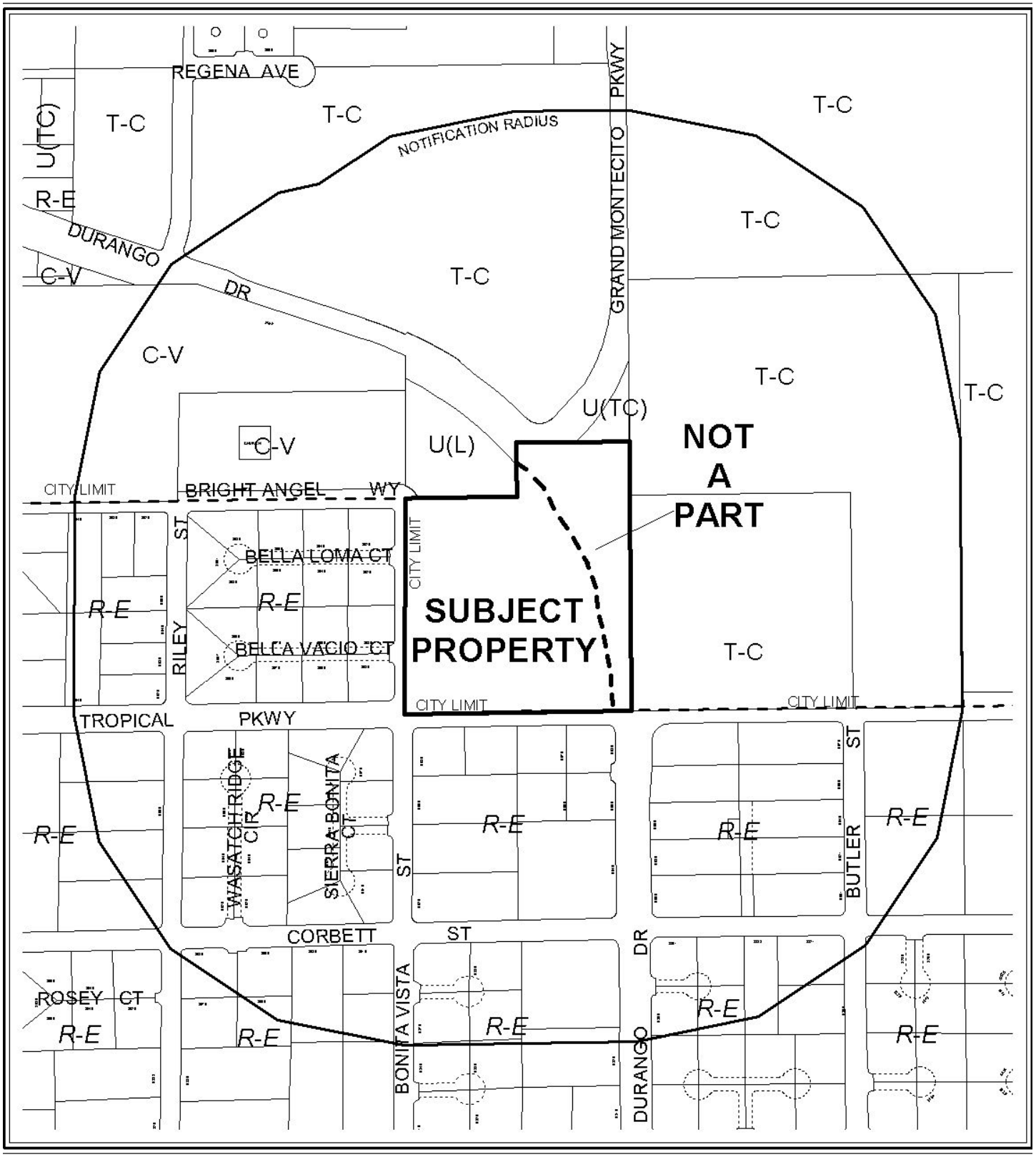
SUBJECT:
SDR-32790 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED CITY PARK on a portion of 8.2 acres on the northwest corner of Tropical Parkway and Durango Drive (APN 125-29-601-021), C-V (Civic) Zone and T-C (Town Center) Zone [PF-TC (Public Facilities - Town Center) Special Land Use Designation], Ward 6 (Ross)

C.C.: 03/18/2009

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 and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard



0 300 600 Feet

CASE: **SDR-32790**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 300 600 Feet

CASE: **SDR-32790**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-32790 - APPLICANT/OWNER: CITY OF LAS VEGAS

** 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 on the subject portion of the site shall be in conformance with the submitted site plan and landscape plan date stamped 01/21/09 and building elevations date stamped 12/29/08.

3. This approval is for Phase I only. Any future development of the subject site will require a Site Development Plan Review.

4. Prior to issuance of building permits a revised site plan depicting the location of a screened trash enclosure or acceptable alternative, shall be required.

5. 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 36-inch box, 3-inch caliper measurement at six inches above grade at time of installment, Rio Grand Ash trees and Washingtonia Robusta Hybrid Mexican Fan Palms within the amenity zone along the Durango Drive frontage in compliance with the Town Center Development Standards Manual requirements for Parkway Arterial streetscape amenity zones. All landscape and streetscape treatments along Durango Drive shall meet Town Center Development Standards Manual standards.

6. 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.

7. Compliance with Town Center Development Standards Manual Special Pavement and Sidewalk Treatment requirements for the Durango Drive Town Center Parkway frontage shall be required prior to issuance of building permits.

8. Compliance with the Master Plan Transportation Trails element requirements for Multi-Use Transportation Trails, including landscaping and lighting requirements for proper tree placement and adequate lighting.

9. 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).

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

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

Public Works

13. Dedicate, obtain dedications, or obtain Bureau of Land Management Right-of-Way Grants for Durango Drive, Bonita Vista Street and Tropical Parkway including those portions of roadway necessary for the construction of Uniform Standard Drawing #201.1 on Tropical Parkway prior to or at time of development of this site.

14. Dedications of rights-of-way and construction of off-site improvements for this site shall be per the phasing plan shown on the submitted Site Development Plan dated January 21, 2009 unless otherwise allowed by the City Engineer. Obtain dedications or easements prior to or at time of construction.

15. Coordinate with the Collection System Planning Section of the Department of Public Works to determine an appropriate location for public sewer connection to this site, prior to the issuance of any permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. 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. 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-32790 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a public park on a portion of an undeveloped 8.2 acre site on the northwest corner of Tropical Parkway and Durango Drive. The applicant proposes to construct a city park in phases. The first phase of the project will include a 15 space parking lot, including one van accessible handicapped space, a shaded children's play area (tot-lot) and a shade ramada. Any future phases of the park will require corresponding Site Development Plan Review applications. The proposed Public Park facility is compatible with the surrounding area, will provide a beneficial amenity for are residents and is consistent with the goals the General Plan and Centennial Hills Sector Plan; therefore, staff recommends approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/09/98	The City Council approved a request to Annex [A-0027-98(A)] the subject site as part of a larger request for property generally located between Azure Way and Tropical Parkway and between El Capitan Way and Durango Drive, containing approximately 15 acres of land. The Planning Commission and staff recommended approval.
10/20/99	The City Council approved an Amendment to the Master Plan of Streets and Highways (MSH-0003-99) to establish the alignment of Durango Drive between Centennial Parkway and Tropical Parkway. This alignment created an S-Curve; the subject site is located west of this realignment at Tropical Parkway and Durango Drive. The Planning Commission and staff recommended approval.
08/21/02	The City Council approved a General Plan Amendment (GPA-0019-02) of the northeastern portion of the subject site from L (Low Density Residential) to PF-TC (Public Facilities) as part of a larger requests on a 45.87 acre parcel located on the west side of Durango Drive, south of Centennial Parkway and north of the S-Curve alignment. The Planning Commission and staff recommended approval.
08/21/02	The City Council approved a Rezoning (U-0043-02) request for a zone change from U (Undeveloped) zone [L (Low Density Residential) General Plan designation], U (Undeveloped) zone [ML (Medium Low Density Residential) General Plan designation] and U (Undeveloped) zone [ML (Medium Low Density Residential) General Plan designation] under Resolution of Intent to C-2 (General Commercial) zone, to TC (Town Center) zone, for lands located north of the proposed S-Curve alignment, west of Durango Drive and south of Centennial Parkway. The Planning Commission and staff recommended approval.

11/05/08	The City Council approved a General Plan Amendment (GPA-29582) Request to amend a portion of the Centennial Hills Sector Plan from L (Low Density Residential) to PF (Public Facilities). The Planning Commission and staff recommended approval.
11/05/08	The City Council approved a Rezoning (ZON-29584) of the subject site from U (Undeveloped) [L (Low Density Residential) General Plan designation] to C-V (Civic). The Planning Commission and Staff recommended approval.
Related Building Permits/Business Licenses	
There are no related building permits or licenses for the subject location.	
Pre-Application Meeting	
12/17/08	The requirements for an application for a Site Development Plan Review were discussed with the applicant.
Neighborhood Meeting	
A neighborhood meeting was not held, nor was one required.	
Field Check	
01/08/09	A field check was performed by staff at the subject property and found the parcel to be in an undeveloped state.

Details of Application Request	
Site Area	
Gross Acres	8.2

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Undeveloped Land	PF (Public Facilities)	C-V (Civic)
		T-C (Town Center)	T-C (Town Center) Zone [PF-TC (Public Facilities-Town Center) Special Land Use Designations]
North	Undeveloped Land	L (Low Density Residential)	U (Undeveloped) [L (Low Density Residential) General Plan designation)]
South	Single-Family Residences	RNP (Rural Neighborhood Preservation) Clark County	RL (Residential Low Density) Clark County
	Undeveloped		
East	Undeveloped Land	T-C (Town Center)	T-C (Town Center) Zone [PF-TC (Public Facilities-Town Center) Special Land Use designations]

LEH

West	Single Family Residences	L (Low Density Residential)	RE (Rural Estates Residential) Clark County

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

** A condition has been added requiring compliance with Town Center Development Standards Manual Parkway Arterial amenity zone landscaping requirements.*
*** A condition has been added requiring the applicant to provide trees spaced 20 feet on center and lighting every 150 feet, per the Master Plan Transportation Trails Element.*

DEVELOPMENT STANDARDS

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." The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. The proposed interior landscaping, parking, setbacks, and maximum building heights for this project are acceptable, however the streetscape landscaping is deficient and conditions have been added to bring the proposed landscaping into compliance with the Town Center Development Standards Manual Parkway Arterial streetscape landscaping requirements. Any future development will require review for determination of appropriate development standards.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Title 19.04 Standard***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
City Park	8.2 acres	Two spaces per gross acre	16	1	14	1	Y*
TOTAL			17		15		Y*

LEH

SDR-32790 - Staff Report Page Four
February 12, 2009 - Planning Commission Meeting

*****Pursuant to Title 19.06.020(E),"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." Any future development will require review for determination of appropriate development standards.*

Pursuant to Title 19.06.020, the following development standards shall apply:

Standard	***Provided***
Min. Lot Size	8.2 acres
Min. Lot Width	440 feet
Min. Setbacks • Front • Side • Corner • Rear	 245 feet 242 feet 210 feet 190 feet
Max. Building Height	25 Feet
Trash Enclosure	Not Indicated**

***A condition has been added to require that the location of the trash enclosure for the site be depicted. The trash enclosure shall be roofed and screened to comply with the requirements of Title 19.08.*

Landscaping and Open Space Standards	
Standards	***Provided (Phase I)***
Parking Area	6 Trees
Buffer: Min. Trees	 7 Trees
TOTAL	13 Trees
Min. Zone Width	8 Feet
Wall Height	No perimeter screen walls are proposed

LEH

Pursuant to Town Center Development Standards, the following streetscape standards apply:

Streetscape Standards	*Required*	*Provided*	*Compliance*
Town Center Parkway 120' (Durango Drive)	Street trees in the Amenity Zones shall be 35 feet on-center, alternating shade trees and two palm trees, five 5-gallon flowering shrubs will be provided per tree with decomposed granite, Mojave Gold.	Street trees in the Amenity Zones are 35 feet on-center, Palm Trees are provided however alternating shade trees are not provided and adequate flowering shrubs are provided with decomposed granite, Mojave Gold.	N*
	Within the median islands Mexican Fan Palms shall be provided 35 feet on-center, at least five 5-gallon flowering shrubs shall be planted per tree with Mojave Gold decomposed granite, provided as groundcover.	Mexican Fan Palms are 35 feet on-center, adequate flowering shrubs are provided with decomposed granite, Mojave Gold.	Y
	A 2'6" square grid scoring shall be designed on a light gray broomed concrete finish. As depicted in Figure 14 in the Town Center Development Standards Manual. An Accent Pattern, per Section E.1.H in the Town Center Development Standards Manual, shall be used at every intersection to emphasize the pedestrian crosswalk areas. It consists of red concrete pavers, on square foot in size, laid at a 45 degree angle.	Sidewalk patterns complying with Town Center Development Standards Manual have not been depicted.	N**

**A condition has been added requiring compliance with Town Center Development Standards Manual Parkway Arterial amenity zone landscaping requirements.*

***A condition has been added requiring compliance with Town Center Development Standards Manual Special Pavement and Sidewalk Treatment requirements.*

Multi-Use Transportation Trail			
Multi-Use Transportation Trail	20-Foot wide trail with 5-foot wide transition strip, 10-foot wide transportation trail path, and 5-foot wide landscape buffer.	20-Foot wide trail with 5-foot wide transition strip, 10-foot wide transportation trail path, and 5-foot wide landscape buffer.	Y

ANALYSIS

The proposed development is the first phase of a proposed 8.2 acre Public Park, generally located on the northwest corner of Tropical Parkway and Durango Drive.

The property has a General Plan designation PF (Public Facilities). The Public Facilities category allows for public or semi-public uses, including public parks. The subject parcel is zoned C-V (Civic), which allows for public parks, recreational areas, schools, and public uses. The C-V (Civic) zoning on the subject site corresponds to the General Plan designation of PF (Public Facilities).

The development standards in Title 19.06.020(E) "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." The setbacks and site coverage proposed by this development are consistent with this use and will not impact adjacent properties. The proposal will add an amenity to the area that will benefit the surrounding development; therefore, staff recommends approval.

- **Site Plan**

  The single access point for the site is from Durango Drive. The applicant will develop the proposed 8.2 acre park site in two phases, with phase one encompassing a 15 space parking lot, including one van accessible handicapped space, a shaded children's play area (tot-lot) and a shade ramada. A trash enclosure is not depicted on the submitted site plans, a condition has been added requiring a revised plan to be submitted to the Department of Planning and Development prior to issuance of permits depicting the location of a trash enclosure meeting the minimum requirements of title 19.08, or an acceptable alternative. Additionally a condition has been added requiring compliance with Town Center Development Standards Manual Special Pavement and Sidewalk Treatment requirements for the Durango Drive Town Center Parkway frontage.

- **Multi-Use Transportation Trail**

  An approximately 40-foot long section of Multi-Use Transportation Trail runs along the northern boundary of the subject site. An at grade crosswalk is being provided at Durango Drive on the northeast corner of the subject site. Per the Master Plan Transportation Trails Element, Multi-Use Transportation Trails are to be ten feet in width and shall be located between two irrigated landscaped corridors totaling ten feet in width, for an overall trail landscape area width of 20 feet. Variations to the location of the path within the trail may be necessary to allow for problems with drainage or physical features. The landscape corridors are to be planted with trees spaced 20 feet on center on one or both sides of the path and are to contain lighting with no less than on light for each 150 feet. While the submitted plans depict the required landscape corridors along each side of the trail trees are not placed 20 feet on center, nor is any lighting depicted. The requirements of the Master Plan Transportation Trails Element cannot be Waived unless the applicant submits a General Plan Amendment to amend the Master Plan Transportation Trails Element to allow for landscaping and lighting reductions. A condition has been added requiring the applicant to provide trees spaced 20 feet on center and lighting every 150 feet, per the Master Plan Transportation Trails Element.

- **Landscape Plan**

  The landscape plan depicts a landscaped area that surrounds the proposed tot-lot. That area will include 10, 24-inch box Texas Ash trees. The proposed plant material for the landscaped areas in phase one are Deer Grass, New Gold Lantana, Green Cassia, Green Cloud Texas Ranger and Red Yucca. The groundcover will consist of ¼ minus decomposed "Mojave Gold" granite in all planters and a 4 to 6 inch "Mojave Gold" color rock in the amenity zones and "Pink Coral" in the interior landscaped areas.

  The Durango Drive is classified as a Parkway Arterial by the Town Center Development Standards Manual. Specific landscaping requirements for median islands are as follows: "All medians shall be landscaped using a mix of drought tolerant trees, plants and shrubs in the following manner: at least 20 percent of the landscaping shall consist of palm trees, at least ten percent of the landscaping shall consist of flowering trees; at least five 5-gallon shrubs shall be planted per tree; a combination of other plant materials shall be used to obtain at least 75 percent coverage within three years of normal growth after installation. Trees must be evenly distributed within the median. Trees may be grouped as along as the maximum distance between trees doesn't exceed 40 feet on-center. Median islands for the Parkways/Arterials shall not be less than four feet from the back of curb at the narrowest sections. The landscaping for the four-foot medians shall consist of a combination of decomposed granite, Mojave Gold, larger accent boulders, ground cover as desired and Mexican Fan Palms spaced 35-feet on center." Within the approximately 80-foot section of median island that is a portion of the proposed development, there are 27, 5-gallon Deer Grass plants, 3 Mexican Fan Palms placed 35-feet on center, groundcover is Mojave Gold ¼ inch rock and there are three decorative

boulders placed at the north end of the median. The proposed median landscaping complies with the Town Center Development Standards Manual requirements.

Specific landscaping requirements for amenity zones are as follows "Within Parkway and Primary Arterial Amenity Zones trees shall be installed 35-feet on-center in an alternating pattern consisting of one shade tree and two palm trees with decomposed granite, Mojave Gold, to cover the ground plane. In addition, ground cover consisting of a minimum of one third, five 5-gallon planter material shall be planted to reach 75 percent coverage within three years." The proposed amenity zone landscaping consists of 4 Mexican Fan Palm trees, 10, 5-gallon Deer Grass shrubs and 13, 5-Gallon New Gold Lantana plants groundcover is Mojave Gold ¼ inch rock. The proposed amenity zone landscaping fails to comply with the Town Center Development Standards Manual requirements, as alternating placement of shade trees has not been provided and a condition has been added requiring compliance.

- **Parking**

  The provided parking for the site consists of 15 spaces, including one van accessible handicapped space.

- **Elevations**

  The site plan shows an oval shaped fabric shade structure that the applicant indicates will be 25 feet in height, located near the center of the overall site covering the tot-lot portion of the site, and a 10-foot high CMU block restroom with a sheet metal roof. Although the restroom is depicted within the phase one area of the site, the applicant states that it will be constructed during a future phase of the project and hence, will be part of a future Site Development Plan Review.

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 compatible with the surrounding residential uses and will provide additional open space and recreational amenities for area residents.

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 consistent with the Centennial Hills Sector Plan of the Las Vegas 2020 Master Plan. The C-V (Civic) zone is consistent with the PF (Public Facilities) General Plan designation. Title 19.06.020(E) states that "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." Staff finds that the proposed standards are compatible with the existing and planned development in the surrounding area.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Access to the property is provided by a single ingress and egress point from Durango Drive, a 120-foot wide Town Center Parkway Arterial, as designated by the Town Center Development Standards Manual. This roadway is more than adequate for the added traffic the proposed city park will generate.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed building and landscape materials are appropriate for this area and for the City of Las Vegas. Conditions have been added requiring compliance with Town Center Development Standards Manual requirements for alternating shade tree placement within the landscaping amenity zones and Special Pavement and Sidewalk Treatment requirements for the Durango Drive Town Center Parkway frontage.

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 proposed children's play area and park is consistent with similar park developments in the City of Las Vegas; the materials and design are not undesirable or obnoxious, but instead create an orderly and efficient experience that is compatible with the surrounding area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed development will be subject to the International Building Code, as well as maintained and secured by the City of Las Vegas, thus public health, safety and general welfare will not be compromised.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 97

APPROVALS 1

PROTESTS 0

LEH

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-32790 APN: Portion of 125-29-601-021

Name of Property Owner: City of Las Vegas

Name of Applicant: City of Las Vegas

Name of Representative: Patrick Batte

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 Batte

Print Name: PATRICK BATTE

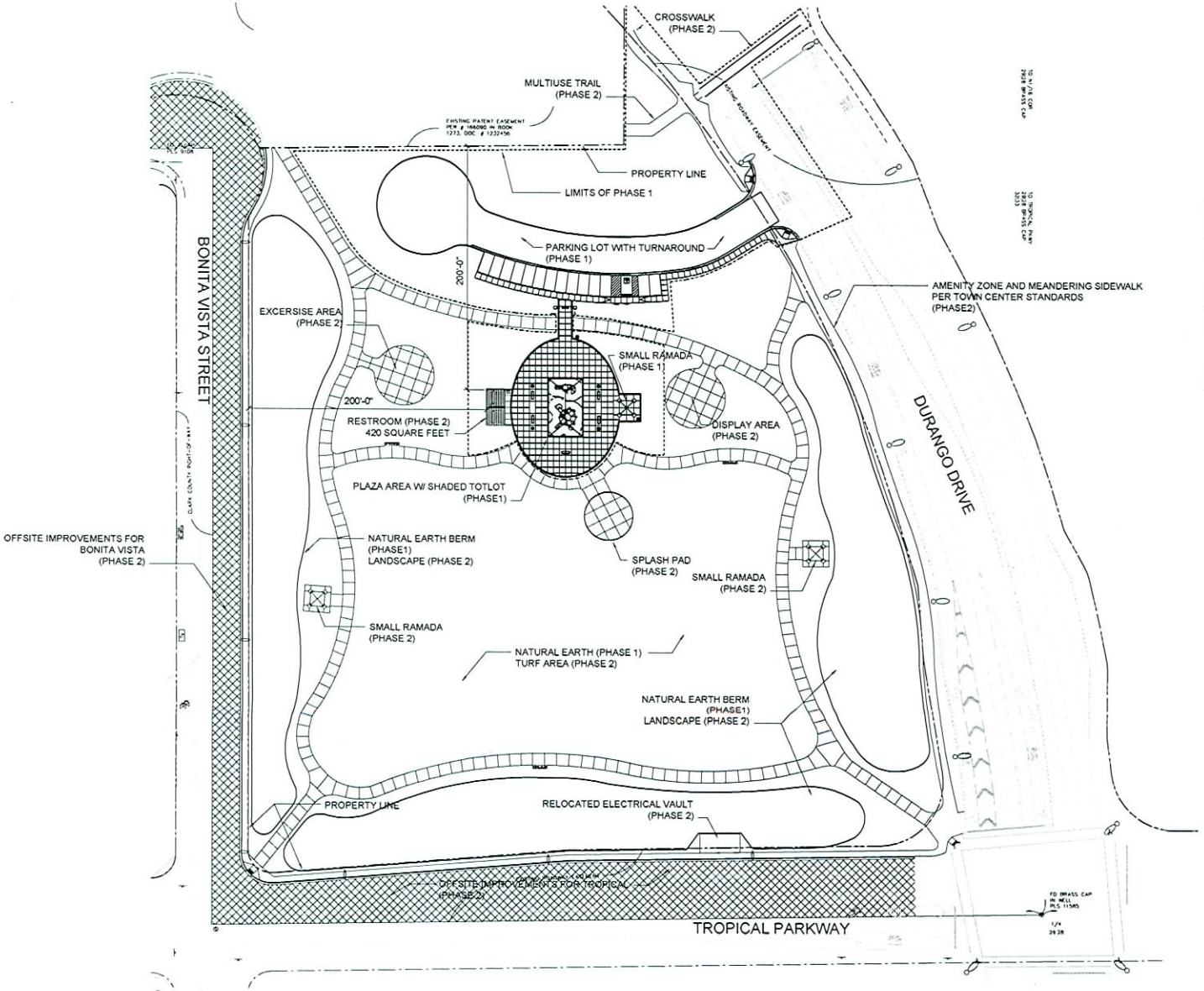
Subscribed and sworn before me

This 22nd day of December, 2008

Doreen L. Araujo

Notary Public in and for said County and State

DOREEN L. ARAUJO
Notary Public State of Nevada
No. 01-69630-1
My appt. exp. July 2, 2012



Site Plan

Scale: 1" = 40'



PROJECT LOCATION
NE Corner of Tropical and Durango

Vicinity Map

Parking Space Count

15 Total Parking Spaces (9' x 18' Typical)
1 Handicap Parking Spaces - 1 Van Accessible

Area of Work

82 Acres

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

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CITY OF LAS VEGAS NEVADA

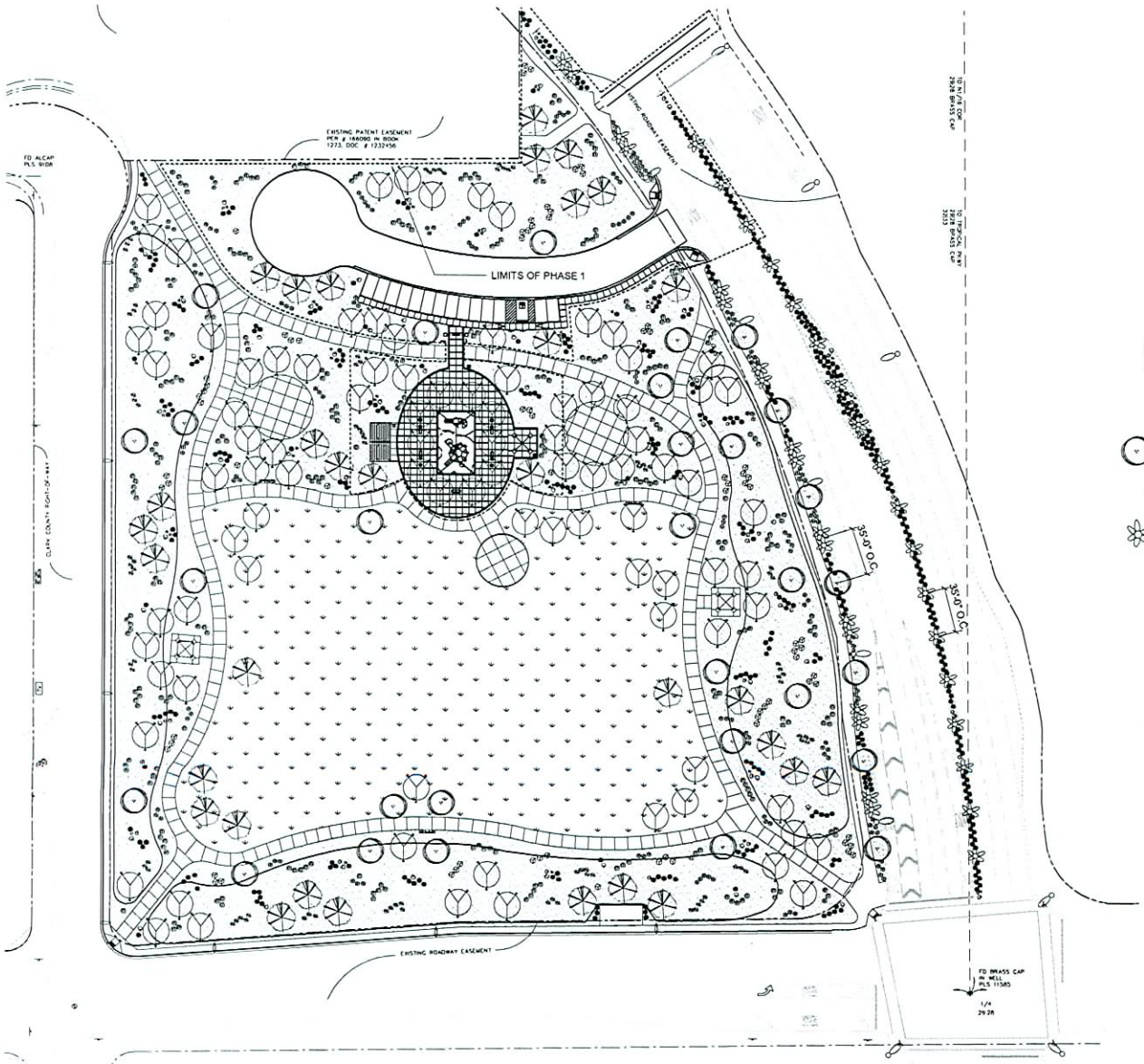
DEPARTMENT OF PUBLIC WORKS

Tropical Durango Park
Site Development Review

Site Plan

OWNER: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
ARCHITECTURAL SERVICES
400 EAST STEWART AVENUE
LAS VEGAS, NEVADA 89101
PHONE: (702) 229-6551
FAX: (702) 386-9646
TDD: (702) 386-9108

DRAWN: RWD
FILE: sdr-plan
DATE: December 2008
SCALE:
BID NO:
DRAWING NO:
SHT NO: AS-1



Landscape Plan

Scale: 1" = 40'

North

GRAPHIC SCALE

(IN FEET)

1 inch = 40 ft.



PROJECT LOCATION
NW Corner of Tropical and Durango

Vicinity Map

PLANT SCHEDULE

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
TREES					
	94	24" BOX	FRAXINUS VELUTINA 'RIO GRANDE'	FAN TEX ASH	2" MIN. CAL
	30	24" BOX	CHITALPA TASKENTENSIS	CHITPALA	2" MIN. CAL
	31	24" BOX	ROBINIA AMBIGUA 'PURPLE ROSE'	FAN-TEX ASH	2-1/2" MIN. CAL
	36		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM W/ SKINNED TRUNK	25' CT. HT.
SHRUBS & GROUNDCOVER					
	430	5 GAL	MUHLENBERGIA CAPILLARIS	DEER GRASS	FULL & BUSHY
	170	5 GAL	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	FULL & BUSHY
	77	5 GAL	CASSIA NEMOPHILA	GREEN CASSIA	FULL & BUSHY
	87	5 GAL	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD TEXAS RANGER	FULL & BUSHY
	246	5 GAL	HESPERALOE PARVIFLORA 'RED'	RED YUCCA	FULL & BUSHY
			BOULDERS - SIZE 3' AND 4'. ORIENT FOR BEST APPEARANCE COLOR - "PINK CORRAL" IN PLANTER AREAS, MOJAVE GOLD IN AMENITY ZONE AND MEDIAN		
			NATURAL TURF AREA		

PLANTING AREAS: INSTALL A 2" LAYER OF 1/4" MINUS (60% 1/4", 40% MINUS) "PINK CORRAL" DECOMPOSED GRANITE CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS

AMENITY ZONE AND MEDIAN: INSTALL A 8" LAYER OF 4"-6" ROCK - "MOJAVE GOLD"

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DEPARTMENT OF PUBLIC WORKS

REVISIONS

CONSULTANT

STAMP

Tropical Durango Park
Site Development Review

Landscape Plan

OWNER: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
ARCHITECTURAL SERVICES

400 EAST STEWART AVENUE
LAS VEGAS, NEVADA 89101
PHONE: (702) 229-6535
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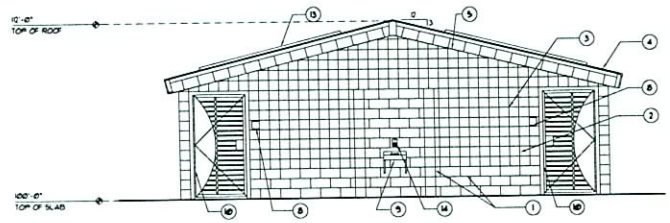
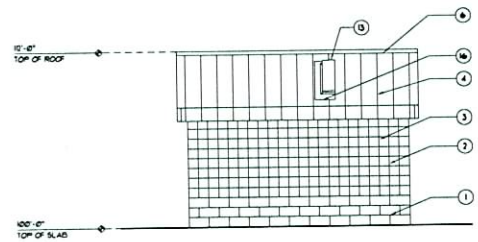
DRAWN: MRD
TBZ: 407-12-21
DATE: December 2008
BOAT:
BID NO:
CLV DWG NO:
SHT NO: L-1



2 Elevation
Scale: 1/4"=1'-0"



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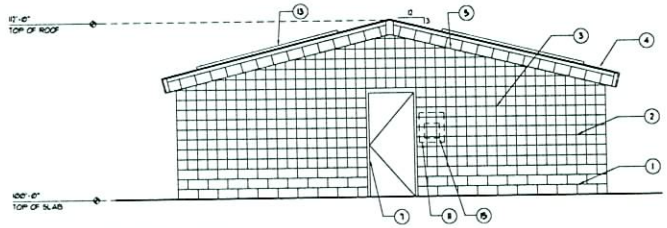

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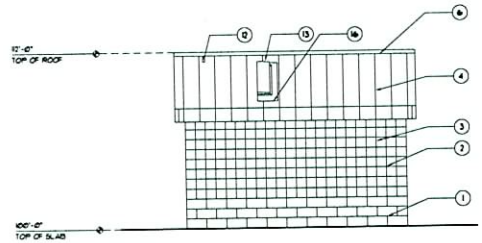

3 Elevation
Scale: 1/4"=1'-0"

Sheet Legend

INDICATES 8" MASONRY - PAINT VISTA "3013 - "SANDALWOOD"

INDICATES 8" MASONRY - PAINT VISTA "8467 - "DESERT PALM"

PAINT TO MATCH BERRIDGE - "ROYAL BLUE"

General Notes

1. SEE STRUCTURAL DRAWINGS FOR REBAR LOCATIONS

Sheet Notes:

1. 8" X 8" X 16" SOLID GROUTED CMU W/ RUNNING BOND AND RAKE JOINT
2. 8" X 8" X 16" SOLID GROUTED SINGLE SCORE CMU W/ RUNNING BOND AND RAKE JOINT
3. 6" X 8" X 16" SOLID GROUTED CMU W/ RUNNING BOND AND RAKE JOINT - BLOCK TO BE INSET 2" FROM EXTERIOR FACE OF WALL
4. STANDING SEAM O/ 30# FELT O/ 1/2" FIBER BOARD O/ STEEL DECK
5. STANDING SEAM FASCIA TO MATCH ROOF COLOR AND FINISH
6. RIDGE FLASHING (COLOR AND FINISH TO MATCH STANDING SEAM ROOF PANEL)
7. HOLLOW METAL DOOR AND FRAME - SEE DOOR TYPES
8. ALUMINUM SIGN - SEE SIGN SCHEDULE (TYP)
9. LAVATORY - SEE PLUMBING DRAWINGS
10. TUBE STEEL FRAME W/ STEEL GATE - SEE DOOR TYPES
11. MAIN DISCONNECT - PAINT TO MATCH ADJACENT SURFACES - SEE ELECTRICAL DRAWINGS
12. PHOTO CELL LOCATION - SEE ELECTRICAL DRAWINGS - PROVIDE WEATHER TIGHT SEAL
13. LIGHT WELL (PAINT TO MATCH STANDING SEAM ROOF PANEL)
14. LOCATION OF HAND DRYER
15. MAIN DISCONNECT SIGN - SEE DETAIL 5/A2
16. 18 GA G.I. LIGHT WELL FLASHING TO MATCH STANDING SEAM COLOR AND FINISH

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DEPARTMENT OF PUBLIC WORKS

REVISIONS

CONSULTANT

Tropical Durango Park
Two Fixture Restroom

Exterior Elevations

STAMP

OWNER: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
ARCHITECTURAL SERVICES

400 EAST STEWART AVENUE
LAS VEGAS, NEVADA 89101
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DRAWN: MP
FILE:
DATE: December 2008
SCALE: 1/4"=1'-0"
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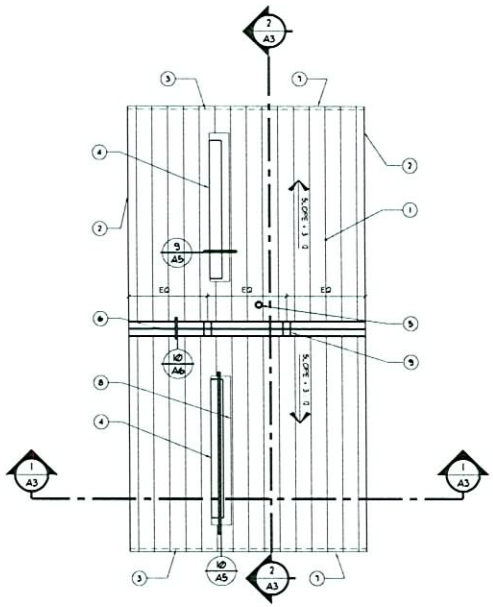
CLV DWG NO:
SHT NO: RR-A2

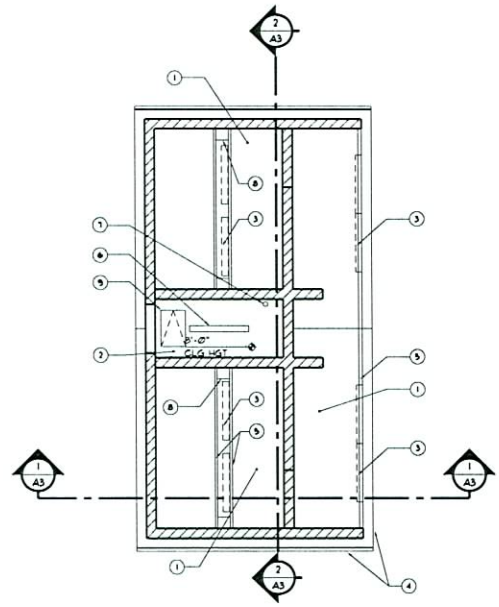


Roof Plan

Scale: 1/4"=1'-0"

Roof Plan Notes:

1. STANDING SEAM O/ 30# FELT O/ 1/2" FIBER BOARD O/ METAL DECK
2. EDGE OF STANDING SEAM GABLE FASCIA - COLOR AND FINISH TO MATCH STANDING SEAM ROOF PANEL
3. LINE OF STANDING SEAM EAVE BELOW
4. LIGHT WELL - PAINT TO MATCH STANDING SEAM ROOF PANEL
5. PLUMBING VENT STACK - SEE DETAIL 7/A6 FOR FLASHING REQUIREMENTS
6. 18 GA G.I. RIDGE CAP - COLOR AND FINISH TO MATCH STANDING SEAM ROOF PANEL
7. EDGE OF STANDING SEAM FASCIA - COLOR AND FINISH TO MATCH STANDING SEAM ROOF PANEL
8. LIGHT WELL FLASHING - SEE DETAILS INDICATED - COLOR AND FINISH TO MATCH STANDING SEAM ROOF PANEL
9. RIDGE CAP EXPANSION COVER - LOCATE PER ROOF PLAN - SEE DETAIL 9/A6

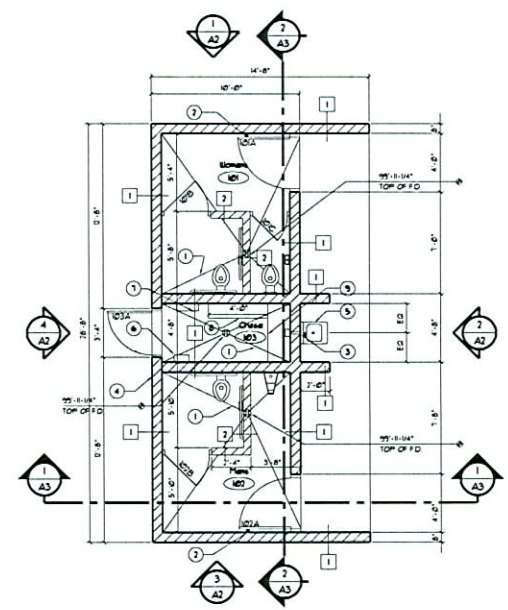


Reflected Ceiling Plan

Scale: 1/4"=1'-0"

Reflected Ceiling Plan Notes:

1. OPEN TO STRUCTURE (PAINT COLOR 9)
2. GYP BOARD CEILING - SEE SPEC9
3. LIGHT FIXTURES W/ CONCEALED MOUNT (TYP) - SEE ELECTRICAL DRAWINGS
4. EDGE OF FASCIA - TYP
5. ROOF FRAMING - SEE STRUCTURAL (PAINT COLOR 9)
6. SURFACE MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
7. PLUMBING VENT STACK - SEE PLUMBING DWGS
8. LIGHT WELL (TYP) (PAINT COLOR 9)
9. 20" X 30" CEILING ACCESS PANEL - SEE SPEC9



Floor Plan

Scale: 1/4"=1'-0"

Floor Plan Notes:

1. SLOPE CONCRETE FLOOR TO PROVIDE PROPER DRAINAGE. THE PERIMETER OF THE ROOMS IS A BASE HEIGHT FINISH FLOOR MARK OF 100'-0" AFF.
2. 1/4" X 5" X 4" X 6" BENT PLATE - SEE DETAIL 5/A5
3. HAND DRYER - SEE SPECIFICATIONS FOR TYPE. PROVIDE CUT-OUT IN CMU AS REQUIRED FOR UNIT. CENTER UNIT OVER LAVATORY AND MOUNT @ 44" AFF. TO CENTER OF EXPOSED PORTION OF UNIT.
4. MAIN DISCONNECT WITH SIGNAGE - SEE ELECTRICAL DRAWINGS
5. LAVATORY (MOUNT @ 34" MAX TO TOP OF RIM TYP.) - SEE PLUMBING DRAWINGS
6. HEATER W/ THERMOSTAT - SEE ELECTRICAL/MECHANICAL DRAWINGS
7. ELECTRICAL PANEL - PROVIDE 36" CLEAR IN FRONT OF PANEL SEE ELECTRICAL DRAWINGS
8. 3/4" X 0" DEEP EXT. GRADE PLYWOOD SHELVING. PROVIDE L-BRACKET AT E.A. END AND ONE INTERMEDIATE BRACKET. TYP. COORDINATE LOCATION W/ PLUMBING EQUIPMENT AND ELECTRICAL EQUIPMENT. MOUNT SHELVES @ 6'-0" AFF. F.V.
9. 3/4" X 18" DEEP EXT. GRADE PLYWOOD SHELVING. PROVIDE L-BRACKET AT E.A. END AND ONE INTERMEDIATE BRACKET. TYP. COORDINATE LOCATION W/ PLUMBING EQUIPMENT AND ELECTRICAL EQUIPMENT. MOUNT SHELVES @ 6'-0" AFF. F.V.

Wall Legend

1. 8" X 8" X 16" SOLID GROUTED CONCRETE MASONRY UNIT W/ RUNNING BOND AND RAKE EXTERIOR JOINTS AND TOOLED CONCAVE INTERIOR- SEE FINISH SCHEDULE AND EXTERIOR ELEVATIONS FOR PAINT REQUIRMENTS AND CMU TYPES

2. 8" X 8" X 16" SOLID GROUTED CONCRETE MASONRY UNIT W/ RUNNING BOND AND TOOLED CONCAVE JOINT. SEE FINISH SCHEDULE FOR PAINT REQUIREMENTS AND CMU TYPE. PROVIDE 2" MASONRY CAP

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CITY OF LAS VEGAS NEVADA

DEPARTMENT OF PUBLIC WORKS

Tropical Durango Park
Two Fixture Restroom
Floor Plan, Reflected Ceiling Plan, Roof Plan

OWNER: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
ARCHITECTURAL SERVICES

400 EAST STEWART AVENUE
LAS VEGAS, NEVADA 89101
PHONE: (702) 229-6539
FAX: (702) 384-4848
TDD: (702) 386-9108

DRAWN: MJP
CHK'D:
DATE: December 2008
SCALE: 1/4"=1'-0"
BID NO:
CITY CHNG NO:
SHT NO: RR-A1

SDR 32790

City of Las Vegas

NWC of Tropical Pkwy. and Durango Dr.

Proposed 8.2-acre city park.

Traffic produced by proposed development:

New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CITY PARK [ACRES]	8.2	1.59	13
AM Peak Hour			0.00	0
PM Peak Hour			0.13	1
(heaviest 60 minutes)				

Existing traffic on all nearby streets:

Tropical Pkwy.	
Average Daily Traffic (ADT)	5,982
PM Peak Hour	479
(heaviest 60 minutes)	
Durango Dr.	
Average Daily Traffic (ADT)	17,292
PM Peak Hour	1,383
(heaviest 60 minutes)	
Grand Montecito Pkwy.	
Average Daily Traffic (ADT)	717
PM Peak Hour	57
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Tropical Pkwy.	17745
Durango Dr.	34500
Grand Montecito Pkwy.	16900

This project will add approximately 13 trips per day on Tropical Pkwy., Durango Dr., and Grand Montecito Pkwy. This will increase expected volumes by less than 1 percent on Tropical and Durango, and by about 2 percent on Grand Montecito. Currently Tropical is at about 34 percent of capacity, Durango is at about 50 percent of capacity, and Grand Montecito is at about 4 percent of capacity.

Based on Peak Hour use, this development will add roughly 1 additional car into the area.

Note that this report assumes all traffic from this development uses all named streets.



SDR-32790
02/12/09 PC



SDR-32790 - APPLICANT/OWNER: CITY OF LAS VEGAS
NORTHWEST CORNER OF TROPICAL PARKWAY AND DURANGO DRIVE
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09



SDR-32790 - APPLICANT/OWNER: CITY OF LAS VEGAS
NORTHWEST CORNER OF TROPICAL PARKWAY AND DURANGO DRIVE
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09

December 29, 2008

City of Las Vegas Planning & Development Department.
Development Services Center
Las Vegas, Nevada 89101

Attn.: Margo Wheeler - Director

Project: Tropical Durango Park Project Hansen#: 29333

Re: Justification Letter
Site Development Plan Review
Tropical/Durango Park
For a portion of A.P.N. 125-29-601-021, 8.2 Acres

Dear Margo:

The City of Las Vegas requests a Site Development Plan Review for the Tropical Durango Park. After completion, Tropical Durango Park will enhance the quality of life and neighborhood pride for our citizens. We credit the leadership, support and vision on behalf of our City Manager, Mayor, City Council, and Ward 6 Councilman Steve Ross, that have made this project possible.

In support of our application the following is presented:

- The project will provide expanded recreational opportunities and promote healthy lifestyles for the citizens of Las Vegas, as stated in the City's published priorities.
- The project promotes the objectives of NRS 278.

Moreover, the proposed work will further develop raw land into recreational open space for public use, resulting in the overall enhancement of the general health, safety, and welfare of the surrounding area.

Due to limits of current funding, we propose that development scope of this park will be achieved in two phases with phase one work to commence by the second quarter of 2009. Phase two, final build out of the park, will be delayed until future funding becomes available. Schedule of work is as follows:

Phase One: Start Second Quarter 2009- Work includes 15 lighted parking stalls, signage, shaded fabric covered lighted Plaza/ Tot Lot play area, small ramada, with adjacent landscaping. Natural earth berms are proposed on adjacent streets, Bonita Vista, Tropical Parkway, and Durango Drive as required by an approved drainage

DEPARTMENT OF PUBLIC WORKS

OAS

OFFICE OF ARCHITECTURAL SERVICES

400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 229-6535
FAX: (702) 384-4846
TDD: (702) 386-9108

www.lasvegasnevada.gov

SDR-32790
02/12/09 PC

study. Restroom will be provided as a possible additive alternate bid item. Due to funding constraints, we request that all Offsite improvements along Tropical Parkway, Bonita Vista, and Durango, including the median planting be deferred until the start of phase two work. Phase II Serpentine sidewalk along Durango will match the existing walkway further north, that does not include the Town Center amenity zone pattern.

Phase Two: Start to be determined- Work includes open passive natural turf area, restroom (if not included in Phase One), splash pad, exercise area, two small ramadas, landscaping, offsite improvements, lighted walkways, and possible future informational aircraft display area.

We appreciate your consideration of our application. Please contact me at 229-1046 if you have any further questions.

Sincerely,

Patrick Batte

Patrick Batte
Arch. Project Mngr.

Cc: Mark Potokar

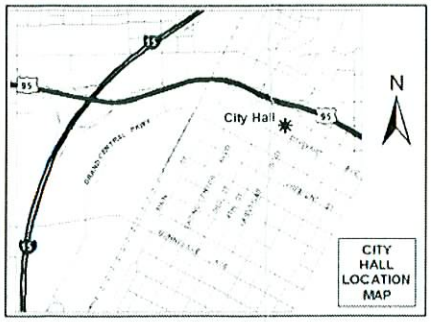
SDR-32790
02/12/09 PC

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 JAN 30 2009
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.

Looking forward to finally having this look at this area.

Arnold Finn

Case: SDR-32790

RECEIVED
FEB 05 2009

12529703016
FINN ARNOLD L
5965 SIERRA BONITA CT
LAS VEGAS NV 89149-3970

SDR-32790
Planning Commission Meeting of 2/12/2009

KAUDE11 A9149

A
37

City of Las Vegas Agenda Item No.: **38.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

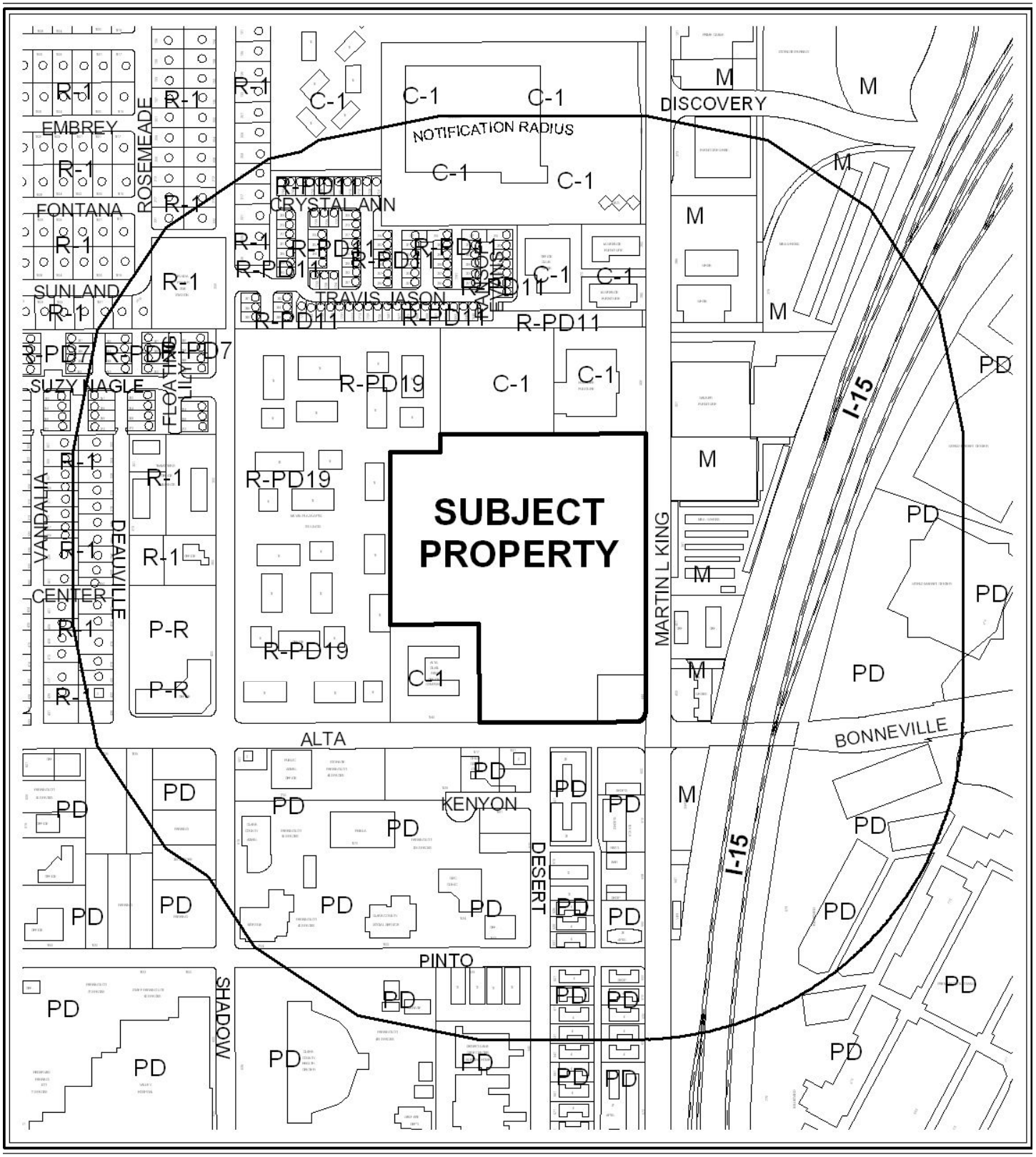
SUBJECT:
SDR-32826 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PROJECT ALTA, LLC AND PROJECT ALTA II, LLC - Request for a Site Development Plan Review FOR A PROPOSED OFFICE DEVELOPMENT CONSISTING OF TWO, FOUR-STORY 120,000 SQUARE-FOOT BUILDINGS; ONE FIVE-STORY 150,000 SQUARE-FOOT BUILDING; AND ONE SIX-STORY 1,679-SPACE PARKING STRUCTURE WITH A WAIVER OF THE BUILDING PLACEMENT AND ORIENTATION STANDARDS on 14.55 acres at the northwest corner of Alta Drive and Martin L King Boulevard (APNs 139-33-202-004 and 008), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)

C.C.: 03/04/2009

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 and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard



CASE: **SDR-32826**

RADIUS: 1000 FT

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

0 500 Feet



CASE: **SDR-32826**

RADIUS: 1000 FT

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

0 500 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-32826 - APPLICANT/OWNER: PROJECT ALTA, LLC AND PROJECT ALTA II, LLC

** 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 and landscape plan date stamped 01/28/09; and building elevations, date stamped 12/30/08, except as amended by conditions herein.

