



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 Stavros S. Anthony, (Ward 4)
City Manager Elizabeth N. Fretwell

COMMISSIONERS

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

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.

September 10, 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. APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF AUGUST 13, 2009
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.

PUBLIC HEARING ITEMS

6. **TABLED - RENOTIFICATION - SDR-32534 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MFE, INC.** - Request for a Major Amendment to an approved Site Development Plan Review (SDR-5893) FOR A PROPOSED 3,600 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND 1,300 SQUARE FEET OF RETAIL WITH WAIVERS OF THE TOWN CENTER COMMERCIAL DEVELOPMENT, LANDSCAPE AND STREETScape STANDARDS WHERE A 3,500 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS WAS APPROVED on 1.12 acres at the southwest corner of Tenaya Way and Azure Drive (APN 125-27-222-009), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). NOTE: THIS APPLICATION HAS BEEN AMENDED FOR A PROPOSED 3,334 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND 1,665 SQUARE FEET OF RETAIL WHERE A 3,500 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS WAS APPROVED
7. **ABEYANCE - SDR-35043 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 2301 EAST SAHARA, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 2,450 SQUARE-FOOT RESTAURANT WITH DRIVE-THRU WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW BUFFER WIDTHS OF FIVE FEET, FOUR FEET, AND SEVEN FEET ALONG THE WEST, NORTH, AND EAST PROPERTY LINES, RESPECTIVELY, WHERE EIGHT FEET IS REQUIRED on 0.71 acres at 2301 East Sahara Avenue (APN 162-01-401-010), C-1 (Limited Commercial) Zone, Ward 3 (Reese)
8. **RQR-35268 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: W M C III ASSOCIATES, LLC** - Required Review of a previously approved Rezoning (Z-0100-97) WHICH ALLOWED FIVE EXISTING OFF-PREMISE SIGNS on property bounded by U.S.95, I-15 and Grand Central Parkway (APNs 139-33-511-004; 139-33-511-007; 139-33-610-014; and 139-27-410-005), PD (Planned Development) Zone, Ward 5 (Barlow)
9. **ZON-35382 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: C-M (COMMERCIAL/INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.39 acres at 500 South Main Street (APN 139-34-201-009), Ward 3 (Reese)
10. **ZON-35383 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: REGIONAL TRANSPORTATION COMMISSION** - Request for a Rezoning FROM: M (INDUSTRIAL) and C-M (COMMERCIAL/INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL) on 1.56 acres at 400 South Main Street (APN 139-34-201-019), Ward 3 (Reese)
11. **SDR-35417 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-35382 AND ZON-35383 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: CITY OF LAS VEGAS AND REGIONAL TRANSPORTATION COMMISSION** - Request for a Site Development Plan Review FOR A PROPOSED 310,000 SQUARE-FOOT PARKING GARAGE WITH 675 SPACES AND 4,430 SQUARE FEET OF RETAIL WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN DEVELOPMENT STANDARDS REGARDING NON-COMPATIBLE EXTERIOR WALLS on 1.95 acres at 400 and 500 South Main Street (APNs 139-34-201-009 and 019), M (INDUSTRIAL) Zone and C-M (COMMERCIAL/INDUSTRIAL) Zone [Proposed: C-2 (GENERAL COMMERCIAL) Zone], Ward 3 (Reese)
12. **RQR-35241 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER - CLEAR CHANNEL OUTDOOR** - Request for a Required Review of a previously approved Variance (V-0025-88), WHICH ALLOWED AN 80-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 2130 Highland Avenue (APN 162-04-402-001), M (Industrial) Zone, Ward 3 (Reese)
13. **RQR-35242 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, LLC - OWNER: O'ROURKE FAMILY, LP** - Request for Required Review of a previously approved Variance (V-0024-88) WHICH ALLOWED A 65-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1716 Highland Avenue (APN 162-04-301-002), M (Industrial) Zone, Ward 3 (Reese)
14. **RQR-35243 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, LLC - OWNER: FERRIS INVESTMENTS, INC** - Request for Required Review of a previously approved Variance (V-0026-88) WHICH ALLOWED A 65-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 2002 Highland Avenue (APN 162-04-301-008), M (Industrial) Zone, Ward 3 (Reese)

15. **VAR-35381 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Variance TO ALLOW 18 PARKING SPACES WHERE 26 PARKING SPACES ARE REQUIRED FOR A PROPOSED GOVERNMENT FACILITY (FIRE STATION) on a portion of 6.06 acres at the southeast corner of Stella Lake Street and Mount Mariah Drive (APN 139-21-313-016), C-PB (Planned Business Park) Zone, Ward 5 (Barlow)
16. **SDR-35380 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35381 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED 7,600 SQUARE-FOOT GOVERNMENT FACILITY (FIRE STATION) on a portion of 6.06 acres at the southeast corner of Stella Lake Street and Mount Mariah Drive (APN 139-21-313-016), C-PB (Planned Business Park) Zone, Ward 5 (Barlow)
17. **SUP-35224 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HOUSE OF VINO, LLC - OWNER: TETON DURANGO 2008, LLC** - Request for a Special Use Permit FOR ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN A PROPOSED 2,510 SQUARE-FOOT CONVENIENCE STORE at 8053 North Durango Drive, Suite #160 (APN 125-08-806-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross)
18. **SUP-35346 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WYNONA PERDUE - OWNER: TONOPAH CRAIG ROAD COMPANY, LLP** - Request for a Special Use Permit FOR A PROPOSED 6,000 SQUARE-FOOT THRIFTSHOP at 4460 North Rancho Drive (APNs 138-02-601-001 & 002, 138-02-204-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross)
19. **VAC-35193 - VACATION - PUBLIC HEARING - APPLICANT: A CAB TAXI CO. - OWNER: 4444 SOUTH VALLEY VIEW DRIVE, LLC** - Petition to Vacate a 3,126 square-foot portion of public right-of-way generally located on the north side of Gragson Avenue approximately 580 feet west of Bruce Street, Ward 5 (Barlow)
20. **SDR-35195 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAC-35193 - PUBLIC HEARING - APPLICANT: A CAB TAXI, CO. - OWNER: 4444 SOUTH VALLEY VIEW DRIVE, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 8,800 SQUARE-FOOT TAXICAB/LIMO YARD WITH ANCILLARY VEHICLE SERVICE AND AUTO REPAIR WITHIN 5,800 SQUARE FEET OF EXISTING BUILDINGS AND A PROPOSED 3,000 SQUARE-FOOT BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER ALONG THE WEST AND A PORTION OF THE EAST PERIMETERS WHERE EIGHT FEET IS REQUIRED, A SIX-FOOT BUFFER ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED, TO ALLOW A ZERO-FOOT SIDEWALK WHERE FIVE FEET IS REQUIRED AND TO ALLOW BARBED WIRE FENCING on 1.89 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow)

DIRECTOR'S BUSINESS:

21. **ABEYANCE - TXT-34879 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend the Las Vegas Medical District Plan to add various lodging related uses and to make minor clarifications and corrections, Ward 5 (Barlow)
22. **TXT-35688 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Table 2 of Title 19.04.010 and Title 19.20 to add regulations, applicable zoning districts, and a definition for the Pawn Broker, Auto use, All Wards

CITIZENS PARTICIPATION:

23. **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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

CALL TO ORDER



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF SEPTEMBER 10, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

ROLL CALL



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF SEPTEMBER 10, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

SUBJECT:

APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING
OF AUGUST 13, 2009



AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 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

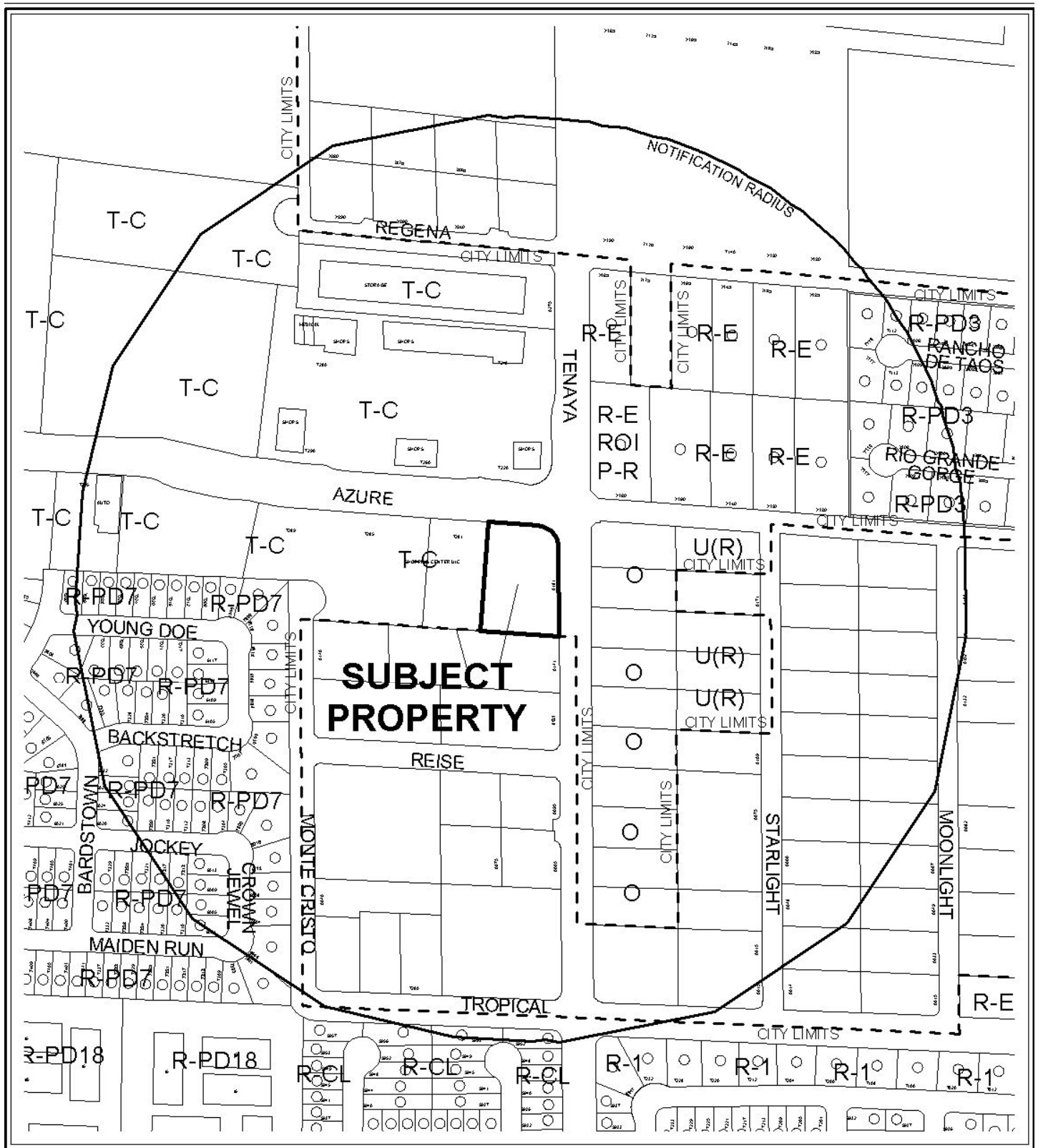


AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2009**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

TABLED - RENOTIFICATION - SDR-32534 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MFE, INC. - Request for a Major Amendment to an approved Site Development Plan Review (SDR-5893) FOR A PROPOSED 3,600 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND 1,300 SQUARE FEET OF RETAIL WITH WAIVERS OF THE TOWN CENTER COMMERCIAL DEVELOPMENT, LANDSCAPE AND STREETScape STANDARDS WHERE A 3,500 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS WAS APPROVED on 1.12 acres at the southwest corner of Tenaya Way and Azure Drive (APN 125-27-222-009), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). NOTE: THIS APPLICATION HAS BEEN AMENDED FOR A PROPOSED 3,334 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND 1,665 SQUARE FEET OF RETAIL WHERE A 3,500 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS WAS APPROVED

C.C.: 10/07/2009**PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.****7****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****2****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-32534

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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

0 300 600 Feet





CASE: **SDR-32534**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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

0 300 600 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2009****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: Tabled - Renotification - SDR-32534 -****APPLICANT/OWNER: MFE, INC.**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL**, subject to:**Planning and Development**

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98), Site Development Plan Review [Z-0076-98(20)], Special Use Permits (SUP-5894, SUP-10422 and SUP-10423) and Site Development Plan Review (SDR-5893) shall be required, except as amended herein.
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, date stamped 08/17/09 as well as the landscape plan, and building elevations, date stamped 08/07/09, except as amended by conditions herein.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. 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).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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September 10, 2009 - Planning Commission

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off 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.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. All additional rights-of-way required by Standard Drawing #234.3 for a bus stop shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in an approved Traffic Impact Analysis.
14. 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.
15. 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 and Town Center Standards 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.

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September 10, 2009 - Planning Commission

16. All private improvements and landscaping 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.
17. 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.
18. Unless otherwise authorized by the City Engineer, grant an appropriate Multi-use Transportation Trail easement overlying the existing trail alignments prior to the issuance of any permits for this site. Alternatively, provide proof of an existing grant of easement for the trail.
19. Site development to comply with all applicable conditions of approval for Z-76-98(20), the Montecito East Commercial Subdivision and all other applicable site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Major Amendment to an approved Site Development Plan Review (SDR-5893) for a proposed 3,334 square-foot Convenience Store with Fuel Pumps and 1,665 square feet of retail lease space where a 3,500 square-foot Convenience Store with Fuel Pumps was previously approved on 1.12 acres at the southwest corner of Tenaya Way and Azure Drive. This request will increase building area and required parking. If this application is denied, site development must comply with the previously approved Site Development Plan Review (SDR-5893).

The proposed Convenience Store with Fuel Pumps is compatible with the General Plan and Title 19, as well as adjacent development in the area; therefore, staff is recommending approval of this Site Development Plan Review request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/07/98	The City Council approved a Rezoning (Z-0076-98) as part of a larger request to T-C (Town Center) on 1,468 acres. The Planning Commission recommended approval. Staff recommended approval.
04/04/01	The City Council approved a Site Development Plan Review [Z-0076-98(20)] for a proposed 138,000 square-foot commercial development on 14.16 acres on the northwest side of Tenaya Way and Azure Drive, and a 110,000 square-foot commercial development on 16.66 acres on the southwest side of Tenaya Way and Azure Drive.
06/18/03	The City Council approved a request for an Extension of Time (EOT-2152) of an approved Site Development Plan Review [Z-0076-98(20)] for a proposed 138,000 square-foot commercial development on 14.16 acres located adjacent to the northwest corner of the intersection of Tenaya Way and Azure Drive, and for a proposed 110,000 square-foot commercial development on 16.66 acres located on the southwest side of Tenaya Way and Azure Drive. Planning Commission recommended approval.
03/17/04	The City Council approved a Major Modification (MOD-3652) to the Town Center Development Standards to allow Auto Parts (New and Rebuilt) (Accessory Sales and Service) as a permitted use in the SX-TC (Suburban Mixed Use - Town Center) district with the approval of a Special Use Permit and Conditions of Approval. Planning Commission recommended approval.

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01/08/04	The Planning Commission approved a Master Sign Plan (DIR-3572) for an approved retail center on 14.16 acres adjacent to the northwest corner of Tenaya Way and Azure Drive, and on 16.66 acres on the southwest side of Tenaya Way and Azure Drive. Planning Commission recommended approval.
04/06/05	The City Council approved a request for a Review of Condition (ROC-6074) for Condition Number 22 of an approved Site Development Plan Review [Z-0076-98(20)], which prohibited certain uses, to eliminate the condition entirely for an approved commercial development on property located adjacent to the southwest corner of Tenaya Way and Azure Drive.
01/18/06	The City Council approved requests for a Site Development Plan Review (SDR-5893) for a 3,500 square-foot convenience store with fuel pumps with Waivers of the 70% glazing restriction and a separation distance of zero feet where a 330-foot separation distance from residential uses is required, and a Special Use Permit (SUP-5894) for a proposed convenience store with fuel pumps on 1.43 acres at the southwest corner of Tenaya Way and Azure Drive. Planning Commission recommended approval.
01/18/06	The City Council approved requests for Special Use Permits (SUP-10422 and SUP-10423) for a proposed liquor establishment [on-off-sale (beer wine cooler only)] and for a proposed restricted gaming use within a proposed convenience store at the southwest corner of Tenaya Way and Azure Drive. Planning Commission recommended approval.
03/05/08	The City Council approved requests for Extension of Time (EOT-26432 thru 26435) for an approved Site Development Plan Review (SDR-5893) for a 3,500 square-foot convenience store with fuel pumps and Waivers of the 70% glazing restriction and a separation distance of zero feet where a 330-foot separation distance from residential uses is required, and Special Use Permits (SUP-5894, SUP-10422 and SUP-10423) for a proposed convenience store with fuel pumps, a proposed liquor establishment [on-off-sale (beer wine cooler only)] and for a proposed restricted gaming use within a proposed convenience store at the southwest corner of Tenaya Way and Azure Drive.
01/22/09 04/09/09	At the applicant's request, the Planning Commission abeyed a request for a Major Amendment to an approved Site Development Plan Review (SDR-5893) for a proposed 3,600 square-foot Convenience Store with Fuel Pumps and 1,300 square feet of retail space with Waivers of the Town Center Commercial Development, Landscape and Streetscape standards where a 3,500 square-foot Convenience Store with Fuel Pumps was approved on 1.12 acres at the southwest corner of Tenaya Way and Azure Drive.
07/09/09	At the applicant's request, the Planning Commission tabled this request for a Major Amendment to an approved Site Development Plan Review (SDR-5893) for a proposed 3,600 square-foot Convenience Store with Fuel Pumps and 1,300 square feet of retail space with Waivers of the Town Center Commercial Development, Landscape and Streetscape standards where a 3,500 square-foot Convenience Store with Fuel Pumps was approved on 1.12 acres at the southwest corner of Tenaya Way and Azure Drive.

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Related Building Permits/Business Licenses

There are no building permits or business licenses related to the subject site.

Pre-Application Meeting

08/04/09	A pre-application meeting was held to discuss the requirements for a Major Amendment to an approved Site Development Plan Review. Site conditions and previous Conditions of Approval were discussed, as well as current requirements for the proposed uses.
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Neighborhood Meeting

A neighborhood meeting was neither required nor held for this request.

Field Check

08/06/09	A field check was conducted by staff. The site is vacant and undeveloped, with the exception of trails along the south and east perimeters, which are partially developed, and the Amenity Zone and sidewalk required for a Town Center Loop Road along Azure Drive.
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Details of Application Request

Site Area

Gross Acres	1.11 Acres
-------------	------------

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped (Approved for a Convenience Store by SDR-5893)	T-C (Town Center)	T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use designation]
North	Commercial Center	T-C (Town Center)	T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use designation]
South	Single-Family Residence	RS (RS - Residential Suburban) [Clark County]	R-E (Rural Estates Residential) [Clark County]
East	Undeveloped (Approved for a Professional Office Development by SDR-26008)	O (Office)	O (Office)

SDR-32534 - Staff Report Page Four
September 10, 2009 - Planning Commission

West	Undeveloped (Approved for a Restaurant by SDR- 18344)	T-C (Town Center)	T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use designation]
------	--	-------------------	--

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

DEVELOPMENT STANDARDS

Pursuant to the Town Center Development Standards Manual, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	48,741 SF	Y
Min. Lot Width	N/A	175 Feet	Y
Min. Setbacks			
• Front	15 Feet	20 Feet	Y
• Side	10 Feet	112 Feet	Y
• Corner	15 Feet	20 Feet	Y
• Rear	20 Feet	84 Feet	Y
Max. Lot Coverage	N/A	10%	Y
Max. Building Height	2 Stories	1 Story	Y
	Screened, Enclosed and Roofed	Screened, Enclosed and Roofed	Y
Trash Enclosure			
Mech. Equipment	Screened	Screened	Y

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope setback	91 Feet	101 Feet	Y
Adjacent development matching setback	10 Feet	101 Feet	Y
Trash Enclosure	50 Feet	60 Feet	Y

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September 10, 2009 - Planning Commission

Pursuant to the Town Center Development Standards Manual, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	5 Trees	9 Trees	Y
Buffer: Min. Trees (south, east)	1 Tree/20 Linear Feet	14 Trees	18 Trees	Y
Min. Zone Width				
East	15 Feet		20 Feet	Y
South	30 Feet		30 Feet	Y
West	Zero Feet		Zero Feet	Y*
North	15 Feet		16 Feet	Y
Wall Height	6 to 8 Feet		Existing	Y

**As approved by Site Development Plan Review (SDR-5893).*

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	
Convenience Store	3,334 SF	1:175	19	1	19	1	Y
General Retail	1,665 SF	1:175	9	1	7	1	Y
SubTotal			27	2	28	2	Y
TOTAL			29		30		Y
Loading Spaces	4,999 SF	1:10,000	1		1		Y

Site Development Plan Review (SDR-5893) Conditions of Approval		
Required Condition	Provided	Compliance
The applicant will provide a plaza with seating areas as required by the Master Site Development Plan Z-0076-98(20).	A plaza has been provided abutting the north side of the convenience store.	Y
A 10-foot multi-use meandering trail path is required along the west side of Tenaya Way per Z-0076-98(20) and the Trails Element of the Master Plan.	A 10-foot multi-use meandering path has been provided.	Y

SDR-32534 - Staff Report Page Six
September 10, 2009 - Planning Commission

A trash enclosure must be provided and comply with the 50-foot distance separation from any protected property as outlined by Title 19.08.060(G).	A trash enclosure is proposed south of the Convenience Store and is separated 60 feet from a protected property to the south.	Y
The landscape fingers in the parking lot must provide the appropriate number of trees and shrubs to meet City code.	The applicant is providing nine trees where five trees are required.	Y

	Previously Approved (SDR-5893)	Proposed
Size of Structure	3,500 square foot Convenience Store with 4 Fuel Pumps	3,334 square foot Convenience Store with 8 Fuel Pumps and a 1,665 square foot retail lease area.
Plaza	Outdoor Plaza area located along the west side of the Convenience Store.	Outdoor plaza area located along the North side of the Convenience Store.
Parking	31 parking spaces provided where only 18 parking spaces are required.	29 parking spaces provided where 29 parking spaces are required.
Loading Zone	Loading zone was approved to be located just south of the Convenience Store.	Loading zone has been proposed on the north side of the Convenience store just west of the propose patio area.
Trash Enclosure	Trash Enclosure was approved to be located just south of the Convenience Store.	Trash Enclosure located just south of the Convenience Store, 60 feet from a residentially zoned property to the south.
Parking Lot Landscaping	A Waiver was approved to allow two parking lot trees where four trees were required.	Nine parking lot trees are proposed where five are required, eliminating the need for a waiver
Elevations	Height – 24 Feet	Height – 31 Feet
Landscape Buffer Width	North - 15 Feet South - 30 Feet East – 15 Feet West – Zero Feet	North - 16 Feet South - 30 Feet East – 20 Feet West – Zero Feet
Building Setbacks	North – 39 Feet South – 139 Feet East – 18 Feet West – 121 Feet	North – 20 Feet South – 84 Feet East – 20 Feet West – 112 Feet

ANALYSIS

This request is for a Major Amendment to a Site Development Plan Review (SDR-5893) that approved a 3,500 square-foot Convenience Store with Fuel Pumps. As proposed, the convenience store will decrease to 3,334 square feet and an additional 1,665 square feet of retail lease space will be added. This increase in total building area, combined with the increase in required parking, has resulted in slight modifications from the previously approved Site Development Plan Review (SDR-5893).

The subject site was approved as part of an overall Master Site Development Plan Review [Z-0076-98(20)], and as a result, the required Town Center Amenity Zone and sidewalk have already been installed along Azure Drive and meets the requirements for a Town Center Loop Road (90'), as have the required Transportation Trails along the east and south perimeters.

The proposed site plan is very similar to the previously approved plan, with the building located along the east side of the site and parking and fuel pumps to the west. However, the required patio area as outlined by the Town Center Development Standards has been proposed along the north side of the convenience store instead of the west. The entire building area has been increased by 1,499 square feet. The addition of a 1,665 square foot retail lease area has resulted in the need to re-design the layout of the previously approved parking lot, including relocating the trash enclosure. The applicant intends to use the existing driveway to Azure Drive without any modifications.

The landscape plan indicates the use of plant material that is appropriate in size and type for the Town Center area, including 25-foot Mexican Fan Palms, 36-inch box size Rio Grande Ash, Chitalpa and Purple Robe Locust trees, and five-gallon shrubs including Coyote Brush, Dessert Cassia and New Gold Lantana.

The landscape plan depicts a variety of trees along the trails located on the east and south perimeters of the site. The planting schemes indicated in these areas meet the minimum requirements of Conditions #7 and #14 of the Master Site Development Plan Review [Z-0076-98(20)]. Along the east perimeter, a Multi-Use Transportation Trail is required and provided, with minimum 24-inch box size deciduous shade trees at 20 feet on-center located in the Transition Strip at the back of curb. Along the south perimeter, a 30-foot trail corridor is required and provided, with a meandering 10-foot wide concrete pathway and two rows of minimum 24-inch box evergreen trees a maximum of 20-foot on center, staggered on each side of the pathway, with a minimum four (4), five-gallon shrubs per tree.

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 Convenience Store with Fuel Pumps is compatible with adjacent development in the area.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed project is compatible with the General Plan and Title 19.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Access to the site is via driveways from Tenaya Way, designated as an 80-foot Secondary Collector south of Azure Drive by the Master Plan of Streets and Highways, and Azure Drive, designated as a Town Center (90') Loop Road by the Town Center Development Standards Manual. The access and roadway are adequate to meet the needs of the proposed development.

4. **Building and landscape materials are appropriate for the area and for the City;**

Building materials are appropriate for the area and the city. The landscape materials are appropriate for the Town Center Master Plan area.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

Building elevations and design characteristics are not unsightly or obnoxious in appearance and are harmonious and compatible with development in the area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

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

SDR-32534 - Staff Report Page Nine
September 10, 2009 - Planning Commission

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 132

APPROVALS 2

PROTESTS 7

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-32534** APN: 125-27-222-009

Name of Property Owner: Maria Enamorado

Name of Applicant: GK3 Architecture

Name of Representative: GK3 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 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: _____

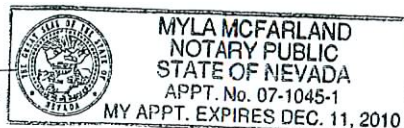
Signature of Property Owner: Maria Enamorado

Print Name: MARIA ENAMORADO President

Subscribed and sworn before me

This 14th day of November, 2006

[Signature]
Notary Public in and for said County and State

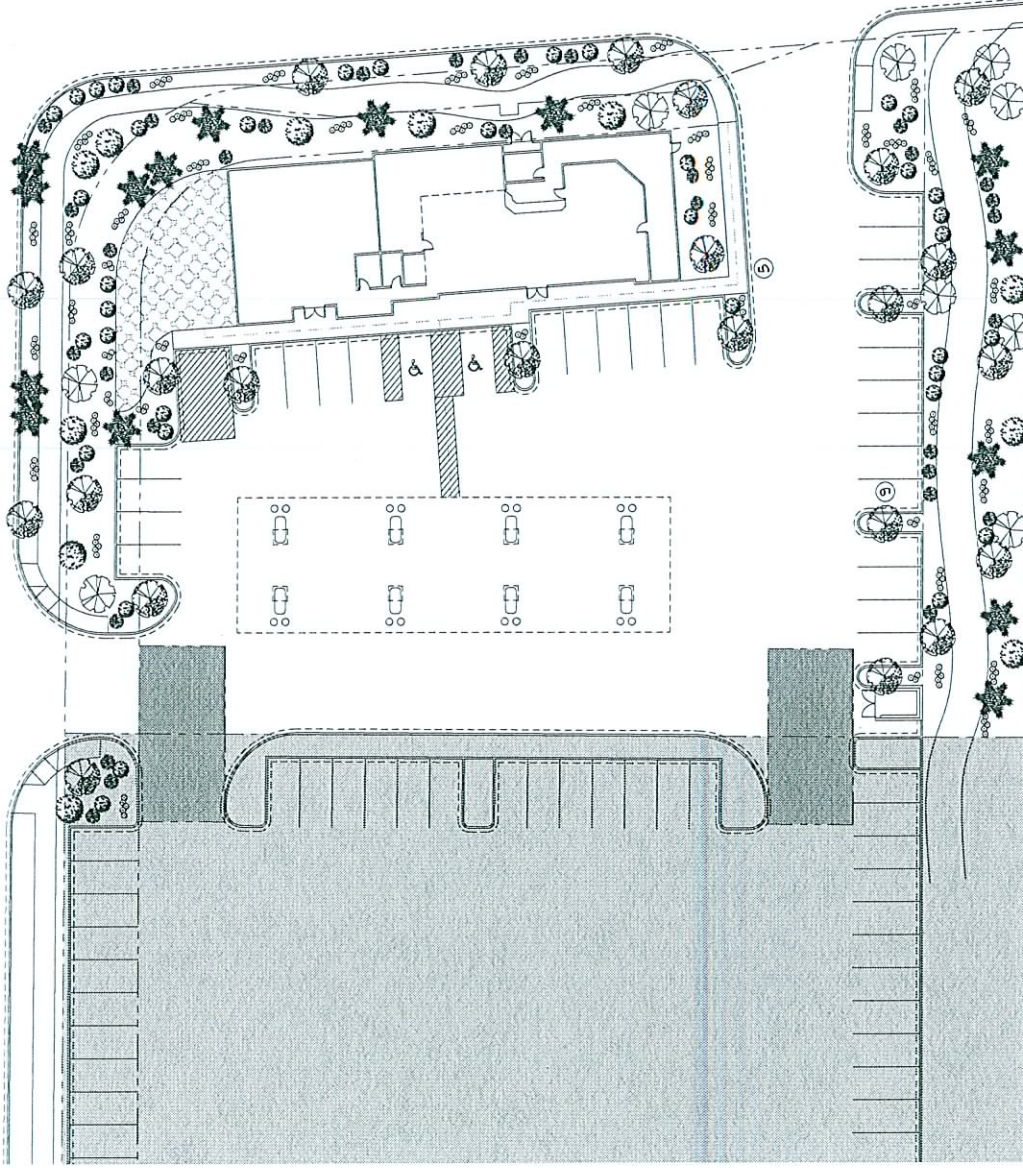


PLANT LEDGEND

SYMBOL	SIZE	QTY.	CLV REQ.	COMMON NAME
	28 FEET HEIGHT		PALM	MEXICAN FAN PALM
	36" BOX		SHADE TREE	RIO GRANCE ASH
	36" BOX		ACCENT TREE	CHITALPA
	36" BOX		FLOWERING TREE	PURPLE ROBE LOCUST
	5 GAL.		BUSH	LOUISIANA IRIS
	5 GAL.		BUSH	DESERT CASSIA
	5 GAL.		GROUND COVER	NEW GOLD LANTANA

LANDSCAPE NOTES:

1. LANDSCAPE COVER TO BE 100% MULCH 3/4" 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 SIGHT SHALL BRANCH AT OR ABOVE 64" ABOVE FINISH GRADE.
3. HOLD SHRUBS BACK FROM CURBS AND SIDEWALKS, 30 AT MINIMUM. THEY DO NOT SPILL OVER CURBS AND SIDEWALKS.
4. ROOT BARRIERS SHALL BE INSTALLED UNDER TREES AND SHRUBS. BARRIERS SHALL BE INSTALLED UNDER 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 TOWN CENTER DESIGN STANDARDS.



1 LANDSCAPE PLAN
1/16"=1'-0"

RECEIVED

AUG 07 2009

SDR-32534

REVISED

09/10/09 PC

L1.0

gk³ architecture
2111 EDGEMOOD AVENUE
LAS VEGAS, NEVADA 89122
702.733.2245 • FAX 702.733.2488
WWW.GK3ARCHITECTURE.COM

GULZAR KULAR

PROJECT:
**SW CORNER OF
TENAYA & AZURE**
LAS VEGAS, NV

SCALE:

NO.	DESCRIPTION

SHEET TITLE:
LANDSCAPE PLAN

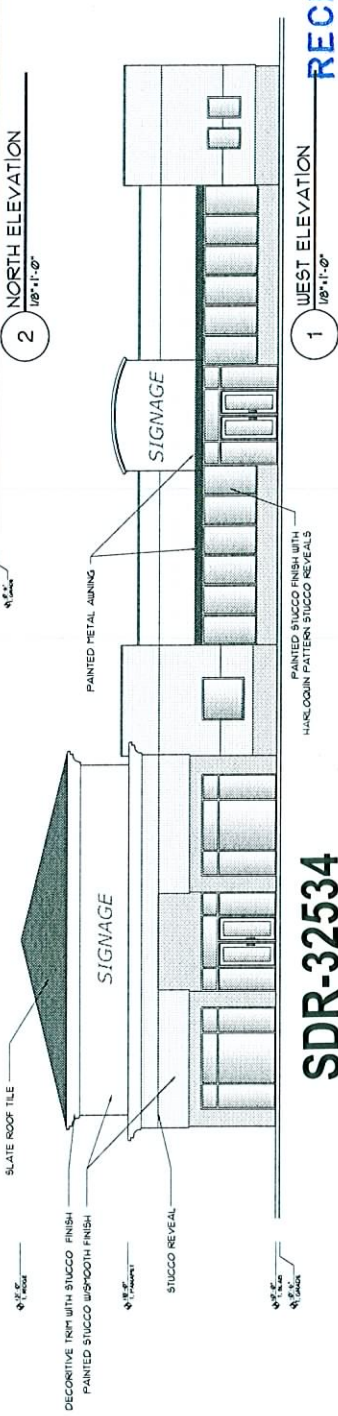
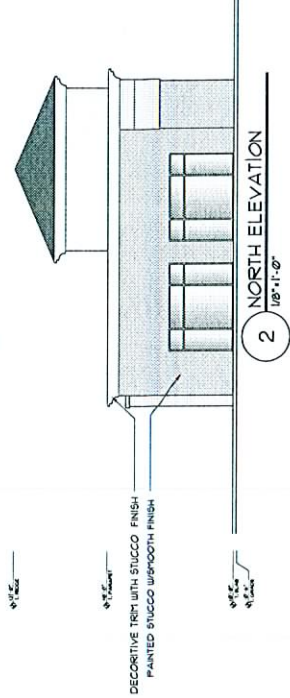
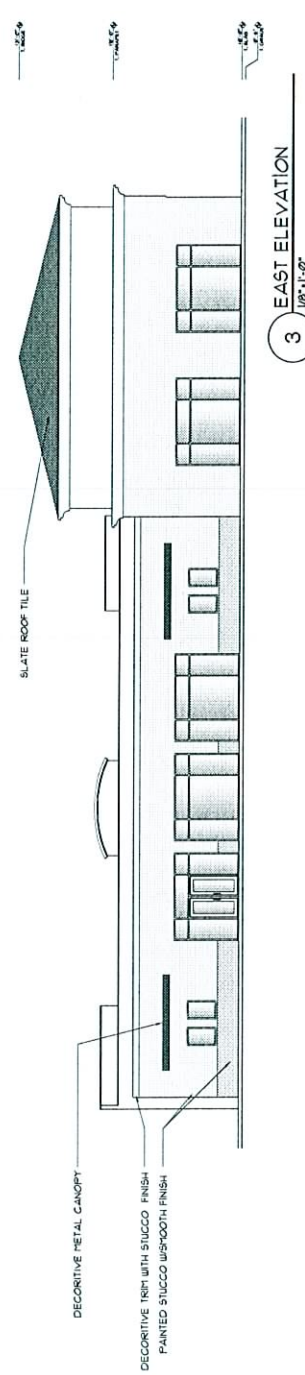
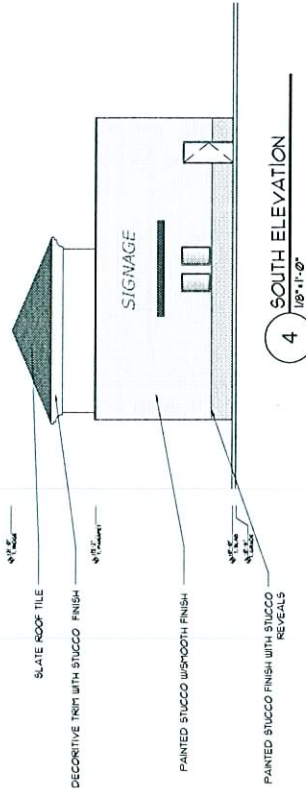
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DATE	08-04-2009
DRAWN BY	DESIGN REVIEW
SHEET	

NO.	DESCRIPTION

SCALE:	AS NOTED
DATE:	04-04-2009
DESIGNED BY:	DESIGN REVIEW
SHEET:	

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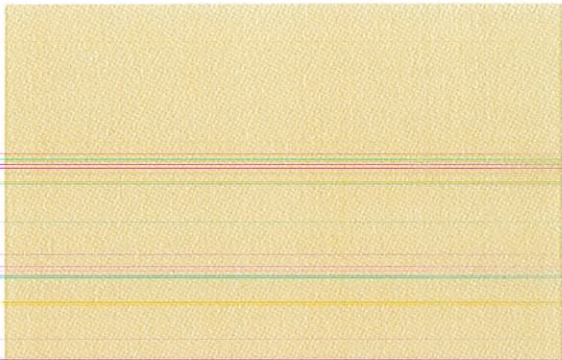
AUG 07 2009



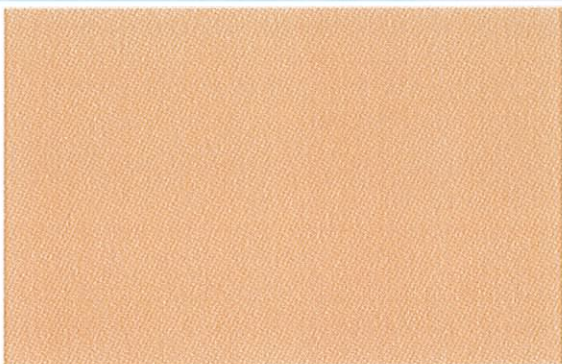
SDR-32534

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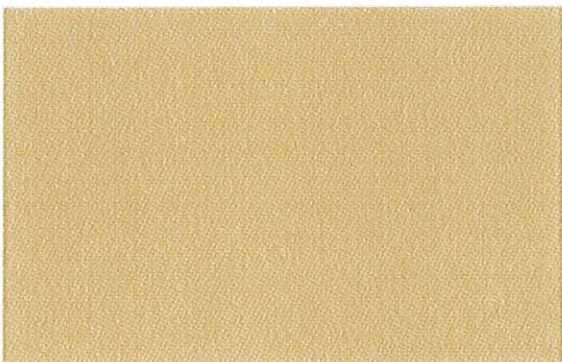
09/10/09 PC



**FIELD PAINT COLOR
OVER SMOOTH STUCCO**



**ACCENT PAINT COLOR OVER
CUSTOM FOAM CORNICE &
BUILDING ACCENTS W/
SMOOTH STUCCO FINISH**



**ACCENT PAINT COLOR OVER
SMOOTH STUCCO FINISH W/
HARLEQUIN STUCCO REVEAL**



**CULTURED STONE WATER
TABLE**

gk³ architecture
2111 EDGEWOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel. (702) 832-0455 • Fax (702) 832-0456
Mobile (702) 250-0418
• info@gk3architecture.com
• www.gk3architecture.com
WWW.GK3ARCHITECTURE.COM

OWNER

GULZAR KULAR

PROJECT

**SW CORNER OF
TENAYA & AZURE**
LAS VEGAS, NV

REVISIONS

NO	DESCRIPTION

SHEET TITLE

**MATERIAL
BOARD**

SCALE

AS NOTED

DATE

0-09-2008

ISSUED FOR

DESIGN REVIEW

SHEET

MB

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DEC 09 2008

SDR-32534
01/22/09 PC

SDR 32534				
MFE, Inc.				
SWC of Tenaya Way & Azure Dr.				
Proposed 4.9 thousand square foot convenience market with gas pumps and attached retail.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CONVENIENCE MARKET W/GAS [1000 SF]	3.6	845.60	3,044
AM Peak Hour			45.58	164
PM Peak Hour			60.61	218
(heaviest 60 minutes)				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SPECIALTY RETAIL CENTER [1000 SF]	1.3	44.32	58
AM Peak Hour			6.84	9
PM Peak Hour			2.71	4
(heaviest 60 minutes)				
New Use	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	CONVENIENCE MARKET W/GAS [1000 SF]	4.9		3,102
AM Peak Hour				173
PM Peak Hour				222
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Tenaya Way				
Average Daily Traffic (ADT)	11,624			
PM Peak Hour	930			
(heaviest 60 minutes)				
Azure Dr.				
Average Daily Traffic (ADT)	6,983			
PM Peak Hour	559			
(heaviest 60 minutes)				
Centennial Pkwy.				
Average Daily Traffic (ADT)	3,677			
PM Peak Hour	294			
(heaviest 60 minutes)				
Sky Pointe Dr.				
Average Daily Traffic (ADT)	9,896			
PM Peak Hour	792			
(heaviest 60 minutes)				

Traffic Capacity of adjacent streets:				
	Existing Street Capacity			
Tenaya Way	34500			
Azure Dr.	34500			
Centennial Pkwy.	34500			
Sky Pointe Dr.	34500			
This project will add approximately 3,102 trips per day on Tenaya Way, Azure Dr., Centennial Pkwy., and Sky Pointe Dr. This will increase expected volumes by about 27 percent on Tenaya, by about 44 percent on Azure, by about 84 percent on Centennial, and by about 31 percent on Sky Pointe. Currently Tenaya is at about 34 percent of capacity, Azure is at about 20 percent of capacity, Centennial is at about 11 percent of capacity, and Sky Pointe is at about 29 percent of capacity.				
Based on Peak Hour use, this development will add roughly 222 additional cars into the area; which works out to a little less than 4 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				



**SDR-32534 - APPLICANT/OWNER: MFE, INC.
SOUTHWEST CORNER OF TENAYA WAY AND AZURE DRIVE
SEPTEMBER 10, 2009 PLANNING COMMISSION**

12/24/08



**SDR-32534 - APPLICANT/OWNER: MFE, INC.
SOUTHWEST CORNER OF TENAYA WAY AND AZURE DRIVE
SEPTEMBER 10, 2009 PLANNING COMMISSION**

12/24/08



**SDR-32534 - APPLICANT/OWNER: MFE, INC.
SOUTHWEST CORNER OF TENAYA WAY AND AZURE DRIVE
SEPTEMBER 10, 2009 PLANNING COMMISSION**

12/24/08



ARCHITECTURE • PLANNING • INTERIOR DESIGN

August 7, 2009

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

Justification Statement for the SWC of Tenaya & Azure

Ladies and Gentlemen:

GK³ Architecture, on behalf of MFE Inc., is requesting the review and approval of a site development plan review for the South West corner of Tenaya and Azure. The site design includes an 8 pump Gas Station with a 3,334 SF convenience store and an adjacent 1,750 SF retail lease space. Special use permits for the project have been previously approved, and an extension of time was approved on March 2008, EOT-26433.

The site design has been modified from the originally approved plans with the addition of the adjacent lease space and a large outdoor plaza to the North. Existing driveway entrances off of Tenaya and Azure have been maintained. The parking has been re-designed accordingly. The parking and landscaping have been provided per Town Center and City of Las Vegas standards.

The revisions to the site plan conform with the development pattern in the surrounding area and this is an appropriate use for the site. The benefits for the project are to support the goals of the Town Center by creating a stable, identifiable and functional commercial district. The uses are supportive and compatible with the neighboring land uses and this project will be an asset to the area.

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,

A handwritten signature in cursive script that reads 'Gemie M. Knisely'.

Gemie M. Knisely, RA

**SDR-32534
REVISED
09/10/09 PC**

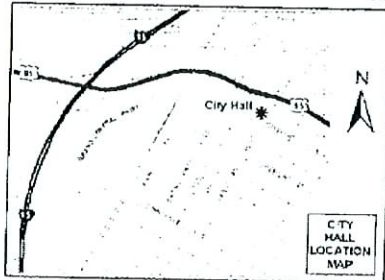


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AUG 07 2009

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



We do not need anymore convenience stores. Just another place to smoke, buy beer and loiter. Enough for this neighborhood.

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-32534

Planning Commission Meeting of 1/22/2009

Case: SDR-32534
12527202007
JACKSON LARRY & V REV LIV FAM TR
6121 N TENAYA WY
LAS VEGAS NV 89130-1007

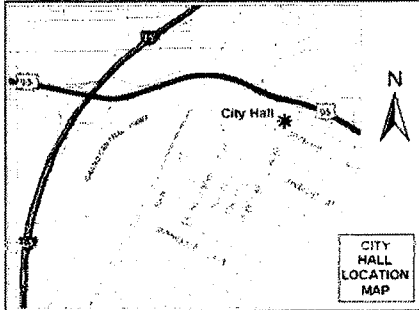
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61P

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

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I OPPOSE
this Request

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SDR-32534

Planning Commission Meeting of 1/22/2009

PRESORTED
FIRST CLASS



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7165 W REGINA AVE
LAS VEGAS NV 89130-1023

Case: SDR-32534

KAUDES11 89130



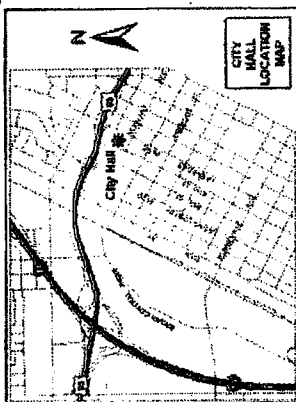
Submitted after final agenda

Date 1/22/09 Item 61

61P

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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I **SUPPORT**
this Request

☒

I **OPPOSE**
this Request

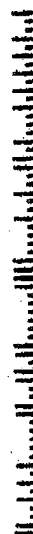
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SDR-32534

Planning Commission Meeting of 1/22/2009



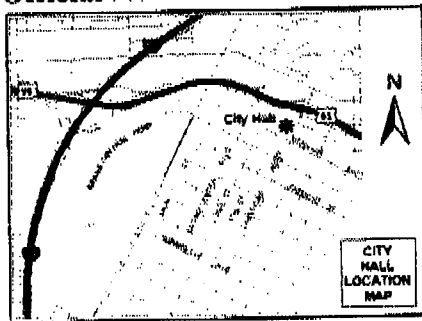
Case: SDR-32534
12527203004
EWING JAMES L JR & DIXIE L
6075 N TENAYA WY
LAS VEGAS NV 89130-1043



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NAVES 11 49130

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this Request

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this Request

SDR-32534

Planning Commission Meeting of 1/22/2009

Planning Commission Meeting of 1/22/2009
 If they are the Town Center Rules
 also being changed? Did we waste our time preparing & approving them?

PAGE 01

ROBERT P. LACKER

01/20/2009 10:08 +7000000000000

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FIRST CLASS**



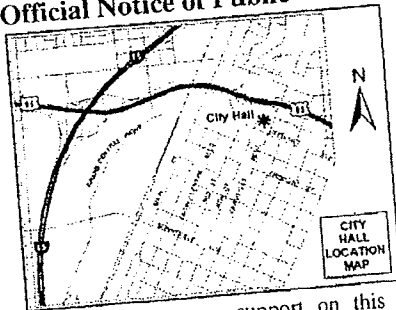
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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this Request

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this Request

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SDR-32534

Planning Commission Meeting of 9/10/2009

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SEP 01 2009

We have enough Con. Stores
in the neighborhood.
We need some peace
quiet again.

Case: SDR-32534

12527202007
JACKSON LARRY & V REV LIV FAM TR
6121 N TENAYA WY
LAS VEGAS NV 89130-1007

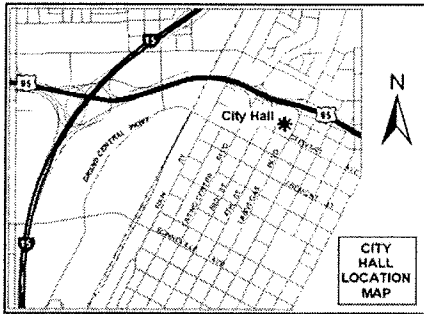
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60P

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.

SDR-32534

Planning Commission Meeting of 9/10/2009

PRESORTED
FIRST CLASS



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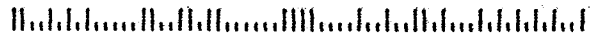
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LAS VEGAS NV 89130-1043

Case: SDR-32534

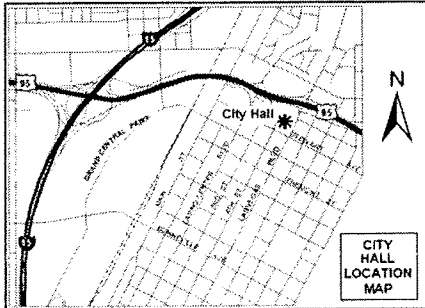
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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Official Notice of Public Hearing



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SDR-32534

Planning Commission Meeting of 9/10/2009

PRESORTED
FIRST CLASS



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Case: SDR-32534

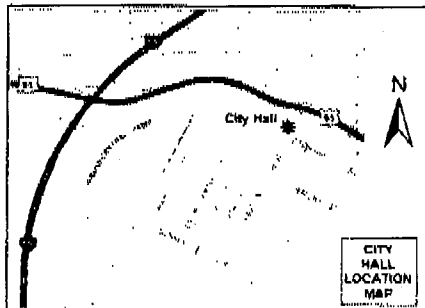
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City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

**Return Service Requested
 Official Notice of Public Hearing**



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SDR-32534

Planning Commission Meeting of 1/22/2009

PRESORTED
 FIRST CLASS



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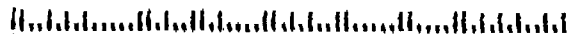
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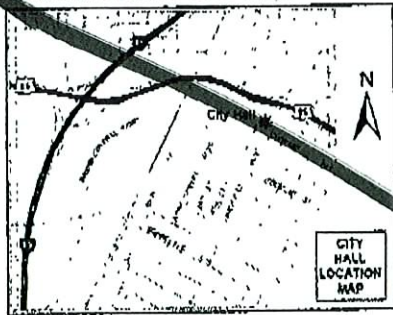


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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
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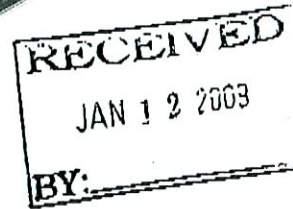
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Planning Commission Meeting of 1/22/2009

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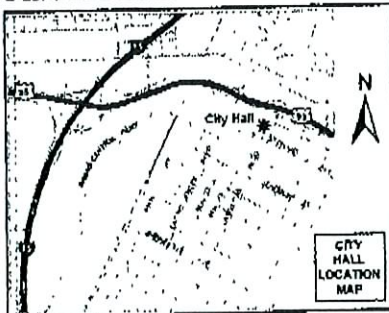
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LAS VEGAS NV 89117-4412

KAUDES 11 29117



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
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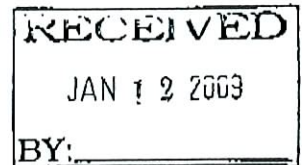
SDR-32534

Planning Commission Meeting of 1/22/2009

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Case: SDR-32534
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LAS VEGAS NV 89117-4412

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AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ABEYANCE - SDR-35043 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 2301 EAST SAHARA, LLC - Request for a Site Development Plan Review FOR A PROPOSED 2,450 SQUARE-FOOT RESTAURANT WITH DRIVE-THRU WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW BUFFER WIDTHS OF FIVE FEET, FOUR FEET, AND SEVEN FEET ALONG THE WEST, NORTH, AND EAST PROPERTY LINES, RESPECTIVELY, WHERE EIGHT FEET IS REQUIRED on 0.71 acres at 2301 East Sahara Avenue (APN 162-01-401-010), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

C.C.: 10/07/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

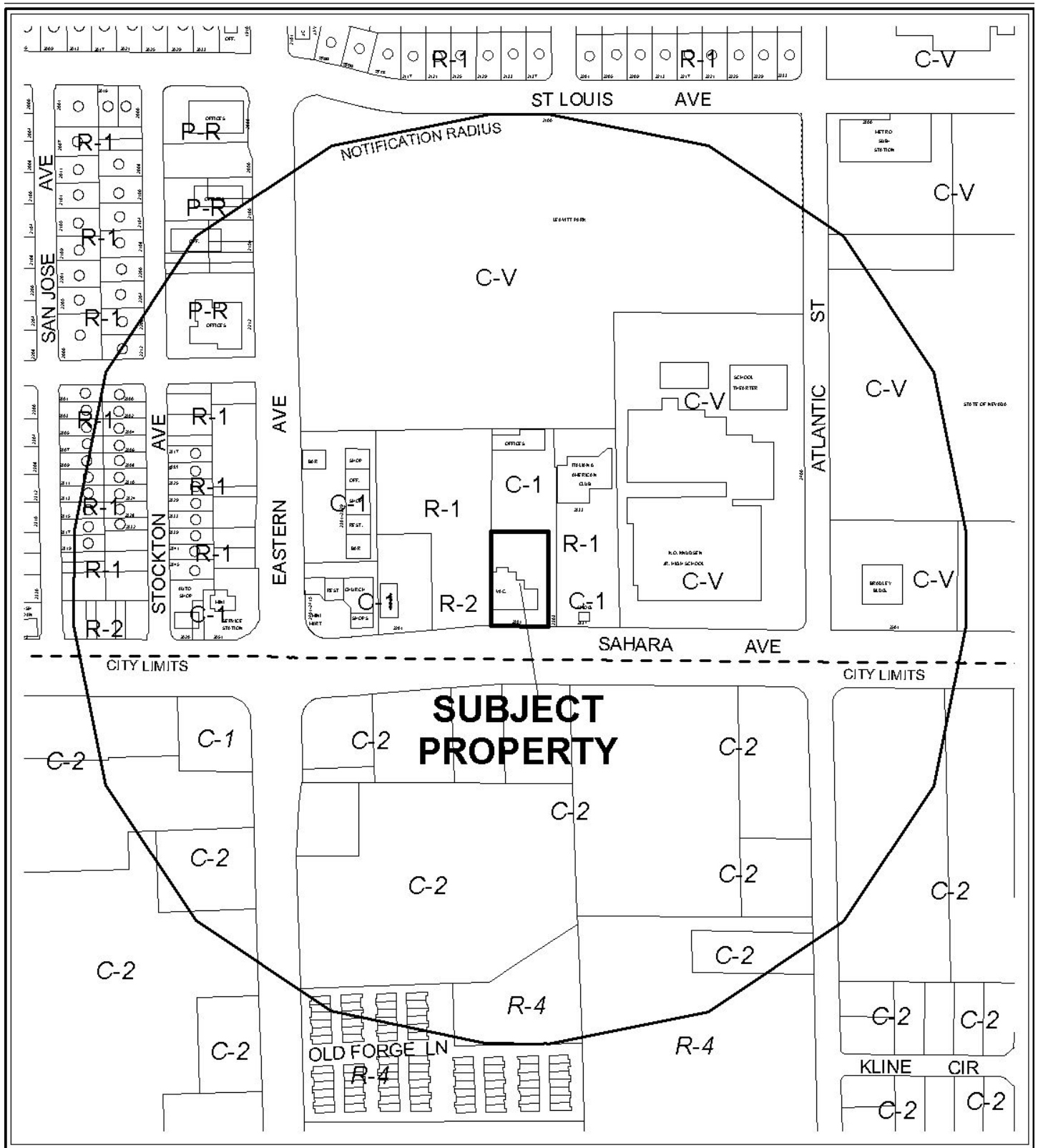
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RECOMMENDATION:

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-35043**

RADIUS: 1000 FT

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





0 300 600 Feet



**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2009****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - SDR-35043 - APPLICANT/OWNER: 2301 EAST SAHARA, 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 07/17/09, and building elevations, date stamped 06/29/09, except as amended by conditions herein.
3. A Waiver from Title 19.12.040 is hereby approved, to allow landscape buffer widths of five, four, and seven feet along the west, north, and east property lines, respectively, where eight feet is required.
4. Site Development Plan Review (SDR-23545) and Variance (VAR-23547) are hereby expunged.
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.
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).

GK

SDR-35043 - Conditions Page Two
September 10, 2009 - Planning Commission Meeting

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. 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.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
14. The driveway accessing this site from Sahara is acceptable as shown on the site plan date stamped June 29, 2009 subject to the applicant providing written documentation that the driveway is acceptable to the Nevada Department of Transportation. This documentation shall be provided with the submittal package to the Land Development section of the Department of Public Works for a deviation from Standard Drawing #222a.
15. 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.
16. Provide a copy of a recorded Joint Access Agreement between this site and Assessor's Parcel Number 162-01-401-005 prior to the issuance of any permits.