3. A Waiver from Title 19.08.050(D)(2)(e) is hereby approved, to allow alternative Building Placement and Orientation.

4. An Exception from Title 19.10.010(J)(11)(a) is hereby approved, to allow a reduced number of parking lot landscape islands, and to allow parking lot diamonds in lieu of landscape islands.

5. An Exception from Title 19.10.010(J)(11)(c) is hereby approved, to allow parking lot diamonds to not have the required four (4) five-gallon shrubs per tree.

6. The applicant shall work with city staff to determine the most appropriate mapping action necessary to consolidate the two existing parcels. The mapping action shall be completed and recorded prior to the issuance of any building or grading permits.

7. 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 minimum of four (4) five-gallon shrubs shall be planted for each required tree within the perimeter landscape buffers, open space and plazas, and parking lot islands.

8. 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.

9. No signage is approved as a part of this review. All signage shall be reviewed at the time of permitting by the Building and Safety Department and must adhere to LVMC Title 19.14.

10. Trash enclosure(s) must be screened and roofed using the same design theme and materials similar to those used in the main structure, per LVMC Title 19.08 development standards.

11. Site amenities, including without limitation benches, pergolas, landscaped arbors, artwork and other appropriate landscape features, shall be incorporated into the design of each pedestrian open space/plaza.

12. The height of an installed, raised planter within an open space/plaza shall not exceed two feet, six inches in height, and the height of the planter may be included in measuring the minimum height of five feet in the required landscaping.

13. 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).

14. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

16. 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.

17. 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.

18. 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 20.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.

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. Coordinate with the Department of Public Works to discuss issues related to the potential widening of Martin L. King Boulevard adjacent to this site. The layout of this site shall provide appropriate building setbacks to accommodate potential widening of Martin L. King Boulevard in accordance with the proposed roadway alignment shown in the Environmental Impact Study proposed by the Nevada Department of Transportation for the "Project Neon" improvement project.

22. Dedicate an additional 20 feet of right-of-way adjacent to this site for Alta Drive, an additional 10 feet for Martin L. King Boulevard and a 54 foot radius on the northwest corner of Alta Drive and Martin L. King Boulevard concurrent with development of this site. Also, dedicate appropriate right-of-way for a bus turnout/deceleration lane on Alta Drive per Standard Drawing #231.3, and all rights-of-way per Standard Drawing #201.1 for the intersection of Martin L. King Boulevard and Alta Drive.

23. Construct appropriate half-street improvements on Martin L. King Boulevard to the full extent of the right-of-way width required adjacent to this site, including dedicated right-turn lanes and dual left turn lanes, concurrent with development of this site. Coordinate with the Department of Public Works for final determination of the roadway geometrics prior to submittal of any construction drawings. Remove all substandard public street improvements and unused driveway cuts on Alta Drive adjacent to this site, if any, and replace with new improvements meeting current City Standards.

24. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

25. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A, including driveway throat depth, unless specifically allowed otherwise through a Deviation from Standards.

26. 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.

27. Provide a public sewer easement to Parcel #139-33-202-007 to a size, depth and location acceptable to the Collection System Planning section of the Department of Public Works, unless otherwise allowed by the City Engineer. 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.

28. Landscape and maintain all unimproved rights-of-way on Alta Drive and Martin L. King Boulevard adjacent to this site. 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.

29. Submit an Encroachment Agreement for all landscaping and private improvements in the Alta Drive and Martin L. King Boulevard public right-of-way adjacent to this site.

30. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

31. 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 recordation 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. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

SDR-32826 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed office building complex consisting of two, four-story 120,000 square-foot buildings; one, five-story 150,000 square-foot building; and one, six-story 1,679 space parking structure with a Waiver of the Building Placement and Orientation Standards on 14.55 acres at the northwest corner of Alta Drive and Martin L King Boulevard.

The proposed commercial office complex is a suitable in-fill development for the subject area. The requested Waiver and Exceptions associated with the development are acceptable, as the development will provide adequate landscaping and screening mechanisms to diminish the visual impact of the parking lot. As such, staff is recommending approval of this application.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
08/17/60	The Board of City Commissioners approved a request for Reclassification of property (Z-0028-60) from R-1 (Single Family Residence) to R-3 (Limited Multiple Residence) and R-4 (Apartment Residence) on property generally located on the west side of Highland Drive between Bonanza Road and Charleston Boulevard. The Planning Commission recommended approval.
07/19/95	The City Council approved a request for a Special Use Permit (U-0073-95) for the sale of beer and wine in conjunction with a proposed convenience store and to allow the sale of gasoline at 444 South Martin L. King Boulevard. The Board of Zoning Adjustment recommended approval.
04/23/98	The Planning Commission approved (final action) a request for a Tentative Map (TM-0011-98) for a one-lot commercial subdivision on property located on the west side of Martin L. King Boulevard, north of Alta Drive.
05/14/98	The Planning Commission approved (final action) a request for a Final Map (FM-0033-98) for a one-lot commercial subdivision (Alta Business Park) on property located on the north side of Alta Drive and the west side of Martin L. King Boulevard. No map was ever recorded.
07/07/98	The Board of Zoning Adjustment denied (final action) a request for a Variance (V-0036-98) to allow a proposed 12,348 square-foot freestanding building 10.75 feet from the rear property line where 20 feet is the required setback in conjunction with a 61,992 square-foot commercial business park on the west side of Martin L. King Boulevard, north of Alta Drive.

09/23/99	The Planning Commission approved (final action) a request for a Site Development Plan Review [Z-0033-88(6)] for a proposed 1,3112,580 square-foot furniture mart and a six-story 1,416 space parking structure on the northwest corner of the intersection of Martin L. King Boulevard and Alta Drive.
07/06/00	The Department of Planning and Development administratively approved a request for a Site Development Plan Review [Z-0033-88(7)] for a proposed modular building on the northwest corner of the intersection of Martin L. King Boulevard and Alta Drive.
05/22/03	The Planning Commission approved a request to withdraw with out prejudice a Tentative Map (TMP-1990) for a proposed one-lot commercial subdivision on 16.78 acres adjacent to the west side of Martin L King Boulevard, approximately 140 feet north of Alta Drive. Staff recommended approval.
03/17/04	Code Enforcement processed a complaint (#11323) for trash, debris, and tall weeds at the northwest corner of Martin L. King Boulevard and Alta Drive. The case was resolved on 05/11/04.
12/15/04	The City Council denied a request for a General Plan Amendment (GPA-5034) to amend a portion of the Southeast Sector Plan of the General Plan from SC (Service Commercial) to H (High Density Residential); a Rezoning (ZON-4941) from C-1 (Limited Commercial) to R-PD50 (Residential Planned Development – 50 Units per Acre); a Variance (VAR-5035) to allow a 20-foot setback where 1,212 feet is required; a Variance (VAR-5479) to allow 153,879 square feet of open space where 606,678 square feet is required for an 854-unit multi-family development; and a Site Development Plan Review (SDR-5155) for a proposed 27-story, 840-unit condominium development in three (3) buildings on 16.78 acres north of Alta Drive, west of Martin L. King Boulevard. The Planning Commission recommended approval of all applications.
06/01/05	The City Council approved a request for a Variance (VAR-6283) to allow a 20.5-foot setback from the west property line where 336 feet is the minimum required, to allow a 20.1-foot setback from the north property line where 336 feet is the minimum required, and to allow a 71.2-foot setback from Martin L. King Boulevard where 77 feet is the minimum required; a Special Use Permit (SUP-6284) to allow a proposed mixed-use commercial and residential development with a Waiver from the primary entryway being directly from and oriented to a street; and a Site Development Plan Review (SDR-6282) for a proposed mixed-use development consisting of three (3) nine-story towers and one (1) five-story tower containing 664 residential units and 24,970 square feet of commercial space on 16.78 acres at the northwest corner of Alta Drive and Martin L. King Boulevard.

05/17/06	The City Council approved a request for 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. The Planning Commission recommended approval.
03/21/07	The City Council approved a request for an Extension of Time (EOT-19773) of an approved Variance (VAR-6283) to allow a 20.5-foot setback from the west property line where 336 feet is the minimum required, to allow a 20.1-foot setback from the north property line where 336 feet is the minimum required, and to allow a 71.2-foot setback from Martin L. King Boulevard where 77 feet is the minimum required; an Extension of Time (EOT-19774) of an approved Special Use Permit (SUP-6284) to allow a proposed mixed-use commercial and residential development with a Waiver from the primary entryway being directly from and oriented to a street; an Extension of Time (EOT-19775) of an approved Site Development Plan Review (SDR-6282) for a proposed mixed-use development consisting of three (3) nine-story towers and one (1) five-story tower containing 664 residential units and 24,970 square feet of commercial space on 16.78 acres at the northwest corner of Alta Drive and Martin L. King Boulevard.
07/23/07	A Temporary Commercial Permit (TCP-23322) was issued for a temporary overflow parking lot to be used in conjunction with the World Market Center's expose. The permit expired on 08/03/07.
01/27/08	A Temporary Commercial Permit (TCP-26415) was issued for a temporary overflow parking lot to be used in conjunction with the World Market Center's expose. The permit expired on 02/03/08.
05/22/08	A Temporary Commercial Permit (TCP-28002) was issued for a carnival (Floyd Mayweather Foundation Superfest). The permit expired on 05/26/08.
Related Building Permits/Business Licenses	
09/28/01	A building permit (#01017470) was issued for a temporary chain link fence at 444 South Martin L. King Boulevard. The permit expired on 03/30/02.
Pre-Application Meeting	
12/15/08	A pre-application meeting was held where the submittal requirements for a Site Development Plan Review were discussed.
Neighborhood Meeting	
A neighborhood meeting was not required for this application.	
Field Check	
01/08/09	During a routine field check staff observed an undeveloped lot with a non-permitted sign posted on the property.

Details of Application Request	
Site Area	
Net Acres	14.55

NE

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	MXU (Mixed Use)	C-1 (Limited Commercial)
North	Undeveloped [Proposed Electric Utility Substation (SDR-27953)] / Warehouse	MXU (Mixed Use)	C-1 (Limited Commercial)
South	Commercial Center / Apartments / Offices / Child Care Facility	UMC (University Medical Center)	PD (Planned Development)
East	Mini-Storage / Offices / Commercial Center	C (Commercial)	M (Industrial)
West	Apartments	M (Medium Density Residential)	R-PD19 (Residential Planned Development – 19 Units per Acre)
	Office Complex	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
Las Vegas Redevelopment Plan	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O Airport Overlay District – 175 Feet	X		Y
Trails – Pedestrian Path	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment	X		Y
Project of Regional Significance		X	N/A

Las Vegas Redevelopment Plan

In general, the goals and objectives of the redevelopment program in the Redevelopment Area are as follows:

1. To eliminate and prevent the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of the Redevelopment Area in accord with the Master Plan, the Redevelopment Plan and local codes and ordinances.
2. To achieve an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the objectives of the Redevelopment Plan.

NE

3. To minimize unplanned growth by guiding revitalization activities and new development in such fashion as to meet the needs of the Redevelopment Area, the City and its citizens.
4. To retain existing businesses by means of redevelopment and rehabilitation activities and by encouraging cooperation and participation of owners, businesses and public agencies in the revitalization of the Redevelopment Area.
5. To encourage investment by the private sector in the development and redevelopment of the Redevelopment Area by eliminating impediments to such development and redevelopment.
6. To encourage maximum participation of residents, businesspersons, property owners, and community organizations in the redevelopment of the Redevelopment Area.
7. To replan, redesign and redevelop areas which are stagnant or improperly used.
8. To insure adequate utility capacity to accommodate redevelopment and new development.

The proposed development would revitalize a high profile corner that until now has been stagnant, and retains a vital community resource relatively close to the downtown area in close proximity to both the City of Las Vegas and Clark County main campuses. This proposed project furthers the goals and objectives of the Redevelopment Area by redeveloping an area in accordance with the General Plan and Redevelopment Plan, as well as preventing the spread of blight and deterioration in the area.

Airport Overlay District – 175 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 175-foot contour limitation of the North Las Vegas Airport Overlay Map and does not violate the height limitations as the height of the tallest building proposed (Building Two) is 99 feet tall, including the mechanical screening.

Pedestrian Path

A Pedestrian Path is required along the northern alignment of Alta Drive. The Pedestrian Path consist of a five-foot sidewalk adjacent to the back of curb and five-foot transition strip abutting the sidewalk, as is depicted within exhibit 2 of the Master Plan Transportations Element. A five-foot sidewalk currently exists along Alta Drive. The development of this site will provide the required transition strip, therefore creating a more pedestrian friendly atmosphere.

DEVELOPMENT STANDARDS

Per Title 19.08, the following development standards apply:

Standard	*Required/ Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	634,012 SF	Y
Min. Lot Width	100 FT	543 FT	Y
Min. Setbacks			
Building One: 4 Story; 120,000 SF			
• Front	20 FT	291 FT	Y
• Side	10 FT	58 FT	Y
• Corner	15 FT	168 FT	Y
• Rear	20 FT	490 FT	Y
Building Two: 5 Story; 150,000 SF			
• Front	20 FT	412 FT	Y
• Side	10 FT	339 FT	Y
• Corner	15 FT	334 FT	Y
• Rear	20 FT	193 FT	Y
Building Three: 4 Story; 120,000 SF			
• Front	20 FT	709 FT	Y
• Side	10 FT	188 FT	Y
• Corner	15 FT	158 FT	Y
• Rear	20 FT	45 FT	Y
Parking Structure: 6 Levels; 1,679 Spaces			
• Front	20 FT	N/A	N/A
• Side	10 FT	34 FT	Y
• Corner	15 FT	488 FT	Y
• Rear	20 FT	34 FT	Y
Min. Distance Between Buildings:			
●Building One & Building Two	N/A	40 FT	Y
●Building Two & Building Three	N/A	40 FT	Y
●Buildings One & Parking Structure	N/A	51.17 FT	Y
●Building Two & Parking Structure	N/A	58 FT	Y
●Building Three & Parking Structure	N/A	69 FT	Y
Max. Lot Coverage	50%	33%	Y
Max. Building Height:			
●Building One	N/A	83 FT	Y
●Building Two	N/A	99 FT	Y
●Building Three	N/A	83 FT	Y
●Parking Structure	N/A	76 FT	Y
Trash Enclosure	Roofed, Gated & Screened	Not Shown	N*
Mech. Equipment	Screened	Screened	Y

NE

**A condition has been added to ensure the trash enclosure(s) will meet the minimum development standards per Title 19.08.*

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Parking Area	1 Tree per 6 Uncovered Parking Spaces (487 Uncovered Spaces)	82 Trees	109 Trees	Y*
Courtyard / Interior	N/A		170 Trees	Y*
Buffer:				
Min. Trees:				
North:	1 Trees per 30 Linear Feet	28 Trees	32 Trees	Y*
South:	1 Trees per 20 Linear Feet	33 Trees	35 Trees	Y*
West:	1 Trees per 20 Linear Feet	39 Trees	41 Trees	Y*
East:	1 Trees per 20 Linear Feet	38 Trees	42 Trees	Y*
Subtotal		138 Trees	150 Trees	Y*
TOTAL TREES		220 Trees	429 Trees	Y*
Min. Zone Width:				
North:	8 Feet		8 Feet	Y
South:	15 Feet		15 Feet	Y
West:	8 Feet		8 Feet	Y
East:	15 Feet		15 Feet	Y
Wall Height	6 to 8 Feet		None Proposed	Y
Plaza Space	50 Square Feet per Each One (1) Acre of Gross Land Area.	728 SF	12,604 SF	Y

**The required four (4), five gallon shrubs per required parking lot and street tree were noted in the plan notes, but not illustrated in the proposed landscape plan. A condition has been added to ensure compliance with Title 19.12 Landscape and Buffer 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	
Office (Other Than Listed)	390,000 SF	1:300	1277	23	2,142	27	Y
SubTotal			1,277	23	2,142	27	
TOTAL (including handicap)			1,300		2,169		
Loading Spaces	390,000 SF		N/A		2		Y

Waivers		
Request	**Requirement**	**Staff Recommendation**
Building Placement and Orientation	Buildings on corner lots should be oriented to the corner and to the street fronts, and should make a strong tie to the building lines of each street unless the applicant can demonstrate by substantial and convincing evidence that to do so would be infeasible.	Approval

Exceptions		
Request	**Requirement**	**Staff Recommendation**
Reduced number of required parking lot landscape islands.	One landscape island for every six parking spaces.	Approval.
Parking lot landscape diamond in lieu of landscape island.	Either parallel to parking spaces, at a ratio of one landscape island for every six parking spaces, or perpendicular to parking spaces, if located between abutting rows of parking spaces.	Approval
No shrubs in parking lot diamonds.	Four (4) five-gallon shrubs per tree.	Approval

ANALYSIS

●General Plan

The subject site has a General Plan designation of MXU (Mixed Use). The Mixed-Use category allows for a mix of uses that are normally allowed within the L (Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), and GC (General Commercial) Master Plan land use categories.

●Zoning

The subject site is located within a C-1 (Limited Commercial) district. 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 Service Commercial and the Neighborhood Center categories of the General Plan.

●Site Plan

The proposed site plan demonstrates three centrally located multi-story office buildings with a multi-story parking structure just west of the three office buildings. The three buildings create a "U" shaped footprint with building two, the tallest of the three buildings, located west of center between buildings one and three on the south and north sides, respectively. Buildings one and three are both four-story buildings consisting of approximately 120,000 square feet of office space each. Building two is a five-story building consisting of approximately 150,000 square feet of office space. Each floor in all three buildings offers approximately 30,000 square feet of office space for a total of 390,000 square feet. Approximately 370,000 square feet of this space will be leasable space. The proposed parking structure consists of six levels providing 1,679 parking spaces with 490 additional parking spaces available at the surface level. The site will provide a total of 2,169 parking spaces. A mechanical equipment enclosure area has been depicted within the northwest portion of the subject site. This area is to be utilized for ancillary mechanical equipment and utility appurtenances. This area is not to be used for the outdoor storage of unused equipment. This area will be screened by means of landscaping. There are three access points to the site, two from Martin L. King Boulevard and one from Alta Drive. The site plan further denotes a five-foot sidewalk adjacent to the Alta Drive alignment, as well as a 15-foot landscape buffer area, therefore illustrating compliance with the required pedestrian pathway.

●Floor Plan

The two building types provided depict a central entryway and lobby area, which in turn bifurcates the building into two portions on the ground floor. One will gain access to upper floors by means of elevators located at the center of the buildings or by means of stairwells located on either side of the buildings, which are accessible via corridors from the central lobby area.

●Elevations

The proposed multi-story office buildings are contemporary in design with steel frame structures covered with an Exterior Insulation Finishing System, (EIFS) and energy efficient glass windows. The building elevations have been articulated to provide visual interest while maintaining an efficient floor plan for future tenants. Buildings one and three have a metal frame canopy over the main entrance with granite bases accentuating the building façade. The energy efficient glass windows have a silver metallic mullion with a metal panel rising from the metal canopy at the entrance providing a visual break in the glass façade. The primary building color will be a beige tone, "Wooded Acre," with accent colors of "Sand Dune" and "Sonora Shade," both variations on the primary beige tone providing depth and definition to the building façade. Building two will have the same building facades as buildings one and three with additional perpendicular metal paneling accentuating the front entrance. The parking structure stands 61.3 feet in height with the exception of two portions of the structure that ascend to approximately 76 feet in height, measured to the top of the elevator shafts. The parking structure provides approximately four-foot walls at the base of each parking level to provide public safety, as well as to mitigate fugitive light spilling into adjacent properties. The aesthetics of the parking structure's façade will be composed of concrete panels painted to match the office buildings.

●Landscape Plan

◦Perimeter Landscape Buffer

The proposed landscape plan demonstrates the required 15-foot landscape buffers along the east and south perimeters adjacent to the public right-of-way, with the required eight-foot landscape buffer along the north and west perimeters. With the east and south perimeters being adjacent to public right-of-way, and the west perimeter being adjacent to a residential use, one, 24-inch box tree is required every 20 lineal feet with four, five-gallon shrubs per tree. The north perimeter is adjacent to commercial property where one, 24-inch box tree is required every thirty feet, as shown in the landscape plan. The applicant has proposed a combination of Red Push Chinese Pistache trees, Fan Tex Ash trees, and Mexican Fan and Date Palms, with Mexican Fan and Date Palms strategically placed to define points of entry. The Mondell Pine tree is used along the west perimeter

adjacent to the residential use and around the mechanical equipment area. The shrubs proposed are drought tolerant and appropriate for a desert climate. The proposed landscape plan does not demonstrate the placement of the proposed shrub material. A condition has been added to ensure the planting of four, five-gallon shrubs per required tree.

Adjacent to the northwest edge of the perimeter landscape buffer is a mechanical equipment area. The applicant has proposed a continuation of the landscape buffer requirements around the equipment area, satisfying the screening requirements for mechanical equipment.

◦**Parking Lot**

Landscape materials proposed for the parking lot landscape islands and diamonds are a continuation of the materials proposed for the perimeter landscape buffer with the addition of the thornless Chilean Mesquite tree. Chilean Mesquite trees are a fast growing canopy tree that will provide optimal shade within the parking lot area.

The applicant has proposed a 36-inch tall solid living hedge along the outer perimeter of the parking lot, screening the view of the parking lot from Martin L. King Boulevard and Alta Drive, satisfying the minimum Title 19.10 screening requirement for a parking lot.

◦**Exceptions**

Title 19.10 requires one landscape island containing one, 24-inch box tree and four, five-gallon shrubs per tree for every six uncovered parking spaces. The applicant has requested Exceptions to allow a reduced number of required parking lot landscape islands, parking lot diamonds in lieu of parking lot islands, and zero shrubs in the parking lot diamonds where four (4) five-gallon shrubs are required per tree. The applicant has indicated that a contract between the property owner and the future tenant requires a specific amount of parking that exceeds what is required by 19.04. For that reason, the applicant has requested the exceptions to be able to provide the necessary parking as required by the future tenant. Staff is satisfied with the landscape island alternatives proposed by the applicant and can support the Exception request.

●Open Space & Plazas

Per Title 19.08, "Commercial developments shall provide pedestrian open spaces and plazas in relation to the size of the development and shall include designs for such areas in the site plan. Such areas shall be interspersed throughout the development, and shall be accessible in accordance with applicable ADA requirements."

The proposed site plan demonstrates two entry plazas, one located at each main entry of building one and building three. These plazas mirror each other, offering approximately 1,880 square feet of public open space each. Two additional plazas are located at the main entrance and at the rear of building two, consisting of approximately 2,394 and 6,450 square feet of plaza open space respectively. In accordance with Title 19.08.050(E)(3)(ii), "Developments of five acres in size or greater shall provide a minimum of fifty square feet of plaza space for each one acre of gross land area. Such plaza spaces shall be in addition to any such spaces provided by individual tenants or businesses for the use of their customers." The proposed office building complex has approximately 12,604 square feet of plaza space where 750 square feet is required. A combination of Mexican Fan and Date Palms, Desert Museum Palo Verde's, and Red Push Chinese Pistache trees have been proposed in patterned formations for the open space and plazas to add visual interest and building definition, while providing adequate shade for patrons. Optional container planters have been proposed for additional security at the entry of each building.

●Pedestrian Path

As stated by Title 19.08.050(E)(2)(d), "A continuous internal pedestrian and handicap accessible walkway shall be provided from the perimeter public sidewalk to the principal customer entrance. Additional pedestrian walkways should be distinguished through the use of special pavers, bricks or patterned concrete, and should be raised slightly to enhance pedestrian safety and the attractiveness of the walkway." The proposed site plan demonstrates two ADA access pathways leading from Martin L. King Boulevard to buildings one and three. Those pathways eventually circle all three buildings, providing access to both the front and rear entrances and exits, as well as access to the parking structure located to the far west of the subject site. The pathways through the parking lot are defined by interlocking pavers, with the pedestrian pathway through the building complex defined by patterned concrete.

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 compatible with adjacent development and development in the area as the proposed office building complex will have a positive impact on the existing neighborhood.

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 consistent with the requirements of the General Plan and generally consistent with the requirements of Title 19. The applicant has requested a Waiver of the Building Placement and Orientation Standard and Exceptions to parking lot landscape and island requirements considered minor in nature, which staff can support.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The site is served by Martin L. King Boulevard, and Alta Drive. Both are designated as 100-foot Primary Arterials as by the Master Plan of Streets and Highways, and provide adequate access to the site.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The materials and landscaping demonstrated on the provided plans are appropriate for the area, and conform to the requirements as listed in Title 19 with minor exceptions. Staff finds that the proposal has provided a tasteful facade that is in context with the area and the proposed use, while maintaining a professional office appearance along Martin L. King Boulevard. Additionally, the landscape proposed for this development will be an attractive addition to this portion of the Martin L. King Boulevard and the Alta Drive streetscape.

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, design characteristics and other architectural features are not undesirable or obnoxious in appearance, as the proposed buildings create an orderly and aesthetically pleasing environment. The proposed development is harmonious and compatible with existing and future development in the area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The development will be subject to Building Code requirements and City inspections during construction and will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 130

APPROVALS 1

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-32826 APN: 139-33-202-008, 004 NB

Name of Property Owner: Project Alta, LLC

Name of Applicant: Thomas & Mack Development Group

Name of Representative: Moreno & Associates

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: OSCAR B. GOODMAN

Partner(s): MARK L. FINE

APN: 164-04-112-010

Signature of Property Owner: _____

Print Name: JEFFREY A FINE

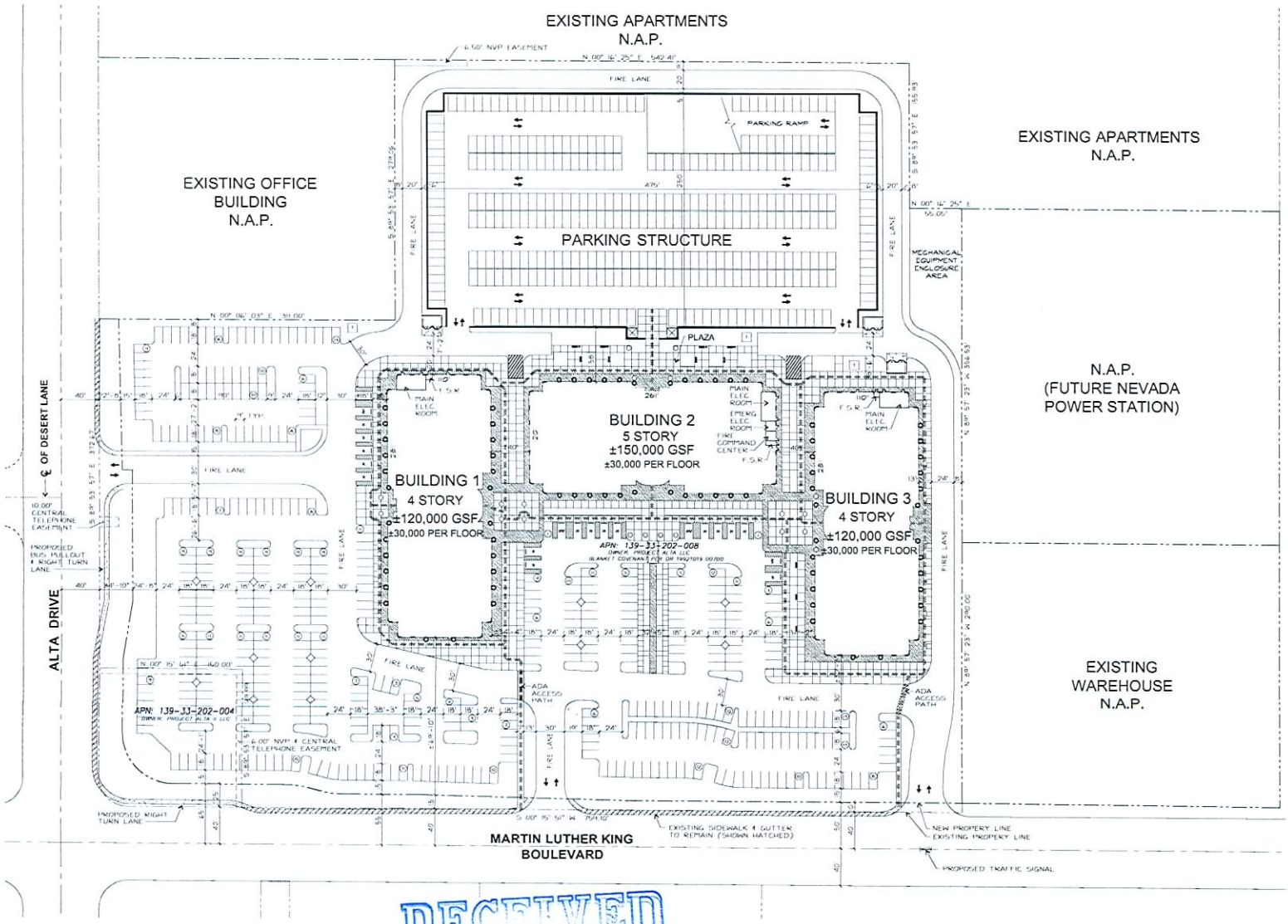
Subscribed and sworn before me

This 29TH day of DECEMBER, 2008

V C Fitzgerald

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
V. C. FITZGERALD
Appt. No. 99-50727-1
My Appt. Expires Sept. 13, 2010



TENANT SITE PLAN
MLK & ALTA

PROJECT DATA - BUILDING 1, 2 & 3

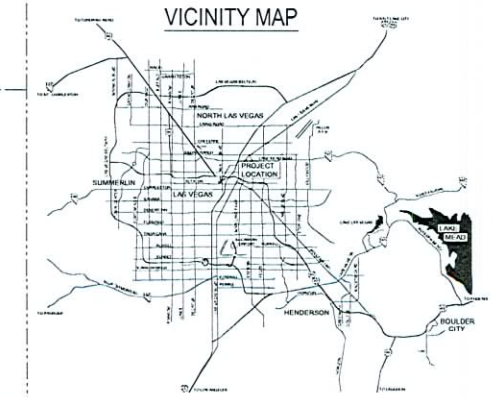
LAND AREA:	±604,960 SF (±13.88 ACRES) (T.B.V.)	
	GROSS AREA	RENTABLE SF
BUILDING 1 TO 3	±390,000 SF	±370,500 SF
REQUIRED PARKING: 1/300 FOR OFFICE		1,300 STALLS
PROVIDED PARKING: STALL SIZE 9' x 18'		
SURFACE STANDARD PARKING:		469 STALLS
SURFACE HANDICAP STALLS:		21 STALLS
PARKING STRUCTURE :		
STANDARD STALLS:		1,673 STALLS
HANDICAP STALLS:		6 STALLS
TOTAL PARKING STALLS :		2,169 STALLS
PARKING RATIO* :		6.5/1000 SF

*BASED ON 6.5/1000 SF OF 90% OF RENTABLE SF

F.A.R. : (OFFICE STRUCTURE ONLY) 64%

- DISCLAIMER:
  SITE PLAN IS BASED ON INFORMATION AVAILABLE AT THIS POINT. ADJUSTMENTS WILL BE MADE WHEN SITE ENGINEERING INFORMATION IS AVAILABLE.

VICINITY MAP



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JAN 28 2009

SCALE: 1" = 50'-0"
0' 50' 100' 200'
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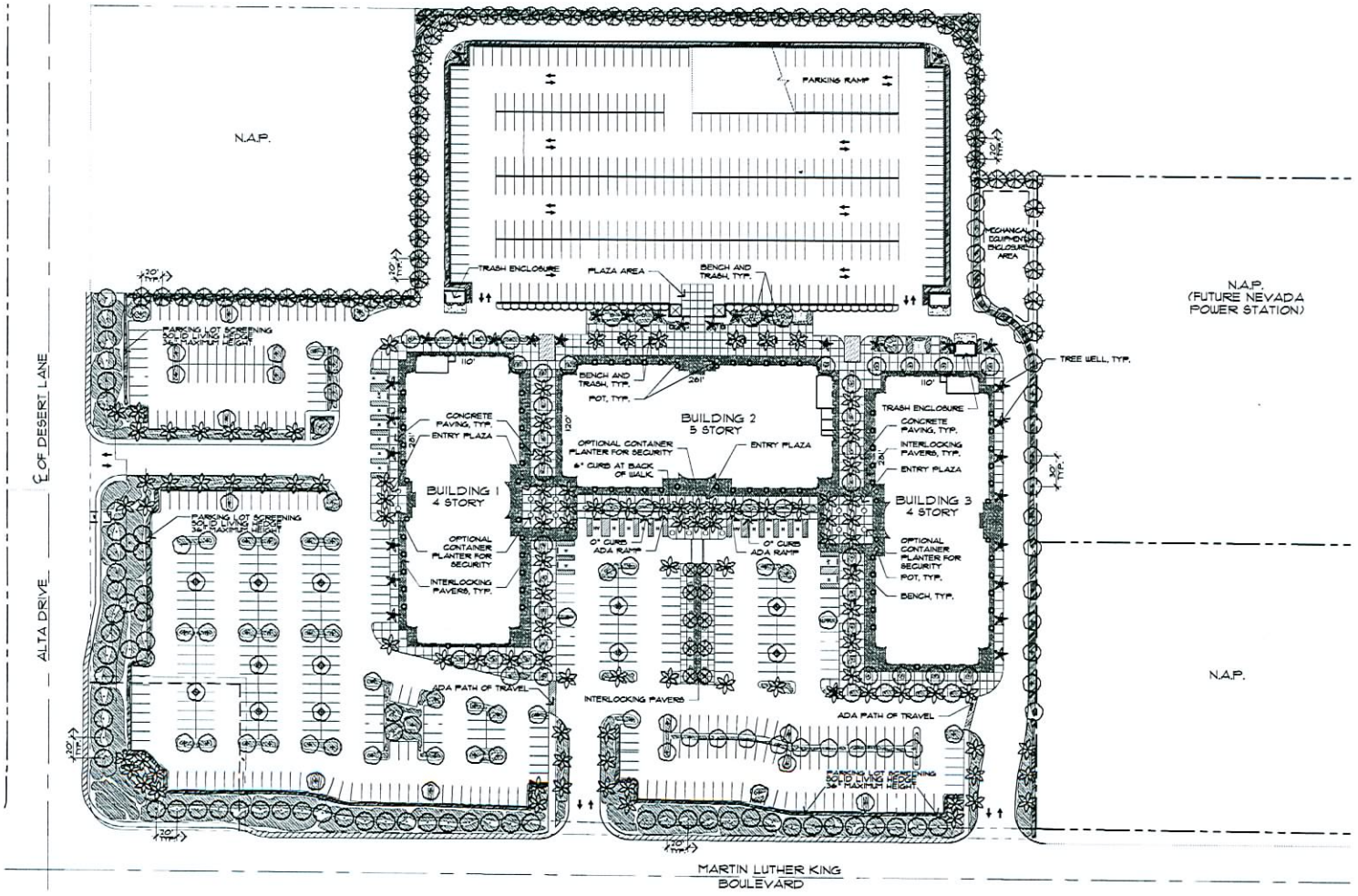
LANDSCAPE PLAN
MLK & ALTA



TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS
	PHOENIX DACTYLIFERA DATE PALM ALT. WASHINGTONIA R. 'HYBRID' MEXICAN FAN PALM	25' TRUNK HT. 20' HT.	PINEAPPLE TO BE 4' LONG DIAMOND CUT SKINNED TRUNK TOP TO BOTTOM
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	24" BOX	D.S. BUILDING AND STREET TREE ALT. FOR REAR STREET TREE
	FRAXINUS V. 'RIO GRANDE' FAN TEX ASH	24" BOX	D.S. PARKING LOT TREE
	PROSOPIS CHILENSIS THORNLESS CHILEAN MESQUITE	24" BOX 36" BOX	MULTI, D.S BUILDING AND PARKING LOT TREE
	CERCIDIUM MICROPHYLLUM DESERT MUSEUM PALO VERDE	24" BOX 36" BOX	MULTI, D.S BUILDING AND PARKING LOT TREE
	WASHINGTONIA R. 'HYBRID' MEXICAN FAN PALM	20'-24' HT.	SKINNED TRUNK TOP TO BOTTOM BUILDING TREE
	PINUS ELDARICA MONDELL PINE	24" BOX	STD., D.S PROPERTY LINE TREE
	ELAEOCARPUS D. 'SHOGUN TREE' SHOGUN TREE	24" BOX	BUSH FORM, D.S. VERTICAL PARKING STRUCTURE ACCENT TREE/HEDGE

SHRUB LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS
	AGAVE PALMERI PALMER AGAVE	5 GAL	3'-0" O.C. ACCENT
	CASSIA NEMOPHILA CASSIA	5 GAL	4'-0" O.C. PROPERTY LINE PLANT
	CHAMAEROPS HUMILIS MEDITERANEAN FAN PALM	15 GAL	AS SHOWN ACCENT
	COTONEASTER GLAUCOPHYLLUS BRIGHT BEAD COTONEASTER	5 GAL	3'-6" O.C. HEDGE AT STREET
	DASYLIRION ACROTRICHE GREEN DESERT SPOON ALT. DASYLIRION WHEELERI DESERT SPOON	5 GAL 5 GAL	3'-6" O.C. ACCENT 3'-6" O.C. ACCENT
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	3'-0" O.C. ACCENT
	LEUCOPHYLLUS F. 'COMPACTA' DWARF TEXAS RANGER	5 GAL	30" O.C. INFORMAL BLDG HEDGE
	LEUCOPHYLLUS F. 'GREEN CLOUD' GREEN CLOUD TEXAS RANGER	5 GAL	3'-6" O.C. PROPERTY LINE PLANTERS
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL	3'-0" O.C. FILLER
	SALVIA GREGGII AUTUMN SAGE	5 GAL	30" O.C. ACCENT

GROUND COVER/ VINE/ PERENNIAL LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS
	DALEA CAPITATA 'SIERRA GOLD' SIERRA GOLD DALEA	1 GAL	42" O.C.
	HYMENOXYS ACAULIS ANGELITA DAISY	1 GAL	18" O.C.
	LANTANA CAMARA 'NEW GOLD' NEW GOLD LANTANA	1 GAL	30" O.C.
	PYRACANTHA 'SANTA CRUZ' SANTA CRUZ PYRACANTHA	5 GAL	36" O.C.
	ROSMARINUS OFFICINALIS 'PROSTRATUS' DWARF ROSEMARY	1 GAL	36" O.C.

ROCK MULCH

APPLY 2" ROCK MULCH IN ALL PLANTER AREAS.

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SCALE: 1" = 50'-0"
NORTH
0' 50' 100' 200'

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R.P.A. LANDSCAPE ARCHITECTURE PLANNING

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01-29-09

RPA# 28153

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2150 RIVER PLAZA DRIVE, SUITE 450 SACRAMENTO, CA 95833 — phone

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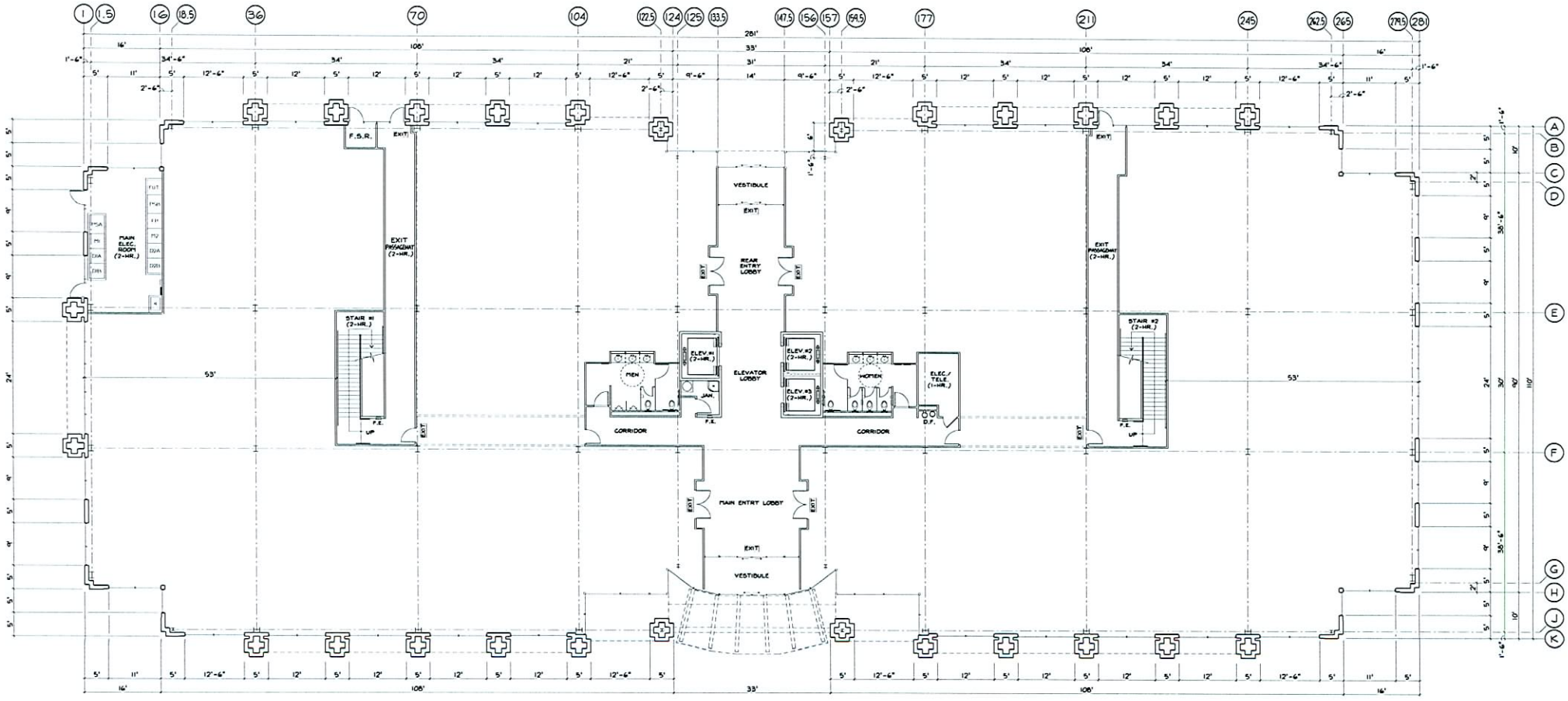

FIRST FLOOR PLAN

1/10"=1'-0"

BUILDING 1

NOTE:

THESE ARE SCHEMATIC FLOOR PLANS ONLY & SINCE BUILDING DESIGN, PROGRAMMING, STRUCTURAL & MECHANICAL SYSTEMS HAVE NOT BEEN ESTABLISHED, ARE SUBJECT TO CHANGE.

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(702) 384-8626 FAX

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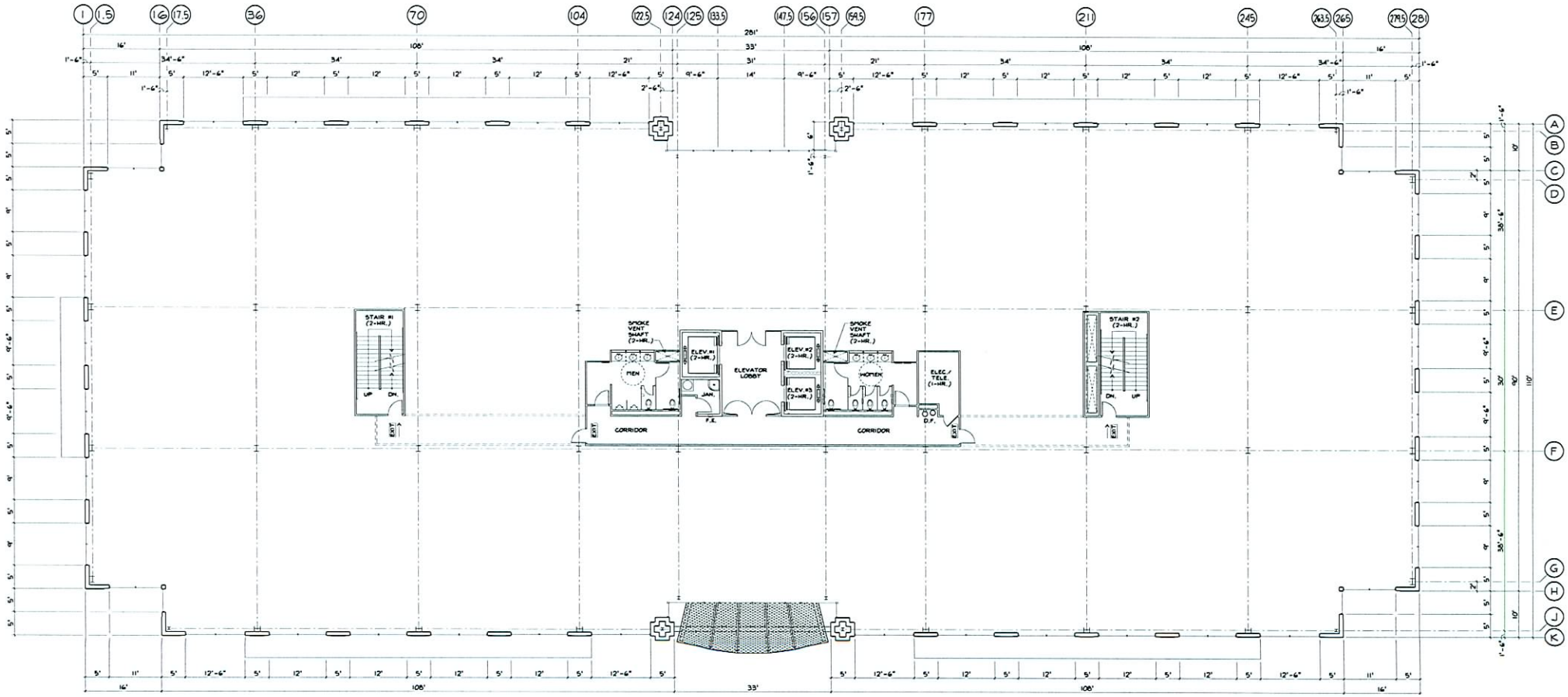

SECOND FLOOR PLAN

1/10"=1'-0"

BUILDING 1

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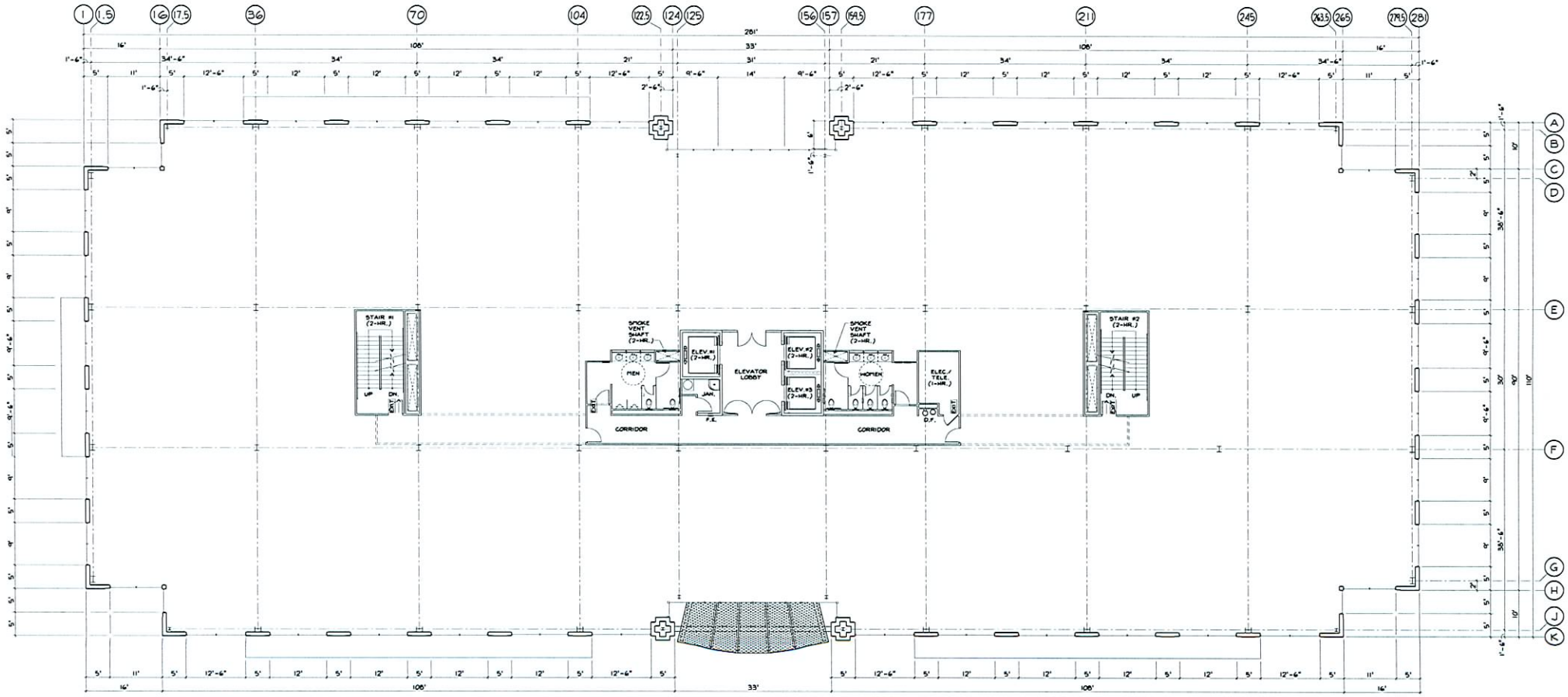

THIRD FLOOR PLAN

1/10"=1'-0"

BUILDING 1

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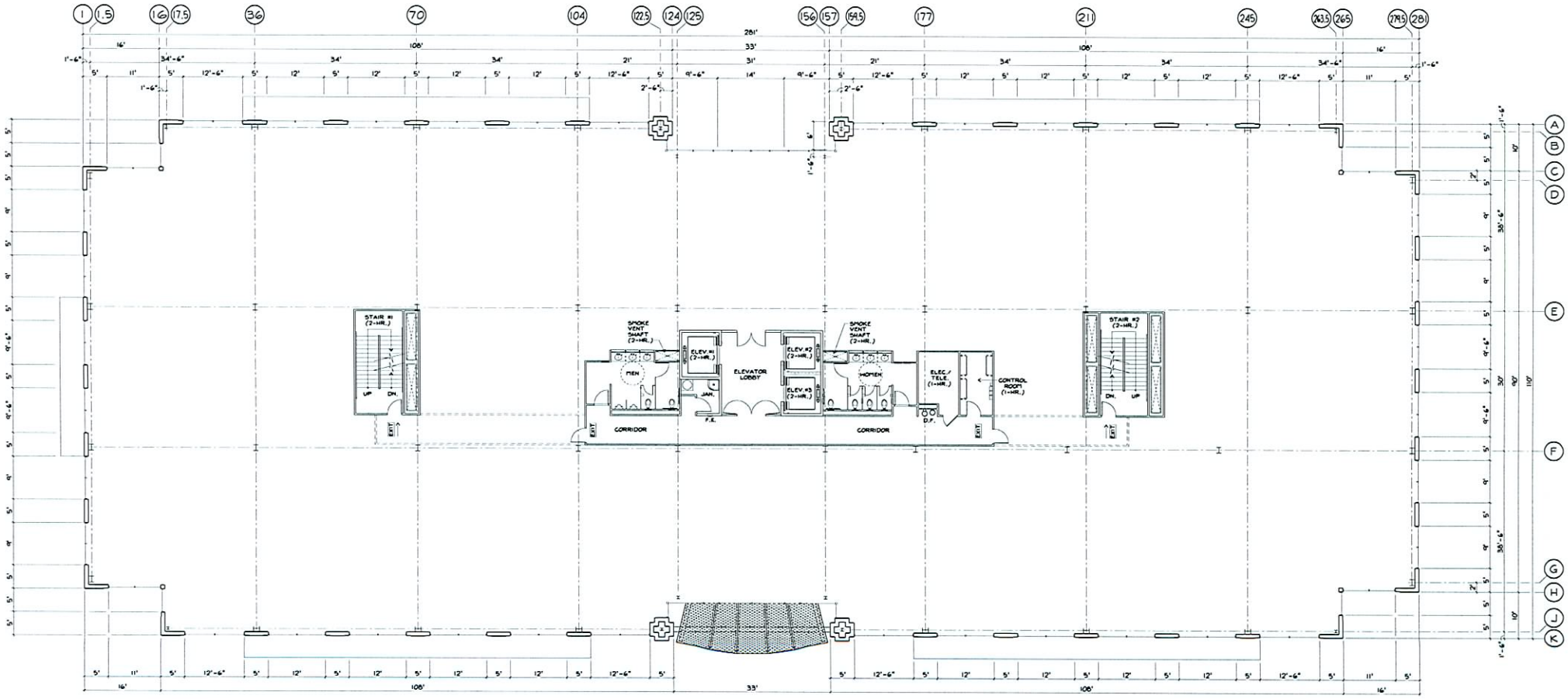