SDR-35043 - Conditions Page Three
September 10, 2009 - Planning Commission Meeting

17. Landscape and maintain all unimproved right-of-way, if any, on Sahara Avenue adjacent to this site. All private improvements and landscaping 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.
18. 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.
19. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
20. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the recordation of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

SDR-35043 - Staff Report Page One
September 10, 2009 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review (SDR-35043) for a 2,450 square-foot Restaurant with Drive-Through on an undeveloped lot at 2301 East Sahara Avenue. The applicant is also requesting Waivers of the perimeter landscape buffer requirements to allow buffer widths of five, four, and seven feet along the west, north, and east property lines, respectively, where eight feet is required. Staff can support the landscape buffer Waivers as the request does not significantly impact the overall appearance of the site or adjacent developments. If this application is denied, the site will not be permitted to construct a restaurant with drive-through but will retain the previously approved Site Development Plan Review (SDR-23545) and Variance (VAR-23547) for a retail establishment.

Issues

- The site does not meet the minimum landscape buffer requirements as outlined by Title 19.12. The applicant is proposing buffer widths of five, four, and seven feet along the west, north, and east property lines, respectively, where eight feet is required.
- A previously approved Site Development Plan Review (SDR-23545) for a retail establishment, along with an associated Variance (VAR-23547) for parking, shall be expunged, if this request is approved.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/15/07	A deed was recorded for a change of ownership at 2301 East Sahara Avenue.
01/09/08	A Site Development Review (SDR-23545) was approved by City Council for a 6,170 square-foot retail establishment with Waivers of the landscape buffer requirements. Planning Commission recommended approval. Staff recommended denial.
01/09/08	A Variance (VAR-23547) was approved by City Council to allow 41 parking spaces where 63 parking spaces were required. Planning Commission recommended approval. Staff recommended denial.
08/13/09	At the applicant's request, the Planning Commission abeyed a request for a 2,450 square-foot Restaurant with Drive-Through Waivers of the perimeter landscape buffer requirements to allow buffer widths of five, four, and seven feet along the west, north, and east property lines, respectively, where eight feet is required. on an undeveloped lot at 2301 East Sahara Avenue.

SDR-35043 - Staff Report Page Two
September 10, 2009 - Planning Commission Meeting

<i>Related Building Permits/Business Licenses</i>	
07/18/08	A building permit was approved (#120240) to demolish a 5,000 square-foot office building.
<i>Pre-Application Meeting</i>	
06/17/09	A pre-application meeting was held on the indicated date. The applicant was advised on the requirements for the subject Site Development Plan Review. The applicant indicated that the landscape waivers approved under Site Development Review (SDR-23545) would be unchanged.

<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Field Check</i>	
07/09/09	A field inspection was conducted at the site and staff noted a well maintained undeveloped lot.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.71

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Office	SC (Service Commercial)	C-1 (Limited Commercial)
South	Clark County (Offices)	Clark County	Clark County
East	Emission Testing Station	SC (Service Commercial)	C-1 (Limited Commercial)
West	Undeveloped	SC (Service Commercial)	R-1 (Single Family Residential), R-2 (Medium-Low Density Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
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

SDR-35043 - Staff Report Page Three
September 10, 2009 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Width	100 Feet	138 Feet	Y
Min. Setbacks			
• Front	20 Feet	41 Feet	Y
• Side	10 Feet	59 Feet	Y
• Rear	20 Feet	87 Feet	Y
Max. Lot Coverage	50%	8%	Y
Max. Building Height	N/A	25 Feet	Y
Trash Enclosure	Screened, Gated, with a Roof or Trellis	Screened, Gated, with a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.12, the following landscape standards apply:

<i>Landscaping and Open Space Standards</i>				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/ 6 Spaces	5 Trees	11 Trees	Y
Buffer:				
Min. Trees	1 Tree/ 30 Linear Feet	25 Trees	27 Trees	Y
TOTAL		30 Trees	38 Trees	Y
Min. Zone Width				
North	8 Feet		4 Feet	N
South	15 Feet		15 Feet	Y
East	8 Feet		7 Feet	N
West	8 Feet		5 Feet	N
Wall Height	Minimum 6 feet and maximum 8 feet, adjacent to residential		6 Feet	Y

SDR-35043 - Staff Report Page Four
September 10, 2009 - Planning Commission Meeting

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, more than 2000 sq. ft. (with Drive-Through)	2,450 SF	1:100	24	1	24	1	
TOTAL			25		25		Y
Loading Spaces			1		1		Y

ANALYSIS

This is a request for a Site Development Plan Review for a 2,450 square-foot Restaurant with Drive-Through located at 2301 East Sahara Avenue, and includes 1,450 square feet of enclosed restaurant and 1,000 square feet of outside patio seating. The site meets all Title 19 requirements for parking, and provides adequate access and circulation for both pedestrians and vehicles. Building elevations also comply with Title 19.08 development standards, and utilize materials that are consistent with similar developments, and will be compatible with adjacent surrounding development.

A Waiver of Title 19.12 Landscaping Standards is required as the applicant is proposing a 15 foot landscape buffer on the south property line where 15 feet is required, a seven foot landscape buffer along the east property line where eight feet is required, a five foot landscape buffer along the west property line where eight feet is required and a four foot landscape buffer along the north property line where eight feet is required.

Staff can support the landscape buffer Waivers as the request does not significantly impact the overall appearance of the site and the adjacent developments.

SDR-35043 - Staff Report Page Five
September 10, 2009 - Planning Commission Meeting

FINDINGS (SDR)

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.

- 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 and Title 19, with the exception of the requested Waiver of perimeter landscape buffer standards.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The site gains access from a 24-foot wide driveway off of Sahara Boulevard, which is classified as a 100-foot Primary Arterial by the Master Plan of Streets and Highways. This driveway provides adequate access for the development.

- 4. Building and landscape materials are appropriate for the area and for the City;**

Building materials are appropriate for the area and consistent with other commercial sites within the City. Landscape materials are appropriate in type, size and quantity for the area and for the City.

- 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 depict appropriate design and architectural features that are consistent with the area and the requirements of Title 19.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed development will be subject to inspections for Certificate of Occupancy, and therefore the development will not compromise the public health, safety or welfare.

SDR-35043 - Staff Report Page Six
September 10, 2009 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

ASSEMBLY DISTRICT 12

SENATE DISTRICT 10

NOTICES MAILED 118

APPROVALS 4

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-35043** APN: 162-01-401-010

Name of Property Owner: 2301 East Sahara LLC

Name of Applicant: John David Burke, Architect

Name of Representative: J. Dapper

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: J. Dapper

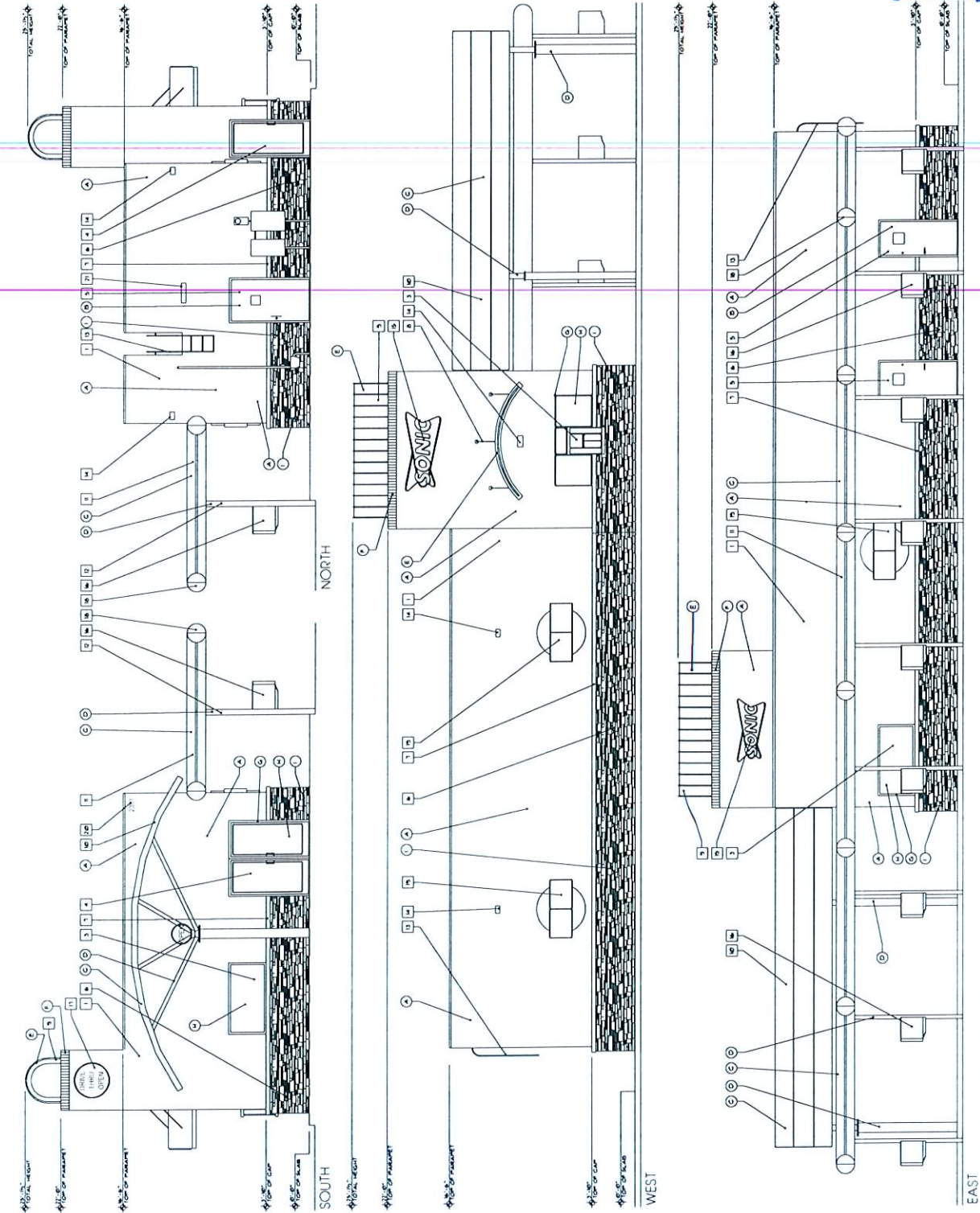
Subscribed and sworn before me

This 22nd day of June, 2009

Virginia G. Shelton

Notary Public in and for said County and State





ELEVATIONS

SCALE: 1/2" = 1'-0"

SDR-35043
08/13/09 PC

Sheet no. A2

date 6/5/09
proj. no. 2301
drwn. by J.D. Merrill
chkd. by

SONIC DRIVE - IN
2301 East Sahara
for: J.D. Merrill
City of Las Vegas
Nevada

JOHN DAHL
dahl, architec
bunck, architec
3411 W COLEMAN ROAD, SUITE 100, LAS VEGAS, NV 89118 (702) 761-4263

REVISIONS



- KEYNOTES
- 1. DESCRIPTION
 - 2. STUCCO
 - 3. STUCCO CONTROL JOINT W/ 1" WIDE GROOVE
 - 4. STONEFRONT WINDOW
 - 5. STONEFRONT DOOR
 - 6. 4" STONE CLAP TO MATCH WINDOW
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- 100. STUCCO CONTROL JOINT

RECEIVED
JUN 29 2009
CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
CONSTRUCTION DIVISION

sheet no. 3

date	9/15/9
proj. no.	10001
drwn. by	
chkd. by	

SONIC DRIVE-IN
2301 East Sahara
for: J.D. Merrill
City of Las Vegas
Nevada

John
daniel
burke, architect

REVISIONS

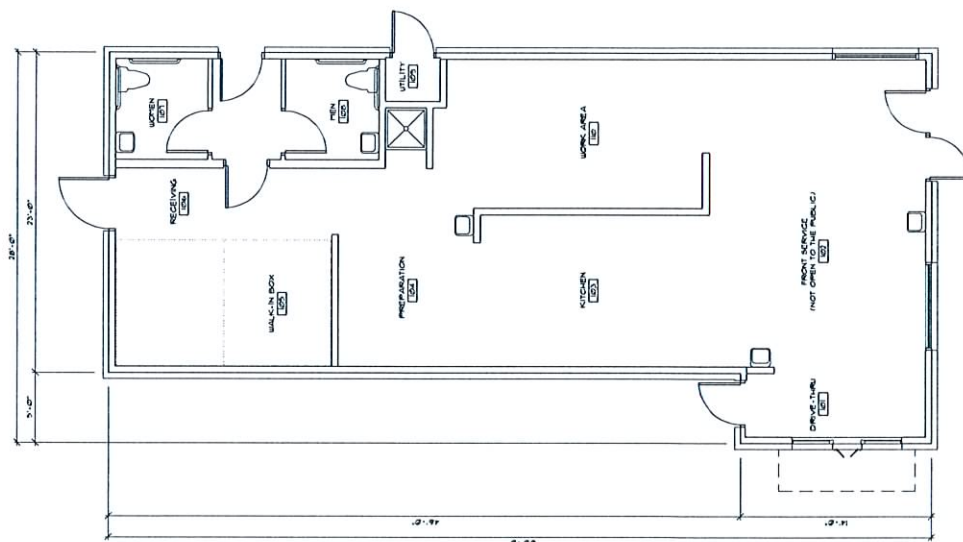


BUILDING TYPE IX = 1,450 SF.

SDR-35043
08/13/09 PC

FLOOR PLAN

SCALE: 1/4" = 1'-0"



COLOR/MATERIALS BOARD



(A)

BERNARD WILLIAMS
SILK GLAZE
PORTLAND CEMENT

STUCCO FIELD



(B)

BERNARD WILLIAMS
SILK GLAZE
BLACK

EXTERIOR DOORS &
FRAMES DOORS &
METAL TRIM



(C)

BERNARD WILLIAMS
SILK GLAZE
WHITE

CANOPY BEAMS, RAILING
PANELS



(D)

BERNARD WILLIAMS
SILK GLAZE
DARK GREEN

CANOPY COLUMNS
RATIO CANOPY RAILINGS
BEAMS



(E)

BERNARD WILLIAMS
SILK GLAZE
YELLOW

PAINTED DRIVE-THRU
OVERHEAD CANOPY



(F)

BERNARD WILLIAMS
SILK GLAZE
LIGHT GREY

FAÇADE



(G)

AB-4 BRONZE

STONEFRONT PANELS



(H)

BERNARD WILLIAMS
SILK GLAZE
BRONZE REFLECTIVE

GLAZING



(I)

CORONADO
HONEY LEDGE
GOLDEN HAZE

CULTURED STONE
VENISER

APPROVED BY: _____
DATE: _____

SONIC DRIVE-IN
2301 East Sahara
For: J.D. Merritt
City of Las Vegas Nevada

John
dau
bunk. architd
241 EAST 22ND AVE. #2 LAS VEGAS NV 89101 (702) 636-1263

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JUN 29 2009

SDR-35043
08/13/09 PC

SDR 35043				
Jay Dapper				
2301 E. Sahara Ave.				
Proposed 2.45 thousand square foot restaurant with drive-thru.				
Traffic produced by proposed development:				
Previous Approval	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD NO INDOOR SEAT-COFFEE [1000 SF]	1.7	1,400.00	2,380
AM Peak Hour			260.00	442
PM Peak Hour			60.00	102
(heaviest 60 minutes)				
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	2.07	42.94	89
AM Peak Hour			1.03	2
PM Peak Hour			3.75	8
(heaviest 60 minutes)				
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTRNT [1000 SF]	2.4	127.15	305
AM Peak Hour			11.52	28
PM Peak Hour			10.92	26
(heaviest 60 minutes)				
New Proposal	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	2.45	496.12	1,215
AM Peak Hour			53.11	130
PM Peak Hour			34.64	85
(heaviest 60 minutes)				
Net Change	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	-3.72		-1,559
AM Peak Hour				-342
PM Peak Hour				-51
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Sahara Ave.				
Average Daily Traffic (ADT)	40,937			
PM Peak Hour	3275			
(heaviest 60 minutes)				

Eastern Ave.				
Average Daily Traffic (ADT)	54,076			
PM Peak Hour <i>(heaviest 60 minutes)</i>	4326			
Traffic Capacity of adjacent streets				
	Adjacent street ADT			
	Capacity			
Sahara Ave.	51800			
Eastern Ave.	49210			
This project will add approximately 1,215 trips per day on Sahara Ave. and Eastern Ave. This will increase the existing volumes by about 3 percent on Sahara and about 2 percent on Eastern. Sahara is at about 79 percent of capacity and Eastern is currently over capacity.				
Based on Peak Hour use, this development will add roughly 130 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-35043 - APPLICANT/OWNER: 2301 EAST SAHARA, LLC
2301 EAST SAHARA AVENUE
SEPTEMBER 10, 2009 PLANNING COMMISSION

07/09/09



SDR-35043 - APPLICANT/OWNER: 2301 EAST SAHARA, LLC
2301 EAST SAHARA AVENUE
SEPTEMBER 10, 2009 PLANNING COMMISSION

07/09/09



**SDR-35043 - APPLICANT/OWNER: 2301 EAST SAHARA, LLC
2301 EAST SAHARA AVENUE
SEPTEMBER 10, 2009 PLANNING COMMISSION**

07/09/09



SDR-35043 - APPLICANT/OWNER: 2301 EAST SAHARA, LLC
2301 EAST SAHARA AVENUE
SEPTEMBER 10, 2009 PLANNING COMMISSION

07/09/09

John David Burke, Architect

July 15, 2009

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, Nevada 89101

**Re: Justification Letter –Site Plan Development Review and
Waiver of Landscape Standard
Restaurant with drive through service (Sonic Burger)
2301 East Sahara Avenue
Tax Assessor's Parcel No.: 162-01-401-010**

The plans we are submitting today for your review depict a restaurant pad building with drive through service. The structure is to be of stud/stucco construction with a varied earth-tone color scheme and aluminum storefront. The franchise is a Sonic Burger which features car hop service and outdoor dining (no inside dining). Note that at the east property line, there will be shared cross access with adjacent parcels with whom we are seeking cooperation to resolve traffic issues.

The developer is further requesting an easing of the landscape buffer requirements as follows:

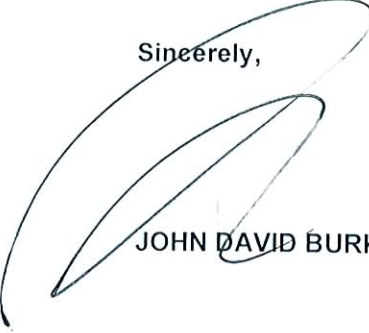
- East side - provide 7' of landscaping where 8' is required
- West side - provide 5' of landscaping where 8' is required
- North side - provide 4' of landscaping where 8' is required

The street frontage along East Sahara Avenue has the full 15' depth per staff recommendations. Additionally, the developer will provide 6 feet of landscaping within the unimproved Sahara right of way in accordance with NDOT regulations.

Otherwise, these plans are consistent with the requirements of City of Las Vegas Zoning Code.

We respectfully request your consideration in this matter. If you have any questions or comments, please call.

Sincerely,



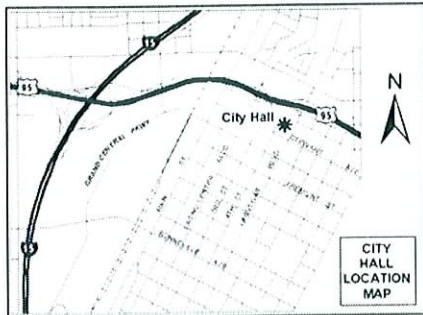
JOHN DAVID BURKE, R.A., LEED-AP

RECEIVED

JUL 17 2009

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.

SDR-35043

Planning Commission Meeting of 8/13/2009

PRESORTED
FIRST CLASS



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SARLES & MICEV
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3691 W ARBY AVE
LAS VEGAS NV 89118-5203

Case: SDR-35043

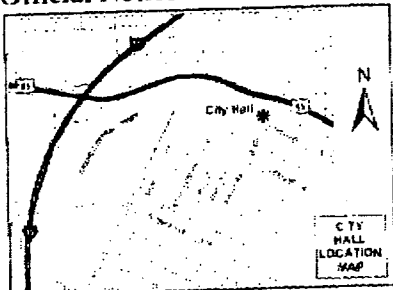
ENCLOSURE



22P

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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this Request



I OPPOSE
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SDR-35043

Planning Commission Meeting of 8/13/2009

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AUG 07 2009

Case: SDR-35043
16212110020
ROBINSON MARIA R
3400 RICHMOND PKWY #2802
RICHMOND CA 94806-5290

ENCLOSURE 34806

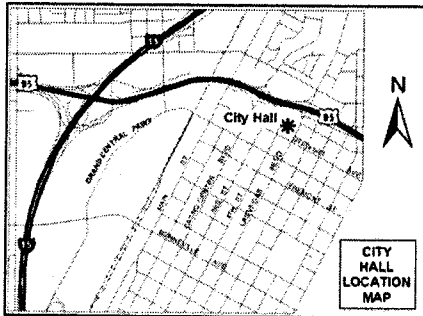


Submitted after final agenda

Date 8/7/09 Item 22A

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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SDR-35043

Planning Commission Meeting of 8/13/2009

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WOMENS DEVELOPMENT CENTER
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LAS VEGAS NV 89121-4350

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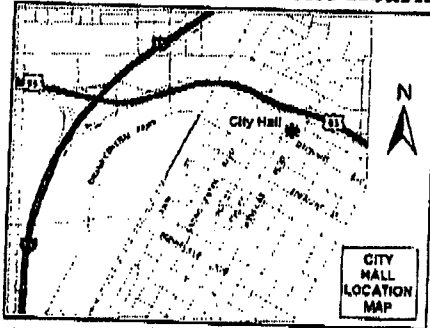


Submitted after final agenda

Date 8/7/09 Item 22A

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-35043

Planning Commission Meeting of 8/13/2009

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FIRST CLASS



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Case: SDR-35043

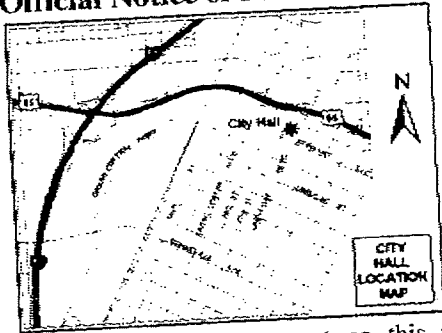
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ENCLOSURE

08/11/2009 13:29 FAX 3037088894

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
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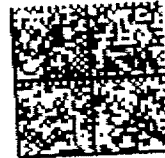
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SDR-35043

Planning Commission Meeting of 8/13/2009

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STUART FL 34997-7629

Case: SDR-35043

ER/DS11 34997



7A

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

RQR-35268 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: W M C III ASSOCIATES, LLC - Required Review of a previously approved Rezoning (Z-0100-97) WHICH ALLOWED FIVE EXISTING OFF-PREMISE SIGNS on property bounded by U.S.95, I-15 and Grand Central Parkway (APNs 139-33-511-004; 139-33-511-007; 139-33-610-014; and 139-27-410-005), PD (Planned Development) Zone, Ward 5 (Barlow)

C.C.: 10/07/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

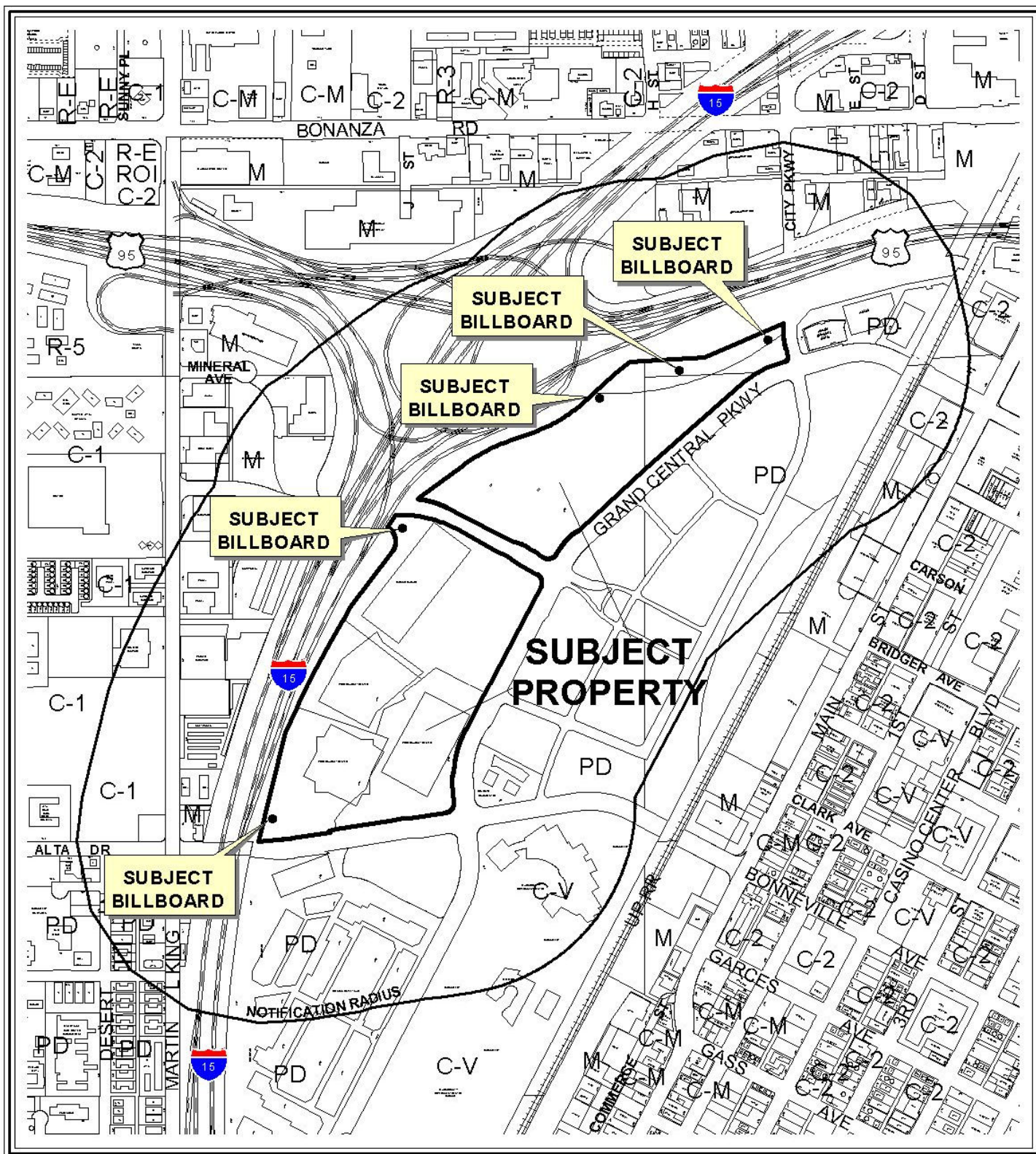
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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Action Letter for Z-100-97
6. City Council Action Letter for RQR-21345
7. Protest/Support Postcards



CASE: **RQR-35268**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 900 1800 Feet





CASE: **RQR-35268**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: RQR-35268 - APPLICANT: CLEAR CHANNEL OUTDOOR -
OWNER: W M C III ASSOCIATES, LLC**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the conditions of Rezoning (Z-0100-97).
2. All required building permits shall be obtained, fees paid, and final inspections approved within 30 days of final action.
3. This Special Use Permit shall be reviewed in three (3) years at which time the City Council may require that the Off-Premise Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign be removed.
4. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.
5. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.
6. If the existing off-premise sign is voluntarily demolished, this Special Use Permit shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
7. The Off-Premise Sign shall be removed upon the commencement of any new development on this site.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

RQR-35268 - Staff Report Page One
September 10, 2009 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Required Review of a previously approved Rezoning (Z-0100-97) which allowed five existing Off-Premise Signs on property bounded by U.S. 95, I-15 and Grand Central Parkway. If this request is denied, the subject signs must be removed.

ISSUES

- Staff can not support the request as final inspections were not completed for two of the five signs (Signs A & D), and the building permits have expired; therefore, staff is recommending denial of the request. If approved, a condition has been added which will require all required building permits to be obtained, fees paid, and final inspections approved within 30 days of final action.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/23/98	The City Council approved a Rezoning (Z-0100-97) to PD (Planned Development) for this site as part of an action on a 222-acre site including the subject site. The approval allowed 13 existing Off-Premise Signs to remain.
02/07/01	The City Council approved a Required Review [Z-0100-97(2)] of 13 existing Off-Premise Signs on the larger site including the subject parcel. The Planning Commission and staff had recommended approval of the request.
05/16/01	The City Council approved a Site Development Plan Review [Z-0100-97(3)] for a proposed 1,000,000 square foot commercial development (Furniture Mart) on approximately 36.11 acres at the northwest corner of the intersection of Bonneville Avenue and Grand Central Parkway. The Planning Commission and staff both recommended approval of the development.
04/03/02	The City Council approved a Required Review [Z-0100-97(7)] of 12 existing Off-Premise Signs on a larger site including the subject parcel, subject to a one-year review. The Planning Commission recommended approval of the request.
05/21/03	The City Council approved a Required Review (RQR-1974) of twelve Off-Premise Signs on a larger site including the subject parcel. Planning Commission and staff recommended approval.
10/06/04	The City Council approved a request for a Site Development Plan Review (SDR-4841) for a 345,670 square foot temporary exhibit space on the subject site. Staff and the Planning Commission both recommended approval of the request.

RQR-35268 - Staff Report Page Two
September 10, 2009 - Planning Commission Meeting

04/20/05	The City Council approved a Required Review (RQR-5683) of eight Off-Premise Signs on a larger site including the subject parcels. Planning Commission and staff recommended approval.
04/20/05	The City Council approved a Required Review (RQR-6003) of one Off-Premise Sign on one of the subject parcels. Planning Commission and staff recommended approval.
05/18/05	The City Council approved a Review of Condition (ROC-6466) and (ROC-6467) to allow the required landscaping to be installed in phases and to change the location of a required trail.
06/15/05	The City Council approved a Master Sign Plan (MSP-6344) for signage of the World Market Center. The Planning Commission recommended approval.
07/06/05	The City Council approved a Site Development Plan Review (SDR-6593) for a 1,619,219 square foot Phase II commercial center. The Parkway Center Architecture Review Committee (PC-ARC) recommended approval.
01/12/06	The Planning Commission approved a Site Development Plan Review (SDR-10427) for a four-level, 2,175 space parking garage.
06/07/06	The City Council approved a Site Development Plan Review (SDR-12636) for a 2,097,925 square foot Phase III commercial building. The Planning Commission recommended approval of the application.
06/07/06	The City Council approved a Review of Condition (ROC-13357) to remove a condition that required that the Off-Premise Signs on the subject site be removed prior to the issuance of a Certificate of Occupancy for the Phase II building. Signs "B" and "C" were still required to be removed, all others were required to be reviewed at later dates. Staff recommended denial.
06/07/06	The City Council approved a Required Review (RQR-11403) of eight Off-Premise Signs on a larger site including the subject parcels. This approval required the removal of Signs "B" on APN 139-33-610-014 and "C" on APN 139-33-511-005 to be removed within 60 days. Further, it required Signs "C" and "D" on APN 139-33-511-005 to be removed prior to the issuance of permits for the Phase III parking structure. Planning Commission and staff recommended approval.
06/07/06	The City Council approved a Required Review (RQR-12065) of one Off-Premise Sign on one of the subject parcels. Planning Commission and staff recommended approval.
06/07/06	The City Council approved a Special Use Permit (SUP-12635) for a 305-foot tall building within the North Las Vegas Airport portion of the A-O (Airport Overlay) District on one of the subject parcels. Planning Commission and staff recommended approval.
09/07/06	Staff administratively approved a Minor Amendment (SDR-16509) to an approved Site Development Plan Review (SDR-12636) for a reduction in the commercial square footage and revisions to the parking requirements for a commercial development.

RQR-35268 - Staff Report Page Three
September 10, 2009 - Planning Commission Meeting

10/18/06	The City Council approved an amended Master Sign Plan (MSP-15823) to include Phase II of the World Market Center development. Planning Commission and staff recommended approval.
08/15/07	The City Council approved a Required Review (RQR-21496) of one Off-Premise Sign on one of the subject parcels. A condition of approval requires that the sign be removed prior to the issuance of building permits for any new development on the site. Planning Commission and staff recommended approval.
09/05/07	The City Council approved a Required Review (RQR-21345) of multiple Off-Premise Signs on property bounded by U.S. 95, I-15 and Grand Central Parkway. The Planning Commission recommended approval of the request.
10/17/07	The City Council approved a request for a Site Development Plan Review (SDR-23606) for a proposed 2,495,091 square-foot commercial center with a Waiver of Downtown Centennial Plan build-to-line standards to allow a 206-foot front setback and the expansion of an approved parking garage located adjacent to the southwest corner of Grand Central Parkway and Discovery Drive, and a 2,306 space temporary parking lot located adjacent to the northwest corner of Grand Central Parkway and Discovery Drive. The Planning Commission recommended approval of the request.
03/18/09	The City Council approved a request for a Street Name Change (SNC-32359) from Discovery Drive to Symphony Park Avenue between Martin Luther King Boulevard and Grand Central Parkway. The Planning Commission recommended approval of the request.
<i>Related Building Permits/Business Licenses</i>	
04/29/99	A building permit (#99008210) was issued for "Sign A" at 413 South Grand Central Parkway. The permit expired on 10/30/99. A final inspection was not conducted.
04/29/99	A building permit (#99008202) was issued for "Sign D" at 1399 Discovery Drive. The permit expired on 10/30/99. A final inspection was not conducted.
04/29/99	A building permit (#99008206) was issued for "Sign E" at 157 South Grand Central Parkway. A final inspection was conducted on 01/11/00.
04/29/99	A building permit (#99008205) was issued for "Sign F" at 13 South Grand Central Parkway. A final inspection was conducted on 01/10/00.
04/29/99	A building permit (#99008204) was issued for "Sign G" 11 South F Street. A final inspection was conducted on 01/10/00.
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this application.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application.	
<i>Field Check</i>	
08/06/09	During a routine site inspection, staff observed a well maintained Off-Premise Sign.

RQR-35268 - Staff Report Page Four
September 10, 2009 - Planning Commission Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	17.97

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Wholesale Showroom Facility [World Market Center (under construction)]	MXU (Downtown Mixed-Use)	PD (Planned Development)
North	ROW (US 95)	ROW (US 95)	ROW (US 95)
South	Shopping Center	MXU (Mixed-Use)	PD (Planned Development)
East	Undeveloped (Symphony Park)	MXU (Mixed-Use)	PD (Planned Development)
West	ROW (I-15)	ROW (I-15)	ROW (I-15)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan (Parkway Center)	X		Y
PD (Planned Development) District	X		Y
Redevelopment Plan Area	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
PD (Planned Development) District	X		Y
Downtown Overlay District	X		Y
A-O (Airport Overlay) District (175-foot)	X		Y
Downtown Casino Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

RQR-35268 - Staff Report Page Five
September 10, 2009 - Planning Commission Meeting

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 a public right of-way or the Off-Premise Sign Exclusionary Zone	Y
Zoning	Off-Premise Signs are permitted in C-1, C-2, C-M, and M zoning districts only	All signs are located within a PD (Planned Development) 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.	All signs are 672 square feet	Y
Height	No higher than 40 feet from grade at the point of construction: may be raised to a maximum of 55 feet with approval of the City Council if significantly obscured from view of travel lanes.	The signs range from a height of 55 feet to 80 Feet tall	Y*
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	The structural screening of the Off-Premise Signs does not require repainting to match the structural supports	Y
Distance Separation	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)	One sign is located 450 feet from another Off-Premise Sign along I-95	Y*
	At least 300 feet to the nearest property line of a lot in any "R" or U" zoned districts.	There are no "R" or "U" zoned districts within 300 feet	Y

RQR-35268 - Staff Report Page Six
September 10, 2009 - Planning Commission Meeting

Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	The billboard is permanently secured to the ground on PD zoned property.	Y*
-------	---	--	----

* Per approved Rezoning (Z-0100-97)

ANALYSIS

This is the eighth review of a previously approved Rezoning (Z-0100-97) which allowed existing Off-Premise Signs to remain on property bounded by U.S. 95, I-15 and Grand Central Parkway. There are currently six signs remaining on the subject site, of which five are part of this review. During a field check of the site, staff found the signs and supporting structures in good condition. There has been no significant change in development or land use since the previous Required Review (RQR-21345). The subject Off-Premise Signs have been issued building permits; however Signs A and D, as designated on the site plan, do not have approved final inspections. Therefore, staff is recommending denial of the subject Required Review.

FINDINGS

Though the area surrounding the signs has not experienced any significant development or land use changes since the previous review, Signs A and D have not received a final building inspection; therefore, staff is recommending denial.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

ASSEMBLY DISTRICT

SENATE DISTRICT

NOTICES MAILED

APPROVALS 1

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-35268** APN: 13927410005
13933511004, 13933511007, 13933610014
Name of Property Owner: World Market Center
Name of Applicant: Cleav Channel Outdoor
Name of Representative: Red Carter

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: Jack Kashnam

Subscribed and sworn before me

This 20 day of July, 2009

Jessica Green
Notary Public in and for said County and State



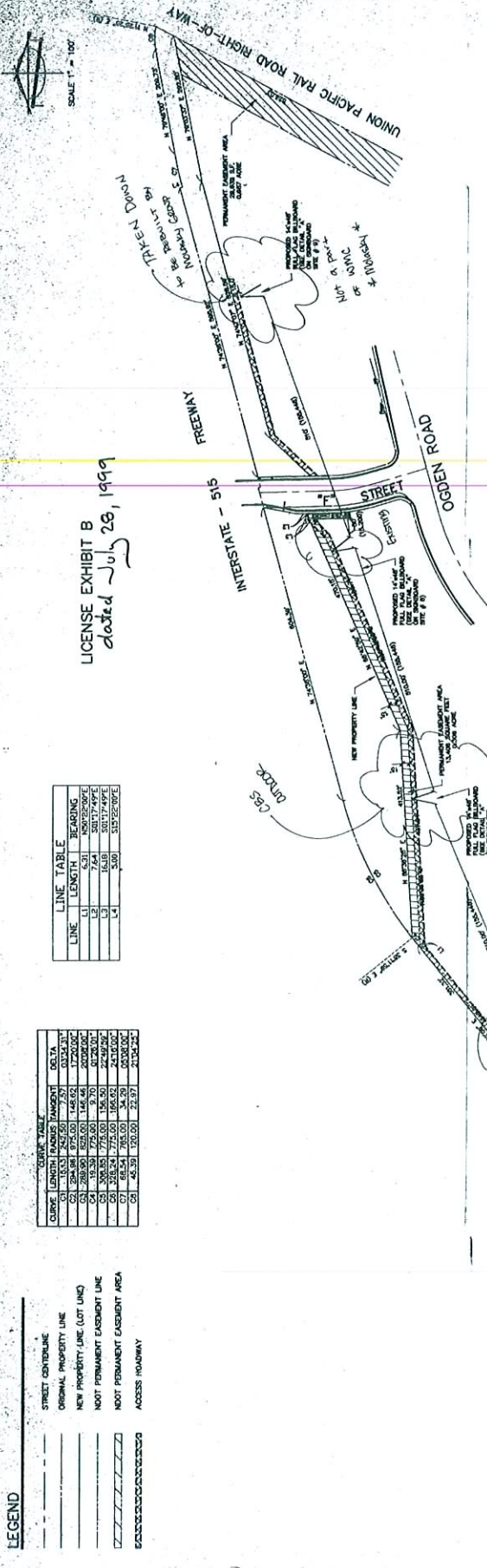
LEGEND

- STREET CENTERLINE
- ORIGINAL PROPERTY LINE
- NEW PROPERTY LINE (LOT LINE)
- MOOT PERMANENT EASEMENT LINE
- MOOT PERMANENT EASEMENT AREA
- ACCESS HIGHWAY

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	133.33	875.00	7.50	0.0242317
C2	289.86	875.00	14.62	0.0520002
C3	133.33	875.00	7.50	0.0242317
C4	133.33	875.00	7.50	0.0242317
C5	308.55	775.00	15.50	0.0249296
C6	133.33	875.00	7.50	0.0242317
C7	86.54	785.00	54.90	0.0201000
C8	43.25	70.00	22.97	0.0124245

LINE	LENGTH	BEARING
L1	7.64	S011°49'E
L2	184.0	S011°49'E
L3	2.00	S89°52'00"E

LICENSE EXHIBIT B
dated July 28, 1999



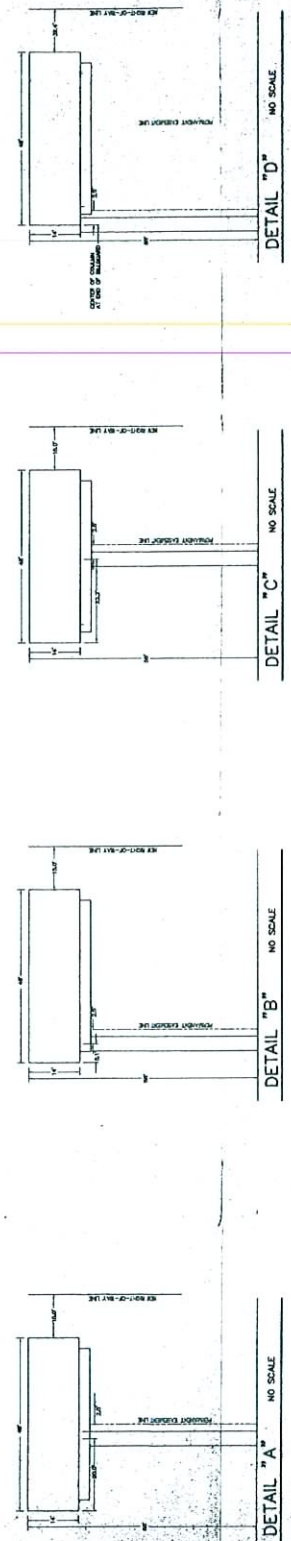
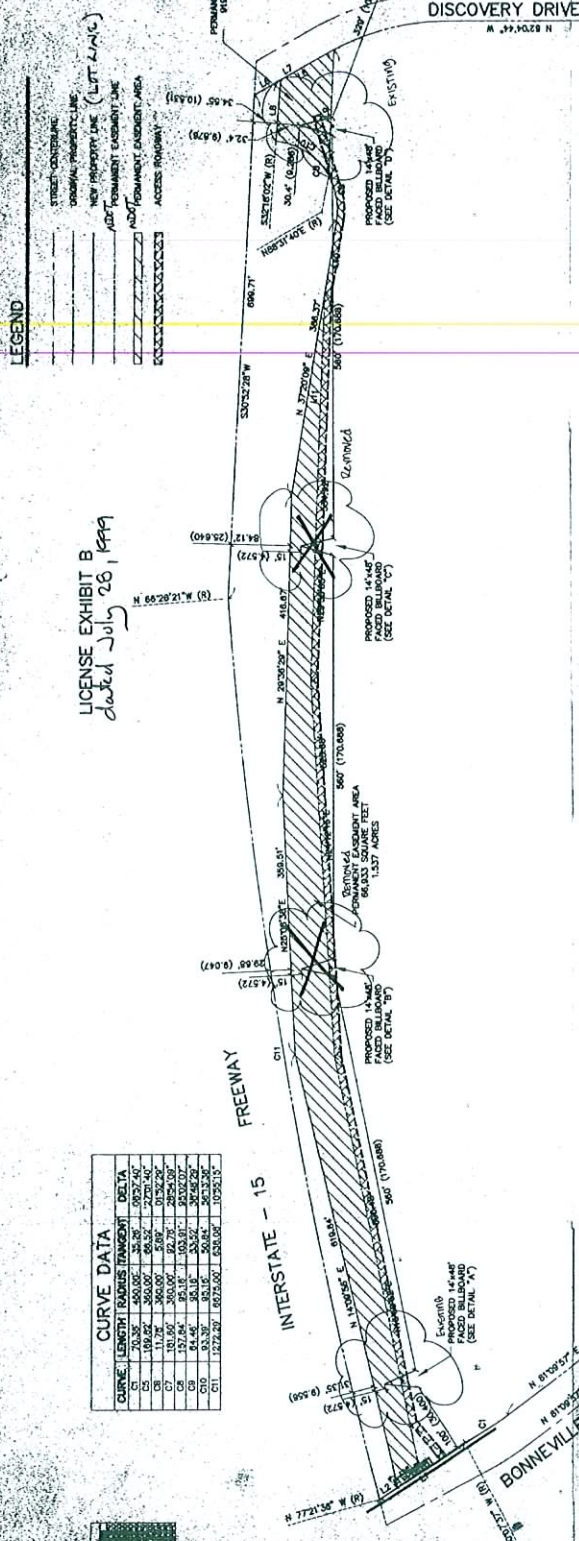
RECEIVED

JUL 20 2009

RQR-35268
09/10/09 PC

LICENSE EXHIBIT B
dated July 26, 1999

CURVE DATA		
CURVE	LENGTH	RADIUS (METERS)
C1	70.35	550.00
C2	11.02	200.00
C3	11.02	200.00
C4	11.02	200.00
C5	11.02	200.00
C6	11.02	200.00
C7	11.02	200.00
C8	11.02	200.00
C9	11.02	200.00
C10	11.02	200.00
C11	11.02	200.00



RECEIVED
JUL 20 2009

RQR-35268
09/10/09 PC



**RQR-35268 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: W M C III ASSOCIATES, LLC
PROPERTY BOUNDED BY U.S.95, I-15 AND GRAND CENTRAL PARKWAY
SEPTEMBER 10, 2009 PLANNING COMMISSION**

08/06/09



**RQR-35268 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: W M C III ASSOCIATES, LLC
PROPERTY BOUNDED BY U.S.95, I-15 AND GRAND CENTRAL PARKWAY
SEPTEMBER 10, 2009 PLANNING COMMISSION**

08/06/09



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08/06/09



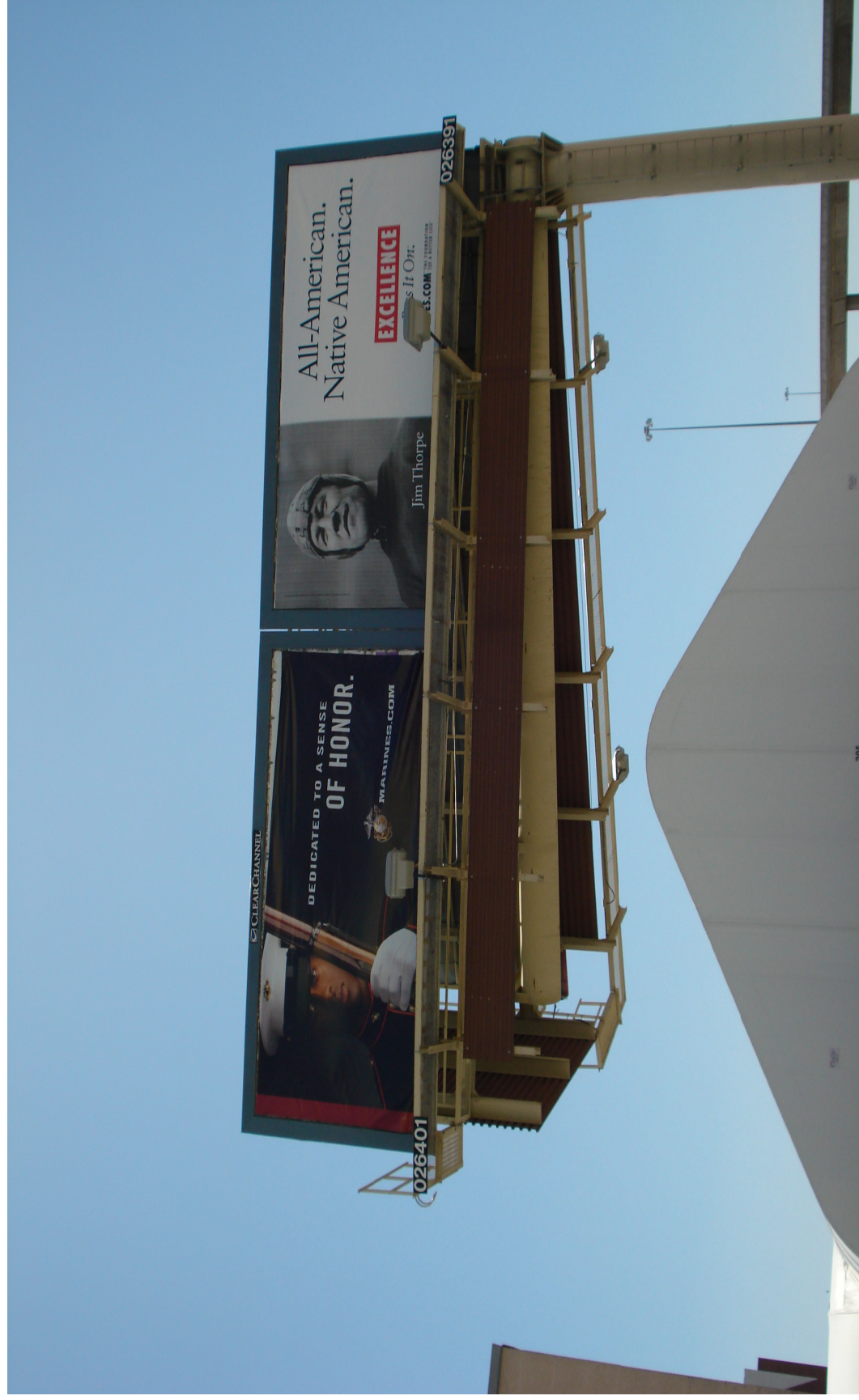
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SEPTEMBER 10, 2009 PLANNING COMMISSION

08/06/09



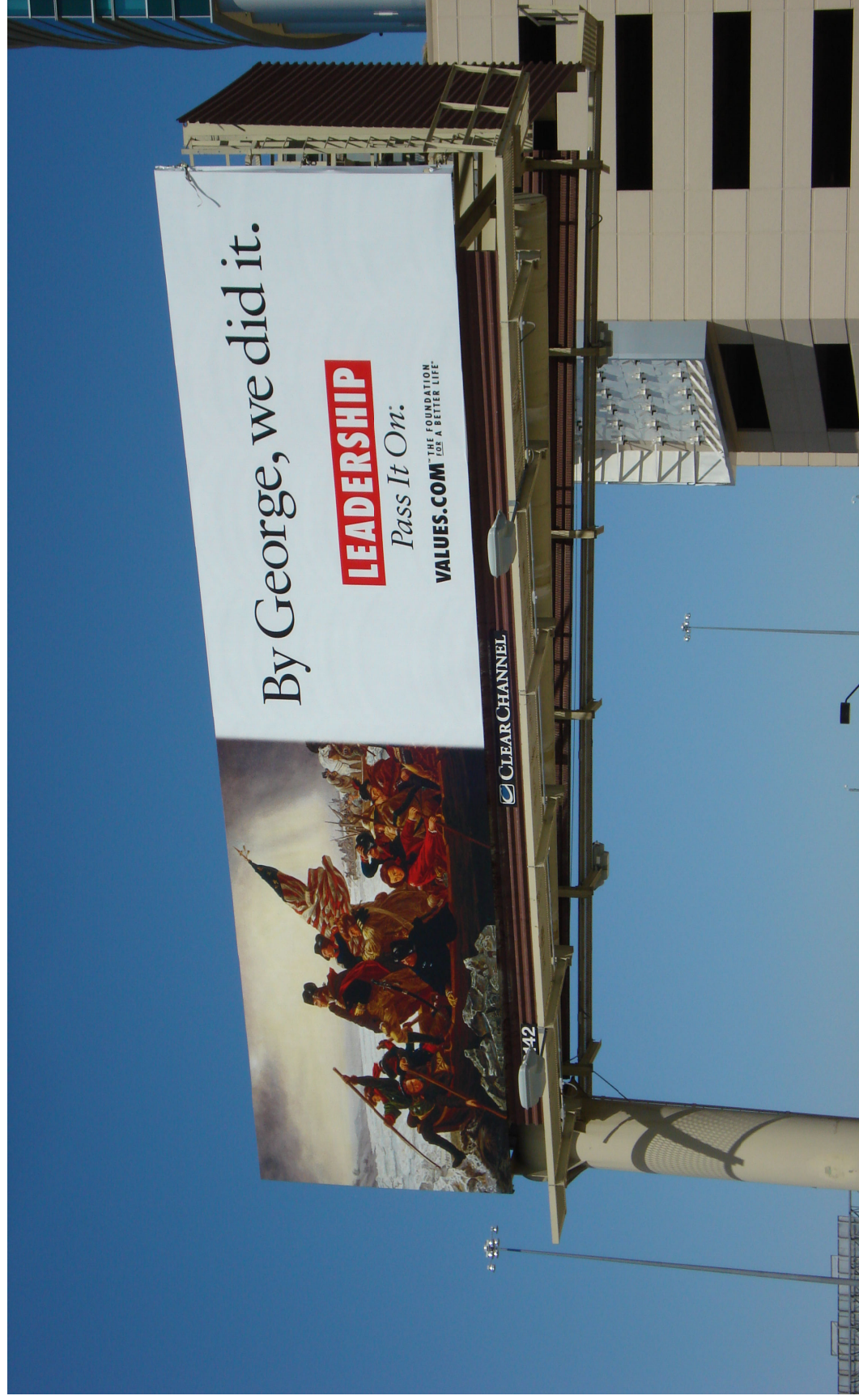
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SEPTEMBER 10, 2009 PLANNING COMMISSION

08/06/09



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SEPTEMBER 10, 2009 PLANNING COMMISSION**

08/06/09



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PROPERTY BOUNDED BY U.S.95, I-15 AND GRAND CENTRAL PARKWAY
SEPTEMBER 10, 2009 PLANNING COMMISSION

08/06/09

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MICHAEL J. McDONALD
GARY REESE
LARRY BROWN

CITY MANAGER
VIRGINIA VALENTINE



CITY of LAS VEGAS

December 22, 1998

Union Pacific Railroad Company
1700 Farnum Street
Omaha, Nebraska 68102

RE: Z-100-97 - REZONING

Dear Applicant:

The City Council at a regular meeting held November 23, 1998 APPROVED the request for a Rezoning on property located along the east side of Interstate 15 (I-15) between Charleston Boulevard and Interstate 95 (I-95) (Union Pacific property), From: M (Industrial) Zone To: P-D (Planned Development) FOR FUTURE MIXED USE PROJECT, Size: approximately 178.00 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on November 24, 1998. This approval is subject to:

1. The permitted uses shall be those uses listed within the "Proposed Permitted Land Uses" section of the staff report as follows:
 - A. Commercial Office: General Office, Government Office, Medical Office, Professional Office, and Research and Development
 - B. Commercial Retail: Bank, Day Care Center, General Retail (excluding adult book stores and other adult uses), Health Club, Incidental Convenience Retail, Regional Shopping Mall, Restaurant/Delicatessen/Coffee Shop/Bakery, and Trade Center
 - C. Conference/Convention Facility
 - D. Entertainment (excluding adult entertainment, sexually oriented business): Movie Theaters, Museums, Musical Theaters, Performing Arts Center, Sports Facility
 - E. High Density Residential
 - F. Hotels

RQR-35268
09/10/09 PC

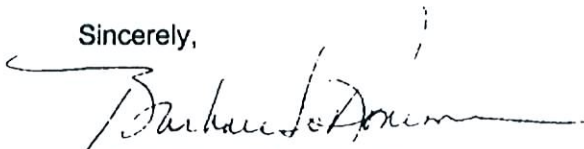
400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)
www.ci.las-vegas.nv.us (WEBSITE)



Union Pacific Railroad Company
Z-100-97 - Page Two
December 22, 1998

- G. Transportation: Gasoline Sales Station (with no automobile repair or servicing), Heliport, Monorail Station, Parking Facilities, Transportation Center.
2. A Master Development Plan and Development Standards shall be submitted for review and approval by the Planning Commission in conjunction with or prior to the submittal of any Site Development Plan Review application for any phase of this site.
 3. New off-premise signs (billboards) shall not be a permitted use on the property, however the pre-existing off-premise signs (billboards) on the property shall be allowed to be relocated and remain on-site subject to a two year review.
 4. Resolution of Intent.
 5. All City Code requirements and design standards of all City departments must be satisfied.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/ac

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

City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

Nevada Stadium Builders, LLP
16885 Dallas Parkway, Fourth Floor
Dallas, Texas 75248

RQR-35268
09/10/09 PC



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

October 9, 2007

Mr. Robert Holgate
WMC VI
475 South Grand Central Parkway
Las Vegas, Nevada 89109

RE: RQR-21345 – REQUIRED REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 5, 2007

Dear Mr. Holgate:

The City Council at a regular meeting held September 5, 2007 APPROVED the Required One Year Review of an approved Rezoning (Z-0100-97) WHICH APPROVED THE EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS on property bounded by U.S.-95, I-15 and Grand Central Parkway (APNs 139-33-511-004; 139-33-511-007; 139-33-610-014; and 139-27-410-005), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 6, 2007. This approval is subject to:

Planning & Development

1. This application shall be reviewed in two (2) years at which time the City Council may require the Off-Premise Advertising (Billboard) Signs be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
2. All of the supporting structure of signs (A, E, F, and G) shall be repainted, as required by the Planning and Development Department, within 30 days of final approval of this review by the City Council. Failure to perform the required painting may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
3. Deleted at City Council
4. The Off-Premise Advertising (Billboard) Signs and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
5. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Signs.

RQR-35268
09/10/09 PC

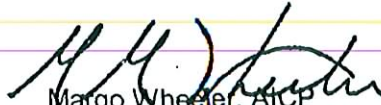
Mr. Robert Holgate
RQR-21345 – Page Two
October 9, 2007

6. If the existing off-premise signs are voluntarily demolished, this application shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk



Margo Wheeler, AICP
Director
Planning and Development Department

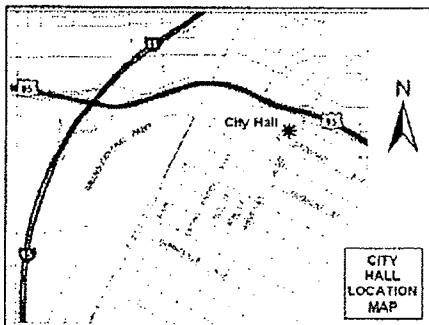
cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Rod Carter
Clear Channel Outdoor
2880-B Meade Avenue, Suite #350
Las Vegas, Nevada 89102

RQR-35268
09/10/09 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.

RQR-35268

Planning Commission Meeting of 9/10/2009

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13927401023
MESQUITEWOOD L L C
107 E CHARLESTON
LAS VEGAS NV 89104-1060

Case: RQR-35268

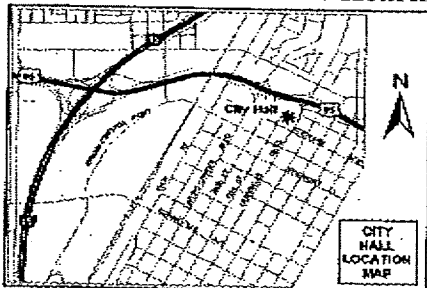
FAVDF 11 23104

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BP

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.

RQR-35268

Planning Commission Meeting of 9/10/2009

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
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MAILED FROM ZIP CODE 89101

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SEP 01 2009

13927401001 Case: RQR-35268
HAYCOCK FAMILY L P
715 W BONANZA RD
LAS VEGAS NV 89106-3230

FAVDS11 29106

|||||

BA

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ZON-35382 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: C-M (COMMERCIAL/INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.39 acres at 500 South Main Street (APN 139-34-201-009), Ward 3 (Reese)

C.C.: 10/07/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

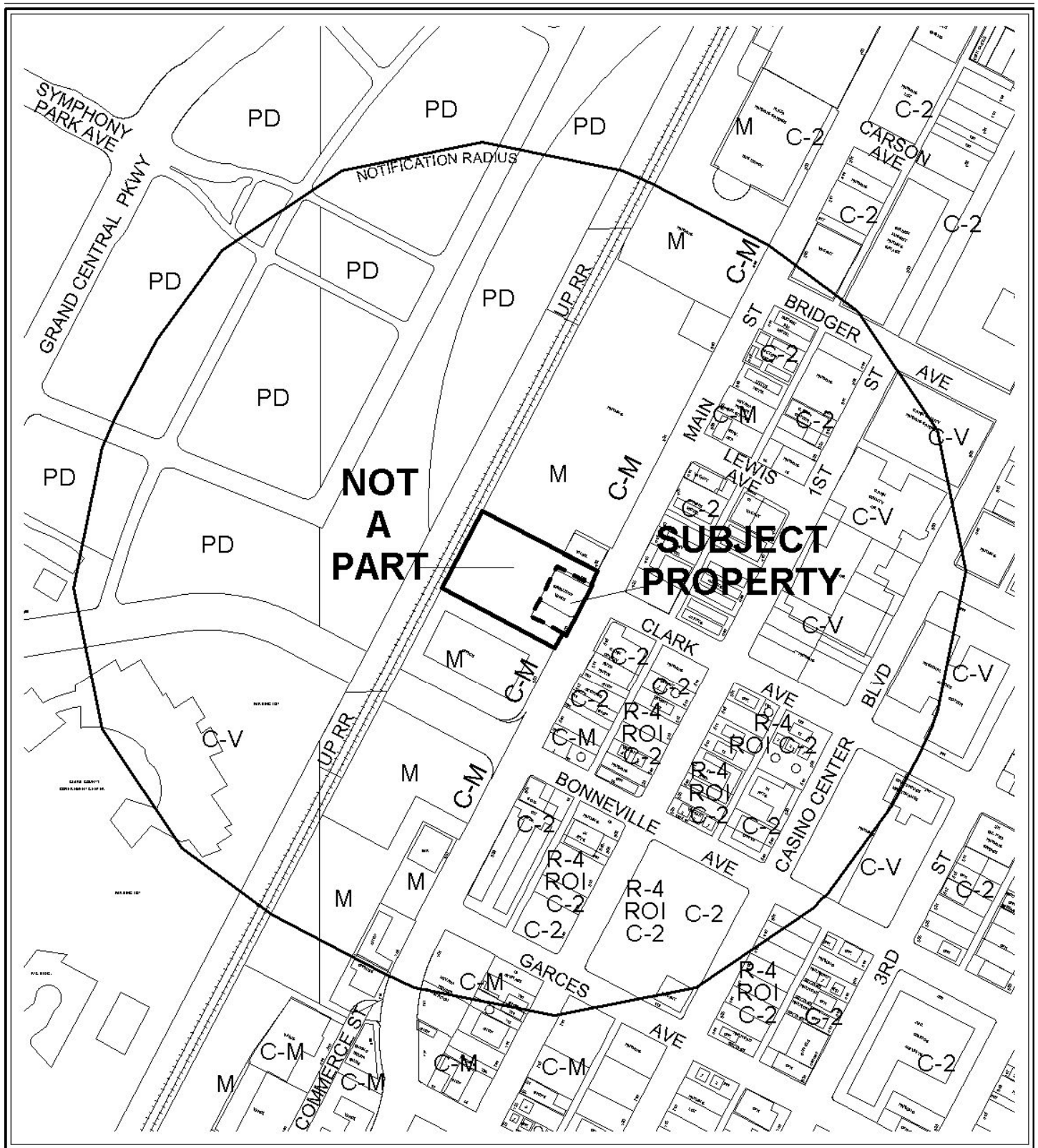
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RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

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



CASE: ZON-35382

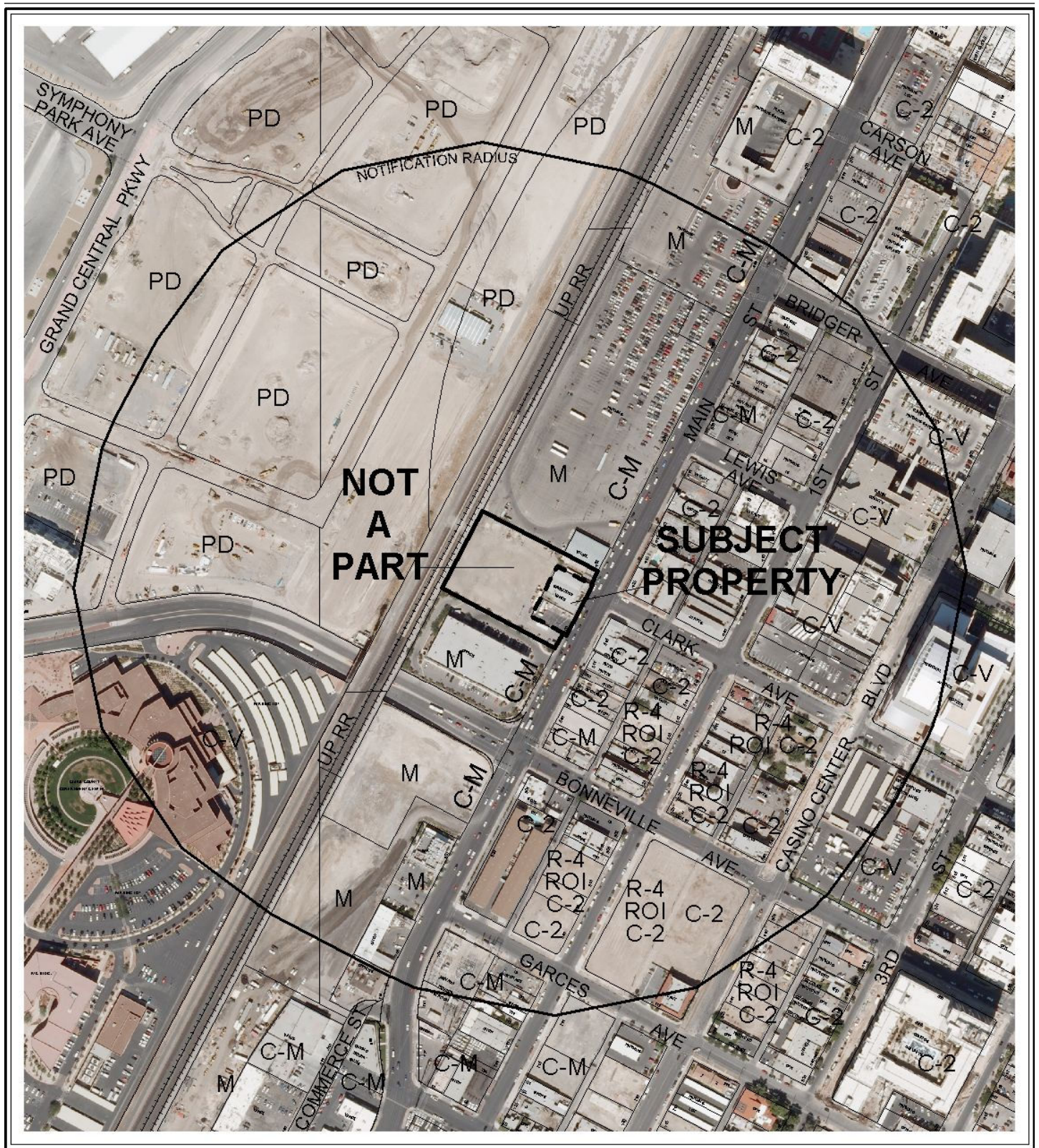
RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
C-M (COMMERCIAL/INDUSTRIAL)

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

0 400 800 Feet





CASE: ZON-35382

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
C-M (COMMERCIAL/INDUSTRIAL)

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

0 400 800 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-35382 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

ZON-35382 - Staff Report Page One
September 10, 2009 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to Rezone the subject parcel from C-M (Commercial/Industrial) to C-2 (General Commercial) on 0.39 acres at 500 South Main Street. If denied, the subject parcel would remain incompatible with the current land use designation. Also, the related Site Development Plan Review (SDR-35417) would not be permitted on the subject site. The proposed Rezoning to a C-2 (General Commercial) district will allow consistency with the existing General Plan designation of C (Commercial), therefore; staff is recommending approval of the subject Rezoning application.

Issues:

- Approval of the subject Rezoning and the associated Rezoning (ZON-35383) from M (Industrial) and C-M (Commercial/Industrial) to C-2 (General Commercial) is required to approve the related Site Development Plan Review (SDR-35417).
- The Rezoning will allow compliance with the current land use designation of C (Commercial).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/16/64	The City Council approved a Rezoning (Z-0100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to C-2 (General Commercial) for approximately 230 acres generally located on property bounded by Main Street to the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard. The Planning Commission and staff recommend approval of the request.
08/01/91	A deed was recorded for a change of ownership at 500 South Main Street.
10/28/99	The Planning Commission approved Site Development Plan Review (SD-0028-99) for a proposed 30,000 square foot two-story office building, C-M (Commercial/Industrial), M (Industrial) Zone, on 3.50 Acres on property located adjacent to the northwest corner of the intersection of Main Street and Bonneville Avenue.
01/12/04	A deed was recorded for a change of ownership at 400 South Main Street.
12/10/07	A Code Enforcement citation (#60486) was issued for business conducted on a vacant parcel at 500 South Main Street. Code Enforcement closed the case on 01/10/08.

ZON-35382 - Staff Report Page Two
September 10, 2009 - Planning Commission Meeting

02/18/09	The City Council approved a General Plan Amendment (GPA-32130) request to amend the trail alignment maps of the Master Plan Transportation Trails and Recreation Trails Elements to revise trail alignments. The Planning Commission and staff recommended approval of the request.
04/07/09	A Code Enforcement citation (#76531) was issued for razor wire, storage container, trucks with signage, lighting and parking on a dirt lot at 500 South Main Street. Code Enforcement closed the case on 04/15/09.
04/21/09	A Code Enforcement citation (#77366) was issued for illegal signage at 500 South Main Street. Code Enforcement closed the case on 05/06/09.
09/10/09	The Planning Commission will hear a related Rezoning (ZON-35382) from C-M (Commercial/Industrial) to C-2 (General Commercial) on 0.36 acres at 500 South Main Street and a Site Development Plan Review (SDR-35417) for a proposed Government Facility (Parking Structure) on 1.92 acres at 400 and 500 South Main Street.
<i>Related Building Permits/Business Licenses</i>	
11/18/91	A Building Permit (#91126487) was issued for a remodel at 500 South Main Street. The permit expired on 11/18/92.
01/08/92	A Building Permit (#92132230) was issued for a re-roof at 500 South Main Street. The permit expired on 11/18/92.
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11/05/06	A Business License (R05-00517) was issued for Restaurant-Take Out Only at 500 South Main Street. The license was marked out of business on 04/23/09.
11/05/06	A Business License (S20-00493) was issued for Secondhand Dealer Class 1-A at 500 South Main Street. The license was marked out of business on 06/10/09.
06/04/09	A Business License (D02-00100) was issued for Distressed Merchandise Sale at 500 South Main Street. The license was marked out of business on 06/10/09.
<i>Pre-Application Meeting</i>	
A pre-application meeting was done internally, as the applicant is the City of Las Vegas.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required nor was one held.	
<i>Field Check</i>	
08/06/09	A field check was completed on the indicated date. Planning and Development identified the following items: The subject site contained an existing building with associated parking surrounded by a larger undeveloped parcel.

ZON-35382 - Staff Report Page Three
September 10, 2009 - Planning Commission Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.39 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Retail and Vacant	C (Commercial)	C-M (Commercial/Industrial)
North	Warehouse and Parking Lot	C (Commercial)	C-M (Commercial/Industrial) and M (Industrial)
South	Office	C (Commercial)	C-M (Commercial/Industrial) and M (Industrial)
East	Office/Retail/Motel	C (Commercial)	C-M (Commercial/Industrial) and C-2 (General Commercial)
West	Undeveloped [Approved Site Development Plan Review (SDR- 32128) and Site Development Plan Review (SDR- 16267)]	MXU (Mixed Use)	PD (Planned Development)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan – (Office Core)	X		N
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
Downtown Overlay District – (Office Core)	X		N
A-O Airport Overlay District – (200-Foot)	X		Y
Live/Work Overlay District	X		N/A
Trails - (Multi-Use Non-Equestrian Trail) and (Tortoise Trail)	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ZON-35382 - Staff Report Page Four
September 10, 2009 - Planning Commission Meeting

ANALYSIS

This is a Rezoning request to change the subject site's zoning designation of C-M (Commercial/Industrial) to C-2 (General Commercial). The C-2 (General Commercial) district is designed to provide the broadest scope of compatible services for both the general and traveling public. The 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 (General Commercial) district is also appropriate along commercial corridors.

The C-2 (General Commercial) district is consistent with the existing C (Commercial) General Plan designation, which allows for commercial uses that are normally allowed within the O (Office), SC (Service Commercial), and GC (General Commercial) Master Plan land use categories.

The proposed Rezoning from C-M (Commercial/Industrial) to C-2 (General Commercial) would allow for consistency with the C (Commercial) General Plan land use designation. The Rezoning would allow for compatibility with the C-2 (General Commercial) zoning districts to the north and east of the subject site, therefore; staff is recommending approval the subject Rezoning 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 from a C-M (Commercial/Industrial) and M (Industrial) district to a C-2 (General Commercial) district will allow conformance to the C (Commercial) land use designation.

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

The C-2 (General Commercial) 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. These uses are compatible with adjacent developments in the Downtown Las Vegas area.

ZON-35382 - Staff Report Page Five
September 10, 2009 - Planning Commission Meeting

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

The proposed Rezoning is appropriate due to the continuing redevelopment of Downtown Las Vegas area as the regional center for finance, business, governmental services, entertainment, recreation and gaming.

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.”**

Access to the site is provided from Main Street a 100-foot Primary Arterial as designated by the Master Plan of Streets and Highways. Main Street is adequate in size for the proposed parking structure.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 39

APPROVALS 2

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON 35382 APN: 139-34-201-009

Name of Property Owner: Michael Vlaovich FOR CITY OF LAS VEGAS

Name of Applicant: Michael Vlaovich FOR CITY OF LAS VEGAS

Name of Representative: Michael Vlaovich FOR CITY OF LAS VEGAS

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): _____

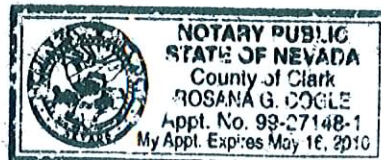
APN: _____

Signature of Property Owner: 

Print Name: MICHAEL J. VLAOVICH

Subscribed and sworn before me

This 27th day of July, 2009
Rosana G. Cogle
Notary Public in and for said County and State



RECEIVED



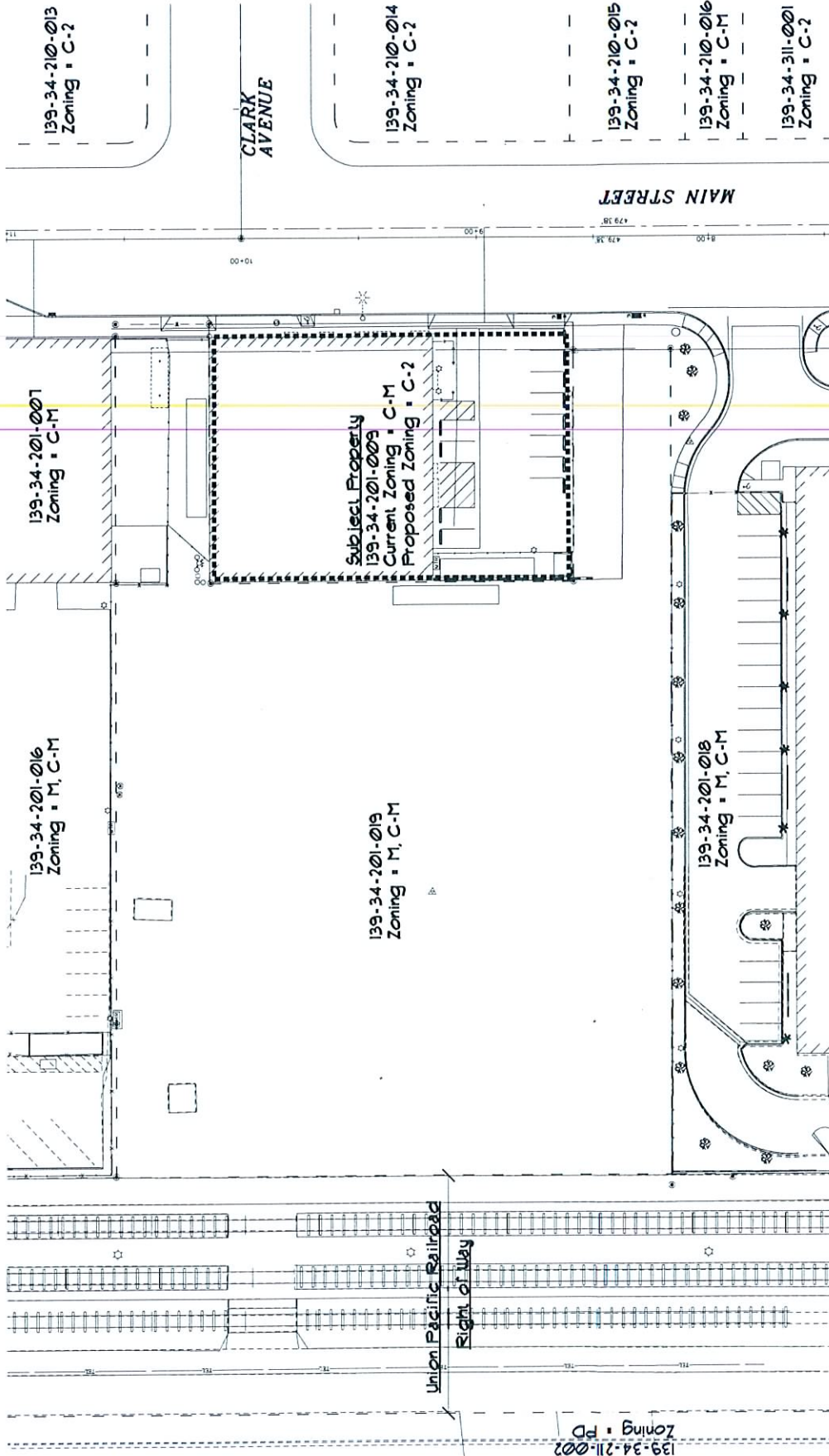
DEPARTMENT OF PUBLIC WORKS

500 South Main Street
APN 134-34-201-009
Rezoning

CITY OF LAS VEGAS
OFFICE OF THE CITY CLERK
ARCHITECTURAL SERVICES

NAME: []
DATE: []
BY: []
FOR: []
PROJECT: []
SHEET: [] OF []

A-1



500 South Main Street Rezoning Site Plan

RECEIVED

ZON-35382
09/10/09 PC

287009



ZON-35382 - APPLICANT/OWNER: CITY OF LAS VEGAS
500 SOUTH MAIN STREET
SEPTEMBER 10, 2009 PLANNING COMMISSION

08/06/09



ZON-35382 - APPLICANT/OWNER: CITY OF LAS VEGAS
500 SOUTH MAIN STREET
SEPTEMBER 10, 2009 PLANNING COMMISSION

08/06/09



ZON-35382 - APPLICANT/OWNER: CITY OF LAS VEGAS
500 SOUTH MAIN STREET
SEPTEMBER 10, 2009 PLANNING COMMISSION

08/06/09



ZON-35382 - APPLICANT/OWNER: CITY OF LAS VEGAS
500 SOUTH MAIN STREET
SEPTEMBER 10, 2009 PLANNING COMMISSION

08/06/09



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

JORGE CERVANTES
PUBLIC WORKS DIRECTOR

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

OFFICE 702.229.6535

FAX 702.384.4846

TDD 702.386.9108

www.lasvegasnevada.gov

July 30, 2009 (Revised August 12, 2009)

City of Las Vegas
Department of Planning and Development
731 S. Fourth St.
Las Vegas, NV 89101

Attn: Current Planning:

Re: Justification Letter
Site Development Review – Existing 400/500 S. Main Street
A.P.N. 139-34-201-019 & 139-34-201-009, Approximately 1.92 acres

The applicant, the City of Las Vegas, intends to construct a parking structure on parcels A.P.N. 139-34-201-019 & 139-34-201-009 in order to provide parking for the proposed new City Hall facility to be located at 495 S. Main Street. This Site Development Review is related to a proposed zoning reclassification of these parcels. The two parcels will be remapped as a single parcel in order to allow construction of the parking structure, upon transfer of ownership of this parcel to the City of Las Vegas. The proposed new zoning classification is C-2.

These parcels are within the Office Core District of the Downtown Centennial Plan. The most recent Planning action related to the development of these parcels was by reference from SDR-31749 (new City Hall Office Building), Conditions of Approval (1-21-2009) reference to off-site parking. Construction of the parking structure is also a condition the City Hall building permit issuance, requiring construction of the garage to be complete prior to issuance of the new City Hall's Certificate of Occupancy.

In support of our application the following is presented:

- Parking structures are a permitted use under the proposed C-2 zoning, as well as the current zoning for these parcels per the City of Las Vegas Zoning Ordinance Chapter 19.04, and complies with and supports the objectives of the General Plan.
- The parking structure will help promote redevelopment of the Office Core District.
- The parking structure will adhere to the requirements of the Office Core District and the Downtown Centennial Special Area Plan.
- The parking structure will enable conditions of SDR-31749 to be met.

A waiver of the Downtown Centennial Plan Development Standards regarding non-compatible exterior walls is requested.

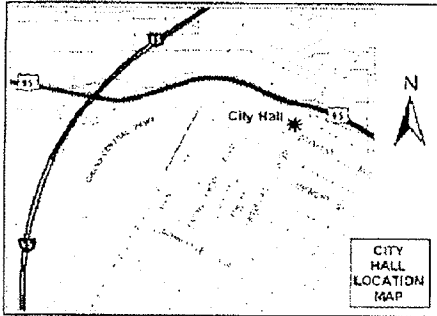
If you have any questions, please contact me at 229-1045.

Michael J. Vlaovich, AIA
Architectural Project Manager, City of Las Vegas Public Works
229-1045 (fax) 464-5701

ZON-35382
09/10/09 PC
REVISED

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.

CON-35382

Planning Commission Meeting of 9/10/2009

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SEP 01 2009

13927401023
MESQUITEWOOD L L C
107 E CHARLESTON
LAS VEGAS NV 89104-1060

Case: RQR-35268

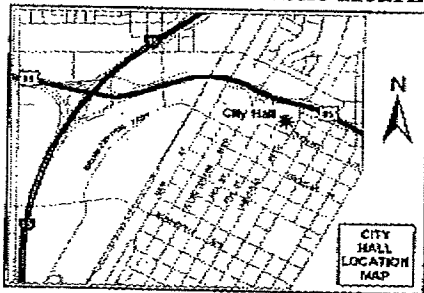
FAVORS 11 AS 104

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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.

ZON-35382

Planning Commission Meeting of 9/10/2009

PRESORTED
FIRST CLASS



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MAILED FROM ZIP CODE 89101

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SEP 01 2009

13927401001
HAYCOCK FAMILY L P
715 W BONANZA RD
LAS VEGAS NV 89106-3230

Case: RQR-35268

FAVDS11 89106



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AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ZON-35383 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: REGIONAL TRANSPORTATION COMMISSION - Request for a Rezoning FROM: M (INDUSTRIAL) and C-M (COMMERCIAL/INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL) on 1.56 acres at 400 South Main Street (APN 139-34-201-019), Ward 3 (Reese)

C.C.: 10/07/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

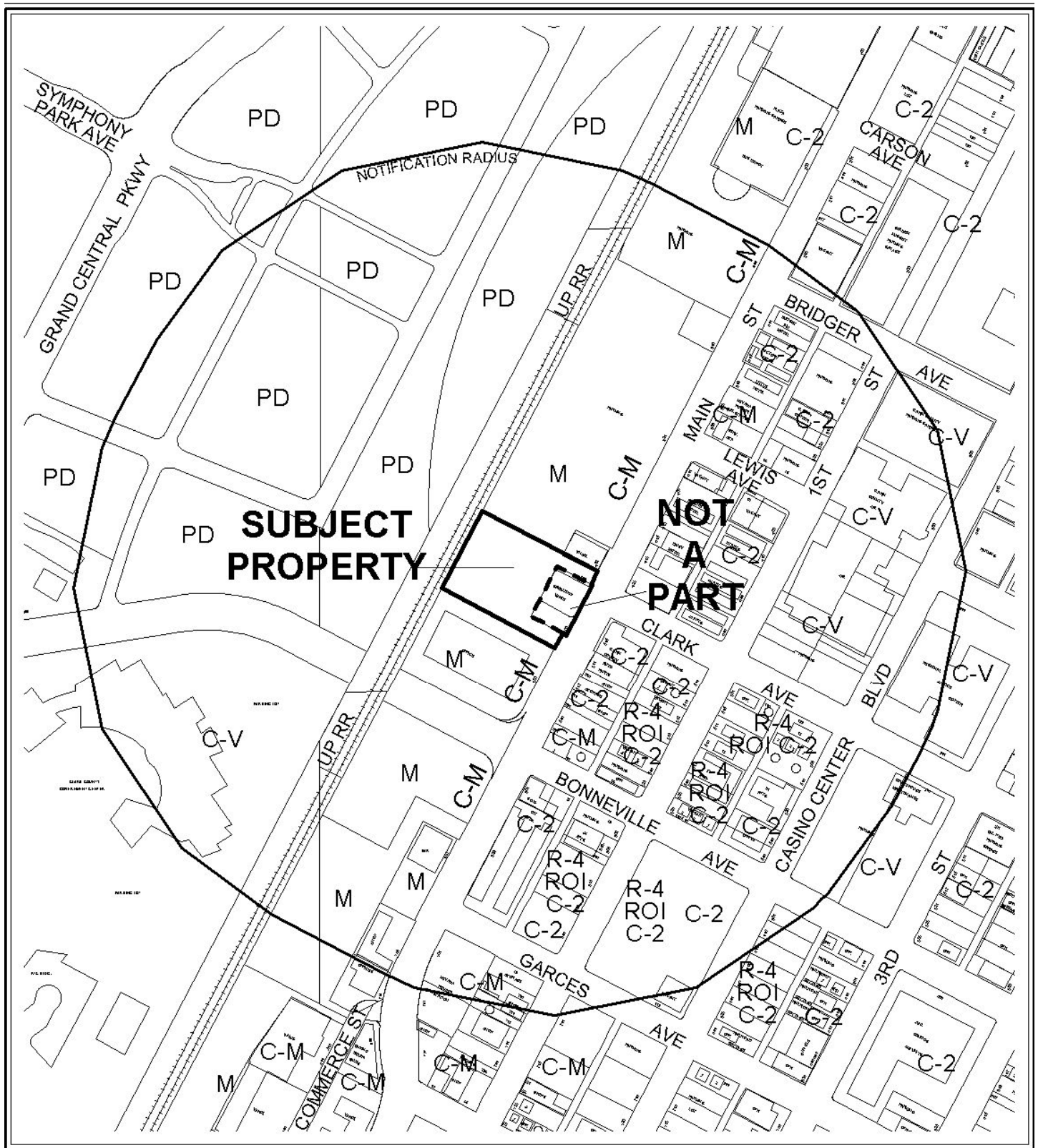
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RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

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



CASE: ZON-35383

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

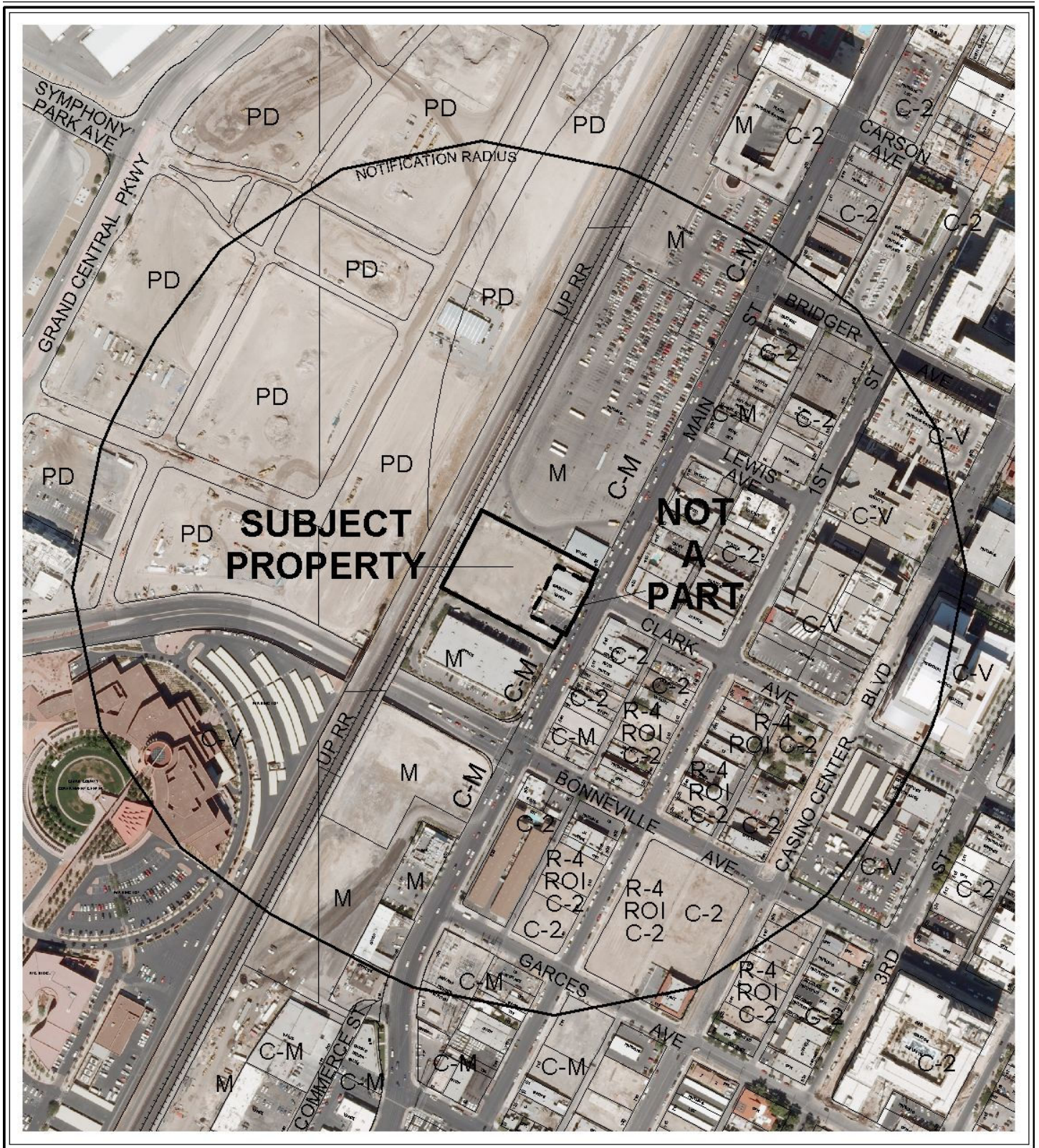
M (INDUSTRIAL) AND C-M (COMMERCIAL/INDUSTRIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL)

0 400 800 Feet





CASE: ZON-35383

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

M (INDUSTRIAL) AND C-M (COMMERCIAL/INDUSTRIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-35383 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

ZON-35383 - Staff Report Page One
September 10, 2009 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to Rezone the subject parcel from M (Industrial) and C-M (Commercial/Industrial) to C-2 (General Commercial) on 1.56 acres at 400 South Main. The proposed Rezoning is needed as the subject site is split zoned. If denied, the subject parcel would remain split zoned and incompatible with the current land use designation of C (Commercial). Also, the related Site Development Plan Review (SDR-34517) would not be permitted on the subject site. The proposed Rezoning to a C-2 (General Commercial) district will allow consistency with the existing General Plan designation of C (Commercial), therefore; staff is recommending approval of the subject Rezoning application.

Issues:

- Approval of the subject Rezoning and the associated Rezoning (ZON-35382) from C-M (Commercial/Industrial) to C-2 (General Commercial) is required to approve the related Site Development Plan Review (SDR-35417).
- Staff can support the Rezoning for the following reasons;
 - The Rezoning will allow compliance with the current land use designation of C (Commercial).
 - The Rezoning will allow one zoning designation on the subject site where a split zoned parcel currently exists.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/16/64	The City Council approved a Rezoning (Z-0100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to C-2 (General Commercial) for approximately 230 acres generally located on property bounded by Main Street to the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard. The Planning Commission and staff recommended approval of the request.
08/01/91	A deed was recorded for a change of ownership at 500 South Main Street.
10/28/99	The Planning Commission approved Site Development Plan Review (SD-0028-99) for a proposed 30,000 square foot two-story office building, C-M (Commercial/Industrial), M (Industrial) Zone, on 3.50 Acres on property located adjacent to the northwest corner of the intersection of Main Street and Bonneville Avenue.
01/12/04	A deed was recorded for a change of ownership at 400 South Main Street.

ZON-35383 - Staff Report Page Two
September 10, 2009 - Planning Commission Meeting

12/10/07	A Code Enforcement citation (#60486) was issued for business conducted on a vacant parcel at 500 South Main Street. Code Enforcement closed the case on 01/10/08.
02/18/09	The City Council approved a General Plan Amendment (GPA-32130) request to amend the trail alignment maps of the Master Plan Transportation Trails and Recreation Trails Elements to revise trail alignments. The Planning Commission and staff recommended approval of the request.
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<i>Pre-Application Meeting</i>	
A pre-application meeting was done internally, as the applicant is the City of Las Vegas.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required nor was one held.	
<i>Field Check</i>	
08/06/09	A field check was completed on the indicated date. Planning and Development identified the following items: The subject site contained an existing building with associated parking surrounded by a larger undeveloped parcel.

ZON-35383 - Staff Report Page Three
September 10, 2009 - Planning Commission Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.56 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan – (Office Core)	X		N
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
Downtown Overlay District – (Office Core)	X		N
A-O Airport Overlay District – (200-Foot)	X		Y
Live/Work Overlay District	X		N/A
Trails – (Multi-Use Non-Equestrian Trail) and (Tortoise Trail)	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ZON-35383 - Staff Report Page Four
September 10, 2009 - Planning Commission Meeting

ANALYSIS

This is a Rezoning request to change the subject site's split zoning designation of C-M (Commercial/Industrial) and M (Industrial) to C-2 (General Commercial). The C-2 (General Commercial) district is designed to provide the broadest scope of compatible services for both the general and traveling public. The 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 (General Commercial) district is also appropriate along commercial corridors.

The C-2 (General Commercial) district is consistent with the existing C (Commercial) General Plan designation, which allows for commercial uses that are normally allowed within the O (Office), SC (Service Commercial), and GC (General Commercial) Master Plan land use categories.

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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 from a C-M (Commercial/Industrial) and M (Industrial) district to a C-2 (General Commercial) district will allow conformance to the C (Commercial) land use designation.

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

The C-2 (General Commercial) 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. These uses are compatible with adjacent developments in the Downtown Las Vegas area.

ZON-35383 - Staff Report Page Five
September 10, 2009 - Planning Commission Meeting

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

The proposed Rezoning is appropriate due to the continuing redevelopment of Downtown Las Vegas area as the regional center for finance, business, governmental services, entertainment, recreation and gaming.

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.”**

Access to the site is provided from Main Street a 100-foot Primary Arterial as designated by the Master Plan of Streets and Highways. Main Street is adequate in size for the proposed parking structure.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 39

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON 35383 APN: 139-34-201-019

Name of Property Owner: Jacob L. Snow FOR REGIONAL TRANSPORTATION COMMISSION

Name of Applicant: Michael Vlaovich FOR CITY OF LAS VEGAS

Name of Representative: Michael Vlaovich FOR CITY OF LAS VEGAS

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: Jacob L. Snow

Print Name: Jacob L. Snow

Subscribed and sworn before me

This 27th day of July, 2007
Shondra Summers-Armstrong
Notary Public in and for said County and State

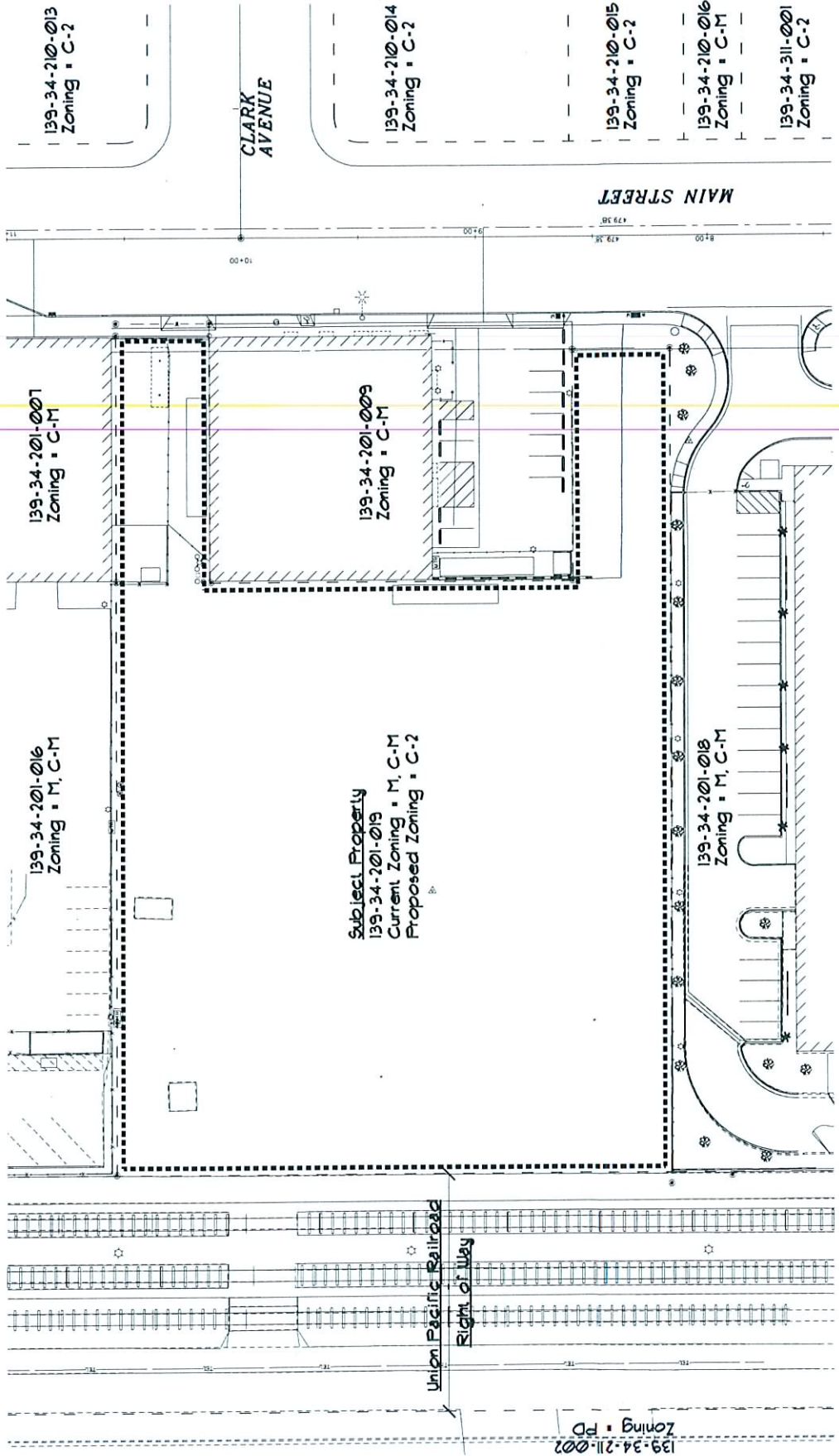


RECEIVED

JUL 28 2009

JUL 28 2009

RECEIVED



400 South Main Street Rezoning Site Plan

ZON-35383
09/10/09 PC

400 South Main Street
APN: 134-34-201-019
Rezoning

CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
ARCHITECTURAL SERVICES

DATE: 09/10/09
BY: [Signature]
FOR: [Signature]

139-34-210-013
Zoning: C-2

139-34-210-014
Zoning: C-2

139-34-210-015
Zoning: C-2

139-34-210-016
Zoning: C-M

139-34-311-001
Zoning: C-2

CLARK AVENUE

MAIN STREET

139-34-201-009
Zoning: M, C-M
Proposed Zoning: C-2

139-34-201-016
Zoning: M, C-M

139-34-201-007
Zoning: C-M

Union Pacific Railroad
Right of Way

139-34-211-002
Zoning: PD

Scale: 1" = 40'

North

A-1



ZON-35383 - APPLICANT: CITY OF LAS VEGAS - OWNER: REGIONAL TRANSPORTATION COMMISSION
400 SOUTH MAIN STREET
SEPTEMBER 10, 2009 PLANNING COMMISSION

08/06/09



ZON-35383 - APPLICANT: CITY OF LAS VEGAS - OWNER: REGIONAL TRANSPORTATION COMMISSION
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LAS VEGAS CITY COUNCIL

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MAYOR

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PUBLIC WORKS DIRECTOR

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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www.lasvegasnevada.gov

July 30, 2009 (Revised August 12, 2009)

City of Las Vegas
Department of Planning and Development
731 S. Fourth St.
Las Vegas, NV 89101

Attn: Current Planning:

Re: Justification Letter
Site Development Review – Existing 400/500 S. Main Street
A.P.N. 139-34-201-019 & 139-34-201-009, Approximately 1.92 acres

The applicant, the City of Las Vegas, intends to construct a parking structure on parcels A.P.N. 139-34-201-019 & 139-34-201-009 in order to provide parking for the proposed new City Hall facility to be located at 495 S. Main Street. This Site Development Review is related to a proposed zoning reclassification of these parcels. The two parcels will be remapped as a single parcel in order to allow construction of the parking structure, upon transfer of ownership of this parcel to the City of Las Vegas. The proposed new zoning classification is C-2.

These parcels are within the Office Core District of the Downtown Centennial Plan. The most recent Planning action related to the development of these parcels was by reference from SDR-31749 (new City Hall Office Building), Conditions of Approval (1-21-2009) reference to off-site parking. Construction of the parking structure is also a condition the City Hall building permit issuance, requiring construction of the garage to be complete prior to issuance of the new City Hall's Certificate of Occupancy.

In support of our application the following is presented:

- Parking structures are a permitted use under the proposed C-2 zoning, as well as the current zoning for these parcels per the City of Las Vegas Zoning Ordinance Chapter 19.04, and complies with and supports the objectives of the General Plan.
- The parking structure will help promote redevelopment of the Office Core District.
- The parking structure will adhere to the requirements of the Office Core District and the Downtown Centennial Special Area Plan.
- The parking structure will enable conditions of SDR-31749 to be met.

A waiver of the Downtown Centennial Plan Development Standards regarding non-compatible exterior walls is requested.

If you have any questions, please contact me at 229-1045.

Michael J. Vlaovich, AIA
Architectural Project Manager, City of Las Vegas Public Works
229-1045 (fax) 464-5701

ZON-35383
09/10/09 PC
REVISED

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-35417 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-35382 AND ZON-35383 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: CITY OF LAS VEGAS AND REGIONAL TRANSPORTATION COMMISSION - Request for a Site Development Plan Review FOR A PROPOSED 310,000 SQUARE-FOOT PARKING GARAGE WITH 675 SPACES AND 4,430 SQUARE FEET OF RETAIL WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN DEVELOPMENT STANDARDS REGARDING NON-COMPATIBLE EXTERIOR WALLS on 1.95 acres at 400 and 500 South Main Street (APNs 139-34-201-009 and 019), M (INDUSTRIAL) Zone and C-M (COMMERCIAL/INDUSTRIAL) Zone [Proposed: C-2 (GENERAL COMMERCIAL) Zone], Ward 3 (Reese)

C.C.: 10/07/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

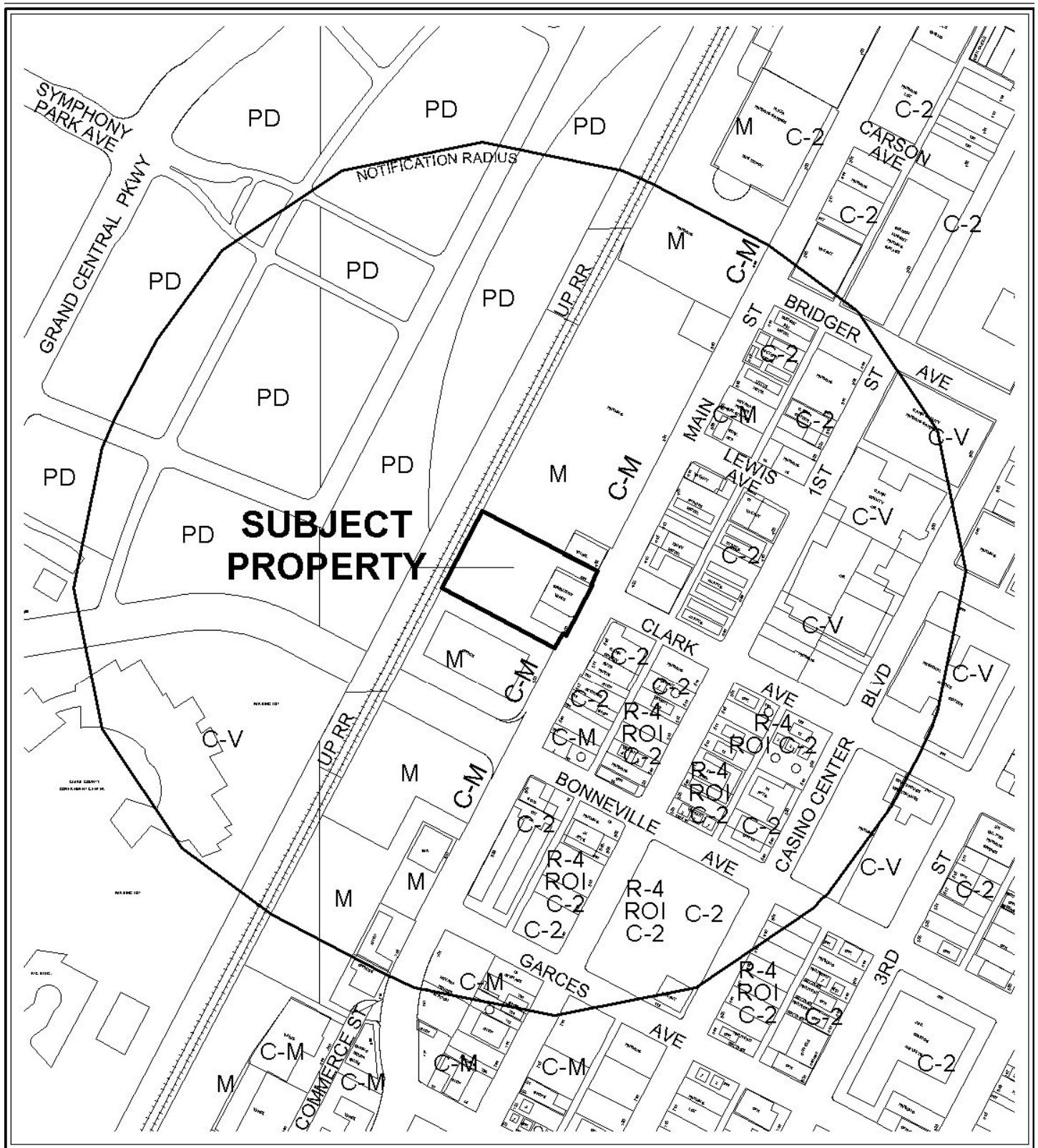
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RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

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



CASE: SDR-35417

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

M (INDUSTRIAL) AND C-M (COMMERCIAL/INDUSTRIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL)





CASE: SDR-35417

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
M (INDUSTRIAL) AND C-M (COMMERCIAL/INDUSTRIAL)

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

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2009****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-35417 - APPLICANT: CITY OF LAS VEGAS - OWNER: CITY OF LAS VEGAS AND REGIONAL TRANSPORTATION COMMISSION**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL**, subject to:**Planning and Development**

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/31/09, except as amended by conditions herein.
3. A Waiver from the Downtown Centennial Plan Development Standards is hereby approved to allow the Parking Structure to contain no architectural compatibility with adjacent buildings where parking structures shall be designed as a part of the architectural form of the primary and/or surrounding buildings.
4. The applicant shall work with City staff to determine the most appropriate mapping action necessary to consolidate all existing parcels. The mapping action shall be completed and recorded prior to issuance of any building permits.
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.
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. Revised elevations shall be submitted and approved through a Minor Site Development Plan Review.

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September 10, 2009 - Planning Commission Meeting

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. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Submit a Reversionary Map for this site or coordinate with the City Surveyor to determine an acceptable mapping method; comply with the recommendations of the City Surveyor.
17. Dedicate an additional 5 feet of right-of-way for a total half-street width of 45 feet on Main Street adjacent to Assessor Parcel Number #139-34-201-009 and dedicate a taper in accordance with standard drawing #201.1 to connect the existing right turn lane to the proposed dedication prior to the issuance of any permits.

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September 10, 2009 - Planning Commission Meeting

18. Construct all incomplete half-street improvements on Main Street to meet Downtown Centennial standards adjacent to this site concurrent with development of this site.
19. Remove all substandard public street improvements and unused driveway cuts on Main Street adjacent to this site concurrent with development, if any, and replace with new improvements meeting current City Standards.
20. Extend public sewer in Main Street to the north edge of this site concurrent with development of this site, unless otherwise allowed by the City Engineer. Contact the Collection System Planning section of the Department of Public Works to discuss sewer lateral relocation requirements.
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.
22. Landscape and maintain all unimproved right-of-way, if any, on Main Street adjacent to this site. All private improvements and landscaping 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.
23. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.
24. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-35282, ZON-35283 and all other applicable site-related actions.

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September 10, 2009 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 675 space, 310,000 square-foot Parking Structure with 4,430 square feet of retail space on 1.95 acres at 400 and 500 South Main Street. The proposed development is generally found to be consistent with all development standards and streetscape standards associated with the Downtown Centennial Plan with the exception of the requested Waiver. If denied, the proposed parking structure could not be built on the subject site. Also, the related Rezoning (ZON-35382) and (ZON-38383) applications would remain split zoned and incompatible with the current land use designation of C (Commercial). The proposed parking facilities will satisfy the parking requirements of the proposed City Hall, which is to be located east of the subject site. The current design of the parking structure fails to meet the Downtown Centennial Plan requirements, which requires that parking structures to be designed to be consistent with the surrounding buildings. The proposed parking structure fails to comply with the design characteristics of the proposed City Hall; however a Waiver of this requirement has been requested. Minor issues of compliance with development standards can be satisfied through adherence to the proposed conditions of approval; consequently, approval of the application is recommended.

Issues:

- Approval of the related Rezoning (ZON-35382) and (ZON-35383) from both C-M (Commercial/Industrial) and M (Industrial) to C-2 (General Commercial) is required to approve the subject Site Development Plan Review.
- A condition of approval has been added to revise the building elevations through a Minor Site Development Plan Review application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/16/64	The City Council approved a Rezoning (Z-0100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to C-2 (General Commercial) for approximately 230 acres generally located on property bounded by Main Street to the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard. The Planning Commission and staff recommended approval of the request.
08/01/91	A deed was recorded for a change of ownership at 500 South Main Street.

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September 10, 2009 - Planning Commission Meeting

10/28/99	The Planning Commission approved Site Development Plan Review (SD-0028-99) for a proposed 30,000 square foot two-story office building, C-M (Commercial/Industrial), M (Industrial) Zone, on 3.50 acres on property located adjacent to the northwest corner of the intersection of Main Street and Bonneville Avenue.
01/12/04	A deed was recorded for a change of ownership at 400 South Main Street.
12/10/07	A Code Enforcement citation (#60486) was issued for business conducted on a vacant parcel at 500 South Main Street. Code Enforcement closed the case on 01/10/08.
02/18/09	The City Council approved a General Plan Amendment (GPA-32130) request to amend the trail alignment maps of the Master Plan Transportation Trails and Recreation Trails Elements to revise trail alignments. The Planning Commission and staff recommended approval of the request.
04/07/09	A Code Enforcement citation (#76531) was issued for razor wire, storage container, trucks with signage, lighting and parking on a dirt lot at 500 South Main Street. Code Enforcement closed the case on 04/15/09.
04/21/09	A Code Enforcement citation (#77366) was issued for illegal signage at 500 South Main Street. Code Enforcement closed the case on 05/06/09.
09/10/09	The Planning Commission will hear a related Rezoning (ZON-35382) from C-M (Commercial/Industrial) to C-2 (General Commercial) on 0.36 acres at 500 South Main Street and a Rezoning (ZON-35383) from M (Industrial) and C-M (Commercial/Industrial) to C-2 (General Commercial) on 1.56 acres at 400 South Main Street.
<i>Related Building Permits/Business Licenses</i>	
11/18/91	A Building Permit (#91126487) was issued for a remodel at 500 South Main Street. The permit expired on 11/18/92.
01/08/92	A Building Permit (#92132230) was issued for a re-roof at 500 South Main Street. The permit expired on 11/18/92.
11/10/94	A Business License (M06-00468) was issued for Miscellaneous Sales at 500 South Main Street. The license was marked out of business on 07/04/06.
11/05/06	A Business License (R05-00517) was issued for Restaurant-Take Out Only at 500 South Main Street. The license was marked out of business on 04/23/09.
11/05/06	A Business License (S20-00493) was issued for Secondhand Dealer Class 1-A at 500 South Main Street. The license was marked out of business on 06/10/09.
06/04/09	A Business License (D02-00100) was issued for Distressed Merchandise Sale at 500 South Main Street. The license was marked out of business on 06/10/09.
<i>Pre-Application Meeting</i>	
A pre-application meeting was done internally, as the applicant is the City of Las Vegas.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required nor was one held.	