FOURTH FLOOR PLAN

1/40"=1'-0"

BUILDING 1

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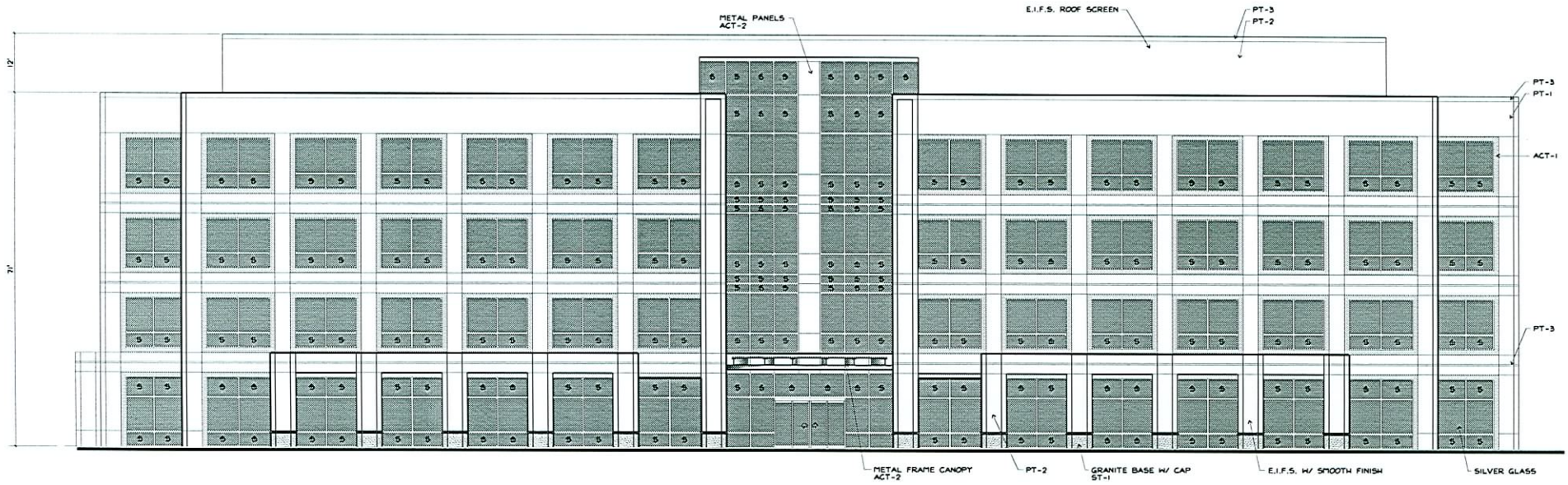
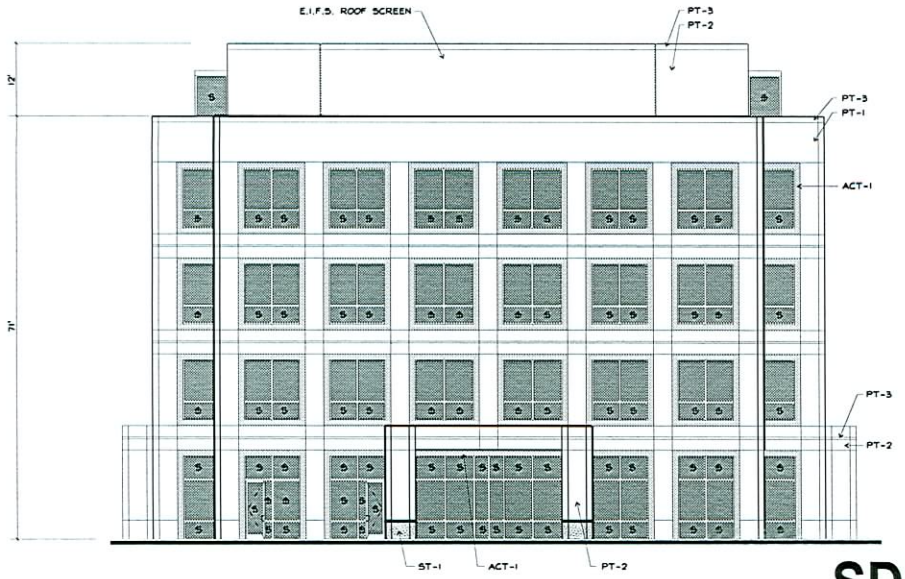


NORTH ELEVATION
1/10"=1'-0"

BUILDING 1



EAST ELEVATION
1/10"=1'-0"

BUILDING 1

MATERIAL LEGEND

GLASS	SOLARSCREEN: RADIANT LOW-E VREI-54
MULLION	SILVER METALLIC
PT-1	DE 6130 WOODED ACRE
PT-2	DEC 716 STONISH BEIGE
PT-3	DE 6128 SAND DUNE
ACT-1	DE 5263 SONORA SHADE
ACT-2	DEC 789 LIGHT GREY
ST-1	GRANITE: ARIZONA TILE - SEAFOAM GREEN

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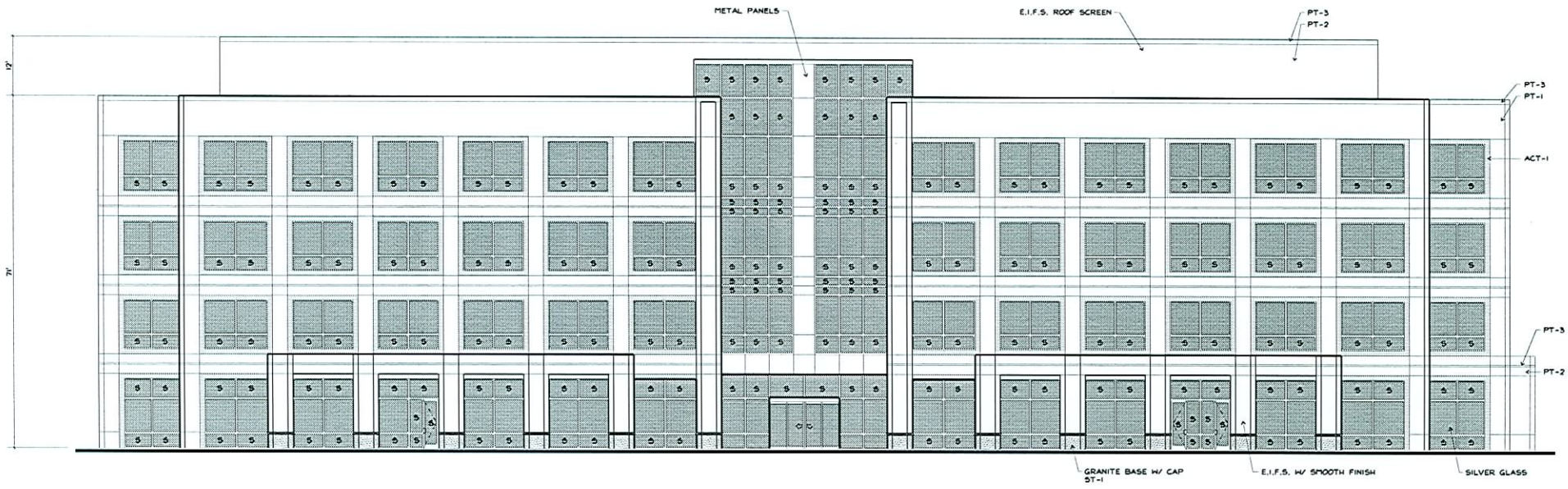
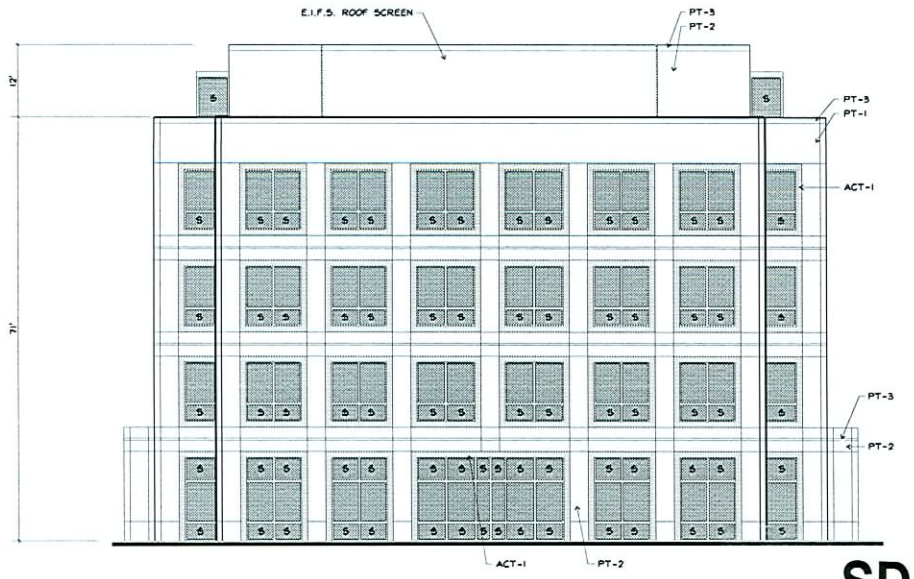


SOUTH ELEVATION

1/10"-1'-0"

BUILDING 1



WEST ELEVATION

1/10"-1'-0"

BUILDING 1

MATERIAL LEGEND

GLASS	SOLARSCREEN: RADIANT LOW-E VREI-54
MULLION	SILVER METALLIC
PT-1	DE 6130 WOODED ACRE
PT-2	DEC 716 STONISH BEIGE
PT-3	DE 6126 SAND DUNE
ACT-1	DE 5263 SONORA SHADE
ACT-2	DEC 789 LIGHT GREY
ST-1	GRANITE: ARIZONA TILE - SEAFOAM GREEN

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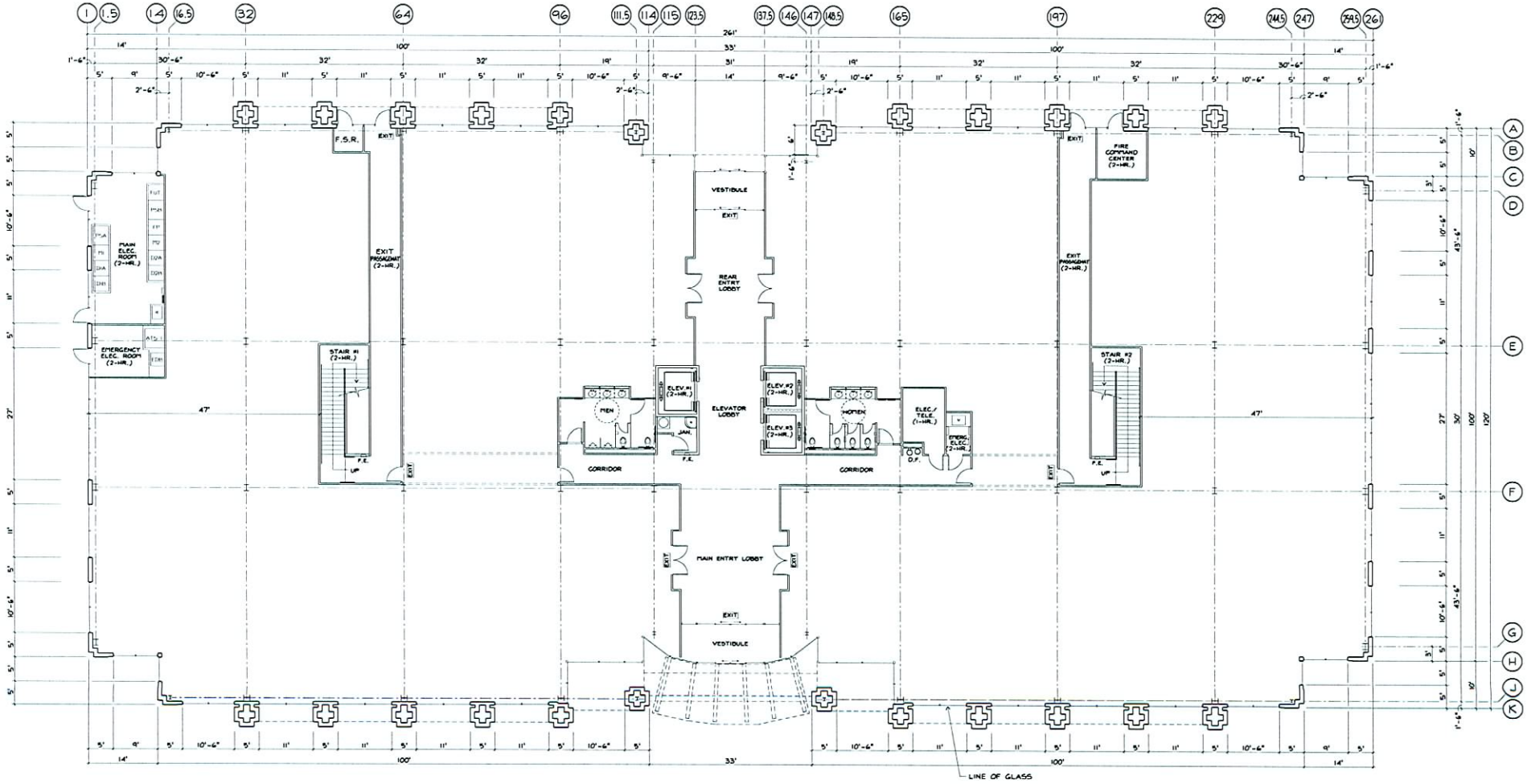

FIRST FLOOR PLAN

1/16"=1'-0"

BUILDING 2

NOTE:

THESE ARE SCHEMATIC FLOOR PLANS ONLY & SINCE BUILDING DESIGN, PROGRAMMING, STRUCTURAL & MECHANICAL SYSTEMS HAVE NOT BEEN ESTABLISHED, ARE SUBJECT TO CHANGE.

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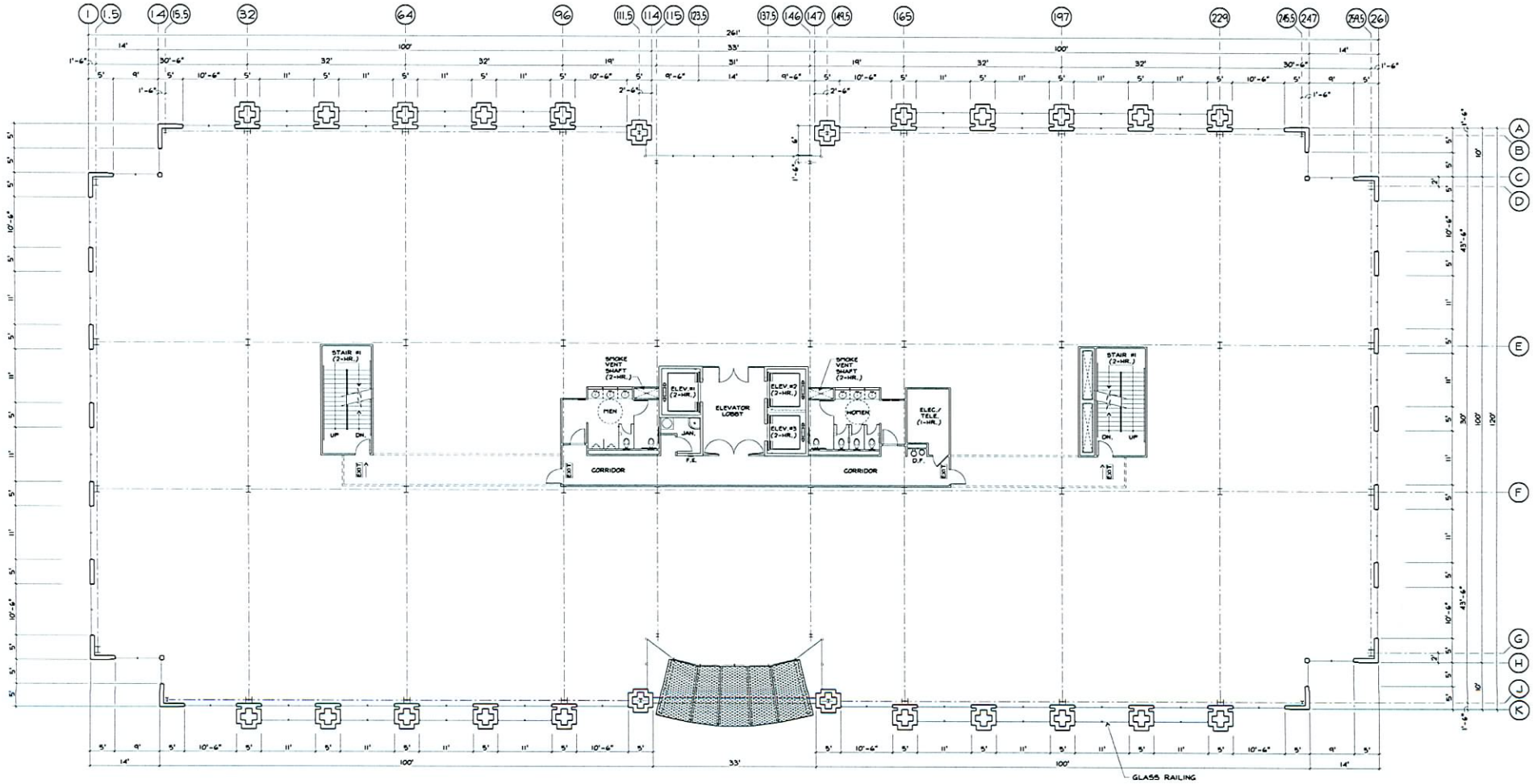

SECOND FLOOR PLAN

1/10"=1'-0"

BUILDING 2

NOTE:

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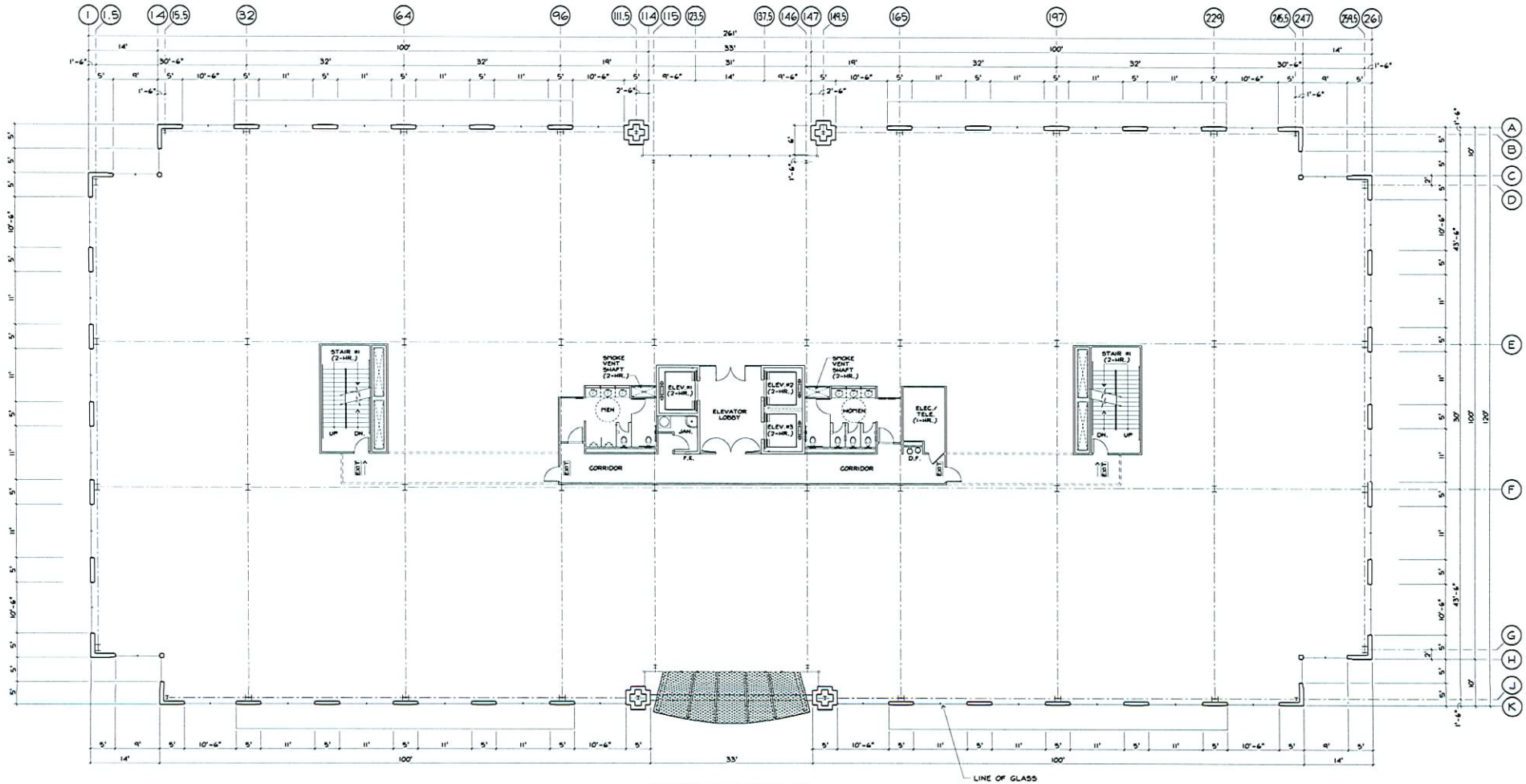

THIRD FLOOR PLAN

BUILDING 2

NOTE:

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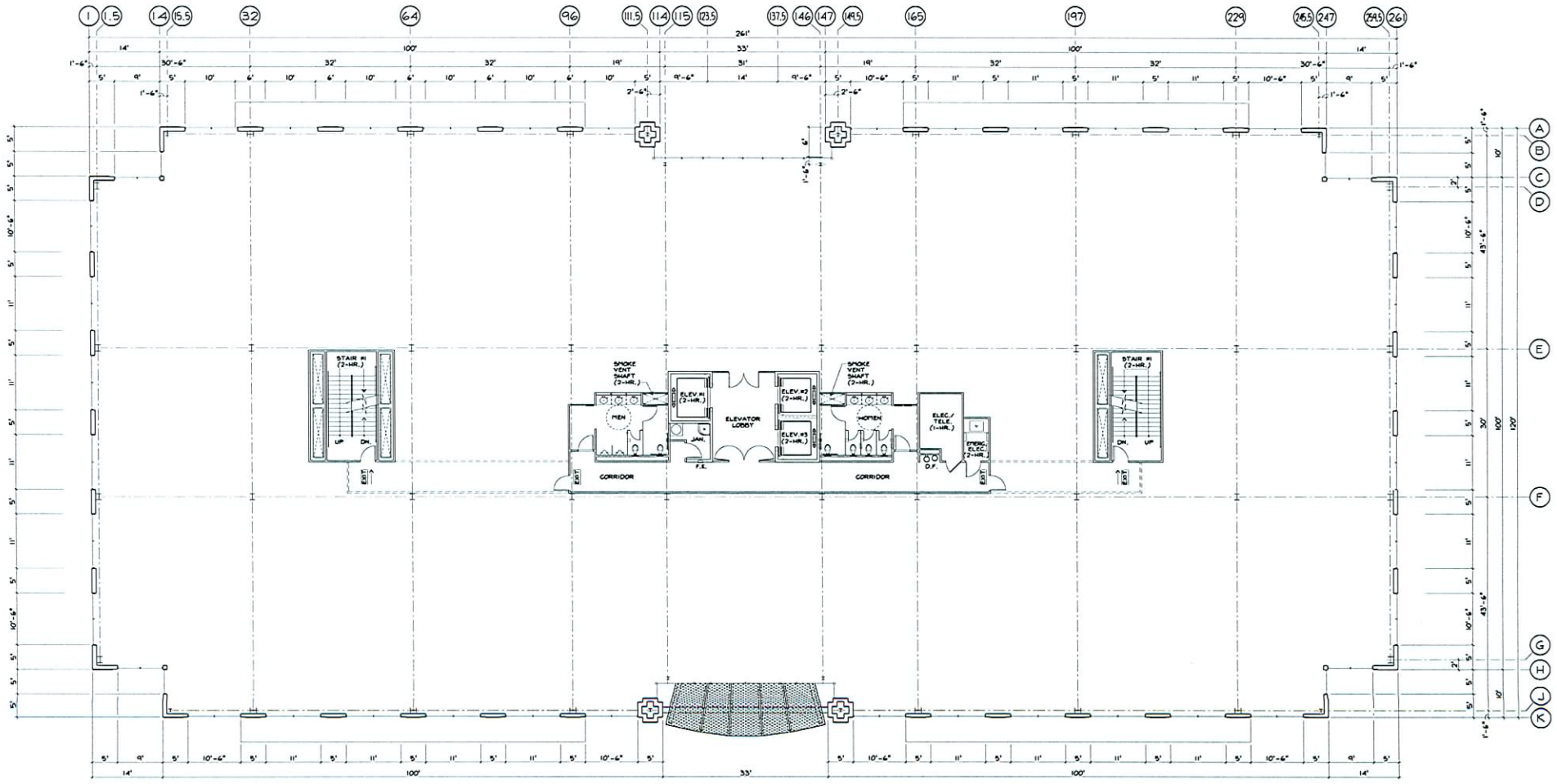

FOURTH FLOOR PLAN

BUILDING 2

NOTE:

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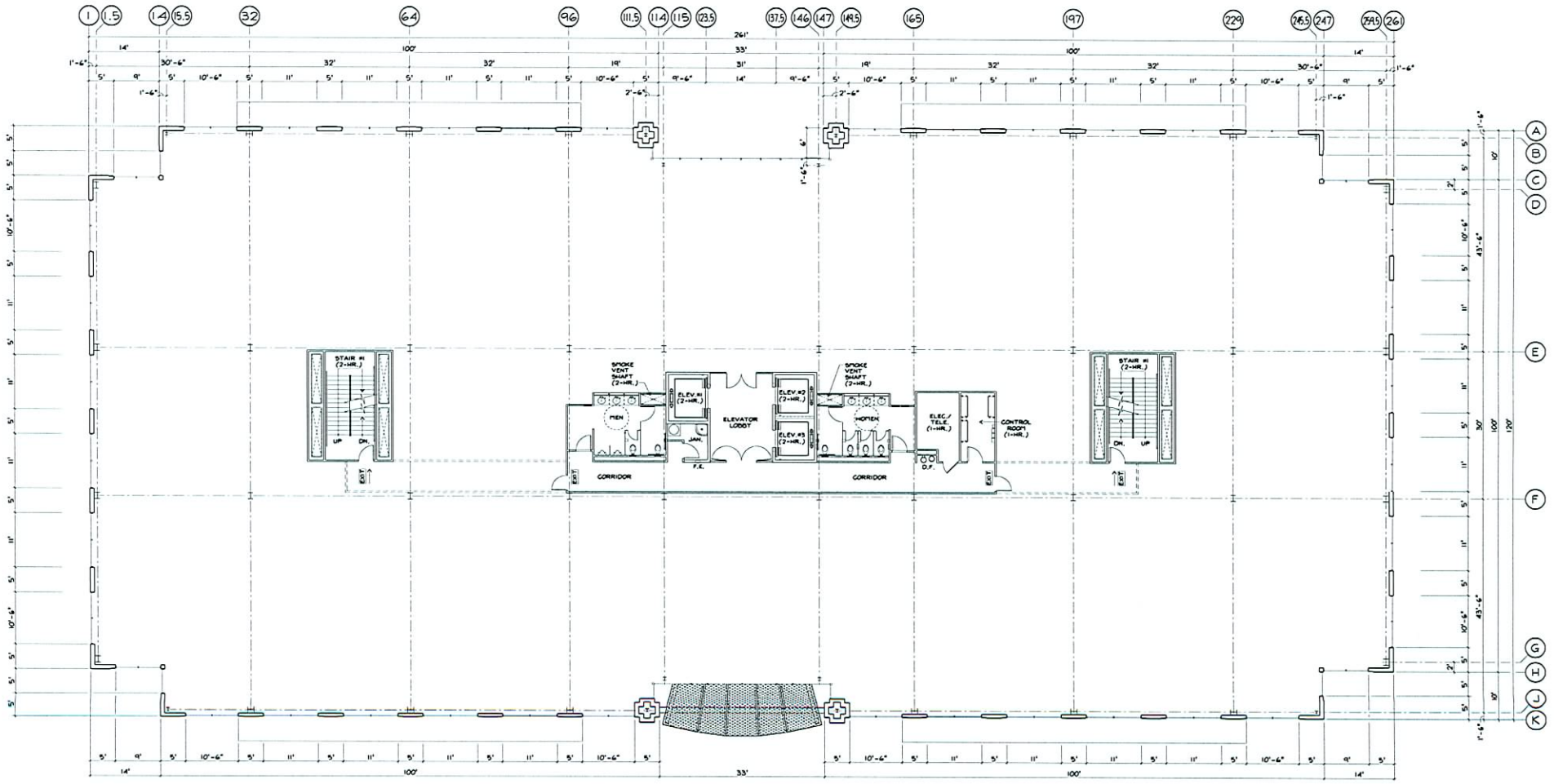

FIFTH FLOOR PLAN

1/10"=1'-0"

BUILDING 2

NOTE:

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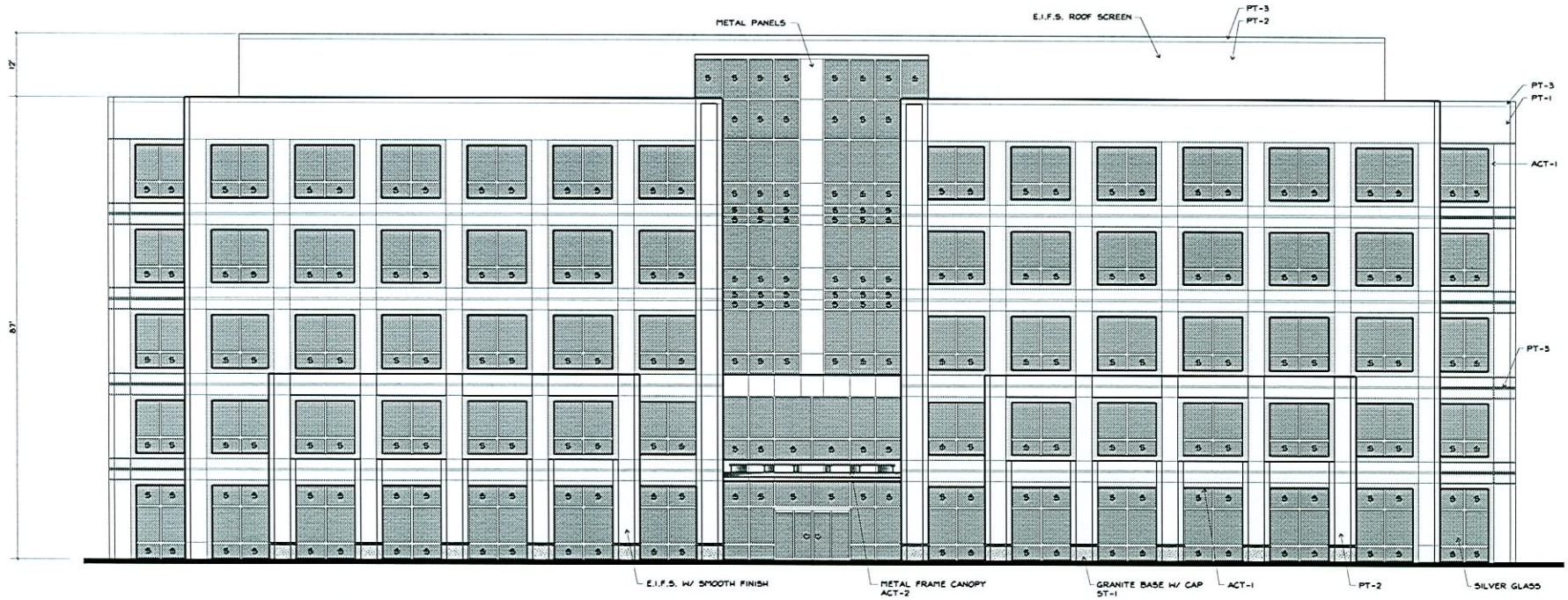
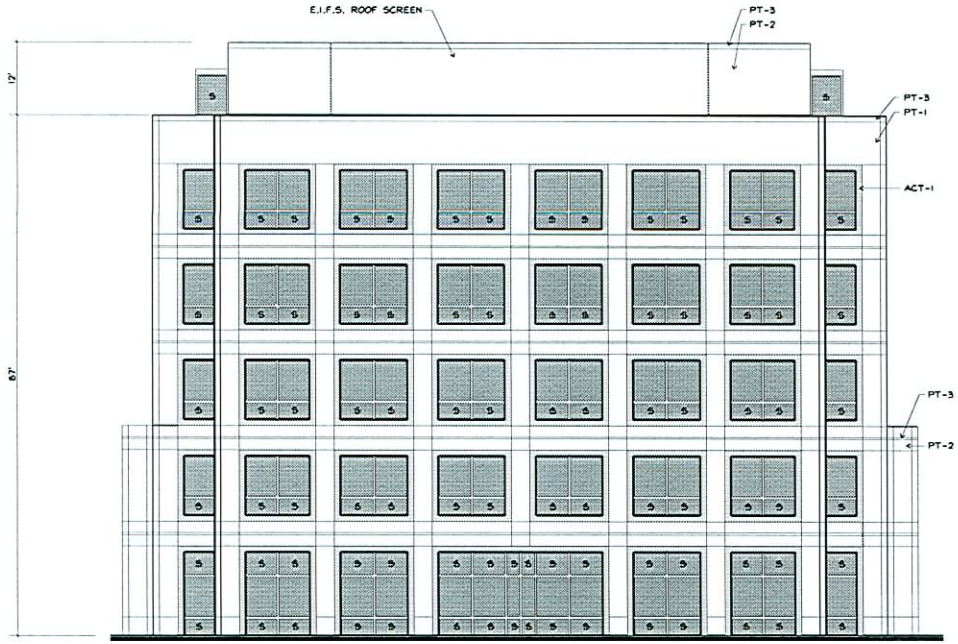


EAST ELEVATION

1/10"=1'-0"

BUILDING 2



NORTH ELEVATION

1/10"=1'-0"

BUILDING 2

MATERIAL LEGEND

GLASS	SOLARSCREEN: RADIANT LOW-E VREI-54
MULLION	SILVER METALLIC
PT-1	DE 6150 HOODED ACRE
PT-2	DEC 716 STONISH BEIGE
PT-3	DE 6128 SAND DUNE
ACT-1	DE 5263 SONORA SHADE
ACT-2	DEC 784 LIGHT GREY
ST-1	GRANITE: ARIZONA TILE - SEAFOAM GREEN

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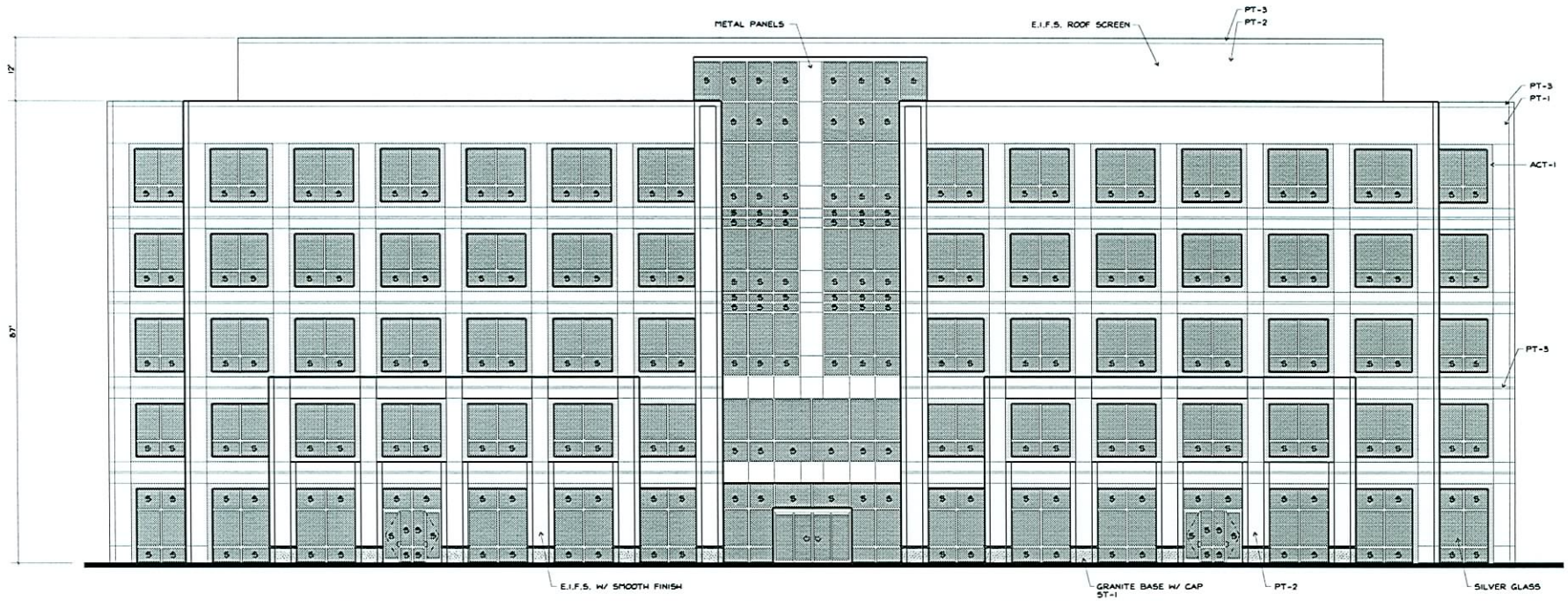
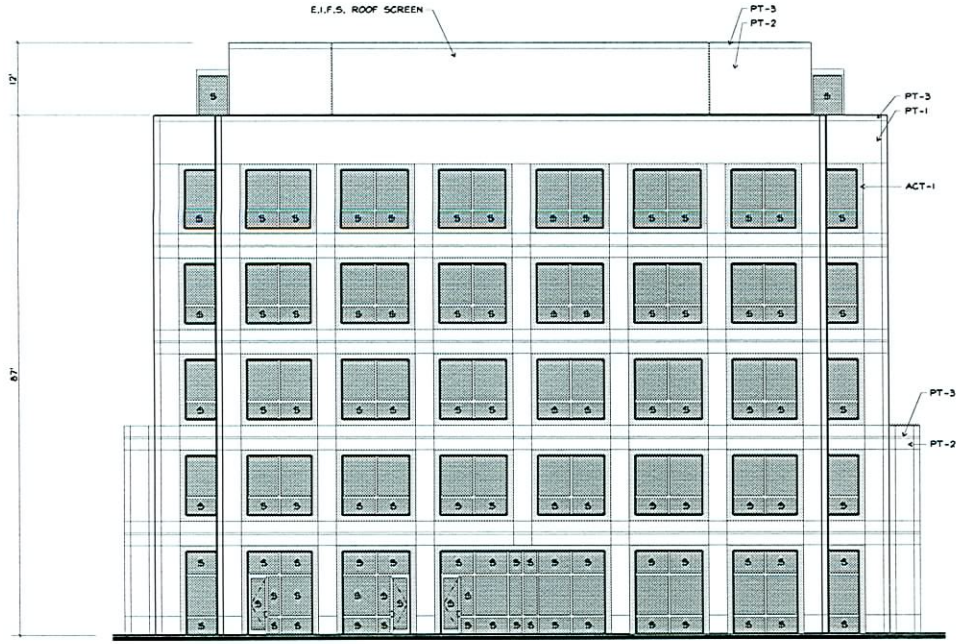


WEST ELEVATION
1/10"=1'-0"

BUILDING 2



SOUTH ELEVATION
1/10"=1'-0"

BUILDING 2

MATERIAL LEGEND

GLASS	SOLARSCREEN: RADIANT LOW-E VREI-54
MULLION	SILVER METALLIC
PT-1	DE 6130 WOODED ACRE
PT-2	DEC 716 STONISH BEIGE
PT-3	DE 6128 SAND DUNE
ACT-1	DE 5263 SONORA SHADE
ACT-2	DEC 789 LIGHT GREY
ST-1	GRANITE: ARIZONA TILE - SEAFOAM GREEN

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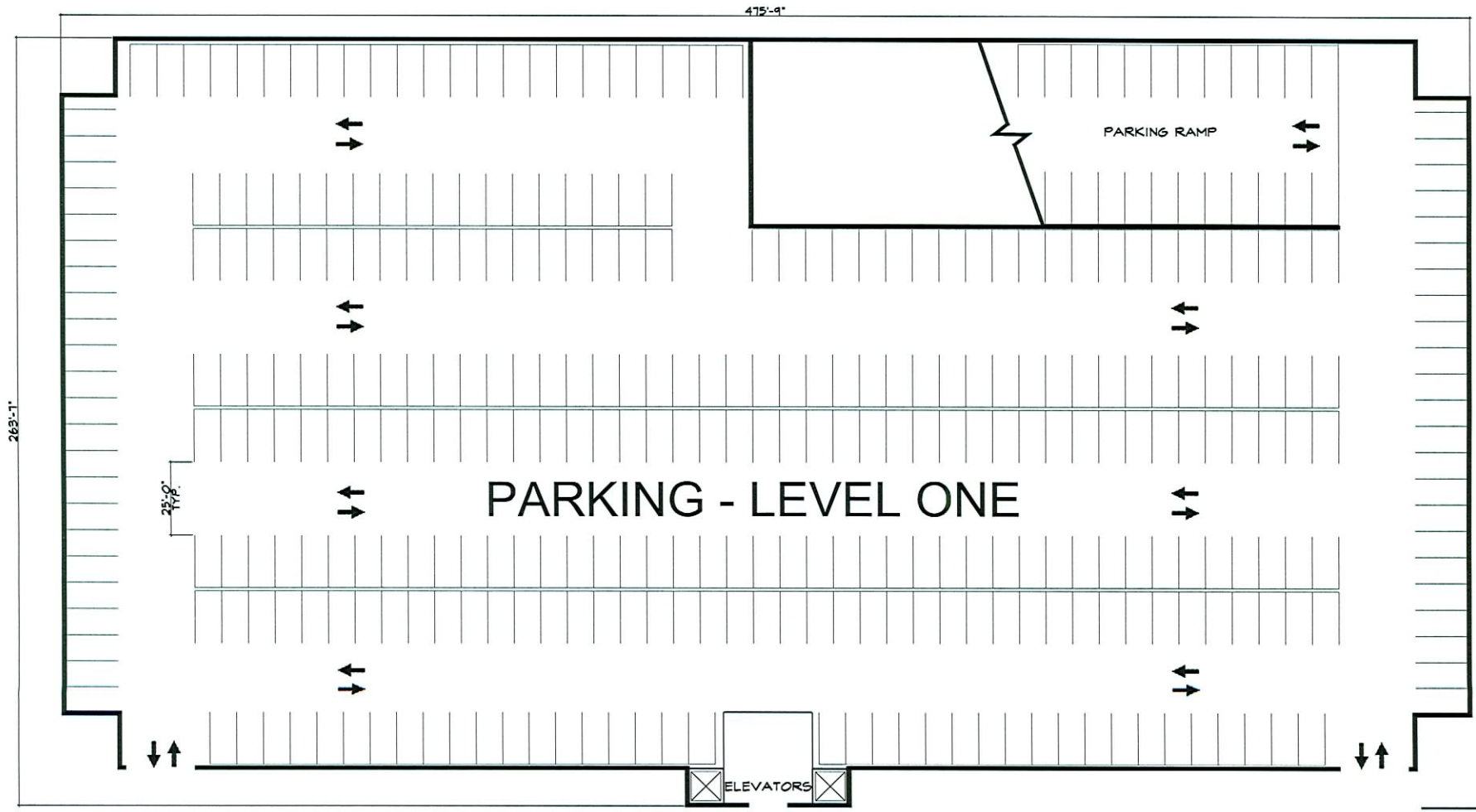

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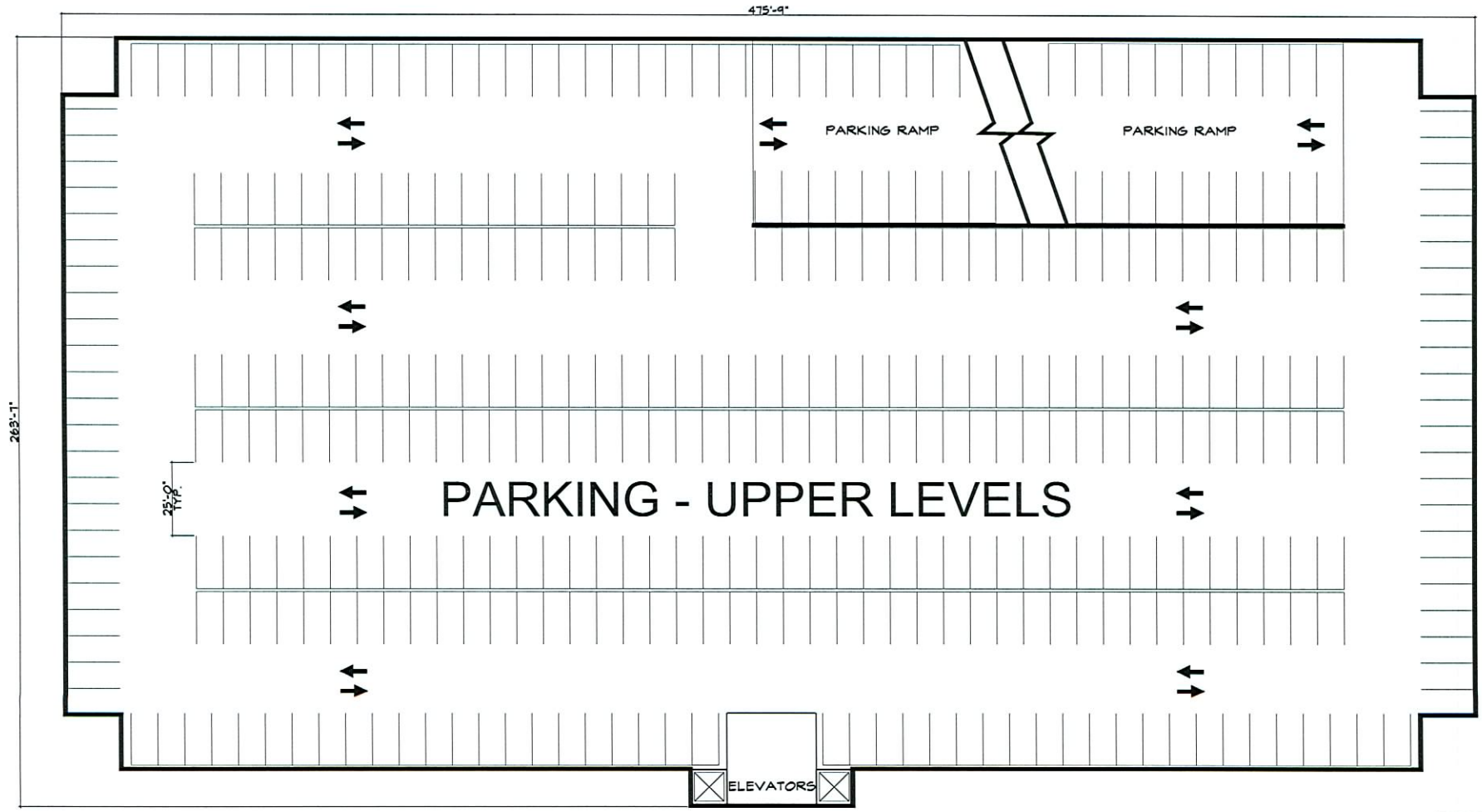

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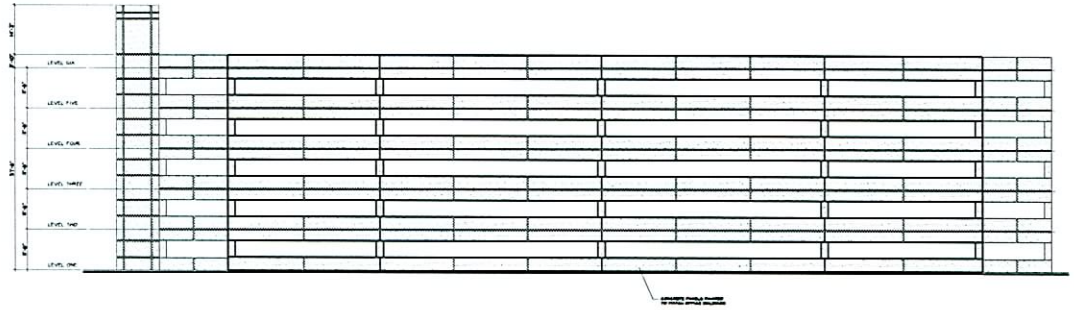

NORTH ELEVATION
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

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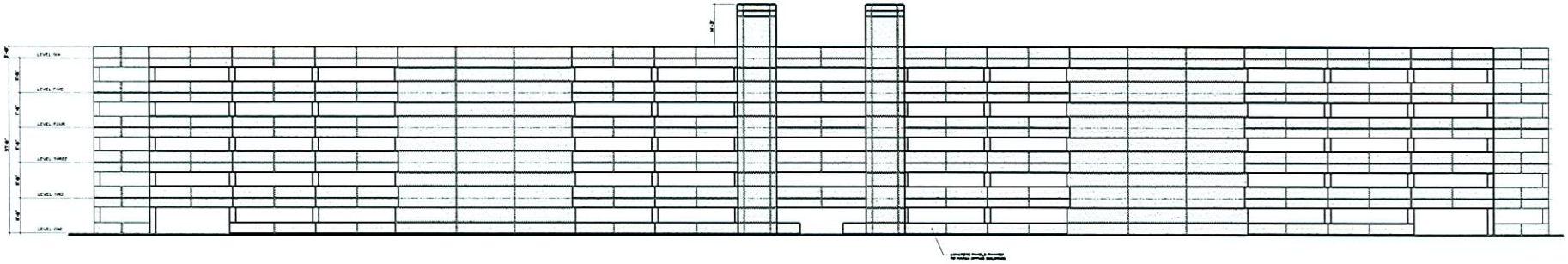
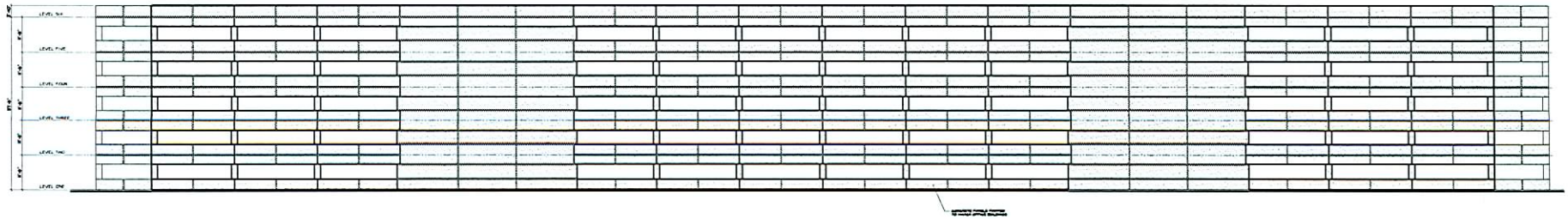


EAST ELEVATION
SCALE: 1/16" = 1'-0"



WEST ELEVATION
SCALE: 1/16" = 1'-0"

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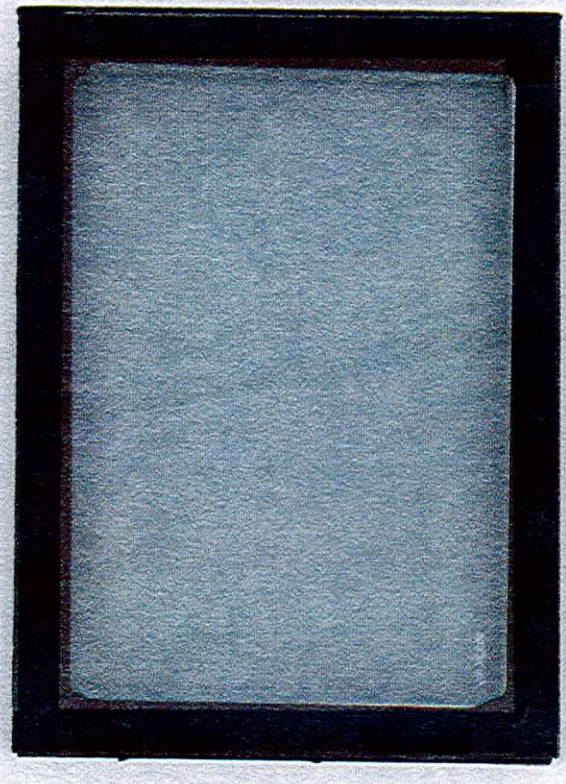



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MLK
&
ALTA

COLOR and MATERIALS

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ACT-2 DUNN EDWARDS, DEC789 LIGHT GREY

ACT-1 DUNN EDWARDS, DE5263 SONORA SHADE

PT-3 DUNN EDWARDS, DE6128 SAND DUNE

PT-2 DUNN EDWARDS, DEC716 STONISH BEIGE

PT-1 DUNN EDWARDS, DE6130 WOODED ACRE

GLASS: VIRACON, SOLARSCREEN
RADIANT LOW E GLASS
VR E 1-54

ST-1 GRANITE: ARIZONA TILE - SEAFOAM GREEN

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SDR 32826

Project Alta et-al

NWC of Alta Dr. and Martin L. King Blvd.