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September 10, 2009 - Planning Commission Meeting

<i>Field Check</i>	
08/06/09	A field check was completed on the indicated date. Planning and Development identified the following items: The subject site contained an existing building with associated parking surrounded by a larger undeveloped parcel.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.95

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Retail and Vacant	C (Commercial)	C-M (Commercial/Industrial) and M (Industrial)
North	Warehouse and Parking Lot	C (Commercial)	C-M (Commercial/Industrial) and M (Industrial)
South	Office	C (Commercial)	C-M (Commercial/Industrial) and M (Industrial)
East	Office/Retail/Motel	C (Commercial)	C-M (Commercial/Industrial) and C-2 (General Commercial)
West	Undeveloped [Approved Site Development Plan Review (SDR- 32128) and Site Development Plan Review (SDR- 16267)]	MXU (Mixed Use)	PD (Planned Development)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan – (Office Core)	X		N
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
Downtown Overlay District – (Office Core)	X		N
A-O Airport Overlay District – (200-Foot)	X		Y
Live/Work Overlay District	X		N/A

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September 10, 2009 - Planning Commission Meeting

Trails – (Multi-Use Non-Equestrian Trail) and (Tortoise Trail)	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 the Las Vegas Downtown Centennial Plan, the following development standards apply to the subject proposal:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	1.59 Acres	Y
Min. Lot Width	100 Feet	235 Feet	Y
Min. Setbacks	70% of the first story façade shall align along the front property line	100% along Main Street	Y
Min. Setbacks • Front (east – Main Street) • Side (north property line) • Side (south property line) • Rear (west property line)	N/A N/A N/A N/A	0 Feet 10 Feet 14.5 Feet 10.75 Feet	Y Y Y Y
Max. Lot Coverage	N/A	83%	Y
Max. Building Height	N/A	64.9 Feet	Y
Mech. Equipment	Screened	By Condition	By Condition

Title 19.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and parking requirements.

Pursuant to the Downtown Centennial Plan, the following streetscape standards apply:

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Right-of-Way Improvements	All streets shall have a five-foot amenity zone and a 10-foot wide sidewalk	All streets shall have a five-foot amenity zone and a 10-foot wide sidewalk	Y

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North-South Streets	Major north-south streets (Main) shall be designed with Deglet-Noor Date Palms or similar type palms as the primary landscape element; min. height of 25 feet and spaced 30' o.c. Southern Live Oak, Shoestring Acacia, African Sumac, Ash and Pistache shade trees may be provided between the palm trees with a height of 15'.	25-foot high Canary Island Date Palm spaced at 30 feet on-center with 48-inch Fan Texas Ash trees.	Y
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Pursuant to the Downtown Centennial Plan, the following parking standards apply:

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Parking Structure	305,570 SF	N/A	N/A		657	18	
General Retail	4,430 SF	1:175	24	2			
TOTAL	310,00 SF		26		675		Y

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City. The analysis should take a number of factors into consideration when discussing parking availability, including pedestrian access, nearby parking structures, on-street parking, etc.

Waivers		
Requirement	Request	Staff Recommendation
Parking Structures shall be designed as a part of the architectural form of the primary and/or surrounding buildings and shall incorporate the same materials, finishes and proportions of the primary building.	Parking Structures to be designed without similar building materials to adjacent buildings.	Approval (By Condition)

SDR-35417 - Staff Report Page Six
September 10, 2009 - Planning Commission Meeting

ANALYSIS

The applicant is proposing a 310,000 square-foot parking structure, containing 675 total parking spaces with 18 spaces that are handicapped accessible, that is accessed via Main Street. The parking structure also includes; 4,430 square feet of retail space, which is to be located on the ground floor. The proposed parking structure is intended to serve as parking for the future City Hall facility, which is to be located east of the subject site on Main Street.

- **Site Plan**

Two trails are located adjacent to the west and east sides of the subject site. The Tortoise Trail is located on the east side of the subject site. The applicant has complied with the trail requirement by constructing the required 10-foot sidewalk pursuant to the Downtown Centennial Plan requirements. The west side of the subject site is indicated as a Multi-Use Non-Equestrian Trail adjacent to the Union Pacific Railroad. This trail is not required, as this trail alignment will be removed from the Master Plan through a future General Plan Amendment.

- **Waivers/Elevations**

The submitted elevations indicate a proposed height of 64.9 feet height with a total of four levels of parking. Each floor is indicated at a height of approximately 12 feet in height. The elevations are indicative of a typical parking structure, which utilizes colored concrete on the exterior of the building. The submitted elevations fail to comply with the Downtown Centennial Plan requirements by being architecturally incompatible with the proposed City Hall facility. Parking structures within the Downtown Centennial Plan are required to be architecturally compatible with adjacent buildings. A Waiver of this requirement has been requested by the applicant. Staff has added a condition of approval to the staff report, which requires that the applicant submit revised building elevations prior to the issuance of building permits, to the satisfaction of the Planning and Development Department.

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September 10, 2009 - Planning Commission Meeting

- **Streetscape Plan/Landscape Plan**

The landscape plan depicts a 10-foot wide sidewalk and five-foot amenity zone along all street fronts, with the exception for the plaza area as previously noted. The sidewalk treatment shall conform to the Downtown Centennial Plan standards. The proposed trees for the amenity zones conform to the size and spacing requirements listed by the Centennial Plan. Perimeter landscaping is not required for all projects within the Downtown Centennial Plan area. The applicant has provided perimeter landscaping on the north, south and west property lines with Acacia, Crape Myrtle and Chitalpa trees 20 feet on-center.

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, as conditioned, with adjacent and future development and is compatible with uses in the Downtown Centennial Plan Area.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;

The proposed development is consistent with the General Plan, and is generally consistent with Title 19 and the Downtown Centennial Plan. A Waiver has been requested by the applicant for the development, but the requested deviations are generally minor in nature and are appropriate based on the proposed use.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

The proposed parking garage is accessed from Main Street, which is designated as a 100-foot Primary Arterial by the Master Plan of Streets and Highways. Main Street will provide adequate access to the parking garage.

4. Building and landscape materials are appropriate for the area and for the City;

The proposed building materials, as conditioned, are appropriate for the area and for the City of Las Vegas. The proposed landscape materials are consistent with the Downtown Centennial Plan Streetscape requirements.

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September 10, 2009 - Planning Commission Meeting

- 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 parking garage elevations are not harmonious or compatible with adjacent approved developments. A condition of approval has been added to require a Minor Site Development Plan Review to ensure that elevations are compatible and harmonious with adjacent development.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed parking garage will be subject to final Building and Safety and Planning and Development inspections; therefore this development will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

21

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 39

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-35417** APN: 139-34-201-009

Name of Property Owner: City of Las Vegas

Name of Applicant: City of Las Vegas

Name of Representative: Michael Vlaovich FOR CITY OF LAS VEGAS

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: _____

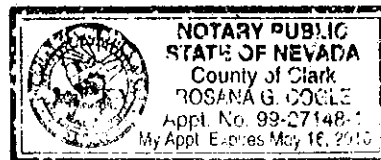
Signature of Property Owner: [Signature]

Print Name: MICHAEL J. VLADOVICH

Subscribed and sworn before me

This 31st day of July, 2009

Rosana G. Cogle
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-35417** APN: 139-34-201-019

Name of Property Owner: Jacob L. Snow FOR REGIONAL TRANSPORTATION COMMISSION

Name of Applicant: Michael Vlaovich FOR CITY OF LAS VEGAS

Name of Representative: Michael Vlaovich FOR CITY OF LAS VEGAS

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: _____

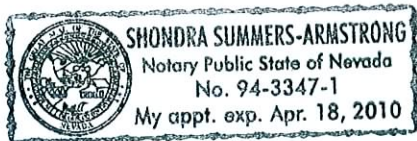
Signature of Property Owner: _____

Print Name: Jacob L. Snow

Subscribed and sworn before me

This 3rd day of August, 2009

Shondra Summers-Armstrong
Notary Public in and for said County and State



Revised 11-14-06

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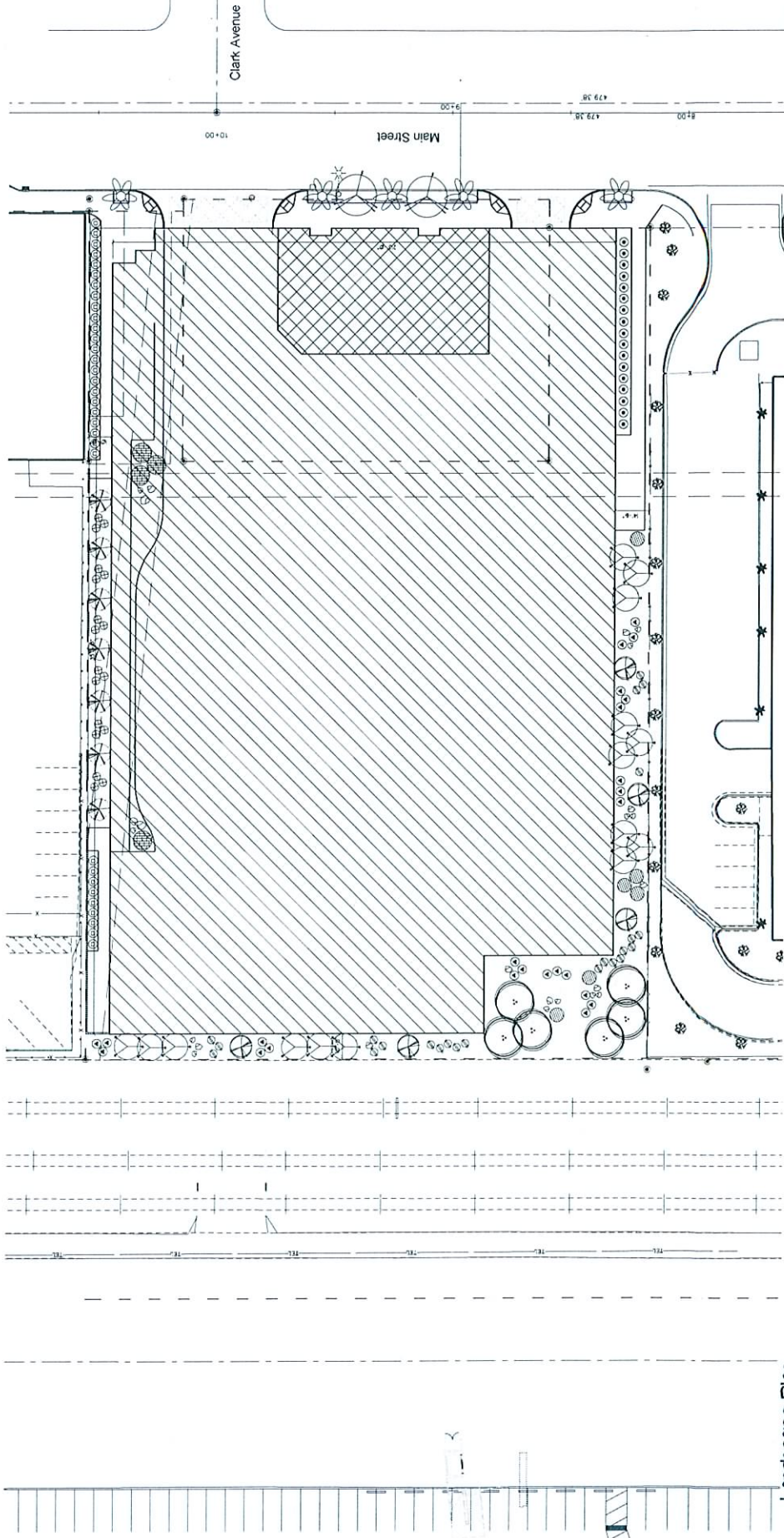
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OWNER: CITY OF LAS VEGAS
 DEPARTMENT OF PUBLIC WORKS
 PROJECT: 134-34-201-009
 400 and 500 South Main Street
 Site Development Review
 Landscape Plan

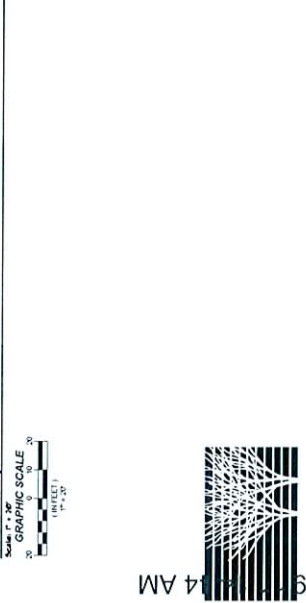
PROJECT LOCATION
 400 and 500 South Main Street
 Vicinity Plan

L-1
 RECEIVED
 JUL 31 2009



Plant Schedule

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME
1	36	DOY	AGAVE STEUDERIANA	SHAGBARK AGAVE
2	48	DOY	FRAXINUS VELUTINA	RED BARKED
3	36	DOY	CITRUS LAMONTANA	FAINTER ASH
4	36	DOY	CITRUS REVOLUTA	CITRUS "PINE DAPPLE"
5	36	DOY	LYGODESMA BICOLOR	SAGO PALM
6	36	DOY	LYGODESMA BICOLOR	SAGO PALM
7	36	DOY	LYGODESMA BICOLOR	SAGO PALM
8	36	DOY	LYGODESMA BICOLOR	SAGO PALM
9	36	DOY	LYGODESMA BICOLOR	SAGO PALM
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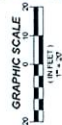


SDR-35417
 09/10/09 PC

SDR-35417
09/10/09 PC

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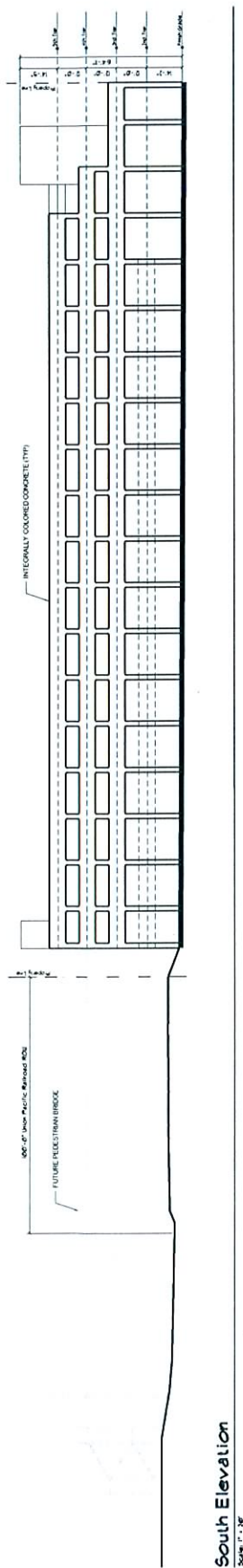
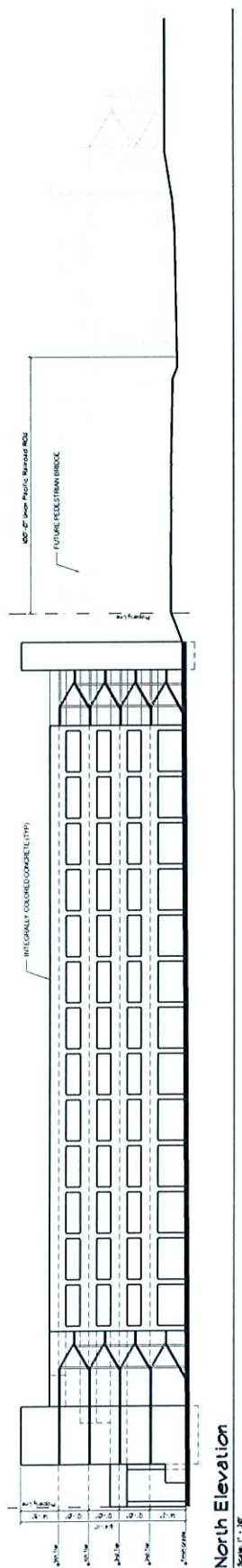
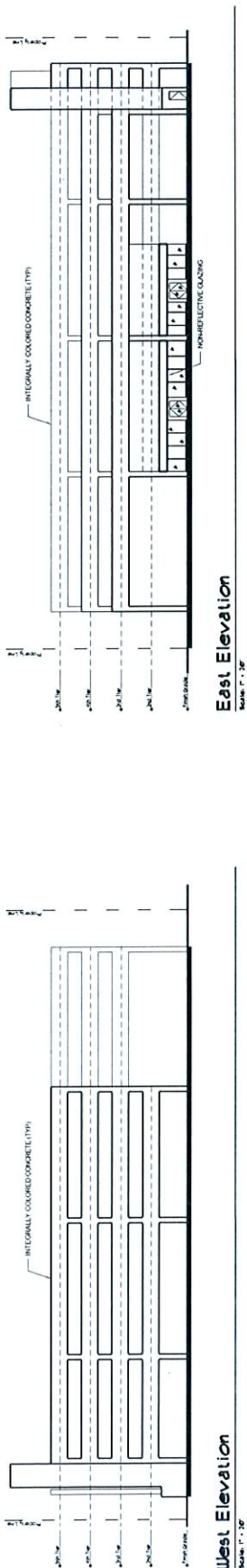
JUL 31 2009



E-1

DEPARTMENT OF PUBLIC WORKS
CITY OF SAN JOSE
DIVISION OF PUBLIC WORKS
ARCHITECTURAL SERVICES
JUL 2009
PROJECT: 400 AND 500 SOUTH MAIN STREET
SHEET: E-1
DATE: JULY 2009
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

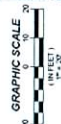
Site Development Review
Elevations
APN# 134-34-201-019 and 134-34-201-009
400 and 500 South Main Street



SDR-35417
09/10/09 PC

RECEIVED

JUL 31 2009

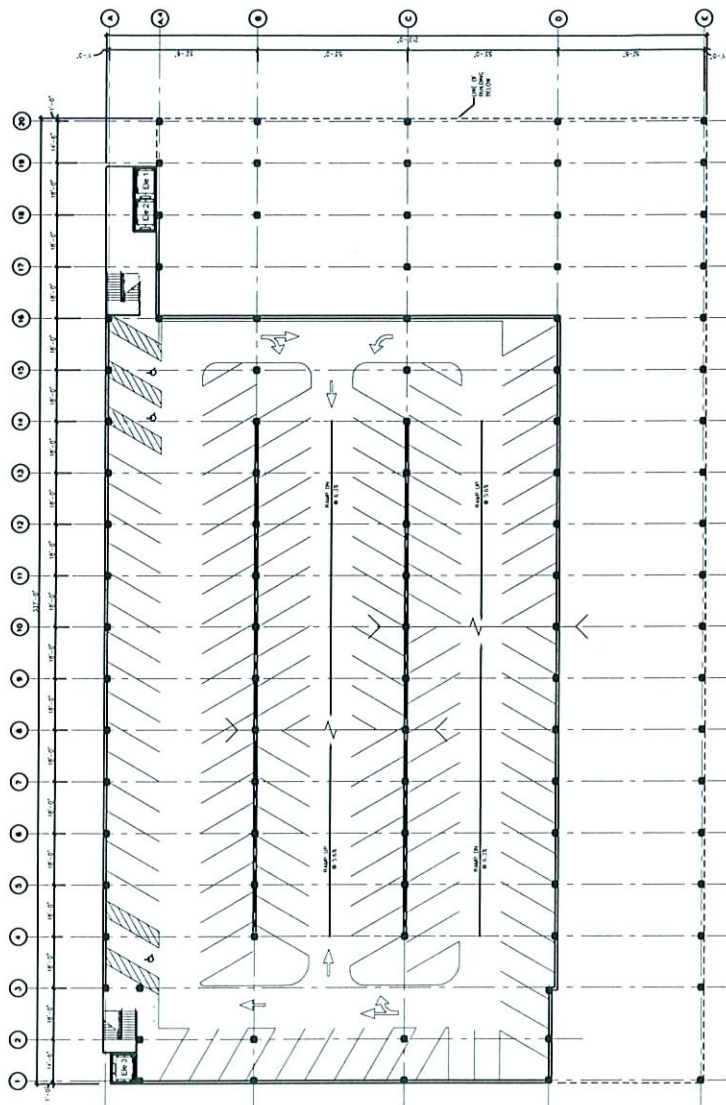


A-2

OWNER: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
ARCHITECTURAL SERVICES

PROJECT: 420 and 500 South Main Street
2nd Tier Plan

DATE: July 2009
BY: [Signature]
CHECKED BY: [Signature]



2nd Tier Plan
Scale: 1" = 20'

SDR-35417
09/10/09 PC

RECEIVED

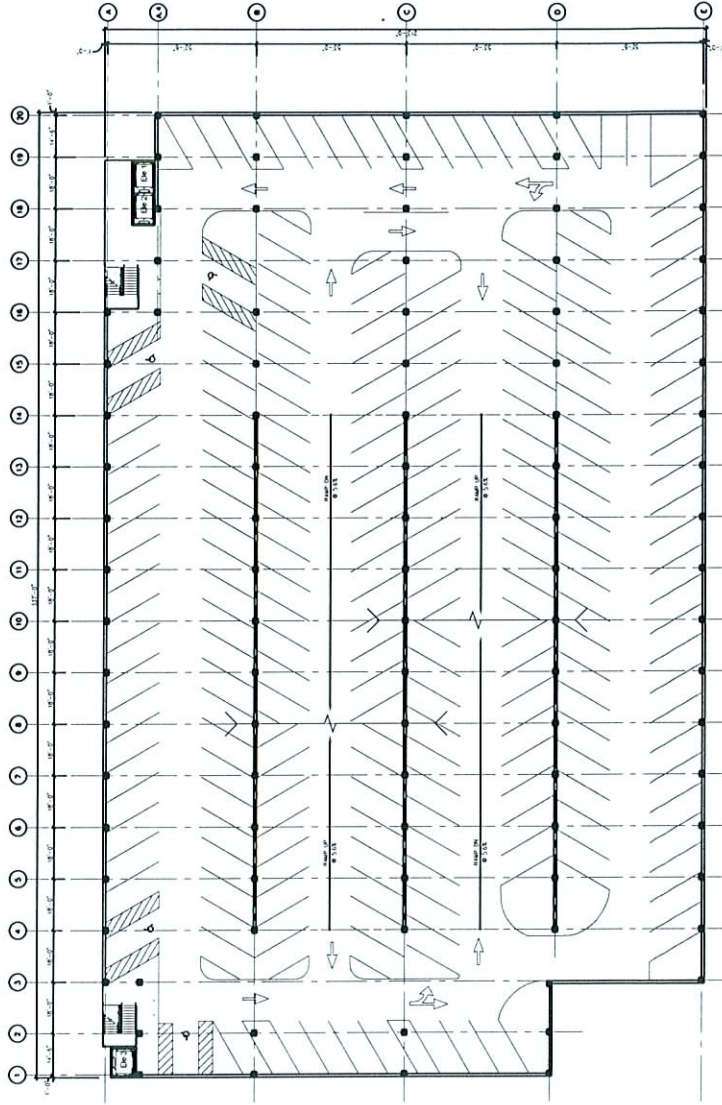
JUL 31 2009



A-3

OWNER: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
ARCHITECTURAL SERVICES
PROJECT: 400 AND 500 SOUTH MAIN STREET
3RD TIER PLAN
DATE: 07/20/09
BY: JLM
CHECKED: JLM
APPROVED: JLM
SCALE: 1/8" = 1'-0"

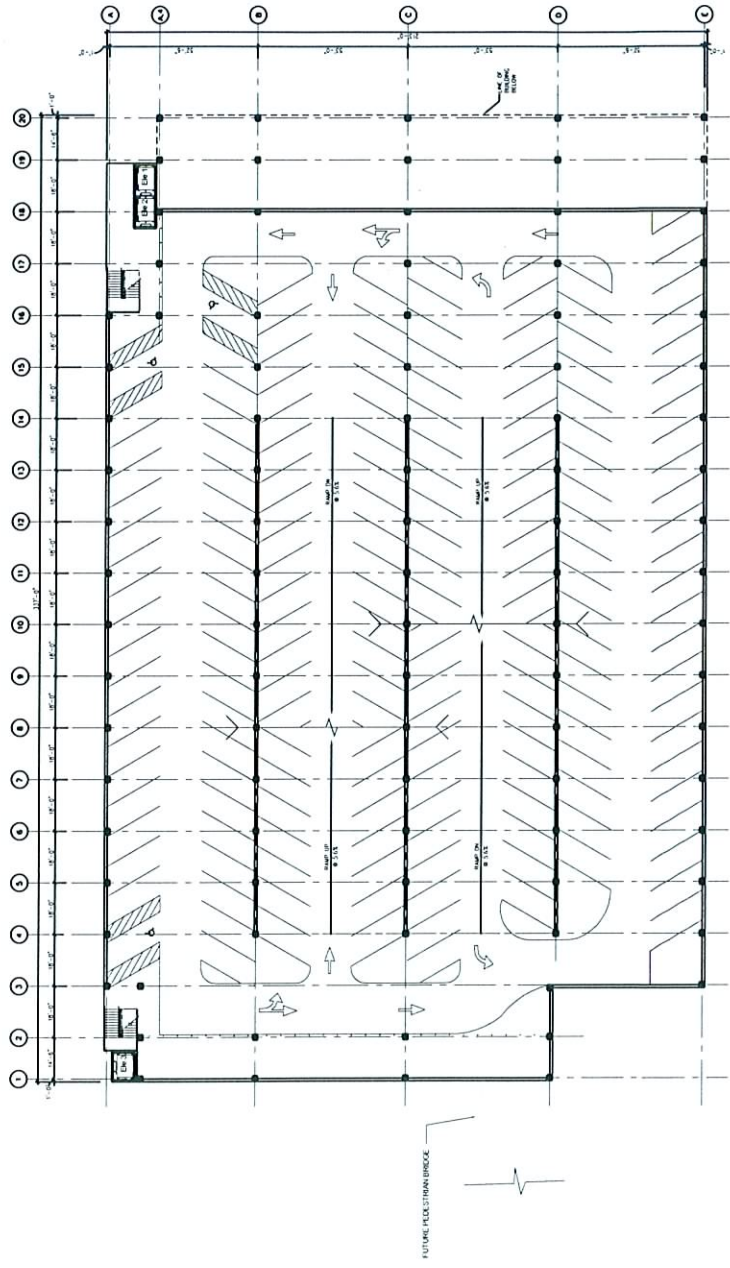
400 AND 500 SOUTH MAIN STREET
3RD TIER PLAN
SITE DEVELOPMENT REVIEW
APN: 134-34-201-019 and 134-34-201-023



3rd Tier Plan
Scale: 1" = 30'

SDR-35417
09/10/09 PC

RECEIVED
JUL 31 2009



4th Tier Plan
Scale: 1" = 30'

GRAPHIC SCALE
0 10 20
1" = 30'

A-4

OWNER: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
ARCHITECTURAL SERVICES
PROJECT: 400 and 500 South Main Street
4th Tier Plan
DATE: JULY 2009
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

400 and 500 South Main Street
APN# 134-34-201-019 and 134-34-201-023
Site Development Review
4th Tier Plan



DEPARTMENT OF PUBLIC WORKS



GRAPHIC SCALE
(IN FEET)
1" = 20'

**OWNER: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
ARCHITECTURAL SERVICES**

Development R
Both Tier Plan



DEPARTMENT OF PUBLIC WORKS



SDR-35417 - APPLICANT: CITY OF LAS VEGAS - OWNER: CITY OF LAS VEGAS AND REGIONAL
TRANSPORTATION COMMISSION
400 AND 500 SOUTH MAIN STREET
SEPTEMBER 10, 2009 PLANNING COMMISSION

08/06/09



SDR-35417 - APPLICANT: CITY OF LAS VEGAS - OWNER: CITY OF LAS VEGAS AND REGIONAL
TRANSPORTATION COMMISSION
400 AND 500 SOUTH MAIN STREET
SEPTEMBER 10, 2009 PLANNING COMMISSION

08/06/09



SDR-35417 - APPLICANT: CITY OF LAS VEGAS - OWNER: CITY OF LAS VEGAS AND REGIONAL
TRANSPORTATION COMMISSION
400 AND 500 SOUTH MAIN STREET
SEPTEMBER 10, 2009 PLANNING COMMISSION

08/06/09



SDR-35417 - APPLICANT: CITY OF LAS VEGAS - OWNER: CITY OF LAS VEGAS AND REGIONAL
TRANSPORTATION COMMISSION
400 AND 500 SOUTH MAIN STREET
SEPTEMBER 10, 2009 PLANNING COMMISSION

08/06/09



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

JORGE CERVANTES
PUBLIC WORKS DIRECTOR

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

OFFICE 702.229.6535

FAX 702.384.4846

TDD 702.386.9108

www.lasvegasnevada.gov

July 30, 2009 (Revised August 12, 2009)

City of Las Vegas
Department of Planning and Development
731 S. Fourth St.
Las Vegas, NV 89101

Attn: Current Planning:

Re: Justification Letter
Site Development Review – Existing 400/500 S. Main Street
A.P.N. 139-34-201-019 & 139-34-201-009, Approximately 1.92 acres

The applicant, the City of Las Vegas, intends to construct a parking structure on parcels A.P.N. 139-34-201-019 & 139-34-201-009 in order to provide parking for the proposed new City Hall facility to be located at 495 S. Main Street. This Site Development Review is related to a proposed zoning reclassification of these parcels. The two parcels will be remapped as a single parcel in order to allow construction of the parking structure, upon transfer of ownership of this parcel to the City of Las Vegas. The proposed new zoning classification is C-2.

These parcels are within the Office Core District of the Downtown Centennial Plan. The most recent Planning action related to the development of these parcels was by reference from SDR-31749 (new City Hall Office Building), Conditions of Approval (1-21-2009) reference to off-site parking. Construction of the parking structure is also a condition the City Hall building permit issuance, requiring construction of the garage to be complete prior to issuance of the new City Hall's Certificate of Occupancy.

In support of our application the following is presented:

- Parking structures are a permitted use under the proposed C-2 zoning, as well as the current zoning for these parcels per the City of Las Vegas Zoning Ordinance Chapter 19.04, and complies with and supports the objectives of the General Plan.
- The parking structure will help promote redevelopment of the Office Core District.
- The parking structure will adhere to the requirements of the Office Core District and the Downtown Centennial Special Area Plan.
- The parking structure will enable conditions of SDR-31749 to be met.

A waiver of the Downtown Centennial Plan Development Standards regarding non-compatible exterior walls is requested.

If you have any questions, please contact me at 229-1045.

Michael J. Vlaovich, AIA
Architectural Project Manager, City of Las Vegas Public Works
229-1045 (fax) 464-5701

SDR-35417
09/10/09 PC
REVISED

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

RQR-35241 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER - CLEAR CHANNEL OUTDOOR - Request for a Required Review of a previously approved Variance (V-0025-88), WHICH ALLOWED AN 80-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 2130 Highland Avenue (APN 162-04-402-001), M (Industrial) Zone, Ward 3 (Reese)

C.C.: 10/07/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

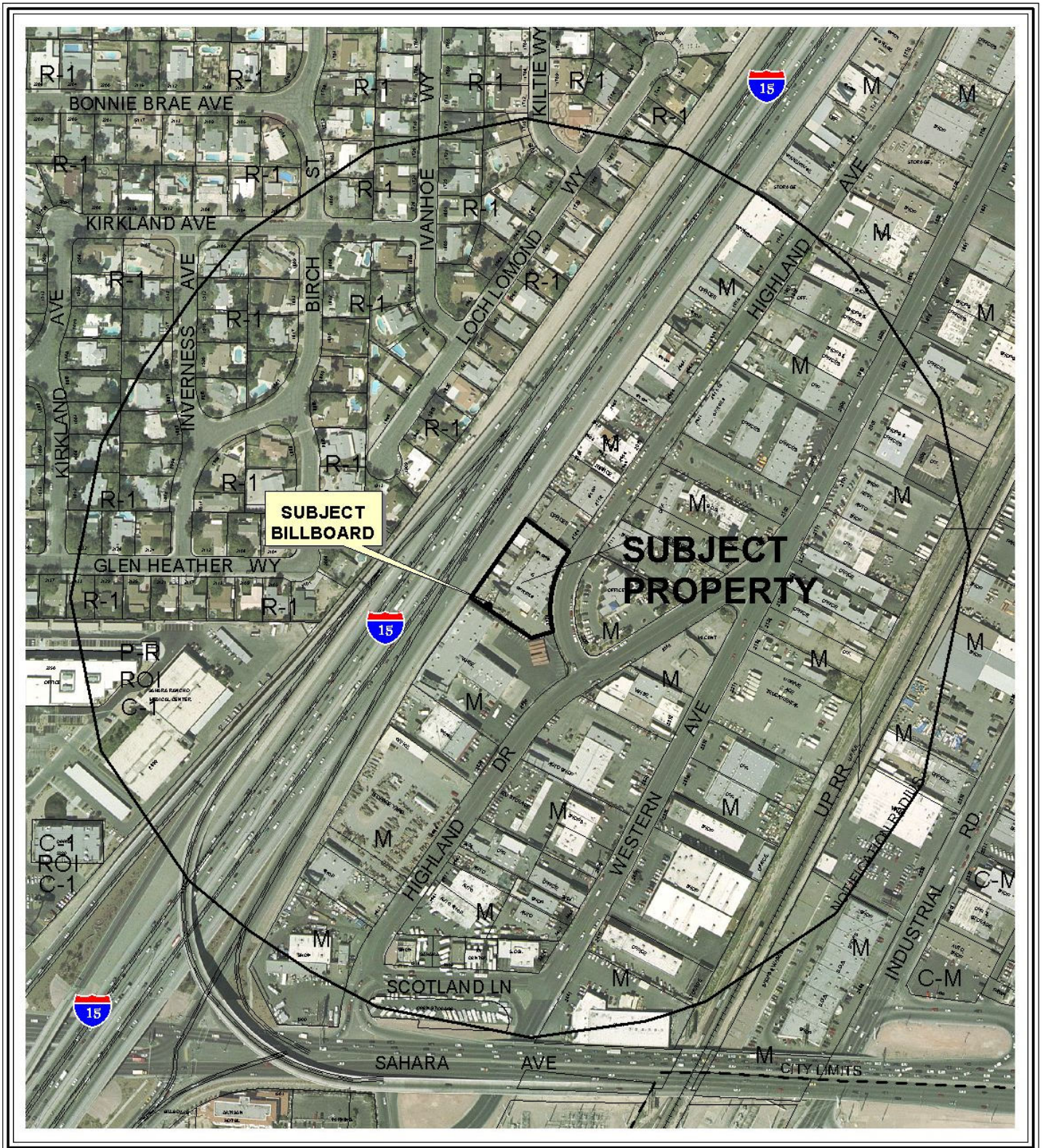
RECOMMENDATION:

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 V-25-88(2)
6. City Council Action Letter for RQR-21346
7. Protest Postcards

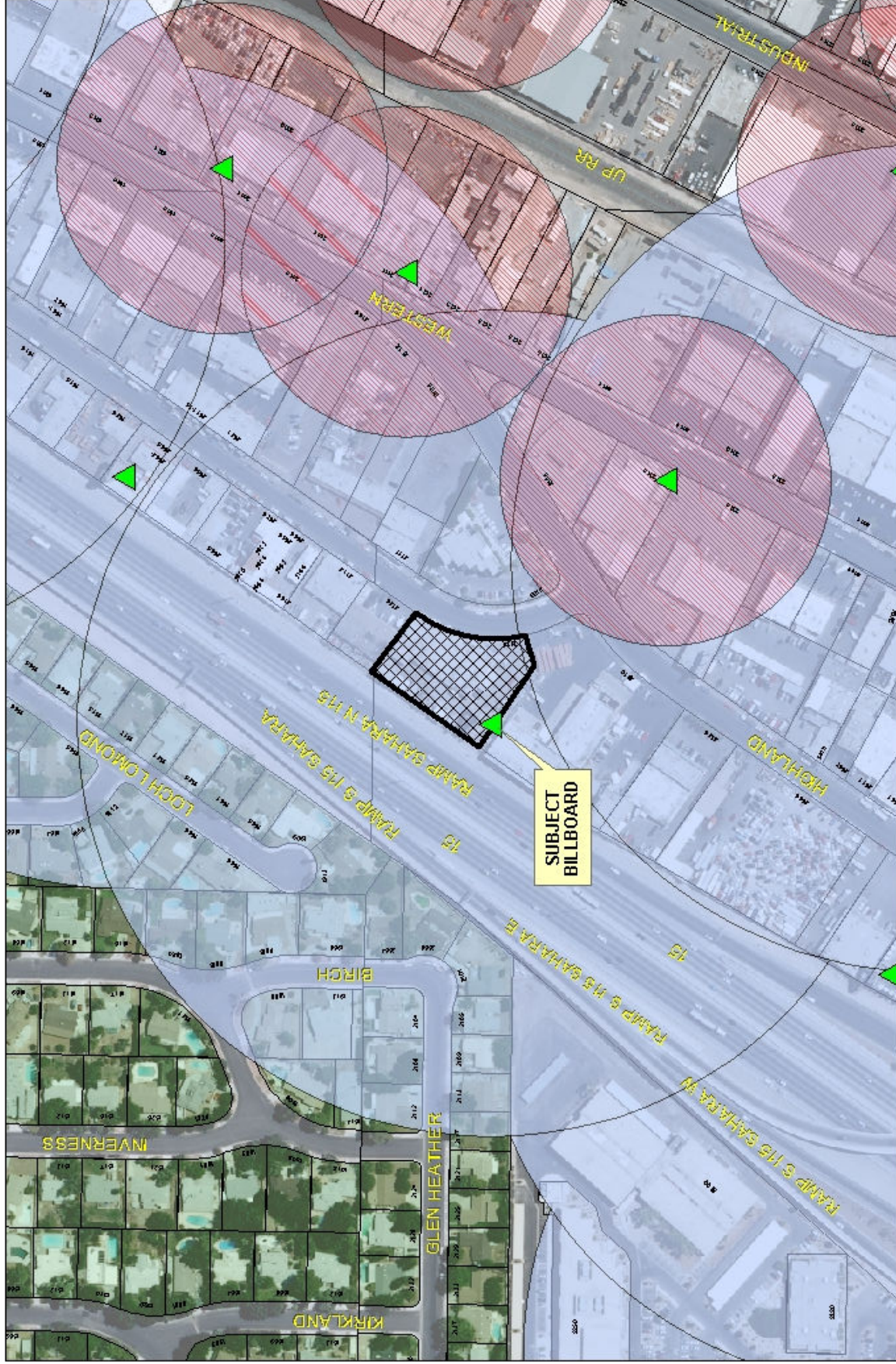




CASE: RQR-35241
RADIUS: 1000 FT
ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 300 600 Feet





RQR-35241

-  Subject Parcel
-  City of Las Vegas Billboard Location
-  Clark County Billboard Location

City of Las Vegas Billboard Data

-  Residential Zoned Property
-  Off Premise Sign Exclusion Area
-  Exempt - Off Premise Area Sign Area
-  300 Foot Buffer Around Billboard
-  750 Foot Buffer Around Freeway Billboard

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: RQR-35241 - APPLICANT/OWNER - CLEAR CHANNEL
OUTDOOR**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Variance (V-0025-88).
2. This Required Review shall be placed on the agenda closest to June 15, 2012 at which time the City Council may require the Off-Premise Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise be removed.
3. A Building Permit final inspection shall be obtained within 30 days of final action.
4. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.
5. If the existing Off-Premise Sign is voluntarily demolished, this Variance (V-0025-88) shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a new Special Use Permit is approved for the new structure by the City Council.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

RQR-35241 - Staff Report Page One
September 10, 2009 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Required Review of a previously approved Variance (V-0025-88), which allowed a 14-foot by 48-foot Off-Premise Sign at a height of 80 feet where 40 feet is the maximum height allowed at 2130 Highland Avenue. If denied, the existing billboard would no longer be permitted on the subject site without a new Special Use Permit. The applicant has been issued for a Building Permit (#144844) for the sign, but has not received a final inspection. A condition of approval has been added, which requires a Building Permit final inspection to be obtained within 30 days of final action. Therefore, staff recommends approval of the request as the billboard and support structure are in good condition.

Issues:

- A Building Permit (#144844) for the subject sign was issued on 08/21/09. The sign has not received its final inspection.
- A condition of approval has been added, which requires a final inspection within 30 days of final action.
- The billboard and support structure were in good condition and free of graffiti and bird droppings.
- This is the sixth review of the subject billboard, which was originally approved on 06/15/88.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales</i>	
06/15/88	The City Council approved a Variance (V-0025-88) which allowed a 80-foot high, 14-foot by 48-foot Off-Premise Sign where 40 feet was the maximum height allowed on this site, subject to a five-year review. The Board of Zoning Adjustment recommended denial on 05/26/88.
07/21/93	The City Council approved a Required Review [V-0025-88(1)] of an approved Variance (V-0025-88), which allowed a 80-foot high, 14-foot by 48-foot Off-Premise Sign where 40 feet was the maximum height allowed on this site, subject to a five-year review. The Board of Zoning Adjustment recommended approval on 06/22/93.
07/27/98	The City Council approved a Required Review [V-0025-88(2)] of an approved Variance (V-0025-88), which allowed a 80-foot high, 14-foot by 48-foot Off-Premise Sign where 40 feet was the maximum height allowed on this site, subject to a five-year review. The Board of Zoning Adjustment recommended approval on 07/07/98.

RQR-35241 - Staff Report Page Two
September 10, 2009 - Planning Commission Meeting

04/16/03	The City Council approved a Required Review (RQR-1706) of an approved Variance (V-0025-88), which allowed a 65-foot high, 14-foot by 48-foot Off-Premise Sign where 40 feet was the maximum height allowed on this site, subject to a two-year review. The Planning Commission recommended approval on 02/27/03. Staff recommendation was for denial.
08/29/03	A deed was recorded for a change of ownership.
06/01/05	The City Council approved a request for a Required Review (RQR-6151) of an approved Variance (V-0025-88), which allowed a 14 foot by 48 foot Off-Premise Sign at a height of 80 feet where 40 feet is the maximum height allowed at 2130 Highland Avenue. The Planning Commission and staff recommended approval.
09/05/07	The City Council approved a Required Review (RQR-21346) of an approved Variance (V-0025-88), which allowed a 14-foot by 48-foot Off-Premise Sign at a height of 80 feet where 40 feet is the maximum height allowed at 2130 Highland Avenue.
<i>Related Building Permits/Business Licenses</i>	
08/21/09	A Building Permit (#144844) was issued for the subject Off-Premise Sign at 2130 South Highland Drive. The billboard has not received its Building Permit final inspection.
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Field Check</i>	
08/06/09	Staff conducted a field check of the subject site with the following observations: - The subject billboard and support structure were free of graffiti and bird droppings. - Graffiti and debris were identified on the subject site, but were not within the easement/lease area occupied by the subject billboard.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.89 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial/Industrial	LI/R (Light Industry/Research)	M (Industrial)
North	Commercial/Industrial	LI/R (Light Industry/Research)	M (Industrial)
South	Commercial/Industrial	LI/R (Light Industry/Research)	M (Industrial)

RQR-35241 - Staff Report Page Three
September 10, 2009 - Planning Commission Meeting

East	Commercial/Industrial	LI/R (Light Industry/Research)	M (Industrial)
West	Interstate 15 (Right-of-Way)	Interstate 15 (Right-of-Way)	Interstate 15 (Right-of-Way)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Standards	Code Requirement	Provided	Compliance
Location	No Off-Premise Advertising (Billboard) Sign may be located within the public right-of-way. May not be located within the Off-Premise Sign Exclusionary Zone except in exempted areas	Not located within the Exclusionary Zone or Right-of-Way	Y
Zoning	Off-Premise Advertising (Billboard) Signs are permitted in the C-1, C-2, C-M and M Zoning Districts only	Located within a M (Industrial) zoning district	Y

RQR-35241 - Staff Report Page Four
September 10, 2009 - Planning Commission Meeting

Area	No Off-Premise Advertising (Billboard) Signs 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.	672 SF	Y
Height	No higher than 40 feet from grade at the point of construction	Maximum height of 80 feet from grade	N
Screening	All structural elements of an Off-Premise Advertising (Billboard) Sign to which the display panels are attached shall be screened from view.	Screened	Y
Distance Separation	At least 750 feet to another Off Premise Sign	795 feet to another Off Premise Sign	Y
Distance Separation	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	280 feet from "R" zoned property to the west.	N

ANALYSIS

This is the sixth review of the subject Off-Premise Sign. The subject billboard is legal non-conforming with respect to minimum distance separation requirements. The subject Off-Premise Sign does have a building permit, which was issued on 08/21/09, but has not received a final inspection. Staff conducted a site inspection and found the sign and support structure in good condition and being properly maintained. A condition of approval has been added, which requires the applicant to obtain a final building inspection within 30 days of final action; approval of this request is recommended.

RQR-35241 - Staff Report Page Five
September 10, 2009 - Planning Commission Meeting**FINDINGS**

The subject Off-Premise Sign is located within an M (Industrial) district. Staff finds that there is no adverse impact regarding the continued use of the billboard, as there have been no significant changes in development or land use in the surrounding area. Also, the billboard is in good condition, and the applicant is working towards obtaining final building inspections; therefore, staff is recommending approval, subject to a three-year review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13**ASSEMBLY DISTRICT** 9**SENATE DISTRICT** 10**NOTICES MAILED** 142**APPROVALS** 0**PROTESTS** 3



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-35241** APN: 162 04 402 001

Name of Property Owner: Clear Channel Outdoor Easement

Name of Applicant: Clear Channel Outdoor

Name of Representative: Rod Carter

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: _____

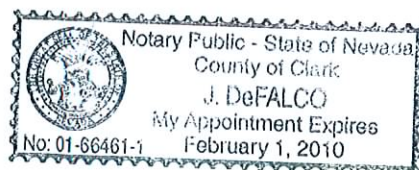
Signature of Property Owner: [Signature]

Print Name: Rod Carter * Authorized Representative
of Clear Channel Outdoor

Subscribed and sworn before me

This 23rd day of June, 2009

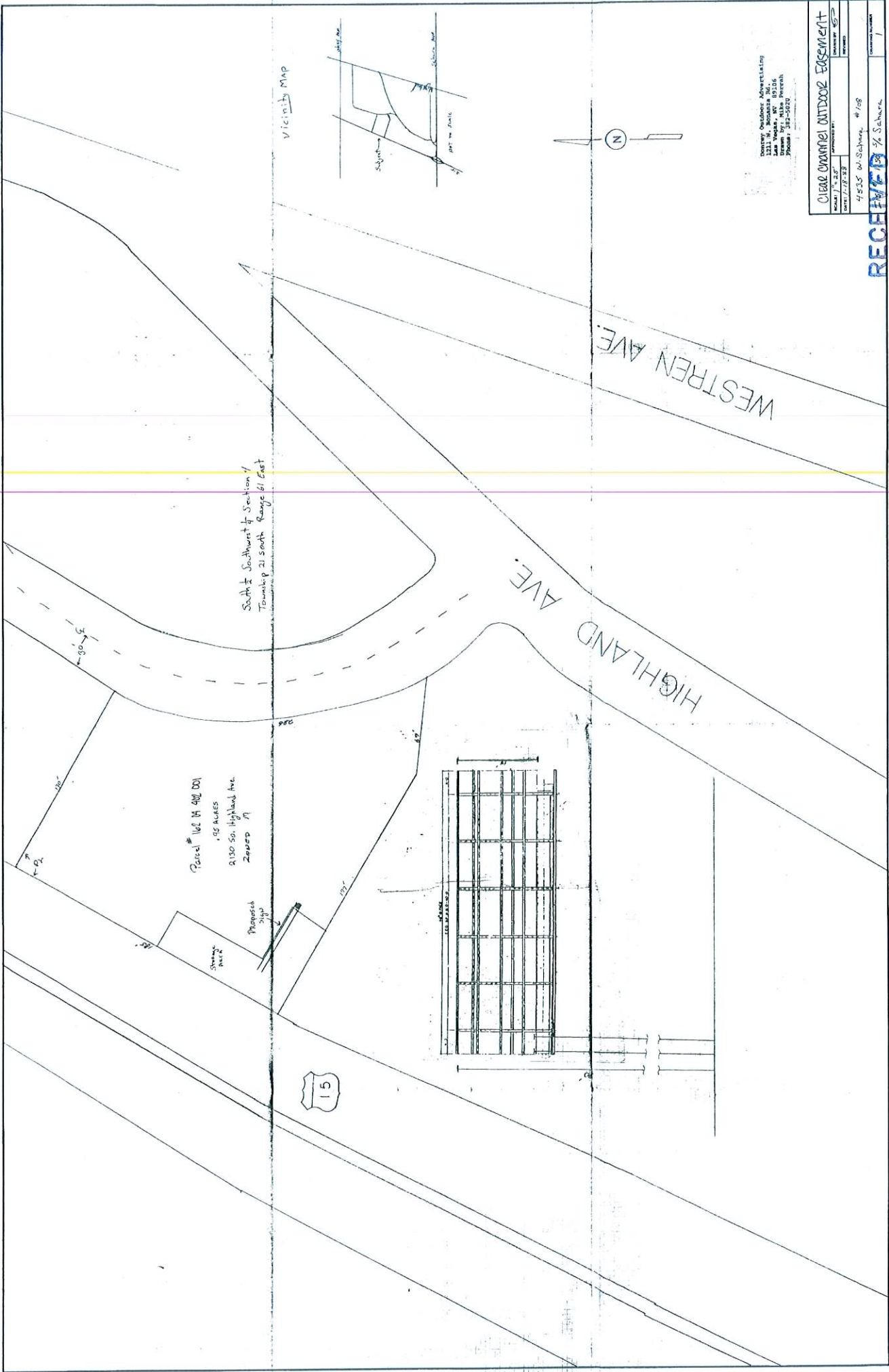
J. DeFalco
Notary Public in and for said County and State



RECEIVED
JUL 19 2009

JUL 19 2009

CLEAR CHANNEL OUTDOOR EASEMENT		APPROVED BY: 		DATE: 5-2-88	REVIEWED: 
SCALE: 1" = 2.5'		DRAWING NO. 5-2			
DATE: 1-18-88		REVISIONS: 1			





RQR-35241 - APPLICANT/OWNER - CLEAR CHANNEL OUTDOOR

2130 HIGHLAND AVENUE

SEPTEMBER 10, 2009 PLANNING COMMISSION

08/06/09



RQR-35241 - APPLICANT/OWNER - CLEAR CHANNEL OUTDOOR

2130 HIGHLAND AVENUE

SEPTEMBER 10, 2009 PLANNING COMMISSION

08/06/09

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MICHAEL J. McDONALD
GARY REESE
LARRY BROWN

CITY MANAGER
VIRGINIA VALENTINE



CITY of LAS VEGAS

July 30, 1998

Mr. Mordechai Yerushalmi
c/o Highland Partnership
2400 Western Avenue, #B
Las Vegas, Nevada 89102

RE: V-25-88(2) - REQUIRED FIVE YEAR REVIEW

Dear Mr. Yerushalmi:

The City Council at a regular meeting held July 27, 1998 APPROVED the required Five Year Review of an approved Variance on property located at 2130 Highland Avenue WHICH ALLOWED AN 80 FOOT HIGH, 14 X 48 FOOT OFF-PREMISE ADVERTISING SIGN (BILLBOARD) WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED, M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 28, 1998. This approval is subject to:

1. The Board shall hold a public hearing to review this use in five years 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. City Code requirements and design standards of all City departments must be satisfied.

Sincerely,

BARBARA JO RONEMUS
City Clerk

/ac

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

Ms. Renee Rose
Donrey Outdoor Advertising Company
1211 West Bonanza Road
Las Vegas, Nevada 89106

RQR-35241
09/10/09 PC





September 7, 2007

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER

Mr. Rod Carter
Clear Channel Outdoor
2880-B Meade Avenue, Suite #350
Las Vegas, Nevada 89102

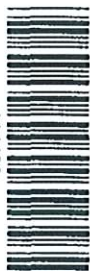
RE: RQR-21346 – REQUIRED REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 5, 2007

Dear Mr. Carter:

The City Council at a regular meeting held September 5, 2007 APPROVED the request for a Required Review of an approved Required Review [V-0025-88(2)], WHICH ALLOWED A 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AT A HEIGHT OF 80 FEET WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 2130 Highland Avenue (APN 162-04-402-001), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 6, 2007. This approval is subject to

Planning & Development

1. This Variance shall be reviewed in two (2) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
2. All of the supporting structure shall be repainted, as required by the Planning and Development Department, within 30 days of final approval of this review by the City Council. Failure to perform the required painting may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.



094408

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

VOICE 702 229 6011
TDD 702 386 9108
www.lasvegasnevada.gov

RQR-35241
09/10/09 PC

Mr. Rod Carter
RQR-21346 – Page Two
September 7, 2007

5. If the existing off-premise sign is voluntarily demolished, this Variance shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
- 6 All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



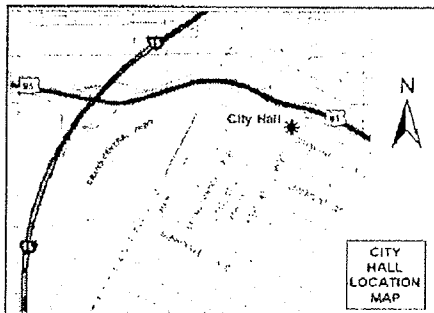
Lean Coleman
Deputy City Clerk II for
Beverly K Bridges, CMC, City Clerk

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

RQR-35241
09/10/09 PC

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 01 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 card 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.

QR-35241

Planning Commission Meeting of 9/10/2009

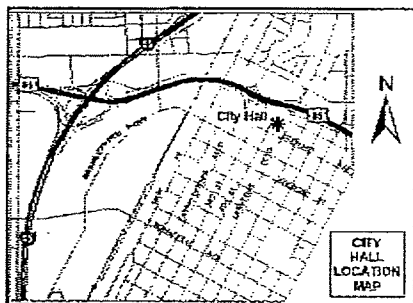
Case: RQR-35241
16204312049
ENGSTROM DEREK E & GLADYS REV TR
1512 INVERNESS AVE
LAS VEGAS NV 89102-4422

FAVORS 11 59102

|||||

12P

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

RQR-35241

Planning Commission Meeting of 9/10/2009

**PRE-SORTED
FIRST CLASS**



UNITED STATES POSTAGE
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FITNEY BOWLES

RECEIVED
SEP 01 2009

16204301010
FELDMAN SAM TRUST
800 N RAINBOW BLVD #208
LAS VEGAS NV 89107-1193

Case: RQR-35241

FAVOR 1 1 259107



12p

UHH, LOOK I'M OLD & CRIPPLED UP VETERAN. I LOVE THE SMALL AMOUNT OF TRANQUILITY I HAVE REMAINING IN MY BACK YARD.

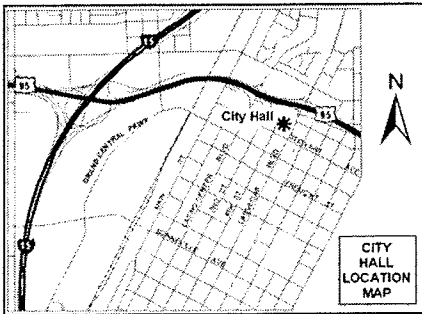
THE TRAFFIC SOUNDS FROM I-15 CAN BE HEARD 24 HRS A DAY NOW & YOUR GOING TO WIDEN IT MORE & BRING IT CLOSER TO MY HOUSE.

I THINK WE SHOULD END ALL VARIANCES IN THIS AREA NOW AS WHEN THE I-15 IS WIDENED THERE WILL BE A TON OF NEW REQUEST FOR VARIANCES.

SO - I HAVE TO SAY NO-NO-NO MORE TO THIS - PLEASE OUR NEIGHBOR HOODS HAVE REALLY HAD ENOUGH DON'T YOU THINK. SINCERELY
PAUL & SHARON ELAM

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.

RQR-35241

Planning Commission Meeting of 9/10/2009

PRESORTED
FIRST CLASS



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PITNEY BOWES

RECEIVED
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16204311011
ELAM PAUL M & SHARON K
1808 IVANHOE WY
LAS VEGAS NV 89102-4428

Case: RQR-35241

FAVDS11 89102



12P

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

RQR-35242 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, LLC - OWNER: O'ROURKE FAMILY, LP - Request for Required Review of a previously approved Variance (V-0024-88) WHICH ALLOWED A 65-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1716 Highland Avenue (APN 162-04-301-002), M (Industrial) Zone, Ward 3 (Reese)

C.C.: 10/07/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

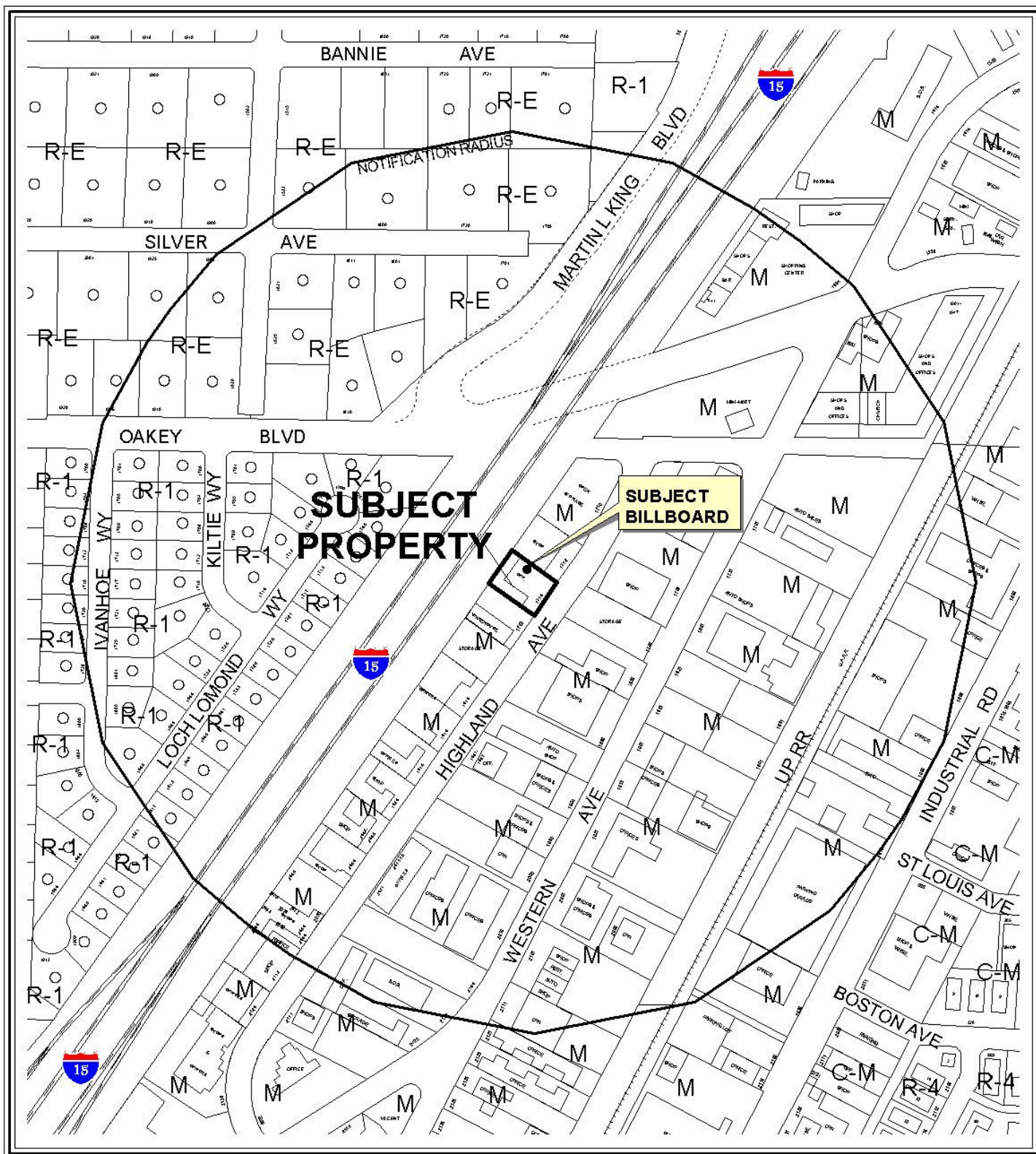
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RECOMMENDATION:

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 V-24-88(2)
6. City Council Action Letter for RQR-21348
7. Protest Postcards



CASE: RQR-35242

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 300 600 Feet





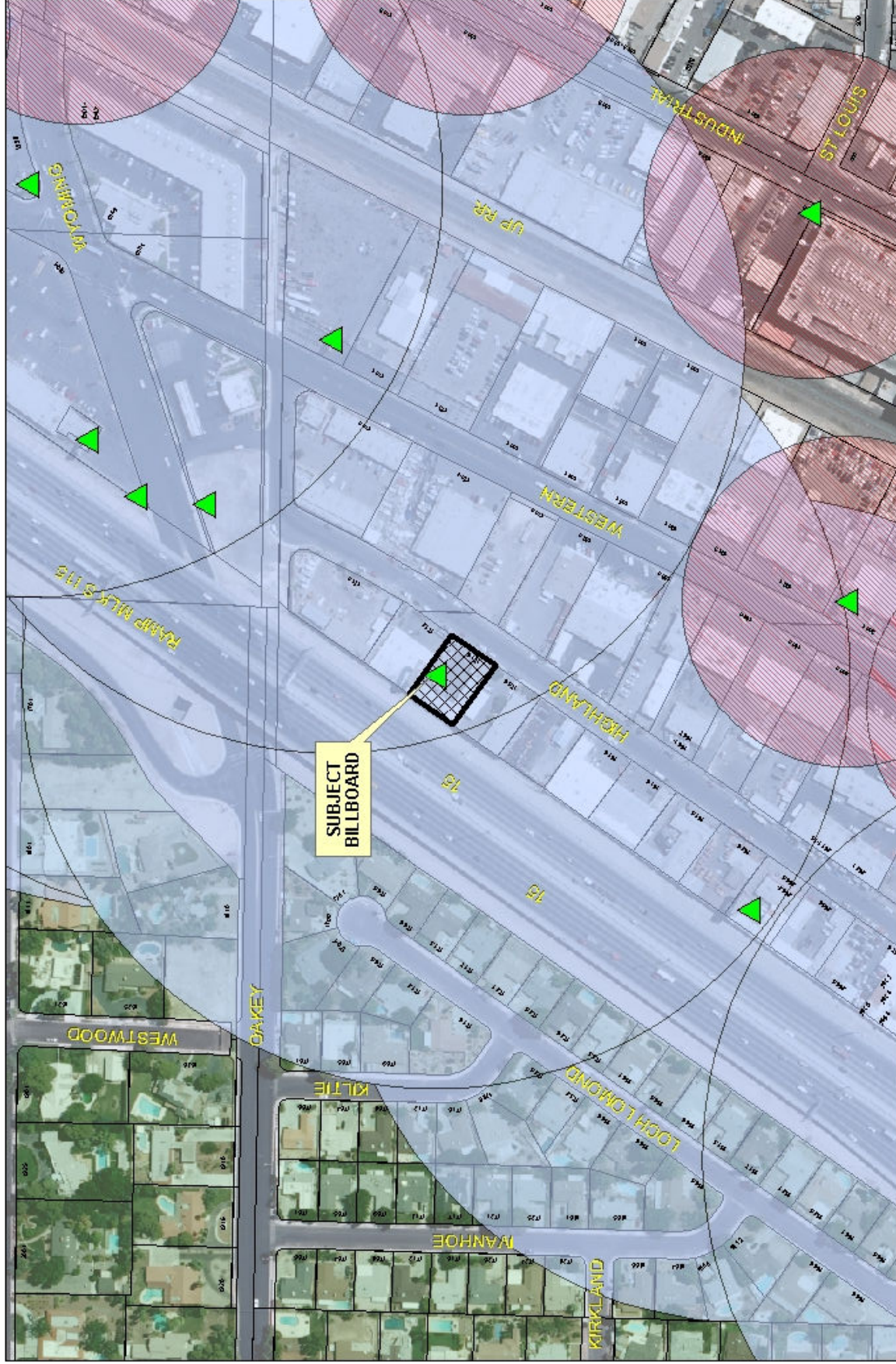
CASE: **RQR-35242**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 300 600 Feet





RQR-35242

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location

City of Las Vegas Billboard Data

- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: RQR-35242 - APPLICANT: CLEAR CHANNEL OUTDOOR, LLC - OWNER: O'ROURKE FAMILY, LP

**** CONDITIONS ****

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

Planning and Development

1. This Special Use Permit shall be reviewed in three (3) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
2. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Off-Premise Sign use.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
5. If the existing Off-Premise Sign is voluntarily demolished, this Variance shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

RQR-35242 - Staff Report Page One
September 10, 2009 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Required Review of a previously approved Variance (V-0024-88) which allowed a 14-foot x 48-foot Off-Premise Sign at a height of 65 feet, where 40 feet is the maximum height allowed, and to allow the sign to be 730 feet from another Off-Premise Sign where 750 feet is the minimum distance separation required at 1716 South Highland Avenue. The sign is located on a parcel occupied by an office complex, and is zoned M (Industrial). There is no adverse impact regarding the continued use of the billboard, as there have been no significant changes in development or land use in the surrounding area; therefore staff is recommending approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales</i>	
06/15/88	The City Council approved a Variance (V-0024-88) which allowed a 65-foot high, 14-foot x 48-foot Off-Premise Sign where 40-feet was the maximum height allowed and to allow the sign to be 730 feet from another Off-Premise Sign on this site, subject to a five-year review. The Board of Zoning Adjustment recommended denial.
07/21/93	The City Council approved a Required Review [V-0024-88(1)] of a previously approved Variance which allowed a 65-foot high, 14-foot x 48-foot Off-Premise Sign where 40-feet was the maximum height allowed and to allow the sign to be 730 feet from another off-premise advertising sign on this site, subject to a five-year review. The Board of Zoning Adjustment recommended approval.
07/27/98	The City Council approved a Required Review [V-0024-88(2)] of a previously approved Variance which allowed a 65-foot high, 14-foot x 48-foot Off-Premise Sign where 40-feet was the maximum height allowed and to allow the sign to be 730 feet from another off-premise advertising sign on this site, subject to a five-year review. The Board of Zoning Adjustment recommended approval.

RQR-35242 - Staff Report Page Two
September 10, 2009 - Planning Commission Meeting

04/16/03	The City Council approved a Required Review (RQR-1708) of a previously approved Variance (V-0024-88) which allowed a 65-foot high, 14-foot x 48-foot Off-Premise Sign where 40-feet was the maximum height allowed and to allow the sign to be 730 feet from another Off-Premise Sign on this site, subject to a five-year review. The Planning Commission recommended approval. Staff recommendation was for denial.
05/18/05	The City Council approved a Required Review (RQR-6152) of a previously approved Variance (V-0024-88) which allowed a 14-Foot X 48-Foot Off-Premise Sign at a height of 65 feet, where 40 feet is the maximum height allowed and to allow the sign to be 730 feet from another Off-Premise Sign where 750 feet is the minimum distance separation required at 1716 Highland Avenue. The Planning Commission recommended approval.
09/05/07	The City Council approved a Required Review (RQR-21348) of a previously approved Variance (V-0024-88) which allowed a 14-Foot X 48-Foot Off-Premise Sign at a height of 65 feet, where 40 feet is the maximum height allowed and to allow the sign to be 730 feet from another Off-Premise Sign where 750 feet is the minimum distance separation required. Planning Commission recommended approval. Staff recommended denial.
07/08/09	A Minor Site Development Plan Review (SDR-35120) to construct a 63.75 square foot embellishment was submitted. The applicant has requested this item be held, pending issuance of a building permit and approval of a final inspection for the Off-Premise Sign.
<i>Related Building Permits/Business Licenses</i>	
08/26/09	A building permit application (#144845) was issued for an existing Billboard sign. The permit was finalized on 08/28/09.
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Field Check</i>	
08/06/09	Staff conducted a field check of the subject site with the following observations: The subject billboard and support structure were free of graffiti and bird droppings.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.29

RQR-35242 - Staff Report Page Three
September 10, 2009 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office	LI/R (Light Industry/Research)	M (Industrial)
North	Office	LI/R (Light Industry/Research)	M (Industrial)
South	Warehouse	LI/R (Light Industry/Research)	M (Industrial)
East	Warehouse	LI/R (Light Industry/Research)	M (Industrial)
West	I-15 Right of Way	I-15 Right of Way	I-15 Right of Way

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District – 200 Feet	X		Y
Live/Work Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

<i>Standards</i>	<i>Code Requirement</i>	<i>Provided</i>	<i>Compliance</i>
Location	No Off-Premise Sign may be located within the public right-of-way. May not be located within the Off-Premise Sign Exclusionary Zone except in exempted areas	Not located within the public ROW or the Exclusionary Zone	Y
Zoning	Off-Premise Signs are permitted in the C-1, C-2, C-M and M Zoning Districts only	Located within a M (Industrial) zoning district	Y
Area	No Off-Premise Signs 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.	672 SF	Y

RQR-35242 - Staff Report Page Four
September 10, 2009 - Planning Commission Meeting

Height	No higher than 40 feet from grade at the point of construction	Maximum height of 65 feet from grade	N*
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	Screened	Y
Distance Separation	At least 750 feet to another Off-Premise Sign	520 feet to another Off-Premise Sign	N*
Distance Separation	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	305 feet from "R" zoned property to the east.	Y
Other	All Off-Premise Advertising (Billboard) Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Permanently secured to ground; No residential uses are present on the site.	Y

**Approved by Variance (V-0024-88).*

ANALYSIS

This is the sixth review of the subject Off-Premise Sign. The Off-Premise Sign received a building permit and a final inspection approval on 08/26/09. The sign is located on a parcel occupied by an office complex, and is zoned M (Industrial). There is no adverse impact regarding the continued use of the billboard, as there have been no significant changes in development or land use in the surrounding area.

FINDINGS

There is no adverse impact regarding the continued use of the billboard, as there have been no significant changes in development or land use in the surrounding area, and staff is recommending approval, subject to a three-year review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

13

ASSEMBLY DISTRICT 9

RQR-35242 - Staff Report Page Five
September 10, 2009 - Planning Commission Meeting

SENATE DISTRICT 10

NOTICES MAILED 113

APPROVALS 0

PROTESTS 3



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-35242** - APN: 162 04 301 002

Name of Property Owner: D'ROURKE Family LP

Name of Applicant: Clean Channel Outdoor

Name of Representative: Rod Carter

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: Timothy P. O'Rourke
Print Name: TIMOTHY P. O'ROURKE

Subscribed and sworn before me

This 29th day of June, 2009

Sara J. Fagnant
Notary Public in and for said County and State
State of Nevada
County of Clark

Revised 11-14-06



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

RECEIVED
JUL 19 2009

FAMILY
HIGHLAND AVE 89102

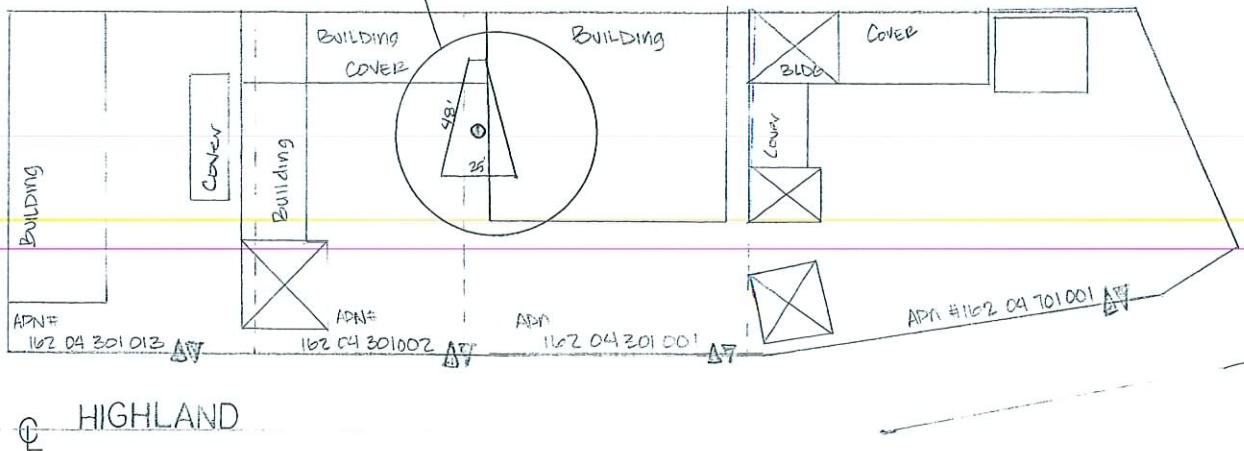
301003
101002
301001
701001

* CLEAR CHANNEL OUTDOOR "BILLBOARD"

14'x48' 65' OVERALL HIGH
25' "V" DESIGN
OFF-PREMISE ADVERTISING SIGN



15 NORTH



DRAWN BY: Rob Carter Scale: 1"=50'

RQR-35242
09/10/09 PC

RECEIVED

JUL 19 2009



RQR-35242 - APPLICANT: CLEAR CHANNEL OUTDOOR, LLC - OWNER: O'ROURKE FAMILY, LP
1716 HIGHLAND AVENUE
SEPTEMBER 10, 2009 PLANNING COMMISSION

08/06/09



RQR-35242 - APPLICANT: CLEAR CHANNEL OUTDOOR, LLC - OWNER: O'ROURKE FAMILY, LP
1716 HIGHLAND AVENUE

SEPTEMBER 10, 2009 PLANNING COMMISSION

08/06/09



RQR-35242 - APPLICANT: CLEAR CHANNEL OUTDOOR, LLC - OWNER: O'ROURKE FAMILY, LP
1716 HIGHLAND AVENUE
SEPTEMBER 10, 2009 PLANNING COMMISSION

08/06/09

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MICHAEL J. McDONALD
GARY REESE
LARRY BROWN

CITY MANAGER
VIRGINIA VALENTINE



CITY of LAS VEGAS

July 30, 1998

Ms. Mary Jane O'Rourke
P & M Investments
1716 South Highland Drive
Las Vegas, Nevada 89102

RE: V-24-88(2) - REQUIRED FIVE YEAR REVIEW

Ms. Mary Jane O'Rourke:

The City Council at a regular meeting held July 27, 1998 APPROVED the required Five Year Review of an approved Variance on property located at 1716 South Highland Avenue WHICH ALLOWED A 65 FOOT HIGH, 14 X 48 FOOT OFF-PREMISE ADVERTISING SIGN (BILLBOARD) WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED; AND WHICH ALLOWED THE SIGN TO BE 730 FEET FROM ANOTHER OFF-PREMISE SIGN WHERE 750 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED, M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 28, 1998. This approval is subject to:

1. The Board shall hold a public hearing to review this use in five years 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. City Code requirements and design standards of all City departments must be satisfied.

Sincerely,

A handwritten signature in dark ink, appearing to read "Barbara Jo Ronemus", written over a horizontal line.

BARBARA JO RONEMUS
City Clerk

/ac

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

Ms. Renee Rose
Donrey Outdoor Advertising Company
1211 West Bonanza Road
Las Vegas, Nevada 89106

RQR-35242
09/10/09 PC





September 7, 2007

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
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DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702 229 6011
TDD 702 386 9108
www.lasvegasnevada.gov

Ms. Mary Jane O'Rourke
O'Rourke Family Limited Partnership
1716 South Highland Avenue
Las Vegas, Nevada 89102

RE: RQR-21348 – REQUIRED REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 5, 2007

Dear Applicant:

The City Council at a regular meeting held September 5, 2007 APPROVED the request for Required Two Year Review of an approved Variance (V-0024-88) WHICH ALLOWED A 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AT A HEIGHT OF 65 FEET, WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED AND TO ALLOW THE SIGN TO BE 730 FEET FROM ANOTHER OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 750 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED at 1716 Highland Avenue (APN 162-04-301-002), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 6, 2007. This approval is subject to:

Planning & Development

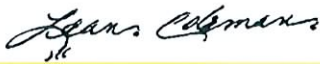
1. This Variance shall be reviewed in two (2) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
2. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. If the existing off-premise sign is voluntarily demolished, this Variance 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.

RQR-35242
09/10/09 PC

Ms. Mary Jane O'Rourke
RQR-21348 – Page Two
September 7, 2007

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

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

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

Mr. Rod Carter
Clear Channel Outdoor
2880-B Meade Avenue, Suite #350
Las Vegas, Nevada 89102

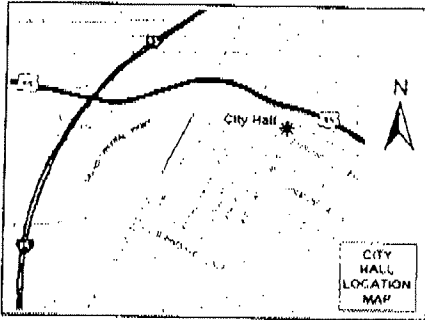
RQR-35242
09/10/09 PC

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13P

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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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.

16204210114 Case: RQR-35242
ARLT THOMAS M & LINDA D
1721 BANNIE AVE
LAS VEGAS NV 89102-2452

☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

RQR-35242

Planning Commission Meeting of 9/10/2009

FAUCS11 89102

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PAGE 01/02

SAMSUN EQUITIES

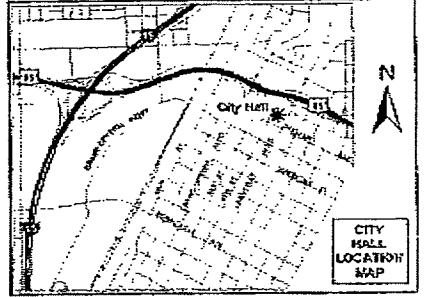
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08/31/2009

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.

RQR-35242

Planning Commission Meeting of 9/10/2009

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FIRST CLASS



UNITED STATES POSTAGE
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SEP 01 2009

Case: RQR-35242
16204301010
FELDMAN SAM TRUST
800 N RAINBOW BLVD #208
LAS VEGAS NV 89107-1193

FAVDS11 29107



13P

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

RQR-35243 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, LLC - OWNER: FERRIS INVESTMENTS, INC - Request for Required Review of a previously approved Variance (V-0026-88) WHICH ALLOWED A 65-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 2002 Highland Avenue (APN 162-04-301-008), M (Industrial) Zone, Ward 3 (Reese)

C.C.: 10/07/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

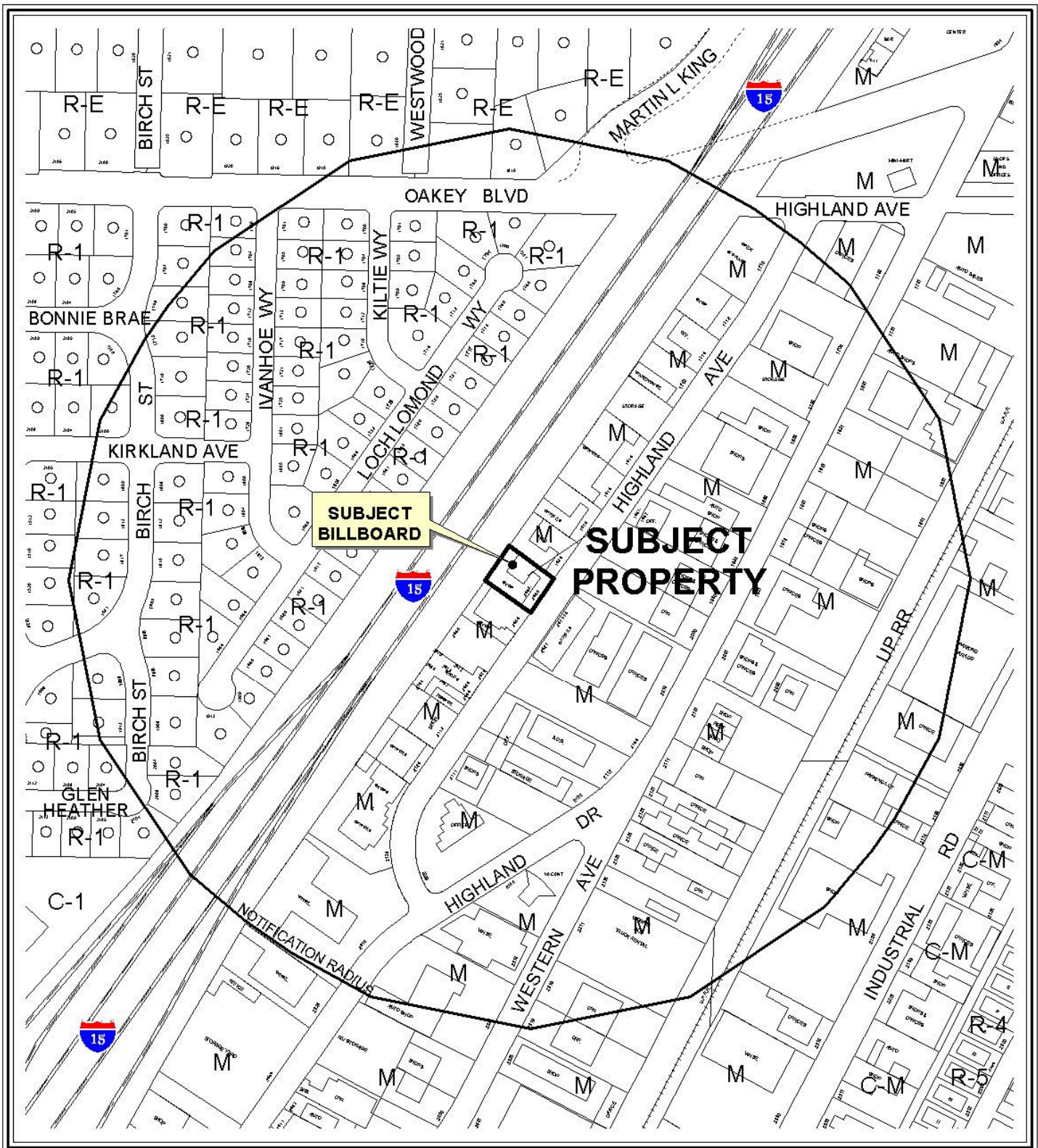
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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Action Letter for V-26-88(2)
6. City Council Action Letter for RQR-21344
7. Protest Postcards



CASE: **RQR-35243**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 300 600 Feet

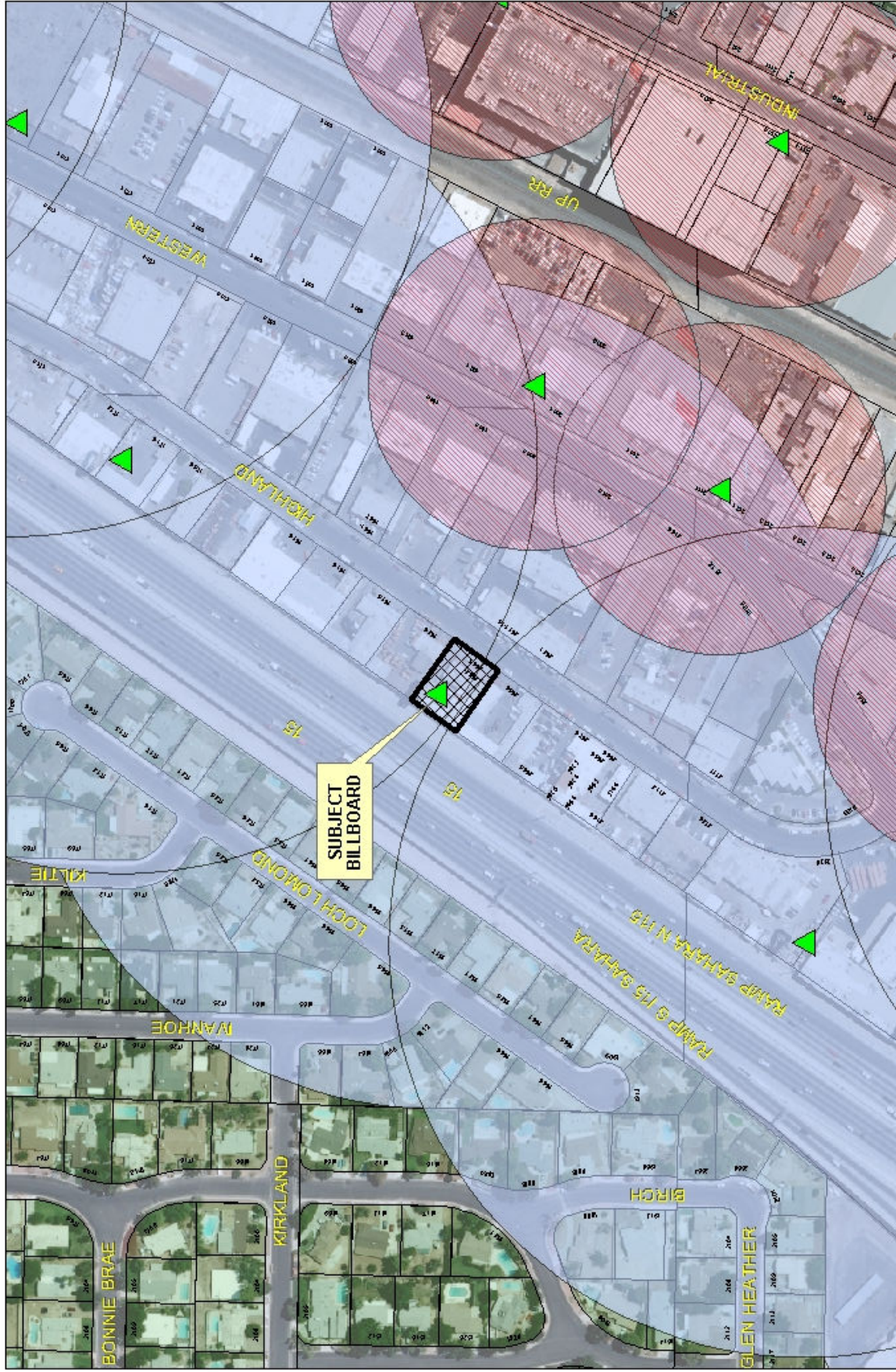




CASE: **RQR-35243**
RADIUS: 1000 FT
ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 300 600 Feet





RQR-35243

-  Subject Parcel
-  City of Las Vegas Billboard Location
-  Clark County Billboard Location

City of Las Vegas Billboard Data

-  Residential Zoned Property
-  Off Premise Sign Exclusion Area
-  Exempt - Off Premise Area Sign Area
-  300 Foot Buffer Around Billboard
-  750 Foot Buffer Around Freeway Billboard





AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-35243 - APPLICANT: CLEAR CHANNEL OUTDOOR, LLC - OWNER: FERRIS INVESTMENTS, INC

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Off-Premise Sign use.
2. Conformance to the conditions for Variance (V-26-88).
3. This Special Use Permit shall be reviewed in 3 years at which time the City Council may require the Off-Premise Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign is removed.
4. All of the supporting structure shall be repainted, as required by the Planning and Development Department, within 30 days of final approval of this review by the City Council. Failure to perform the required painting may result in fines and/or removal of the Off-Premise Sign.
5. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.
6. If the existing off-premise sign is voluntarily demolished, this Variance (V-26-88) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
7. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

RQR-35243 - Staff Report Page One
September 10, 2009 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Required Review for a previously approved Variance (V-0026-88) allowed a 65-foot tall, 14-foot by 48-foot Off-Premise Sign to continue at 2000 Highland Avenue. The sign is located on, and surrounded by, parcels zoned M (Industrial) and used for offices and contractor's yards. There is no adverse impact regarding the continued use of the billboard, as there have been no significant changes in development or land use in the surrounding area; staff is recommending denial of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales</i>	
02/24/82	A deed was recorded for change of ownership.
06/15/88	The City Council approved a Variance (V-26-88) which allowed a 14-foot by 48-foot Off-Premise Advertising Sign to a height of 65-feet where 40-feet is the maximum height allowed. The Board of Zoning Adjustment recommended denial of the request.
07/21/93	The City Council approved a required Five Year Review for the Variance [V-26-88(1)] which allowed a 14-foot by 48-foot Off-Premise Sign to a height of 65-feet where 40-feet is the maximum height allowed.
04/16/03	The City Council approved a required Five Year Review of an approved Variance [V-0026-88(2)] which allowed a 14-foot by 48-foot Off-Premise Sign at a height of 65-feet where 40-feet is the maximum height allowed at 2002 Highland Avenue. The Planning Commission recommended approval of the request.
06/01/05	The City Council approved a Required Two Year Review of an approved (V-26-88) which allowed a 14-foot by 48-foot Off-Premise Sign at a height of 65-feet where 40-feet is the maximum height allowed at 2002 Highland Avenue. The Planning Commission recommended approval of the request.
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 of the request.

RQR-35243 - Staff Report Page Two
September 10, 2009 - Planning Commission Meeting

09/05/07	The City Council approved a required Two Year Review of an approved Required Review [V-26-88(2)] which allowed a 14-foot by 48-foot Off-Premise Sign at a height of 65-feet where 40-feet is the maximum height allowed at 2002 Highland Avenue. The Planning Commission recommended approval of the request.
<i>Related Building Permits/Business Licenses</i>	
01/01/51	A business license (#C11-00791) was issued for a contractor at 2002 Highland Avenue. The permit was reclassified and issued on 03/28/03.
08/21/09	A building permit (#144843) was issued for a billboard sign at 2000 Highland Avenue. The permit was finalized on 08/26/09.
<i>Pre-Application Meeting</i>	
A pre-application meeting was not required, nor was one conducted.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one conducted.	
<i>Field Check</i>	
08/06/09	Staff conducted a field check of the subject site with the following observations: - The subject billboard had no embellishments, animated signage, or electronic displays and the sign faces appeared in good condition. - All the structural elements have been properly secured.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.3 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Contractor's Plant Shop & Storage Yard	LI/R (Light Industry/ Research)	M (Industrial)
North	Contractor's Plant Shop & Storage Yard	LI/R (Light Industry/ Research)	M (Industrial)
South	Contractor's Plant Shop & Storage Yard	LI/R (Light Industry/ Research)	M (Industrial)
East	Offices	LI/R (Light Industry/ Research)	M (Industrial)
West	U.S. 95 Right-of-Way	U.S. 95 Right-of-Way	U.S. 95 Right-of-Way

RQR-35243 - Staff Report Page Three
September 10, 2009 - Planning Commission Meeting

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		Y
Las Vegas Redevelopment Plan	X		Y
A-O Airport Overlay District	X		Y
Live/Work Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Standards	Code Requirement	Provided	Compliance
Location	No Off-Premise Sign may be located within public right-of-way	Sign is not located within a public right of-way	Y
Zoning	Off-Premise Signs are permitted in C-1, C-2, C-M, and M zoning districts only	Sign is located within an M (Industrial)	Y
Area	No Off-Premise Sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	Sign has a surface area of 672 square feet	Y
Height	No higher than 40 feet from grade at the point of construction: may be raised to a maximum of 55 feet with approval of the City Council if significantly obscured from view of travel lanes.	The sign is 65-feet tall per approved Variance (V-26-88)	Y

RQR-35243 - Staff Report Page Four
September 10, 2009 - Planning Commission Meeting

Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	The structural screening of the Off-Premise Sign does not require repainting to match the structural supports	Y
Distance Separation	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)	There is an Off-Premise Sign located within 710 feet of the subject sign.	Y*
Distance Separation	At least 300 feet to the nearest property line of a lot in any "R" or "U" zoned districts.	There are is an "R" zoned district within 277 feet West of the subject sign on the other side of U.S. 95 Public Right-of-Way.	Y*
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	The billboard is permanently secured to the ground. No residential uses are present on the site.	Y

* The Off-Premise Sign is legally nonconforming for distance separation.

ANALYSIS

This is the fifth Required Review of the approved Variance (V-26-88) which allowed a 65-foot tall, 14-foot by 48-foot Off-Premise Sign. The sign is situated on the northern portion of the property and is oriented toward northbound and southbound traffic along Interstate 15. The sign is visible to vehicles travelling north and southbound on Highland Avenue. The site is bounded by interstate 15 to the west and industrially zoned properties to the east, south, and north. The applicant filed for building permits at the time of construction; however, the permits were never finalized. A research of the building permit activity found that permit #144843 was issued on 08/21/09 for a billboard sign under the address of 2000 Highland Avenue, and received a final inspection on 08/26/09. The sign is located in an M (Industrial) zoning district and is not within the Off-Premise Sign Exclusionary zone. There is no adverse impact regarding the continued use of the billboard, as there have been no significant changes in development or land use in the surrounding area.

RQR-35243 - Staff Report Page Five
September 10, 2009 - Planning Commission Meeting

FINDINGS

The Off-Premise Sign meets Title 19.14.100 requirements, and is in good condition. During a field inspection of the site, the sign and the supporting structure were in good condition with no discrepancies noted. There are no embellishments, staff finds that there is no adverse impact regarding the continued use of the sign; therefore, staff is recommending denial.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 145

APPROVALS 0

PROTESTS 2

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-35243.3** APN: **162 04 301 008**

Name of Property Owner: Ferris Investments

Name of Applicant: Clear Channel Outdoor

Name of Representative: Paul Carter

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: M. J. [Signature]

Print Name: H. C. FERRIS

Subscribed and sworn before me

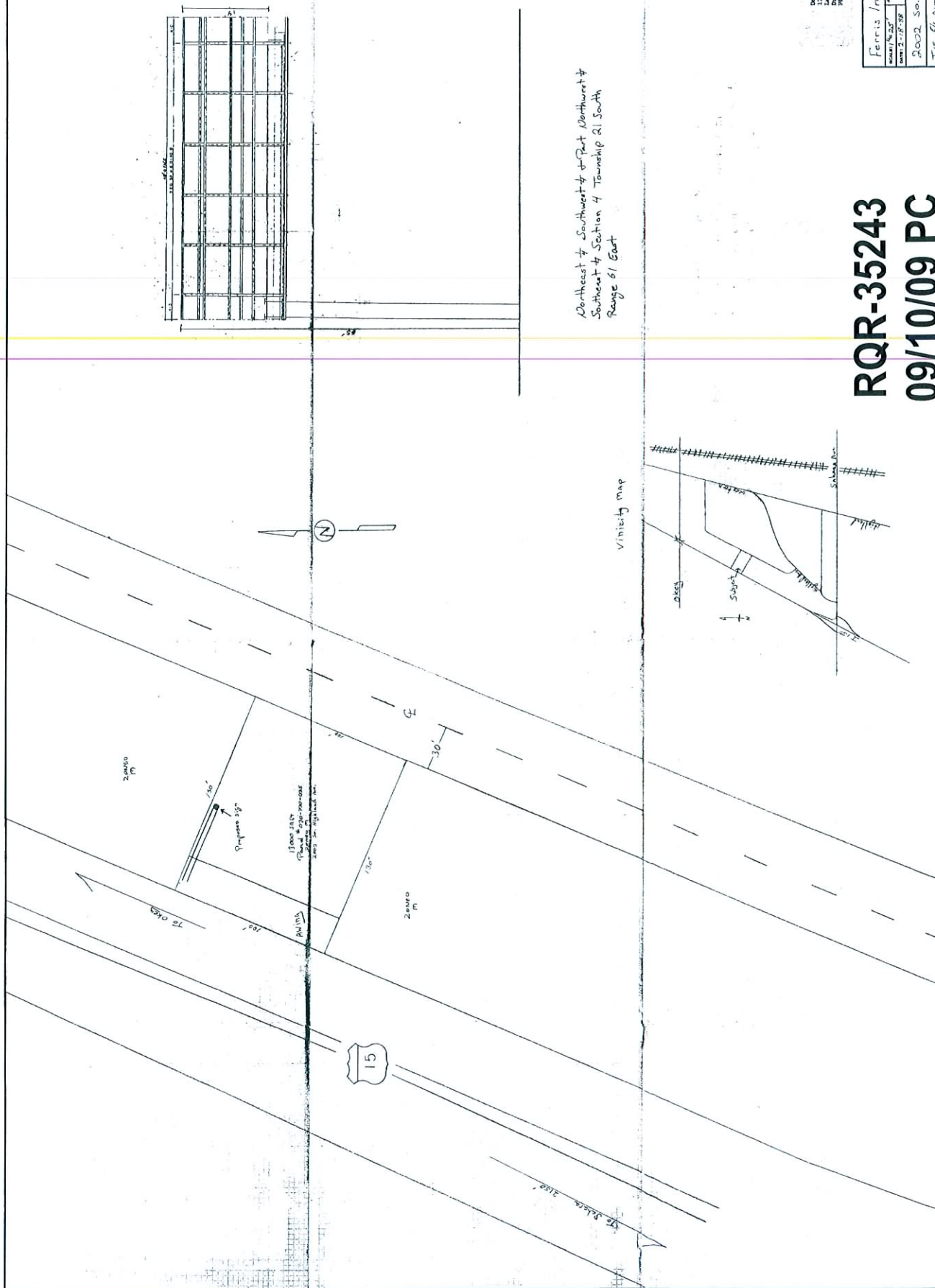
This 18TH day of June, 2009

J. De Fries
Notary Public in and for said County and State



RECEIVED

JUL 19 2009



Northeast $\frac{1}{4}$ Southwest $\frac{1}{4}$ of Part Northwest $\frac{1}{4}$
 Southeast $\frac{1}{4}$ Section 4 Township 21 South
 Range 61 East

Donrey Outdoor Advertising
1211 W. Bonanza Rd.
Las Vegas, NV 89106
Drawn by: Mike Perrah
Phone: 382-5020

Fennis Investment Inc. "Out Fennis"		APPROVED BY:	DATE: 2-18-88	REALT: 1/4 25"	DRIVEN BY: 	REMOVED
2002 So. Highland Ave						
115 1/2 2500' % Sphere		CLOSING NUMBER 4				

RQR-35243
09/10/09 PC

RECEIVED

JUL 19 2009



RQR-35243 - APPLICANT: CLEAR CHANNEL OUTDOOR, LLC - OWNER: FERRIS INVESTMENTS, INC
2002 HIGHLAND AVENUE

SEPTEMBER 10, 2009 PLANNING COMMISSION

08/06/09



RQR-35243 - APPLICANT: CLEAR CHANNEL OUTDOOR, LLC - OWNER: FERRIS INVESTMENTS, INC
2002 HIGHLAND AVENUE

SEPTEMBER 10, 2009 PLANNING COMMISSION

08/06/09



RQR-35243 - APPLICANT: CLEAR CHANNEL OUTDOOR, LLC - OWNER: FERRIS INVESTMENTS, INC
2002 HIGHLAND AVENUE
SEPTEMBER 10, 2009 PLANNING COMMISSION

08/06/09



RQR-35243 - APPLICANT: CLEAR CHANNEL OUTDOOR, LLC - OWNER: FERRIS INVESTMENTS, INC
2002 HIGHLAND AVENUE

SEPTEMBER 10, 2009 PLANNING COMMISSION

08/06/09

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MICHAEL J. McDONALD
GARY REESE
LARRY BROWN

CITY MANAGER
VIRGINIA VALENTINE



CITY of LAS VEGAS

July 30, 1998

Mr. Chuck Ferris
Ferris Investments, Inc.
2002 South Highland Drive
Las Vegas, Nevada 89102

RE: V-26-88(2) - REQUIRED FIVE YEAR REVIEW

Dear Mr. Ferris:

The City Council at a regular meeting held July 27, 1998 APPROVED the required Five Year Review of an approved Variance on property located at 2002 Highland Avenue WHICH ALLOWED A 65 FOOT HIGH, 14 X 48 FOOT OFF-PREMISE ADVERTISING SIGN (BILLBOARD) WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED, M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 28, 1998. This approval is subject to:

1. The Board shall hold a public hearing to review this use in five years 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. City Code requirements and design standards of all City departments must be satisfied.

Sincerely,

BARBARA JO RONEMUS
City Clerk

/ac

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

Ms. Renee Rose
Donrey Outdoor Advertising Company
1211 West Bonanza Road
Las Vegas, Nevada 89106

RQR-35243
09/10/09 PC

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702 229 6011
TDD 702 386 9108
www.lasvegasnevada.gov

September 7, 2007

Ferris Investment, Inc.
2705 Fulano Way
Las Vegas, Nevada 89102

RE: RQR-21344 – REQUIRED REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 5, 2007

Dear Applicant:

The City Council at a regular meeting held September 5, 2007 APPROVED the required Two Year Review of an approved Required Review [V-26-88(2)] WHICH ALLOWED A 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AT A HEIGHT OF 65 FEET WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 2002 Highland Avenue (APN 162-04-301-008), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 6, 2007. This approval is subject to.

Planning & Development

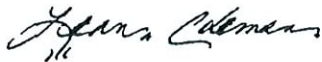
1. This Variance shall be reviewed in two (2) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
2. All of the supporting structure shall be repainted, as required by the Planning and Development Department, within 30 days of final approval of this review by the City Council. Failure to perform the required painting may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

RQR-35243
09/10/09 PC

Ferris Investment, Inc.
RQR-21344 – Page Two
September 7, 2007

- 5 If the existing off-premise sign is voluntarily demolished, this Variance shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
- 6 All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

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

Mr. Rod Carter
Clear Channel Outdoor
2880-B Meade Avenue, Suite #350
Las Vegas, Nevada 89102

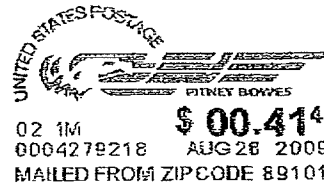
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08/31/2009 16:33 7029485001

I OPPOSE
this Request

RQR-35243

Planning Commission Meeting of 9/10/2009



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16204301010
FELDMAN SAM TRUST
800 N RAINBOW BLVD #208
LAS VEGAS NV 89107-1193

Case: RQH-35243

FAVDS 1 1 29107

Hochschule Niederrhein

14P

LOOK, I'M OLD & CRIPPLED UP
VETERAN. I LOVE THE SMALL
AMOUNT OF TRANQUILITY I
HAVE REMAINING IN MY BACK
YARD.

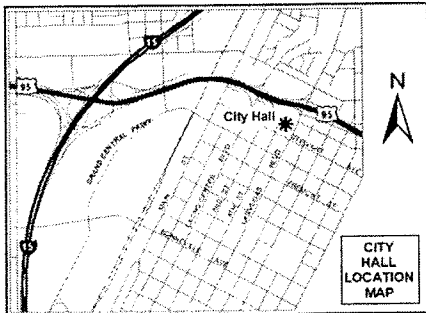
THE TRAFFIC SOUNDS FROM
I-15 CAN BE HEARD 24 HRS
A DAY NOW & YOU'RE GOING
TO WIDEN IT MORE &
BRING IT CLOSER TO MY
HOUSE.

I THINK WE SHOULD
END ALL VARIANCES IN
THIS AREA NOW AS WHEN
THE I-15 IS WIDENED
THERE WILL BE A TON
OF NEW REQUEST FOR
VARIANCES.

SO - I HAVE TO SAY
NO - NO - NO MORE TO
THIS - PLEASE OUR
NEIGHBORHOODS HAVE
REALLY HAD ENOUGH DON'T
YOU THINK. SINCERELY
PAUL & SHARON ELAM

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.

RQR-35243

Planning Commission Meeting of 9/10/2009

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
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16204311011
ELAM PAUL M & SHARON K
1808 IVANHOE WY
LAS VEGAS NV 89102-4428

Case: RQR-35243

FAVDS11 49102



14P

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-35381 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW 18 PARKING SPACES WHERE 26 PARKING SPACES ARE REQUIRED FOR A PROPOSED GOVERNMENT FACILITY (FIRE STATION) on a portion of 6.06 acres at the southeast corner of Stella Lake Street and Mount Mariah Drive (APN 139-21-313-016), C-PB (Planned Business Park) Zone, Ward 5 (Barlow)

C.C.: 10/07/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

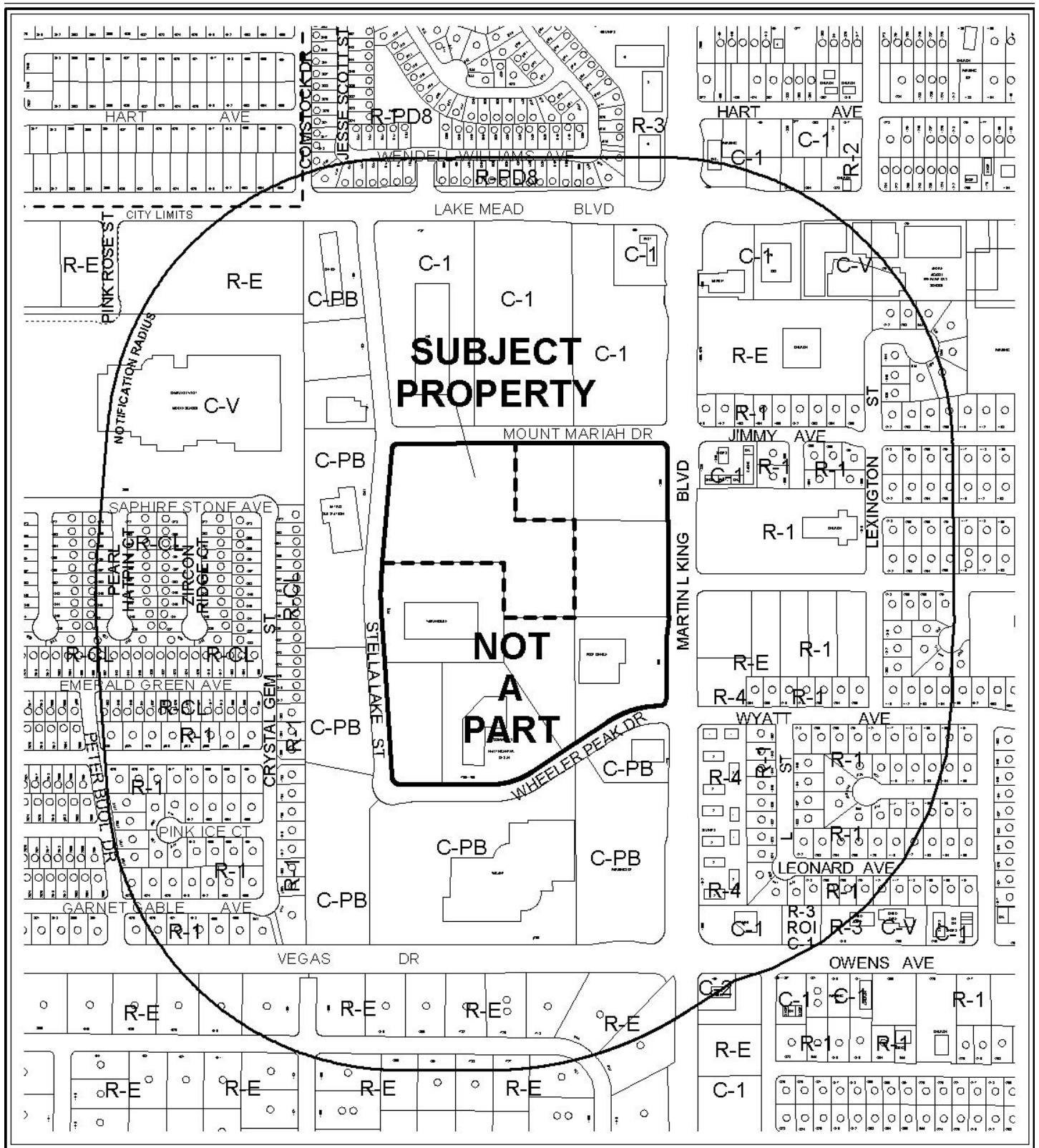
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RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcards

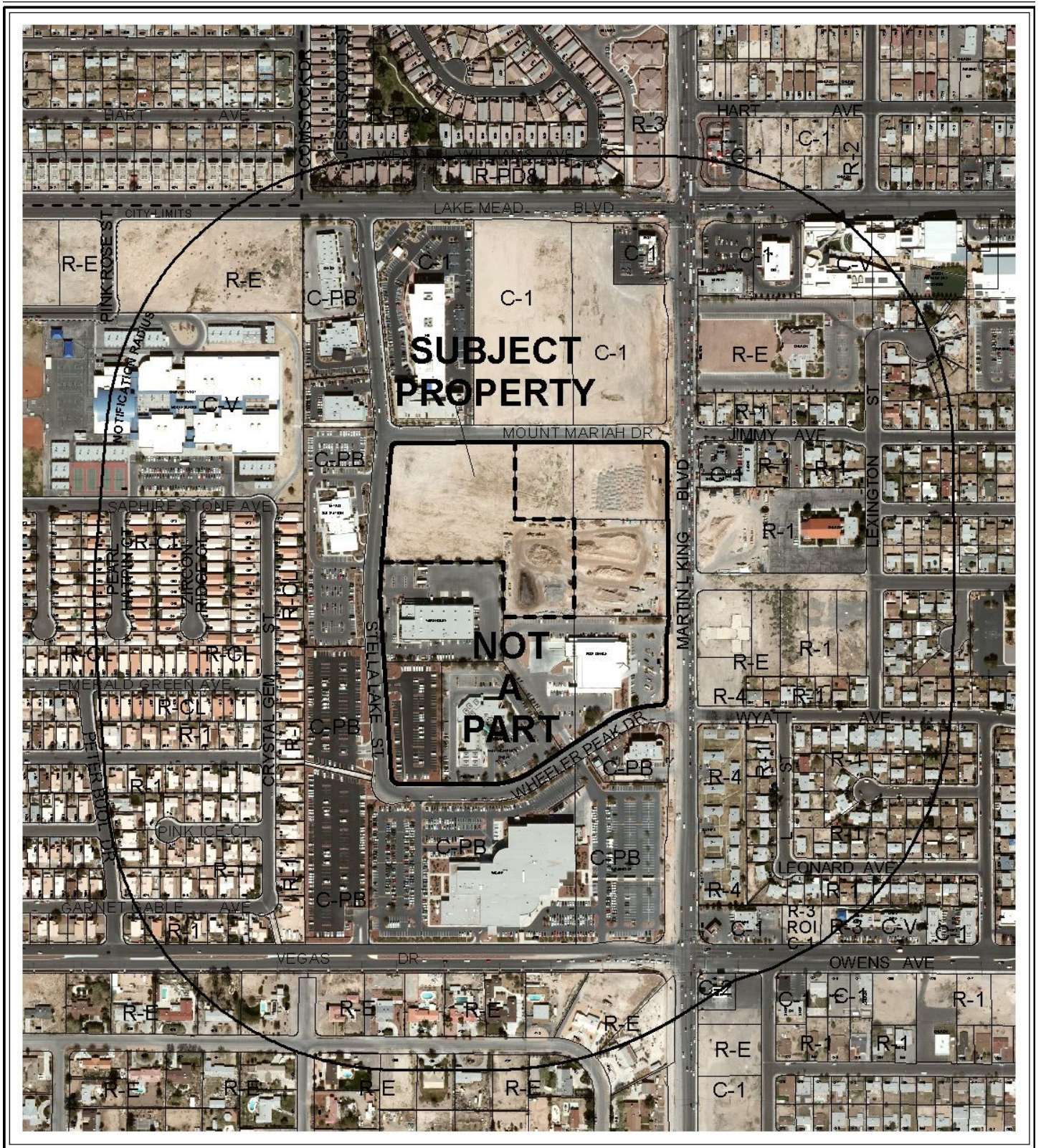


CASE: VAR-35381

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)





CASE: VAR-35381

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

0 500 1000 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-35381 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Rezoning (SDR-35380) 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.

VAR-35381 - Staff Report Page One
September 10, 2009 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Variance to allow 18 parking spaces where 26 are required for a proposed 7,600 square-foot Fire Station on a portion of an undeveloped lot at the southeast corner of Stella Lake Street and Mount Mariah Drive. This represents a 31% deviation from the standard. Staff can support the Variance request as the parking provided is adequate to meet the maximum staffing level for the fire station, as well as the limited number of visitors expected at the site. If this application is denied, the proposed parking will need to be redesigned to comply with Title 19 and a new Site Development Plan Review would be required.

Issues

- Approval of this request is necessary for the approval of a companion Site Development Plan Review (SDR-35380) for a proposed 7,600 square-foot Fire Station..

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/21/94	The City Council approved an application to Rezone (Z-0136-94) the subject site as part of a larger request from R-E (Residence Estates) to C-PB (Planned Business Park). The Planning Commission recommended approval.
09/14/95	The Planning Commission approved a Plot Plan Review [Z-0136-94(1)] for an enterprise business park, which includes the subject property. The Planning Commission recommended approval.
02/07/96	The City Council approved an Extension of Time [Z-0136-94(3)] for an enterprise business park, which includes the subject property. The Planning Commission recommended approval. The Extension of Time expired on 12/21/96.
11/05/03	The City Council approved applications for a Special Use Permit (SUP-2909) and a Site Development Plan Review (SDR-2908) for a recording studio and for television broadcasting and other communication services adjacent to the west side of Martin L King Boulevard, approximately 330 feet north of Wheeler Peak Drive. The Planning Commission and staff recommended approval. The Las Vegas Enterprise Park Architectural Review Committee reviewed and approved the site plan on 08/20/03.
06/15/05	The City Council approved a Site Development Plan Review (SDR-6519) for a proposed three building, 27,672 square-foot corporate office and bank center adjacent to the southwest corner of Martin L King Boulevard and Mount Mariah Drive. The Planning Commission recommended approval. The application expired on 06/15/09.

VAR-35381 - Staff Report Page Two
September 10, 2009 - Planning Commission Meeting

<i>Related Building Permits/Business Licenses</i>	
There are no related building permits or business licenses associated with the subject site.	
<i>Pre-Application Meeting</i>	
06/30/09	The submittal requirements for a Site Development Plan Review and Variance were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Field Check</i>	
08/06/09	Staff conducted a site inspection and noted a well maintained undeveloped lot.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.54 acres (limits of construction)
Gross Acres	6.06 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	LI/R (Light Industrial / Research)	C-PB (Planned Business Park)
North	Offices	LI/R (Light Industrial / Research)	C-1 (Limited Commercial)
South	Warehouse	LI/R (Light Industrial / Research)	C-PB (Planned Business Park)
East	Undeveloped	LI/R (Light Industrial / Research)	C-PB (Planned Business Park)
West	Metro Substation	PF (Public Facilities)	C-PB (Planned Business Park)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Las Vegas Enterprise Park	X		Y*
West Las Vegas Plan	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	N/A

*Per approval letter from the Architectural Review Committee of the Las Vegas Enterprise Park dated 08/05/09.

VAR-35381 - Staff Report Page Three
September 10, 2009 - Planning Commission Meeting

DEVELOPMENT STANDARDS

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	
Government Facility	7,600	1:300	24	2	17	1	
Total			26		18		N

ANALYSIS

The site complies with all Title 19 requirements with the exception of required parking. Per Title 19.04, a Government Facility requires one space per 300 square feet of gross floor area, resulting in the need for 26 spaces, two of which are required to be handicap accessible. The site plan depicts a total of 18 spaces, including one handicap accessible space, which is a 31% deviation from the standard. Staff can support the request for the parking Variance (VAR-35381) as a fire station is unlike a traditional government facility in that it will provide both work and living space for a specific number of employees, with minimal public access. The facility is expected to house no more than 12 firefighters at any time, and the parking provided is adequate.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.”