Proposed 390 thousand square foot office development.

Traffic produced by proposed development:

New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	390	11.01	4,294
AM Peak Hour			1.55	605
PM Peak Hour			1.49	581
(heaviest 60 minutes)				

Existing traffic on all nearby streets:

Alta Dr.	
Average Daily Traffic (ADT)	25,227
PM Peak Hour	2,018
(heaviest 60 minutes)	

Martin L. King Blvd.	
Average Daily Traffic (ADT)	25,915
PM Peak Hour	2,073
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Alta Dr.	32775
Martin L. King Blvd.	32775

This project will add approximately 4,294 trips per day on Alta Dr. and Martin L. King Blvd. This will increase expected volumes by about 17 percent on both of these streets. Currently Alta is at about 77 percent of capacity and Martin L. King Blvd. is at about 79 percent of capacity.

Based on Peak Hour use, this development will add roughly 605 additional cars into the area; which works out to about 10 every minute.

Note that this report assumes all traffic from this development uses all named streets.



SDR-32826 - APPLICANT/OWNER: PROJECT ALTA, LLC AND PROJECT ALTA II, LLC
NORTHWEST CORNER OF ALTA DRIVE AND MARTIN L KING BOULEVARD
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09



SDR-32826 - APPLICANT/OWNER: PROJECT ALTA, LLC AND PROJECT ALTA II, LLC
NORTHWEST CORNER OF ALTA DRIVE AND MARTIN L KING BOULEVARD
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09



SDR-32826 - APPLICANT/OWNER: PROJECT ALTA, LLC AND PROJECT ALTA II, LLC
NORTHWEST CORNER OF ALTA DRIVE AND MARTIN L KING BOULEVARD
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09



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NORTHWEST CORNER OF ALTA DRIVE AND MARTIN L KING BOULEVARD
FEBRUARY 12, 2009 PLANNING COMMISSION

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SDR-32826 - APPLICANT/OWNER: PROJECT ALTA, LLC AND PROJECT ALTA II, LLC
NORTHWEST CORNER OF ALTA DRIVE AND MARTIN L KING BOULEVARD
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01/08/09

Project Alta, LLC & Project Alta II, LLC
3883 Howard Hughes Pkwy, 8th Floor
Las Vegas, NV 89169
Tel 702.933.7140 | Fax 702.933.7146

December 29, 2008

City of Las Vegas – Development Services Center
Planning and Development Department
731 South Fourth Street
Las Vegas, NV 89101

Re: Letter of Justification
Las Vegas Metropolitan Police (Metro) Headquarters
NWC Martin Luther King Blvd. and Alta Dr.
APN 139-33-202-004 and -008

To Whom It May Concern:

Please accept this correspondence as our Letter of Justification for the submission of the Metro Headquarters project for your approval.

The Metro Headquarters project represents the consolidation of multiple departments of Metro, currently located throughout the valley, into a cohesive office campus located at the NWC of Martin Luther King Blvd. and Alta Dr. The project site is 14.55 acres in size and is zoned C-1. The development is planned to consist of two (2) 4-story office buildings (approximately 120,000 SF each), one (1) 5-story office building (approximately 150,000 SF) and one (1) 6-level parking structure along with the required onsite and offsite improvements. The office buildings will be contemporary in design with steel frame structures covered with an EIFS exterior and energy efficient glass openings. The elevations of the buildings will be articulated to provide visual interest while maintaining efficient floor plans for Metro.

SDR-32826
02/12/09 PC

The site is properly zoned to support this project and we are therefore only seeking Site Development Plan Review at this time. Based on our current understanding of the site, we are unaware of any other land use applications that will be required for the proposed development.

We appreciate your consideration of our application and are available to answer any questions you my have.

Sincerely,
Project Alta, LLC & Project Alta II, LLC

Jeffrey A. Fine
Authorized Signatory

SDR-32826
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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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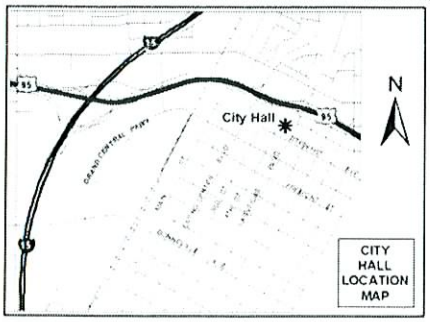
Official Notice of Public Hearing



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-32826

Planning Commission Meeting of 2/12/2009

Comments:
My only concern would be for the increase in traffic volume. and how it would be accomodated. MF.

Case: SDR-32826
13933212074
FISCHER PAUL & MARY G REV FAM TR
3109 SKIPWORTH DR
LAS VEGAS NV 89107-3241

KAVOS11 89107

A
38

City of Las Vegas Agenda Item No.: **39.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

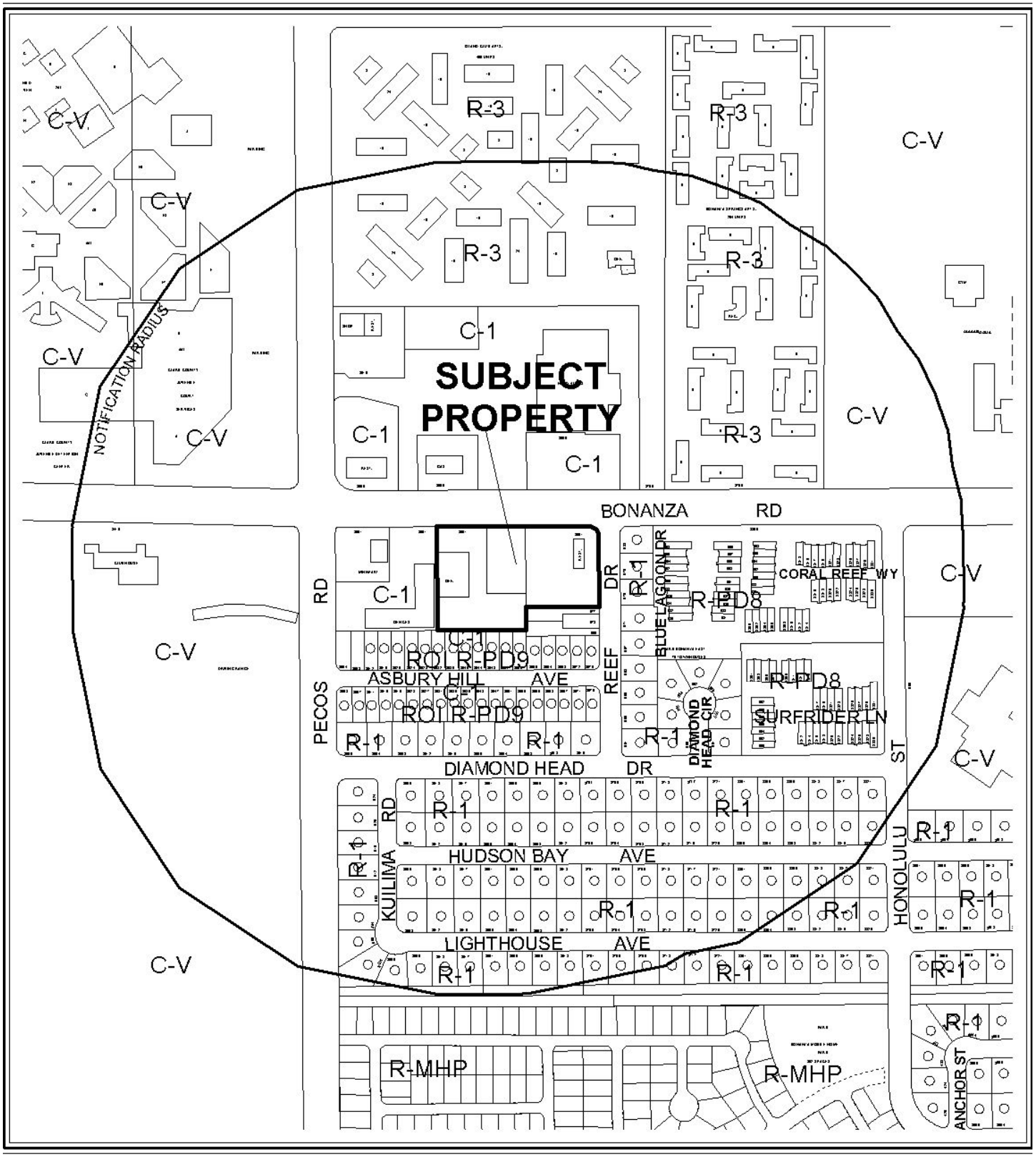
SUBJECT:
SDR-32837 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WATER STREET CENTER, LLC - Request for a Site Development Plan Review FOR A 5,375 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH AND RETAIL BUILDING on 2.59 acres generally located on the south side of Bonanza Road, approximately 450 feet east of Pecos Road (APN 140-31-121-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

C.C.: 03/18/2009

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



0 400 800 Feet

CASE: **SDR-32837**

RADIUS: 1000 FT

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

N



0 400 800 Feet

CASE: **SDR-32837**

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-32837 - APPLICANT/OWNER: WATER STREET CENTER, LLC

** CONDITIONS **

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

Planning and Development

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-9421) shall be required, 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 12/30/08, except as amended by conditions herein.

4. An Exception from Title 19.10.010(J)(11)(e) is hereby approved, to allow a four-foot sidewalk adjacency to the north side of the commercial building and a three-foot sidewalk adjacency to the west side of the commercial building where a five-foot sidewalk, landscape planter, or combination of both is required.

5. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the changes herein. The site plan shall be revised to indicate all locations and dimensions of sidewalks, utility pads, and hardscape areas.

6. 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: The landscape plan shall be revised to clearly indicate all hardscape areas and landscape planters, including the hardscape provided for the proposed utility pad at the rear of the building. Provide a minimum of four, five-gallon shrub for each required tree.

7. 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.

8. 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).

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

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

Public Works

14. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

15. Comply with the requirements of Las Vegas Municipal Code Chapter 4.32 Traffic Signal Impact Fee prior to the issuance of permits for this site.

16. No new buildings, permanent structures, or landscaping taller than 30 inches shall be constructed or placed within the existing 20-foot public sewer easement located along the north side of this site.

17. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

18. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-80-77, the Pecos/Bonanza Plaza commercial subdivision and all other applicable site-related actions.

SDR-32837 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a 5,375 square-foot Restaurant with Drive-Through and Retail building on 2.59 acres generally located on the south side of Bonanza Road, approximately 450 feet east of Pecos Road. The subject property is the last remaining undeveloped pad within a one-lot commercial subdivision consisting of an existing 2,372 square-foot Restaurant with Drive-Through and a 19,602 square-foot Office building. This proposal meets all applicable Title 19 requirements including Residential Adjacency, setback and landscape standards; therefore staff recommends approval of this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
11/02/77	The Board of City Commissioners approved a Rezoning (Z-0080-77) from R-E (Residence Estates) and R-3 (Medium Density Residential) to C-1 (Limited Commercial) and R-1 (Single Family Residential) on the south side of Bonanza Road between Pecos Road and the Park Bonanza Townhomes. The Planning Commission recommended approval of this request.
05/25/95	The Planning Commission approved a Plot Plan and Building Elevation Review [Z-0080-77(1)] for a proposed Shopping Center located on the south side of Bonanza Road and the east side of Pecos Road. Staff recommended approval of this request.
11/11/95	The City Council approved a Review of Condition [Z-0080-77(2)] which removed the requirements to construct half-street improvements along Pecos Road and Bonanza Drive, prior to occupancy of the site as required by the Department of Public Works for a proposed Shopping Center located on the south side of Bonanza Road and the east side of Pecos Road.
10/23/97	The Planning Commission approved a Tentative Map (TM-0047-97) and a Final Map (FM-0134-97) for a one-lot Commercial Subdivision on 7.07 acres located on the south side of Bonanza Road and the east side of Pecos Road. Staff recommended approval of these requests.
12/01/97	The Planning and Development Department administratively approved a Site Development Plan Review [Z-0080-77(4)] for a proposed 2,391 square-foot Restaurant with Drive-Through on 1.1 acres at the southwest corner of Bonanza Road and Reef Drive.

03/02/05	The City Council approved a General Plan Amendment (GPA-5082) to amend the Southeast Sector Plan of the General Plan from L (Low Density Residential) to SC (Service Commercial), a Special Use Permit (SUP-5096) for a Supper Club, and a Site Development Plan Review (SDR-5093) for a Supper Club on 1.58 acres south of Bonanza Road approximately 290 feet east of Pecos Road. The Planning Commission and staff recommended approval of these requests.
12/07/05	The City Council approved a Site Development Plan Review (SDR-9421) for a proposed 19,602 square-foot Office Building and a Waiver of the Building Placement, Parking Lot, Foundation and Perimeter Landscaping requirements and a Variance (VAR-9726) to allow a Residential Adjacency Separation of 80 feet where 99 feet is the minimum separation required for a proposed Office Building on 1.5 acres along the south side of Bonanza Road, approximately 300 feet east of Pecos Road. The Planning Commission recommended approval of these requests whereas staff recommended denial.
11/07/07	The City Council approved a Site Development Plan Review (SDR-24023) for a 4,350 square-foot Commercial Building comprised of 2,450 square feet of Retail floor space and a 1,900 square-foot Restaurant with Drive-Through on 0.44 acres located on the south side of Bonanza Road. The Planning Commission and staff recommended approval of this request.
04/02/08	The City Council approved a Review of Condition (ROC-26882) to remove Condition Number 15 of an approved Site Development Plan Review (SDR-24023) which required that the developer contribute the remaining traffic signal contribution monies on 0.44 acres located at 3595 East Bonanza Road. Staff recommended denial of this request.
Related Building Permits/Business Licenses	
There are no related building permits or business licenses associated with this request.	
Pre-Application Meeting	
12/15/08	A pre-application meeting was held with the applicant where the requirements of submitting a Site Development Plan Review were discussed.
Neighborhood Meeting	
A neighborhood meeting was not held, nor is one required.	
Field Check	
01/15/09	A field check was conducted by staff where the subject property was observed to be an undeveloped pad within a commercial subdivision. A non-permitted storage container was noted on the north half of the property.

Details of Application Request	
Site Area	
Gross Acres	0.44

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped, Office Building and Restaurant, 2,000 SF or More (with Drive-Through)	SC (Service Commercial) and L (Low Density Residential)	C-1 (Limited Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single-Family Residences	MLA (Medium Low Attached Density Residential)	R-PD9 (Residential Planned Development – 9 Units per Acre)
East	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
West	Office	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

Pursuant to Title 19.08.050, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	112,820 SF	N/A
Min. Lot Width	100 Feet	443 Feet	Y
Min. Setbacks			
• Front	20 Feet	73.75 Feet	Y
• Side (East)	10 Feet	199 Feet	Y
• Side (West)	10 Feet	149 Feet	Y
• Rear	15 Feet	84.25 Feet	Y
Max. Lot Coverage	50%	24.2%	Y
Max. Building Height	N/A	25 Feet	N/A
Trash Enclosure	Screened, Enclosed	Screened, Enclosed	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.060, the following standards apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	75 Feet	84 Feet	Y
Adjacent development matching setback	12 Feet	84 Feet	Y
Trash Enclosure	50 Feet	70 Feet	Y

Pursuant to Title 19.12.040, the following landscape standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Parking Area	1 Tree/6 Spaces	4 Trees	4 Trees	Y*
Buffer: Min. Trees	1 Tree/20 Linear Feet	4 Trees	4 Trees	Y*
	4, 5-Gallon Shrubs/Tree	24 Shrubs	19 Shrubs	N**
TOTAL		8 Trees	8 Trees	Y*
Min. Zone Width	15 Feet		15 Feet	Y*
Wall Height	6-8 Feet		None	N/A

* The remainder of the landscape areas within the subject commercial subdivision are shown as approved through Site Development Plan Review [Z-0080-77(4)] and (SDR-9421).

** A condition has been added requiring the applicant to provide four, five-gallon shrubs for each tree required.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	*Gross Floor Area or Number of Units*	*Required*			*Provided*		*Compliance*
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Restaurant, 2,000 SF or More (with Drive-Through)	2,372 SF	1/100 SF	23	1	22	2	Y
Restaurant, 2,000 SF or Less (with Drive-Through)	1,900 SF	1/100 SF	18	1	18	1	Y
General Retail Store	3,475 SF	1/175 SF	19	1	19	1	Y
Office, Other than Listed	19,602 SF	1/300 SF	63	3	63	3	Y

SubTotal			123	6	122	7	Y
TOTAL			129		129		Y*
Loading Spaces			1		1		Y

* The applicant has submitted a recorded Cross Access and Parking Agreement (Document #20060317-0002812) granting access between the three pad sites within the subject commercial subdivision. A copy of the Cross Access and Parking Agreement has been placed in the Site Development Plan Review (SDR-32837) file.

Exceptions		
Request	**Requirement**	**Staff Recommendation**
To allow a four-foot parking lot buffer between the parking area and the north face of the building and a three-foot parking lot buffer along a portion of the west side of the building	A minimum five-foot wide landscape buffer, sidewalk, or combination of both	Approval

ANALYSIS

This is a request for a Site Development Plan Review for a 5,375 square-foot Restaurant with Drive-Through and Retail building on 2.59 acres generally located on the south side of Bonanza Road, approximately 450 feet east of Pecos Road. The subject property is the last remaining undeveloped pad within a one-lot commercial subdivision consisting of an existing 2,372 square-foot Restaurant with Drive-Through and a 19,602 square-foot Office building. This proposal meets all applicable Title 19 requirements including Residential Adjacency, setback and landscape standards; therefore staff recommends approval of this request.

- **Land Use and Zoning**

  The subject property is located within the Southeast Sector Plan of the General Plan with a land use designation of SC (Service Commercial). The Service Commercial category allows 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. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

The existing Restaurant, 2,000 SF or More (with Drive- Through) to the east of the subject pad, within the commercial subdivision but not part of this review, carries a non-conforming land use designation of L (Low Density Residential). The Low Density category generally permits single-family detached homes, manufactured homes on individual lots, gardening, home occupations, and family child care facilities. This category allows up to 5.49 units per acre.

The subject property carries an existing zoning designation of 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 Service Commercial and the Neighborhood Center categories of the General Plan.

- **Site Plan**

The proposed Restaurant with Drive-Through and Retail building is a 5,375 square-foot single-story building located on an undeveloped pad site near the center of the subject property. The site has direct access by a single driveway to Bonanza Road, designated as a 100-foot Primary Arterial by the Master Plan of Streets and Highways, which is adequate for the proposed Restaurant with Drive-Through and Retail use. As there is no direct assess to Reef Street to the east, there will be no negative impact on the adjacent roadways or neighborhood traffic.

The proposed building has been placed at roughly the center of the commercial subdivision, set back approximately 71 feet from Bonanza Road to the north and 84 feet from the single-family residences to the south. A total of 129 parking spaces have been provided on site where 129 are required, including six handicapped van accessible and one standard handicapped parking space. This proposal will add 19 parking spaces to the existing 110 parking spaces within the subject commercial subdivision. The applicant has submitted a copy of a recorded Cross Access and Parking Agreement (Document #20060317-0002812) granting access between the three pad sites within the subject commercial subdivision. A drive-through lane, with a stacking lane which can accommodate six vehicles, is provided at the rear of the building along with a trash enclosure and utility pad. All parking lot access and drive aisles meet the minimum 24-foot required width for two-way traffic, and a new 15-foot by 25-foot loading zone will be added at the rear of the subject property.

Additionally, the site plan indicates the proposed parking lot and drive aisle along the north and west sides of the building will have a reduced buffer between the building and the parking lot, where Title 19.10.010(J)(11)(e) requires a minimum five-foot landscape buffer, sidewalk, or combination of both. The north side of building, which abuts seven proposed parking spaces, will contain two pop outs which reduce the buffer width from five feet to four feet. The combined width of these two pop outs is seven feet. The west side of the building is uniformly set back four feet from the parking lot access aisle, with the exception of two five-foot wide pop outs, which reduce the width to three feet. The applicant has requested an Exception to the requirement in order to accommodate architectural embellishments. Staff can support this request as the embellishments create visual interest along the façade of the building and will not negatively impact the proposed development.

- **Landscape Plan**

The perimeter landscape buffers for the existing commercial subdivision have been installed as approved through Site Development Plan Review [Z-0080-77(4)] and (SDR-9421). This proposal will utilize the existing front landscape buffer, which provides one 24-inch box tree for every 20 lineal feet, and add four additional 24-inch box trees on the site. The four trees to be added will fulfill the parking lot shade tree requirement of one tree per every six uncovered parking spaces. Three of the additional trees will be placed at the parking spaces adjacent to the rear of the building, and one additional tree will be added adjacent to the southwest corner of the existing driveway, within the front landscape buffer.

The site plan does not indicate that the appropriate quantities of shrubs will be placed on site; a condition has been added requiring the applicant to provide a minimum of four, five-gallon shrubs for each required tree. Additionally, the landscape and site plan submitted do not clearly indicate hardscape or landscape areas. While trees, shrubs and walkways are shown on the plan, the landscape areas and sidewalk areas appear to blend together, creating a lack of information provided. A condition has been added requiring the applicant to revise the landscape plan to clearly define all hardscape areas and landscape planters.

- **Elevations**

The elevations depict a single-story flat-roofed structure as a Restaurant with Drive-Through and Retail building. The building will consist of stucco with both smooth and rough finishes, utilize stone veneer on the bases of the pop outs and feature foam shaped cornices with a rough Italian finish at the parapet level. The main body of the proposed structure will be painted “Porous Stone” while the pop outs will be painted “Wooden Peg” in color.

The proposed elevations indicate glass storefront windows and entryways will be located on the south face of the building, with enhanced entryways consisting of pop outs and decorative banding on the east half of this façade. Awnings and tenant signage, which will be reviewed via individual permits, will be located above the entryways. The west façade of the building will contain a small glass storefront surrounded by an enhanced entryway consisting of pop outs and decorative banding on the north half of the façade, smaller storefront windows, awnings and tenant signage. The south elevation will contain a small pop out on each end of the building surrounding a utility room doorway and a drive-through window. The pop outs will be articulated with banding, arches, and a small square inset within each arch. The remainder of the elevation will be windowless, utilize horizontal and vertical line breaks and decorative banding at the parapet level. The east elevation will also be windowless, contain one solid exit door, incorporate three decorative rectangular line breaks and decorative banding at the parapet level.

- **Floor Plans**

The floor plans submitted depict a 5,375 square-foot shell building, which will contain 1,900 square feet of space dedicated for a Restaurant with Drive-Through and 3,475 square feet of space dedicated for General Retail. A small electrical room with a roof access ladder and a fire sprinkler room are provided at the southwest corner of the building, and are accessed externally. Three ingress/egress doorways are provided along the north face of the building, and singular doorways are located on the east and west sides of the building. Interior specifications are not shown on the plans; however, this project, if approved, would require each proposed tenant to submit interior tenant improvement permit applications to the City of Las Vegas for approval.

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 commercial development will compliment the adjacent office and restaurant uses within the subdivision. The project meets Title 19.08.060 Residential Adjacency building height and setback requirements.

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 complies with the General Plan and adopted city plans and policies. The applicant has requested an exception of Title 19.10.010(J)(11)(e) which requires buildings to be separated from parking lots with a minimum five-foot landscape buffer, sidewalk, or combination of both. Staff can support this request as the embellishments create visual interest along the façade of the building and will not negatively impact the proposed development.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The site has direct access by a single driveway to Bonanza Road, designated a 100-foot wide Primary Arterial by the Master Plan Streets and Highways, which is adequate for the proposed Restaurant with Drive-Through and Retail use. As there is no direct access to Reef Street, there will be no negative impact on the adjacent roadways.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed building materials of stucco and stone veneer are appropriate for the area and for the City. The landscape materials are consistent with the landscape within the existing commercial subdivision and therefore appropriate for this proposal.

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 and design characteristics are compatible with development in the area and typical of most smaller retail developments found throughout the City of Las Vegas.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The project will be subject to permit review and inspections; therefore, appropriate measures will be taken to protect public health, safety and general welfare

NEIGHBORHOOD ASSOCIATIONS NOTIFIED	6
ASSEMBLY DISTRICT	11
SENATE DISTRICT	10
NOTICES MAILED	231
APPROVALS	0
PROTESTS	0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-32837** APN: 140-31-121-007

Name of Property Owner: Luis Gutierrez % Water Street, llc

Name of Applicant: Luis Gutierrez

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: 140-31-121-007

Signature of Property Owner: _____

Print Name: Luis Gutierrez

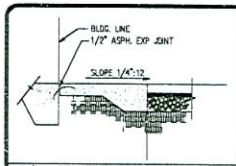
Subscribed and sworn before me

This 30th day of December, 2008

_____

Notary Public in and for said County and State

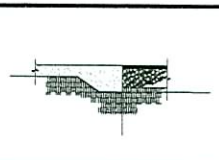
DEBRA L. DICKINSON
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 93-1416-1
MY APPT. EXPIRES APRIL 7, 2009



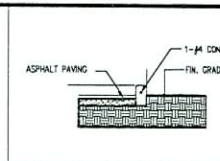
1 WALK @ BUILDING



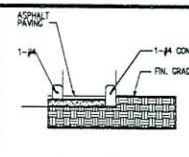
2 ASPHALT



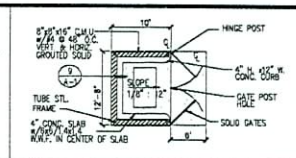
3 TRASH ENCL. / A/C APRON FTG.



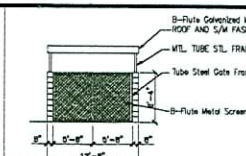
4 CONCRETE CURB



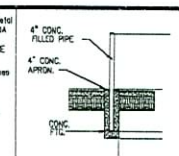
5 PARKING BUMPER



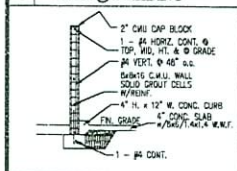
6 TRASH ENCLOSURE



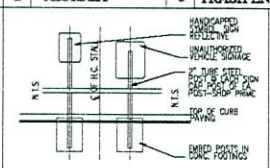
7 TRASH ENC. ELEV.



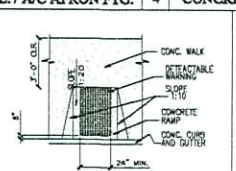
8 BOLLARD DETAIL



9 TRASH ENCLOSURE



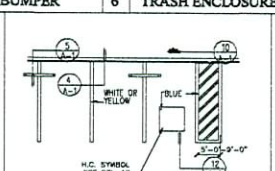
10 PARKING SIGNS



11 HANDICAP RAMP



12 HANDICAP SYMBOL



13 PARKING STRIPING

HANDICAP SITE NOTES

ENTRANCES AND EXITS :

1.– ALL PRIMARY ENTRANCES TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO THE PHYSICALLY HANDICAPPED.

2.– THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST.

3.– LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATED BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE SPECIFIED HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN THE EGRESS DIRECTION.

4.– ALL EXIT DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD.

5.– DOORS WILL BE OPERABLE WITH A SINGLE EFFORT WITHOUT REQUIRING GRASPING.

6.– EVERY DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKED DEVICES SHALL BE OF AN APPROVED TYPE.

ACCESSIBLE ROUTES PER 401– 402

1. HANDICAP PARKING STALLS SHALL LEVEL AND HAVE A SLOPE AND CROSS SLOPE OF NO GREATER THAN 1:20 (MAX.)
2. HANDICAP ACCESSIBLE ROUTES SHALL HAVE A SLOPE NO GREATER THAN 5% (MAX.) AND CROSS SLOPE NO GREATER THAN 2% (MAX.)
3. HANDICAP ACCESS ISLE ADJACENT TO H.C. SPACES SHALL BE LEVEL AND HAVE A SLOPE AND CROSS SLOPE NO GREATER THAN 1:20 (MAX.)

PARKING SPACES

1. PARKING SPACES SHALL COMPLY W/ ANSI 501– 503 STANDARDS.
2. H.C. ACCESSIBLE SPACES SHALL BE DESIGNATED W/ A SIGN SHOWING THE INTERNATIONAL SIGN OF H.C. ACCESSIBILITY.SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
3. VAN PARKING SPACES SHALL HAVE A MIN. HEIGHT OF 98 IN MIN. AT THE SPACE AND SHALL HAVE AN ACCESSIBLE AISLE 80 IN. MIN. WIDE

PARKING ANALYSIS

LAS VEGAS MUNICIPAL CODE CHAPTER 19.10.010 (ON-SITE PARKING STANDARDS)

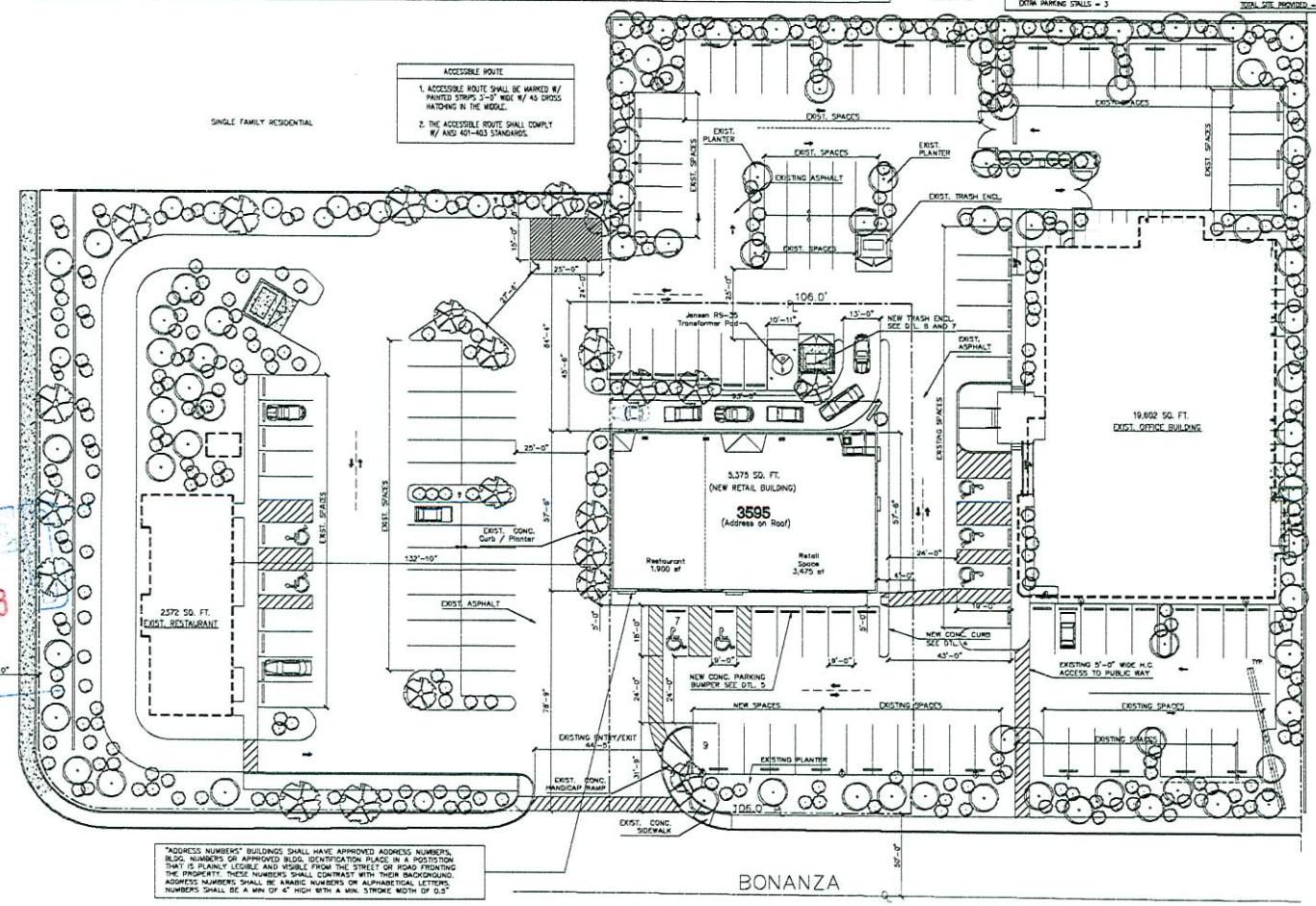
(EXISTING RESTAURANT) 1 PER 100 SF = 2,372 SF = 24
24 STALLS (INCLUDING 6 STACKING CARS)
H.C. REQUIRED = 2 H.C. STALLS (INCLUDED)
TOTAL REQUIRED = 24
TOTAL PROVIDED = 37
EXTRA PARKING STALLS = 13

(EXISTING OFFICE BUILDING) 1 PER 300 SF = 19,602 SF = 66
66 STALLS
H.C. REQUIRED = 3 H.C. STALLS (INCLUDED)
TOTAL REQUIRED = 66
TOTAL PROVIDED = 66
EXTRA PARKING STALLS = 3

(PROPOSED RESTAURANT) 1 PER 100 SF = 1,900 SF = 19
19 STALLS (INCLUDING 6 STACKING CARS)
H.C. REQUIRED = 1 H.C. STALLS (INCLUDED)
TOTAL REQUIRED = 19
TOTAL PROVIDED = 19

(PROPOSED RETAIL) 1 PER 175 SF = 3,475 SF = 20
20 STALLS
H.C. REQUIRED = 1 H.C. STALLS (INCLUDED)
TOTAL REQUIRED = 20
TOTAL PROVIDED = 20

SITE PARKING REQUIRED = 129
TOTAL SITE PROVIDED = 129



"ADDRESS NUMBERS" BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BLDG. NUMBERS OR APPROVED BLDG. IDENTIFICATION PLACE IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MIN OF 4" HIGH WITH A MIN. STROKE WIDTH OF 0.5"

A SITE PLAN

SCALE: 1/16"=1'-0"

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DEC 30 2008
RE

SDR-32837
02/12/09 PC

REVISIONS

Cordell Construction, Inc.
10729 Hunter Mountain Avenue
Las Vegas, NV 89129
Cordell Lezchovilla, President - CL: 702-460-8221
NV LIC # 0062897 - B2 - Bid Limit $1,000,000

DESIGN: SITE PLAN
PROJECT: PECOS / BONANZA PLAZA
3595 East Bonanza Road - Las Vegas, NV 89110 - Attn: Luis Gutierrez - CL: 498-5305

DATE: 12/26/2008
LATEST REVISION:
SHEET NUMBER: A-1

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WINDOW SCHEDULE

NO.	WIDTH	HEIGHT	GLAZING	FRAME	COLOR	REMARKS
A	11'-11"	4'-0"	(V) INSULATING	BLACK	BLUE/GREEN	STOREFRONT GLASS SYSTEM, SAFETY GLZG. REQUIRED
B	11'-11"	4'-0"	(V) INSULATING	BLACK	BLUE/GREEN	STOREFRONT GLASS SYSTEM, SAFETY GLZG. REQUIRED
C	4'-0"	4'-0"	(V) INSULATING	BLACK	BLUE/GREEN	STOREFRONT GLASS SYSTEM, SAFETY GLZG. REQUIRED
D	4'-0"	4'-0"	(V) INSULATING	BLACK	BLUE/GREEN	STOREFRONT GLASS SYSTEM, SAFETY GLZG. REQUIRED
E	7'-11"	4'-0"	(V) INSULATING	BLACK	BLUE/GREEN	STOREFRONT GLASS SYSTEM, SAFETY GLZG. REQUIRED
F	8'-0"	4'-0"	(V) INSULATING	BLACK	BLUE/GREEN	STOREFRONT GLASS SYSTEM, SAFETY GLZG. REQUIRED
G	8'-0"	4'-0"	(V) INSULATING	BLACK	BLUE/GREEN	STOREFRONT GLASS SYSTEM, SAFETY GLZG. REQUIRED
H	4'-0"	4'-0"	(V) INSULATING	BLACK	BLUE/GREEN	STOREFRONT GLASS SYSTEM, SAFETY GLZG. REQUIRED
I	4'-0"	4'-0"	(V) INSULATING	BLACK	BLUE/GREEN	STOREFRONT GLASS SYSTEM, SAFETY GLZG. REQUIRED
J	4'-0"	4'-0"	(V) INSULATING	BLACK	CLEAR	SPAN-DRIL MNG "KAR-GRIP" 60" 500 A100 (W.D), SAFETY GLZG. REQ

GENERAL NOTES
#1- THE CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION OF WINDOW SYSTEMS
#2- THE WINDOWS AND GLZD. DOORS SHALL CONFORM TO I.B.C. SECTION 1714.5.1 STANDARDS

DOOR SCHEDULE

NO.	WIDTH	HEIGHT	MARK	TYPE	FRAME	REMARKS	LOCK	INDIVID.
1	6'-0"	7'-0"	SL	STORE FRONT	ALUM. BLACK	SAFETY GLZG. REQ.	ENTRY	(3) KEYS
2	3'-0"	7'-0"	SL	STORE FRONT	ALUM. BLACK	SAFETY GLZG. REQ.	ENTRY	(3) KEYS
3	3'-0"	7'-0"	SL	STORE FRONT	ALUM. BLACK	SAFETY GLZG. REQ.	ENTRY	(3) KEYS
4	3'-0"	7'-0"	SL	STORE FRONT	ALUM. BLACK	SAFETY GLZG. REQ.	ENTRY	(3) KEYS
5	3'-0"	7'-0"	SL	STORE FRONT	ALUM. BLACK	SAFETY GLZG. REQ.	ENTRY	(3) KEYS
6	2'-6"	7'-0"	H.C.	MTL.	MTL./BLACK	N/A	STORAGE	(3) KEYS
7	3'-0"	7'-0"	H.C.	MTL.	MTL./BLACK	N/A	STORAGE	(3) KEYS
8	3'-0"	7'-0"	H.C.	MTL.	MTL./BLACK	N/A	ENTRY	(3) KEYS

1 PROVIDE ILLUMINATED EXIT SIGNAGE AS PER I.B.C. 1006 AND 1011.1.2@ ALL ENTRANCE & EXIT DOORS
2 PROVIDE ACCESSIBLE DOOR THRESHOLDS AS PER I.B.C. 1008.1.6
3 PROVIDE ACCESSIBLE ROUTE SIGNAGE @ EXTERIOR ENTRANCE DOORS AS PER I.B.C. 1011.1
4 DOORS AND DOOR WAYS TO CONFORM TO ANSI 404. ALL EXT. ENTRANCE AND EXIT DOORS
5 PROVIDE PANIC HARDWARE RELEASE AS PER I.B.C. 1008.1.8.1 @ ALL EXTERIOR ENTRANCE/EXIT DOORS
6 PROVIDE PUSH/PULL OR LEVER HARDWARE PER. ANSI 404.2.6 STANDARDS. 34" MIN AND 48" MAX. ABV. FLOOR
7 AT DOORWAYS, FLOOR SURFACES TO CONFORM TO ANSI 404.2.3.5 AND 404.2.9



A THRESHOLD DETAILS

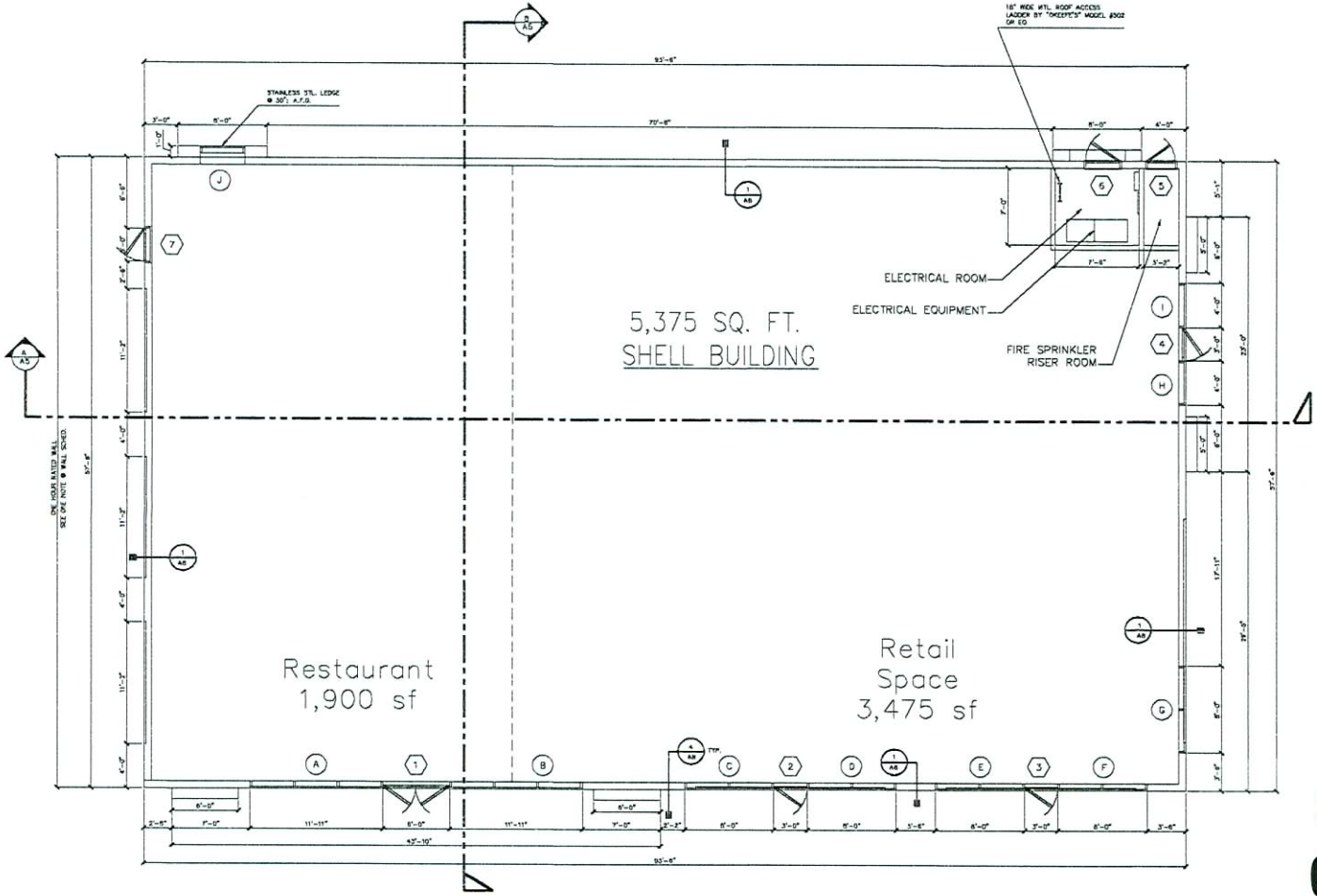
WALL SCHEDULE

EXT. WALL - 2 X 6 DF-L#2 @ 16" O.C.
W/ 5/8" TYPE 'X' GYPBD. INSIDE &
3-COAT STUCCO SYS.
OUTSIDE (TYP. U.N.O.)

ONE HOUR EXTERIOR RATED WALL

PER TABLE 720.1(2)
Item # 15-1.3

2"X4" MIN. WOOD STUDS @ 16" O.C. W/ 7/8" CEMENT PLASTER (MEASURED FROM THE FACE OF STUDS) ON THE EXTERIOR SURFACE WITH INTERIOR SURFACE TREATMENT AS REQUIRED FOR INT. WOOD STUD PARTITIONS IN TABLE 720.1(2) PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 FOR BROWN COAT, BY VOLUME CEMENT TO SAND



SDR-32837
02/12/09 PC

A FLOOR PLAN
SCALE: 1/4"=1'-0"

REVISIONS

Cordell Construction, Inc.
10729 Hunter Mountain Avenue
Las Vegas, NV 89129
Cordell Leadbetter, President - CL: 702.460.8221
NV LIC # 0052897 - B2 - Bid Limit $1,000,000

ISSUED:
FLOOR PLAN

PROJECT:
PECOS / BONANZA PLAZA
3595 East Bonanza Road - Las Vegas, NV 89110 - Attn: Luis Gutierrez - CL: 498-5305

DATE: 12/26/2008
LATEST REVISION:
SHEET NUMBER:
A-2

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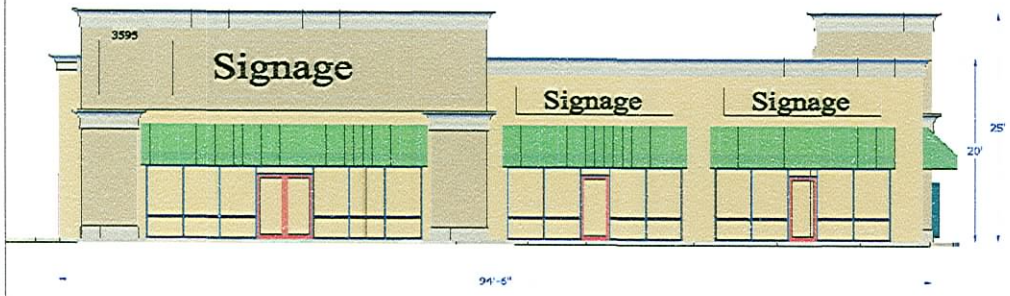
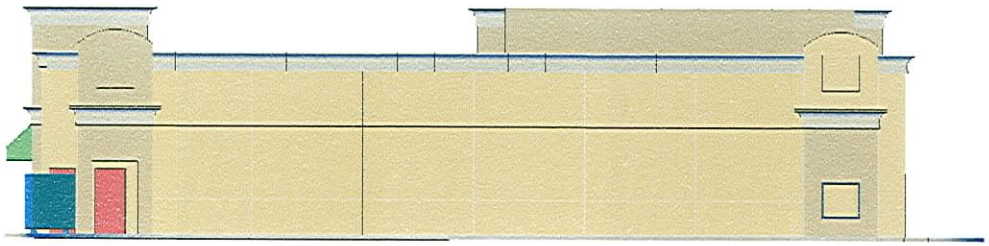
DEC 30 2008



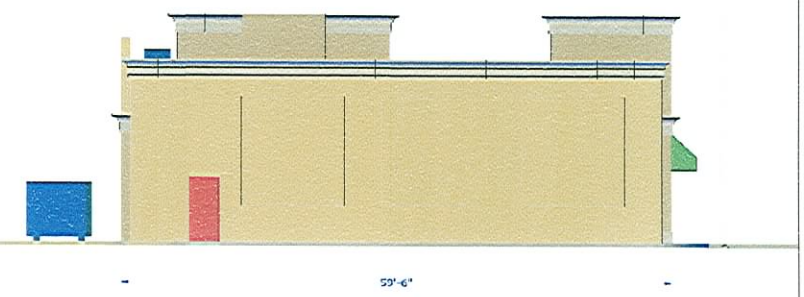
Pecos Bonanza Plaza - Front Elevation - North Side - Scale: $\frac{3}{16}$" = 1'-0"



Pecos Bonanza Plaza - Side Elevation - West Side



Pecos Bonanza Plaza - Rear Elevation - South Side - Scale: $\frac{3}{16}$" = 1'-0"



Pecos Bonanza Plaza - Side Elevation - East Side

SDR-32837

02/12/09 PC

REVISIONS

Cordell Construction, Inc.
10729 Hunter Mountain Avenue
Las Vegas, NV 89129
Cordell Leatherville, President - CL: 702-480-8221
NV LIC # 0062897 - B2 - Bid Limit: $1,000,000

DESIGN:
BUILDING ELEVATIONS

PROJECT:
PECOS / BONANZA PLAZA
3595 East Bonanza Road - Las Vegas, NV 89110 - Attn: Luis Gutierrez - CL: 498-5305

DATE:
12/26/2008

LATEST REVISION:

SHEET NUMBER:
A-4

990209

02100

PECOS/BONANZA PLAZA

A COMMERCIAL SUBDIVISION

A PORTION OF THE NW1/4 NW1/4 OF SECTION 31, T. 20 S., R. 62 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNERS CERTIFICATE & DEDICATION

I, JOHN E. KENNEY JR., TRUSTEE OF THE KENNEY FAMILY DECLARATION OF TRUST DO HEREBY CERTIFY THAT THEY ARE THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF:

PECOS/BONANZA PLAZA

AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, AND DO HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PLACES AS INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC.

FURTHERMORE, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT WITHIN THE AREA SHOWN AS PRIVATE STREETS, COMMON AREAS AND ALL AREAS NOT OCCUPIED BY ANY BUILDING FOR THE CONSTRUCTION, OPERATION AND FINAL REMOVAL OF PUBLIC STREET LIGHTS, IF ANY, AND PUBLIC FIRE HYDRANTS, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS THEREFROM.

FURTHERMORE, THE UNDERSIGNED OWNERS HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY, SPRINT/CENTRAL TELEPHONE COMPANY, JOINTLY AND SEVERALLY, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COMMUNITY CABLE T.V., INC. AND TO THERE RESPECTIVE SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AS SHOWN HEREON AS PRIVATE STREETS, COMMON AREAS AND ALL AREAS NOT OCCUPIED BY ANY BUILDING FOR THE CONSTRUCTION, MAINTAINANCE, OPERATION AND FINAL REMOVAL OF UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE TELEVISION LINES AND FIRE HYDRANTS AND APPURTENANCES AND ABOVE GROUND ELECTRICAL TRANSFORMERS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

John E. Kenney Jr. 1-8-98
JOHN E. KENNEY, JR., TRUSTEE OF THE KENNEY FAMILY DECLARATION OF TRUST — DATE

ACKNOWLEDGEMENT

STATE OF NEVADA }
COUNTY OF CLARK } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Jan. 8, 1998 BY JOHN E. KENNEY, JR., AS TRUSTEE OF THE KENNEY FAMILY DECLARATION OF TRUST.

Jennifer L. Margison
JENNIFER L. MARGISON
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES APR. 7, 2001

WE, THE HEREIN NAMED EASEMENT RECIPIENTS APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

Lewis E. Rinker 2-12-98
LAS VEGAS VALLEY WATER DISTRICT — LEWIS E. RINKER — DATE

Clark G McCarroll 1-8-98
SOUTHWEST GAS CORPORATION — CLARK G. MCCARROLL — DATE

Lori Cowan 2-12-98
NEVADA POWER COMPANY — LORI COWAN — DATE

Myles Smith 1-9-98
SPRINT/CENTRAL TELEPHONE COMPANY — MYLES SMITH — DATE

Larry Norman 2-12-98
COMMUNITY CABLE T.V., INC. — LARRY NORMAN — DATE

Charles Kajkowski 12-15-98
CITY OF LAS VEGAS — CHARLES KAJKOWSKI — DATE

CITY SURVEYOR'S CERTIFICATE

I, RITA M. LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF:

PECOS/BONANZA PLAZA

AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT A PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THAT MONUMENTS OF THE CHARACTER AND OCCUPYING THE POSITIONS INDICATED WILL BE SET ON OR BEFORE THE 11th DAY OF November 1999.

Rita M. Lumos 2/5/99
RITA M. LUMOS, P.L.S. — DATE
CITY OF LAS VEGAS SURVEYOR
NEVADA CERTIFICATE NO. 5094

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Edmund J. Rojcik 4.14.98
DISTRICT BOARD OF HEALTH — EDMUND J. ROJCIK — DATE

DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

Robert Coache 4-21-98
DIVISION OF WATER RESOURCES — ROBERT COACHE — DATE

CERTIFICATE OF PLANNING COMMISSION/DIRECTOR OF PLANNING AND DEVELOPMENT APPROVAL

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AN ANY APPROVED ALTERATIONS THERETO; THAT THIS MAP COMPLIES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET; AND THAT THE MAP WAS APPROVED AND THE PARCEL HEREIN WERE ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, NEVADA ON THE 23rd DAY OF October 1997.

Theresa O'Donnell 1/2/98
THERESA O'DONNELL — DATE
DIRECTOR OF PLANNING AND DEVELOPMENT AND SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS

BASIS OF BEARINGS

S 89°42'31"E., BEING THE BEARING OF THE NORTH LINE OF THE NW1/4 NW1/4 OF SECTION 31, T. 20 S. R. 62 E., M.D.M., AS SHOWN IN FILE 81, PAGE 20 OF PARCEL MAPS ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER.

WATER COMMITTMENT

RECORDATION OF THIS SUBDIVISION MAP WILL ESTABLISH A LIMITED WATER COMMITMENT FROM THE LAS VEGAS VALLEY WATER DISTRICT AS FOLLOWS:

LOT NO.	ACRE-FEET/YEAR
1	7.0

George A. Jacoby 4/17/98
APPROVED: — DATE
LAS VEGAS VALLEY WATER DISTRICT
GEORGE A. JACOBY

SURVEYORS CERTIFICATE

I, KEN W. KRAEMER, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE REQUEST OF:

JOHN E. KENNEY, JR.

2. THE LANDS SURVEYED LIE WITHIN THE NW1/4 NW1/4 OF SECTION 31, T. 20 S., R. 62 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON SEPTEMBER 5, 1997.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY NOV. 11, 1999 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

Ken W. Kraemer
KEN W. KRAEMER
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 7812

KEN W. KRAEMER — PROFESSIONAL LAND SURVEYOR — STATE OF NEVADA — NO. 7812

4/14/98

LEGAL DESCRIPTION

BEING A PORTION OF THE NW1/4 NW1/4 OF SECTION 31, T. 20 S., R. 62 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

PARCEL 2 OF FILE 81, PAGE 20 OF PARCEL MAPS ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER.

SAID PARCEL CONTAINS 7.07 ACRES, MORE OR LESS.

RECEIVED
DEC 30 2008

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX 278.3695

FM-134-97
SHEET 1 OF 2

FINAL MAP
OF:
PECOS/BONANZA PLAZA
A COMMERCIAL SUBDIVISION
BEING A PORTION OF
THE NW1/4 NW1/4 OF SECTION 31, T. 20 S., R. 62 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

KRAEMER ENGINEERING CO., INC.
3111 SOUTH VALLEY VIEW BLVD., SUITE NO. I-108
LAS VEGAS, NEVADA 89102
TEL. (702) 362-4992 FAX (702) 362-7310

DOC. 02100
FILED AT THE REQUEST OF: KRAEMER ENGINEERING CO., INC.
DATE: 2-9-99 @ 15:56
BOOK 88 PAGE 26
OF PLATS
OFFICIAL RECORDS
BOOK 990209
CLARK COUNTY, NEVADA RECORDS
JUDITH A. VANDEVER, RECORDER
FEE: 35.35 DEPUTY CRD

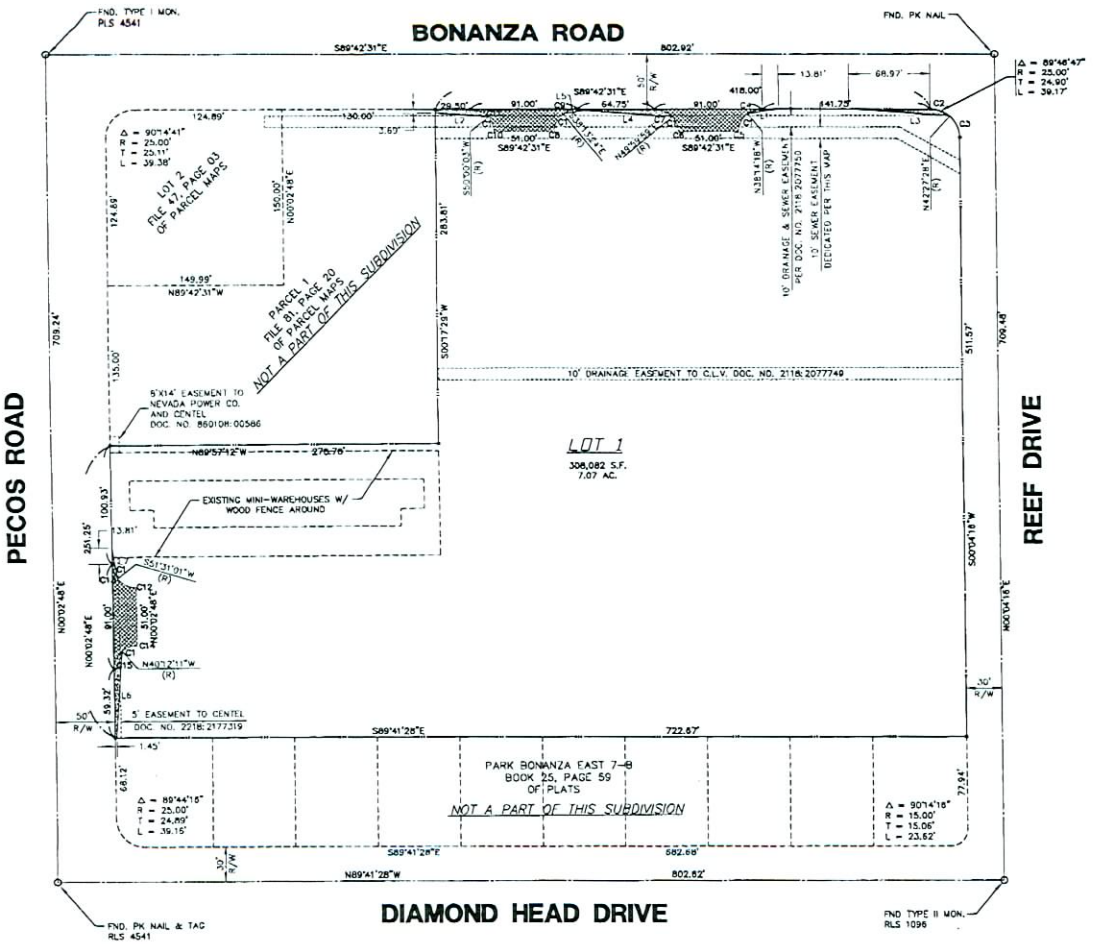
BOOK 88 PAGE 26

BK88 PG26

SDR-32837
02/12/09 PC

990209

02100



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LEGEND

- STREET CENTERLINE
- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- FOUND POINT AS NOTED
- FOUND REBAR AND ALCAP, PLS 10180
- SIGHT VISIBILITY RESTRICTION EASEMENT THE HEIGHT OF LANDSCAPING AND/OR PHYSICAL IMPROVEMENTS WITHIN THIS AREA ARE RESTRICTED TO A MAXIMUM HEIGHT OF 30 INCHES. (TO BE PRIVATELY MAINTAINED.)
- INGRESS/EGRESS EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER THIS PLAT.
- LOT 1 — LOT NUMBER (1 TOTAL)

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	31.42	20.00	20.00	90°0'0"
C2	18.40	25.00	9.84	42°9'58"
C3	20.78	25.00	11.03	47°36'48"
C4	13.45	20.00	6.99	38°31'47"
C5	17.97	20.00	9.84	51°28'13"
C6	14.06	20.00	7.34	40°17'26"
C7	17.35	20.00	9.28	49°42'34"
C8	17.97	20.00	9.84	51°28'13"
C9	13.44	20.00	6.99	38°30'53"
C10	14.08	20.00	7.34	40°17'26"
C11	17.35	20.00	9.28	49°42'34"
C12	17.97	20.00	9.84	51°28'13"
C13	13.45	20.00	6.99	38°31'47"
C14	14.05	20.00	7.33	40°14'59"
C15	17.37	20.00	9.27	49°45'1"

LINE TABLE

LINE	DISTANCE	DIRECTION
L1	26.63	N80°52'45"E
L2	44.68	N85°23'35"W
L3	86.00	S85°23'38"E
L4	75.01	N85°23'35"W
L5	17.90	N82°52'28"E
L6	74.80	S04°21'56"W
L7	26.63	N09°21'56"W

NOTE

EACH OF THE FUTURE LOTS OF THIS COMMERCIAL SUBDIVISION AND THEIR RESPECTIVE OWNERS OF EACH OF THEM, IS HEREBY GRANTED A PERPETUAL, NON-EXCLUSIVE RECIPROCAL RIGHT, PRIVILEGE AND EASEMENT OVER, UPON AND ACROSS PORTIONS OF THE COMMERCIAL SUBDIVISION FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO ALL DRIVEWAYS CONNECTING THE COMMERCIAL SUBDIVISION TO ABUTTING STREETS.

RECEIVED
DEC 3 0 2008

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX 278.5695

SHEET 2 OF 2

FINAL MAP OF: PECOS/BONANZA PLAZA
A COMMERCIAL SUBDIVISION
BEING A PORTION OF
THE NW1/4 NW1/4 OF SECTION 31, T. 20 S., R. 62 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PECOS/BONANZA PLAZA
A COMMERCIAL SUBDIVISION

KRAEMER ENGINEERING CO., INC.
3111 SOUTH VALLEY VIEW BLVD., SUITE NO. I-108
LAS VEGAS, NEVADA 89102
TEL. (702) 363-4882 FAX (702) 362-7369

NET AREA =
308,082 S.F., 7.07 AC.

BK88 PG26

Book 89 PAGE 26

SDR-32837
02/12/09 PC

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

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

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 50 100 200 400 600 800

MAP LEGEND

AVERAGE DA VALUE 35

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

- PARCEL BOUNDARY
- SUBD BOUNDARY
- ROAD EASEMENT
- PM/LD BOUNDARY
- NON-PARCEL LOT LINE
- MATCH LINE / LEADER LINE
- ROAD ID NUMBER

001 1.00 PARCEL NUMBER ACREAGE
202 PARCEL SUB/SEQ NUMBER
PLAT RECORDING NUMBER
5 BLOCK NUMBER
LOT NUMBER
GOV. LOT NUMBER

BOOK T20S R62E

	R61E	R62E	R63E
T19S	124	123	122
T20S	139	140	141
T21S	162	161	160

Scale:1"=200' Rev:07/24/06

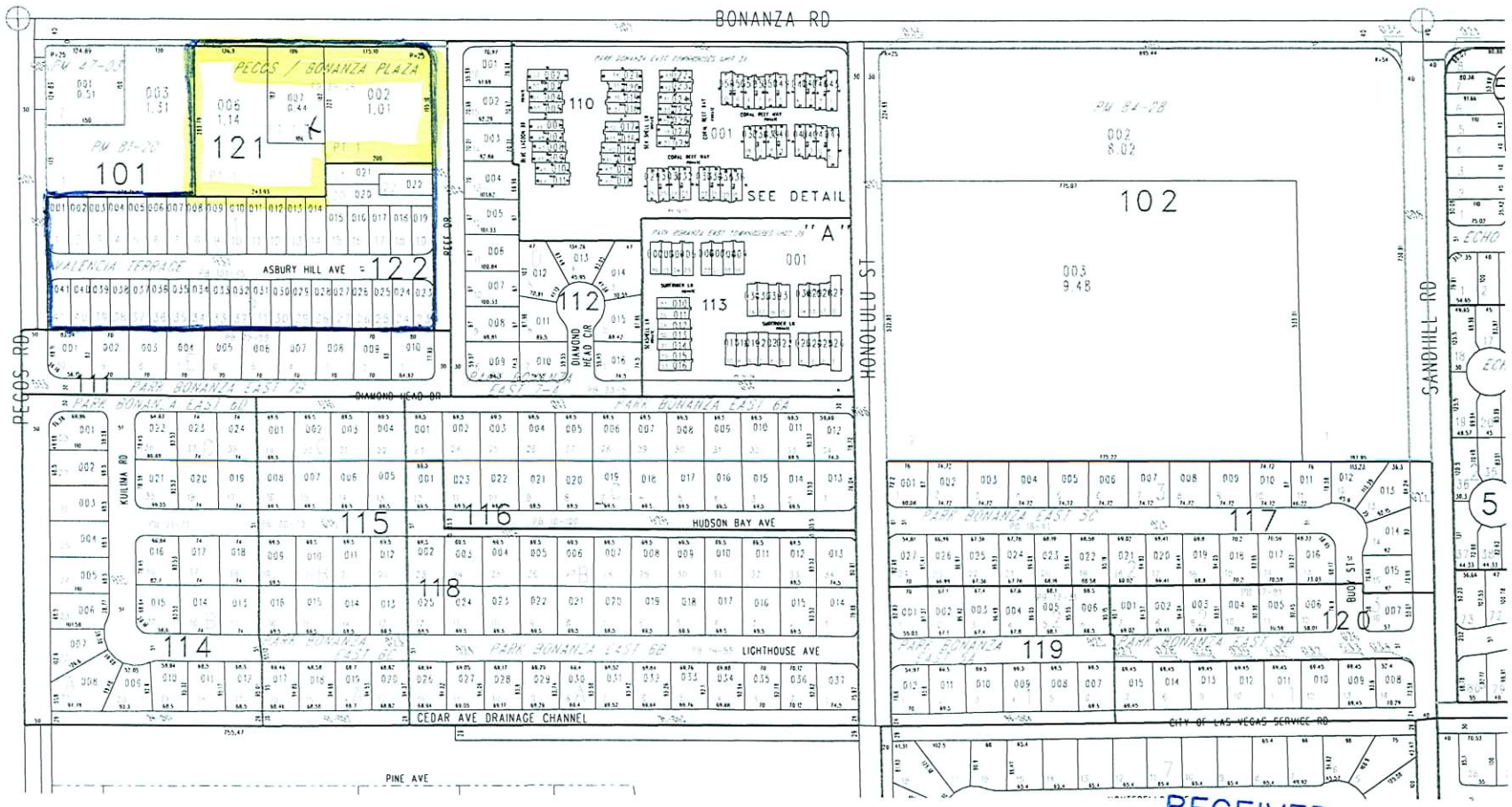
SEC. 31

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

MAP N 2 NW 4

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

140-31-1



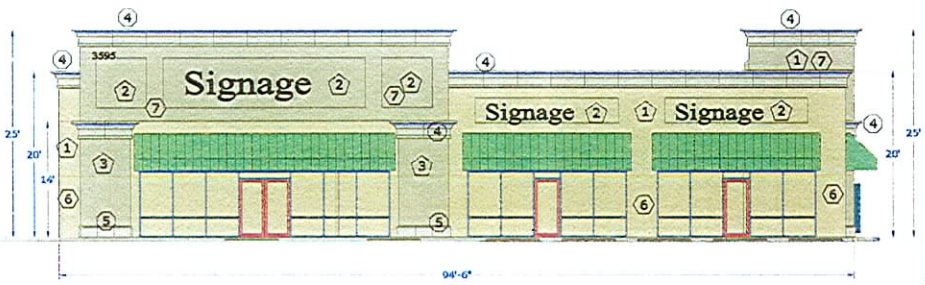
TAX DIST 200

RECEIVED
DEC 30 2008

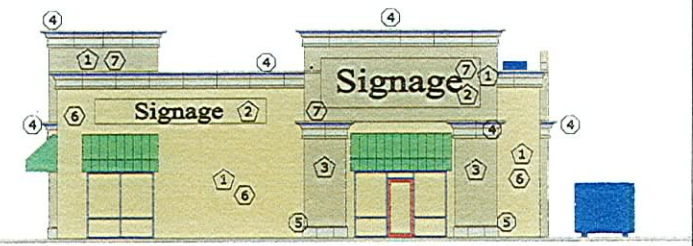
SDR-32837
02/12/09 PC

Finish Schedule - General Notes

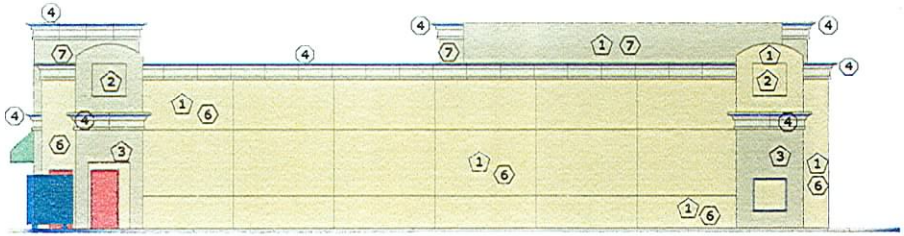
1. Vertical Wall Surfaces - Cement Based Stucco - Rough Italian Finish
2. Recessed Wall Surfaces - Cement Based Stucco - Smooth Finish
3. Vertical Wall Surfaces - Stone Veneer - Cultured Stone - Pattern TBD
4. Trim at Cornice - Foam Shape Coated w/ Cement Based Stucco - Rough Italian Finish
5. Trim at Base - GFRC - Smooth Sand Finish
6. Paint Color: Dunn-Edwards - DE6220 - "Porous Stone" - Off-White
7. Paint Color: Dunn-Edwards - DE6215 - "Wooden Peg" - Medium Beige



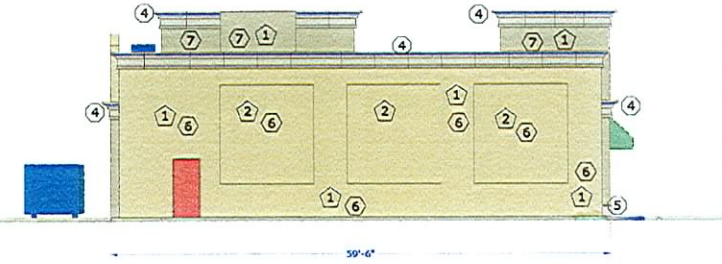
Pecos Bonanza Plaza - Front Elevation - North Side - Scale: $\frac{3}{16}$" = 1'-0"



Pecos Bonanza Plaza - Side Elevation - West Side



Pecos Bonanza Plaza - Rear Elevation - South Side - Scale: $\frac{3}{16}$" = 1'-0"



Pecos Bonanza Plaza - Side Elevation - East Side

RECEIVED
JAN 23 2009

REVISIONS

Cordell Construction, Inc.
10729 Hunter Mountain Avenue
Las Vegas, NV 89129
Cordell Landsville, President - CL: 702-498-8221
NV Lic # 0022897 - B2 - Bid Limit: $1,000,000

SHEET: BUILDING ELEVATIONS
PROJECT: PECOS / BONANZA PLAZA
3595 East Bonanza Road - Las Vegas, NV 89110 - Attn: Luis Gutierrez - CL: 498-5305

DATE: 12/26/2008
LATEST REVISION
SHEET NUMBER: A-4

SDR-32837
02/12/09 PC

SDR 32837

Water Street Center LLC

3595 E. Bonanza Rd.

Proposed 5.4 thousand square foot commercial development.

Traffic produced by proposed development:

New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	1.9	496.12	943
AM Peak Hour			53.11	101
PM Peak Hour			34.64	66
(heaviest 60 minutes)				

New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SPECIALTY RETAIL CENTER [1000 SF]	3.5	44.32	155
AM Peak Hour			6.84	24
PM Peak Hour			2.71	9
(heaviest 60 minutes)				

Total New Use	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	COMMERCIAL DEVELOPMENT [1000 SF]	5.4		1,098
AM Peak Hour				125
PM Peak Hour				75
(heaviest 60 minutes)				

Existing traffic on all nearby streets:

Bonanza Rd.	
Average Daily Traffic (ADT)	29,245
PM Peak Hour	2,340
(heaviest 60 minutes)	

Pecos Rd.	
Average Daily Traffic (ADT)	26,148
PM Peak Hour	2,092
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:				
	Existing Street Capacity			
Bonanza Rd.	49210			
Pecos Rd.	49210			
This project will add approximately 1,098 trips per day on Bonanza Rd and Pecos Rd. This will increase expected volumes by about 4 percent on both of these streets. Currently Bonanza is at about 59 percent of capacity and Pecos is at about 53 percent of capacity.				
Based on Peak Hour use, this development will add roughly 125 additional cars into the area; which works out to about 2 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				



SDR-32837 - APPLICANT/OWNER: WATER STREET CENTER, LLC
SOUTH SIDE OF BONANZA ROAD, EAST OF PECOS ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09



SDR-32837 - APPLICANT/OWNER: WATER STREET CENTER, LLC
SOUTH SIDE OF BONANZA ROAD, EAST OF PECOS ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09



SDR-32837 - APPLICANT/OWNER: WATER STREET CENTER, LLC
SOUTH SIDE OF BONANZA ROAD, EAST OF PECOS ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09



SDR-32837 - APPLICANT/OWNER: WATER STREET CENTER, LLC
SOUTH SIDE OF BONANZA ROAD, EAST OF PECOS ROAD
FEBRUARY 12, 2009 PLANNING COMMISSION

01/08/09

WATER STREET, LLC
Luis Anthony Gutierrez, Developer
7500 W. Lake Mead Blvd. – Suite 9-232 - Las Vegas, NV 89128
PH: 702-498-5305 – FX: 702-988-0150

Tuesday, December 30, 2008

Peter Lowenstein, Planning Supervisor
City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, NV 89101

RE: Pecos and Bonanza Plaza
3595 East Bonanza Road
Las Vegas, NV 89110
APN: 140-31-121-007

Dear Peter:

This justification letter is regarding SDR-24023. We have revised our plans to make the new building more appealing to the neighboring businesses and residents adjacent to this property. Some of the changes are as follows:

- We are showing a 5 foot wide sidewalk at the front of the building with one architectural pop out that reduces the width by 1 foot for a distance of only 7 lineal feet.
- We revised exterior elevations to add more architectural detail,
- Added an entry at the west side and parapet wall to block the view of our rooftop HVAC equipment,
- Re-oriented the drive-thru lane to the back of the property,
- Enclosed the electrical switchgear and fire sprinkler riser into small mechanical rooms at the back of the property,
- Relocated the loading zone to the back of the property,
- Added landscaping and trees to the side and back of the site,
- Added more ornate decorative trim at columns and top of walls.
- Added approx. 1,000 sf to the building – increased frontal visibility.

We request an administrative "Site Development Plan Review" of the improvements to the plans for this new building. Our new building is now 5,375 sf on the same .44 acre parcel. Our designated parking area includes 23 spaces where only 23 spaces are required. Please approve these new plans so we can get started with the construction.

Best Regards,

Luis Anthony Gutierrez, Owner / Developer

SDR-32837
02/12/09 PC

City of Las Vegas Agenda Item No.: **40.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

SUBJECT:
TXT-32864 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend the Town Center Development Standards Manual to update standards for the Car Wash use, Ward 6 (Ross)

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TXT-32864 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

1. Subsection B.2 Table 1 of the Town Center Development Standards Manual, "Permitted Uses - Table 1," is hereby amended as follows:

USES	GC	SC	UC	SX	MS	EC	L	ML	MLA	M	PF
Car Wash , ~~Self Service~~ Full Service or Auto Detailing	~~P~~ C	S				S					

2. Subsection B.3.B of the Town Center Development Standards Manual, "Conditional Uses - Conditions," is hereby amended as follows:

   #) Car Wash, Full Service or Auto Detailing
      a. The use shall comply with all minimum conditions, standards and requirements applicable to the use "Car Wash, Full Service or Auto Detailing" under LVMC 19.04.040.

3. Subsection B.4.B of the Town Center Development Standards Manual, "Special Use Permits – Minimum Requirements," is hereby amended as follows:

   16) ~~Car Wash, Self Service~~ Car Wash, Full Service or Auto Detailing
      a. ~~Reviewed and conditioned on a case-by-case basis~~. The use shall comply with all minimum conditions, standards and requirements applicable to the use "Car Wash, Full Service or Auto Detailing" under LVMC 19.04.040.

RTS

TXT-32864 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend the Town Center Development Standards Manual to replace the Car Wash, Self Service use. The proposed amendment would correct an error in which the permitted car wash use was changed from Car Wash (Automatic) to Car Wash, Self Service when it should have been changed to Car Wash, Full Service or Auto Detailing. Additionally, the proposed amendment would update the Conditional and Special Use Permit requirements language to align with Title 19, which was the intent of the earlier Ordinance, 5860, which changed the use's name.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/04/06	The City Council adopted Ordinance #5860 which amended the Town Center Development Standards Manual to standardize various uses, including the permitted car wash use, with Title 19. The Planning Commission and staff recommended approval of the Text Amendment (TXT-13863) which was heard at the City Council as Bill Number 2006-53.

The Town Center Development Standards Manual establishes the list of permitted uses in the Town Center district. Adjustments to the list of uses were made to make the listed uses correspond to Title 19 with the adoption of Ordinance #5860. Prior to the amendment the permitted car wash use was listed as Car Wash (Automatic). The Car Wash (Automatic) use required a Special Use Permit and was only permitted in the GC-TC (General Commercial – Town Center); SC-TC (Service Commercial – Town Center); and EC-TC (Employment Center Mixed Use – Town Center) special land use designated areas. The minimum requirement for the approval of a Special Use Permit for this use indicated that each request for a Car Wash (Automatic) use would be reviewed and conditioned on a case-by-case basis. No definition was provided in the Town Center Development Standards Manual for the Car Wash (Automatic) use. Between November 2001 and October 2006 there were three Special Use Permits approved for car washes under these standards. These approved operations would currently meet the Title 19 description/definition of a Car Wash, Full Service or Auto Detailing use.

In an effort to streamline the review of projects within the Town Center area, the uses allowed within the T-C (Town Center) District under the Town Center Development Standards Manual were reviewed for their consistency with Title 19. Among other changes, the review culminated in the revision and reorganization of the Town Center Development Standards Manual - Development Uses section. As a part of that change the permitted car wash use for the

Town Center district, Car Wash (Automatic), was changed to Car Wash, Self Service. In addition to the change of name, the use was changed to a permitted-by-right use within the GC-TC (General Commercial – Town Center) special land use category. The use continued to require a Special Use Permit within the SC-TC (Service Commercial – Town Center) and EC-TC (Employment Center Mixed Use – Town Center) special land use categories. The minimum requirement for the approval of a Special Use Permit for this use remained that each request for a Car Wash, Self Service use would be reviewed and conditioned on a case-by-case basis. No Car Wash, Self Service uses have been approved within the area governed by the Town Center Development Standards Manual since the 2006 adoption of Ordinance #5860.

ANALYSIS

In order to adequately correspond to the Title 19 use definitions, the current permitted car wash use listed must be corrected to allow consistency with the original intent when the Car Wash (Automatic) use was included in the list of uses for the Town Center district and current Title 19 standards and requirements. To that end, the Car Wash, Self-Service use, which allows only a coin operated car wash facility operated by the customer and which does not utilize automobile conveyors or other automatic methods of cleaning, should be replaced with the Car Wash, Full Service or Auto Detailing use. The Car Wash, Full Service or Auto Detailing use allows an establishment that provides for the washing, cleaning, waxing or detailing of passenger vehicles, either by means of employees or by means of automated or semi-automated methods of cleaning, or by a combination thereof.

Further, the Permitted Uses – Table 1 should be revised to be consistent with Title 19 and require that a proposed Car Wash, Full Service or Auto Detailing use meet the conditional use requirements as listed in Title 19 within the GC-TC (General Commercial – Town Center) special land use category, which is comparable to the Title 19 C-2 (General Commercial) zoning district. Any Car Wash, Full Service or Auto Detailing use proposed within the SC-TC (Service Commercial – Town Center) and EC-TC (Employment Center Mixed Use – Town Center) special land use categories would still require a Special Use Permit as presently required, with the minimum requirement being that they meet the Title 19 requirements for the use.

FINDINGS

The proposed text amendment will achieve the following:

- Correct an earlier error to reflect the desired type of car wash use for the Town Center district;
- Require a Conditional Use review for a Car Wash, Full Service or Auto Detailing use proposed within the GC-TC (General Commercial – Town Center) special land use category.
- Brings the use into line with Title 19 standards and requirements.

- Maintain the integrity of existing approvals and future requests and decisions regarding the appropriate type/intensity of car wash use within the Town Center Development Standards Manual area.

The following table summarizes all proposed changes:

Code Requirements	Existing Regulations	Proposed Regulations
Town Center Development Standards Manual – Development Uses: Permitted Uses – Table 1	• Car Wash use identified as Car Wash, Self Service which limits the use to a coin operated car wash facility operated by the customer and which does not utilize automobile conveyors or other automatic methods of cleaning.	• Car Wash use identified as Car Wash, Full Service or Auto Detailing which limits the use to an establishment that provides for the washing, cleaning, waxing or detailing of passenger vehicles, either by means of employees or by means of automated or semi-automated methods of cleaning, or by a combination thereof.
	• Car Wash, Self Service use permitted by-right in the GC-TC (General Commercial – Town Center) special land use category.	• Car Wash, Full Service or Auto Detailing use conditionally permitted in the GC-TC (General Commercial – Town Center) special land use category.
Town Center Development Standards Manual – Development Uses: Conditional Uses – Conditions	• No Conditional Standards apply.	• When located in the GC-TC (General Commercial – Town Center) special land use category the use shall comply with all minimum conditions, standards and requirements applicable to the use "Car Wash, Full Service or Auto Detailing" under LVMC 19.04.040.
Town Center Development Standards Manual – Development Uses: Special Use Permits – Minimum Requirements	• Car Wash, Self Service projects are reviewed and conditioned on a case-by-case basis.	• The use shall comply with all minimum conditions, standards and requirements applicable to the use "Car Wash, Full Service or Auto Detailing" under LVMC 19.04.040.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT **N/A**

SENATE DISTRICT **N/A**

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

City of Las Vegas Agenda Item No.: **41.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

SUBJECT:
TXT-32865 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - Discussion and possible action to amend The City of Las Vegas Zoning Ordinance "Title 19" to update and revise various requirements and make corrections and clarifications as appropriate to Chapters 19.04, 19.06, 19.08, 19.16, 19.18, and 19.20, All Wards

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. Location and Aerial Maps
2. Conditions and Staff Report

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TXT-32864 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

1. Title 19.04.010 is hereby amended as follows:

19.04.010 LAND USE TABLES

Table 2 – Land Use Table
Rural & Animal Related

USE	RESIDENTIAL												COMMERCIAL						INDUSTRIAL		
Animal Keeping & Husbandry	U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
	C	C	C																		
	Description: The raising, keeping and breeding of domestic animals, including without limitation dogs, cats, birds, sheep, goats and pot-bellied pigs. The use must be ancillary to the principal use, but may be conducted for commercial purposes.																				
	Conditional Use Regulations: 1. The applicant must submit to the Planning and Development Department, for administrative review and approval, a site plan with notes indicating the number and types of animals to be kept or reproduced on the premises. 2. No more than three sheep or goats may be kept for each one-half acre of land included in the building site. 3. All operations and activities shall be in accordance with LVMC Title 7.																				
	On-site Parking Requirement: No additional parking required beyond that which is required for the principal use on the site.																				

USE	RESIDENTIAL												COMMERCIAL						INDUSTRIAL		
Pet Boarding	U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
																	~~S~~ C	~~S~~ C		C	C
	Description: A lot, building, premises or structure on which four or more household pets are kept regularly and for extended periods of time for the benefit of persons who do not reside on the premises. This use includes facilities that provide shelter, care, feeding, exercising, grooming or incidental medical care for household pets for remuneration or otherwise on a commercial basis, as well as a kennel operation.																				
	Conditional Use Regulations: 1. All animals shall be confined within an enclosed area or on a leash at all times. 2. Structures shall be designed to provide reasonable sound barriers and odor protection for adjoining properties. 3. Pens shall be screened from view from adjacent streets and adjoining properties. 4. Any exterior pens that are adjacent to a residential parcel shall be located a minimum of 50 feet from the parcel. 5. All operations and activities shall be in accordance with LVMC Title 7.																				
	On-site Parking Requirement: One space for each 250 square feet of gross floor area.																				

RTS

Table 2 – Land Use Table
Residential & Lodging

USE	RESIDENTIAL												COMMERCIAL						INDUSTRIAL		
Senior Citizen Apartments	U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
								C	C	C							S				
	Description: An apartment house or other multi-family dwelling in which each unit is occupied by at least one person 55 years of age or older, or in which the units are intended and operated for occupancy by persons 55 years of age or older. This use includes an apartment house or other multi-family dwelling that qualifies as "housing for older persons" under the provisions of Federal law, including without limitation housing developments that: 1. Provide significant facilities and services specifically designed to meet the physical or social needs of older persons; and 2. Publish and adhere to policies and procedures that demonstrate an intent to provide housing for persons 55 years of age or older to the extent allowed by applicable State or Federal law.																				
	Conditional Use Regulations: 1. For any development that is over three stories in height: a. The structures shall be compatible with the scale and massing of the types of development allowed in the applicable zoning district and shall provide a transition to less intensive development. b. Rooflines and facade elements shall be articulated in order to break down the apparent massing of the structures.																				
	Minimum Special Use Permit Requirements: 1. For any development that is over three stories in height: a. The structures shall be compatible with the scale and massing of the types of development allowed in the applicable zoning district and shall provide a transition to less intensive development. b. Rooflines and façade elements shall be articulated in order to break down the apparent massing of the structures. 2. The use shall be developed and operated only in connection with ground-level nonresidential development. In the case of a multi-floor structure, the apartments themselves must be located above the ground floor, but access ways, entryways and community rooms may be located on the ground floor. [C-1 Only] 3. The primary resident or guest entryway to the apartments must be independent of ground floor commercial uses, and must be directly accessible from and oriented to a street. [C-1 Only] 4. The overall architecture of the front elevation shall highlight the difference in uses through variations in volume and proportion, and shall be treated as a cohesive whole through finishes and colors. [C-1 Only] 5. For any development that, in accordance with LVMC 19.08.050, is allowed to exceed the maximum lot coverage provisions set forth in that Section, all landscape buffer requirements, and all minimum setback requirements for the C-1 District, shall be met. [C-1 Only]																				
	On-site Parking Requirement: .75 spaces per unit (.5 spaces per unit within the Downtown Overlay District).																				

Table 2 – Land Use Table
Institutional & Community Service

USE	RESIDENTIAL												COMMERCIAL						INDUSTRIAL		
Church/House of Worship	U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P
	Description: Any building used for religious worship services, religious education and fellowship activities and programs of a religious organization. This use includes the use of the building and premises for other related activities, such as child care facilities, formal educational programs, preschool classes and recreational activities, but only when those activities are ancillary to the religious use and only after those uses have been approved by means of a use review or other procedure under Chapter 19.18. This use does not include any class of child care center, general education classroom or facility, thrift shop, homeless shelter or commercial activity.																				
	Minimum Special Use Permit Requirements: 1. The Special Use Permit approval may include such activities as religious services, religious instruction, church club activities and similar activities. 2. The Special Use Permit approval may also include accessory functions, such as child care facilities, formal educational programs, preschool classes and similar related activities, if: a. The uses are specifically proposed in the application; and b. The Director finds that each such use is ancillary to the primary use. 3. Following approval of a Special Use Permit, if any additional uses not specifically covered by that Special Use Permit are proposed, an additional public hearing process shall be required to add the uses. *4. In residential districts, related uses such as thrift shops, homeless shelters and other similar activities may not be conducted and are not eligible for approval as part of a Special Use Permit. Such uses may be conducted only in the zoning districts in which such uses are permitted as primary uses, and must receive specific approval to operate. *5. Churches on sites larger than 5 acres shall not be permitted in the U District or a district with an "R" prefix.																				
	On-site Parking Requirement: One space for each 4 fixed seats, or one space for each 100 square feet of non-fixed seating area in the gathering room. Where fixed seating consists of benches or pews, each 20 linear ~~feet~~ inches of bench or pew shall be considered one seat.																				

USE	RESIDENTIAL												COMMERCIAL						INDUSTRIAL		
Public or Private School, Primary	U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
	~~C~~ S	~~C~~ S	~~C~~ S	~~C~~ S	~~C~~ S	~~C~~ S	~~C~~ S	~~C~~ S	~~C~~ S	~~C~~ S	~~C~~ S	~~C~~ S	~~C~~ S	~~C~~ S	S	S	S	~~C~~ S	~~C~~ S	~~C~~ S	~~C~~ S
	Description: An institution that provides kindergarten through 8th grade education and is supported by a public, religious or private organization.																				
	~~**Conditional Use Regulations:**~~ **Minimum Special Use Permit Requirements:** 1. Adequate pick-up and drop-off areas must be provided on-site.																				
	On-site Parking Requirement: Three spaces per classroom.																				

USE	RESIDENTIAL												COMMERCIAL						INDUSTRIAL		
Public or Private School, Secondary	U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
	S	S	S	S	S	S	~~C~~ S	~~C~~ S	~~C~~ S	~~C~~ S	~~C~~ S	~~C~~ S	~~C~~ S	~~C~~ S	S	S	S	S	S	S	S
	Description: An institution that provides 9TH through 12th grade education and is supported by a public, religious or private organization.																				
	~~**Conditional Use Regulations:**~~ **Minimum Special Use Permit Requirements:** 1. Schools shall be located on a collector street or larger.																				
	On-site Parking Requirement: Nine spaces per classroom.																				

USE	RESIDENTIAL												COMMERCIAL						INDUSTRIAL		
Tutoring Center	U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
													C		C		C	C	C	C	C
	Description: An institution or place of education or instruction other than a Primary or Secondary School, Business School, or Trade School that is owned and operated privately for profit and that does not offer a complete educational curriculum. This use may include an educational testing center.																				
	Conditional Use Regulations: 1. Adequate pick-up and drop-off areas must be provided on-site. 2. Equipment used for instructional purposes must be stored within the building. 3. Instructional services must be limited to a two to one pupil/instructor ratio. [P-R Only]																				
	On-site Parking Requirement: One space for each staff member, plus one space for every five students in class when the center is at maximum capacity.																				

Table 2 – Land Use Table
Office & Professional

USE	RESIDENTIAL												COMMERCIAL						INDUSTRIAL		
Internet/Catalogue Sales Office	U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
													C	C	C	P	P	P	P	P	P
	Description: An establishment which specializes in the sale of products via the internet or by catalogue for delivery to the customers home or business. In-person customer consultations at the office may occur.																				
	Conditional Use Regulations: 1. No direct sales or on-site delivery of products are allowed.																				
	On-site Parking Requirement: One space for each 300 square feet of gross floor area.																				

Table 2 – Land Use Table
Retail & Personal Services

USE	RESIDENTIAL												COMMERCIAL						INDUSTRIAL		
Bakery, Retail	U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
														P	A		P	P	S	P	P
	Description: An establishment which specializes in baked goods for retail sale but does not provide meals as found in a restaurant.																				
	On-site Parking Requirement: One space for each 100 square feet of gross floor area.																				

USE	RESIDENTIAL												COMMERCIAL						INDUSTRIAL		
Internet Café	U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
																	C	C	C	C	C
	Description: An establishment that provides five or more computers or other electronic devices to the public for access to the "Internet" or a local area network (LAN), to e-mail or to other computer software programs for compensation in any manner, including but not limited to memberships. Internet Café shall be synonymous with PC café, cyber-café, and cyber center.																				
	Conditional Use Regulations: 1. Sufficient security measures to effectively regulate interior and exterior loitering, disturbing noise and light, loud conversations and criminal activities shall be provided. 2. A minimum of one individual at least 21 years of age shall be provided during operating hours to maintain supervision of the computers or other electronic devices and patrons thereof. 3. No persons under the age of 16 years may use the computers or other electronic devices between the hours of 8:00 A.M. through 2:00 P.M., Monday through Friday, and after 10:00 P.M. daily, unless accompanied by a parent or guardian. The 8:00 A.M. through 2:00 P.M. restriction shall not apply during school holidays and school vacation periods recognized by schools within the city. 4. Accessible and adequate storage for bicycles and skateboards shall be provided to prevent an accumulation of bicycles and skateboards in such a manner as to interfere with the public use of sidewalks or streets.																				
	On-site Parking Requirement: One space for every two computers, plus one space for each staff member on the largest shift.																				

USE	RESIDENTIAL												COMMERCIAL						INDUSTRIAL		
Liquor Establishment (Tavern)	U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
																	S	S	S	S	S

Description:
A facility which sells alcoholic beverages for consumption on the premises where the same are sold and authorizes the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold.

Minimum Special Use Permit Requirements:

*1. Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring both a minimum separation between liquor establishments (taverns), and a minimum separation between a liquor establishment (tavern) and certain other uses that should be protected from the impacts associated with a liquor establishment (tavern). Therefore, except as otherwise provided below, no liquor establishment (tavern) may be located within 1500 feet of any other liquor establishment (tavern), church, synagogue, school, child care facility licensed for more than 12 children, or City park.

*2. The distance separation referred to in Requirement 1 shall be measured with reference to the shortest distance between two property lines, one being the property line of the proposed liquor establishment (tavern) 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 liquor establishment (tavern). The distance shall be measured in a straight line without regard to intervening obstacles.

*3. For the purpose of Requirement 2, and for that purpose only:
   a. The "property line" of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and
   b. The "property line" of a liquor establishment (tavern) refers to:
      i. The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or
      ii. The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:
         A. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Requirement 1 would qualify the parcel under the distance separation requirement;
         B. The proposed liquor establishment (tavern) will have direct access (both ingress and egress) from a street having a minimum right-of-way width of 100 feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed liquor establishment (tavern) will be located;
         C. All parking spaces required by this Table 2 and LVMC Chapter 19.10 for the liquor establishment (tavern) use will be located on the same parcel as the use; and
         D. The owners of all parcels within the commercial subdivision, including the owner of the parcel on which the liquor establishment (tavern) will be located, execute and record an agreement, satisfactory to the City Attorney, that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision.

4. The distance separation requirement set forth in Requirement 1 does not apply to an establishment which has a non-restricted 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.

5. The distance separation requirement set forth in Requirement 1 may be waived in accordance with the provisions of Paragraph 19.04.050(A)(4), but only in connection with a proposed liquor establishment (tavern) that:
   a. Will be located on a parcel within the C-V District, G-O (Gaming Overlay) District or the Downtown Casino Overlay District;
   b. Will be located on a parcel or within a building that, pursuant to State law or City ordinance, has been designated as an historic property, historic building, or landmark;
   c. Will be located within a regional mall;
   d. Will be located within a mixed-use development:
      i. That has been approved by means of a Special Use Permit pursuant to Chapters 19.04 and 19.18;
      ii. That has a minimum net site area of 15 acres; and
      iii. Whose gross floor area of nonresidential space is a minimum of 250,000 square feet; or
   e. Will be separated from the existing use by a street or highway with a minimum right-of-way width of 100 feet.

*6. The use shall conform to, and is subject to, the provisions of LVMC Chapters 6.40 and 6.50.

On-site Parking Requirement: One space for each 50 square feet of public seating and waiting area (including areas for seating and waiting), plus one space for each 200 square feet of the total remaining gross floor area, with a minimum of ten spaces required.

USE	RESIDENTIAL												COMMERCIAL						INDUSTRIAL		
Martial Arts Studio	U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
														P		P	P	P	S	P	P

Description:
An establishment whose principal business activity is the instruction of the martial arts as defined by LVMC 6.53.020(C). This use does not include any nonprofit organization or nonprofit entity that offers martial arts instruction only as an incidental service in its overall program of activities.

On-site Parking Requirement: One space for each staff member, plus one space for every 10 students in class when the center is at maximum capacity.

USE	RESIDENTIAL												COMMERCIAL						INDUSTRIAL		
Secondhand Dealer	U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
																	S	S		C	C
	Description: A specialty shop which deals solely in one kind of used commodity with no new commodities, or a business in which the sale of secondhand or used articles is incidental to the sale of new articles of the same kind. For purposes of this description, the sale of secondhand or used articles is deemed to be incidental to the sale of new articles. Used articles may include wearing apparel, furniture, fixtures, appliances, tableware, offices supplies, pictures, paintings, jewelry, cutlery or guns. This use includes the sale of jewelry (Class III type) and scrap precious metals as defined in LVMC Chapter 6.74, but does not include the sale of junk as defined in that Chapter, the sale of used cars or the sale of other items which the City Council determines do not fit within the intent of this term. This use does not include the buying and selling of foreign or domestic coins for numismatic purposes or used books, which shall be allowed where retail sales of new merchandise is permitted. This use also does not include a thriftshop or nonprofit thriftshop.																				
	Conditional Use Regulations: 1. No outdoor display, sales or storage of any merchandise shall be permitted. 2. The use shall comply with the applicable requirements of LVMC Title 6. 3. No secondhand dealer shall be located on either side of Fremont Street or on Las Vegas Boulevard South, between Charleston Boulevard and Sahara Avenue.																				
	Minimum Special Use Permit Requirements: *1. No outdoor display, sales or storage of any merchandise shall be permitted. *2. The use shall comply with the applicable requirements of LVMC Title 6. *3. No secondhand dealer shall be located on either side of Fremont Street or on Las Vegas Boulevard South, between Charleston Boulevard and Sahara Avenue.																				
	On-site Parking Requirement: One space for each 250 square feet of gross floor area.																				

Table 2 – Land Use Table
Commercial & Business Services

USE	RESIDENTIAL												COMMERCIAL						INDUSTRIAL		
Auction House	U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
																		S		S	S
	Description: An establishment for the temporary storage and offering by an auctioneer of property of any kind belonging to another person which is offered or sold to the highest bidder by means of request or invitation for bids. The use does not include a Secondhand Dealer use, the sale of animals, the sale of motor vehicles or an auction to liquidate inventory when going out of business.																				
	Minimum Special Use Permit Requirements: *1. Temporary storage shall be limited to three weeks or less. 2. No outdoor display, sales or storage of any merchandise shall be permitted. 3. The use shall comply with the applicable requirements of LVMC Title 6. 4. The installation and use of an outside public address system or bell system is prohibited. 5. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.																				
	On-site Parking Requirement: One space for each two fixed seats, or one space for each 50 square feet of non-fixed seating area in the assembly area. Where fixed seating consists of benches, each 20 linear inches of bench shall be considered one seat.																				

Table 2 – Land Use Table
Mixed Uses

USE	RESIDENTIAL												COMMERCIAL						INDUSTRIAL		
Mixed-Use	U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
								S	S				S	~~S~~ C	S		~~S~~ C	~~S~~ C	~~S~~ C		
	Description: ~~A combination of certain residential and nonresidential uses on a single parcel, or a mix of certain residential and nonresidential uses within an area that is zoned for either residential or nonresidential use.~~ The vertical integration of residential uses and commercial or civic uses within a single building or a single development, where pedestrian access, vehicular access and/or parking functions for the uses are shared.																				
	Conditional Use Regulations: 1. Residential uses permitted as of right in the R-3 and R-4 Zoning Districts may be permitted within an N-S, C-1, C-2, or C-PB Zoning District. 2. Commercial uses or civic uses shall be located at the ground level fronting the primary public rights-of-way, and the principal entryway for those uses shall be directly accessed from and oriented to the public sidewalk. 3. Residential uses shall not be permitted on the ground floor fronting on primary public rights-of-way, but may be located at or above the second level of the building Residential uses may be located on the ground floor of any building or portion thereof that is located at the interior of the development site and does not front on an arterial or collector street. 4. Surface parking lots shall be located to the side or the rear of the principal building(s) on the site, and shall be screened from view of the adjacent rights-of-way by the principal building(s) or a landscape buffer in conformance with the requirements of Title 19.10. Parking structures shall not be located along the street frontages of the development site, but shall be screened from view of the adjacent rights-of-way by the principal building(s).																				
	Minimum Special Use Permit Requirements: 1. Residential uses permitted as of right in the R-3 and R-4 Zoning Districts may be permitted by means of a Special Use Permit within a P-R, ~~N-S,~~ or O~~, C-1, C-2, or C-PB~~ Zoning District. 2. Nonresidential uses permitted as of right in the P-R, N-S, O, and C-1 Zoning Districts may be permitted by means of a Special Use Permit within an R-3 or R-4 Zoning District. ~~3. When residential and nonresidential uses are approved for a single parcel:~~ ~~a. The nonresidential use shall be located at ground level fronting the primary public right-of-way, and the primary entryway to that use shall be directly from and oriented to a street; and~~ ~~b. The overall architecture of the front elevation shall highlight the difference in uses through variations in volume and proportion, and shall be treated as a cohesive whole through finishes and colors.~~ 2. Commercial uses or civic uses shall be located at the ground level fronting the primary public rights-of-way, and the principal entryway for those uses shall be directly accessed from and oriented to the public sidewalk. 3. Residential uses shall not be permitted on the ground floor fronting on primary public rights-of-way, but may be located at or above the second level of the building Residential uses may be located on the ground floor of any building or portion thereof that is located at the interior of the development site and does not front on an arterial or collector street. 4. Surface parking lots shall be located to the side or the rear of the principal building(s) on the site, and shall be screened from view of the adjacent rights-of-way by the principal building(s) or a landscape buffer in conformance with the requirements of Title 19.10. Parking structures shall not be located along the street frontages of the development site, but shall be screened from view of the adjacent rights-of-way by the principal building(s).																				
	On-site Parking Requirement: To be determined on a case-by-case basis, depending on the requirements of the individual uses represented on the site.																				

2. Title 19.04.070 is hereby amended as follows:

19.04.070 USE RESTRICTIONS FOR P-R AND C-D DISTRICTS

A. P-R District

All uses in the P-R District shall conform to the following:

1. No products shall be stored, displayed or sold on the premises except as allowed by the Internet/Catalogue Sales Office use.

2. No trucks, vans or other commercial vehicles shall be stored or parked on the property overnight.

3. No service shall be performed upon a client except those related to the service of the medical profession including dentists, opticians, optometrists, chiropractors, etc.

4. Services shall not include the production or repair of any goods except as an incidental use to a permitted service.

5. Instructional services to be provided at a physician's office must be limited to a two to one pupil/instructor ratio provided, however, ~~in connection with instructional services to be provided at a physician's office,~~ the Director of the Department of Planning and Development may approve a higher pupil/instructor ratio upon a showing that sufficient off-street parking is available for the number of pupils anticipated. Equipment used for instructional purposes must be stored within the building.

6. There shall be no mixed residential and commercial use of any property and in the event there is an existing residential use on a property, no commercial use of the property shall be permitted until the residential use has permanently ceased.

7. No use or business activity shall remain open to the public for business between the hours of 9:00 p.m. through 7:00 a.m. All exterior lighting, except for security lighting, shall be turned off.

3. Title 19.08.030 is hereby amended as follows:

19.08.030 GENERAL

~~C. Building Heights Along Streets Classified as Collector or Larger~~

~~Notwithstanding the maximum building heights established in this chapter, allowable building heights shall be further restricted along street classified as collector or larger, as designated in the Master Plan of Streets and Highways. Buildings may be constructed up to 35 feet in height at the front yard setback line. Any portion of a building over 35 feet in~~

~~height shall be set back an additional 1 foot from each foot of height in excess of 35 feet, see Figure 2 below. However, the preceding restriction shall not apply to buildings in the Downtown Overlay District or buildings located adjacent to freeways.~~

~~FIGURE 2 BUILDING HEIGHTS ALONG MAJOR STREETS~~

(Renumber remaining sections accordingly)

4. Title 19.08.040 is hereby amended as follows:

Table 2. Residential District Development Standards, Other than Single Family

STANDARD	R-2	R-3	R-4	R-5
Minimum Lot Size sq. ft.	6,500	6,500	6,500	7,000
Dwelling Units per Gross Acre	6-12	13-25	26-50	unlimited [1]
Min. Lot Width (ft.)	NA	NA	NA	NA
Min. Front Yard Setback (ft.) [3]	20	20	10	10
Min. Side Yard Setback (ft.) [3]	5 [4]	5 [4]	5 [4]	5 [4]
Min. Corner Side Yard Setback (ft.) [3]	5 [4]	5 [4]	5 [4]	5 [4]
Min. Rear Yard Setback (ft.) [3]	20 [4]	20 [4]	20 [4]	20 [2.4]
Min. Distance Between Buildings [3]	10	10	10	unlimited
Max. Lot Coverage [3]	NA	NA	NA	NA
Max. Building Height (ft.) [3, 6]	2 stories or 35 feet, whichever is less[5]			5 stories or 55 feet, whichever is less

Notes:

1. R-5 District--The maximum density is unlimited. However, the height limit on development imposes a de facto limitation on density in all areas except the Downtown Overlay District (see Section 19.06.060), where the height is unlimited.

2. R-5 District--The minimum rear yard setback shall be twenty feet. However, where the rear twenty feet of the lot has direct access to a public alley and is used for the on-site parking of automobiles, this area may be covered by a roof provided it is otherwise open on three sides.

3. Downtown Overlay District--All structures in the Downtown Overlay District are exempted from the automatic application of the height limitations, required setbacks and lot coverage requirements specified in Table 2. However, the exemption does not prohibit the City Council from imposing similar or equivalent limitations in connection with the approval of a Site Development Plan in accordance with Section 19.06.060.

4. All Districts--Side, corner side and rear yard setbacks are subject to the patio cover provisions set forth in Subsection 19.08.040(B)(4).

5. R-3 and R-4 Districts--The height limit for senior citizen apartment developments shall be three stories or forty feet, whichever is less, upon approval of a ~~Site Development Plan~~ of a Site Development Plan Review application in accordance with Section 19.18.050. Senior citizen apartment developments that exceed the permitted height ~~limit~~ of three stories or forty feet, whichever is less, may be permitted upon approval of a ~~Special Use Permit in accordance with Sections 19.04.050 and 19.18.060~~ waiver of the permitted height as part of the development's Site Development Plan Review.

6. All Districts--Roof mounted Solar Panel units are subject to the conditional use regulations set forth in Subsection 19.04.010 Table 2 and shall not be considered as a part of the building height.