Additionally, Title 19.18.070L states:

“Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

VAR-35381 - Staff Report Page Four
September 10, 2009 - Planning Commission Meeting

The Variance is appropriate given the unique function of the facility, and the maximum staffing level of the proposed fire station, and will not jeopardize the health or safety of the general public; therefore, staff is recommending approval of the request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

ASSEMBLY DISTRICT 7

SENATE DISTRICT 4

NOTICES MAILED 344

APPROVALS 3

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-35381 APN: 139-21-313-016

Name of Property Owner: City of Las Vegas

Name of Applicant: Saumuel D. Tolman, AIA, NCARB

Name of Representative: Saumuel D. Tolman, AIA, NCARB

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: _____

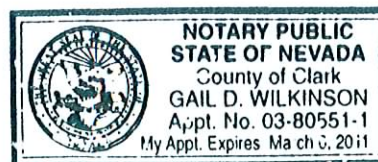
Signature of Property Owner: 

Print Name: Saumuel D. Tolman, AIA, NCARB

Subscribed and sworn before me

This 16th day of July, 2009

Gail D. Wilkinson
Notary Public in and for said County and State



SURVEYOR'S CERTIFICATE

I, Alan R. Rieck, a Professional Land Surveyor licensed in the State of Nevada, certify that:

- This plat represents the results of a survey conducted under my supervision at the instance of the City of Las Vegas.
- The land surveyed lies within Section 21, T. 20 S., R. 61 E., M.D.M., Clark County, Nevada, and the survey was completed on May 1, 2009.
- This plat complies with the provisions of Chapter 625 of the Nevada Administrative Code, and the survey was conducted in accordance with Chapter 625 of the Nevada Administrative Code.
- The monuments depicted on the plat are of the character shown, setting the positions indicated, and are of sufficient durability.

Alan R. Rieck
Professional Land Surveyor
Nevada Certificate No. 12464

LEGEND

Found Alum. Cap. PLS 7008
unless otherwise noted

Found Alum. Cap. PLS 4541

Salt rebar and Alum. Cap. PLS 12464

Centerline

Right of way line

Boundary

Adjoining Lot Lines

TABLE

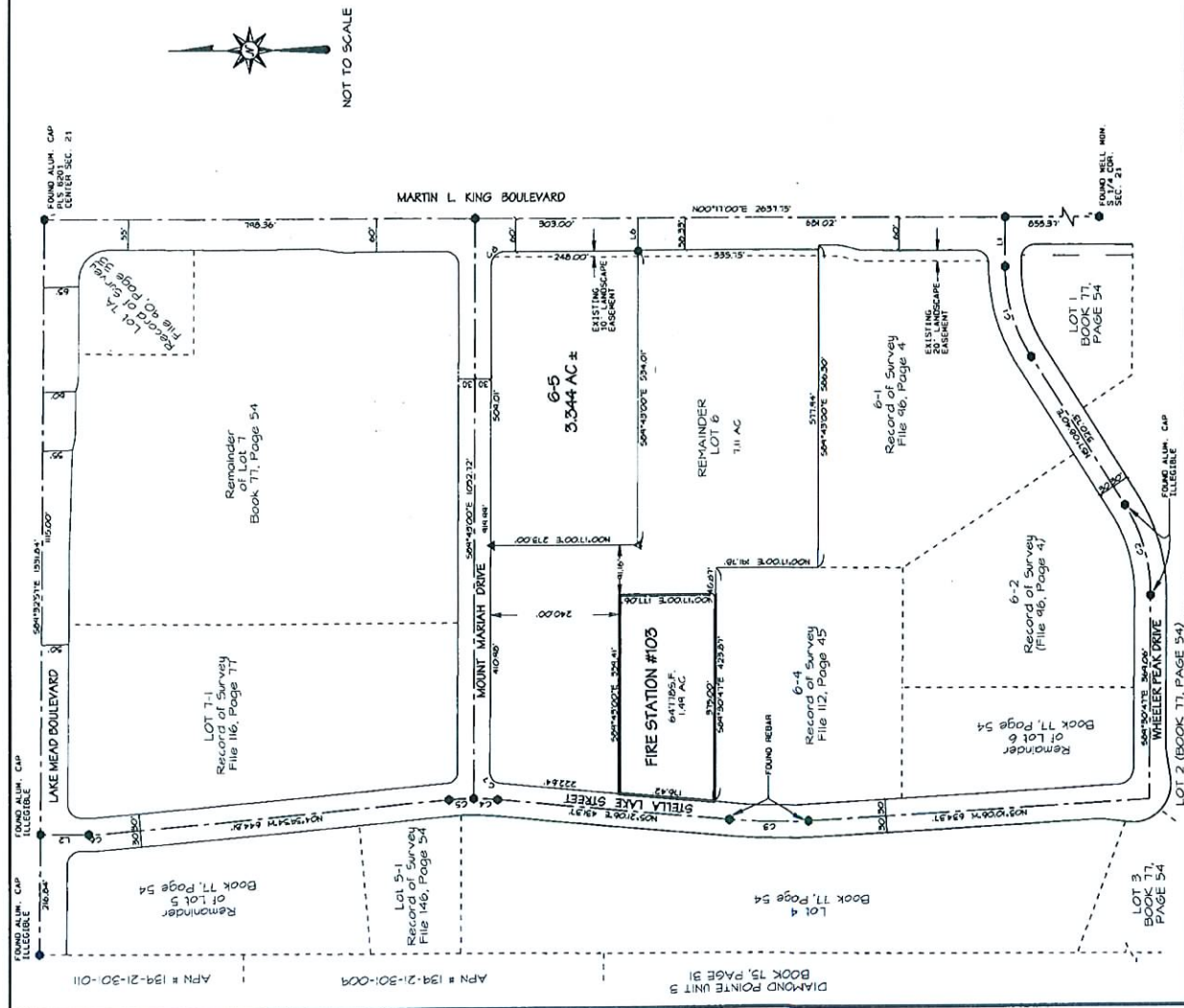
LINE	BEARING	DISTANCE
1	N 0° 43' 00" E	40.00
2	S 89° 57' 00" W	14.00
3	S 89° 57' 00" W	14.00
4	N 0° 43' 00" E	40.00
5	N 0° 43' 00" E	40.00
6	N 0° 43' 00" E	40.00
7	N 0° 43' 00" E	40.00
8	N 0° 43' 00" E	40.00
9	N 0° 43' 00" E	40.00
10	N 0° 43' 00" E	40.00
11	N 0° 43' 00" E	40.00
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100	N 0° 43' 00" E	40.00

RECORDS NOTE

Any subsequent changes to this map should be examined and may be determined by reference to the County Recorder's Cumulative Map Index. (N.R.S. 210.3645)

SHEET 1 OF 1

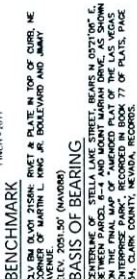
RECORD OF SURVEY FOR CITY OF LAS VEGAS PORTION OF LOT 6 OF BLOCK 17, PAGE 54 OF PLATS BOOK 77, PAGE 54 OF PLATS PORTION OF 3/4 SECTION 21, T. 20 S., R. 61 E., M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA		INSTRUMENT NO. FILED AT THE REQUEST OF THE CITY OF LAS VEGAS DATE _____ AT _____ FILE _____ PAGE _____ OF SURVEYS OPTIONAL RECORDS BOOK NO. _____ CLARK COUNTY, NEVADA, RECORDS DEBIE CORNWAT, RECORDER DEPUTY
DRAWN BY: ALAN R. RIECK CHECKED BY: ALAN R. RIECK DATE: APRIL 2009 FILE NAME: ENTIRETY-PRO-5174.DWG		2001 STANDARD SET, LAS VEGAS, NV 89120 22X34 1/2"



VAR-35381
09/10/09 PC

RECEIVED

JUL 28 2009



REQUIRED PARKING PER CODE: 1 SPACE PER 300 S.F.
26 SPACES
IRREGULAR SPACES:
1 SPACE
TOTAL SPACES REQUIRED PER CODE: 27 SPACES

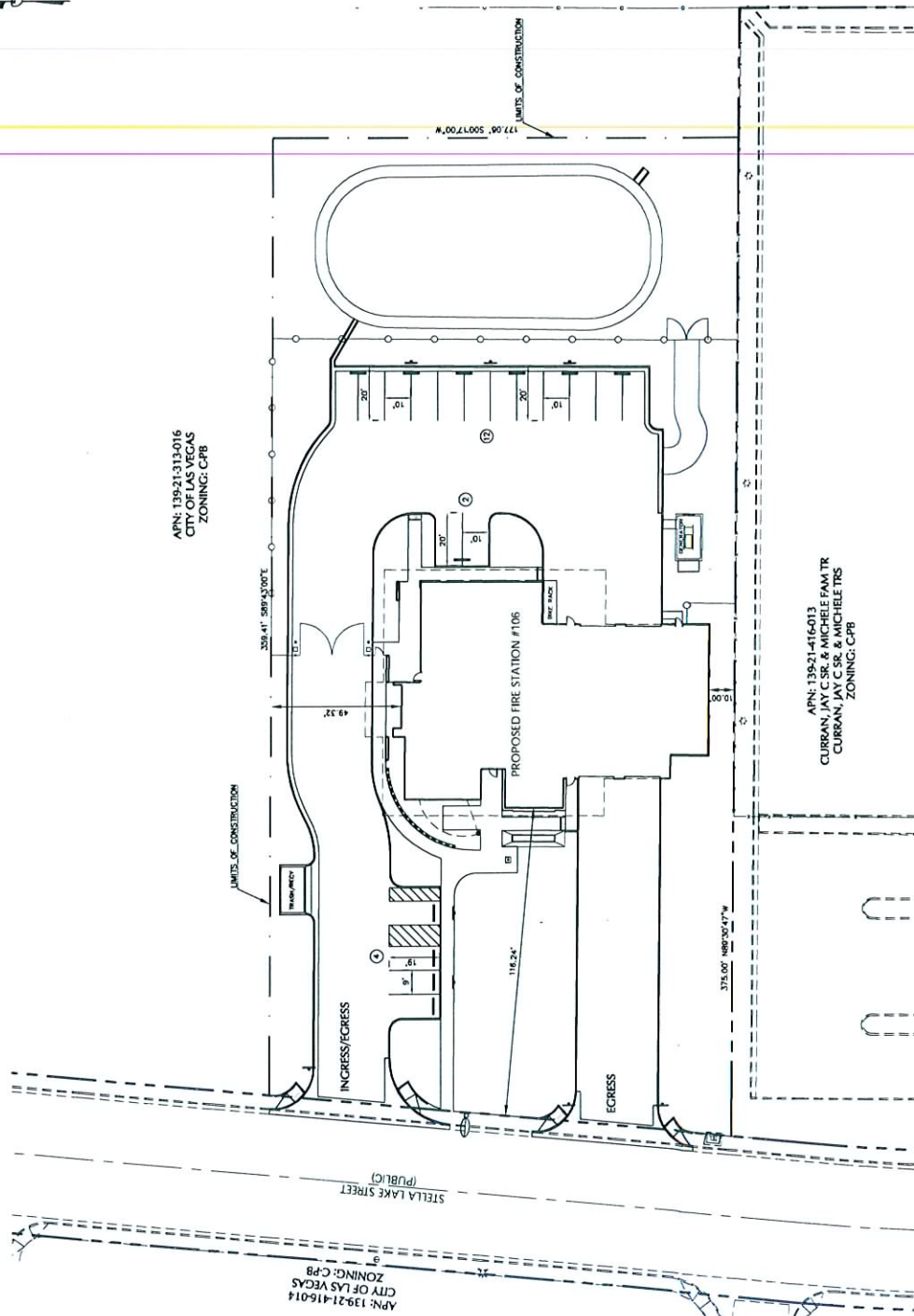
PROPOSED PARKING:
17 SPACES
IRREGULAR SPACES:
1 SPACE
TOTAL SPACES PROVIDED: 18 SPACES



- LEGEND**
- | | |
|-----|---------------------------------------|
| --- | PROPERTY LINE-ADJACENT |
| --- | PROPERTY LINE-RIGHT-OF-WAY CENTERLINE |
| --- | 2" TYPE "V" CURB AND GUTTER |
| --- | 6" TYPE "A" CURB |
| --- | PUBLIC FACILITY |
| --- | PR. WROUGHT IRON FENCE |
| --- | EX. WROUGHT IRON FENCE |
| --- | NUMBER OF PARKING SPACES |
| (2) | |

RECEIVED

JUL 28 2009





**VAR-35381 - APPLICANT/OWNER: CITY OF LAS VEGAS
SOUTHEAST CORNER OF STELLA LAKE STREET AND MOUNT MARIAH DRIVE
SEPTEMBER 10, 2009 PLANNING COMMISSION**

08/06/09



**VAR-35381 - APPLICANT/OWNER: CITY OF LAS VEGAS
SOUTHEAST CORNER OF STELLA LAKE STREET AND MOUNT MARIAH DRIVE
SEPTEMBER 10, 2009 PLANNING COMMISSION**

08/06/09



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SEPTEMBER 10, 2009 PLANNING COMMISSION**

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**VAR-35381 - APPLICANT/OWNER: CITY OF LAS VEGAS
SOUTHEAST CORNER OF STELLA LAKE STREET AND MOUNT MARIAH DRIVE
SEPTEMBER 10, 2009 PLANNING COMMISSION**

08/06/09



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
DAVID W. STEINMAN,
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER

JORGE CERVANTES
PUBLIC WORKS DIRECTOR

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

OFFICE 702.229.6535

FAX 702.384.4846

TDD 702.386.9108

www.lasvegasnevada.gov

July 21, 2009

HAND DELIVERED

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

SUBJECT: Justification Letter for the request for parking variance of CLV Fire Station #106 (a.k.a. Fire Station #103)

To whom it may concern:

This is to serve as a justification letter for City of Las Vegas Fire Station #103, located on a portion of the property at the intersection of Stella Lake St. & Mt. Mariah Dr., assessor's parcel no 139-21-313-016. The fire station has been renumbered to fire station #106 at the request of Councilman Barlow (this request has been approved by Chief Greg Gammon and the City Manager).

The City of Las Vegas is building this fire station in order to keep up with the growing demands for providing fire and life safety services to the citizens of the Las Vegas valley and in order to maintain their present ISO Class 1 insurance rating. The fire station will be designed as a sustainable facility to attain LEED Silver certification to comply with the City Council's resolution for all new City facilities. The fire station is located on a parcel of land that has a zoning designation of C-PB.

Parking: The C-PB zoning designation requires 1 parking space per 300 square feet of building space. This would require that 26 parking spaces be provided for our 7,600 s.f. fire station. We are providing a total of 16 parking spaces for this project as the total maximum occupant load will be 12 persons for this facility. The amount of parking we are providing will meet the needs of the fire station personnel during shift change and will also accommodate the parking needs for members of the public who occasionally visit the fire station. The fire department has approved the number of parking spaces provided at this facility.

Sincerely,

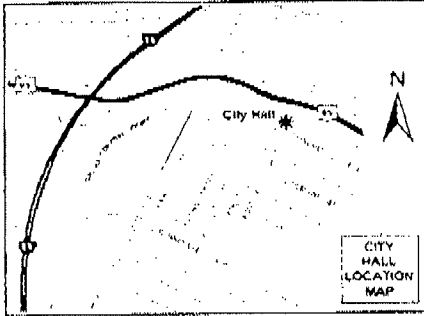
Erik Singman
Designer, CLV Office of Architectural Services

- Enc:
1. Site Plan - 24X36 in size.
 2. Site Plan - 8.5x11 in size.
 3. Justification Letter
 4. Deed & Legal Description
 5. Application/Petition Form w/ original signature.
 6. Pre-Application Submittal Checklist.
 8. Statement of Financial Interest, w/ original signature.

VAR-35381
09/10/09 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.

VAR-35381 & SDR-35380

Planning Commission Meeting of 9/10/2009

RECEIVED

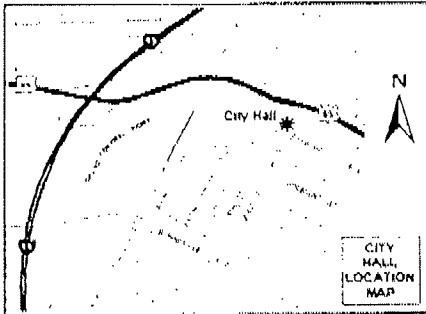
SEP 01 2009

Case: RON-35242
16204210114
ARLT THOMAS M & LINDA D
1721 BANNIC AVE
LAS VEGAS NV 89102-2452

15A

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-35381 & SDR-35380

Planning Commission Meeting of 9/10/2009

RECEIVED

SEP 01 2009

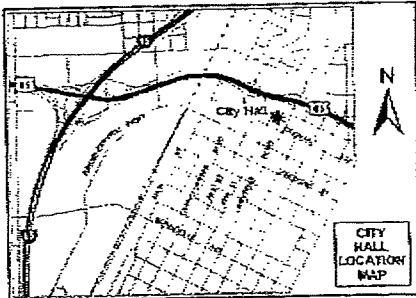
Case: RQR-35242

16204210054
ARLT FAMILY TRUST
1721 BANNIE AVE
LAS VEGAS NV 89102-2452

15A

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



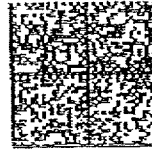
I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-35381 & SDR-35380

Planning Commission Meeting of 9/10/2009

PRESORTED
FIRST CLASS



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AUG 28 2009
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SEP 01 2009

16204301010
FELDMAN SAM TRUST
800 N RAINBOW BLVD #208
LAS VEGAS NV 89107-1193

Case: RQR-35242

FAVDS11 89107

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15A

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-35380 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35381 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED 7,600 SQUARE-FOOT GOVERNMENT FACILITY (FIRE STATION) on a portion of 6.06 acres at the southeast corner of Stella Lake Street and Mount Mariah Drive (APN 139-21-313-016), C-PB (Planned Business Park) Zone, Ward 5 (Barlow)

C.C.: 10/07/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

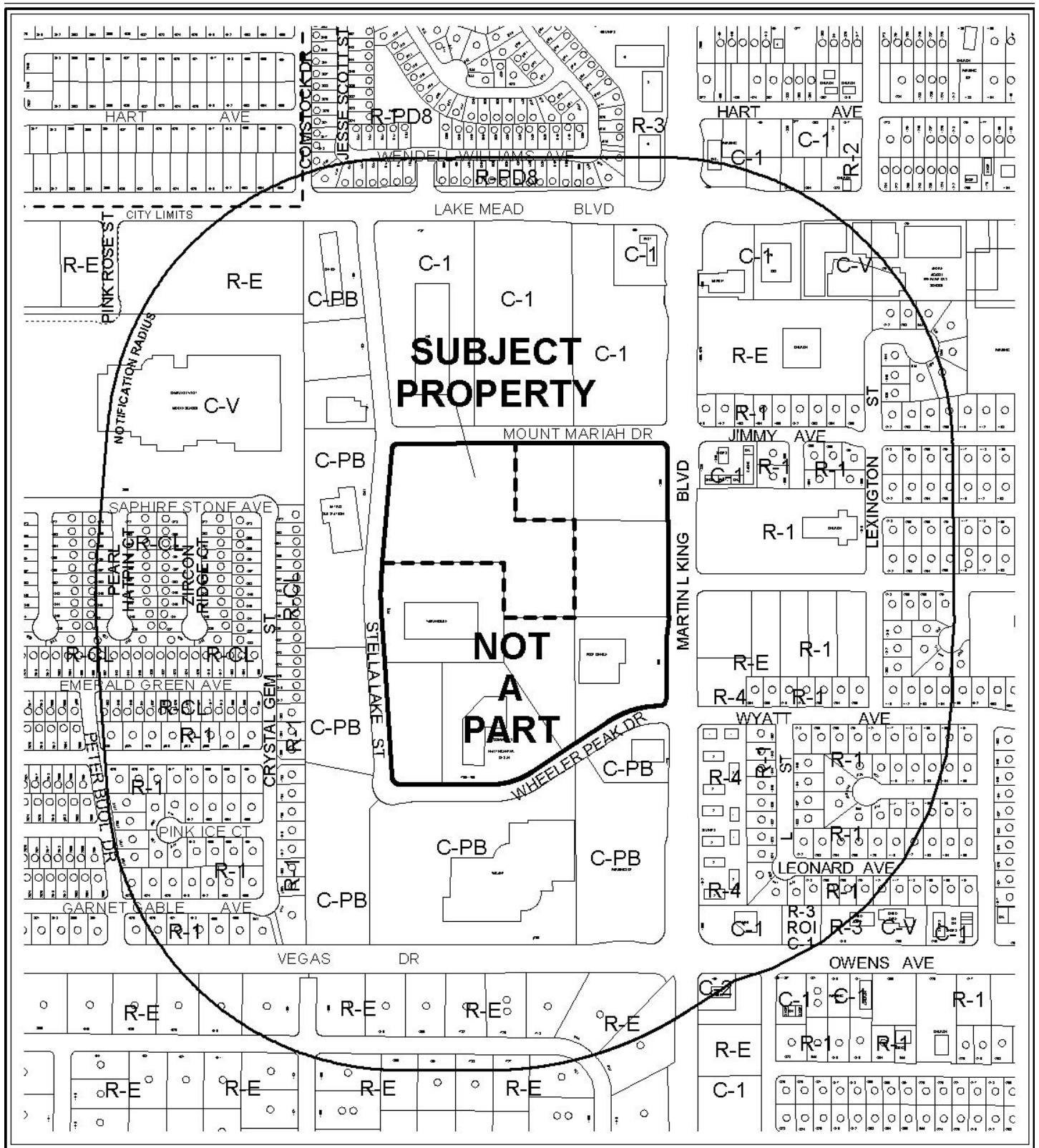
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RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcards

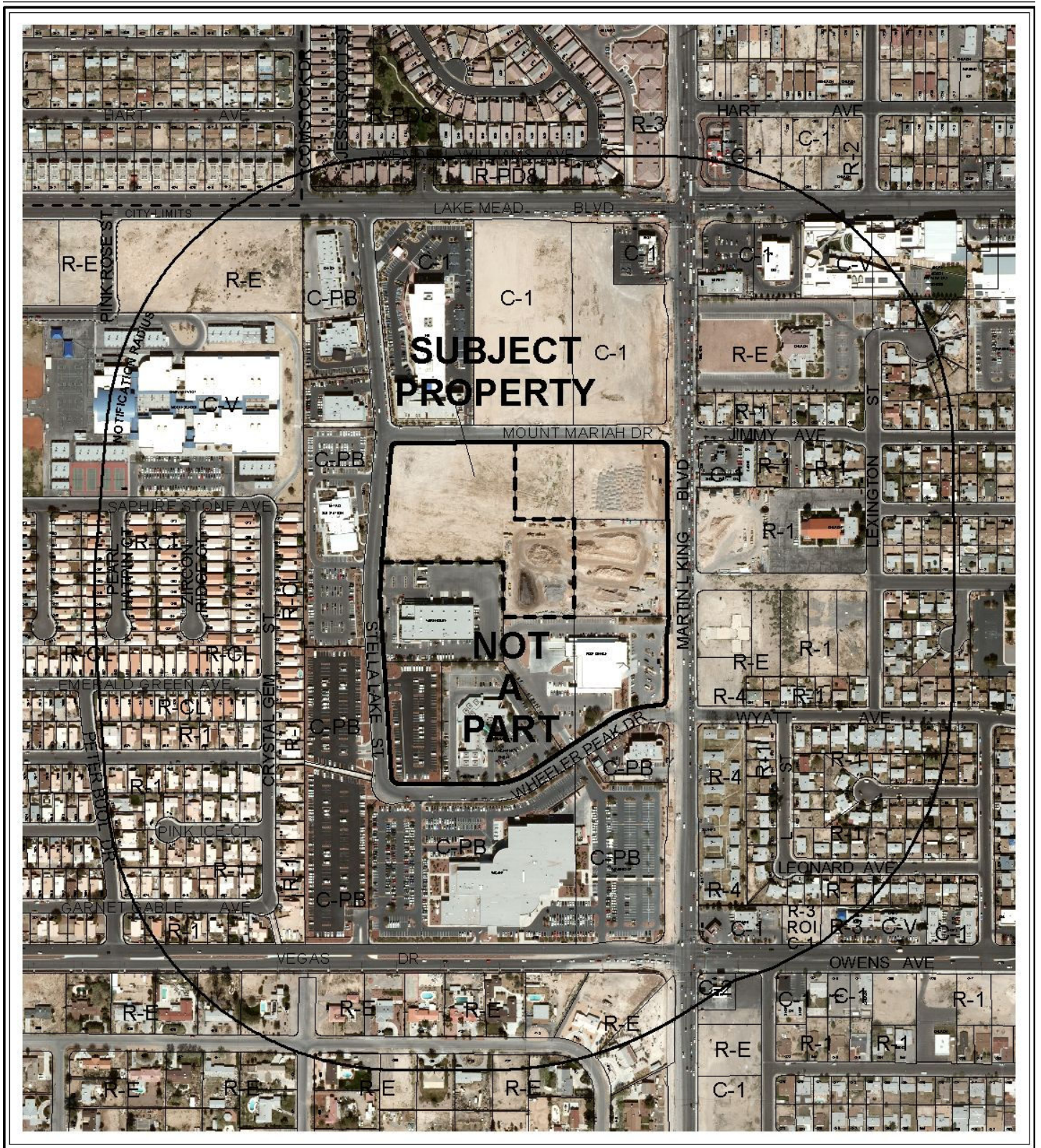


CASE: SDR-35380

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)





CASE: **SDR-35380**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2009****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-35380 - APPLICANT/OWNER: CITY OF LAS VEGAS**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL**, subject to:**Planning and Development**

1. Conformance to the conditions for Variance (VAR-35381) 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 and landscape plan date stamped 08/06/09 and the floor plan and elevation plan date stamped 07/28/09, except as amended by conditions herein.
4. Property lines must be established prior to issuance of building permits on the undeveloped portion of the site unless developed by the City of Las Vegas.
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.
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. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

GK

SDR-35380 - Conditions Page Two
September 10, 2009 - Planning Commission

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. 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.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Construct all incomplete half-street improvements (sidewalk) adjacent to this site concurrent with development of this site.
14. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards 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.
15. All private improvements and landscaping 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.
16. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the issuance of any building permits for this site.
17. Site development to comply with all applicable conditions of approval for Z-136-94, the Las Vegas Enterprise Park (Commercial Subdivision) and all other subsequent site-related actions.

SDR-35380 - Staff Report Page One
September 10, 2009 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 7,600 square-foot Fire Station on a portion of an undeveloped lot at the southeast corner of Stella Lake Street and Mount Mariah Drive. The proposed fire station is meant to keep up with the growing demand for providing life safety services to the citizens of the Las Vegas Valley. The fire station is to be constructed on 1.54 acres of the 6.06 acre site, and will be designed as a sustainable facility to attain LEED Silver certification. If this application is denied, approval of a new Site Development Plan Review would be required prior to development of the site. The proposed Fire Station is harmonious and compatible with the surrounding land uses; therefore, staff is recommending approval of this application.

Issues

- Approval of a companion Variance (VAR-35381) to allow 18 parking spaces where 26 are required is necessary for this request to be approved. Staff can support the companion Variance request as the parking provided is adequate to meet the maximum staffing level for the fire station, as well as the limited number of visitors expected at the site.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/21/94	The City Council approved an application to Rezone (Z-0136-94) the subject site as part of a larger request from R-E (Residence Estates) to C-PB (Planned Business Park). The Planning Commission recommended approval.
09/14/95	The Planning Commission approved a Plot Plan Review [Z-0136-94(1)] for an enterprise business park, which includes the subject property. The Planning Commission recommended approval.
02/07/96	The City Council approved an Extension of Time [Z-0136-94(3)] for an enterprise business park, which includes the subject property. The Planning Commission recommended approval. The Extension of Time expired on 12/21/96.
11/05/03	The City Council approved applications for a Special Use Permit (SUP-2909) and a Site Development Plan Review (SDR-2908) for a recording studio and for television broadcasting and other communication services adjacent to the west side of Martin L King Boulevard, approximately 330 feet north of Wheeler Peak Drive. The Planning Commission and staff recommended approval. The Las Vegas Enterprise Park Architectural Review Committee reviewed and approved the site plan on 08/20/03.
06/15/05	The City Council approved a Site Development Plan Review (SDR-6519) for a proposed three building, 27,672 square-foot corporate office and bank center adjacent to the southwest corner of Martin L King Boulevard and Mount Mariah Drive. The Planning Commission recommended approval. The application expired on 06/15/09.

GK

SDR-35380 - Staff Report Page Two
September 10, 2009 - Planning Commission Meeting

<i>Related Building Permits/Business Licenses</i>	
There are no related building permits or business licenses associated with the subject site.	
<i>Pre-Application Meeting</i>	
06/30/09	The submittal requirements for a Site Development Plan Review were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Field Check</i>	
08/06/09	Staff conducted a site inspection and noted a well maintained undeveloped lot.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.54 acres (limits of construction)
Gross Acres	6.06 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	LI/R (Light Industrial / Research)	C-PB (Planned Business Park)
North	Offices	LI/R (Light Industrial / Research)	C-1 (Limited Commercial)
South	Warehouse	LI/R (Light Industrial / Research)	C-PB (Planned Business Park)
East	Undeveloped	LI/R (Light Industrial / Research)	C-PB (Planned Business Park)
West	Metro Substation	PF (Public Facilities)	C-PB (Planned Business Park)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Las Vegas Enterprise Park	X		Y*
West Las Vegas Plan	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	N/A

*Per approval letter from the Architectural Review Committee of the Las Vegas Enterprise Park dated 08/05/09.

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September 10, 2009 - Planning Commission Meeting

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	410 Feet	Y
Min. Setbacks			
• Front	20 Feet	116 Feet	Y
• Side	10 Feet	10 Feet	Y
• Side	10 Feet	289 Feet	Y
• Rear	15 Feet	91 Feet	Y
Max. Lot Coverage	50%	<50%	Y
Max. Building Height	N/A	31 Feet	N/A
Trash Enclosure	Screened, Gated, with a Roof or Trellis	Screened, Gated with a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree / 6 Spaces	3 Trees	6	Y
Buffer:				
Min. Trees	1 Tree / 20 Linear Feet	4 Trees	5 Trees	Y
TOTAL		7 Trees	11 Trees	Y
Min. Zone Width				
West	15 Feet		25 Feet	Y
South	8 Feet		8 Feet	Y
East	8 Feet		120 Feet	Y
North	N/A		6 Feet	Y
Wall Height	6-8 Feet		8 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Government Facility	7,600	1:300	24	2	17	1	
Total			26		18		N

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September 10, 2009 - Planning Commission Meeting

ANALYSIS

The site complies with all Title 19 requirements with the exception of required parking. Per Title 19.04, a Government Facility requires one space per 300 square feet of gross floor area, resulting in the need for 26 spaces, two of which are required to be handicap accessible. The site plan depicts a total of 18 spaces, including one handicap accessible space, which is a 31% deviation from the standard. A companion Variance (VAR-35381) has been submitted to address this issue. Staff can support the request for the companion parking Variance (VAR-35381) as a fire station is unlike a traditional government facility in that it will provide both work and living space for a specific number of employees, with minimal public access. The facility is expected to house no more than 12 firefighters at any time, and the parking provided is adequate.

The overall site is accessed from Stella Lake Street. This street is classified as a 60-foot Right-of-Way. The site provides adequate access and circulation for pedestrians, vehicles, and fire trucks.

The applicant has exceeded the minimum landscaping requirements with respect to the overall tree count, spacing and buffer widths throughout the site. The applicant has also added an abundant amount of landscaping at the eastern portion of the overall site. The landscaping is appropriate for the subject development.

The building is being designed to meet LEED Silver certification, in accordance with the City's Green Building Resolution. The elevations are well articulated by the use of variations in height and massing. The applicant has also included a variety of colors, materials and windows, including stone veneer and a double lock standing roof seam. The elevations and materials proposed are appropriate and harmonious with the surrounding neighborhood.

The proposed project is consistent the Las Vegas Enterprise Park Covenants, Conditions, and Restrictions, and has obtained approval from the Las Vegas Enterprise Park Architectural Review Committee.

FINDINGS

The following findings must be made for an SDR:

- 1. The proposed development is compatible with adjacent development and development in the area;**

SDR-35380 - Staff Report Page Five
September 10, 2009 - Planning Commission Meeting

The proposed Fire Station is compatible with adjacent development in the area.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed project is consistent with the General Plan and the Las Vegas Enterprise Park Covenants, Conditions, and Restrictions. The project has obtained approval from the Las Vegas Enterprise Park Architectural Review Committee. The development does not comply with the parking standards of Title 19; however, the applicant has requested a Variance from the parking standards in conjunction with this Site Development Plan Review.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The site will have access to Lake Stella Street. The existing street network will be adequate to serve the proposed uses. The site access and on-site circulation will not negatively impact adjacent roadways or neighborhood traffic.

- 4. Building and landscape materials are appropriate for the area and for the City;**

Building and landscape materials are appropriate for the area and for the City, and meets all requirements of Title 19.

- 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 submitted building elevations create an orderly and aesthetically pleasing environment, and will be harmonious and compatible with 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 inspection by the City and will not compromise the health safety and welfare of the general public.

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September 10, 2009 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

ASSEMBLY DISTRICT 7

SENATE DISTRICT 4

NOTICES MAILED 344

APPROVALS 3

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: 5DR-35380 APN: 139-21-313-016

Name of Property Owner: City of Las Vegas

Name of Applicant: Saumuel D. Tolman, AIA, NCARB

Name of Representative: Saumuel D. Tolman, AIA, NCARB

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: _____

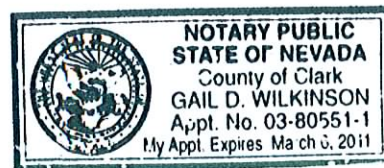
Signature of Property Owner: _____

Print Name: Saumuel D. Tolman, AIA, NCARB

Subscribed and sworn before me

This 16th day of July, 2009

Gail D. Wilkinson
Notary Public in and for said County and State



1. The plot represents the results of a survey conducted under my supervision in the City of Los Angeles.

2. The plot was made and the survey was completed on May 1, 2001.

3. The plot complies with applicable standards of this state and the United States and the survey was conducted in accordance with the Nevada Administrative Code.

4. The monuments depicted on the plot or the character shown occupy the positions indicated and are of sufficient durability

BASIS OF BEATING

The east line of the Southeast Quarter (SW 1/4) of Section 21, Township 20 South, Range 61 East, M.D.M., also being the centerline of Martin L. King Boulevard, bears N00°17'00" E as shown on the Amended Map for Las Vegas Enterprise Park on file in the Clark County Recorder's Office in Book 77 of Plats, Page 34.

Found Alum. Cap PLS 70036
 unknown orientable noted
 Found Alum. Cap PLS 4741
 Self reader and Alum. Cap PLS 12464
 Centaline
 Edge of way line
 Boundary
 Abandoned Lot Lines

LANE	BEAMS	DISTANCE
1	500' 0" 00"	64.30
2	500' 100" 00"	64.30
3	500' 200" 00"	64.30
4	500' 300" 00"	64.30
5	500' 400" 00"	64.30
6	500' 500" 00"	64.30

Any subsequent changes to this map should be examined and may be determined by reference to the County Recorder's Cumulative Map Index. (N.R. 5: 27B-56-5)

RECORD OF SURVEY FOR
CITY OF LAS VEGAS
PORTION OF LOT 6 OF
BLOCK 11, PHASE 5A, OF PLATS
THE LAS VEGAS
PORTION OF 1/4 IN SECTION 34, T. 20 N., R. 6 E., M. 10 N.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
BOOK 11, PAGE 5A OF PLATS
CLARK COUNTY, NEVADA
INSTRUMENT NO. _____
FILED AT _____
DATE _____
FILE _____
OFFICIAL RECORDS BOOK NO. _____
CLARK COUNTY, NEVADA, RECORDS
SERIAL CONT. #, RECORD# _____

SDR-35380

09/10/09 PC

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BENCHMARK
1 INCH = 20 FT
SHEET & PLATE IN TOP OF CURB, NE
CORNER OF MARTIN L. KING JR. BOULEVARD AND JAWAY
VENUE.
LEV. 201.50' (NAVD83)

SITE PARKING ANALYSIS

REQUIRED PARKING PER CODE: 1 SPACE PER 300 S.F.

REGULAR SPACES:

ADA SPACES:

TOTAL SPACES REQUIRED PER CODE: 27 SPACES

PROPOSED PARKING:

CELLULAR SPACES:

1 SPACE

TOTAL SPACES PROVIDED: 18 SPACES

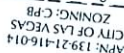


VICINITY MAP

NTS

LEGEND

	PROPERTY LINE-ADJACENT
	PROPERTY LINE-RIGHT-OF-WAY
	CENTRALINE
	24" TYPE "L" CURB AND GUTTER
	6" TYPE "X" CURB
	PUBLIC FACILITY
	PR. WROUGHT IRON FENCE
	EX. WROUGHT IRON FENCE
	NUMBER OF PARKING SPACES



APN: 139-21-313-016
CITY OF LAS VEGAS
ZONING: C-PB

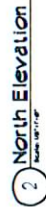
APN: 139-21-416-013
CURRAN, JAY C SR. & MICHELE FAM TR
CURRAN, JAY C SR. & MICHELE TRS
ZONING: C-PB



CITY OF LAS VEGAS, NEVADA
FIRE STATION #06 (AKA #5 #03)
Exterior Elevations &
Exterior Finish Schedule

OWNER: CITY OF LAS VEGAS DEPARTMENT OF PUBLIC WORKS MUNICIPAL SERVICES	
ARCHITECT OF RECORD: SAMUEL D. TOLMAN, AIA, NCARB P.O. BOX 90867 LAS VEGAS, NEVADA 89190-0867 TEL: (702) 262-2352 FAX: (702) 262-2352	
DRAWING NO.	F.P.S.
PLAN	(N2)-A41
SHEET	10/20/93
CAD	10'-0" x 4"
DATE: 02/15/2018	
BY: JRM/KAC	6:30 - 107
SCALE: 1" = 10'	
A4.1	

A4.1



General Notes:

Exterior Finish Schedule

- | ADDRESS | EXTERIOR LOCATION | FINISH | COLOR TYPE |
|---------|--|----------------------------------|--|
| CP-1 | MAIN EXTERIOR COLOR ON STUCCO WALLS | SMOOTH STUCCO FINISH | COLOR 14 "DESERT CAMEL"
MR. SC (ON ADJACENT EG) |
| P-1 | INTERIOR ACCENT STUCCO WALLS | SMOOTH STUCCO FINISH | COLOR 15 "WHITE MOUNTAIN"
MR. SC (ON ADJACENT EG) |
| | EXTERIOR DOORS, FRAMES | PAINT (DOORS) | COLOR 16 "WHITE MOUNTAIN"
MR. SC (ON ADJACENT EG) |
| P-3 | FRONT 2 NEST, REAR 2 NEST, REAR 2 NEST, REAR 2 NEST, REAR 2 NEST | PAINTED 1/2" X 1/2" INCH PAINTED | COLOR 17 "TECHNOLOGY"
MR. SC (ON ADJACENT EG) |
| | STUCCO ACCENT COLOR | SMOOTH STUCCO FINISH PAINTED | COLOR 18 "STANDARD"
MR. SC (ON ADJACENT EG) |
| W-1 | ALSO DOORS, WINDOWS (18" x 24") | PAINTED ALUMINUM FINISH | NOT "HELIXICA"
MR. TRIMMED ALUMINUM |
| W-2 | FRONT SLATION NUMBER (3' x 2' x 2') | PAINTED ALUMINUM FINISH | MR. GREEN TON, "HELIXICA" |
| W-3 | STUCCO SLATION NUMBER | FACTORY FINISH | MR. 151715, SEE SPEC'S COLOR "X" |

SDR-35380
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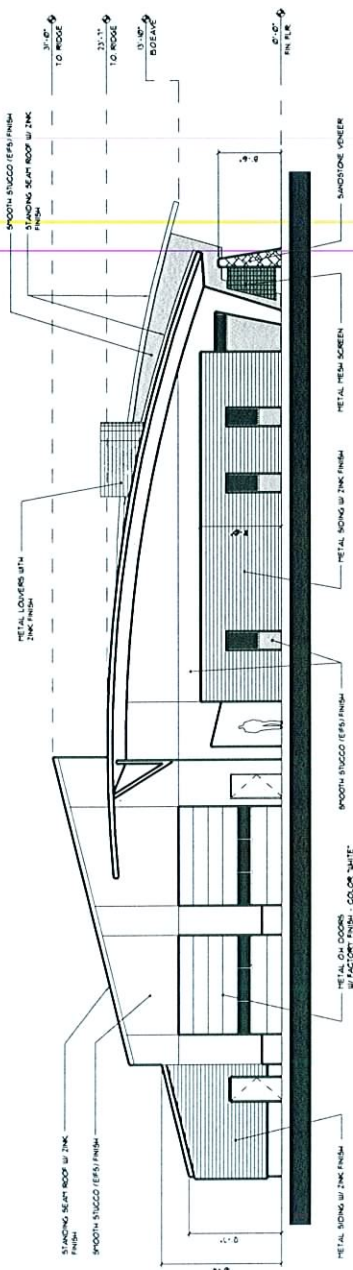


CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
ARCHITECTURAL SERVICES
SANDY L. TOLAN, AIA, LAND
SCAPE ARCHITECT
1000 S. LAS VEGAS AVENUE
SUITE 200
LAS VEGAS, NV 89101
PHONE: (702) 228-3333
FAX: (702) 228-3333
WWW: WWW.CITYOFVegas.NV.GOV

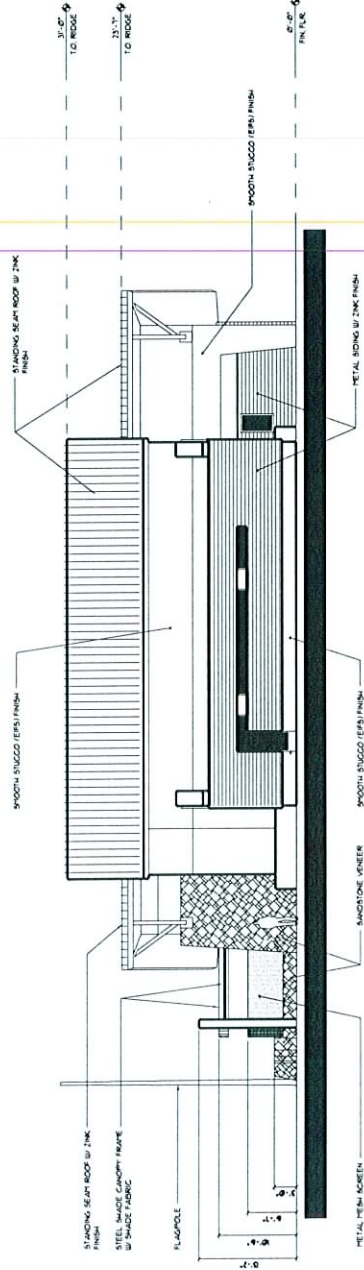
FILE STATION 06 (AKA 05 03)
EXTERIOR ELEVATIONS

OWNER: CITY OF LAS VEGAS
PROJECT: ARCHITECTURAL SERVICES
SANDY L. TOLAN, AIA, LAND
SCAPE ARCHITECT
1000 S. LAS VEGAS AVENUE
SUITE 200
LAS VEGAS, NV 89101
PHONE: (702) 228-3333
FAX: (702) 228-3333
WWW: WWW.CITYOFVegas.NV.GOV

A4.2



1 South Elevation
Scale: 1/8" = 1'-0"



2 North Elevation
Scale: 1/8" = 1'-0"

Keynotes

- CONCRETE PRECASTER TO HAVE ARCHITECTURAL CONCRETE FINISH. SEE DETAIL 1A.01.
- PIPE ROLLING: SEE CIVIL PLAN FOR DETAIL OF ROLLING.
- CONCRETE PRECASTER: SEE DET. 1A.01. DETAILS: PAINT PER FINISH SCHEDULE.
- 17'-0" WIDE BY 7'-0" HIGH - 30 GAL. GALV. STEEL, REINFORCED PER CHANNEL NUMBER 18.
- W/ 1/2" BAZED SHUTTER, FINISH ADDRESS NUMBERS COLOR, CHARGE BATES. SEE APPROVED CO. MATERIALS NOT SPACED BY 1/2" (CONSTRUCTION SHALL VERIFY NUMBERS IN GROUND PRIOR TO ORDERING).
- EMERGENCY TELEPHONE HOSE: SEE DETAIL 1A.01.
- 0700' MANS FOR ELECTRICAL DISCONNECT. ALTERNATE ELECT. POWER SOURCE.
- STEEL PLATED BRIDGE CANOPY W/ POWDER COATED FINISH COLOR: PLATE FINISH: SEE DETAIL ON BUT AMO.
- ENTRANCE CANOPY: SEE DETAILS.
- METAL CORING TO MATCH METAL COLOR GUARD FRESH UNDO.
- NOSE FOR ROOF TOP HVAC UNITS: SEE SHEET A3.1 DETAIL 1A.01.
- CHARGE LINE INDICATED LINE OF SINGLE PLY ROOF BRIDGE ROOF PARAPET.
- EXTERIOR FINISH SCHEDULE AND SEE DETAIL 1A.01.
- EXTERIOR LIGHT: SEE ELECT. DATA FOR DIFFERENT LIGHTING SCHEDULE. CENTER LIGHTS OVER GARAGE DOORS.

Keynotes

- STUCCO: POWDERT & GABLE END - SEE DETAIL 1A.01.
- EXPANDED CHU MASONRY VENEER JOINT.
- 8'-0" HIGH - 1/2" THICK - EXPANDED CHU MASONRY VENEER JOINT.
- ONE WALL: SEE FINISH SCHEDULE. SPECIFICATIONS: 1 WALL LEGEND.
- LIGHT SAND STUCCO FINISH - PAINT PER EXTERIOR FINISH SCHEDULE. SEE SPECIFICATIONS.
- W/ 1/2" BAZED SHUTTER, FINISH ADDRESS NUMBERS COLOR, CHARGE BATES. SEE APPROVED CO. MATERIALS NOT SPACED BY 1/2" (CONSTRUCTION SHALL VERIFY NUMBERS IN GROUND PRIOR TO ORDERING).
- ONE DOLLAR - SEE DET. 1A.01.
- PAINTED METAL CANOPY FINISH: SEE FINISH SCHEDULE.
- OVERLOOK ROOF SCUMPER: SEE DET. 1A.01. ALSO SEE DET. 1A.01. SEE DET. 1A.01.
- PAINT ALL ROOF SCUMPER COLOR: EP-3.
- STANDING SEAM ROOF PANEL: SEE FINISH SCHEDULE AND SPECIFICATIONS. 1 ROOF PLAN.
- 4" DEEP METAL HATCH STANDING SEAM ROOF FINISH: GUARD COLOR.
- 4" DEEP METAL HATCH STANDING SEAM ROOF FINISH: GUARD COLOR.
- 7'-0" ACCEST WALL W/ METAL PLATE POWDER COATED FINISH. SEE SHEET A3.1 FOR ELEVATIONS.
- 7'-0" ACCEST WALL W/ METAL PLATE POWDER COATED FINISH. SEE SHEET A3.1 FOR ELEVATIONS.
- LINE OF ROOF DECK BRIDGE PARAPET: SEE DETAIL 1A.01 FOR ROOF FINISH REQUIREMENTS.
- BUTT JOINTS IN POWDER COATED STEEL PLATE WALL FINISH - BOTH SIDES OF WALL.

Keynotes

- LINE OF HVAC UNITS BRIDGE SCREEN.
- EXPANDED CHU MASONRY VENEER JOINT.
- 8'-0" HIGH - 1/2" THICK - EXPANDED CHU MASONRY VENEER JOINT.
- PAINT OVERHEAD GARAGE DOOR FACTORY FINISH: TYPICAL ALL OVERHEAD DOORS.
- METAL PAINTED BRIDGE AT GARAGE DOOR W/ STUCCO - SEE DET. 1A.01.
- ROOF DRAIN OUTLET: COMPOSITE NOZZLE: SEE PLUMBING DATA.
- HOSE BRIDGE: SEE PLUMBING DATA.

General Notes:

- ALL EXTERIOR METAL TO BE GALV. AND PAINTED PER FINISH SCHEDULE.
- SEE FINISH SCHEDULE FOR COLOR OF ALL FINISHES KEYNOTED ON ELEVATIONS.
- SEE SHEET A3.1 FOR EXTERIOR FINISH SCHEDULE.
- ANY PLACE WHERE A "C" IS SHOWN INDICATES A CONTROL JOINT. JOINT FINISHING ALONG THE FACE OF THE WALL.
- SEE DETAIL 1A.01 FOR DETAILS OF EXTERIOR ROOFING FINISHING CONTRACTOR AND DETAIL 1A.01.
- BRIDGE ACCEST WALLS TO BE PAINTED EP-3 (EP-4 AS NOTED).

SDR-35380

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Floor Plan 1: Dimension Floor Plan

- [illegible]

CITY OF LAS VEGAS, NEVADA
FIRE STATION #106 (AKA F5 #103)
Noted Floor Plan

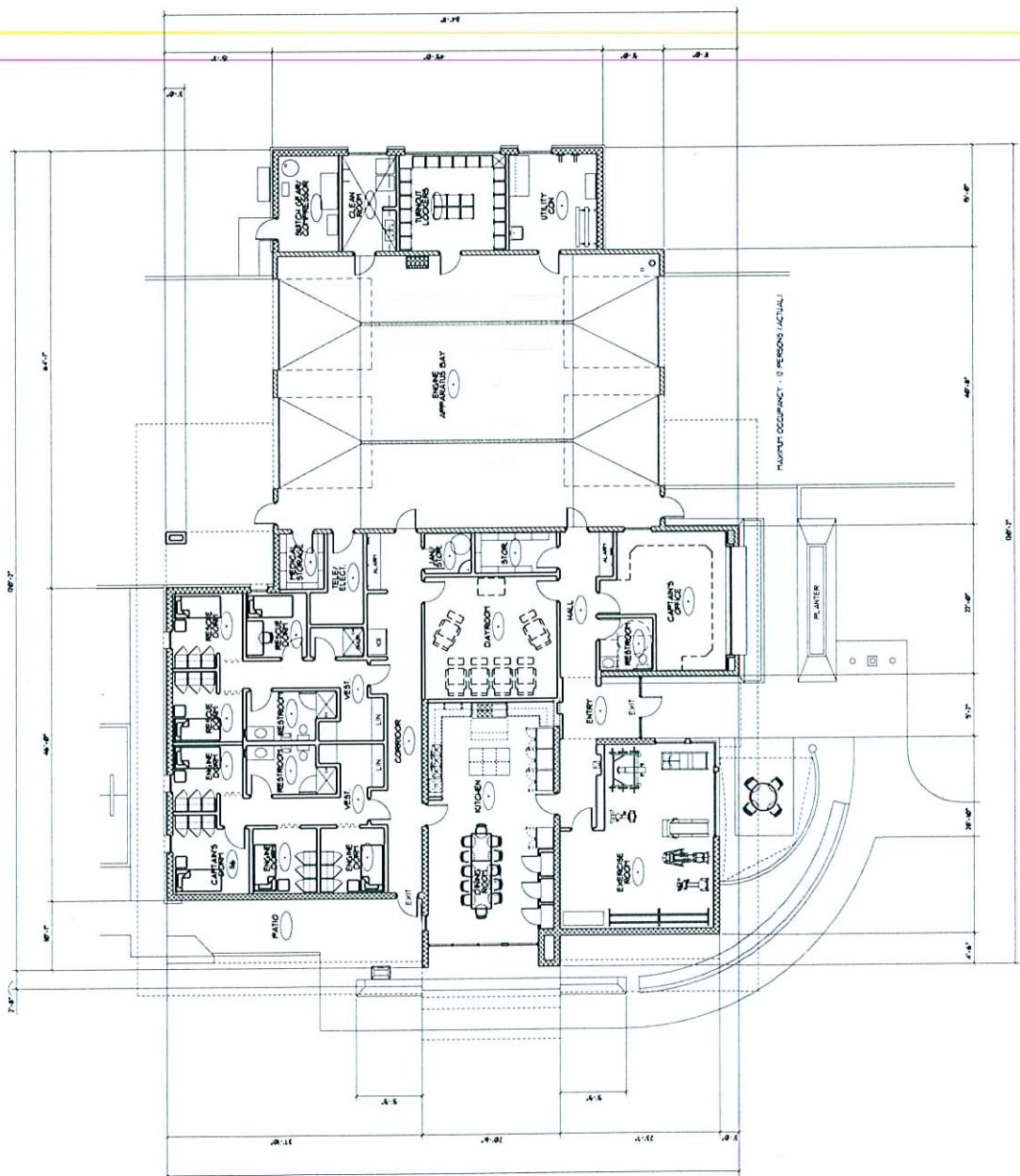
Noted Floor Plan

OWNER: CITY OF LAS VEGAS DEPARTMENT OF PUBLIC WORKS ARCHITECTURAL SERVICES	ARCHITECT OF RECORD: SAMUEL TOLMAN, AIA, NCBARB# 1400 EAST STEWART AVENUE SUITE 100 LAS VEGAS, NV 89101-4515 PHONE: (702) 382-3518 FAX: (702) 382-3518 E-MAIL: STOLMAN@TOLMANAIA.COM	DATE: 1/27/01	BY: 1/27/01	SCALE: 1/8" = 1'-0"	NO: 08.152-4108	DATE: 6-30-10T	A1.1
--	---	---------------	-------------	---------------------	-----------------	----------------	------

A1.1

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JUL 9 8 2009



Project North

Floor Plan

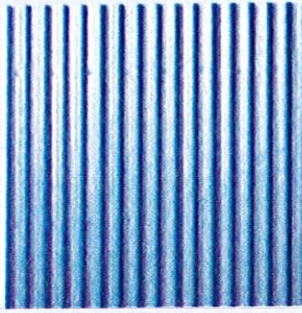
SDR-35380
09/10/09 PC



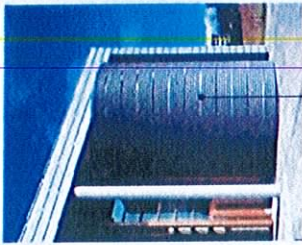
DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS, NEVADA
FIRE STATION #26 (AKA, F5) #23

Material / Color Board

DATE	09/03/09
BY	6/30/09
FOR	6/30/09
CB	



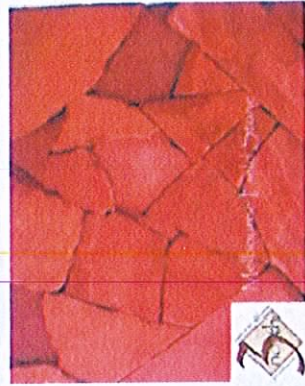
MR-1: METAL SIDING
COLOR: "PRE-WEATHERED BLUE-GRAY"
MFR: RHEINZINK



SINUSOIDAL PROFILE METAL PANELS



DOUBLE LOCK STANDING SEAM ROOF



STONE VENEER
BY MFR. "3 NORTH STONE"
COLOR: MELBOURNE FIELD STONE

STOREFRONT WINDOWS
COLOR: WHITE



MR-1: METAL ROOF - "PRE-WEATHERED BLUE-GRAY"
MFR: RHEINZINK



EP-1: MAIN STUCCO COLOR
MFR: CI #640 "IVORY SAMPLER"

EP-2: STUCCO ACCENT COLOR,
& DOORS/FRAMES/STEEL COLUMNS
MFR: CI #1543 "WHITE MOUNTAIN"



EP-3: STUCCO ACCENT COLOR
& STEEL SHADE CANOPY
MFR: DE #513 "BENTWOOD"

RECEIVED

JUL 28 2009

SDR-35380
09/10/09 PC



**SDR-35380 - APPLICANT/OWNER: CITY OF LAS VEGAS
SOUTHEAST CORNER OF STELLA LAKE STREET AND MOUNT MARIAH DRIVE
SEPTEMBER 10, 2009 PLANNING COMMISSION**

08/06/09



**SDR-35380 - APPLICANT/OWNER: CITY OF LAS VEGAS
SOUTHEAST CORNER OF STELLA LAKE STREET AND MOUNT MARIAH DRIVE
SEPTEMBER 10, 2009 PLANNING COMMISSION**

08/06/09



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08/06/09



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08/06/09



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SOUTHEAST CORNER OF STELLA LAKE STREET AND MOUNT MARIAH DRIVE
SEPTEMBER 10, 2009 PLANNING COMMISSION**

08/06/09



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
DAVID W. STEINMAN,
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER

JORGE CERVANTES
PUBLIC WORKS DIRECTOR

July 21, 2009

HAND DELIVERED

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

SUBJECT: Justification Letter for the Site Development Plan Review of CLV Fire Station #106 (a.k.a. Fire Station #103)

To whom it may concern:

This is to serve as a justification letter for City of Las Vegas Fire Station #103, located on a portion of the property at the intersection of Stella Lake St. & Mt. Mariah Dr., assessor's parcel no 139-21-313-016. The fire station has been renumbered to fire station #106 at the request of Councilman Barlow (this request has been approved by Chief Greg Gammon and the City Manager).