5. Title 19.08.050 is hereby amended as follows:

C. Minimum Standards for Commercial and Industrial Development

1. General. The standards set forth in Table 1 are minimum standards that shall apply to the various zoning districts as indicated.

Table 1. Commercial and Industrial District Development Standards

STANDARD	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
Minimum Site Area to Rezone	NA	NA	NA	NA	NA	NA	20 Ac.	NA	NA
Min. Lot Width (ft.)[4]	60	100	100	100	100	100	100	100	100
Setbacks, Principal Structures[7]									
Min. Front Yard Setback (ft.)[4]	20	25	25	25	20	20	20	10	10
Min. Side Yard Setback (ft.)[4]	5	10	10	10	10	10	10	10	10
Min. Corner Side Yard Setback (ft.)[4]	15[3]	15	15	15	15	15	20	10	10
Min. Rear Yard Setback (ft.)[1,4]	15	25	15	25	20	20	15	20	0
Setbacks, Accessory Structures									
Min. Front Yard Setback (ft.)	20	25	25	25	20	20	20	10	10
Min. Side Yard Setback (ft.)	5	8	8	8	8	8	8	8	0
Min. Corner Side Yard Setback (ft.)	15	15	15	15	15	15	20	10	10
Min. Rear Yard Setback (ft.)	8	8	8	8	8	8	8	8	0

Max. Lot Coverage[4,6,8]	50%	30%	30%	30%	50%	50%	50%	NA	NA
Max. Building Height [1,2,4,5]	Lesser of 2 stories or 35 feet				NA	NA	NA	NA	NA

Notes:

1. Rear Yard Setbacks, Building Heights. Rear yard setbacks and building heights may be affected by the residential adjacency standards set forth LVMC 19.08.060.

2. Building Height.

   a. Non-Residential Building Height When Adjacent to Residential. See Section 19.08.060(B).

   b. P-R and O Districts. The maximum building height in the P-R and O Districts is two stories or 35 feet, whichever is less.

   c. C-D District. Unless otherwise approved by the City Council in a Site Development Plan, building heights in the C-D District shall not exceed:

      (1) One story or twenty feet, whichever is less, for parcels that front on Charleston Boulevard between Rancho Drive and Valley View Boulevard;

      (2) Two stories or thirty-five feet, whichever is less, for all other parcels.

   d. C-1 and C-2 Districts. For parcels that are located within the C-1 and C-2 Districts, but are outside the Neighborhood Revitalization Area, the maximum building height for mixed-use development is ten stories, or one hundred fifty feet, whichever is less. For purposes of the foregoing, development is ten stories, or one hundred fifty feet, whichever is less. For purposes of the foregoing, the "Neighborhood Revitalization Area" means the area so designated in the Las Vegas 2020 Master Plan adopted by Ordinance No. 5250, as the boundaries of that area may be amended from time to time.

e. C-PB District. The maximum building height in the C-PB District is five stories or eighty-five feet, whichever is less. For parcels of land located within a C-PB Zoning District that are contiguous to or within two hundred feet of a freeway or expressway, the maximum building height for commercial developments shall be six stories or one hundred feet, whichever is less. The maximum height for mixed-use developments within the C-PB District is five stories and 55 feet. Notwithstanding the above, in the case of permitted commercial and retail uses, the maximum building height shall be two stories or thirty-five feet, whichever is less.

f. Exemptions. Chimney and vent stacks, roof structures for the use of elevators, stairs, tanks, ventilation, solar panels, and similar necessary mechanical equipment, visual screens which surround mounted mechanical equipment, skylights, whip and mounted antennas and flag poles up to 40 feet in height may be erected above the required height limits. In no case shall structures above the permitted height limit be constructed for the purpose of providing additional floor space.

~~g. Height along Certain Streets. For additional building height restrictions along streets classified as collector or larger, see Section 19.08.030(C).~~

3. P-R District. A development in the P-R District which is a conversion from an existing residential structure may maintain the existing setbacks. Any additions may also be constructed to the existing established corner setback.

4. Downtown Overlay District. All structures in the Downtown Overlay District are exempted from the automatic application of the height limitations, required setbacks and lot coverage requirements specified in this chapter. However, the exemption does not prohibit the City Council from imposing similar or equivalent limitations in connection with the approval of a Site Development Plan in accordance with Subchapter 19.06.060.

5. Gaming Enterprise Overlay District. All licensed gaming establishments within the Gaming Enterprise District are exempted from the automatic application of any height limitations specified in this chapter. However, the exemption does not prohibit the City Council from imposing a similar or equivalent height limitation in connection with the approval of a Site Development Plan.

6. C-1 District. Senior citizen apartments ~~and mixed-use developments~~ that exceed the permitted lot coverage limitation may be permitted upon approval of a ~~Special Use Permit~~ Site Development Plan Review application in accordance with Section~~s 19.04.050 and 19.18.060~~ 19.18.050. ~~In addition, a mixed use development shall be subject to all of the following requirements:~~

   ~~a. The mixed used development must contain both residential and commercial uses in the same structure.~~

   ~~b. Commercial uses shall be located at the front yard setback facing the public right-of-way; and~~

   ~~c. The residential units shall be located at or above the second story of the mixed-use structure.~~

7. M District. Where a property in an 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 fifty feet. The setback area shall be maintained free and clear of all buildings or industrial uses, except that this area may be used for parking. Such parking use may include parking for industrial equipment and vehicles if parking areas are completely screened from any residential view.

8. Mixed-Use Developments. Lot coverage for mixed-use developments may be increased up to a maximum of 75% of the net lot area upon the approval of a Site Development Plan Review application in accordance with the requirements of LVMC 19.18.050.

6. Title 19.08.060(A) is hereby amended as follows:

A. Applicability

1. Except as otherwise provided in Paragraph (3) of this Subsection (A), development of the following property shall conform to the residential adjacency standards set forth in this Section:

   a. All property to be developed for nonresidential use that is located adjacent to residentially zoned property which is either developed for ~~sale~~ residential use or designated for such development in the General Plan; and

   b. All property to be developed for multi-family residential use that is located adjacent to either single-family residential property or property which is designated for such development in the General Plan.

7. Title 19.08.060(B)(3) is hereby amended as follows:

3. Exceptions.

a. The following structures may project a maximum of twelve feet above the Proximity Slope:

i. Chimney and vent stacks.
ii. Roof structures for the use of Solar Panels units, elevators, stairs, tanks, ventilation, and similar necessary mechanical equipment.

iii. Visual screens which surround mounted mechanical equipment.
iv. Skylights.
v. Whip and mounted antennas.

b. Church steeples, utility transmission lines and towers, wireless communication facilities when attached to a utility transmission line pole or tower, and municipal utility facilities such as water towers are exempt from the maximum height provisions.

8. Title 19.18.050 (J) is hereby amended as follows:

J. Expiration. Except as otherwise specified in connection with its approval, a Site Development Plan which is not exercised within the time period specified or two years, if no time period is specified, after the date of approval shall be void, unless an extension of time is granted upon a showing of good cause. An extension of time may be granted only if application therefor is made prior to the expiration of the time period specified in the approval or two-year period, if no time period is specified ~~(or such other time period as was specified in the approval)~~. For purposes of this Subsection (J), a Site Development Plan is exercised upon the issuance of a building permit for the principal structure on the site.

9. Title 19.18.060 (P) is hereby amended as follows:

P. Termination.

1. Failure to Exercise.

a. A Special Use Permit which cannot be exercised except upon construction of a new building, and which is not exercised within the time period specified or two years, if no time period is specified, after approval, shall be void, unless the City Council grants an extension of time upon a showing of good cause. An extension of time may be granted only if application therefor is made prior to the expiration of the time period specified in the approval or two-year period, if no time period is specified. For purposes of this Subparagraph (a), a Special Use Permit is exercised upon the issuance of a building permit for the new construction.

b. A Special Use Permit which does not require the construction of a new building in order to be exercised, and which is not exercised within the time period specified or one year, if no time period is specified after approval shall be void, unless the City Council grants an extension of time upon a showing of good cause. An extension of time may be granted only if application therefor is made prior to the expiration of the time period is specified in the approval or one-year period, if no time period is specified. For purposes of this Subparagraph (b), a Special Use Permit is exercised upon the approval of a business license to conduct the activity, if one is required, or otherwise, upon the issuance of a certificate of occupancy or approval of a final inspection.

2. Cessation of Use. A Special Use Permit shall be void without further action if:

a. The Special Use Permit was issued for alcoholic beverage use and such use ceases for one hundred and eighty days or more, or twenty-four months or more if the building in which the use was being conducted has been damaged or partially destroyed by fire, flood, wind, another calamity or an act of God; or

b. The Special Use Permit was issued for a use other than alcoholic beverage use and such use ceases for twelve months or more, or twenty-four months or more if the building in which the use was being conducted has been damaged or partially destroyed by fire, flood, wind, another calamity or an act of God.

10. Title 19.20.020 "Words and Terms Defined" is hereby amended as follows:

Animal Keeping and Husbandry. The raising, keeping and breeding of domestic animals, including without limitation dogs, cats, birds, sheep, goats and pot-bellied pigs. The use must be ancillary to the principal use, but may be conducted for commercial purposes.

Auction House. An establishment for the temporary storage and offering by an auctioneer of property of any kind belonging to another person which is offered or sold to the highest bidder by means of request or invitation for bids. The use does not include a Secondhand Dealer use, the sale of animals, the sale of motor vehicles or an auction to liquidate inventory when going out of business.

Auctioneer. Any individual who cries out for bids at an auction or who holds himself out for employment to conduct an auction.

Bakery, Retail. An establishment which specializes in baked goods for retail sale but does not provide meals as found in a restaurant.

Internet/Catalogue Sales Office. An establishment which specializes in the sale of products via the internet or by catalogue for delivery to the customers home or business. In-person customer consultations at the office may occur.

Internet Café. An establishment that provides five or more computers or other electronic devices to the public for access to the "Internet" or a local area network (LAN); to e-mail; or to other computer software programs for compensation in any manner, including but not limited to memberships. Internet Café shall be synonymous with PC café, cyber-café, and cyber center.

Martial Arts Studio. An establishment whose principal business activity is the instruction of the martial arts as defined by LVMC 6.53.020(C). This use does not include any nonprofit organization or nonprofit entity that offers martial arts instruction only as an incidental service in its overall program of activities.

Mixed-Use. ~~A combination of certain residential and nonresidential uses on a single parcel, or am ix of certain residential and nonresidential uses within an area that is zoned for either residential or nonresidential use.~~ The vertical integration of residential uses and commercial or civic uses within a single building or a single development, where pedestrian access, vehicular access and/or parking functions for the uses are shared.

Secondhand Dealer. A specialty shop which deals solely in one kind of used commodity with no new commodities, or a business in which the sale of secondhand or used articles is incidental to the sale of new articles of the same kind. For purposes of this definition, the sale of secondhand or used articles is deemed to be incidental to the sale of new articles. Used articles may include wearing apparel, furniture, fixtures, appliances, tableware, offices supplies, pictures, paintings, jewelry, cutlery or guns. The term includes the sale of jewelry (Class III type) and scrap precious metals as defined in LVMC Chapter 6.74, but does not include the sale of junk as defined in that Chapter, the sale of used cars or the sale of other items which the City Council determines do not fit within the intent of this term. The term does not include the buying and selling of foreign or domestic coins for numismatic purposes or used books, which shall be allowed where retail sales of new merchandise is permitted. The term also does not include a thriftshop or nonprofit thriftshop.

Tutoring Center. An institution or place of education or instruction other than a than a Primary or Secondary School, Business School, or Trade School that is owned and operated privately for profit and that does not offer a complete educational curriculum. This use may include an educational testing center.

TXT-32864 - Staff Report Page One
February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

APPLICATION REQUEST

This is a request to amend Title 19.04, 19.08, 19.18, and 19.20 to add/revise various uses and associated development standards.

BACKGROUND INFORMATION

Title 19.04 currently does not address several uses that have unique operational characteristics that differentiate them from the more general uses that they are currently identified with or are so unique that in some cases the use has not been permitted because it has been precluded by its nature from the more general categories. Further, there have been requests from the general public and staff to clarify and correct various minor errors.

ANALYSIS

The proposed amendment will correct various typographical errors such as the unit measurement used in the calculation of the parking space requirement for the Church/House of Worship use. A number of clarifications are proposed that will improve the proper implementation of the code. For example the applicability of the residential adjacency standards have been adjusted to make it clearer which properties are impacted by the standards and used book have been included within the type of merchandise that is not included within the Secondhand Dealer use.

Further, the proposed amendment will require new schools (Public or Private Primary and Secondary) to receive a Special Use Permit in all applicable zoning districts. This change is the result of Recommendation 2 of the Las Vegas 2020 Master Plan School Facilities Element.

Finally, a number of uses have been added to Table 2 of Chapter 19.04. These new uses include: Auction House; Bakery, Retail; Internet/Catalogue Sales Office; Internet Café; Martial Arts Studio; and Tutoring Center. These uses do not readily fit within any of the Titles current use definitions.

In addition to the changes described above, the following associated code elements are proposed for revision:

- Title 19.04.010 – Animal Keeping & Husbandry: The use description will be amended to include sheep and goats as one of the included types of domestic animals. A condition has been added to limit the number of sheep and goats to no more than three animals per one-half acre of land in the building site.

- Title 19.04.010 – Pet Boarding: The use will be made a Conditional Use in C-1 and C-2 zones where currently a Special Use Permit was required.
- Title 19.04.010 – Senior Citizen Apartments: The Minimum Special Use Permit Requirements will be amended to reflect that only in a C-1 zoning district would Conditions 2-5 be applicable to a Special Use Permit request for this use. Currently, if a Special Use Permit is needed for this use in an R-3, R-4, or R-5 zone then applicants must request waivers of these conditions, which were meant to ensure compatibility of the use when located within the C-1 zoning district.
- Title 19.04.010 – Church/House of Worship: The parking standard language will be corrected to reflect that each 20 linear inches of bench or pew shall be considered one seat. Currently, the standard reads as each 20 linear feet.
- Title 19.04.010 – Public or Private School, Primary and Public or Private School, Secondary: These uses will be amended require a Special Use Permit in all zoning districts where several zoning districts currently allow the uses as Conditional Uses. The Conditional Use Requirements for each use will be made the Minimum Special Use Permit Requirements for each use respectively.
- Title 19.04.010 – Tutoring Center: This use will be added to provide conditions and identify appropriate zoning districts for a facility that is designed to provide tutoring, testing and other non-recreational instruction beyond that provided in a primary, secondary, business, or trade school. The use does not include an institution that provides a complete educational curriculum or issues any type of credentialing.
- Title 19.04.010 – Internet/Catalogue Sales Office: This use will be added to provide conditions and identify appropriate zoning districts for an establishment that is meant to provide customer support for a mail-order, either by internet or catalogue, sales business. While no direct sales or on-site delivery to customers are allowed a customer would be able to review catalogues, place orders for delivery to their home or business, and pay for orders in-person.
- Title 19.04.010 – Bakery, Retail: This use will be added to provide conditions and identify appropriate zoning districts for an establishment that specializes in baked goods for sale but does not serve meal as found in a restaurant.
- Title 19.04.010 – Internet Café: This use will be added to provide conditions and identify appropriate zoning districts for a facility that is designed to provide public access to the "Internet" or a local area network (LAN), to e-mail or to other computer software programs for compensation in any manner, including but not limited to memberships.
- Title 19.04.010 – Liquor Establishment (Tavern): The waiver provisions will be amended to allow a waiver of the distance separation for this use when located on a parcel that is within the G-O (Gaming Overlay) District.
- Title 19.04.010 – Martial Arts Studio: This use will be added to provide conditions and identify appropriate zoning districts for a facility that is designed to provide instruction in the martial arts as they are defined by LVMC 6.53.020(C).
- Title 19.04.010 – Secondhand Dealer: The use description will be amended to include used books as a type of merchandise that is not considered under this use and is to be treated as any other general retail use.

- Title 19.04.010 – Auction House: This use will be added to provide conditions and identify appropriate zoning districts for an establishment that is designed for the temporary storage and offering by an auctioneer of property of any kind belonging to another person which is offered or sold to the highest bidder by means of request or invitation for bids.
- Title 19.04.010 – Mixed-Use: The use description will be amended to require the vertical integration of uses and to note that access and parking for the various components are shared. The mixed-use development type will no longer require Special Use Permit approval, but will become a Conditional Use in the N-S, C-1, C-2, and C-PB zoning districts. The mixed-use development type will still require Special Use Permit approval, in the R-3, R-4, P-R and O zoning districts.
- Title 19.04.070: Subsection (A), "P-R District"; Paragraph 1 will be amended to make an allowance from the "no products shall be stored, displayed or sold on the premises" provision of this subsection for the proposed Internet/Catalogue Sales Office use. This use would allow customers to place orders for delivery to their home or business and pay for those orders on-site but not to have any direct retail sales.
- Title 19.04.070: Subsection (A), "P-R District"; Paragraph 5 will be amended to limit the pupil / teacher ratio to instructional services to be provided at a physician's office. A similar Conditional Use Regulation has been added to the proposed Tutoring Center use to maintain the intent of this subsection given the instructional service nature of proposed use.
- Title 19.08.030: Subsection (C), "Building Heights Along Streets Classified as Collector or Larger," will be eliminated. The requirement stipulates that building height along principal streets is limited to 35 feet, and any additional height must set back one foot for every foot in height over 35 feet. This forces building mass towards the rear of properties, oftentimes creating an impact to residential districts, and is in direct conflict with residential adjacency setback requirements.
- Title 19.08.050, Table 1: Note 2(g) will be eliminated in conjunction with the elimination of Subsection 19.08.030(C).
- Title 19.08.050, Table 1: A notation will be added, allowing up to 75% lot coverage for mixed-use developments in the zoning districts where allowed upon approval of a Site Development Plan Review application.
- Title 19.08.060: The Residential Adjacency Standards - Applicability section will be amended to clarify what properties must adhere to the standards.
- Title 19.08.060: The Residential Adjacency Standards – Exceptions subsection will be amended to include a wireless communication facility as an exception when such a facility is located on or as part of a utility transmission line pole or tower.
- Title 19.18.050: The Site Development Plan Review expiration language will be amended to allow the City Council to set a time period on project approvals as they find reasonable where currently the language indicates that two years is the time period. If no time period is specified in the approval then the approval shall expire two years from the approval date unless an Extension of Time application is approved.

- Title 19.18.060: The Special Use Permit Termination language will be amended to allow the City Council to set a time period on permit approvals as they find reasonable where currently the language indicates that two years is the time period when new construction is necessary and one year when no construction is needed. If no time period is specified in the approval then the approval shall expire two years from the approval date when construction is required and one year when no construction is required unless an Extension of Time application is approved.
- Title 19.20.020: The definitions for Animal Keeping and Husbandry; Mixed-Use; and Secondhand Dealer will be amended. Definitions for Auction House; Bakery, Retail; Internet/Catalogue Sales Office; Internet Café; Martial Arts Studio; and Tutoring Center will be added.

FINDINGS

The proposed text amendment will achieve the following:

- Make corrections and clarify various requirements resulting in an improved interpretation and implementation of the Zoning Ordinance;
- Add uses not currently addressed by the Permissible Uses chapter;
- Bring the requirements for new schools (Public or Private, Primary and Secondary) into line with the recommendations of the adopted School Facilities Element of the Las Vegas 2020 Master Plan.

The following table summarizes all proposed changes:

Code Requirements	Existing Regulations	Proposed Regulations
Title 19.04.010 Land Use Tables	• Animal Keeping & Husbandry use description does not specifically list that sheep and goats are domesticated animal.	• Animal Keeping & Husbandry use description amended to include a sheep and goats as examples of domesticated animals provided for by this use. • Provides a condition as to how many, three, sheep and goats are permitted per half acre of building site
	• Pet Boarding use in a C-1 and C-2 zoning district requires a Special Use Permit.	• Pet Boarding use in a C-1 and C-2 zoning district is conditionally permitted.

Code Requirements	Existing Regulations	Proposed Regulations

	• Senior Citizen Apartments use, when a Special Use Permit is required, requires:
	  • That when the building is over three stories in height that the structure be compatible with the scale and massing of the types of development allowed in the applicable zoning district and shall provide a transition to less intensive development
	  • that only non-residential development may occur on the ground floor in a multi-floor development with apartments above the ground floor only
	  • That an independent entry way be provided to the apartments separate from ground floor commercial
	  • That the building façade visually differentiate the two uses
		• Senior Citizen Apartments use, when a Special Use Permit is required, requires:
		  • That when the building is over three stories in height that the structure be compatible with the scale and massing of the types of development allowed in the applicable zoning district and shall provide a transition to less intensive development.
		  • All other minimum requirements apply only if the use is to be sited within the C-1 zoning district.

	• Church/House of Worship use parking standards measure bench and pew seats at 20 linear feet equates to one seat	• Church/House of Worship use parking standards measure bench and pew seats at 20 linear inches equates to one seat
	• Public or Private School, Primary use is a conditional use in U, R-A, R-E, R-D, R-1, R-CL, R-2, R-3, R-4, R-5, R-MH, R-MHP, P-R, and N-S • Conditional Use Regulations require that adequate pick-up and drop-off areas be provided on-site.	• Public or Private School, Primary use requires a Special Use Permit in all zoning districts. • Minimum Special Use Permit Requirements require that adequate pick-up and drop-off areas be provided on-site.
	• Public or Private School, Secondary use is a conditional use in R-2, R-3, R-4, R-5, R-MH, R-MHP, P-R, and N-S • Conditional Use Regulations require that schools be located on a collector street or larger.	• Public or Private School, Secondary use requires a Special Use Permit in all zoning districts. • Minimum Special Use Permit Requirements require that schools be located on a collector street or larger.

Code Requirements	Existing Regulations	Proposed Regulations

	• No allowance for the Tutoring Center use provided in any zoning district.	• Tutoring Center use added as a Conditional Use in P-R, O, C-1, C-2, C-PB, C-M, and M zoning districts,
		• Conditional Use Regulations require that:
		  • Adequate pick-up and drop-off areas be provided on-site.
		  • Equipment used for instructional purposes must be stored within the building.
		  • Instructional services must be limited to a two to one pupil/instructor ratio in the P-R zoning district.

	• No distinction made between a internet or catalogue mail-order business and a General Retail use	• Internet/Catalogue Sales Office use added as a permitted use in C-D, C-1, C-2, C-PB, C-M, and M zoning districts and as a Conditional Use in P-R, N-S, and O zoning districts. • Conditional Use Regulations require that no direct sales or on-site delivery of products are allowed.
	• No distinction made between a retail bakery that doesn't serve full meal like in a restaurant and restaurant use	• Bakery, Retail use added as a permitted use in N-S, C-1, C-2, C-M, and M zoning districts; an Accessory Use in an O zoning district; and with a Special Use Permit in a C-PB zoning district.

Code Requirements	Existing Regulations	Proposed Regulations

	• No allowance for the Internet Café use provided in any zoning district.	• Internet Café use added as a Conditional Use in C-1, C-2, C-PB, C-M, and M zoning districts,
		• Conditional Use Regulations require that the use:
		  • Have sufficient security measures to effectively regulate interior and exterior loitering, disturbing noise and light, loud conversations and criminal activities shall be provided;
		  • Have a minimum of one individual at least 21 years of age who shall provide, during operating hours, supervision of the computers or other electronic devices and patrons;
		  • Have no persons under the age of 16 years using the computers or other electronic devices between the hours of 8:00 A.M. through 2:00 P.M., Monday through Friday, and after 10:00 P.M. daily, unless accompanied by a parent or guardian.
		  • Have accessible and adequate storage for bicycles and skateboards to prevent an accumulation of bicycles and skateboards in such a manner that would interfere with the public use of sidewalks or streets.

	• No waiver allowance is made for the distance separation for Liquor Establishment (Tavern) use located within the G-O (Gaming Overlay) District	• Liquor Establishment (Tavern) use Minimum Special Use Permit Requirements amended to allow a request for a waiver of the distance separation requirements for parcels in the G-O (Gaming Overlay) District.
	• No distinction made between a martial arts studio and a general personal service use	• Martial Arts Studio use added as a permitted use in N-S, C-1, C-2, C-M, and M zoning districts and with a Special Use Permit in a C-PB zoning district.

Code Requirements	Existing Regulations	Proposed Regulations
	• No allowance is made for used books to be treated as a general retail use in the description of a Secondhand Dealer use.	• Secondhand Dealer use description amended to include used books as a type of merchandise that is not included in this use and that is to be allowed where retail sales of new merchandise are.

	• No allowance for the Auction House use provided in any zoning district.	• Auction House use added as a permitted use with the approval of a Special Use Permit in C-2, C-M, and M zoning districts,
		• Minimum Special Use Permit Requirements require that:
		  • Temporary storage shall be limited to three weeks or less. This is a non-waivable condition.
		  • No outdoor display, sales or storage of any merchandise shall be permitted.
		  • The use shall comply with the applicable requirements of LVMC Title 6.
		  • The installation and use of an outside public address system or bell system is prohibited.
		  • All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.

Code Requirements	Existing Regulations	Proposed Regulations

	• Mixed-Use allowed in R-3, R-4 P-R, N-S, O, C-1, C-2, and C-PB with approval of a Special Use Permit.
	• Use described as a combination of certain residential and nonresidential uses on a single parcel, or a mix of certain residential and nonresidential uses within an area that is zoned for either residential or nonresidential use.
	• Minimum Special Use Permit Requirements require that:
	  • Residential uses permitted as of right in the R-3 and R-4 Zoning Districts may be permitted by means of Special Use Permit within a P-R, N-S, O, C-1, C-2, or C-PB Zoning District.
	  • Nonresidential uses permitted as of right in the P-R, N-S, O, and C-1 Zoning Districts may be permitted by means of a Special Use Permit within an R-3 or R-4 Zoning District.
	  • When residential and nonresidential uses are approved for a single parcel:
	  o The nonresidential use shall be located at ground level fronting the primary public right-of-way, and the primary entryway to that use shall be directly from and oriented to a street; and
	  o The overall architecture of the front elevation shall highlight the difference in uses through variations in volume and proportion, and shall be treated as a cohesive whole through finishes and colors.
	• Parking standards are to be determined on a case-by-case basis, depending on the requirements of the individual uses represented on the site.
		• Mixed-Use allowed as a Conditional Use in N-S, C-1, C-2, and C-PB. Allowed in R-3, R-4, and P-R with approval of a Special Use Permit.
		• Use described as the vertical integration of residential uses and commercial or civic uses within a single building or a single development, where pedestrian access, vehicular access and/or parking functions for the uses are shared.
		• Conditional Use Regulations require that:
		  • Commercial uses or civic uses shall be located at the ground level fronting the primary public rights-of-way, and the principal entryway for those uses shall be directly accessed from and oriented to the public sidewalk.
		  • Residential uses shall not be permitted on the ground floor fronting on primary public rights-of-way, but may be located at or above the second level of the building. Residential uses may be located on the ground floor of any building or portion thereof that is located at the interior of the development site and does not front on an arterial or collector street.
		  • Surface parking lots shall be located to the side or the rear of the principal building(s) on the site, and shall be screened from view of the adjacent rights-of-way by the principal building(s) or a landscape buffer in conformance with the requirements of Title 19.10. Parking structures shall not be located along the street frontages of the development site, but shall be screened from view of the adjacent rights-of-way by the principal building(s).
		• Parking standards are to be determined in accordance with the standards for mixed-use developments as contained in Title 19.10.

Code Requirements	Existing Regulations	Proposed Regulations
Title 19.04.070 (A) Use Restrictions for P-R and C-D Districts – P-R District	• No products shall be stored, displayed, or sold on the premises. • Instructional services must be limited to a two to one pupil/instructor ratio provided, however, in connection with instructional services to be provided at a physician's office, the Director of the Department of Planning and Development may approve a higher pupil/instructor ratio upon a showing that sufficient off-street parking is available for the number of pupils anticipated. Equipment used for instructional purposes must be stored within the building.	• No products shall be stored, displayed, or sold on the premises, except as allowed be the Internet/Catalogue Sales Office use. • Instructional services to be provided at a physician's office must be limited to a two to one pupil/instructor ratio provided, however, the Director of the Department of Planning and Development may approve a higher pupil/instructor ratio upon a showing that sufficient off-street parking is available for the number of pupils anticipated. Equipment used for instructional purposes must be stored within the building.
Title 19.08.030 (C) General – Building Heights Along Streets Classified as Collector or Larger	• Notwithstanding the maximum building heights established in this chapter, allowable building heights shall be further restricted along street classified as collector or larger, as designated in the Master Plan of Streets and Highways. Buildings may be constructed up to 35 feet in height at the front yard setback line. Any portion of a building over 35 feet in height shall be set back an additional 1 foot from each foot of height in excess of 35 feet, see Figure 2 below. However, the preceding restriction shall not apply to buildings in the Downtown Overlay District or buildings located adjacent to freeways • Figure 2 Building Heights Along Major Streets	• Subsection deleted.
Title 19.08.040 Residential District Development Standards	• Note 5 of Table 2 allows a height for Senior Citizen Apartments greater than 3 stories / 40 feet, which ever is less, with the approval of a Special Use Permit.	• Note 5 of Table 2 allows a height for Senior Citizen Apartments greater than 3 stories / 40 feet, which ever is less, with the approval of a waiver as part of the Site Development Plan Review.
Title 19.08.050 Commercial and Industrial District Development Standards	• Note 7 of Table 1 not referenced in the table.	• Notation added to Setbacks, Principal Structures of the standards in Table 2 to go to Note 7.
	• Note 1(G) of Table 1 references Height along Certain Streets.	• Note 1(G) of Table 1 deleted.

Code Requirements	Existing Regulations	Proposed Regulations
	• Note 6 of Table 1 references mixed use developments. • Note 6 of Table 1 allows the lot coverage for Senior Citizen Apartments to exceed the permitted C-1 limitation with the approval of a Special Use Permit.	• Note 6 of Table 1 references to mixed use developments deleted. • Note 6 of Table 1 allows the lot coverage for Senior Citizen Apartments to exceed the permitted C-1 limitation with the approval of a Site Development Plan Review.
		• Note 8 of Table 1 added to provide an allowance for lot coverage for mixed-use developments to be increased up to a maximum of 75% of the net lot area upon the approval of a Site Development Plan Review application in accordance with the requirements of LVMC 19.18.050.
Title 19.08.060(A) Residential Adjacency Standards – Applicability	• Subsection states that all property to be developed for nonresidential use that is located adjacent to residential property which is either developed for sale or designated for such development in the General Plan shall conform to residential adjacency standards	• Subsection states that all property to be developed for nonresidential use that is located adjacent to residentially zoned property which is either developed for residential use or designated for such development in the General Plan shall conform to residential adjacency standards.
Title 19.08.060(B)(3) Residential Adjacency Standards – Building Height and Setback Requirements: Exceptions	• No allowance is made for an exemption of the standard for a wireless communication facility when the use is attached a utility transmission line pole or tower.	• An exemption of the residential adjacency standards is provides if a wireless communication facility use is attached a utility transmission line pole or tower.
Title 19.18.050(J) Site Development Plan Review - Expiration	• Approvals expire two years from the date of approval unless an extension of time is granted prior to the two-year time period elapsing.	• Approvals expire at the completion of the time period specified in the approval or two years from the date of approval, if no time period is specified, unless an extension of time is granted prior to the specified time period elapses.
Title 19.18.060(P)(1) Special Use Permit – Termination: Failure to Exercise	• Approvals expire two years from the date of approval if construction of a new building is required, unless an extension of time is granted prior to the two-year time period elapsing. • Approvals expire one year from the date of approval if no construction is required, unless an extension of time is granted prior to the two-year time period elapsing.	• Approvals expire two years from the date of approval if construction of a new building is required, unless an extension of time is granted prior to the two-year time period elapsing. • Approvals expire one year from the date of approval if no construction is required, unless an extension of time is granted prior to the two-year time period elapsing.
Title 19.20.020 Definitions	• Definitions do not address an Auction House; a Bakery, Retail; an Internet/Catalogue Sales Office; an Internet Café; a Martial Arts Studio; or a Tutoring Center use.	• Definitions added for an Auction House; a Bakery, Retail; an Internet/Catalogue Sales Office; an Internet Café; a Martial Arts Studio; and a Tutoring Center use.

Code Requirements	Existing Regulations	Proposed Regulations
	• Definition for Animal Keeping and Husbandry does not include sheep and goats as a listed domesticated animal.	• Definitions amended to indicate that sheep and goats are included as domesticated animals.
	• Definition for Mixed-Use is a combination of certain residential and nonresidential uses on a single parcel, or am ix of certain residential and nonresidential uses within an area that is zoned for either residential or nonresidential use.	• Definition amended to indicate that use means the vertical integration of residential uses and commercial or civic uses within a single building or a single development, where pedestrian access, vehicular access and/or parking functions for the uses are shared.
	• Definition for Secondhand Dealer does not indicate that used books are to be allowed where retail sales of new merchandise are permitted.	• Definition amended to indicate that used books are to be allowed where retail sales of new merchandise are permitted.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT **N/A**

SENATE DISTRICT **N/A**

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

City of Las Vegas Agenda Item No.: **42.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2009

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

SUBJECT:
TXT-32866 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - Discussion and possible action to remove Chapter 13.28, the Street Naming and Address Assignment standards, from Title 13 and incorporate said standards within The City of Las Vegas Zoning Ordinance "Title 19" and update and revise the "City of Las Vegas Street Naming and Address Assignment Regulations, 1993 Edition," All Wards

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. Location and Aerial Maps
2. Conditions and Staff Report
3. Supplement (Revised Pink Book)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TXT-32866 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

1. Title 13.28 is hereby repealed.

2. A new Chapter is hereby added as follows:

19.## Street Naming and Address Assignments

19. ##.010 Conformance with Chapter provisions.

The naming of streets and the assignment of addresses and address numbers to buildings and lots within the City shall conform to the provisions of this Chapter.

19. ##.020 Initial point.

The intersection of Main and Fremont Streets shall be the initial point of assigning address numbers to all blocks, lots and buildings in the City.

19. ##.030 East and west streets.

A. All buildings or lots that front on east-west streets which intersect or start from Main Street shall be assigned address numbers beginning at that point with the numbers one and zero, and thereafter be numbered progressively through each block. Following each intersection with a numbered street, the numbering shall begin again with the numbers one and zero, with the number of hundreds indicated by the number of the intersecting street.

B. All numbers on the east-west streets shall be even on the north side and odd on the south side.

C. Where Main Street terminates at Las Vegas Boulevard South, Las Vegas Boulevard South shall be the base line for numbering along east-west streets to the southerly City limits.

19. ##.040. North and south streets.

A. All buildings or lots that front on north-south streets which intersect or start from Fremont Street (or the northwesterly prolongation thereof, as described in Subsection (B) of this Section) shall be assigned address numbers beginning at that point with the numbers one hundred and one hundred one, and thereafter progressively through each block. Approximately ten blocks shall be assigned per mile; provided, however, that in areas in which other jurisdictions have established a different pattern, the numbers shall be apportioned accordingly.

B. For purposes of Subsection (A) of this Section, the northwesterly prolongation of Fremont Street shall be defined as follows: Commencing at the intersection of the northwesterly prolongation of Fremont Street and that portion of Ogden Avenue located between City Park Way and Main Street; westerly along the Oran K. Gragson Highway west to an intersection with the easterly prolongation of Westcliff Drive; the easterly prolongation of Westcliff Drive, and the westerly prolongation of Westcliff Drive with minor deviations north and south to the intersection with the Bruce Woodbury Beltway; Far Hills Avenue and the western prolongation of Far Hills Avenue to the intersection of the westerly prolongation of Westcliff Drive; western prolongation of Westcliff Drive thereof to the westerly City limits.

C. Buildings or lots on north-south streets shall be assigned address numbers that are even on the east side and odd on the west side.

D. Where Fremont Street intersects Charleston Boulevard, Charleston Boulevard shall become the base line for assigning address numbers along north-south streets to the easterly City limits.

E. The assignment of address numbers for buildings or lots on north-south streets south of Charleston Boulevard shall begin with one thousand one hundred. Thereafter, the base numbering for each succeeding block shall increase by one hundred over the preceding block's base number.

F. The assignment of address numbers for buildings or lots on north-south streets north of Charleston Boulevard shall begin with one and zero, and the assignment of numbers up to one hundred shall continue on those streets until their intersection with Sunrise Avenue.

G. The assignment of address numbers for buildings or lots on north-south streets north of Sunrise Avenue shall begin with two hundred and, thereafter, the base numbering of each succeeding block shall increase by one hundred over the preceding block's base number.

19. ##.050 Other areas.

In internal areas of the City in which numbering conflicts with the rules set out in Sections 19.##.030 and 19.##.040, the assignment of new numbers shall conform to the existing pattern where possible.

19. ##.060 Document adopted.

That certain document entitled "City of Las Vegas Street Naming and Address Assignment Regulations, 2009 Edition," a copy of which shall be maintained in the office of the City Clerk, is adopted by reference and made a part of this Code, as if fully set forth herein. The provisions thereof, as they may be amended and supplemented from time to time by ordinance or resolution of the City Council, shall govern the naming of streets and other rights-of-way and the assigning of addresses within the City.

19. ##.070. Variance.

The standards set forth in this Chapter are minimum requirements for all developments subject to this Chapter. Any request to deviate from these standards shall require the submittal of a Variance application, which shall be subject to the procedures and standards set forth in Section 19.18.070.

19. ##.080. Violations.

It is unlawful for any person to:

A. Use or display a street name, building number or address number that does not conform to the provisions of this Chapter;

B. Display a street name, building number or address number in a manner that does not conform to the provisions of this Chapter; or

C. Fail to display a street name, building number or address number in the manner required by this Chapter.

19. ##.090. Enforcement authority.

The Las Vegas Metropolitan Police Department, and the City's Department of Fire Services, Department of Planning and Development and Department of Building and Safety shall have the authority to enforce the provisions of this Chapter.

2. Title 19.18.130 is hereby amended as follows:

19.18.130 STREET NAME CHANGE.

A. Purpose.

1. The purpose of this Section is to establish a procedure to change the name of any street or a portion of a street.
2. Street name changes will be made consistent with ~~Title 13,~~ Chapter ~~28~~ ## of ~~the LVMC~~ this Title~~,~~ and the most recently adopted edition of the City of Las Vegas Street Naming and Address Assignment Regulations.

3. That certain document entitled "City of Las Vegas Street Naming and Address Assignment Regulations, 1993 Edition" is repealed and replaced by that certain document entitled "City of Las Vegas Street Naming and Address Assignment Regulations, 2009 Edition"

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February 12, 2009 - Planning Commission Meeting

** STAFF REPORT **

APPLICATION REQUEST

This is a request to remove Chapter 13.28, the Street Naming and Address Assignment standards, from Title 13 and incorporate said standards within The City of Las Vegas Zoning Ordinance "Title 19" and update and revise the "City of Las Vegas Street Naming and Address Assignment Regulations, 1993 Edition."

BACKGROUND INFORMATION

Chapter 13.28 of the Las Vegas Municipal Code and the City of Las Vegas Street Naming and Address Assignment Regulations, 1993 Edition were last updated in 1993. Title 13 of the Las Vegas Municipal Code speaks to standards that deal with streets, sidewalks, and public places. Chapter 13.28 outlines the basic standards for the assignment of addresses and address numbers to buildings and lots within the City. It indicates the method of deviation from the standards and adopts the "City of Las Vegas Street Naming and Address Assignment Regulations, 1993 Edition." The 1993 edition was result of the concerted efforts of the Address Committee, which consisted of several government agencies from Clark County; the cities of Las Vegas, North Las Vegas, Henderson and Boulder City; Clark County School District; Las Vegas Metropolitan Police Department; Nevada Department of Transportation; Las Vegas Valley Water District; U.S. Postal Service and several utility providers.

The main goal of the Address Committee was to discuss addressing issues and to seek the adoption of a Street Address Ordinance for each municipality in Clark County with the aim being able to develop a strategy that would enhance interlocal communication and many operations. It was anticipated the ordinance would provide aid in a cohesive addressing strategy, which can better serve all citizens that live within the Las Vegas Valley.

ANALYSIS

The proposed amendment will update the city's street naming and address assignment regulations. Since 1993 there has been continued cooperation between the members of the original Address Committee, now working within the County Wide 911 Committee, and the updated regulations and standards represented by the "City of Las Vegas Street Naming and Address Assignment Regulations, 2009 Edition," is one of the results.

The major strength of this document is that it was designed to balance each municipality's desire and needs. This means that it can be altered to fit most community goals and objectives; the key purpose being to develop a system that insures rapid emergency response and utilizes information systems that are directed toward competent growth management.

The County Wide 911 Committee attempts to monitor the development industry and find solutions to problems with street naming and addressing. It is anticipated that the committee will continue to meet on a regular basis to further observe development activity; discuss potential addressing issues and solution; and supervise the effectiveness of their efforts.

Finally, the proposed amendment will move the street naming and addressing standards from Title 13 to Title 19. While the enforcement of this chapter of the municipal code is the responsibility of the Las Vegas Metropolitan Police Department, and the city's Department of Fire Services, Department of Planning and Development and Department of Building and Safety; the greater portion of the regulations are administered by the Department of Planning and Development at the time of development activity with occasional assistance from the Department of Fire Services. Follow up to ensure compliance post-development is generally overseen by the Department of Fire Services. This move is requested in an effort to streamline the city's codes and maintain transparency and continuity of the development process by placing the street naming and addressing standards within the Zoning Ordinance where most other onsite development standards are located. This move will assist the development community by placing these standards and regulations in a portion of the municipal code that the community is likely to use on a more regular basis as they plan the look and layout of proposed projects and developments.

FINDINGS

The proposed text amendment will achieve the following:

- Update the street naming and addressing regulations for the first time in over a decade; and
- Streamline the city's codes by moving the street naming and addressing standards to Title 19 were they will be more readily accessible to the public in connection with city development standards.

The following table summarizes all proposed changes:

Code Requirements	Existing Regulations	Proposed Regulations
Las Vegas Municipal Code - Street Naming and Address Assignments	• Chapter 13.28 - Street Naming and Address Assignments	• Chapter moved to Title 19 (Chapter number to be identified by City Attorney's Office at time of ordinance mark-up.

Title 13.28.040	• The northwesterly prolongation of Fremont Street to the westerly City limits is defined by Westcliff Drive and the westerly prolongnation of Westcliff Drive from the intersection of Oran K. Gragson Highway west with the easterly prolongation of Westcliff Drive.	• The northwesterly prolongation of Fremont Street to the westerly City limits is defined by that portion of Ogden Avenue located between City Park Way and Main Street; westerly along the Oran K. Gragson Highway west to an intersection with the easterly prolongation of Westcliff Drive; the easterly prolongation of Westcliff Drive, and the westerly prolongation of Westcliff Drive with minor deviations north and south to the intersection with the Bruce Woodbury Beltway; Far Hills Avenue and the western prolongation of Far Hills Avenue to the intersection of the westerly prolongation of Westcliff Drive; and the western prolongation of Westcliff Drive.
Title 13.28.060	• Adopts that certain document titled: "City of Las Vegas Street Naming and Address Assignment Regulations, 1993 Edition,"	• Adopts that certain document titled: "City of Las Vegas Street Naming and Address Assignment Regulations, 2009 Edition,"
Title 13.28.070	• Deviations from standards handled as a waiver	• Deviations from standards handled as a Variance per Title 19.18.070
Title 19.18.130 – Street Name Change	• Requires conformance to Title 13. Chapter 28 when making an application for a street name change.	• Requires conformance to the new Title 19 chapter when making an application for a street name change.

City of Las Vegas Street Naming and Address Assignment Regulations		
Regulation Section Updated	**Existing Regulations**	**Proposed Regulations**
Cover Edition Notation	• 1993 Edition	• 2009 Edition
I. Introduction	• These Regulations were developed through the concerted efforts of the Street Address Committee which is comprised of several government agencies from Clark County, Las Vegas, Henderson, North Las Vegas, Boulder city, CCSD, LVMPD, CFAO, NDOT, LVVWD, Mercy Ambulance, Southwest Gas, Centel, Nevada Power, U. S. Postal Service, and others.	• These Regulations were developed through the concerted efforts of the County Wide 911 Committee which is comprised of several government agencies from Clark County, The City of Las Vegas, Henderson, North Las Vegas, Boulder City, Las Vegas Metropolitan Police Department, Las Vegas Fire Alarm Office, Las Vegas Valley Water District, Embarq, Nevada Power, U. S. Postal Service, and others.
II. Definitions – Address	• Address a number, directional prefix, primary street name, and suffix. The property address is also called the situs.	• An address is a number, directional prefix, primary street name, and suffix. The property address is also called the site or general address.

II. Definitions – Addressing Official	• The director of the Department of Community Planning and Development or an authorized representative charged with the administration of these standards.	• The addressing official is the Director of the Department of Planning and Development or designee charged with the administration of these standards.
II. Definitions – Affix		• An affix is a directional identifier (North, South, East, West, etc.) that precedes the street name and is not a suffix. An affix is also known as a directional prefix
II. Definitions – Assessor's Parcel Number		• An assessor's parcel number is a number assigned a lot or parcel for tax assessment identification.
II. Definitions – Baseline	• North-south or east-west line used as a zero starting point for address numbers.	• A baseline is a north-south or east-west line used as a zero starting point for address numbers.
II. Definitions – Bubble Streets	• A type of cul-de-sac which measures less than 100 feet from the point of radius of the turnaround to the centerline of the connecting street	• A bubble street is a type of cul-de-sac which measures less than 100 feet from the point of radius of the turnaround to the centerline of the connecting street
II. Definitions – Block Interval		• A block interval is a numerical grid by which each block is addressed. For the purposes of the Las Vegas Valley, each block has a numerical range from zero (0) to one hundred (100) and there are approximately ten (10) blocks per mile or approximately 528 feet per block.
II. Definitions – Building	• A structure designed for human occupancy or use.	• A structure designed for human occupancy or use
II. Definitions – Commercial Development	• A development not intended for human residence.	• A commercial development is a development not intended for human habitation
II. Definitions – Cul-de-sac	• A street ending in a dead-end, not being an extension of another street, having no other street intersections, and not having the capability of connecting or intersecting with another street in the future.	• A cul-de-sac is a street ending in a dead-end, not being an extension of another street, having no other street intersections, and not having the capability of connecting or intersecting with another street in the future.
II. Definitions – Directory	• Address information located at access points.	• A directory is an address information map or model located at an access point detailing building suite and/or unit location(s).
II. Definitions - Floor		• See *Story*
II. Definitions – General Address		• See *Address*
II. Definitions – Hundred Block	• An incremental number breakdown of a section of land. It has a hundred numbers, 0 through 99.	• A hundred block is an incremental number breakdown of a section of land. It has a hundred numbers, 0 through 99.

II. Definitions – Hundred Block Indicator	• A number and a directional prefix indicating the perpendicular distance of a street from its parallel baseline.	• A hundred block indicator is a number and either have a direction prefix or affix indicating the perpendicular distance of a street from its parallel baseline.
II. Definitions – Legal Address	• The address that has been officially assigned by the city.	• A legal address is the address that has been officially assigned by the City or Clark County, if annexed.
II. Definitions – Major Arterial	• A street falling on a section line, a quarter section line designed to accommodate through-traffic with comparatively long vehicle trip lengths.	• A major arterial is a street falling on a Township or Range line, a section line, a quarter section line, or another alignment that is 80 feet in width or greater, which is designed to accommodate through-traffic with comparatively long vehicle trip lengths.
II. Definitions – Major Division		• A major division occurs in a nonresidential and/or mixed-use building(s) with a minimum of one structural/load bearing wall separating a minimum of two suites and/or buildings and has a separate fire risers for each portion of the division.
II. Definitions – Master Subdivision Address	• Assigned for the management of records and permits pertaining to the total subdivision.	• A master subdivision address is an address assigned for the management of records and permits pertaining to the total subdivision. The Master Subdivision address is also called the Master Site Address or Situs.
II. Definitions – Mixed-Use		• A Mixed-Use is the vertical integration of residential uses and commercial or civic uses within a single building or a single development, where pedestrian access, vehicular access and/or parking functions for the uses are shared.
II. Definitions – Municipal	• Pertaining to the City of Las Vegas.	• In this context, municipal pertains to the City of Las Vegas.
II. Definitions – Municipal Government	• The City of Las Vegas	• In this context, municipal government pertains to the City of Las Vegas.
II. Definitions - Number	• Part of an address based on the numerical distance from an appropriate baseline.	• A number, in this context, is part of an address based on the numerical distance from an appropriate baseline.
II. Definitions - Prefix		• See *Affixes*

II. Definitions – Person	• Any individual, firm, corporation, partnership or other legal entity or their authorized agent.	• In this context, a person refers to any individual, firm, corporation, partnership or other legal entity or their authorized agent.
II. Definitions - Plat		• A plat is a scaled map of a town or a section of land that has been subdivided into lots showing the location and boundaries of the individual parcel with the streets, alleys, easements, and rights of use over the land of another.
II. Definitions – Point-of-Origin	• The intersection of the north—south and east—west baselines establishing zero at the intersection. (See Figure 1)	• A point-of-origin is the intersection of the north—south and east—west baselines establishing zero at the intersection. (See Figure 1)
II. Definitions – Primary Street Name	• The portion of the street name which is neither a directional prefix nor a suffix. Such as: (East) Charleston (Blvd.) directional primary name suffix prefix	• A primary street name is the portion of a street name which is neither a directional prefix nor a suffix. Such as: (East) Charleston (Blvd.) directional primary name suffix prefix
II. Definitions - Residential	• Facilities intended for human dwelling.	• Deleted
II. Definitions – Residential-Development		• A residential development is a development intended for human habitation
II. Definitions – Residential, Commercial or Industrial	• A development having three or more units.	• Deleted
II. Definitions – Residential, Commercial or Industrial Complex		• A residential, commercial, or industrial complex is a development having three or more buildings.
II. Definitions – Site Plan	• Map showing property boundaries with dimensional ties to section, township and range monuments, building locations, dimensions of property, buildings and setback distances to property lines, primary access points for property and buildings, dimensional ties of tenant improvements to a building shell, access from closest public street for non-subdivided parcels, with a north arrow.	• A site plan is a map showing property boundaries with dimensional ties to section, township and range monuments, building locations, dimensions of property, buildings and setback distances to property lines, primary access points for property and buildings, dimensional ties of tenant improvements to a building shell, access from closest public street for non-subdivided parcels, with a north arrow.
II. Definitions - Situs	• Situs is the address of a lot, parcel or building; also called the "property address".	• Deleted
II. Definitions – Situs or Site		• A situs or site is the address of a lot, parcel or building; also called the "property address".

II. Definitions – Street	• Any public or private thoroughfare or easement with abutting properties, reserved for vehicle travel and access unless the context requires a different meaning.	• A street is any public or private thoroughfare or easement reserved for vehicle travel and access unless the context requires a different meaning.
II. Definitions – Street Name	• The primary street name and suffix. Does not include the directional prefix.	• A street name is the primary street name and suffix. It shall not include the directional prefix.
II. Definitions – Street Sign	• Displays primary name, suffix, direction from a baseline and north, south, east, or west hundred block indicator of each street name.	• A street sign displays the primary name, suffix, direction from a baseline and the north, south, east or west hundred block indicator of each street name.
II. Definitions – Story		• A story is the vertical distance from top to top of two successive finished floor surfaces; and for the topmost story, from the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.
II. Definitions – Structure		• A structure, means any fence, tower, edifice, or building of any kind, or any piece of work artificially built up or composed of parts joined together in some temporary or definite manner which requires location on the ground or is attached to something having a location on the ground which extends more than thirty-six (36) inches above grade.
II. Definitions - Suffix	• A word in a street name used to indicate a type of street. That portion of a street name which indicates that it is a right-of-way, such as “Street,” “Avenue,” “Lane,” “Road,” “Circle,” “Court,” “Way,” etc.	• A suffix is a word in a street name used to indicate a type of street. That portion of a street name which indicates that it is a right-of-way, such as “Street,” “Avenue,” “Lane,” “Road,” “Circle,” “Court,” “Way,” etc.
II. Definitions – Tax Parcel Number	• Number assigned a lot or parcel for tax assessment identification.	• Deleted
II. Definitions – Tenant Improvement	• Space within a building, which is under separate control, has primary access to exterior or interior public spaces, and is used for residential or nonresidential activity.	• A tenant improvement is a space within a building, which is under separate control, has primary access to exterior or interior public spaces, and is used for residential or nonresidential activity.

II. Definitions – Unit Address	• A specific number delineating individual unit locations within a single situs. The number may be an individual address or a suite number.	• The unit address is a specific number delineating individual unit locations within a single site. The number may be an individual address or a suite number. A unit address may share a common entrance, so long as there is a dividing wall and separate business licenses in the case of a commercial or industrial use.
III. Standard Addressing Regulations	• A. Address Assignments — All addresses shall be assigned by the Addressing Official.	• A. Address Assignments — All addresses shall be assigned by the Addressing Official or designee.
	• A. 3. All local utility companies should be given proof of a legal address prior to any utility service being connected. (See Section VIII E.)	• A. 3. All local utility companies shall receive proof of a legal address prior to any utility service being connected. (See Section VIII F.)
	• B. Address Numbering • C. Unique Address Numbering	• Sections combined into one section – B. Address Numbering
	• B. 1. An address shall be assigned within the appropriate addressing range in accordance with the provisions of Title 13, Chapter 28 of the Municipal Code.	• B. 1. An address shall be assigned within the appropriate addressing range in accordance with the provisions of Title 19 Chapter xx of the Municipal Code
	• B. 2. Address assignments shall be maintained on street address maps, charts and/or automated mapping systems that will reflect pertinent information on all legally subdivided lots.	• B. 2. The number assigned shall be within the address range available within the appropriate hundred blocks.
		• B. 3. Address assignments shall be maintained on street address maps, charts and/or automated mapping systems that will reflect pertinent information on all legally subdivided lots.
	• C. 1. For the purpose of address assignment, curved streets shall be treated as if they were straight.	• B. 4. For the purpose of address assignment, curved streets shall be treated as if they were straight
		• B. 5. All addresses on the east and north side of a street shall be given an even number except on a looped street.
		• B. 6. All addresses on the south and west sides of a street shall be given an odd numbers except on a looped street.
	• C. 2. For the purpose of address assignment, curved streets shall be treated as if they were straight.	• B. 7. Looped street shall be addressed from the appropriated hundred blocks of the primary direction of the loop

	• C. 3. Addresses shall be assigned starting at the entrance of a looped street and continue counterclockwise around the outside with even number on the outside and odd numbers to the inside of the loop.	• B. 8. Addresses shall be assigned starting at the entrance of a looped street and continue counterclockwise around the outside with even numbers to the outside and odd numbers to the inside of the loop.
	• D. Address Changes and Vested Rights.	• Section renumbered to C. Address Changes and Vested Rights.
	• D. 1. At the request of the property owner(s) or developer, the municipal government may grant an approval of an address change. However, the proposed address change must n conflict with the adopted municipal addressing system and/or any existing street name(s). An application fee of $30.00 shall accompany the request.	• C. 1. At the request of the property owner(s) or developer, the municipal government may grant an approval of an address change. However, the proposed address change must not conflict with the adopted municipal addressing system and/or any existing street name(s). An application fee shall be charged in relation to the processing of the application and shall be in accordance with the municipal Fee Schedule. The Fee Schedule is set forth by the Director of Planning and Development and approved by the City Council. From time to time the Fee Schedule may be amended by resolution of the City Council
	• D. 2. When there is knowledge of an existing street name and/or address duplication, the property owner(s) shall be promptly notified that a street name and/or address number(s) change may occur. Property owners do not have vested rights to street names and/or address numbers, even if a street address has been used for many years. Procedures for correcting improper address or street names will be followed.	• C. 2. When there is knowledge of an incorrect address, and/or a duplicate street name and/or address, the property owner(s) shall be promptly notified by the Planning and Development Department that a change of street name and/or address number(s) change may occur. Property owners do not have vested rights to street names and/or address numbers, even if a street name and/or address has been used for many years.

		• C. 3. If a correction is deemed necessary by the Addressing Official the proper procedure shall be as follows: i) For any street name change, the procedure shall be as outlined in Title 19 Chapter 18 Section 130 and be initiated by the municipality. ii) For any address change the procedure will be as follows: 1) The Planning and Development Department shall correct the address on the street address maps, charts and/or automated mapping systems. 2) The property owner(s) will receive notice that the incorrect or duplicate address has been corrected. 3) The municipal government shall notify the affected government agencies and utility companies in writing that an address change has occurred.
		• C. 4. Any property owners of residential or non-residential structure(s) affected by the provisions of this subsection shall, upon proper notice, bring such structure(s) into conformance with this Ordinance within six (6) months.
		• C. 5. If a property owner(s) or designated representative(s) perceive(s) that a site address was unreasonably changed, then the property owner(s) or designated representative(s) may file an appeal to the Director of Planning and Development with the Planning and Development Department within 30 days from the date the proper notification was sent.
		• C. 6. The decision of the Director of Planning and Development may be appealed to The City Council
IV. Street Naming Guidelines	• A. 1. The city of Las Vegas shall review and take action concerning proposed street names within 30 days of submittal in accordance with Section VIII of this document.	• A. 1. Newly assigned street names shall be reviewed and action will be taken concerning proposed street names within 30 days of submittal in accordance with Section VIII of this document.

	• A. 2. The City of Las Vegas shall work closely with the other government entities in the Las Vegas Valley to communicate, automate and coordinate proposed street names.	• A. 2. The process for changing an existing street name shall be in conformance with Title 19, Chapter 18, Section 130
		• A. 3. The City of Las Vegas shall work closely with the other government entities in the Las Vegas Valley to communicate, automate and coordinate proposed street names.
	• B. 1. A street name combination (primary name and suffix) may be used only once and may not be used in any other alignment. The same primary street name can be repeated with a different suffix, in the case where the street crosses jurisdictional boundaries.	• B. 1. A primary street name shall be used only once and shall not be used in any other alignment. The same primary street name can not be repeated with a different suffix, in the case where the street crosses jurisdictional boundaries
	• B. 5. Street names in a foreign language will not be considered unless accompanied by a common English translation.	• B. 5. Street names in a foreign language will not be considered unless accompanied by a common English translation and their meaning is inoffensive and/or reasonable.
	• B. 6. Names that tend to be slurred or difficult to pronounce by emergency response services will not be used.	• B. 6. Foreign language suffixes (e.g. Via, Camino, Rua, Chemin, Rue, etc.) shall not be used in any part of a street name (e.g. Via Leño Cabana = Log Cabin Way; Rue Montagne Solitaire = Lone Mountain Road) and a Variance may not be sought.
	• B. 7. Street names are restricted to a maximum of 20 characters (includes street name, space and suffix).	• B. 7. Names that tend to be slurred or difficult to pronounce by emergency response services will not be used.
	• B. 8. Directional prefixes (North/South, East/West) shall not be used unless the street or center line extended actually crosses the existing directional boundary line. Directional prefixes shall be required when a street alignment crossed the zero line. (See Figure 1).	• B. 8. Street names are restricted to a maximum of 20 characters (includes street name, space, affix, and suffix).
	• B. 9. A street name that was used as two words cannot be used as one word and vice versa, e.g., Bitterroot Avenue as Existing, Bitter Root Avenue would not be acceptable.	• B. 9. Directional prefixes (North/South, East/West) shall not be used unless the street or center line extended actually crosses the existing directional boundary line. (See Figure 1)

	• B. 10. Suffixes and directional prefixes are not permitted as street names or as part of the primary street name (e.g. South Hampton).	• B. 10. A street name that was used as two words cannot be used as one word and vice versa, e.g., Bitterroot Avenue as existing, proposed Bitter Root Avenue would not be acceptable.
		• B. 11. Suffixes and directional prefixes are not permitted as street names or as part of the primary street name (e.g. South Hampton).
		• B. 12. No street names can be a stand alone preposition, conjunction, numbers or letters.
		• B. 13. Driveway(s) shall not be named.
	• C. 3. When used, "Boulevard" or "Parkway" shall represent an 80' or 100'wide street.	• C. 3. When used, "Boulevard" or "Parkway" shall represent streets ranging from 80' to 120' wide.
	• C.9. When used, "Circle" shall represent a street starting and ending on the same street or itself, e.g., a horseshoe shaped street	• C.9. When used, "Circle" or "Loop" shall represent a street starting and ending on the same street or itself, e.g., a horseshoe shaped street
		• C.11. When used, "Highway" shall represent a road with a minimum of a 150' wide right-of-way, has controlled access, and a high-speed road with grade separations at interchanges
	•	• C.12. When used "Trail" shall represent a meandering road in a rural mountainous region
	•	• C.13. If used, "Walk" shall represent a non-motorized path or track made across a wild region or rough country for the passage of humans or animals.
V. Configurations for Street Naming	• A.2. When a major street changes its alignment at an intersection and then returns to its original sectional alignment, it shall retain the same name. The prefix will change when a Street actually crosses existing north/south or east/west addressing zero lines. (See Figure 2B).	• A.2. Curvilinear Streets that maintain the same alignment within 150' maintain the same street name.
		• A.3. When a major street changes its alignment at an intersection and then returns to its original sectional alignment, it shall retain the same name. The affix will change when a street crosses an existing north/south or east/west addressing zero lines. (See Figure 2B).

		• A.4. A street in a residential development that shifts its alignment (north/south on a east/west alignment or east/west on a north/south alignment) at an intersection by a distance equal to or less than the alignment right-of-way may retain its original alignment name. (See Figure 2C).
	• B.2. A new street name shall be assigned to any street which is neither in alignment with, nor an extension of, any existing street. (See Figure 3B).	• B.2. When a street is not in alignment with, nor an extension of any existing street, a new street name shall be assigned to the street. (See Figure 3B)
	• C.1. When a cul-de-sac is located at the end of an existing street right-of-way or alignment, it shall be given the same primary names of that street with the same suffix (see Figure 4A).	• C.1. When a cul-de-sac is located at the end of an existing street right-of-way or alignment, it shall be given the same primary name and suffix of that street with the same suffix, whether the cul-de-sac is straight, curves or meanders. (See Figure 4A)
	• C.2. When cul-de-sacs are located in such a manner as to be connected to each other by a straight or arcing street which is more or less perpendicular to an adjoining street alignment said cul-de-sacs and the connecting street shall be given the same primary name. (See Figure 4B).	• C.2. When cul-de-sacs are located in such a manner as to be connected to each other by a straight or arcing street which is more or less perpendicular to an adjoining street alignment forming a "T" intersection, said cul-de-sacs and the connecting street shall be given the same primary street name. (See Figure 4B)

	• D. Circle, Horseshoe and Loop Streets,
	• E. Curvilinear Streets and
	• F. Private Cul-de-sacs
		• Section reorganized as follows:
		  • D. Private Cul-de-sacs,
		  • E. Circle, Horseshoe and Loop Streets and
		  • F. Curvilinear Streets

		• D.1. A private street with four or fewer lots shall not be separately named. Addresses shall be assigned based on the street from which access to the private street is obtained. However, such assignment shall not be deemed to change the character of the private street or to create any public responsibility, obligation or liability concerning its use or maintenance. (See Figure 4E)
	• D.2. A horseshoe shaped street may carry the same primary Street name, except a new street name change may occur at natural breaking points such as intersections and knuckles. (See Figure 5A)	• E.2. A horseshoe shaped street may carry the same primary street name, or a new primary street name may occur at natural breaking points such as intersections and knuckles. (See Figure 5B)

	• D.3. When circular streets are segmented into halves or quarters by intersecting streets, which maintain the same name on both sides of the intersected circle, then each quadrant street shall be assigned a different street name. (See Figure 5B—1) No two streets terminating on the same circle shall have the same name. (See Figure 5B—2)	• E.3. When circular streets are segmented into halves or quarters by intersecting streets, which maintain the same primary street name on both sides of the intersected circle, then each quadrant street shall be assigned a different street name. (See Figures 5C)
		• E.3.a. No two streets terminating on the same circle shall have the same name. (See Figure 5C)
		• E.3.b. If no buildings are to be built on looped road then the primary street name may remain the same. (See Figure 6A)
	• D.4. In the case of loop streets having only one access, each segment of the loop will bear the same primary name. (See Figure 5C). However, the suffix name of a loop street may change at natural breaking points.	• E-4 - In the case of loop streets having only one access, each segment of the loop will bear the same primary street name. (See Figure 6B) However, the suffix name of a loop street may change at natural breaking points. The primary street name should not be reused with a different suffix. (See Figure 6C)
	• E.1. A street which leaves its alignment by not more 150 feet may retain the name of the original alignment. (See Figure 6A)	• F.1. A street which leaves its alignment by not more than 150 feet may retain the name of the original alignment. (See Figure 7A)
	• E.2. A street which leaves its alignment by more than 150 feet but returns to its original section alignment, shall use the name of the original alignment. (See Figure 6B).	• F.2. A street which leaves its alignment by more than 150 feet but returns to its original section alignment, shall use the primary street name of the original alignment. (See Figure 7B)
	• E.3. A street which leaves its alignment by more than 150 feet may retain the name of the original alignment if it continues in the same general direction. (See Figure 6C).	• F.3. A street which leaves its alignment by more than 150 feet may retain the name of the original alignment if it continues in the same general direction. (See Figure 7C)
VI. Address Assignment for Residential and Non-Residential Complexes	• Current title: Address Assignment for Residential and Non-Residential Complexes	• Title changed to: Address Assignment for Residential, Manufactured Homes and Non-Residential Complexes

	• A.1. All multi—family residential developments shall be assigned an address (street number, direction, street name) corresponding to the appropriate hundred block. The development address shall be called the "General Address." or common address.	• A.1. All multi—family residential developments shall be assigned an address (street number, direction, street name) corresponding to the appropriate hundred block. The development address shall be called the "Master Site Address or General Address."
	• A.3.b. If multi-story, with less than 100 total units per story for the entire development, three (3) digit numbers shall be assigned for each unit starting at the primary entrance and continuing counterclockwise as follows: 101-199 for first floor units 201-299 for second floor units 301-399 for third etc. NOTE: The corresponding unit numbers shall "line up", one above/below the other as follows: 301-399, 3rd floor directly below	• A.3.b. If multi-story, with less than 100 total units per story for the entire development, a three (3) digit number shall be assigned to each unit starting at the primary entrance and continuing counterclockwise as follows: B100-B199 for the first level below grade 101-199 for first floor units 201-299 for second floor units 301-399 for third floor units, etc. NOTE: The corresponding unit numbers shall "line-up", one above/below the other as follows: 301-399, 3rd floor units are directly above the 2nd floor 201-299, 2nd floor units are directly above the 1st floor 101-199, 1st floor B100-B199 Basement level 1 directly blow the 1st floor
	• A.3.c. If multi-story, with more than 100 or more total units per story for the entire development, four (4) digit numbers shall be assigned f or each unit starting at the primary entrance and continuing counterclockwise as follows: 1001-1999 for the first floor units 2001-2999 for the second floor units 3001-3999 for the third, etc. NOTE: The corresponding unit numbers shall "line-up", one above/below the other as follows: 3001-3999, 3rd floor, directly below 2001-2999, 2nd floor, directly below 1001-1999, 1st floor	• A.3.c. If multi-story, with more than 100 or more total units per story for the entire development, four (4) digit numbers shall be assigned to each unit starting at the primary entrance and continuing counterclockwise as follows: B1000-B1099 for the first level below grade 1001-1999 for the first floor units 2001-2999 for the second floor units 3001-3999 for the third units, etc. NOTE: The corresponding unit numbers shall "line-up", one above/below the other as follows: 3001-3999, 3rd floor units are directly above the 2nd floor 2001-2999, 2nd floor units are directly above the 1st floor 1001-1999, 1st floor B1000-B1099, Basement level 1 directly blow the 1st floor

		• A.3.d. Projects which are large or complex enough to create address requirements that can not conform to the unit addressing system shall have addresses assigned on a case-by-case basis while holding to as many established standards as possible.
	• B. Non-Residential Addressing.	• Non-residential addressing moved to Section C. Section B becomes "Manufactured Home Parks."
		• B.1. A Master Site Address shall be assigned to the primary dedicated street from which the major ingress and egress occurs. The Master Site Address shall be assigned in accordance with the appropriate street name, number and direction of appropriate hundred block range.
		• B.2. All manufactured home space numbers/lot numbers within the development shall have a numerical designation starting at the primary entrance and continuing in a counterclockwise direction beginning with number one (1).
	• C. Directional Signs	• Directional signs moved to Section D. Section C becomes "Non-Residential/Mixed-Use Addressing."
	• B.1. All separate and distinct non-residential developments having multiple tenant accommodations shall be assigned an address for each development corresponding to the appropriate hundred block. This address shall be called the "General Address."	• C.1. All separate and distinct non-residential and mixed-use developments having multiple tenant accommodations shall be assigned an address for each development corresponding to the appropriate hundred block. This address shall be called the "Master Site Address" or "General Address."
	• B.2. All buildings and/or major divisions within a development shall have an address assigned to the appropriate hundred block. The addition of any other building(s) to the development shall require separate building addresses.	• C.2. All buildings and/or major divisions within a development shall have an address assigned to the appropriate hundred block. The addition of any other building(s) to the development shall require separate building addresses

	• B.3. The building address shall be assigned to the primary street from which the major ingress and egress occurs. In the case of a development that includes one or more private drives, if all address numbers within the address range for primary access street have been assigned, the building address will be assigned, in accordance with Section III, to a private drive which is named in accordance with these Regulations.	• C.3. The building address shall be assigned to the primary street from which the major ingress and egress occurs. Suite numbers shall start at a minimum of 100 if less than 100 suites per floor or 1000 if there are more than 100 suites per floor. When possible, suite numbers shall increase by increments of 10. If suite assignments in increments of 10 are not feasible then use increments of five then two then one. In the case of a development that includes one or more private drives, or on corner lots with a secondary entrance and if all address numbers within the address range for primary access street have been assigned, then the address(es) shall be assigned, in accordance with Section III, to the public street or private drive which is named in accordance with these Regulations.
	• B.4. All units or suites within any building or separate division shall be assigned a unique number which represents the level or story of each unit. The address shall be referred to as the "Unit or Suite Address". It will be acceptable to use an alphabetic suffix for unit or suite addresses	• C.4. All units or suites within any building or major division shall be assigned a unique number which represents the level or story of each unit. On multi-story building(s) the first digit of a suite shall represent the floor on which the suite is situated, and the unit number(s) shall line up with the unit above and below it. Most in-line retail and warehouse buildings are single story and have less then 100 suites. The address shall be referred to as the "Suite or Unit Address". It shall not be acceptable to use an alphabetic suffix for unit or suite addresses except for the letter B. The letter B shall be used to indicated a below grade unit(s) (i.e. basement level).Basement-level addressing shall be assigned in the following manner. 100-B199 for the first underground level B200-B299 for the second underground level B300-B399 for the third underground level, etc. 1001-1999 for the first floor units 2001-2999 for the second floor units 3001-3999 for the third units, etc. NOTE: The corresponding unit numbers shall "line up" with one above/below the other for each consecutive floor as mentioned above.

		• Directional Signs shifted from Section C to Section D
	• C.1. Where buildings are oriented so as to obscure other buildings, the City may require the placement of directional signs that conform to applicable sign regulations.	• D.1. The City may require the placement of directional signs on development sites where buildings and/or parking placement is obscure from the primary street the building is addressed. Directional signs shall conform to applicable sign regulations.
		• D.1.a. If required, a directional sign shall be placed at each primary entry to the obscured building.
		• D.1.b. If required, each directional sign shall carry the appropriate address(es) or range of addresses and a directional arrow or location instructions as minimal direction information.
	• C.2. During new construction, the assigned address for all residential and commercial development shall be displayed and will be setback ten (10) feet from the front property line adjacent to the primary entrance. This display shall contain both the street name and assigned address(es).	• D.2. During new construction, the assigned address for all residential and commercial development shall be displayed and will be setback ten (10) feet from the front property line adjacent to the primary entrance. This display shall contain both the street name and assigned address(es).
VII. Address Display Requirements	• A.1. It shall be the responsibility of the property owner(s) or developer(s) to permanently attach address numbers or figures of a least three and one-half inches in height to all structures located within 50 feet of the front property prior to occupancy, unless otherwise specified. Accessory structures (i.e., sheds, garages, and similar structures) shall be exempted from this requirement. When structure(s) is located more than 50 feet of the front property line, numbers shall be a minimum of 6 inches. Accessory structures (i.e., sheds, garages, and similar structures) shall be exempted from this requirement.	• A.1. For single family residential properties it shall be the responsibility of the property owner(s) or developer(s) to permanently attach address numbers or figures a minimum of three and one-half inches in height to all structures located within 50 feet of the front property line prior to occupancy, unless otherwise specified. Accessory structures (i.e., sheds, garages, and similar structures) shall be exempted from this requirement. When structure(s) is/are located more than 50 feet of the front property line, numbers shall be a minimum of 6 inches. Accessory structures (i.e., sheds, garages, and similar structures) shall be exempted from this requirement.
	• A.3. All address numbers for any structure must be clearly visible from the street or private drive to which each structure is oriented.	• A.3. All address numbers for any structure must be clearly visible from the street or private drive to which each building and or structure is oriented.

	• A.6. The general address or common address for residential and non-residential complexes shall be placed at the primary entrance no farther than 10 feet from the curb line of the street or private drive and will be illuminated at night	• A.6. The general address or site address for residential and non-residential complexes shall be placed at the primary entrance and shall be setback closer then five feet and should be no further than 10 feet from the curb line of the street or private drive. Signs that are setback more than 10 feet will be reviewed on a case by case base. The general address will be illuminated at night
	• A.7. General address displays or signs for residential and non-residential complexes shall be in accordance with applicable state and municipal sign regulations. The address numbers shall be not less than 12 inches in height. Exception: Where general address and address ranges are displayed on a monument or pole sign, this display may be waived.	• A.7. General address displays or signs for residential and non-residential complexes shall be in accordance with applicable state and municipal sign regulations. The address numbers shall be not less than 12 inches in height. Exception: Where general address and address ranges are displayed on a monument or free standing sign, this display may be waived.
		• A.8. Manufactured Home Park(s) shall have a free-standing sign or monument sign(s) with the general/master site address and a site map detailing the locations of every lot/space number in the park. The general/master site address shall be a minimum of 12 inches in height. The site map shall be of sufficient size to easily read from a distance of 5 feet.
	• A.8. All building numbers for residential and non-residential complexes must be clearly visible to traffic from the street, parking lot or private drive from which each building is orientated.	• A.9. All building numbers for residential and non-residential complexes must be clearly visible to traffic from the street, parking lot or private drive from which each building is orientated.
	• A.9. Building address numbers for residential and non-residential complexes will be less than twelve inches in height and shall be conspicuously placed and attached to the building. Commercial developments with outside access to individual lease space may use minimum 8 inch numbers for space address or suite numbers.	• A.10. Building address numbers for residential and non-residential complexes shall be a minimum of twelve inches in height and shall be conspicuously placed and attached to the building. Commercial developments with outside access to individual lease space shall use a minimum of 8 inch numbers for the unit address or suite number.

	• A.12. All complexes having parking or access areas provided at the side or rear of a building shall provide additional address numbers placed at the side or rear door area in a manner that is visible from the parking or access area. These numbers should be 12 inches. Individual space address numbers or suites numbers may be a minimum 8 inches.	• A.13. All complexes having parking or access areas provided at the side or rear of a building shall provide additional address numbers placed at the side or rear door area in a manner that is visible from the parking or access area. These numbers shall be a minimum of 12 inches. Individual address numbers, suites numbers or lot/space numbers may be a minimum 8 inches.
	• A.16. Final approval of any building or unit may be withheld until all required street address numbers have been permanently displayed and a Certificate of Occupancy has been issued by the Department of Building and Safety.	• A.17. Final approval of any building or unit/suite may be withheld until all required street address numbers have been permanently displayed and a Certificate of Occupancy has been issued by the Department of Building and Safety.
	• C.1. All non-residential and residential complexes shall display a permanent Identification Directory reflecting a scaled replica of the site in accordance with all applicable Fire Department regulations, including Section 10.301(a) of the Uniform Fire Code, 1991 Edition or such later edition as may be adopted by the City from time to time.	• C.1. All non-residential and residential complexes shall display a permanent Identification Directory reflecting a scaled replica of the site in accordance with all applicable Fire Department regulations, including 2003 NFPA 1, UFC, Section 10.13 and Fire Ordinance #5667, Section 10.13.1.4, or such later edition as may be adopted by the City from time to time
VII. New Development	• A.3. The proposed street names will be reserved as long as a Tentative Map has current approval status	• A.3. The proposed street names shall be reserved as long as a Tentative Map has not expired.
	• C.1. The property owner(s) and/or developer shall furnish copies of the recorded documents to the appropriate government entity.	• C.1. The property owner(s) and/or developer shall furnish copies of the recorded plats to the appropriate government entities.
	• C.2. A master subdivision address shall be assigned to all subdivisions. This address shall be unique and will not be duplicated.	• C.2. A master subdivision/site address shall be assigned to all subdivisions. This address shall be unique and will not be duplicated.
	• C.3. Address numbers will be assigned on the recorded plat map and will be given to a property owner(s) and/or developer.	• C.3. Address numbers shall be assigned by the appropriate municipality on the recorded plat map and a copy will be returned to the property owner(s) and/or developer.

	• C.4. When the Street Address Maps are updated, the local government entity will prepare and send new address updates to all related utility companies and government entities including the GIS Division of the Clark County.	• C.4. When the Street Address Maps are updated, the local government entity will prepare and send new address updates to all related utility companies and government entities including the GIS Division of the Clark County Department of Information Technology.
IX. Figures	• Figure 1. Existing graphic does not represent the north/south and east/west zero lines throughout Las Vegas and North Las Vegas	• Figure 1. Update the north/south alignment from 5th to Goldfield Street and the east/west from Mesquite to Oran K Gragson Freeway (US 95), indicated the various shift from Hualapai Way to the west side of Bruce Woodberry Beltway where it shifts to Far Hills Avenue and follows the Far Hills Avenue alignment until the intersect back with the Westcliff alignment section line.
	• Figure 2. Existing figure slightly inaccurate.	• Figure 2.A. Updated • Figure 2.B. US 95 alignment added. • Figure 2.C. Explanation of residential subdivision.
	• Figure 3.C. Graphic C lists two streets along the same alignment that cannot connect with different street names as incorrect.	• Figure 3.C. Graphic C lists two streets that cannot connect with different names as correct.
	• Figure 5.A. Graphic A depicts a loop street with a single street name and no option to retain the same name.	• Figure 5.A. Graphic A depicts the loop with two street names and graphic B allows the same street name.
	• Figure 5.B.1.	• Moved to Figure 6.A.
	• Figure 5.B.2.	• Renamed Figure 5.C.
	• Figure 5.C.	• Renamed Figure 6.B.
	• Figure 6	• Renamed Figure 7
	• Figure 7. Graphic depicting units beginning with unit 101- …… continuous unit number through out development as the alternate system and each building starting with unit 101 as the preferred	• Figure 8 (Multi-Floor Residential Addressing System) removed addressing scheme previously labeled "Preferred Addressing System" and lists the continuous unit number method only.
		• Figure 9 (Manufactured Home Park Addressing System) Graphic depicting how to number space numbers in a mobile home park.
		• Figure 10 (Single and Multi-Floor Commercial Addressing System) Graphic detailing how to address a commercial complex.

	• Figure 8 (Address Display Requirements Single Family Residential)	• Renamed Figure 11(Address Display Requirements for Single Family Residential)
	• Figure 11(Address Display Requirements Commercial Complex)	• Renamed Figure 12 (Address Display Requirements for Commercial Complexes)
	• Figure 9 (Address Display Requirements Multiple-Family Complex0	• Renamed Figure 13 (Address Display Requirements for Mixed Use and Muti-Famialy Complexes
		• Figure 14 (Manufactured Home Park Addressing Display Requirements) Added addressing scheme for Manufactured Home Parks

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT **N/A**

SENATE DISTRICT **N/A**

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

CITY OF LAS VEGAS
STREET NAMING
AND
ADDRESS ASSIGNMENT
REGULATIONS
2009 EDITION

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I. INTRODUCTION

These Regulations were developed through the concerted efforts of the County Wide 911 Committee which is comprised of several government agencies from Clark County, The City of Las Vegas, Henderson, North Las Vegas, Boulder City, Las Vegas Metropolitan Police Department, Las Vegas Fire Alarm Office, Las Vegas Valley Water District, Embarq, Nevada Power, U. S. Postal Service, and others.

The main goal of the County Wide 911 Committee is to seek the adoption of a Street Address Ordinance for each municipality in Clark County with the aim being able to develop a strategy that will enhance interlocal communication and many operations. It is anticipated this ordinance will provide aid in a cohesive addressing strategy, which can better serve all citizens that live within the Las Vegas Valley.

The major strength of this document is that it was designed to balance each municipalities desire and needs. This means that it can be altered to fit most community goals and objectives; the key purpose being to develop a system that insures rapid emergency response and utilizes information systems that are directed toward competent growth management.

The County Wide 911 Committee attempts to monitor the development industry and find solutions to problems with street naming and addressing. It is anticipated that the committee will continue to meet on a regular basis to further observe development activity and supervise the effectiveness of their efforts.

II. DEFINITIONS

Access
Access is a way or means by which a vehicle enters a lot or parcel or a person enters a building.

Address
An address is a number, directional prefix, primary street name, and suffix. The property address is also called the site or general address.

Addressing Official
The addressing official is the Director of the Department of Planning and Development or designee charged with the administration of these standards.

Affixes
An affix is a directional identifier (North, South, East, West, etc.) that precedes the street name and is not a suffix. An affix is also known as a directional prefix.

Alignment
Alignment is the prolongation of street.

Assessor's Parcel Number
An assessor's parcel number is a number assigned to a lot or parcel for tax assessment identification.

Baseline
A baseline is a north-south or east-west line used as a zero starting point for address numbers.

Bubble Streets
A bubble street is a type of cul-de-sac which measures less than 100 feet from the point of radius of the turnaround to the centerline of the connecting street.

Block Interval
A block interval is a numerical grid by which each block is addressed. For the purposes of the Las Vegas Valley, each block has a numerical range from zero (0) to one hundred (100) and there are approximally ten (10) blocks per mile or approximately 528 feet per block.

Building
A building is a structure designed for human occupancy or use.

Commercial-Development
A commercial development is a development not intended for human habitation.

Cul-de-sac

A cul-de-sac is a street ending in a dead-end, not being an extension of another street, having no other street intersections, and not having the capability of connecting or intersecting with another street in the future.

Directory
A directory is an address information map or model located at an access point detailing building suite and/or unit location(s).

Floor
See *Story*

General Address
See *Address*

Hundred Block
A hundred block is an incremental number breakdown of a section of land. It has a hundred numbers, 0 through 99.

Hundred Block Indicator
A hundred block indicator is a number and either have a direction prefix or affix indicating the perpendicular distance of a street from its parallel baseline.

Legal Address
A legal address is the address that has been officially assigned by the City or Clark County, if annexed.

Major Arterial
A major arterial is a street falling on a Township or Range line, a section line, a quarter section line, or another alignment that is 80 feet in width or greater, which is designed to accommodate through-traffic with comparatively long vehicle trip lengths.

Major Division
A major division occurs in a nonresidential and/or mixed-use building(s) with a minimum of one structural/load bearing wall separating a minimum of two suites and/or buildings and has a separate fire risers for each portion of the division.

Master Subdivision Address
A master subdivision address is an address assigned for the management of records and permits pertaining to the total subdivision. The Master Subdivision address is also called the Master Site Address or Situs.

Mixed-use
A Mixed-Use is the vertical integration of residential uses and commercial or civic uses within a single building or a single development, where pedestrian access, vehicular access and/or parking functions for the uses are shared.

Municipal
In this context, municipal pertains to the City of Las Vegas.

Municipal Government
In this context, municipal government pertains to the City of Las Vegas.

Number
A number, in this context, is part of an address based on the numerical distance from an appropriate baseline.

Prefix
See *Affixes*.

Person
In this context, a person refers to any individual, firm, corporation, partnership or other legal entity or their authorized agent.

Plat
A plat is a scaled map of a town or a section of land that has been subdivided into lots showing the location and boundaries of the individual parcel with the streets, alleys, easements, and rights of use over the land of another.

Point-of-Origin
A point-of-origin is the intersection of the north—south and east—west baselines establishing zero at the intersection. (See Figure 1)

Primary Street Name
A primary street name is the portion of a street name which is neither a directional prefix nor a suffix.
Such as: (East) Charleston (Blvd.) directional primary name suffix prefix

Residential - Development
A residential development is a development intended for human habitation.

Residential, Commercial or Industrial Complex
A residential, commercial, or industrial complex is a development having three or more buildings.

Site Plan
A site plan is a map showing property boundaries with dimensional ties to section, township and range monuments, building locations, dimensions of property, buildings and setback distances to property lines, primary access points for property and buildings, dimensional ties of tenant improvements to a building shell, access from closest public street for non-subdivided parcels, with a north arrow.

Site or Situs
A site or situs is the address of a lot, parcel or building; also called the "property address".

Street
A street is any public or private thoroughfare or easement reserved for vehicle travel and access unless the context requires a different meaning.

Street Name
A street name is the primary street name and suffix. It shall not include the directional prefix.

Street Sign
A street sign displays the primary name, suffix, direction from a baseline and the north, south, east or west hundred block indicator of each street name.

Story
The vertical distance from top to top of two successive finished floor surfaces; and for the topmost story, from the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters

Suite number
See unit number for definition

Structure
A structure means, any fence, tower, edifice, or building of any kind, or any piece of work artificially built up or composed of parts joined together in some temporary or definite manner which requires location on the ground or is attached to something having a location on the ground which extends more than thirty-six (36) inches above grade.

Suffix
A suffix is a word in a street name used to indicate a type of street. That portion of a street name which indicates that it is a right-of-way, such as "Street," "Avenue," "Lane," "Road," "Circle," "Court," "Way," etc.

Tenant Improvement
A tenant improvement is a space within a building, which is under separate control, has primary access to exterior or interior public spaces, and is used for residential or nonresidential activity.

Unit Address
The unit address is a specific number delineating individual unit locations within a single site. The number may be an individual address or a suite number. A unit address may share a common entrance, so long as there is a dividing wall and separate business licenses in the case of a commercial or industrial use.

III. STANDARD ADDRESSING REGULATIONS

A. Address Assignments — All addresses shall be assigned by the Addressing Official or designee.

1. All street addresses are to be unique and will not be duplicated.
2. It shall be the property owner(s) and/or developer's responsibility to obtain a legal address for new development.
3. All local utility companies shall receive proof of a legal address prior to any utility service being connected. (See Section VIII F.)

B. Address Numbering

1. An address shall be assigned within the appropriate addressing range in accordance with the provisions of Title 19 Chapter xx of the Municipal Code.
2. The number assigned shall be within the address range available within the appropriate hundred blocks.
3. Address assignments shall be maintained on street address maps, charts and/or automated mapping systems that will reflect pertinent information on all legally subdivided lots.
4. For the purpose of address assignment, curved streets shall be treated as if they were straight.
5. All addresses on the east and north side of a street shall be given an even number except on a looped street.
6. All addresses on the south and west sides of a street shall be given an odd numbers except on a looped street.
7. Looped street shall be addressed from the appropriated hundred blocks of the primary direction of the loop.
8. Addresses shall be assigned starting at the entrance of a looped street and continue counterclockwise around the outside with even numbers to the outside and odd numbers to the inside of the loop.

C. Address Changes and Vested Rights

1. At the request of the property owner(s) or developer, the municipal government may grant an approval of an address change. However, the proposed address change must not conflict with the adopted municipal addressing system and/or any existing street name(s). An application fee shall be charged in relation to the processing of the application and shall be in accordance with the municipal Fee Schedule. The Fee Schedule is set forth by the Director of Planning and Development and approved by the City Council. From time to time the Fee Schedule may be amended by resolution of the City Council.
2. When there is knowledge of an incorrect address, and/or a duplicate street name and/or address, the property owner(s) shall be promptly notified by the Planning and Development Department that a change of street name and/or address number(s) change may occur. Property owners do not have vested rights to street

names and/or address numbers, even if a street name and/or address has been used for many years.

3. If a correction is deemed necessary by the Addressing Official the proper procedure shall be as follows:
    i. For any street name change, the procedure shall be as outlined in Title 19 Chapter18 Section 130 and be initiated by the municipality.
    ii. For any address change the procedure will be as follows:
        1. The Planning and Development Department shall correct the address on the street address maps, charts and/or automated mapping systems.
        2. The property owner(s) will receive notice that the incorrect or duplicate address has been corrected.
        3. The municipal government shall notify the affected government agencies and utility companies in writing that an address change has occurred.
4. Any property owners of residential or non-residential structure(s) affected by the provisions of this subsection shall, upon proper notice, bring such structure(s) into conformance with this Ordinance within six (6) months.
5. If a property owner(s) or designated representative(s) perceive(s) that an address was unreasonably changed, then the property owner(s) or designated representative(s) may file an appeal to the Director of Planning and Development with the Planning and Development Department within 30 days from the date that proper notification was sent.
6. The decision of the Director of Planning and Development may be appealed to The City Council.

IV. STREET NAMING GUIDELINES

A. Street Name Applications

1. Newly assigned street names shall be reviewed and action will be taken concerning proposed street names within 30 days of submittal in accordance with Section VIII of this document.
2. The process for changing an existing street name shall be in conformance with Title 19, Chapter 18, Section 130.
3. The City of Las Vegas shall work closely with the other government entities in the Las Vegas Valley to communicate, automate and coordinate proposed street names.

B. Use of Street Names

1. A primary street name shall be used only once and shall not be used in any other alignment. The same primary street name can not be repeated with a different suffix, in the case where the street crosses jurisdictional boundaries.

2. Once a primary street name is assigned to any alignment it shall not change anywhere along the extension of that alignment unless the subject primary street name does not and cannot in the future connect to the existing public right-of-way.
3. Names that are the same or pronounced the same (homonyms) or similarly with different spellings may be used only once, e.g., Ellis: Alice, Allen: Alan, Hinson: Henson.
4. Only the common or correct spelling of street names will be accepted, e.g., Jane not Jayne, or Frederick not Phrederyck.
5. Street names in a foreign language will not be considered unless accompanied by a common English translation and their meaning is inoffensive and/or reasonable.
6. Foreign language suffixes (e.g. Via, Camino, Rua, Chemin, Rue, etc.) shall not be used in any part of a street name (e.g. Via Leño Cabana = Log Cabin Way; Rue Montagne Solitaire = Lone Mountain Road) and a Variance may not be sought.
7. Names that tend to be slurred or difficult to pronounce by emergency response services shall not be used.
8. Street names are restricted to a maximum of 20 characters (includes street name, space, affix, and suffix).
9. Directional prefixes (North/South, East/West) shall not be used unless the street or center line extended actually crosses the existing directional boundary line. (See Figure 1)
10. A street name that was used as two words cannot be used as one word and vice versa, e.g., Bitterroot Avenue as existing, proposed Bitter Root Avenue would not be acceptable.
11. Suffixes and directional prefixes are not permitted as street names or as part of the primary street name (e.g. South Hampton).
12. No street names can be a stand alone preposition, conjunction, numbers or letters.
13. Driveway(s) shall not be named.

C. Use of Suffixes

1. When used, “Avenue” shall represent a generally east/west street.
2. When used, “Street” shall represent a generally north/south street.
3. When used, “Boulevard” or “Parkway” shall represent streets ranging from 80’ to 120’ wide.
4. When used, “Road” shall represent a 60’ to 80’ wide street.
5. When used, “Lane” shall represent a generally NE/SW Street.
6. When used, “Place” shall represent a generally NW/SE Street.
7. When used, “Drive” shall represent a multi-directional curved street.
8. When used, “Way” shall represent an “L” shaped Street with either leg being 200’ or greater.
9. When used, “Circle” or “Loop” shall represent a street starting and ending on the same street or itself, e.g., a horseshoe shaped street.
10. When used, “Court” shall represent a cul-de-sac with no side street(s).
11. When used, “Highway” shall represent a road with a minimum of a 150’ wide right-of-way, has controlled access, and a high-speed road with grade separations at interchanges.

12. When used “Trail” shall represent a meandering road in a rural mountainous region.
13. If used, “Walk” shall represent a non-motorized path or track made across a wild region or rough country for the passage of humans or animals.

V. CONFIGURATIONS FOR STREET NAMING

A. Offset Street Alignments

1. When a major street (right-of-way 80 feet or greater in width) changes its alignment at an intersection by less than 150 feet, it shall retain the name of the original alignment to provide traffic and addressing continuity. (See Figure 2A).
2. Curvilinear Streets that maintain the same alignment within 150’ maintain the same street name.
3. When a major street changes its alignment at an intersection and then returns to its original sectional alignment, it shall retain the same name. The affix will change when a street crosses an existing north/south or east/west addressing zero lines. (See Figure 2B).
4. A street in a residential development that shifts its alignment (north/south on a east/west alignment or east/west on a north/south alignment) at an intersection by a distance equal to or less than the alignment right-of-way may retain its original alignment name. (See Figure 2C).

B. Straight Streets

1. A newly developed street shall assume the name of the street with which it aligns unless the street does not and cannot in the future connect to an existing street segment along the alignment. (See Figure 3A)
2. When a street is not in alignment with, nor an extension of any existing street, a new street name shall be assigned to the street. (See Figure 3B)
3. Once a street name is assigned to an alignment, it may not be assigned to any other alignment. (See Figure 3C)

C. Cul-de-sac and Bubble Streets

1. When a cul-de-sac is located at the end of an existing street right-of-way or alignment, it shall be given the same primary name and suffix of that street with the same suffix, whether the cul-de-sac is straight, curves or meanders. (See Figure 4A)
2. When cul-de-sacs are located in such a manner as to be connected to each other by a straight or arcing street which is more or less perpendicular to an adjoining street alignment forming a “T” intersection, said cul-de-sacs and the connecting street shall be given the same primary street name. (See Figure 4B)
3. When cul-de-sacs approach each other from opposite directions and are on the same alignment but do not join in any manner, they shall be assigned different street names. (See Figure 4C)
4. When two cul-de-sacs are in direct alignment, bisected perpendicularly by a street, the cul-de-sac shall be assigned same street name. (See Figure 4D)
5. When a bubble street less than 100 feet is located perpendicular to the primary street and has less than four lots fronting on it, the bubble street shall assume the

primary name and address numbering of the street which it adjoins. (See Figure 4E)

D. Private Cul-De-Sacs

1. A private street with four or fewer lots shall not be separately named. Addresses shall be assigned based on the street from which access to the private street is obtained. However, such assignment shall not be deemed to change the character of the private street or to create any public responsibility, obligation or liability concerning its use or maintenance. (See Figure 4E)

E. Circle, Horseshoe and Loop Streets

1. A circular or horseshoe-shaped street shall not be assigned the same primary street name as that of the principal street it intersects. (See Figure 5A)
2. A horseshoe shaped street may carry the same primary street name, or a new primary street name may occur at natural breaking points such as intersections and knuckles. (See Figure 5B)
3. When circular streets are segmented into halves or quarters by intersecting streets, which maintain the same primary street name on both sides of the intersected circle, then each quadrant street shall be assigned a different street name. (See Figures 5C)
    a. No two streets terminating on the same circle shall have the same name. (See Figure 5C)
    b. If no buildings are to be built on looped road then the primary street name may remain the same. (See Figure 6A)
4. In the case of loop streets having only one access, each segment of the loop will bear the same primary street name. (See Figure 6B) However, the suffix name of a loop street may change at natural breaking points. The primary street name should not be reused with a different suffix. (See Figure 6C)

F. Curvilinear Streets

1. A street which leaves its alignment by not more than 150 feet may retain the name of the original alignment. (See Figure 7A)
2. A street which leaves its alignment by more than 150 feet but returns to its original section alignment, shall use the primary street name of the original alignment. (See Figure 7B)
3. A street which leaves its alignment by more than 150 feet may retain the name of the original alignment if it continues in the same general direction. (See Figure 7C)

VI. ADDRESS ASSIGNMENTS FOR RESIDENTIAL, MANUFACTURED HOMES AND NON-RESIDENTIAL COMPLEXES

A. Multi-Family Residential Addressing (See Figure 8)

1. All multi—family residential developments shall be assigned an address (street number, direction, street name) corresponding to the appropriate hundred block.

The development address shall be called the "Master Site Address or General Address."

2. All buildings within the development shall have a numerical designation starting at the primary entrance and continuing in a counterclockwise direction, beginning with number one (1).
3. All units of all buildings shall be provided with a unique unit number.
   a. If single story, the units shall be numbered in numeric sequence, beginning with number one and continuing in a counterclockwise direction from the primary entrance.
   b. If multi-story, with less than 100 total units per story for the entire development, a three (3) digit number shall be assigned to each unit starting at the primary entrance and continuing counterclockwise as follows:
      B100-B199 for the first level below grade
      101-199 for first floor units
      201-299 for second floor units
      301-399 for third floor units, etc.
      NOTE: The corresponding unit numbers shall "line-up", one above/below the other as follows:
      301-399, 3rd floor units are directly above the 2nd floor
      201-299, 2nd floor units are directly above the 1st floor
      101-199, 1st floor
      B100-B199 Basement level 1 directly blow the 1st floor

   c. If multi-story, with more than 100 or more total units per story for the entire development, four (4) digit numbers shall be assigned to each unit starting at the primary entrance and continuing counterclockwise as follows:
      B1000-B1099 for the first level below grade
      1001-1999 for the first floor units
      2001-2999 for the second floor units
      3001-3999 for the third units, etc.
      NOTE: The corresponding unit numbers shall "line-up", one above/below the other as follows:
      3001-3999, 3rd floor units are directly above the 2nd floor
      2001-2999, 2nd floor units are directly above the 1st floor
      1001-1999, 1st floor
      B1000-B1099, Basement level 1 directly blow the 1st floor

   d. Projects which are large or complex enough to create address requirements that can not conform to the unit addressing system shall have addresses assigned on a case-by-case basis while holding to as many established standards as possible.

B. Manufactured Home Parks (See Figure 9)

1. A Master Site Address shall be assigned to the primary dedicated street from

which the major ingress and egress occurs. The Master Site Address shall be assigned in accordance with the appropriate street name, number and direction of appropriate hundred block range.

2. All manufactured home space numbers/lot numbers within the development shall have a numerical designation starting at the primary entrance and continuing in a counterclockwise direction beginning with number one (1).

C. Non-Residential/ Mixed-Use Addressing

1. All separate and distinct non-residential and mixed-use developments having multiple tenant accommodations shall be assigned an address for each development corresponding to the appropriate hundred block. This address shall be called the "Master Site Address" or "General Address."
2. All buildings and/or major divisions within a development shall have an address assigned to the appropriate hundred block. The addition of any other building(s) to the development shall require separate building addresses.
3. The building address shall be assigned to the primary street from which the major ingress and egress occurs. Suite numbers shall start at a minimum of 100 if less than 100 suites per floor or 1000 if there are more than 100 suites per floor. When possible suite numbers shall increase by increments of 10. If suite assignments in increments of 10 are not feasible then use increments of five then two then one. In the case of a development that includes one or more private drives, or on corner lots with a secondary entrance and if all address numbers within the address range for primary access street have been assigned, then the address(es) shall be assigned, in accordance with Section III, to the public street or private drive which is named in accordance with these Regulations.
4. All units or suites within any building or major division shall be assigned a unique number which represents the level or story of each unit. The first digit(s) of a suite shall represent the floor on which the suite is situated. On multi-story building(s), unit number(s) shall line up with the unit above and below it. Most in-line retail and warehouse buildings are single story and have less then 100 suites. The address shall be referred to as the "Suite or Unit Address". It shall not be acceptable to use an alphabetic suffix for unit or suite addresses except for the letter B. The letter B shall be used to indicated a below grade unit(s) (i.e. basement level).

   Basement-level addressing shall be assigned in the following manner.
   B100-B199 for the first underground level
   B200-B299 for the second underground level
   B300-B399 for the third underground level, etc.
   1001-1999 for the first floor units
   2001-2999 for the second floor units
   3001-3999 for the third units, etc.

   NOTE: The corresponding unit numbers shall "line up" with one above/below the other for each consecutive floor as mentioned above.

D. Directional Signs

The City may require the placement of directional signs on development sites where buildings and/or parking placement is obscure from the primary street the building is addressed. Directional signs shall conform to applicable sign regulations.

1. Display requirements
    a. If required, a directional sign shall be placed at each primary entry to the obscured building.
    b. If required, each directional sign shall carry the appropriate address(es) or range of addresses and a directional arrow or location instructions as minimal direction information.
2. During new construction, the assigned address for all residential and commercial development shall be displayed and will be setback ten (10) feet from the front property line adjacent to the primary entrance. This display shall contain both the street name and assigned address(es).

VII. ADDRESS DISPLAY REQUIREMENTS

A. Size and Placement (See Figures 11 through 14 for illustrations/ additional requirements).

1. For single family residential properties it shall be the responsibility of the property owner(s) or developer(s) to permanently attach address numbers or figures a minimum of three and one-half inches in height to all structures located within 50 feet of the front property line prior to occupancy, unless otherwise specified. Accessory structures (i.e, sheds, garages, and similar structures) shall be exempted from this requirement.
   When structure(s) is/are located more than 50 feet of the front property line, numbers shall be a minimum of 6 inches. Accessory structures (i.e., sheds, garages, and similar structures) shall be exempted from this requirement.
2. All address numbers for any structure shall be conspicuously displayed in a contrasting color with the background of the structure.
3. All address numbers for any structure must be clearly visible from the street or private drive to which each building and or structure is oriented.
4. All address numbers, building numbers, unit numbers and space/lot numbers shall be directly or indirectly illuminated at night, by street lights, security lights, private lights or other means of adequate illumination.
5. Location of general address numbers, building numbers and unit numbers for residential and non-residential complexes will be subject to Fire Department approval.
6. The general address or site address for residential and non-residential complexes shall be placed at the primary entrance and shall be setback no closer then five feet and should be no further than 10 feet from the curb line of the street or private drive. Signs that are setback more than 10 feet will be reviewed on a case by case base. The general address will be illuminated at night.

7. General address displays or signs for residential and non-residential complexes shall be in accordance with applicable state and municipal sign regulations. The address numbers shall be not less than 12 inches in height. Exception: Where general address and address ranges are displayed on a monument or free standing sign, this display may be waived.
8. Manufactured Home Park(s) shall have a free-standing sign or monument sign(s) with the general/master site address and a site map detailing the locations of every lot/space number in the park. The general/master site address shall be a minimum of 12 inches in height. The site map shall be of sufficient size to easily read from a distance of 5 feet.
9. All building numbers for residential and non-residential complexes must be clearly visible to traffic from the street, parking lot or private drive from which each building is orientated.
10. Building address numbers for residential and non-residential complexes shall be a minimum of twelve inches in height and shall be conspicuously placed and attached to the building. Commercial developments with outside access to individual lease space shall use a minimum of 8 inch numbers for the unit address or suite number.
11. The placement of building numbers for residential and non-residential complexes shall be clear of all visual obstacles such as awnings, trees, covered parking areas or similar sight obstructions.
12. Unit address numbers for residential and non-residential complexes shall be placed near or on the front door.
13. All complexes having parking or access areas provided at the side or rear of a building shall provide additional address numbers placed at the side or rear door area in a manner that is visible from the parking or access area. These numbers shall be a minimum of 12 inches. Individual address numbers, suites numbers or lot/space numbers may be a minimum 8 inches.
14. All non-residential facilities shall place a second set of address numbers on the rear or side exit door in a contrasting color. These numbers shall be at least 3½ inches high.
15. All non-residential buildings and multifamily dwellings shall have placed and maintained on their uppermost roof the numerals of their street address. The numerals shall contrast in color with their background and be no less than three (3) feet in height, with appropriate width and spacing to make them plainly legible from the air. Numerals shall be placed on the roof parallel to the Street of legal address.
    Exception: In major shopping centers and multi-tenant structures, individual businesses will not be required to display the numerals, provided the largest building displays one set of numerals.
16. The general site address where assigned, and address range for commercial complexes shall be displayed on the complex monument or pole sign; in the event two or more street frontages exist, each shall contain the display and shall include street names. Address range numbers shall not be less than 8 inches in height. Site addresses shall be not less than 12 inches. This address display shall be illuminated at night.

17. Final approval of any building or unit/suite may be withheld until all required street address numbers have been permanently displayed and a Certificate of Occupancy has been issued by the Department of Building and Safety.

B. Street Sign Requirements

1. Property owners and others who develop property shall be responsible for providing and installing street signs in accordance with applicable municipal sign requirements.
2. Directional signs shall have numbers of not less than six (6) inches in height in accordance with the municipal sign requirements.
3. All street signs, including illuminated Street signs, shall contain appropriate (100 block) address ranges. In the case of cul-de-sacs, the address range shall be identified.

C. Identification Directory

1. All non-residential and residential complexes shall display a permanent Identification Directory reflecting a scaled replica of the site in accordance with all applicable Fire Department regulations, including 2003 NFPA 1, UFC, Section 10.13 and Fire Ordinance #5667, Section 10.13.1.4, or such later edition as may be adopted by the City from time to time.
2. The directory shall be located on the right side of the entrance driveway(s), not more than 100 feet from the entrance, but not beyond any diverging drive(s).
3. The Identification Directory shall indicate the locations of all buildings, amenities, structures and fire hydrants in relation to all streets, driveways and sidewalks located within the complex.
4. The Identification Directory shall be of adequate size so that letters, numbers and similar attributes are easily identifiable. In addition, all directories are to be illuminated at night.
5. The property owner(s) and/or developer shall submit five (5) 8.5”x 11” copies of the site plan showing all applicable information to the Fire Department for approval prior to construction of the Identification Directory.