The City of Las Vegas is building this fire station in order to keep up with the growing demands for providing fire and life safety services to the citizens of the Las Vegas valley and in order to maintain their present ISO Class 1 insurance rating. The fire station will be designed as a sustainable facility to attain LEED Silver certification to comply with the City Council's resolution for all new City facilities. The fire station is located on a parcel of land that has a zoning designation of C-PB.

Colors – A light color palette has been chosen for the fire station in order to comply with LEED requirements. The color palette compliments that of the existing commercial developments around the site. Please see the attached color board and colored building elevations.

Parking – The C-PB zoning designation requires 1 parking space per 300 square feet of building space. This would require that 26 parking spaces be provided for our 7,600 s.f. fire station. We have submitted a parking variance as a separate submittal in which we are providing a total of 16 parking spaces for this project as the total maximum occupant load will be 12 persons for this facility. The amount of parking we are providing is sufficient for the needs of the fire station personnel and has been approved by the fire department.

Landscaping – The 1.49 acre fire station property sits on a portion of a larger 8.60 acre parcel owned by CLV. We will be providing drought tolerant landscaping around the site and we will be using plant species which are native to the desert in order to provide a sustainable site design.

Sincerely,

A handwritten signature in blue ink, appearing to read "E. Singman".

Erik Singman
Designer, CLV Office of Architectural Services

SDR-35380
09/10/09 PC

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

OFFICE 702.229.6535

FAX 702.384.4846

TDD 702.386.9108

www.lasvegasnevada.gov

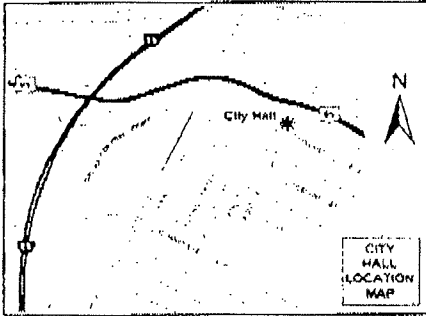
- Enc:
1. Site Plan, Floor Plan, Landscape Plan, Exterior Building Elevations, - 24X36 in size.
 2. Site Plan, Floor Plan, Landscape Plan, Exterior Building Elevations, - 8.5x11 in size.
 3. Justification Letter
 4. Deed & Legal Description
 5. Application/Petition Form w/ original signature.
 6. Pre-Application Submittal Checklist.
 7. Color and Material Board.
 8. Statement of Financial Interest, w/ original signature
 9. Colored renderings of fire station #106 – 11X17 in size.
 10. Copy of assessor's parcel map.

cc: Samuel D. Tolman, AIA, NCARB

SDR-35380
09/10/09 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.

VAR-35381 & SDR-35380

Planning Commission Meeting of 9/10/2009

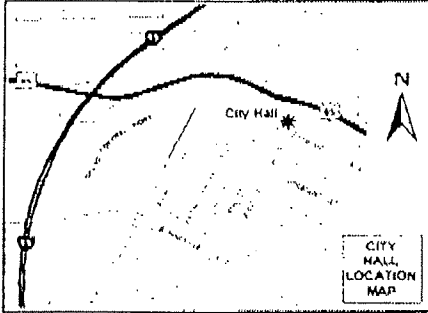
RECEIVED
SEP 01 2009

Case: ROR-35242
16204210114
ARLT THOMAS M & LINDA D
1721 BANNIE AVE
LAS VEGAS NV 89102-2452

116A

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-35381 & SDR-35380

Planning Commission Meeting of 9/10/2009

RECEIVED

SEP 01 2009

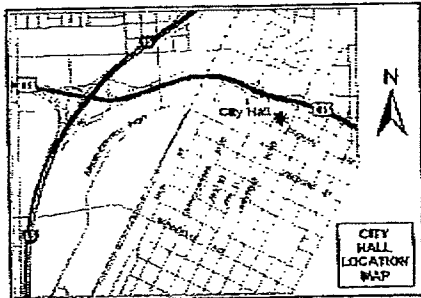
Case: RQR-35242

16204210054
ARLT FAMILY TRUST
1721 BANNIE AVE
LAS VEGAS NV 89102-2452

16A

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



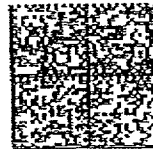
I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-35381 & SDR-35380

Planning Commission Meeting of 9/10/2009

PRESORTED
FIRST CLASS



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MAILED FROM ZIP CODE 89101
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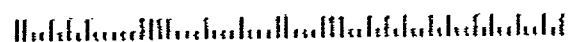
RECEIVED

SEP 01 2009

16204301010
FELDMAN SAM TRUST
800 N RAINBOW BLVD #208
LAS VEGAS NV 89107-1193

Case: RQR-35242

FAVDS11 89107



16A

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-35224 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HOUSE OF VINO, LLC - OWNER: TETON DURANGO 2008, LLC - Request for a Special Use Permit FOR ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN A PROPOSED 2,510 SQUARE-FOOT CONVENIENCE STORE at 8053 North Durango Drive, Suite #160 (APN 125-08-806-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross)

C.C.: 10/07/2009

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

6

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

6

City Council Meeting

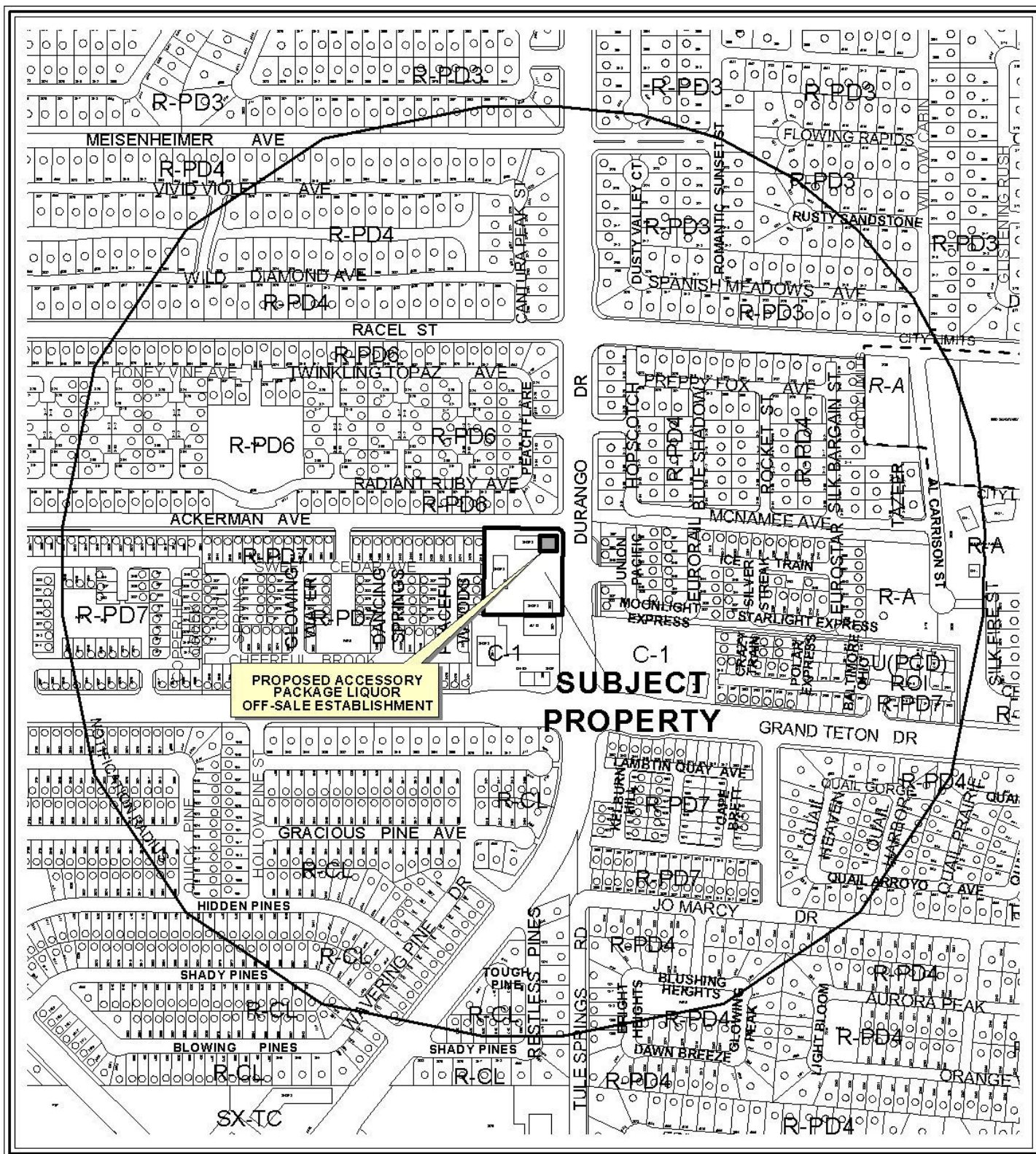
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RECOMMENDATION:

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-35224

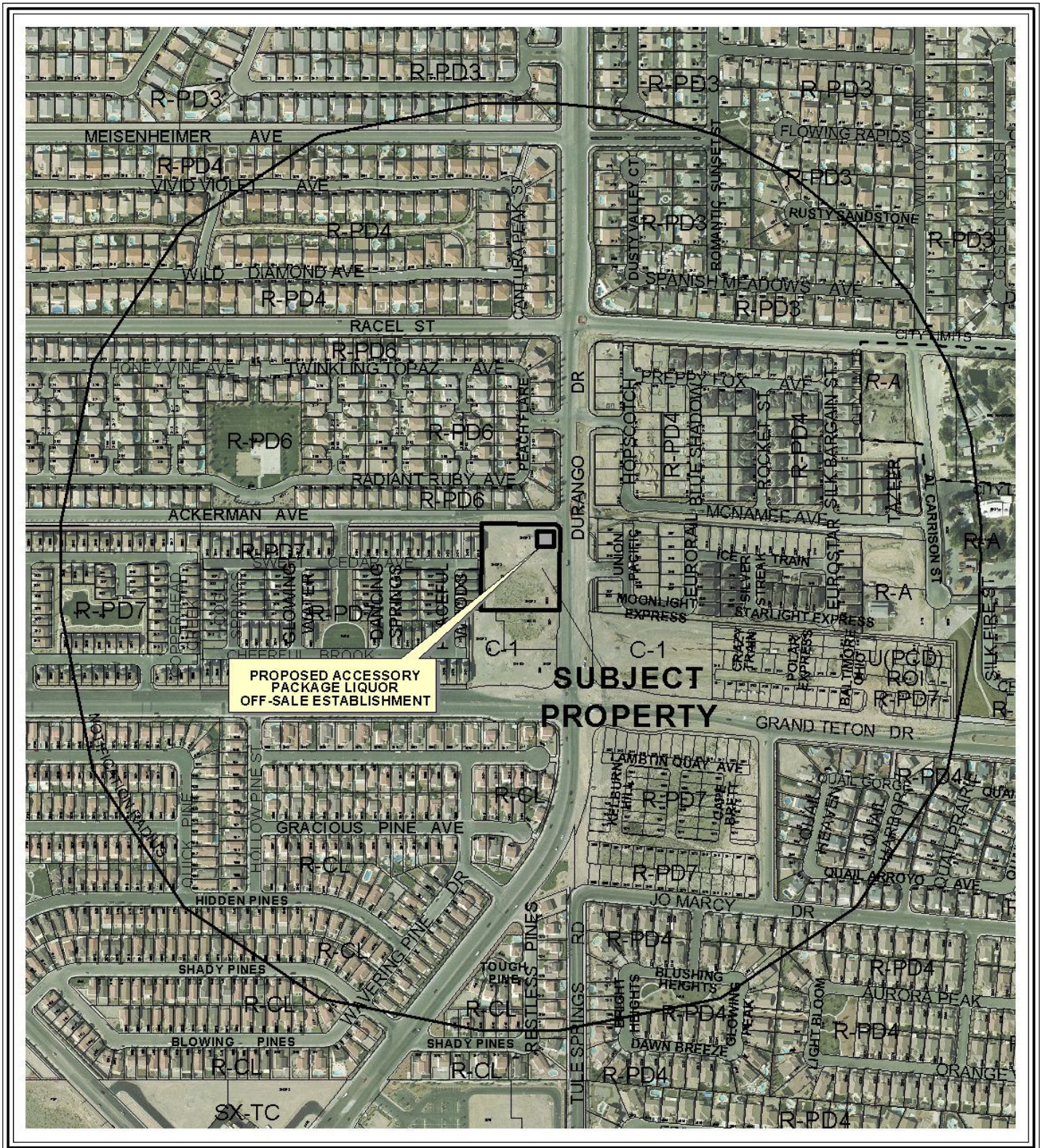
RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

0 500 1000 Feet

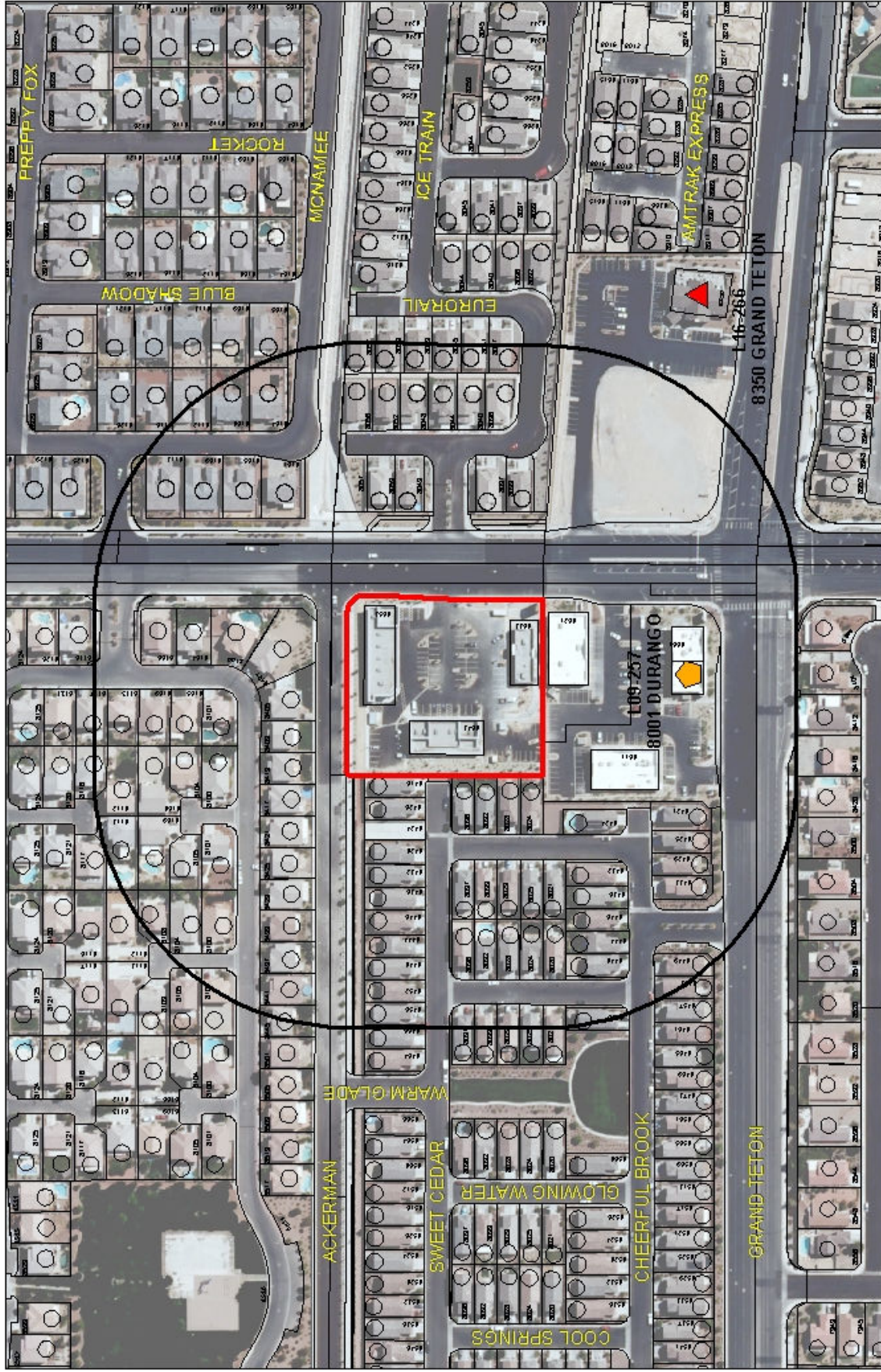




CASE: SUP-35224

RADIUS: 1500 FT

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

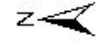


SUP-35224

Business Licenses

-  Child Care/Children Facility
-  Beer/Wine/Cooler On Sale
-  Beer/Wine/Cooler On Sale
-  Beer/Wine/Cooler Off Sales
-  Package Liquor Sales
-  Tavern
-  Supper Club/Restaurant Service Bar

-  RELIGIOUS
-  CITY PARKS
-  SCHOOLS
-  Subject Property
-  400 foot buffer



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-35224 - APPLICANT: HOUSE OF VINO - OWNER:
TETON DURANGO 2008, LLC**

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for Retail Establishment with Accessory Package Liquor Off-Sale use.
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. The sale of individual containers of any size of beer or wine coolers is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or in the parking lot of the subject property without the appropriate permits.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-35224 - Staff Report Page One
September 10, 2009 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Retail Establishment with Accessory Package Liquor Off-Sale within a proposed 2,510 square-foot Convenience Store located at 8053 North Durango Drive. The applicant has proposed to establish a Convenience Store which will feature and display liquors, beers and wines that cannot be found in standard Convenience Stores, in addition to other household items and pre-packaged foods.

ISSUES

- The proposed use complies with all Title 19 Zoning Code requirements and can be conducted in a manner that is harmonious and compatible with the existing and future surrounding land uses; therefore, staff is recommending approval of this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales</i>	
02/05/03	The City Council approved a request for Annexation (A-0038-02) to annex undeveloped property located in various parts of the city under the provisions of NRS 268.597 No. 1(b), containing approximately 495 acres. The Planning Commission recommended approval of the request.
01/24/06	A Code Enforcement case (#37811) was processed for a large dump truck repeatedly parking on the vacant lot.
04/05/06	The City Council approved a Site Development Plan Review (SDR-10071) for a proposed 13,722 square-foot commercial development on 2.12 acres at the southwest corner of Ackerman Avenue and Durango Drive. The Planning Commission recommended approval of the request.
05/10/07	The Planning Commission denied a request for a Special Use Permit (SUP-20814) for a proposed Auto Title Loan with a Waiver to allow no distance separation from a residential property where 200 feet is required and a Waiver to allow a 1,288 square-foot establishment where 1,500 is the minimum square footage required on property located on the southwest corner of Durango Drive and Ackerman Avenue.
<i>Related Building Permits/Business Licenses</i>	
10/11/07	A building permit (#99632) was issued for an engineered design flood wall rear only at 8053 North Durango Drive. The permit has not received a final inspection.
03/30/09	A building permit (#7002791) was issued for a retail shell building certificate of completion at 8053 North Durango Drive. The permit has not received a final inspection.

SUP-35224 - Staff Report Page Two
September 10, 2009 - Planning Commission Meeting

<i>Pre-Application Meeting</i>	
07/15/09	A pre-application meeting with the applicant was held where elements of submitting a Special Use Permit were discussed. Topics included: • Title 19 minimum Special Use Permit requirements for a Retail Establishment with Accessory Package Liquor Off-Sale • On-site parking requirements • Application materials and documents • Meeting dates and deadlines
<i>Neighborhood Meeting</i>	
08/12/09	A neighborhood meeting was held on Wednesday, August 12th at 6:00pm at the YMCA Centennial Hills Community Center located at 6601 N. Buffalo Dr. Nine members for the applicant attended the meeting, along with one staff member from the Ward 6 City Council office, one member of the Planning and Development staff, and 37 members of the public. Topics discussed included: • Suburban residential area • Additional alcohol • Additional gaming with loitering • New business model, no existing operation • 24/7 hrs • Vagrancy, tagging / outside security • Need appropriate lighting • Delivery hours • Ensure large numbers of students off buses are monitored in store
<i>Field Check</i>	
08/06/09	During a routine site inspection performed by staff, the subject property was noted as a well maintained retail development.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.93

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Retail Development	PCD (Planned Community Development)	C-1 (Limited Commercial)
North	Single-Family Residences	PCD (Planned Community Development)	R-PD6 (Residential Planned Development – 6 Units per Acre)
South	Retail Development	PCD (Planned Community Development)	C-1 (Limited Commercial)

SUP-35224 - Staff Report Page Three
September 10, 2009 - Planning Commission Meeting

East	Single-Family Residences	PCD (Planned Community Development)	R-PD6 (Residential Planned Development – 6 Units per Acre)
West	Single-Family Residences	PCD (Planned Community Development)	R-PD7 (Residential Planned Development – 7 Units per Acre)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
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							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Convenience Store	2,510 sq. ft.	1:175	14		82	4	Y
Commercial Recreation/ Amusement (Indoor)	2,800 sq. ft.	1:200	14				
Restaurant, 2,000 S.F. or more (with drive-through)	2,513 sq. ft.	1:100	25				
General Retail (Less than 25,000 sq. ft.)	5,752 sq. ft.	1:175	33				
SubTotal	13575 sq. ft.		82	4	82	4	
TOTAL	13575 sq. ft.		86		86		Y

SUP-35224 - Staff Report Page Four
September 10, 2009 - Planning Commission Meeting

ANALYSIS

This request is for a Special Use Permit for a proposed 2,510 square-foot Convenience Store with Accessory Package Liquor Off-Sale within an existing General Retail Development at 8053 North Durango Drive. A Retail Establishment with Accessory Package Liquor Off-Sale is defined in Title 19.04 as a retail establishment:

1. Whose license to sell alcoholic beverages authorizes their sale to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold; and
2. In which the sale of alcoholic beverages is ancillary to the retail use, and in which no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages.

This use includes an establishment that provides on-premises wine, cordial and liqueur tasting if the licensee also holds a wine, cordial and liqueur tasting license for that location.

The applicant has indicated that the proposed Convenience Store will sell produce, dairy, dry groceries, packaged goods with 8.5% of its gross floor space dedicated to the sale of package liquor. The hours of operation will be 5:00am – 12:00am seven days a week. Staff is recommending approval of this application, as the proposed use will be ancillary to the Convenience Store and can be conducted in a manner that is harmonious and compatible with the existing and future surrounding land uses

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 PCD (Planned Community Development) General Plan land use designation and can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses.

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

The proposed Convenience Store with Accessory Package Liquor Off-Sale use will be located in an existing retail development, which is physically suitable for the type and intensity of the land use proposed.

SUP-35224 - Staff Report Page Five
September 10, 2009 - Planning Commission Meeting

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

Access to the site is via a driveway from Durango Drive, which is classified as a 100-foot wide Primary Arterial according to the Master Plan of Streets and Highways, and is adequate to facilitate the traffic generated by the proposed use.

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

Approval of this special use permit will not compromise public health, safety, or welfare as the proposed Convenience Store with Accessory Package Liquor Off-Sale use will be subject to regular inspections.

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

The proposed Convenience Store with Accessory Package Liquor Off-Sale use complies with the conditions per Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

23

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 949

APPROVALS 6

PROTESTS 6

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-35224** APN: **125 08 806003**

Name of Property Owner: Teton Durango 2008 LLC

Name of Applicant: **House of Vino Market**

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer 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, Planning Commission or Hearings Officer 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): _____

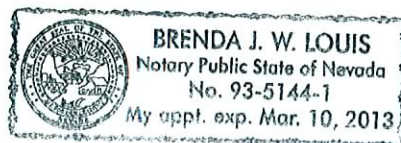
APN: _____

Signature of Property Owner/Authorized Agent:

Subscribed and sworn before me

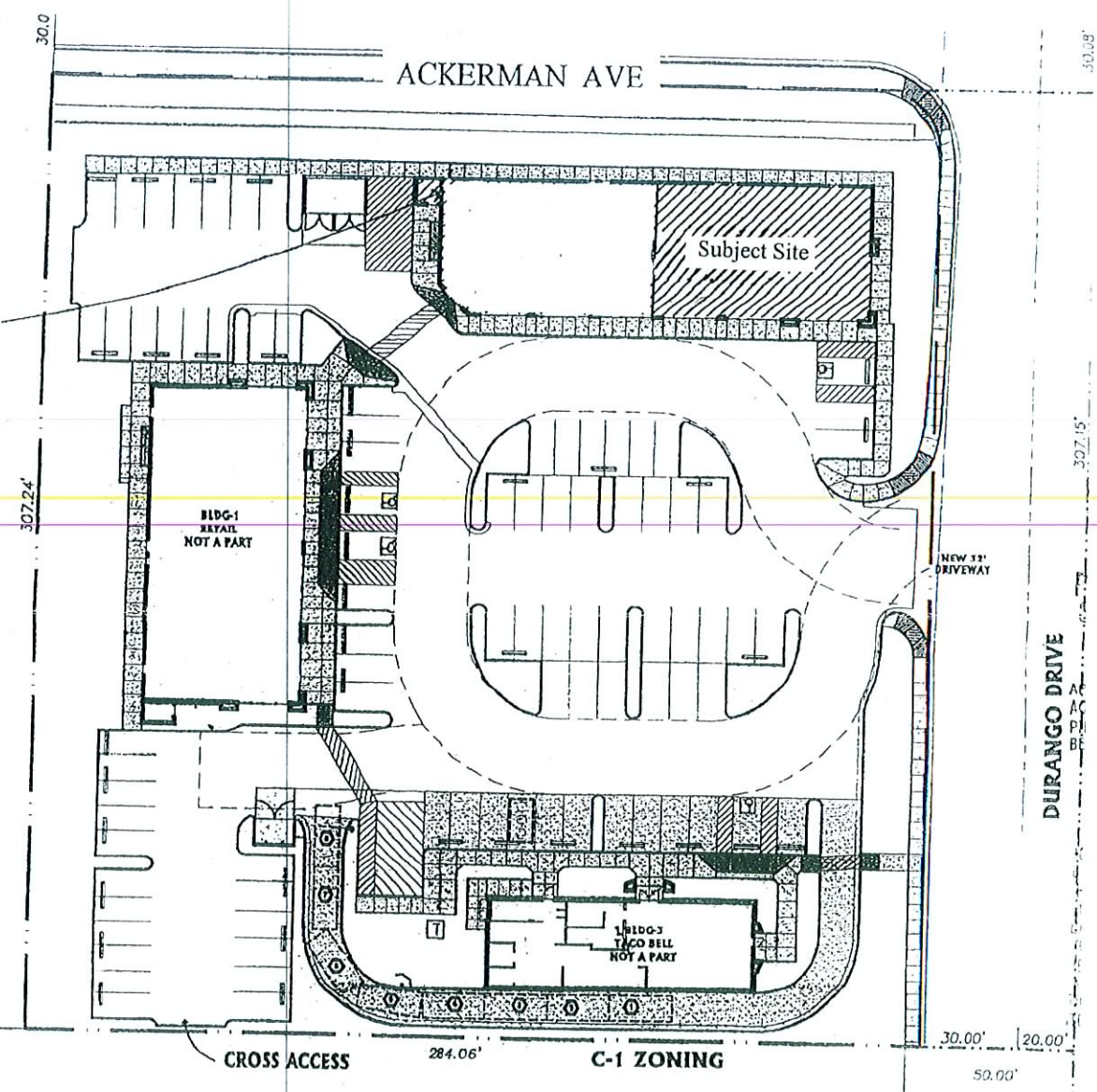
This 13th day of July, 2009

Brenda J. W. Lewis
Notary Public in and for said County and State



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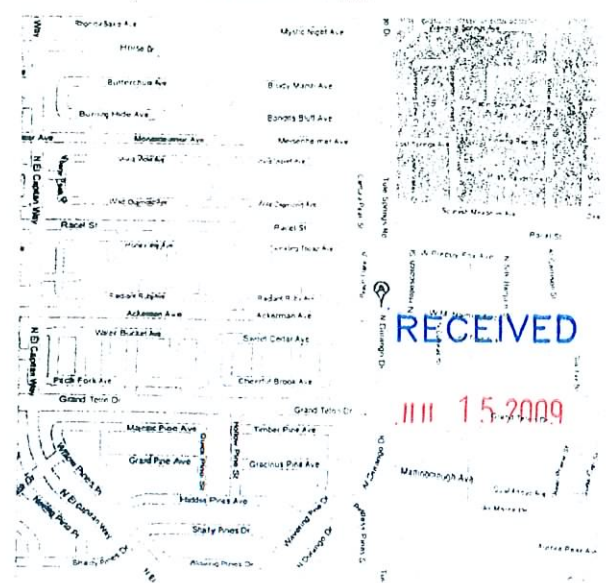


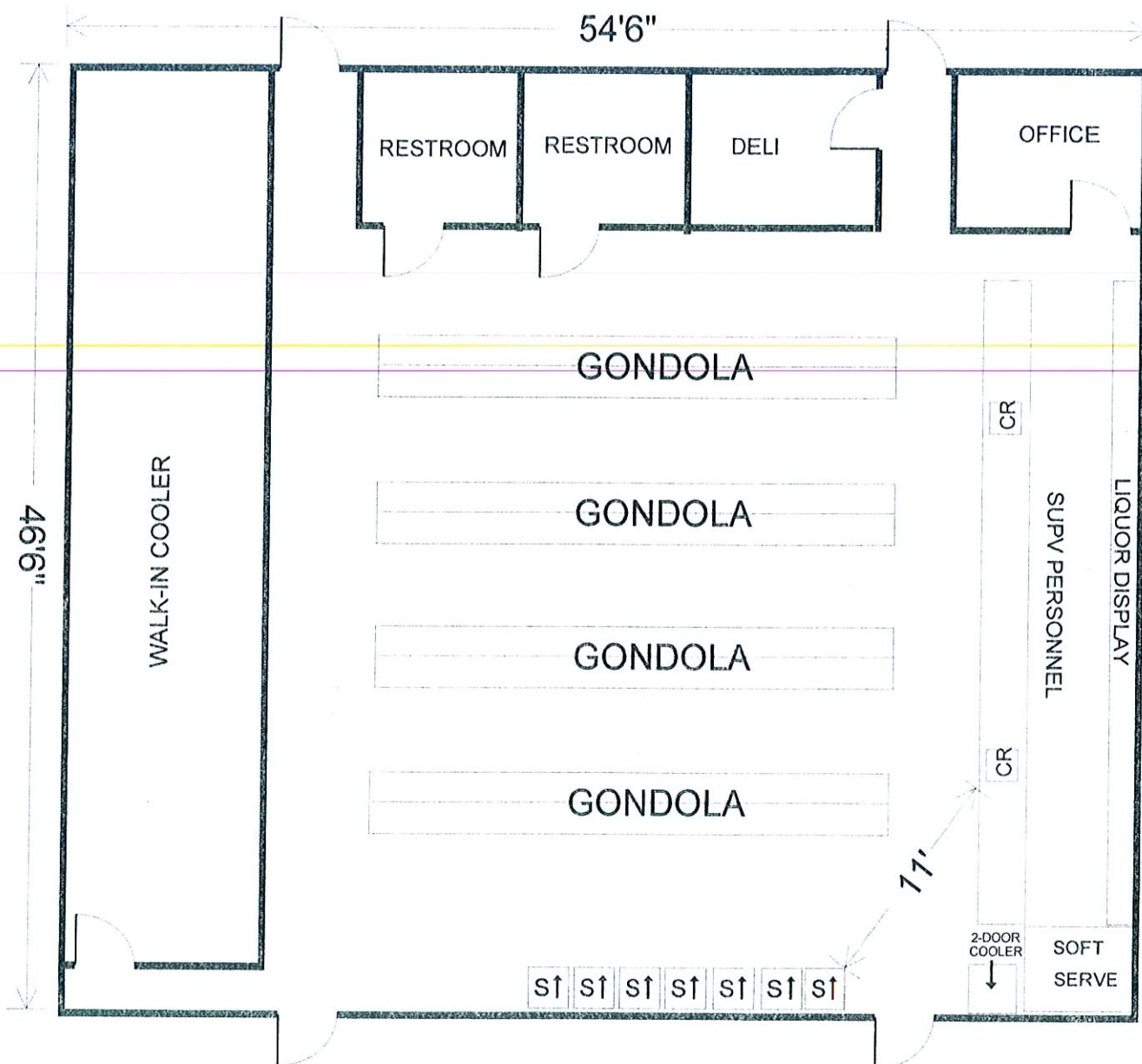
NORTH

REFERENCE SITE PLAN
 SCALE: 1" = 40'-0"

SUP-35224
09/10/09 PC

Parking Spaces Provided	70
Parking Spaces Required	14
Handicap Spaces Provided	3





House of Vino
8053 N. Durango Dr. #160
Las Vegas, NV 89143

NO ATM

Date Prepared: 7/14/09
Total Sq. Ft. 2,510
Customer Area: 1,786

NOTE: PROPOSED - NOT YET BUILT-OUT

SUP-35224
09/10/09 PC

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1111 15 2009



SUP-35224 - APPLICANT: HOUSE OF VINO, LLC - OWNER: TETON DURANGO 2008, LLC
8053 NORTH DURANGO DRIVE, SUITE #160
SEPTEMBER 10, 2009 PLANNING COMMISSION

08/06/09



SUP-35224 - APPLICANT: HOUSE OF VINO, LLC - OWNER: TETON DURANGO 2008, LLC
8053 NORTH DURANGO DRIVE, SUITE #160
SEPTEMBER 10, 2009 PLANNING COMMISSION

08/06/09

House of Vino
8053 N. Durango Dr. #160, Las Vegas, NV 89143
Interior

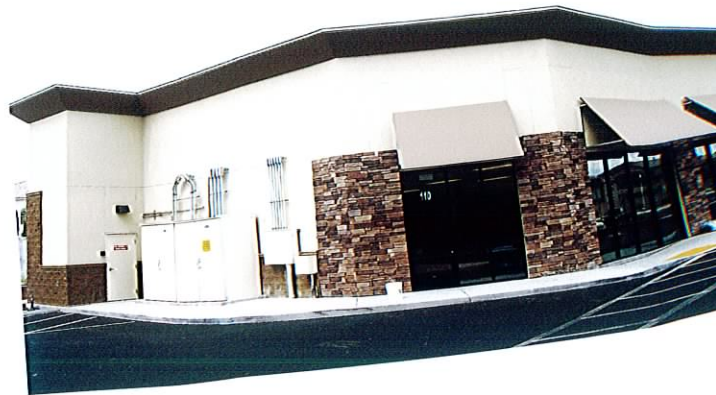


SUP-35224
09/10/09 PC

RECEIVED

SEP 15 2009

House of Vino
8053 N. Durango Dr. #160, Las Vegas, NV 89143
Elevations



SUP-35224
09/10/09 PC

RECE

1111 1

Justification Letter
House of Vino
8053 N. Durango Dr.
Las Vegas NV 89143

The House of Vino will be located in a strip center at 8053 N. Durango Dr. Las Vegas NV 89143. The House of Vino will be an upscale convenience store carrying dairy products like milk, eggs & butter, household items and pre packaged foods. A deli and soft serve will also be available.

The House of Vino feature and display liquors and beer & wines that can not be found in the standard local convenience stores.

The Liquor Dept. will be 68 sq ft. offering selected liquors, the cold beer & wine dept. will be 100 sq. ft. along with 41.6 sq. ft. of shelved wines. Total square footage dedicated to liquor, beer & wine is 205.6 sq. ft. 8.5% of the total square footage.

During the past few years the surrounding area, has experienced a very rapid growth. Convenience services have not yet caught up with the developing area. The House of Vino will be able to serve hundreds of residences; many will be within walking distance. Thus helping reduce the auto traffic flow to the area.

The owners are local experienced operators who know what their customers want in a convenience store. The owners strive to provide a safe & friendly environment, along with a well stocked store, and competitive pricing. Thus the owners have always been good business neighbors.

The Hours of operation will be 5:00 AM -- 12:00AM 7days.

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AUG 21 2009

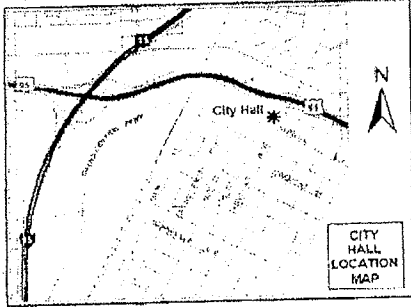
SUP-35224

09/10/09 PC

REVISED

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-35224

Planning Commission Meeting of 9/10/2009

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FIRST CLASS



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SEP 01 2009

Case: SUP-35224

12508713018
LEE KENSEN & RUFINA D
8228 CANTURA PEAK ST
LAS VEGAS NV 89143-5121

FAVDS11 89143



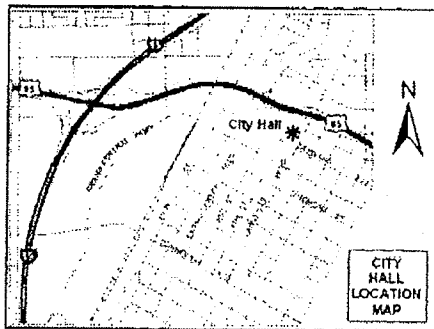
My reason for opposing is because normally convenience stores do a poor job of ID'ing underage young adults and not recognizing fake ID's. They need to give a mandatory training class to their employees if they are given a license. I see teens purchase cigarettes and liquor all the time at convenience stores.

Thank you
[Signature]

17P

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

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I OPPOSE
this Request

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SUP-35224

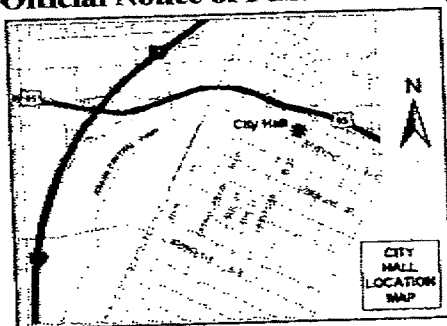
Planning Commission Meeting of 9/10/2009

Case: SUP-35224
12509411007
BROWN HERMAN JR & GLORIA
8133 HOPSCOTCH ST
LAS VEGAS NV 89131-3936

17P

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

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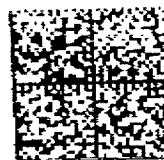
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Please use available blank space on card for your comments.

SUP-35224

Planning Commission Meeting of 9/10/2009

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Case: SUP-35224
12517510004
WILSON WILLIAM M & JENNIFER K
8540 GRACIOUS PINE AVE
LAS VEGAS NV 89143-4610

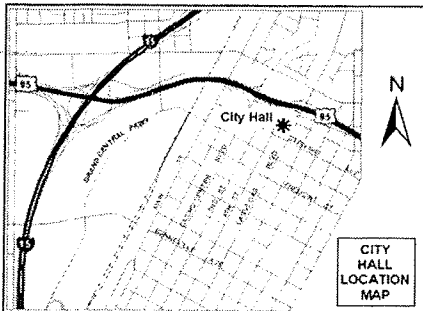
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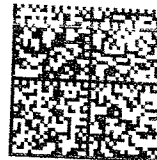
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SUP-35224

Planning Commission Meeting of 9/10/2009

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12517516018
MITCHELL REGINALD M
8600 GRAND PINE AVE
LAS VEGAS NV 89143-1352

Case: SUP-35224

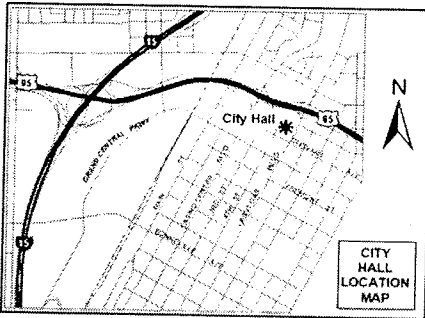
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Las Vegas, Nevada 89101-2986

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I SUPPORT
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I OPPOSE
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SUP-35224

Planning Commission Meeting of 9/10/2009

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MAILED FROM ZIP CODE 89101

In my opinion, liquor stores bring nothing good to neighborhoods. There are already at least 12 establishments in the local area that supply alcohol, and I don't think we need another in our neighborhood. I've already witnessed two instances of underage youth stealing booze from local stores, and I feel that allowing a package liquor store in our community will do nothing to improve our kids' future nor the well being of our families. I plead with the Planning & Development Dept. NOT to allow the permit request to go forward. Thank you.

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SEP 02 2009

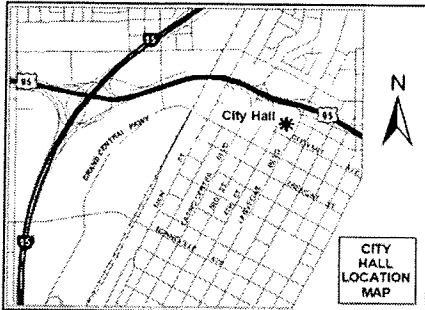
12508815041
MINER JARRETT M & KATHY M
8464 SWEET CEDAR AVE
LAS VEGAS NV 89143-5190

Case: SUP-35224

17P

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

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Planning Commission Meeting of 9/10/2009

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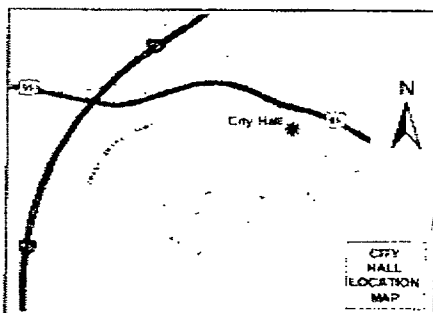
Case: SUP-35224
12508812040
HAMMOND HERBERT F & SANDRA D
8124 JASMINE HOLLOW CT
LAS VEGAS NV 89143-5154

FAVDS11 89143



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

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I SUPPORT
this Request



I OPPOSE
this Request

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SUP-35224

Planning Commission Meeting of 9/10/2009

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SEP 01 2009

12508811043
BEAMAN DALE R & GAIL A
8100 SIENNA HOLLOW CT
LAS VEGAS NV 89142 5135

Case: SUP-35224

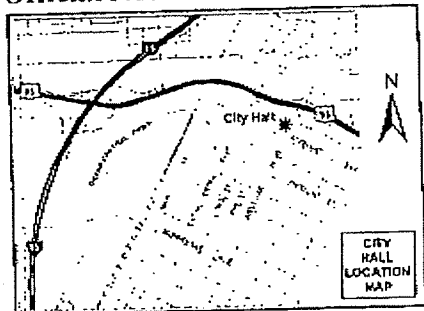
FAVDS11 28143



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City of Las Vegas
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Las Vegas, Nevada 89101-2986

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☒ I SUPPORT
this Request

☐ I OPPOSE
this Request

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SUP-35224

Planning Commission Meeting of 9/10/2009

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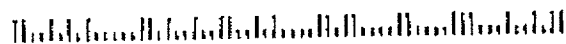
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MIRIAM ROWLES

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0004279213 AUG 28 2009
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SEP 01 2009

Case: SUP-35224
12508811062
HOLMSTROM HARRY J & DONNA F
8617 RADIANT RUBY AVE
LAS VEGAS NV 89143-5163

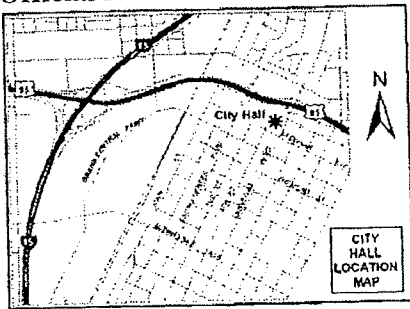
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City of Las Vegas
Planning & Development Department
Development Services Center
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I SUPPORT
this Request



I OPPOSE
this Request

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SUP-35224

Planning Commission Meeting of 9/10/2009

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SEP 01 2009

12509411068
RUCKER DONALD L
8120 HOPSCOTCH ST
LAS VEGAS NV 89131-3936

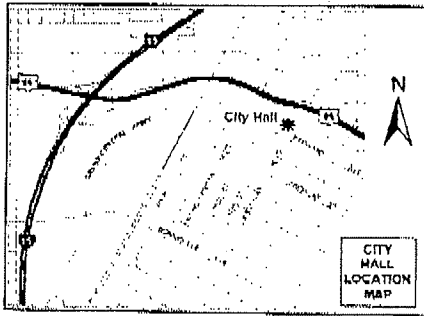
Case: SUP-35224

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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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I SUPPORT
this Request



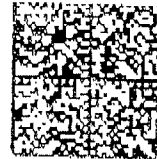
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SUP-35224

Planning Commission Meeting of 9/10/2009

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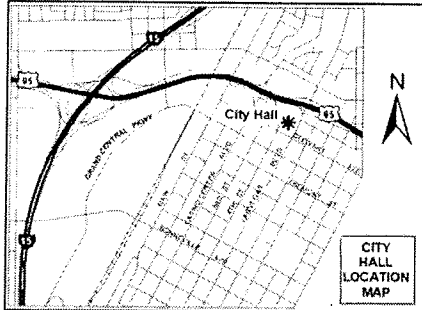
12509411056
WALKER KRISTEN R
8116 BLUE SHADOW ST
LAS VEGAS NV 89131-3941

Case: SUP-35224

17A

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
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I OPPOSE
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SUP-35224

Planning Commission Meeting of 9/10/2009

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PITNEY BOWES

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SEP 02 2009

12508713017
ROSS JOHN
8408 VIVID VIOLET AVE
LAS VEGAS NV 89143-5119

Case: SUP-35224

FAVDF11 89143



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Application Information

SUP-35224 - SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT: HOUSE OF VINO, LLC - OWNER: TETON
DURANGO 2008, LLC - Request for a Special Use Permit FOR
 ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN A
 PROPOSED 2,510 SQUARE-FOOT CONVENIENCE STORE at
 8053 North Durango Drive, Suite #160 (APN 125-08-806-003), C-1
 (Limited Commercial) Zone, Ward 6 (Ross)

*we don't see any problem with issuing
 this permit to House of Vino.*

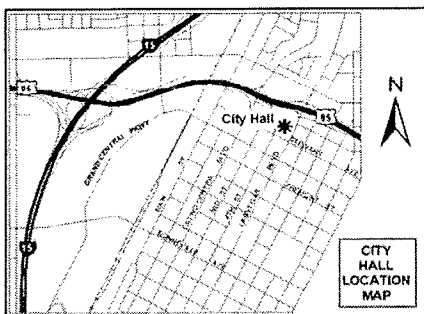
*Since you sell liquor at the corner
 restaurant - consumed there & across
 the street restaurant - consumed there.
 And all the way up the street that sell
 liquor - why not issue it to H.V.
 This store will be packaged and not
 consumed there.*

*Besides we need a good Italian store
 in area.*

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. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <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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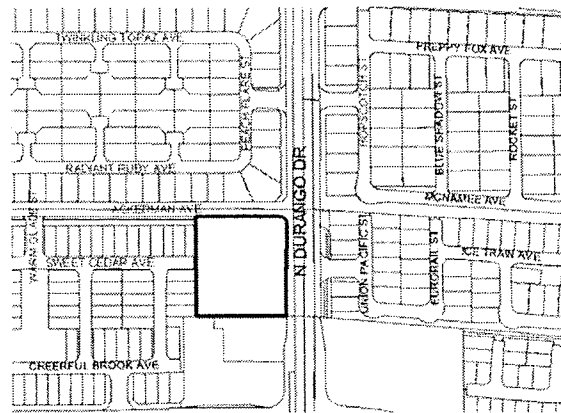
I SUPPORT
 this Request

Please use available blank space on card for your comments.

SUP-35224

Planning Commission Meeting of 9/10/2009

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: September 10, 2009
Time: 6:00 P.M.
Location: City Council Chambers
 400 Stewart Avenue
 Las Vegas, Nevada

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12509411025
 GORE FAMILY TRUST
 8116 SILK BARGAIN ST
 LAS VEGAS NV 89131-3940

Case: SUP-35224

FAVDS11 89131



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AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-35346 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WYNONA PERDUE - OWNER: TONOPAH CRAIG ROAD COMPANY, LLP - Request for a Special Use Permit FOR A PROPOSED 6,000 SQUARE-FOOT THRIFTSHOP at 4460 North Rancho Drive (APNs 138-02-601-001 & 002, 138-02-204-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross)

C.C.: 10/07/2009

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

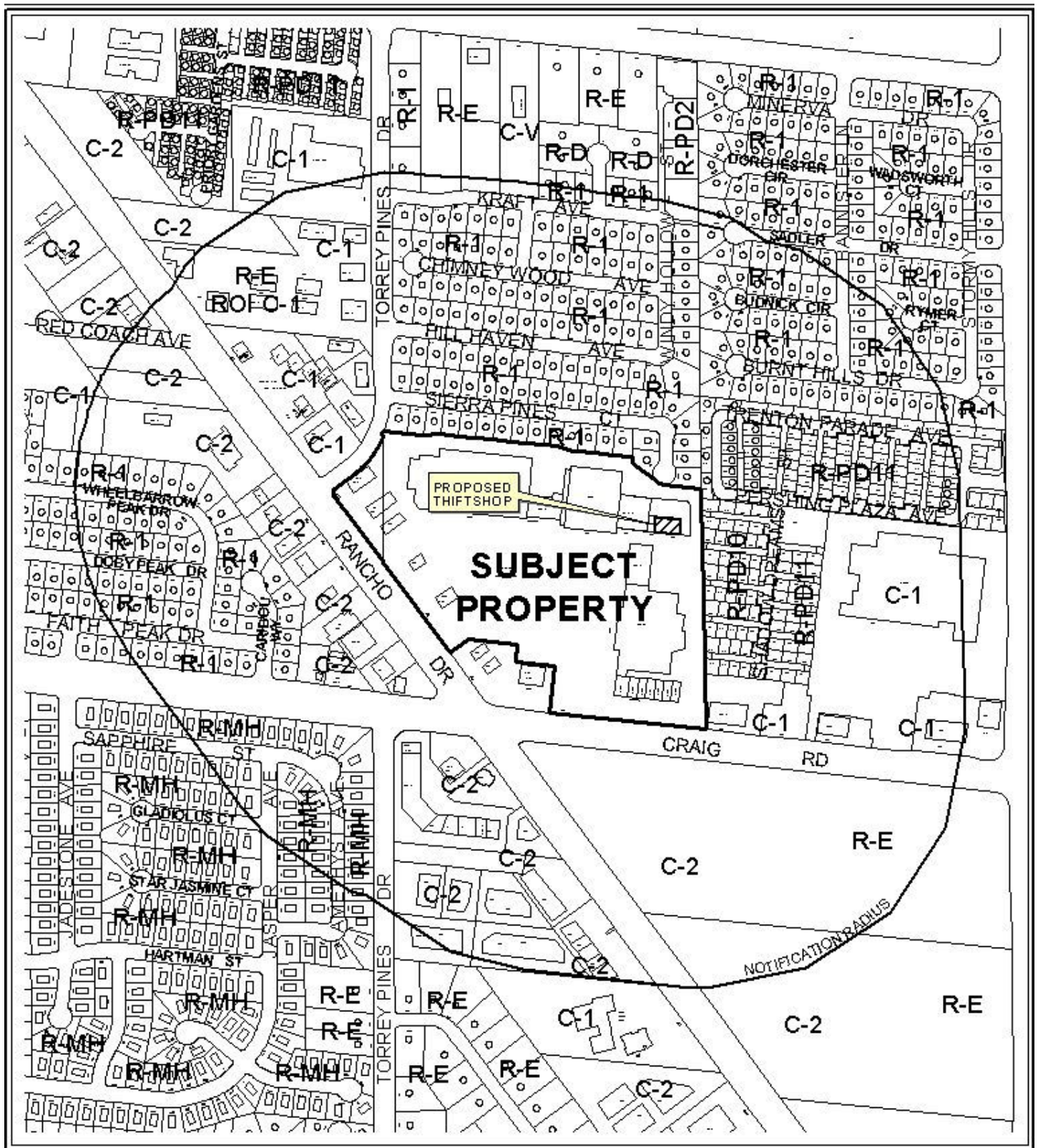
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RECOMMENDATION:

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: **SUP-35346**

RADIUS: 1000 FT

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

0 500 1000 Feet





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



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-35346 - APPLICANT: WYNONA PERDUE - OWNER:
TONOPAH CRAIG ROAD COMPANY, LP**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for a Thriftshop use.
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 City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-35346 - Staff Report Page One
September 10, 2009 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed Thriftshop in an existing retail space located at 4460 North Rancho Drive. The applicant intends to sell multiple used commodities such as tools, furniture, hardware, electronics, appliances, books, kitchen utensils, jewelry, clothes, antiques, collectables, and knickknacks. The proposed retail space is in good condition, and the proposed use can be conducted in a manner that is harmonious and compatible with surrounding land uses; therefore staff recommends approval for this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales</i>	
01/18/89	The City Council approved a request for Rezoning (Z-109-88) to amend the Master Plan of the streets and highways to change the alignment of Torrey Pines Drive with its intersection at Rancho Drive.
11/01/89	The City Council approved a request for reclassification (Z-102-89) from R-E (Residence Estates) to C-1 (Limited Commercial) proposed use was for an expansion of an approved shopping center located on the east side of Torrey Pines Drive, north of Craig Road. The Planning Commission recommended approval of the request.
12/20/89	The City Council approved a request for reclassification (Z-126-89) of a property located east of Torrey Pines Drive and north of Craig Road, from R-E (Residence Estates) (under Resolution of Intent to R-1), to C-1 (Limited Commercial). The Planning Commission recommended approval of the request.
09/11/07	A deed was recorded for change of ownership.

<i>Related Building Permits/Business Licenses</i>	
10/05/00	A business license (#T07-00287) was issued for a travel & ticket agency at 4444 North Rancho Drive. The license is still active.
10/15/97	A building permit (#97021002) was issued for a shell building at 4460 North Rancho Drive. The permit was expired on 09/26/98.
12/29/97	A building permit (#97025464) was issued for a shell building at 4460 North Rancho Drive. The permit was expired on 09/26/98.
01/23/98	A building permit (#98001407) was issued for a tenant improvement build out at 4460 North Rancho Drive. The permit was completed on 03/24/98.

SUP-35346 - Staff Report Page Two
September 10, 2009 - Planning Commission Meeting

01/23/98	A building permit (#98001421) was issued for a tenant improvement build out at 4460 North Rancho Drive. The permit was completed on 03/11/98.
01/27/98	A building permit (#98001748) was issued for a tenant improvement at 4460 North Rancho Drive. The permit expired on 09/26/98.
04/03/98	A business license (#G04-03442) was issued for gifts and novelties at 4460 North Rancho Drive. The license was marked out of business on 11/10/08.

<i>Pre-Application Meeting</i>	
03/25/09	A pre-application meeting with the applicant was held where elements of submitting a Special Use Permit for a Thriftshop were discussed. Topics included: The submittal of application materials, meeting dates, and deadlines were discussed at the pre-application meeting.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one conducted.	
<i>Field Check</i>	
08/06/09	During a routine field check staff observed a well-maintained retail center.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.94

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)
South	Undeveloped	SC (Service Commercial)	C-2 (General Commercial)
East	Single-Family Residences	MLA (Medium Low Attached Density Residential)	R-PD10 (Residential Planned Development- 10 Units per Acre)
West	Offices, Shops and Restaurants	SC (Service Commercial)	C-2 (General Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		
Centennial Hills Sector Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		
A-O Airport Overlay District	X		Y

SUP-35346 - Staff Report Page Three
September 10, 2009 - Planning Commission Meeting

Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

As shown in Table 14-1B, 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	
Shopping Center	318,326 SF	1:250	1,251	23	1,366	46	Y
TOTAL	318,326 SF		1,274		1,412		

ANALYSIS

This request is for a Special Use Permit for a proposed a Thriftshop use to be located at 4460 North Rancho Drive. "Thriftshop" means a business operation that deals primarily in secondhand wearing apparel. In the case of this establishment the proposal is to sell consignment or secondhand clothing, tools, furniture, hardware, electronic, appliances, books, kitchen utensils, jewelry, clothes, antiques, collectables, knickknacks and related items. The sale of secondhand goods by this applicant shall be limited to this location. The hours of operation will be 9:00am to 7:00pm seven days a week. There are no minimum separation distance requirements in the zoning code that apply to the proposed Secondhand Dealer use. The use is in compliance with all applicable plans and policies. The proposed Thriftshop meets all Special Use Permit Requirements; therefore, staff recommends approval of this Special Use Permit.

FINDINGS

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

- "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."**

SUP-35346 - Staff Report Page Four
September 10, 2009 - Planning Commission Meeting

The proposed Thriftshop will be located in an existing shopping center. This location is intended to be used for retail and other commercial development, including the proposed Thriftshop. The proposed land use can be conducted in a manner that is harmonious and compatible with existing and future surrounding land uses.

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

The proposed location in an existing shopping center is physically suitable for the type and intensity of land use proposed.