D. Non-Conforming Addresses:

1. Any residential or non-residential structure(s) existing on the effective date of this Ordinance which are not in conformance shall be deemed nonconforming. Any structure(s) made nonconforming by this Ordinance shall, upon written notice given to the owner(s) of record and/or his legal - representative, bring such structure into conformance with this Ordinance within six (6) months.

VIII. NEW DEVELOPMENT

A. Tentative Map Review
   1. All proposed street names must be submitted by the developer on a separate alphabetical listing and be indicated on the Tentative Map.
   2. Street names will be checked for acceptability by the Communication Center of the Las Vegas Fire Department.
      a. They must conform to the provisions of this document.
      b. Proposed street names on Tentative Maps shall be submitted to other related government entities for their review.
   3. The proposed street names shall be reserved as long as a Tentative Map has not expired.

B. Final Map Review
   1. Street names are to be confirmed and are to be placed on the Final Map, including all private street names.
   2. The developer must specify any unusual addressing requirements. Street addresses shall not be issued until recordation of the plat.

C. Post-Recording Procedure
   1. The property owner(s) and/or developer shall furnish copies of the recorded plats to the appropriate government entities.
   2. A master subdivision/site address shall be assigned to all subdivisions. This address shall be unique and will not be duplicated.
   3. Address numbers shall be assigned by the appropriate municipality on the recorded plat map and a copy will be returned to the property owner(s) and/or developer.
   4. When the Street Address Maps are updated, the local government entity will prepare and send new address updates to all related utility companies and government entities including the GIS Division of the Clark County Department of Information Technology.
   5. New street names and address ranges will be entered into a street directory that will be maintained by the local government entity.

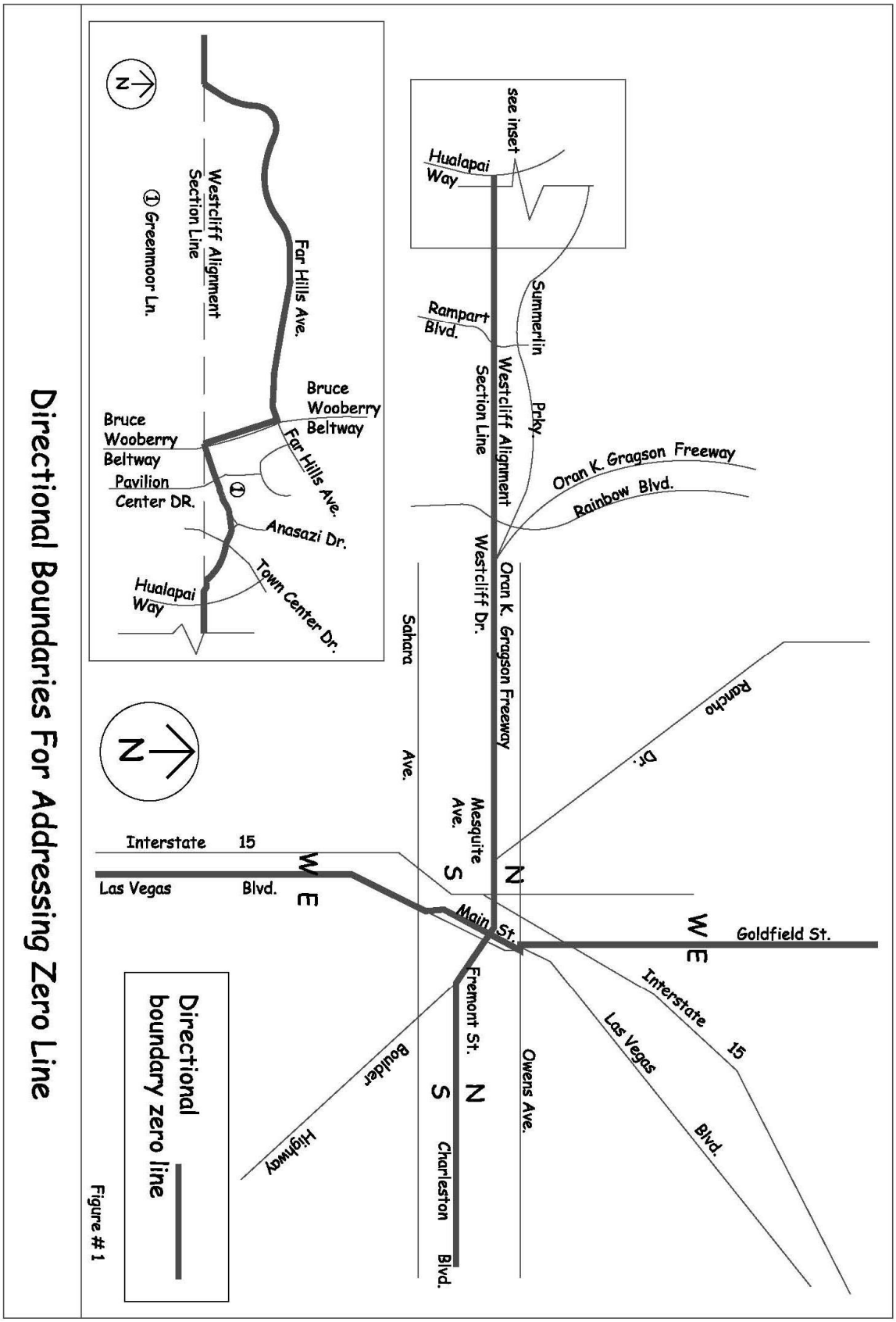
D. Non-Subdivision Developments
   1. Address numbers will be assigned through the building permit review process in accordance with these Regulations.
   2. The property owner(s) and/or developer of residential and non-residential complexes which are not from a recorded plat shall submit site plans indicating the location of all buildings, structures, amenities, units, lease spaces, future building sites or any other similar attributes.
   3. The local government entity will prepare and send new address updates to all related utility companies and government entities including the GIS Division of the Clark County Department of Information Technology.
   4. All non-residential complexes with multiple addresses shall display address ranges on primary development sign(s).

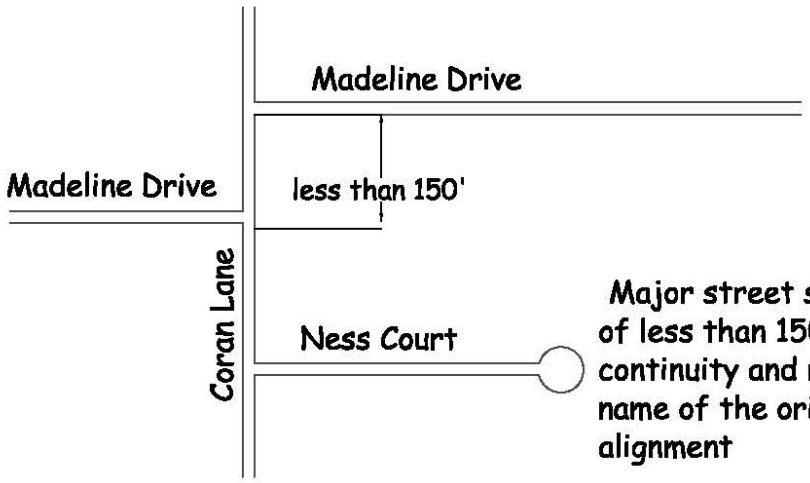
E. Permit Approval

1. Assigned address numbers are required on all new building permits and utility connection applications.

F. Address for Utility Services

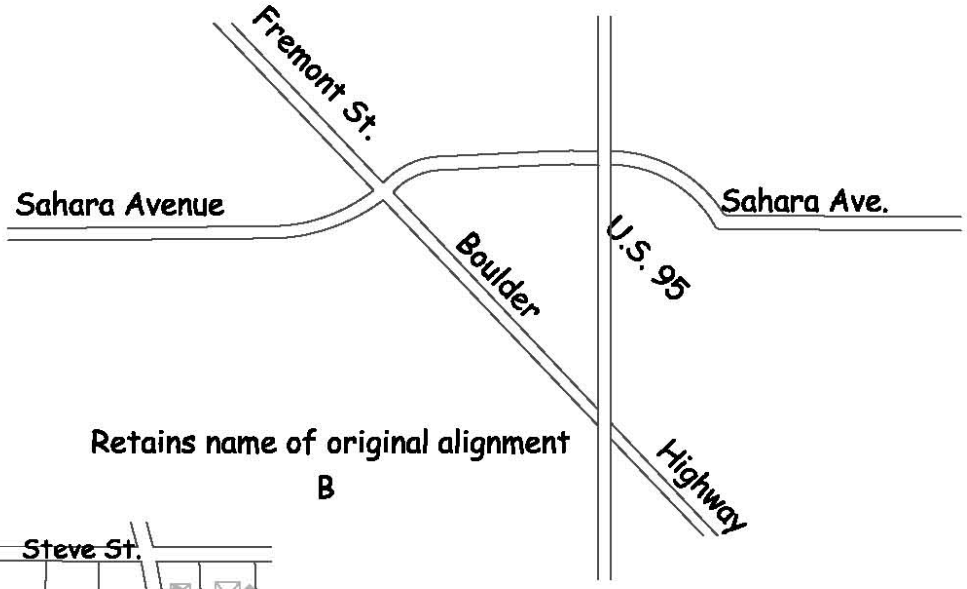
1. In order to apply for any utility service for a construction office, sales office or other structure at the time of construction, the property owner or developer must demonstrate evidence of a correct legal address.


Directional Boundaries For Addressing Zero Line
see inset
Hualapai Way
Summerlin Pkwy
Rampart Blvd.
Westcliff Alignment Section Line
Oran K. Gragson Freeway
Rainbow Blvd.
Westcliff Dr.
Sahara Ave.
Mesquite Ave.
Rancho Dr.
Interstate 15
Las Vegas Blvd.
Main St.
Goldfield St.
Fremont St.
Charleston Blvd.
Boulder Highway
Owens Ave.
Las Vegas Blvd.
Interstate 15
Directional boundary zero line
Figure # 1
Westcliff Alignment Section Line
① Greenmoor Ln.
Far Hills Ave.
Bruce Wooberry Beltway
Pavilion Center DR.
Anasazi Dr.
Town Center Dr.
Hualapai Way



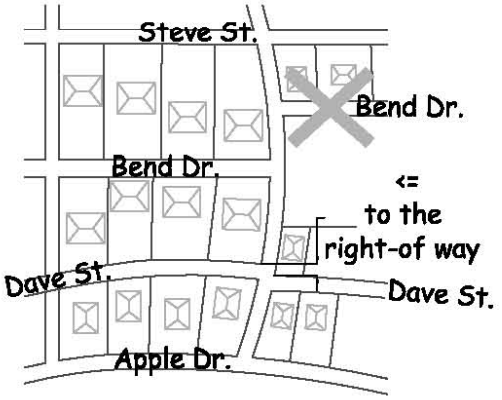
Major street separation of of less than 150' provides continuity and retains the name of the original alignment

A



Retains name of original alignment

B

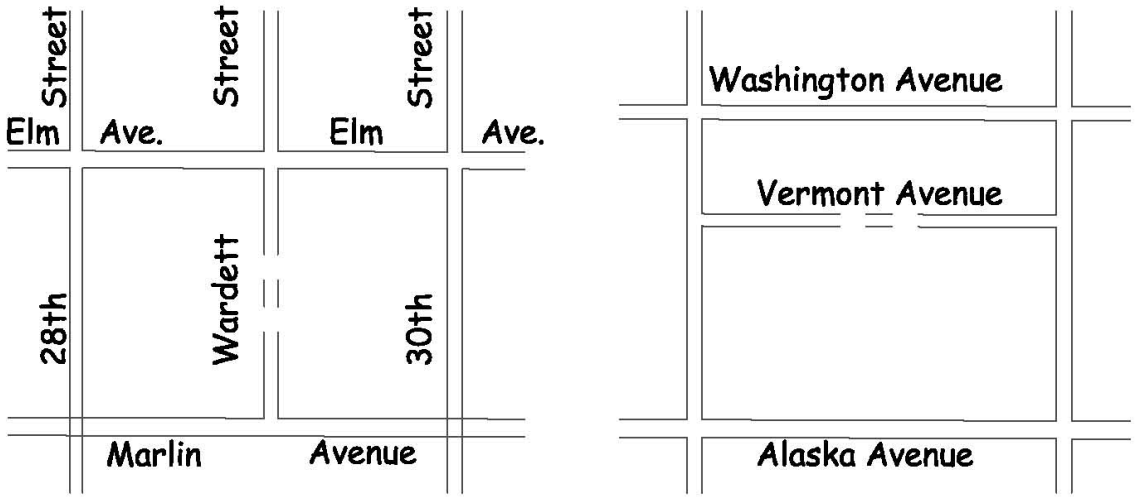


In a residential development if the alignment is equal to or less then the right-of-way, the name may remain the same

C

Figure # 2

Offset Alignments

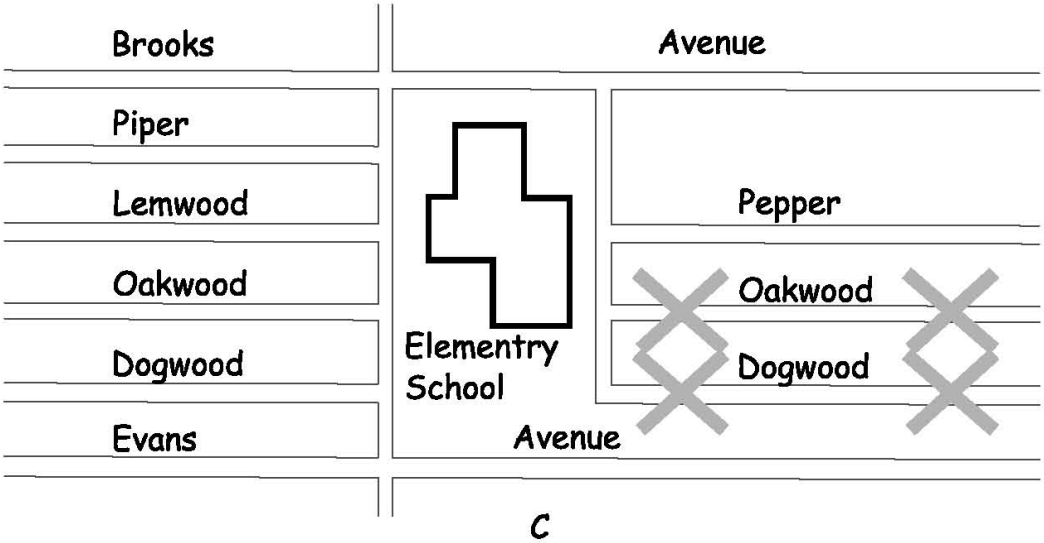


Assume the name of the street it is aligned with and connects with in the future

A

Not in alignment with, nor an extension of any other street.

B



C

Existing Street name cannot be assigned to a different alignment or be assigned if it will not connect in the future



Figure # 3

Straight Streets

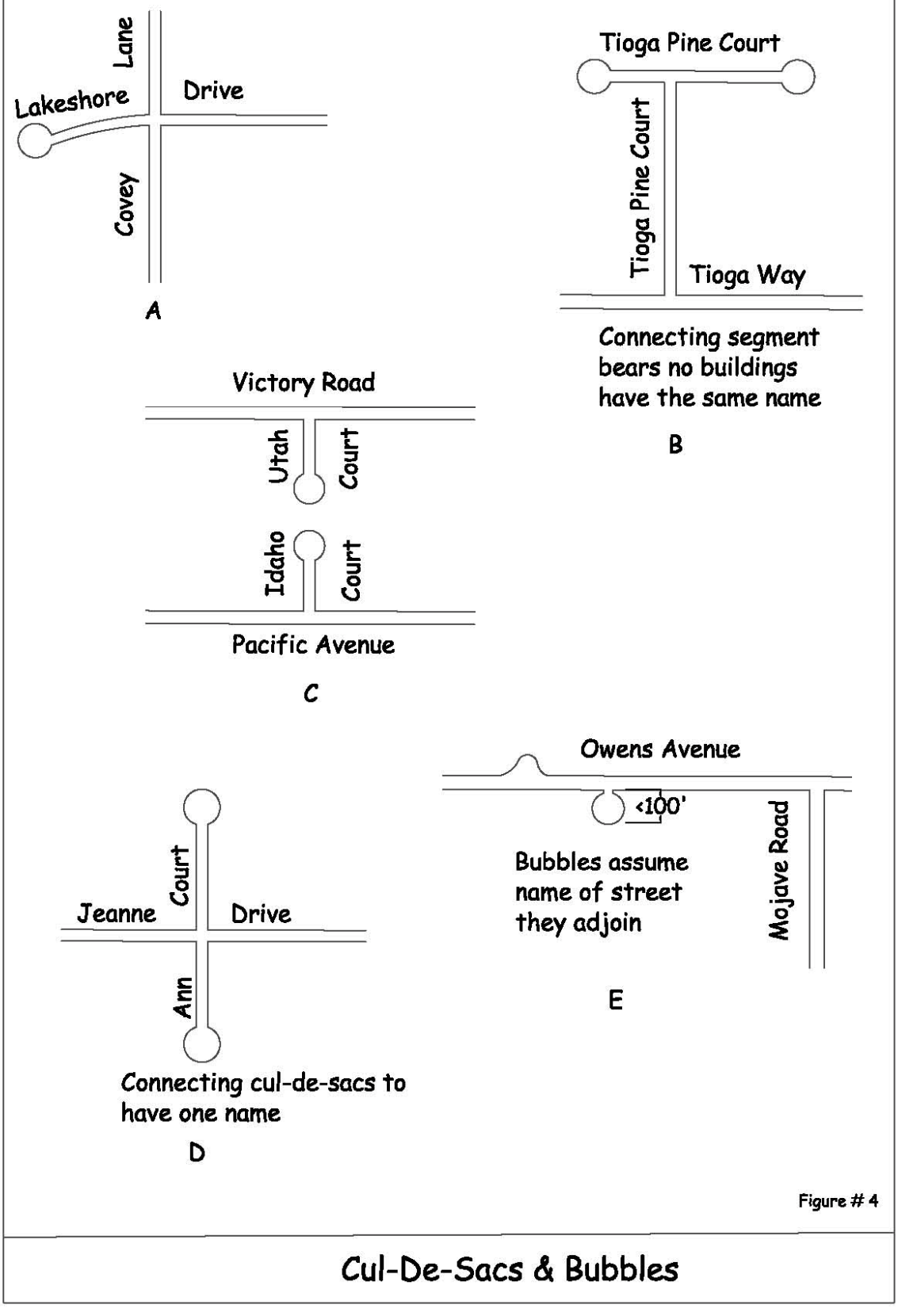


Figure # 4

Cul-De-Sacs & Bubbles

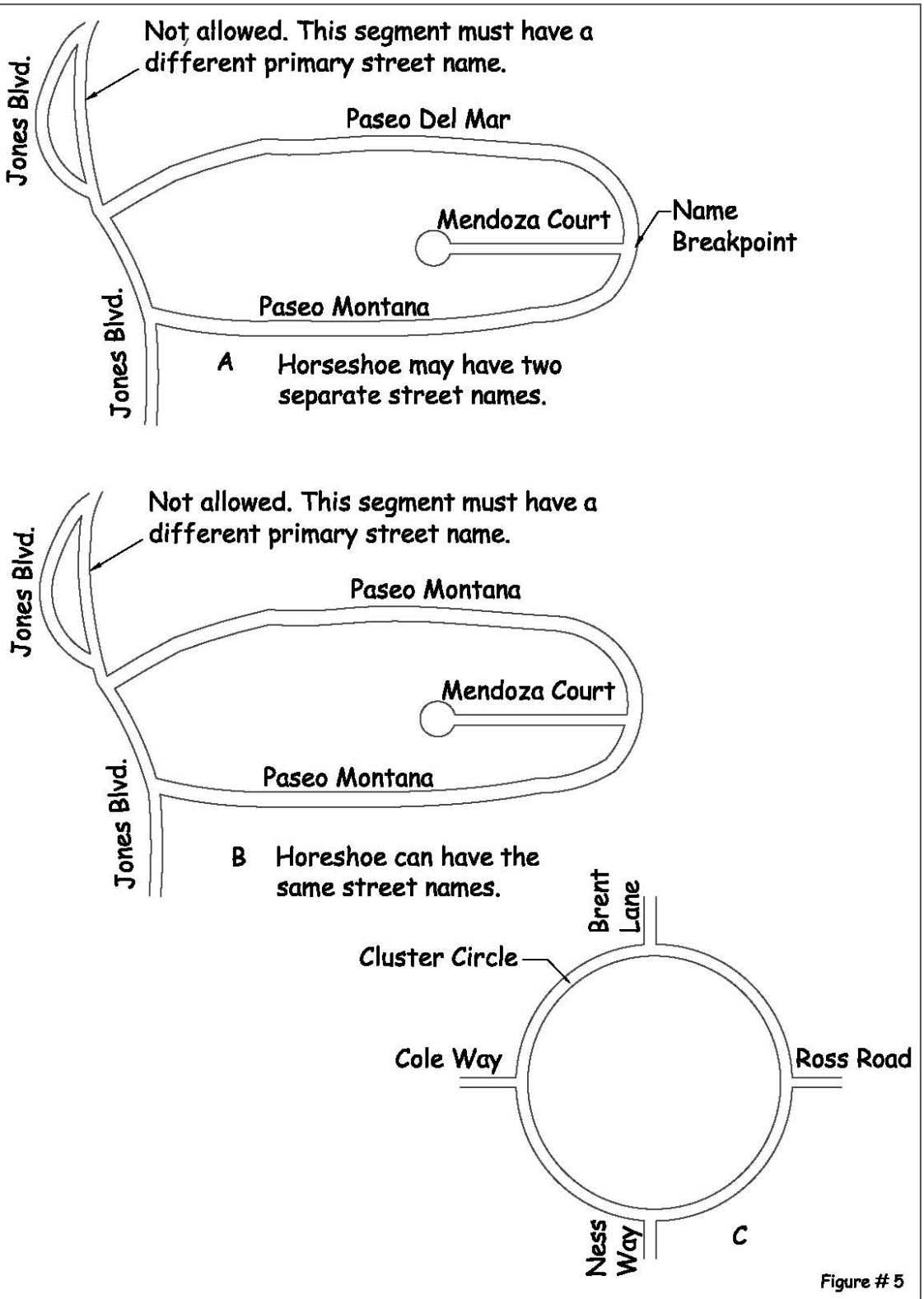
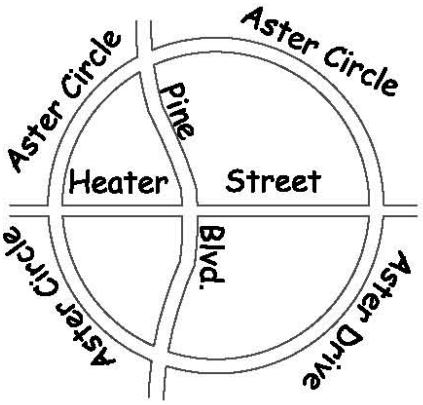


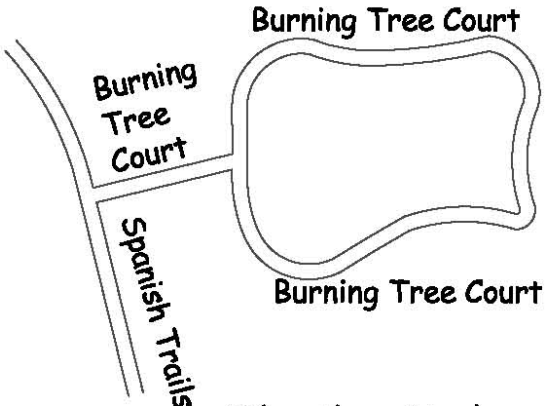
Figure # 5

Circles, Horseshoes, & Loops



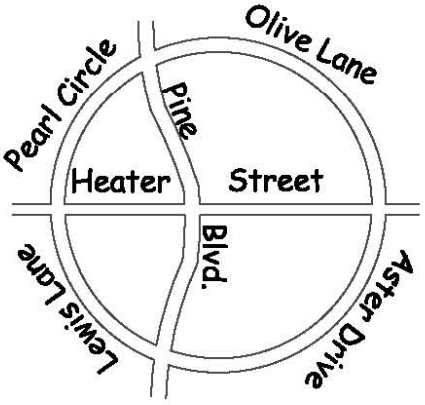
A

When no buildings are on looped roads street name remains the same.



When there is only one access, each segment is assigned the same name.

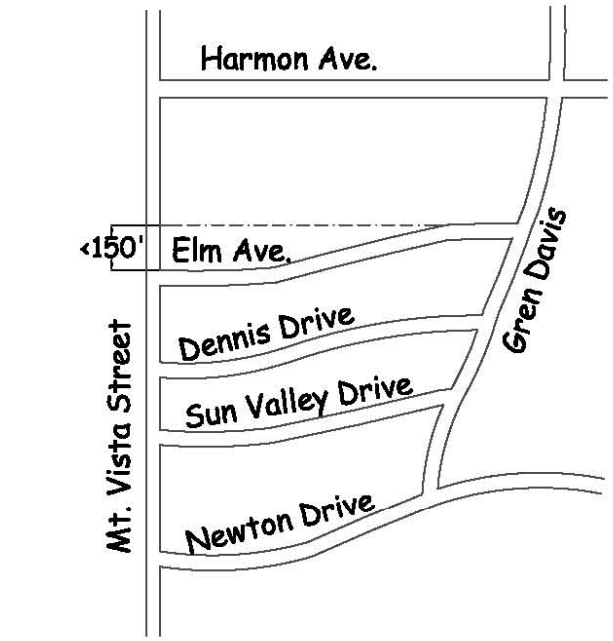
B



C

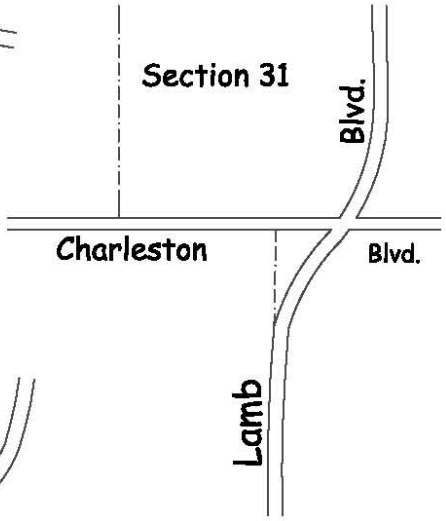
Figure # 6

Circles & Loops



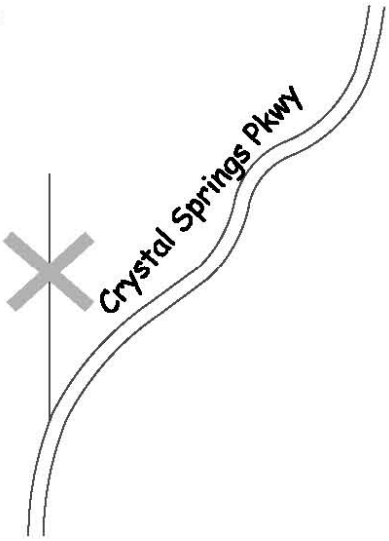
If the alignment is less than 150 feet the name remains the same.

A



If street returns to section alignment the street name remains the same.

B



Original alignment cannot be extended.

C

Figure # 7

Curvilinear Streets

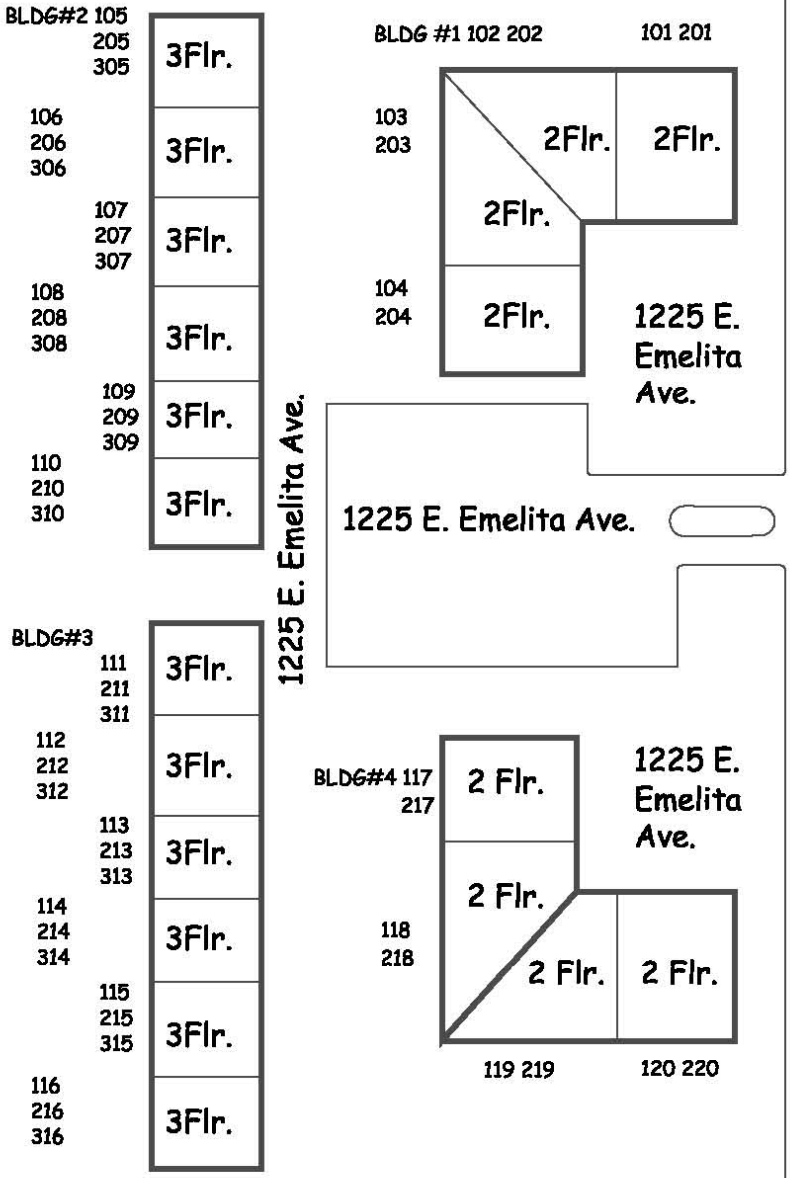
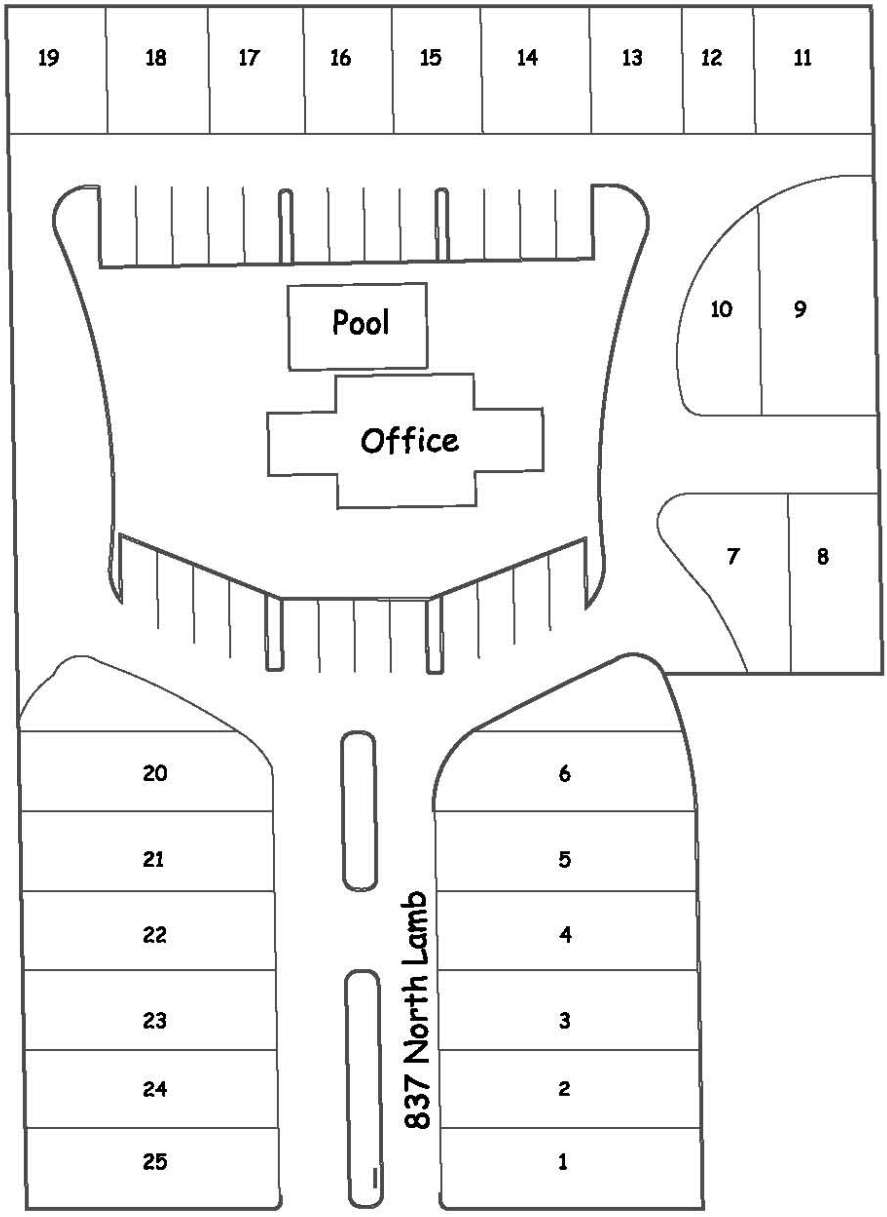


Figure # 8

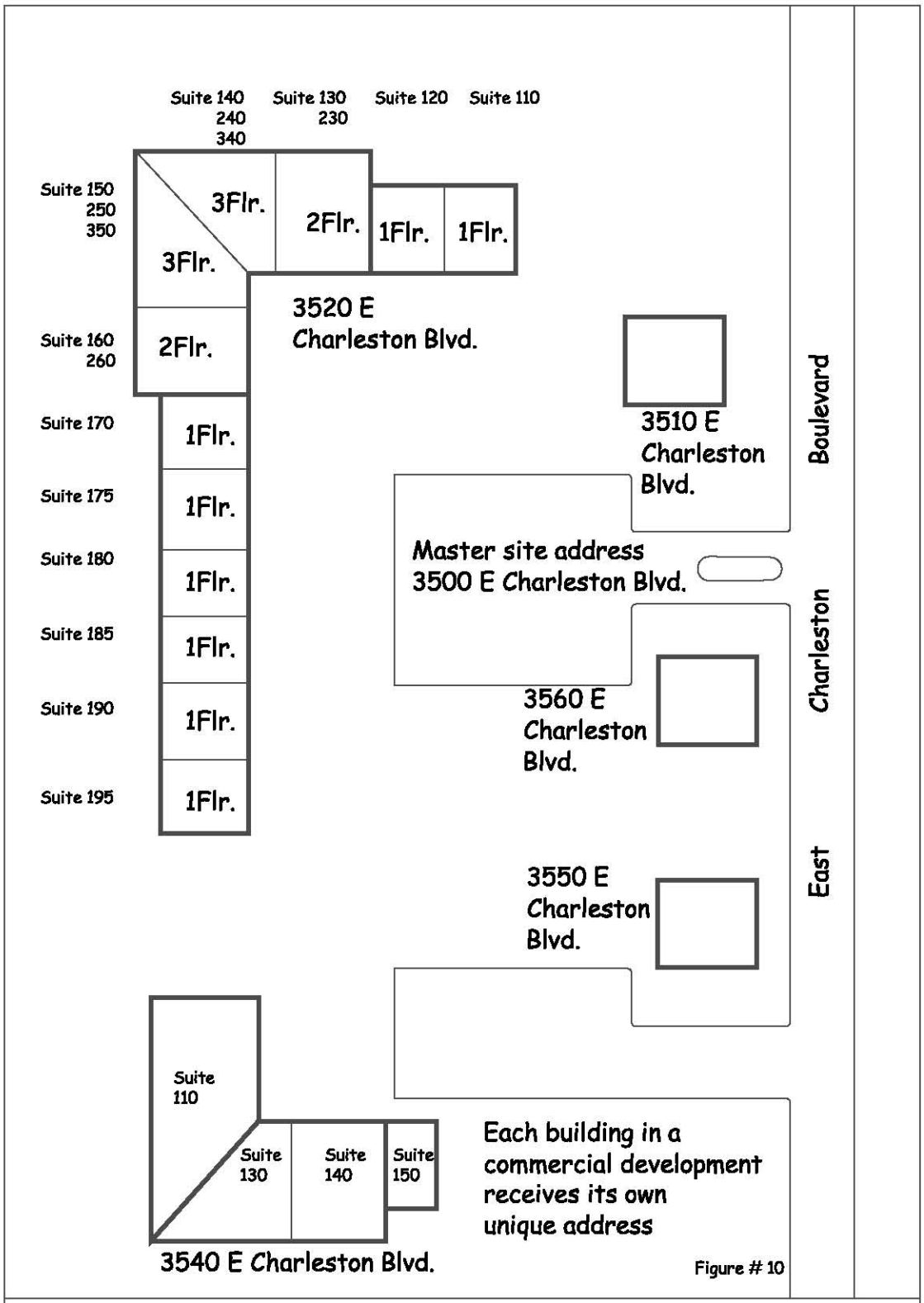
Multi-Floor Residential Addressing System



Manufactured Home Parks receive one master address. Lots/space numbers are assigned from the primary entrance in a counter clockwise sequence. The office/clubhouse receives the same address as the master site address.

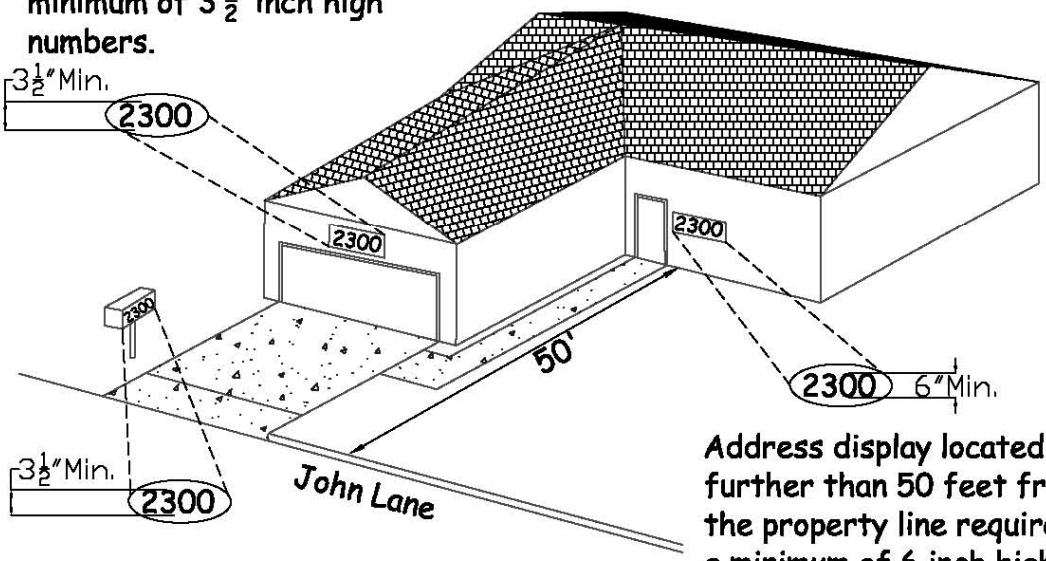
Figure # 9

Manufactured Home Park Addressing System



Single and Multi-Floor Commerical Addressing System

Address display location less than 50 feet from the property line requires a minimum of 3 ½ inch high numbers.



Address display located further than 50 feet from the property line requires a minimum of 6 inch high numbers.

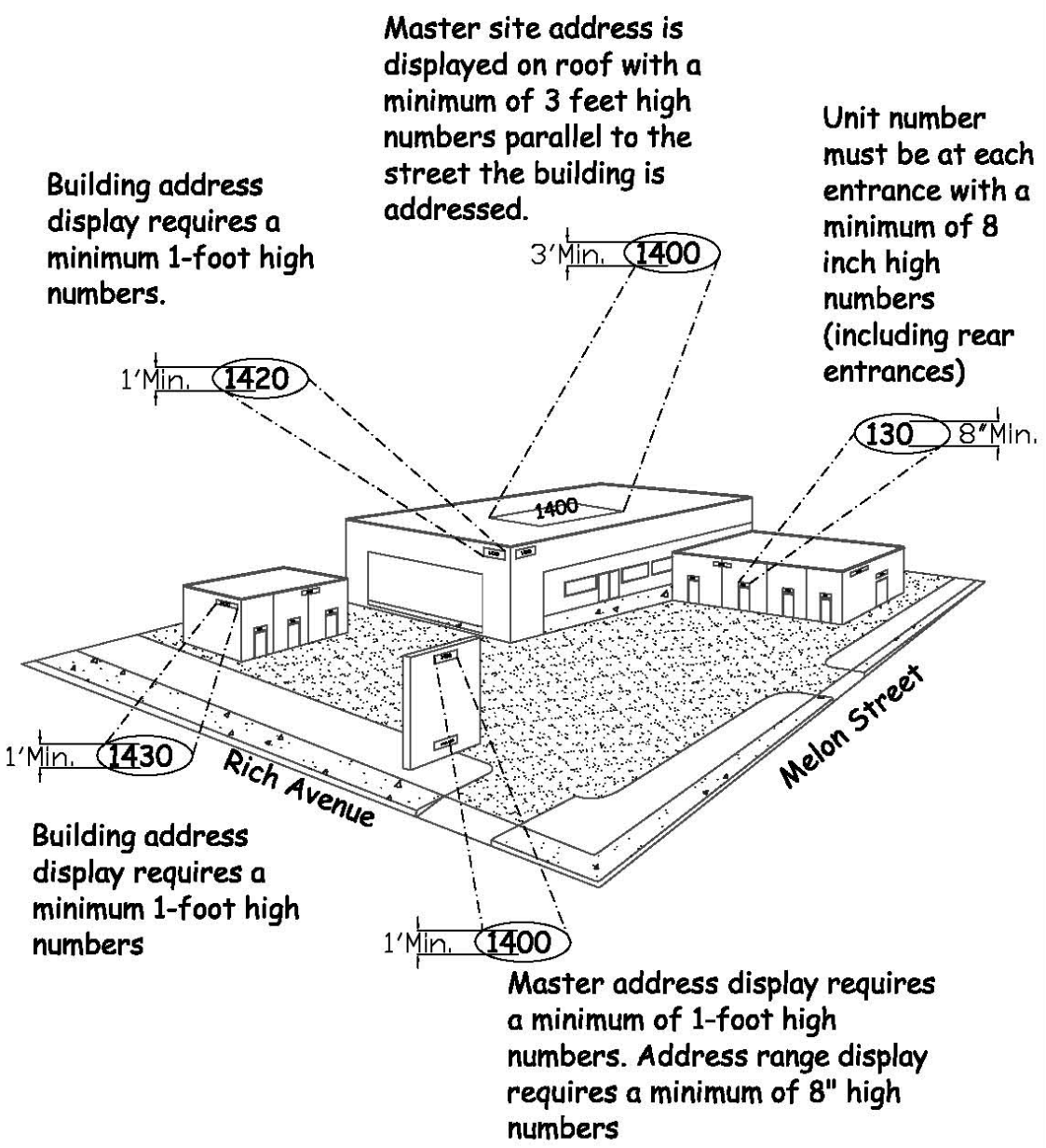
Address display located less than 10 feet from the property line requires a minimum of 3½ inch high numbers.

Requirements:

-Addresses must be displayed on both sides of the mailbox, if there is one on the lot
-Place address so it is visible from the street in both directions
-Contrast the color of the address numbers from the address background
-Illuminate the address directly or indirectly so it is visible at night
-Place address clear of landscape and visual obstructions

Figure # 11

Address Display Requirements for Single Family Residential

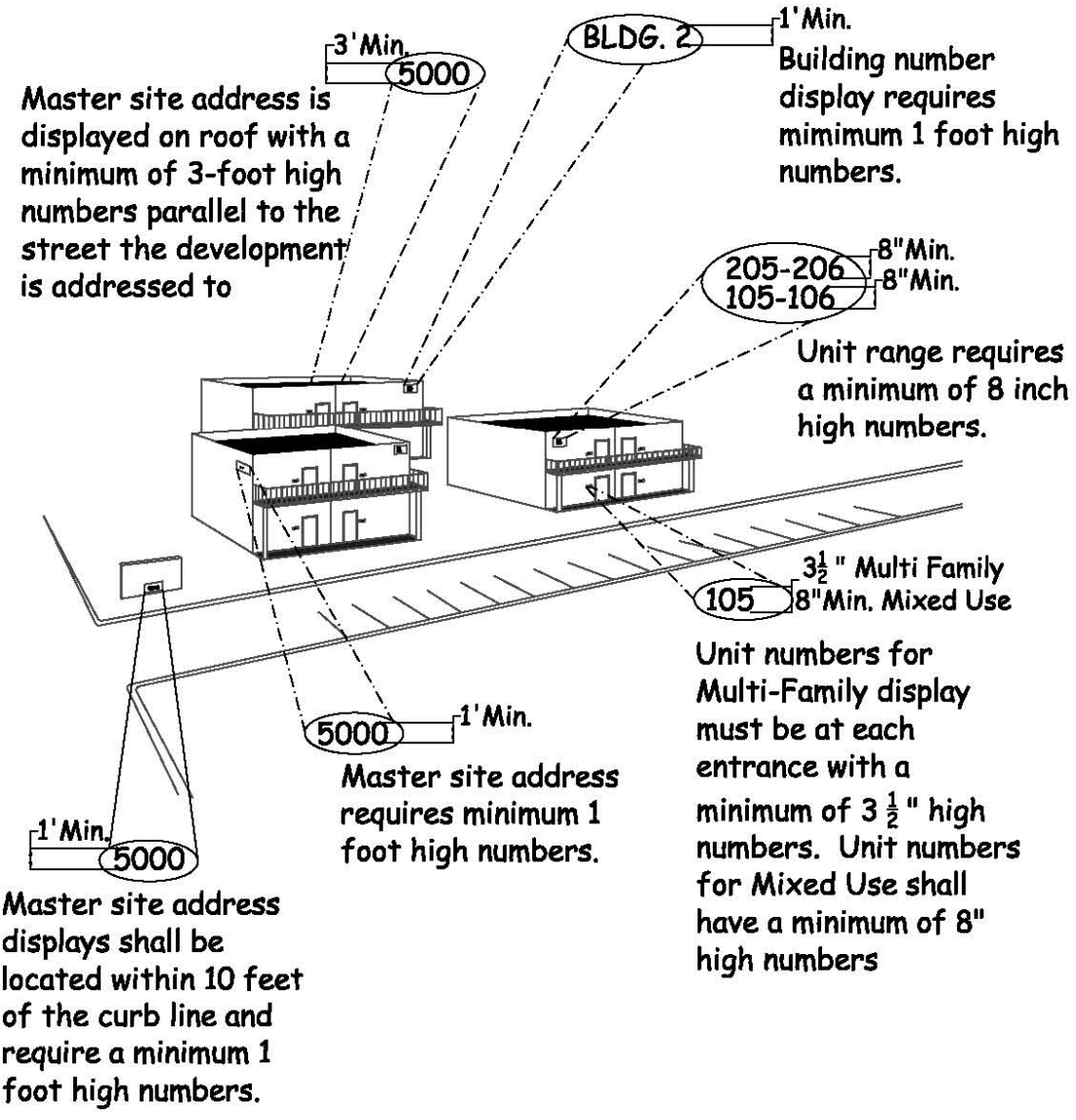


Requirements:

- -General/Master site address or address range must be displayed on the freestanding sign, if there is one on the lot and on at least one location on each building
- -Place address so it is visible from the street in both directions
- -Contrast the color of address and suite numbers with the color of the background
- -Illuminate the address and unit numbers directly or indirectly so they are visible at night
- -Place address and unit numbers clear of landscaping and visual obstructions
- -Suite address displays must be at every entrance

Figure # 12

Address Display Requirements for Commercial Complexes

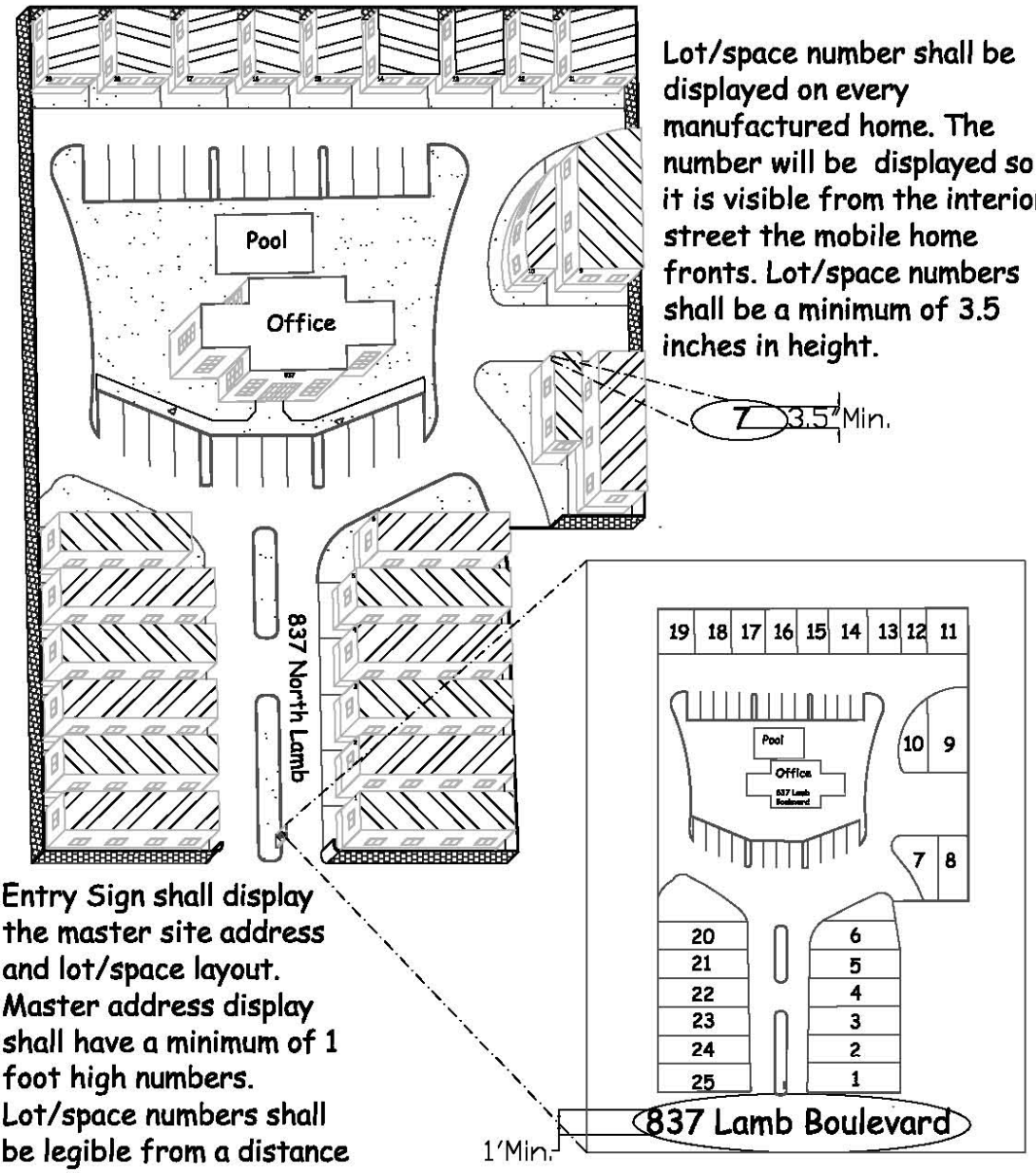


Requirements:

- General/Master site address must be displayed on the freestanding sign, if there is one on the lot and on at least one location on the building
- Place the general/master site address so it is visible from both directions
- Contrast the color of address and unit numbers with the color of the background
- Illuminate the address and unit numbers directly or indirectly so they are visible at night
- Place General/Master site address and unit numbers clear of landscaping and visual obstructions
- Unit address displays must be at every entrance

Figure # 13

Address Display Requirements for Mixed Use and Multi-Family Complexes



Manufactured Home Parks receive one master address; Lot/space numbers are assigned from the primary entrance in a counter clockwise sequence. When there is a single office/clubhouse then that structure receives the same address as the master site address . When there is more than one office/clubhouse then the office at the primary entry receives the master site address and all remaining offices receive an address within the proper street address range of the main entry.

Figure # 14

Manufactured Home Park Addressing Display Requirements

City of Las Vegas Agenda Item No.: **43.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF FEBRUARY 12, 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