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

Access to this shopping center is provided via Craig Road, a 120-foot Parkway Arterial, and Rancho Drive, a Freeway-Expressway as designated on the City Master Plan of Streets and Highways. These streets provide adequate access for the shopping center, including the proposed Thriftshop.

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

Approval of this Special Use Permit will not compromise the public health or general welfare because the proposed use is consistent with the General Plan and will be subject to state and City of Las Vegas business and licensing requirements and will be monitored to ensure public safety and welfare is protected.

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

The proposed Thriftshop use complies with all applicable conditions, per Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

11

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 366

SUP-35346 - Staff Report Page Five
September 10, 2009 - Planning Commission Meeting

APPROVALS 1

PROTESTS 3



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-35346 APN: 138-02-601-001 138-02-601-003
138-02-601-002 138-02-204-001

Name of Property Owner: Tonopah Craig Road Company, LLP

Name of Applicant: Wynona Perdue

Name of Representative: _____

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: Judd Abrams Trustee of the
Judd Steven Abrams Family Trust
General Partner

Subscribed and sworn before me

This 22nd day of July, 20 09

Sue Ellen Hollahan
Notary Public in and for said County and State



CHK. BY.	DATE	NO.	DATE	REVISION
PHASE	JOB. NO.			

ABRAMS CONSTRUCTION COMPANY
 16661 VENTURA BLVD.
 SUITE 408
 ENCINO CA 91436
 TELEPHONE: 818.986.1455

Project Title:
 RANCHO SIERRA CENTER EXPANSION
 SITE PLAN

Sheet No.
 A-1

RECEIVED
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UNRECORDED
 FILE TELEPHONE
 OFFICE



CRAIG ROAD
 SUP-3534011
 09/10/09 PC

SITE PLAN, EXISTING SHOPPING CENTER
 1/8" = 1'00'

EXHIBIT "A"

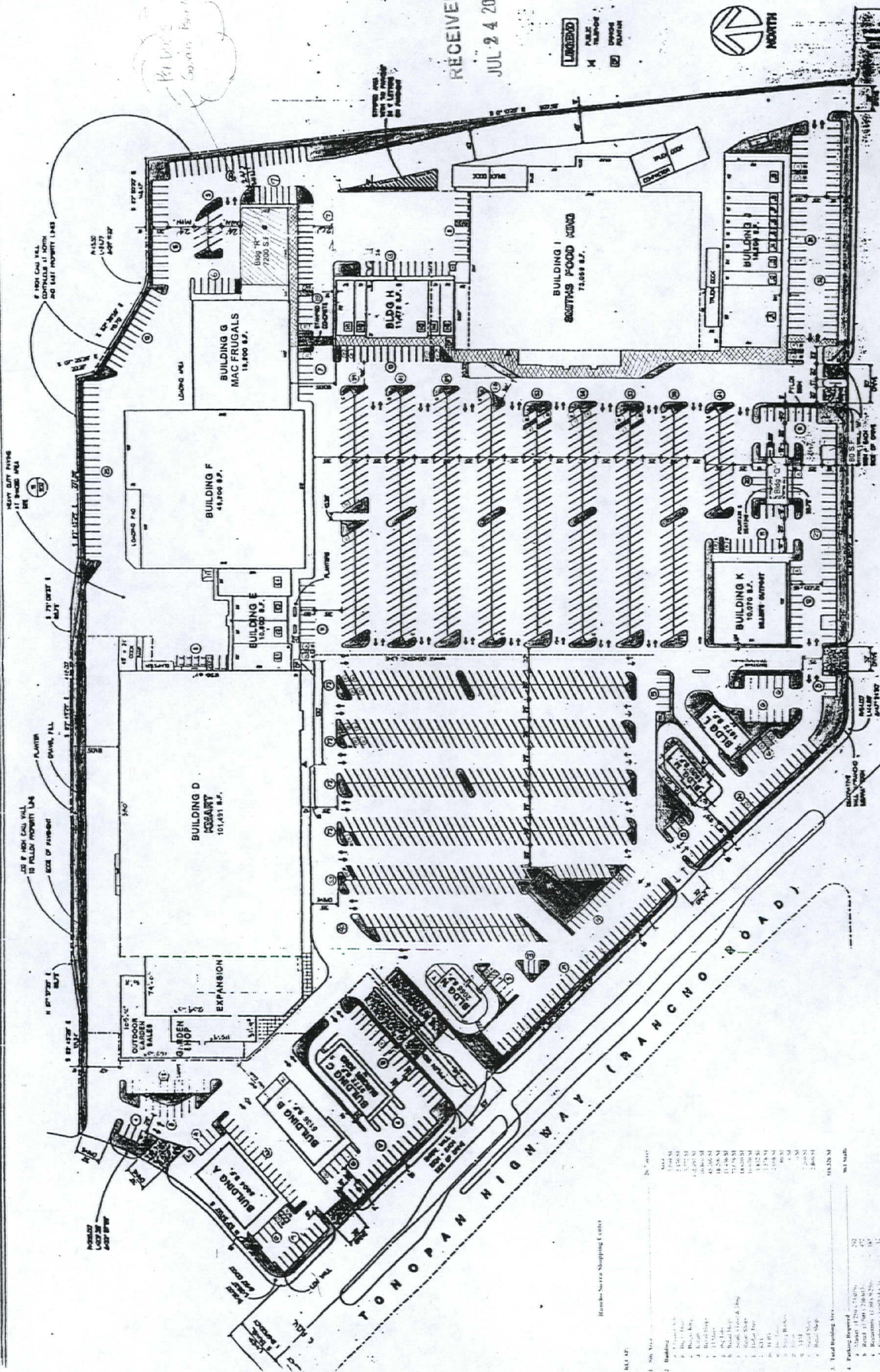
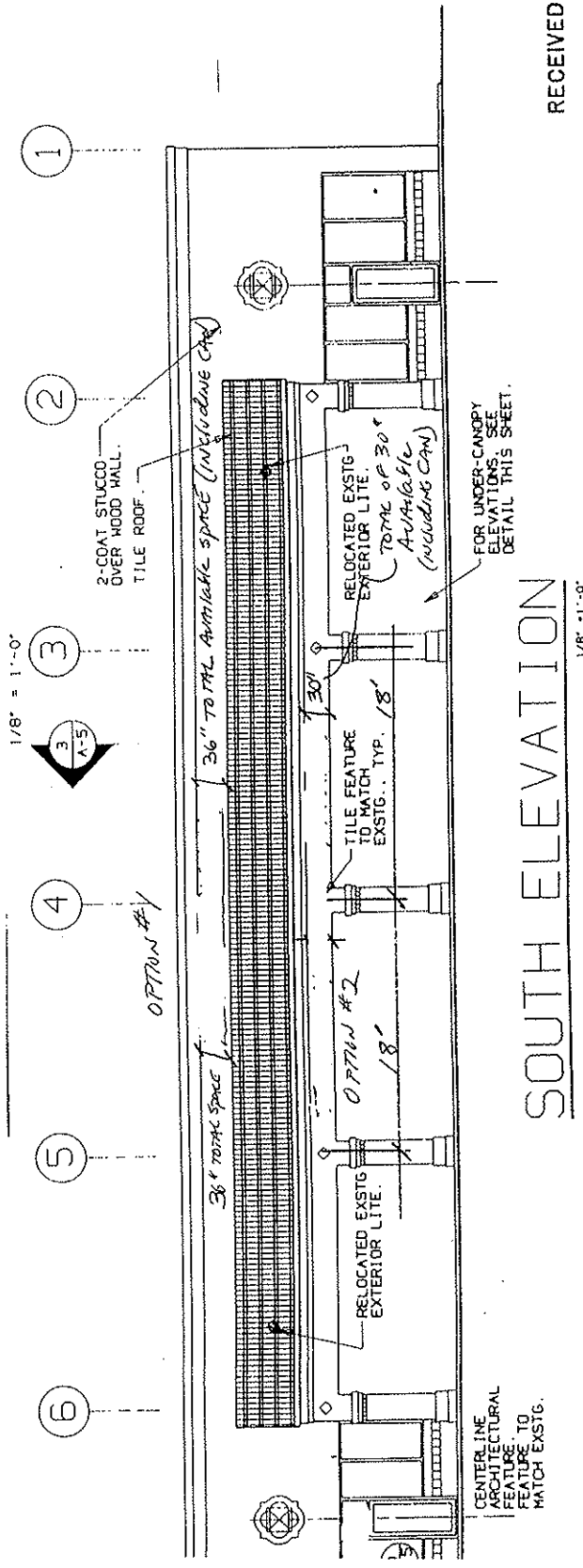


Exhibit A - Site Plan

1. Total Area	1,412,000 S.F.
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SOUTH ELEVATION

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09/10/09 PC

MAIN ENTRANCE / EXIT

100-

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09/10/09 PC

Autodesk.

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SUP-35346 - APPLICANT: WYNONA PERDUE - OWNER: TONOPAH CRAIG ROAD COMPANY, LLP
4460 NORTH RANCHO DRIVE
SEPTEMBER 10, 2009 PLANNING COMMISSION

08/06/09



SUP-35346 - APPLICANT: WYNONA PERDUE - OWNER: TONOPAH CRAIG ROAD COMPANY, LLP
4460 NORTH RANCHO DRIVE
SEPTEMBER 10, 2009 PLANNING COMMISSION

08/06/09



SUP-35346 - APPLICANT: WYNONA PERDUE - OWNER: TONOPAH CRAIG ROAD COMPANY, LLP
4460 NORTH RANCHO DRIVE
SEPTEMBER 10, 2009 PLANNING COMMISSION

08/06/09

Perdue's Goodie Barn, LLC

July 24, 2009

City of Las Vegas
Planning and Development Department

Subject: Justification Letter

To whom it may concern,

It is my intent to lease Building R, Store 2 of the Rancho Sierra Shopping Center located at 4460 North Rancho Drive for the sole purpose of operating a Second Hand Store.

The Inventory for sale will be comprised of Tools, Furniture, Hardware, Electronics, Appliances, Books, Kitchen Utensils, Jewelry, Clothes, Antiques, Collectables and NicNaks.

I will accept consignments to help our customers.

There will be no food or beverages sold. There will be no firearms, ammunition, paints, solvents or any type of flammable items sold.

No Purchasing of items on site will be conducted. Isles and exits will be kept clear and unobstructed at all times during operating hours. All excess inventory will be kept off-site thus allowing for an unobstructed facility. Stocking will occur either before or after opening hours.

My sole purpose is to provide the public with quality items at a low cost. I feel that now, more than ever, that we can fill the needs of the public that is experiencing reduced income and rising costs with competitively priced products that they use every day.

I have been operating a company in Las Vegas since 1993 catering to the need of the commercial and industrial markets. I know the day to day requirements of operating a company and the obligations of ownership.

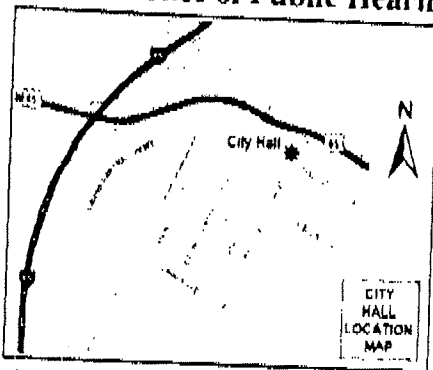
I thank you for your consideration.

Sincerely,

Wynona Perdue

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-35346

Planning Commission Meeting of 9/10/2009

PRESENTED
FIRST CLASS



\$ 00.41

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13802511075
RUTKOWSKI FAMILY TRUST
6273 KRAFT AVE
LAS VEGAS NV 89130-2355

Case: SUP-35346

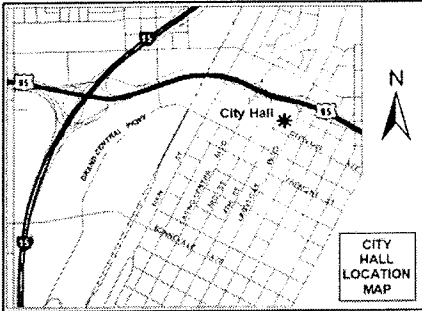
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

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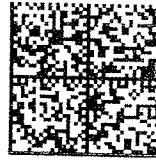
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this Request

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SUP-35346

Planning Commission Meeting of 9/10/2009

PRESORTED
FIRST CLASS



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6237 SIERRA PINES CT
LAS VEGAS NV 89130-2342

Case: SUP-35346

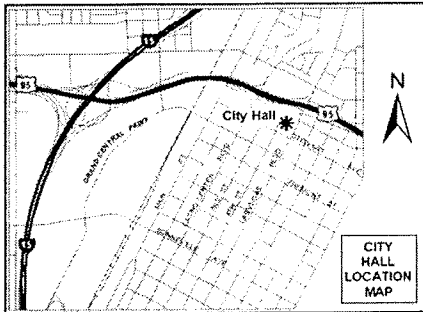
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18P

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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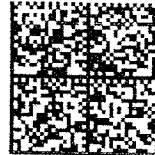
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SUP-35346

Planning Commission Meeting of 9/10/2009

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HIGGS FAMILY TRUST
7315 N MONTE CRISTO WY
LAS VEGAS NV 89131-3333

Case: SUP-35346

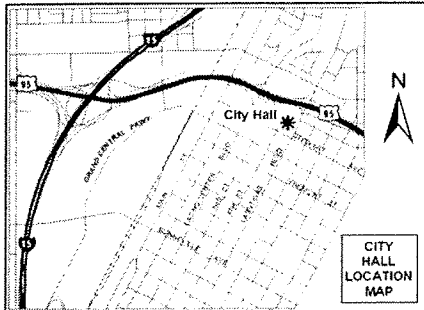
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18P

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-35346

Planning Commission Meeting of 9/10/2009

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FIRST CLASS



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10732 HUNTER MOUNTAIN AVE
LAS VEGAS NV 89129-3255

Case: SUP-35346

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18A

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAC-35193 - VACATION - PUBLIC HEARING - APPLICANT: A CAB TAXI CO. - OWNER: 4444 SOUTH VALLEY VIEW DRIVE, LLC - Petition to Vacate a 3,126 square-foot portion of public right-of-way generally located on the north side of Gragson Avenue approximately 580 feet west of Bruce Street, Ward 5 (Barlow)

C.C.: 10/07/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

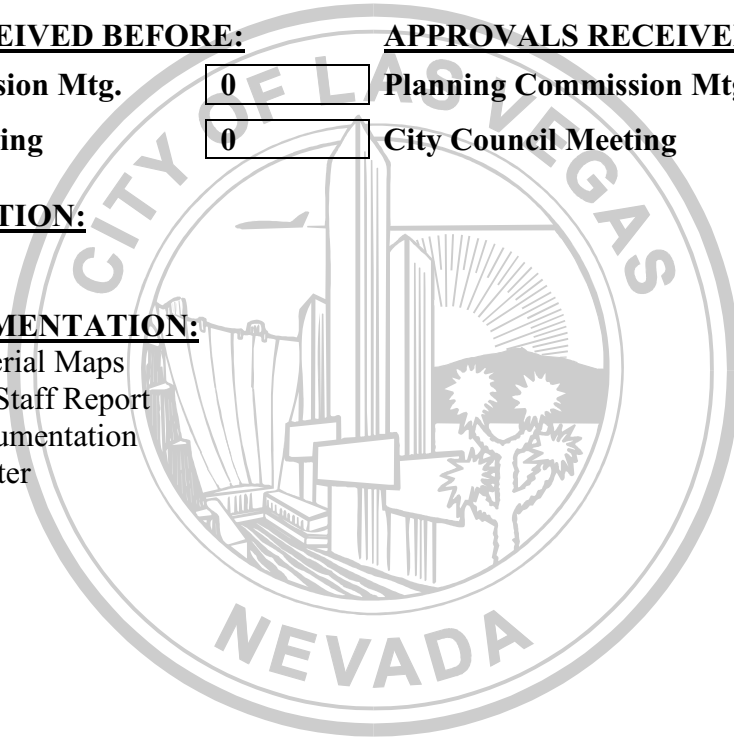
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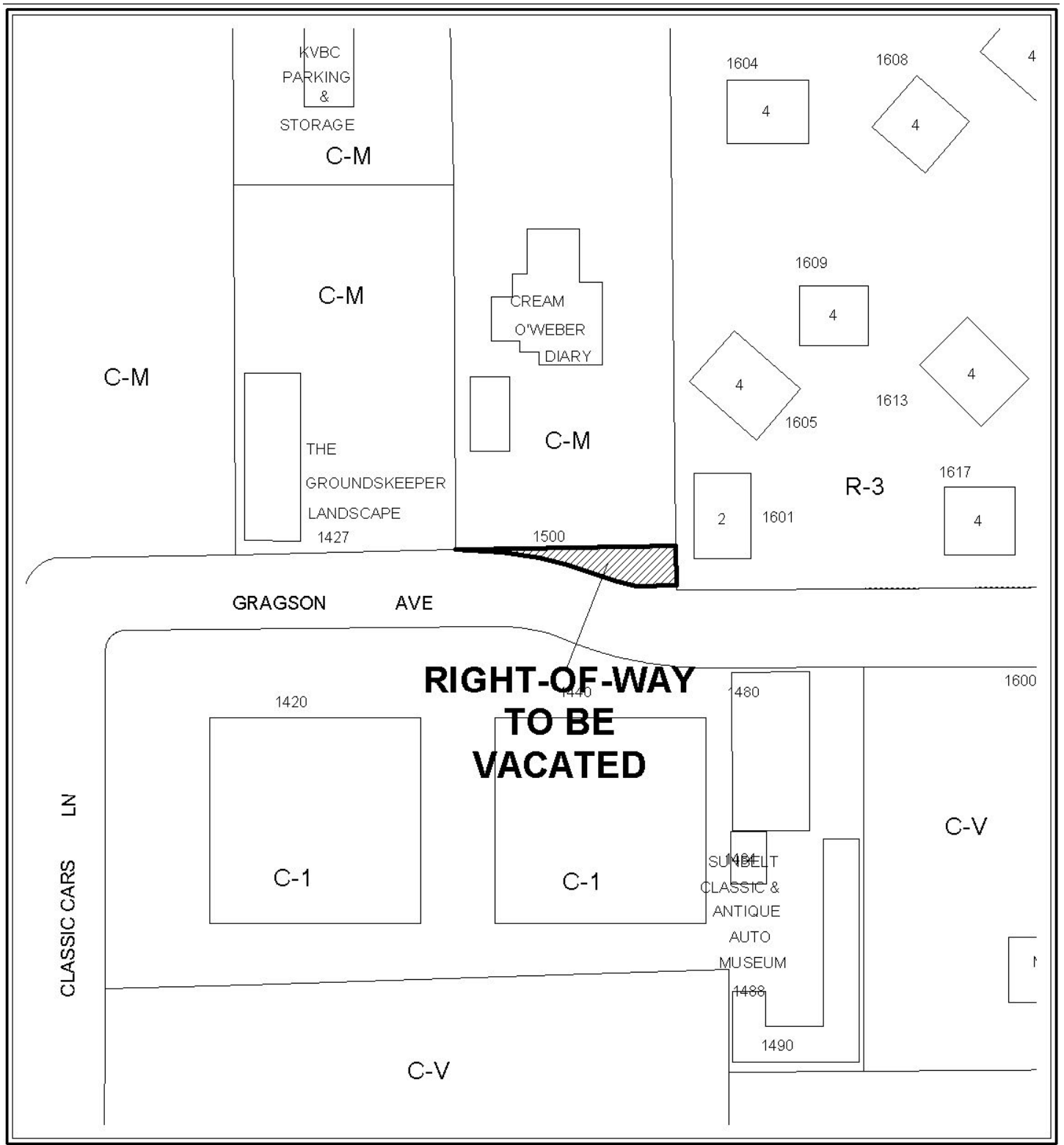
RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter



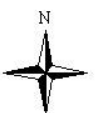


CASE: VAC-35193





CASE: VAC-35193



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2009****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: VAC-35193 - APPLICANT: A CAB TAXI, CO. - OWNER: 4444 SOUTH VALLEY VIEW DRIVE, LLC**

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

1. The limits of this Petition of Vacation shall be defined as a 2208 square foot portion of right-of-way abutting APN #139-26-201-004 such that a minimum 51-foot right-of-way is maintained.
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-35195 may be used to satisfy this requirement provided that it addresses the area to be vacated.
3. 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 Vacation.
4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
5. All development shall be in conformance with code requirements and design standards of all City Departments.
6. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that 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 or easement being vacated must be retained.

VAC-35193 - Conditions Page Two
September 10, 2009 - Planning Commission Meeting

7. If the Order of Vacation 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-35193 - Staff Report Page One
September 10, 2009 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a petition to Vacate a 3,126 square-foot portion of public right-of-way generally located on the north side of Gragson Avenue approximately 580 west of Bruce Street. Planning and Development cannot support this Vacation as it is part of a proposed development that is not compatible and harmonious with the surrounding development.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales</i>	
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 and staff recommended approval of the request.
08/07/08	A deed was recorded for a change of ownership at 1500 Searles Avenue.
06/18/09	A Code Enforcement citation (#79197) was issued for electrical, plumbing and concrete work being done without a permit at 1500 Searles Avenue. Code Enforcement has not closed the case.
08/27/09	The Planning Commission will consider a related Site Development Plan Review (SDR-35195) for a proposed 8,300 square-foot Taxicab/Limo Yard with ancillary vehicle service and Auto Repair within 5,800 square feet of existing building and a proposed 2,500 square-foot building with Waivers of the Perimeter Landscape Requirements to allow a zero-foot buffer along the west property line and zero-foot buffer along a portion of the east property lines where eight feet is the minimum allowed along the east and west property lines, a six-foot buffer where 15 feet is required along the south property line and to allow a zero-foot sidewalk where five feet is required and to allow barbed wire fencing where not a permitted material at 1500 Searles Avenue.
<i>Related Building Permits/Business Licenses</i>	
03/02/93	A Business License (#D01-00001) was issued for a dairy at 1500 Searles Avenue. The license was reclassified to (#G03-01846) on 06/03/98. The license was marked out of business on 10/18/07.
09/17/97	A Building Permit (#97019201) was issued to replace a riser at 1500 Searles Avenue. The permit expired on 03/21/98.

VAC-35193 - Staff Report Page Two
September 10, 2009 - Planning Commission Meeting

03/05/02	A Building Permit (#2003896) was issued for a repair to a sewer line at 1500 Searles Avenue. The permit was finalized on 03/06/02.
05/29/08	A Business License (#I02-00081) was issued for an ice cream parlor at 1500 Searles Avenue. The license was reclassified from (#D01-00015) on 02/19/88. The license was marked out of business on 06/01/09.
<i>Pre-Application Meeting</i>	
07/10/09	A pre-application meeting was held on the indicated date. The following items were discussed: • Concerns about existing buildings and proper permits. • Existing barbed wire/chain-link fencing around the site. • Existing storage containers on the site. • Intended use and hours of operation.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required nor was one held.	
<i>Field Check</i>	
07/23/09	A field check was completed on the indicated date. The following items were observed by Planning and Development staff. • Four buildings are located on subject site, but no permits exist on the subject buildings • Eleven storage containers exist on the subject site. Several containers are located within the right-of-way. • An eight-foot wall, chain-link and razor wire exists on portions of the subject site. None of the screening devices contain permits.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.89 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant Building	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
North	Valley Broadcasting	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
South	Jim Rogers Car Collection	C (Commercial)	C-1 (Limited Commercial)
East	Housing Authority	ML (Medium Low Density Residential)	R-3 (Medium Density Residential)
West	Valley Broadcasting and Landscape Company	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)

VAC-35193 - Staff Report Page Three
September 10, 2009 - Planning Commission Meeting

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		
Downtown North Land Use Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
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

DESCRIPTION

This is a request for a Petition to Vacate a 3,126 square-foot portion of public right-of-way generally located on the north side of Gragson Avenue approximately 580 west of Bruce Street.

The above property is legally described as a 3,126 square-foot portion of public right-of-way recorded in book 0375, as instrument number 0278554, and book 746, as instrument number 599206, official records of Clark County Nevada, lying within the southeast quarter (SE1/4) of the northwest quarter (NW1/4) of Section 26, Township 20 South, Range 61 East, M.D.M.

ANALYSIS

A) Planning discussion

Planning and Development cannot support the subject Vacation as it is a part of a proposed development that is incompatible and not harmonious with surrounding development.

B) Public Works discussion

The following information is presented concerning this request to vacate certain public street right of ways:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths?
The Vacation request results in a uniform right-of-way width.
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability?
No, traffic handling will not be affected.
- C. Does it appear that the vacation request involves only excess right-of-way?
Yes, the proposed area of vacation appears to be excess right-of-way.

VAC-35193 - Staff Report Page Four
September 10, 2009 - Planning Commission Meeting

- D. Does this vacation request coincide with development plans of the adjacent parcels?
Yes, the vacation request is coincident to a site development plan (SDR-35195)
- E. Does this vacation request eliminate public street access to any abutting parcel? *No*
- F. Does this vacation request result in a conflict with any existing City requirements? *No*
- G. Does the Department of Public Works have an objection to this vacation request? *No*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 5

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-35193** APN: 139-26-201-004

Name of Property Owner: 4444 South Valley View Drive LLC

Name of Applicant: A Cab Taxi CO.

Name of Representative: Ballard Spahr Andrews & Ingersoll, LLP

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

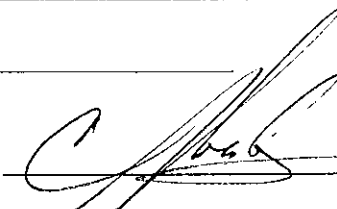
☒ No

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): _____

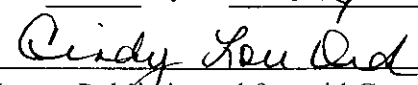
APN: _____

Signature of Property Owner: 

Print Name: Creighton J. Nady

Subscribed and sworn before me

This 14th day of July, 2009


Notary Public in and for said County and State

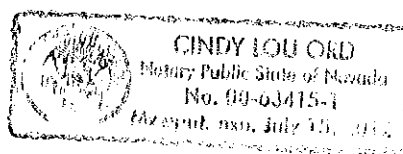


EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°28'09"E	35.00
L2	S89°40'04"W	0.14
L3	N00°28'09"W	5.00
R1	N00°19'04"W	
R2	S20°46'30"W	

CURVE TABLE			
CURVE	RADIUS	DELTA	TANGENT
C1	198.57'	21°05'34"	73.10'
C2	248.57'	21°06'26"	91.57'
			46.31'

RECEIVED
JUL 21 2009

JOB NO:
DRAWN BY:
APN NUMBER:
GRANTOR:
SHEET

001-09-013
D. ENGELSEN
139-26-201-004
CITY OF LAS VEGAS
3 OF 3



MSG Surveying
3277 E. WARM SPRINGS RD., SUITE 300
LAS VEGAS, NEVADA 89120
PHONE: (702) 932-2965
FAX: (702) 932-5599
HTTP://WWW.MSGSURVEYING.COM

EXHIBITS/001-09-013EX01

VAC-35193
REVISED
09/10/09 PC

July 31, 2009

Mr. Ben Sticka
City of Las Vegas Planning and Development
731 South Fourth Street
Las Vegas, Nevada 89101

Re: REVISED Justification Letter
A Cab Taxi Dispatch Center
APN: 139-26-201-004
VAC-35193; SUP-35194; SDR-35195; VAR-35198
SUP-35194 (see separate request to withdraw the application)
VAR-35198 (CLV determined application not required; refund in progress)

Dear Ben:

Enclosed please find the required application materials associated with the following requests:

- Site Development Plan Review for a Taxi Yard with waivers of a portion of the landscaping requirement and sidewalk on Gragson Avenue, approval to retain limited existing barbed wire fencing, and to permit exceptions for landscape fingers within the parking lot.

A Cab has been operating at its existing site located at 4444 South Valley View since 2004 and received its first medallion from the Taxicab Authority in 2001. Its current site on .86 acres has continually met the company's needs since that time. The recent condemnation of the existing site to facilitate the expansion of Harmon Avenue has required that the business be relocated. The proposed 1.89 acre site located at 1500 Searles Avenue is a suitable location for the permitted use within a C-M zone.

The proposed site is appropriate for this use in that its shape and the layout of the existing and proposed buildings promote ideal circulation for a small taxi company. A vacation of 3,126 square feet along Gragson Avenue allows the new proposed property line to follow the path of an existing roadway and what was believed to be the site's boundary, and will facilitate the construction of entrances on the north and south ends of the property for both primary and secondary access for the relatively small number of taxis which will utilize the site. The site plan also requests a waiver to permit the site to continue in its current condition without a sidewalk on the south side of the property, but with an improvement to the screening and existing landscaping. The site plan requests a waiver of landscaping requirements to permit 6 to 7 feet of landscaping where 15 feet is required along Gragson, and an 8-foot decorative masonry wall is proposed to provide screening from the site's operations on both the north and south property lines. The applicant is currently reaching out to neighboring property owners to discuss making the design of the wall compatible with existing development.

The unique parking layout reflects the applicant's desire to meet the requirements of the Code while addressing the practical usage of the site. On the largest shift A Cab is permitted by the Nevada Taxicab Authority to dispatch a maximum of 53 cars. Upon shift changes, drivers are only briefly on the site, and dispatches are staggered throughout each shift in order to prevent internal and neighborhood congestion. When a taxi is returned to the site, it does not "park", but is quickly reviewed for safety and administration purposes and is then re-dispatched to the next driver. "Back up" taxis are parked on the site, but can be stacked in tandem since they act only as reserves in the event of a problem with one of the taxis in service. In the unlikely event that the entire business were to be closed for any period of time, all of the company's taxis could be

VAC-35193 SDR-35195

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parked in tandem or along the periphery of the site but completely contained on the property itself without spilling out into the surrounding neighborhood. Although the company operates 24 hours a day, 7 days a week, the traffic on site at any one time is scheduled so as to minimize congestion and interference with neighboring development.

The existing office building will be remodeled to accommodate the company's approximately 12 non-driver employees. Adequate parking for both these employees, as well as those drivers who may bring a personal vehicle to work is provided, although experience has shown that many employees choose public transportation instead of driving private vehicles.

Outdoor Storage is a Conditional Use within a C-M zone. It is proposed that storage containers be located just inside the decorative block wall at the northern boundary of the site. At 8 feet high, the containers will not be a visual disturbance to the surrounding area over the 8 foot decorative masonry wall. The location of the containers will also provide an additional buffer to neighboring properties from the uses on site.

Accessory buildings on site reflect the site's use for limited maintenance of company owned vehicles. Auto Repair Garage (Minor) and Auto Paint and Body Repair Shop are both Conditional Uses in the C-M zone, and any maintenance performed on site will consist only of preventative or basic maintenance such as oil changes, tire changing, and minor paint jobs to keep the taxis prepared for their usual schedules. No fueling services will be offered, and more intense body work, such as that associated with vehicles involved in collisions, will be performed elsewhere. As required, the repair and service work will be performed within the proposed building in an area which will be completely enclosed.

If you have any questions or need additional information regarding anything with respect to these requests, please do not hesitate to contact my office.

Sincerely,



Kristen G. Neuman, AIA
APTUS Architecture

VAC-35193 SDR-35195 RECEIVED
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09/10/09 PC AUG 03 2009

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-35195 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAC-35193 - PUBLIC HEARING - APPLICANT: A CAB TAXI, CO. - OWNER: 4444 SOUTH VALLEY VIEW DRIVE, LLC - Request for a Site Development Plan Review FOR A PROPOSED 8,800 SQUARE-FOOT TAXICAB/LIMO YARD WITH ANCILLARY VEHICLE SERVICE AND AUTO REPAIR WITHIN 5,800 SQUARE FEET OF EXISTING BUILDINGS AND A PROPOSED 3,000 SQUARE-FOOT BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER ALONG THE WEST AND A PORTION OF THE EAST PERIMETERS WHERE EIGHT FEET IS REQUIRED, A SIX-FOOT BUFFER ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED, TO ALLOW A ZERO-FOOT SIDEWALK WHERE FIVE FEET IS REQUIRED AND TO ALLOW BARBED WIRE FENCING on 1.89 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow)

C.C.: 10/07/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

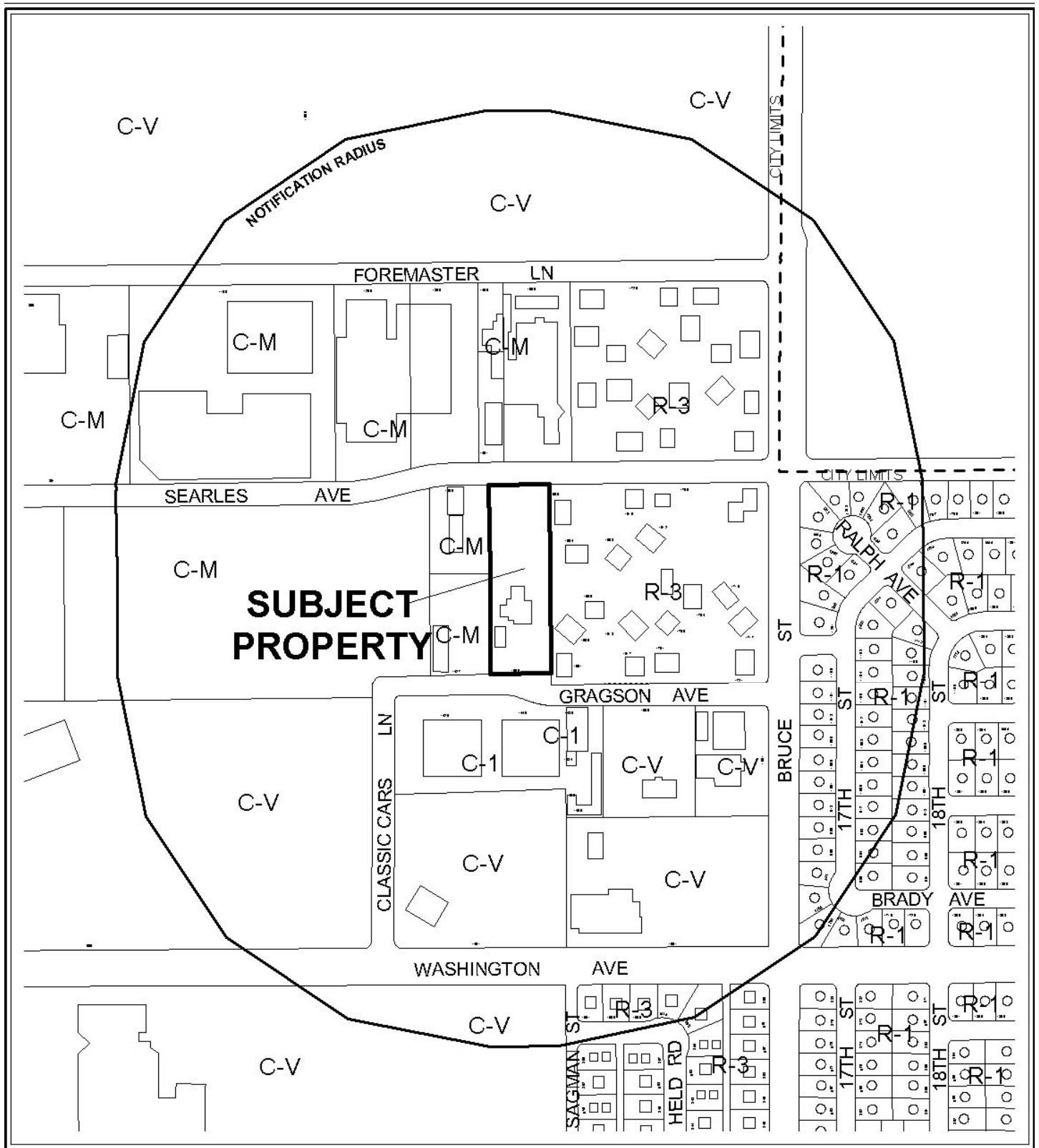
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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

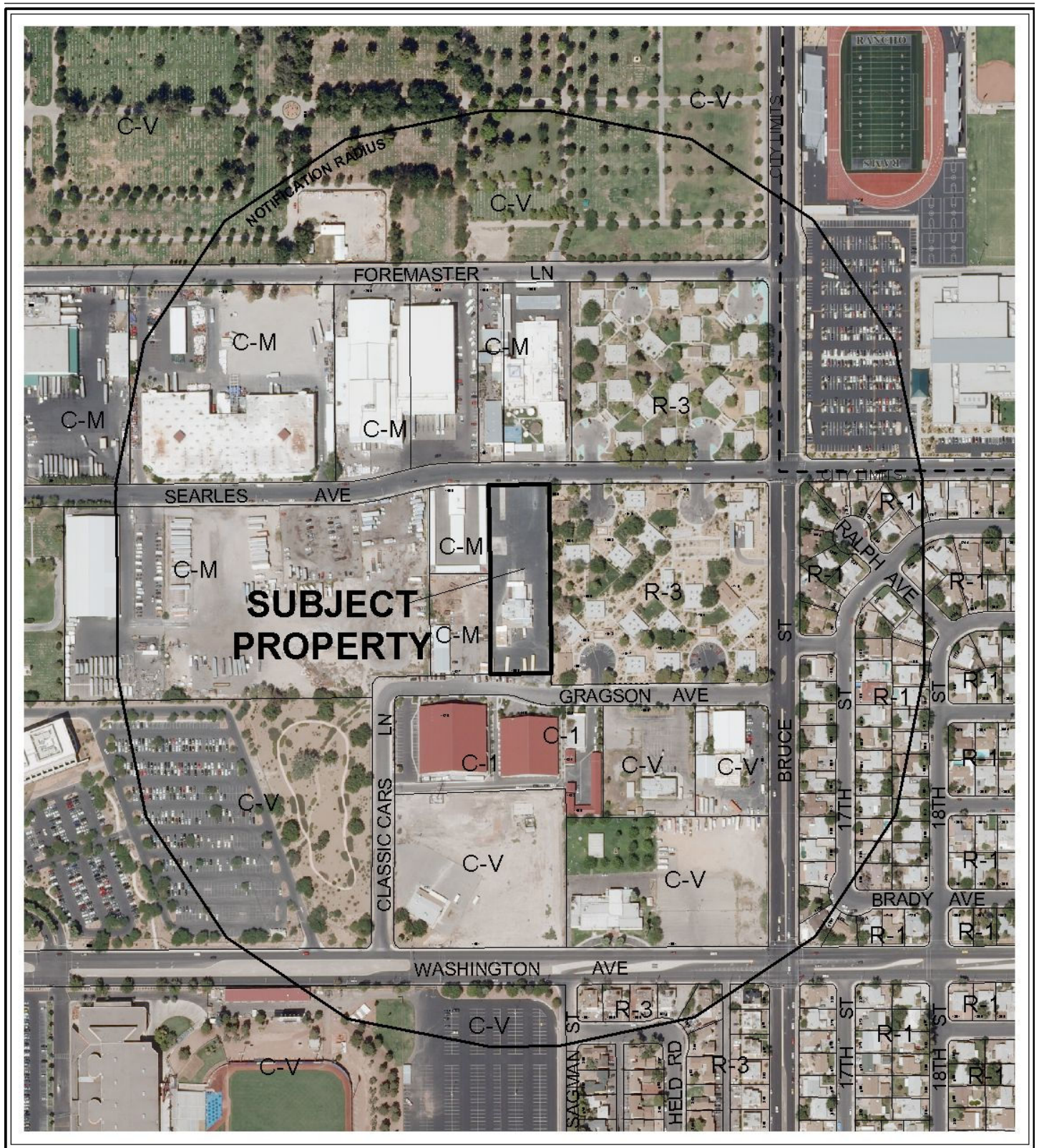
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SDR-35195**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)



CASE: **SDR-35195**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2009****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-35195 - APPLICANT: A CAB TAXI, CO. - OWNER: 4444 SOUTH VALLEY VIEW DRIVE, LLC**

**** CONDITIONS ******STAFF RECOMMENDATION: DENIAL.** If Approved, subject to:**Planning and Development**

1. Approval and conformance to the conditions for Vacation (VAC-35193), 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 08/03/09, except as amended by conditions herein.
4. The applicant shall obtain all required building permits and final inspections for all buildings/structures on the subject site, prior to occupancy of the structures.
5. A Waiver from Title 19.12 Landscape and Buffer Standards is hereby approved, to allow a six-foot landscape buffer where 15 feet is required adjacent to Gragson Avenue and a zero-foot landscape buffer along the west property line and a zero-foot buffer along a portion of the east property line where eight feet is required along the west and east property lines.
6. A Waiver from Title 19.12 Landscape and Buffer Standards is hereby approved, to allow a zero-foot sidewalk where five feet is required adjacent to Gragson Avenue.
7. An Exception from Title 19.10 Landscape and Buffer Standards is hereby approved, to allow zero parking lot fingers where 23 are required.
8. An Exception from Title 19.12 Landscape and Buffer Standards is hereby approved, to allow 10 overall trees where 75 are 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.

SDR-35195 - Conditions Page Two
September 10, 2009 - Planning Commission Meeting

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. 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 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.
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. A Petition of Vacation such as (VAC-35193) shall be recorded prior to the issuance of any permits overlying or abutting the proposed vacated area.
18. Remove all substandard public street improvements and unused driveway cuts on Searles Avenue adjacent to this site concurrent with development, if any, and replace with new improvements meeting current City Standards.
19. Construct half-street improvements including appropriate overpaving on Gragson Avenue adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored to its original location and to its original width concurrent with development of this site.

SDR-35195 - Conditions Page Three
September 10, 2009 - Planning Commission Meeting

20. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
21. 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, 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-35195 - Staff Report Page One
September 10, 2009 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an 8,800 square-foot Taxicab/Limo Yard with ancillary vehicle service and auto repair within 5,800 square feet of existing buildings and 3,000 square feet of a proposed building. The largest building will be utilized as offices, while the accessory structures will be used for auto repair, paint and mixing booths and storage. The Taxicab/Limo Yard will operate from 9:00 a.m. to 5:00 p.m., Monday through Friday. There are no building permits for Buildings "A" and "B", which were built circa the 1960's. Buildings "D" were both built without permits. The applicant fails to comply with minimum landscape and sidewalk width requirements, which are requested as Waivers. In the site's current configuration staff cannot support the application as proposed. If denied, the subject site would contain several illegally constructed buildings, which contain no building permits. The indicated deviations from standards will result in a development that is not compatible or harmonious with adjacent development. An alternate design and adherence to minimum landscape requirements would facilitate the elimination of Waivers, which would create a development that would be appropriate for this area of the City; therefore staff is recommending denial of the subject application.

ISSUES:

- Approval of the related Vacation (VAC-35193) is required for approval of the subject Site Development Plan Review.
- No building permits exist on all existing structure, screening device and/or barbed wire.
- Waivers of minimum sidewalk width and landscaping requirements are requested.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales</i>	
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 and staff recommended approval of the request.
08/07/08	A deed was recorded for a change of ownership at 1500 Searles Avenue.
06/18/09	A Code Enforcement citation (#79197) was issued for electrical, plumbing and concrete work being done without a permit at 1500 Searles Avenue. Code Enforcement has not closed the case.
08/27/09	The Planning Commission will consider a related Vacation (VAC-35193) petition to Vacate a 3,126 square-foot portion of public right-of-way generally located on the north side of Gragson Avenue approximately 580 west of Bruce Street.

SDR-35195 - Staff Report Page Two
September 10, 2009 - Planning Commission Meeting

<i>Related Building Permits/Business Licenses</i>	
03/02/93	A Business License (#D01-00001) was issued for a dairy at 1500 Searles Avenue. The license was reclassified to (#G03-01846) on 06/03/98. The license was marked out of business on 10/18/07.
09/17/97	A Building Permit (#97019201) was issued to replace a riser at 1500 Searles Avenue. The permit expired on 03/21/98.
03/05/02	A Building Permit (#2003896) was issued for a repair to a sewer line at 1500 Searles Avenue. The permit was finalized on 03/06/02.
05/29/08	A Business License (#I02-00081) was issued for an ice cream parlor at 1500 Searles Avenue. The license was reclassified from (#D01-00015) on 02/19/88. The license was marked out of business on 06/01/09.
<i>Pre-Application Meeting</i>	
07/10/09	A pre-application meeting was held on the indicated date. The following items were discussed: • Concerns about existing buildings and proper permits. • Existing barbed wire/chain-link fencing around the site. • Existing storage containers on the subject site. • Intended use and hours of operation.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required nor was one held.	

<i>Field Check</i>	
07/23/09	A field check was completed on the indicated date. The following items were observed by Planning and Development staff. • Four buildings are located on subject site, but no permits exist on the subject buildings • Several storage containers exist on the subject site, but no permits exist for the storage containers • An eight-foot wall, chain-link and razor wire exists on portions of the subject site. None of the screening devices contain permits.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.89 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant Building	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
North	Valley Broadcasting	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
South	Jim Rogers Car Collection	C (Commercial)	C-1 (Limited Commercial)

SDR-35195 - Staff Report Page Three
September 10, 2009 - Planning Commission Meeting

East	Housing Authority	ML (Medium Low Density Residential)	R-3 (Medium Density Residential)
West	Valley Broadcasting and Landscape Company	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown North Land Use Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
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

EXISTING AND PROPOSED BUILDING/STRUCTURES

	Building 'A'	Building 'B'	Building 'C'	Building 'D'	Buildings 'E'
Quantity	1	1	1	2	4
Use	Office	Storage	Repair Garage	Paint Spray and Mixing	Shipping Containers
Existing or Proposed	Existing	Existing	Proposed	Existing	Existing
Building Permits	None	None	None	None	None
Square-Footage	4,400	1,100	3,000 enclosed 3,000 covered	300	320 per containers: total 1,280 SF
Height	14 Feet	12 Feet	30 Feet	10 Feet	10 Feet
Setbacks	Front: 277 ft Side: 36.09 ft Side: 44.09 ft Rear: 136 ft		Front: 15 ft Side: 8 ft Side: 50 ft Rear: 8 ft		8 Feet minimum setback

SDR-35195 - Staff Report Page Four
September 10, 2009 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 Development Standards, the following standards apply

Standard	Required/Allowed	Provided	Compliance
Min. Lot Width	100 Feet	163 Feet	Y
Min. Setbacks (Building "A")			
• Front (north property line)	10 Feet	277.8 Feet	Y
• Side (west property line)	10 Feet	36.9 Feet	Y
• Side (east property line)	10 Feet	44.9 Feet	Y
• Rear (south property line)	20 Feet	136.1 Feet	Y
Min. Setbacks (Accessory Structures)			
• Front (north property line)	10 Feet	15 Feet	Y
• Side (west property line)	8 Feet	8 Feet	Y
• Side (east property line)	8 Feet	50 Feet	Y
• Rear (south property line)	8 Feet	8 Feet	Y
Max. Lot Coverage	N/A	8.5%	Y
Max. Building Height (Building "A")	N/A	16 Feet	Y
Max. Building Height (Accessory Buildings)	N/A	30 Feet	Y
Trash Enclosure	Screened	As Conditioned	As Conditioned
Mech. Equipment	Screened	As Conditioned	As Conditioned

Pursuant to Title 19.12, the following landscaping standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/ 6 Spaces	23 Trees	Zero Trees	N
Buffer:				
Min. Trees				
North property line	1 Tree/20 Linear Feet	9 Trees	10 Trees	Y
South property line	1 Tree/20 Linear Feet	9 Trees	8 Trees	N
West property line	1 Tree/30 Linear Feet	17 Trees	Zero Trees	N
East property line	1 Tree/30 Linear Feet	17 Trees	21 Trees	Y
TOTAL		75 Trees	39 Trees	N
Min. Zone Width				
North property line	15 Feet		15 Feet	Y
South property line	15 Feet		6 Feet	N
West property line	8 Feet		Zero Feet	N
East property line	8 Feet		Zero Feet	N
Wall Height	8 Feet		8 Feet	Y

SDR-35195 - Staff Report Page Five
September 10, 2009 - Planning Commission Meeting

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	
Taxicab/Limo Yard	66 Employees 67 Taxis	N/A	129	4	129	4	Y
TOTAL (including handicap)	133		133		133		Y

Waivers		
Requirement	Request	Staff Recommendation
15-foot landscape buffer along the north and south property lines and an eight-foot landscape buffer along the west and east property lines	Six-foot buffer along the south property line, zero-foot buffer along the west property line, and a zero-foot buffer along a portion of the east property line	Denial
Five-foot sidewalk adjacent to right-of-way (Gragson Avenue and Searles Avenue)	Zero-foot sidewalk adjacent to Gragson Avenue only	Denial

Exceptions		
Requirement	Request	Staff Recommendation
One tree shall be planted for every six uncovered parking spaces.	To allow zero trees where 23 trees are required	Denial
75 total perimeter trees are required in the landscape buffers	To allow 39 trees in the perimeter landscape buffers	Denial

ANALYSIS

- **Design Alternatives**

A reduction in the number of cabs and employees would eliminate the need for the large number of parking spaces. Fewer parking spaces would allow the applicant to better design the overall site, which would eliminate the need for Waivers of Perimeter Landscaping requirements and the required sidewalk adjacent to the southern property line.

SDR-35195 - Staff Report Page Six
September 10, 2009 - Planning Commission Meeting

- **Site Plan**

The applicant is proposing an 8,800 square-foot Taxicab/Limo Yard with ancillary vehicle service and Auto Repair within 5,800 square feet of existing buildings and 3,000 square feet of a proposed building. There are a total of four existing structures and two proposed buildings. There are also a total of four existing storage containers on the subject site. Each storage container is 320 square feet. The four storage containers total 1,280 square feet. None of the existing buildings or storage containers has proper building permits.

The site is surrounded by a combination of chain-link, block walls and barbed wire fencing. The applicant indicates that they will be constructing two new walls along the north and south property lines. The east and west property lines will remain in their current condition, which includes the combination of block wall, chain-link fencing and barbed wire. Pursuant to Title 19.12.075 Fences, Walls and Architectural, the indicated barbed wire is prohibited unless otherwise approved as a part of an overall development plan. The site plan indicates that barbed wire will only be utilized on the west and east property lines.

- **Parking and Site Access**

Pursuant to Title 19.04 Permissible Use, the parking requirement for a Taxicab/Limo Yard is one space for each employee on the largest shift, plus one space per taxi or limo when the facility is at maximum capacity. The applicant indicates that there will be 66 employees for the largest shift and 67 taxis when the facility is at maximum capacity. The subject site contains 133 parking spaces with five handicapped spaces, thereby complying with the proposed Taxicab/Limo Yard use. Primary access to the site is provided from access is provided from both Searles Avenue and Gragson Avenue. Searles Avenue and Gragson Avenue are designated as 60-foot Local Streets by the Master Plan of Streets and Highways.

- **Waivers and Exceptions**

The applicant has requested two Waivers and two Exceptions as a part of the subject application. The first Waiver is from Title 19.12.040 Perimeter Landscape Buffering for deviations for buffer widths on the east, west and south property lines. The second Waiver is from Title 19.12.040 Perimeter Landscape Buffer deviations of sidewalk width on the south property line. The first Exception is to allow no parking fingers where one is required for every six parking spaces. The second Exception is to allow 39 trees in the perimeter landscaping where 75 are required. The requested Waivers and Exceptions are not appropriate and could be mitigated through a better overall design.

SDR-35195 - Staff Report Page Seven
September 10, 2009 - Planning Commission Meeting

- **Landscape Plan**

The landscape plan indicates the following; 24-inch box Honey Locust, Shoestring Acacia, Purple Robe Locust and Mediterranean Fan Palm. The landscape plan fails to conform to all Perimeter Landscape Buffer Requirements with the exception of the north property line buffer. The landscape plan also fails to meet all parking lot landscaping and seeks a reduction in the overall required tree count.

- **Elevations and Floor Plans**

The existing and proposed building elevations depict structures, which range in height from eight to 30 feet in height. The smallest buildings are the storage containers at eight feet in height, which are existing on-site. The tallest structure is the proposed auto repair facility. The buildings are either stucco or metal siding buildings, which is typical for these types of tenants. The submitted floor plans are typical for the intended Taxicab/Limo Yard use.

FINDINGS

The following findings must be made for a Site Development Plan Review:

1. **The proposed development is compatible with adjacent development and development in the area;**

The proposed development is not compatible with adjacent residential, commercial and industrial development in the area. The number of requested landscape Waivers, lack of sidewalks and use of barbed wire; all demonstrate the incompatible nature of the proposed 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 proposed development is inconsistent with both, Title 19.08 Parking, Loading and Traffic Standards and Title 19.12 Landscape and Buffer Standards. This is seen in the number of Waivers and Exceptions, which are requested as a part of the subject application. These deviations highlight the incompatibility with adjacent developments. The proposed development is both undesirable and obnoxious with regard to its overall design and adherence to minimum requirements.

SDR-35195 - Staff Report Page Eight
September 10, 2009 - Planning Commission Meeting

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Adequate site access is provided from both Searles Avenue and Gragson Avenue. Searles Avenue and Gragson Avenue are designated as 60-foot Local Streets by the Master Plan of Streets and Highways.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The proposed building and landscape materials are not appropriate for this area and for the City. The applicant is requesting a number of Waivers and Exceptions of Title 19.10 and 19.12. The provided landscape materials are lacking in their overall width and quantity. None of the existing buildings have proper building permits, which is not appropriate for this or any area of the City.

- 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 buildings fail to create an orderly and aesthetically pleasing environment. The non-permitted structures and overall lack of landscaping is not compatible with adjacent commercial and residential developments in the area. Inadequate mitigation measures have been taken to create an aesthetically pleasing environment.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The subject site contains several buildings and structures, which have no proper building permits. The applicant has not taken appropriate action to protect the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 73

SDR-35195 - Staff Report Page Nine
September 10, 2009 - Planning Commission Meeting

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-35195** APN: 139-26-201-004

Name of Property Owner: 4444 South Valley View Drive LLC

Name of Applicant: A Cab Taxi CO.

Name of Representative: Ballard Spahr Andrews & Ingersoll, LLP

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

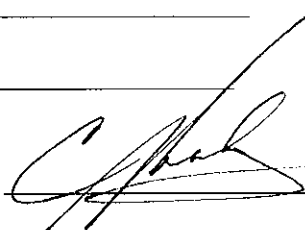
☒ No

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: _____

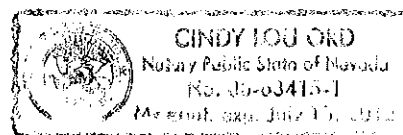
Signature of Property Owner: 

Print Name: Creighton J. Nady

Subscribed and sworn before me

This 14th day of July, 2009

Cindy Lou Ord
Notary Public in and for said County and State





LANDSCAPE SCHEDULE				
TREES	SYMBOL	COMMON NAME	POTENTIAL NAME	SIZE
		HOWEY LOCUST	ginkgo	24" box
		SHOULDER ACACIA	acacia senecioides	24" box
		PURPLE FLORE LOCUST	robinia pseudoacacia	24" box
		MET TULAMIAN PALM	chamaecarpus humilis	24" box
		HOLLY OAK	quercus ilex	24" BOX
		TEARS BANGKOR	neocarpium fulvum	5 gal
		GERMANDER	thunbergia	5 gal
		SALVIA	salvia gongoli	5 gal
		CHERRY MYRTLE	ageratum conyzoides	5 gal
GROUND COVER		LANTANA	lantana	5 gal
		REDAL MIST FOUNTAIN	multicaulis capillaris	5 gal
		GRASS	legit feni	5 gal
		ROCK WALNUT	colocynthis	5 gal
		NOT CHURCHED GRAMINE	to be selected by architect from the list of plants STD	MIN 2" DIA

LANDSCAPE BUFFERS

FRONT (ADJ. TO ROW)	16'-0"
INTERIOR SIDE (ADJ. TO RESIDENTIAL)	8'-0"
INTERIOR SIDE (ADJ. TO INDUSTRIAL)	16'-0"
REAR (ADJ. TO ROW)	16'-0"

PROVIDED
15-40"
18-40"
0-40"
VALUES: 40" TO 7-40"



EXISTING OFFICE BUILDING



APTUS Architecture
1300 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.879.1100
F 702.879.1213

A Cab Taxi Company Site Development Review

1500 Searles Avenue
Las Vegas, Nevada 89101

Las Vegas, Nevada 89101

PLANTING PLAN

100

98625 A Calt Yess C Company

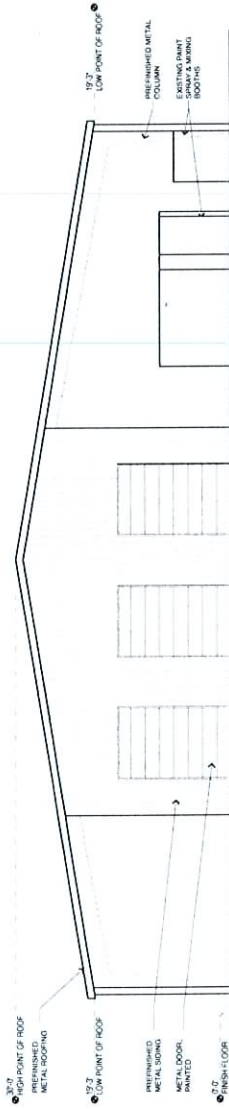
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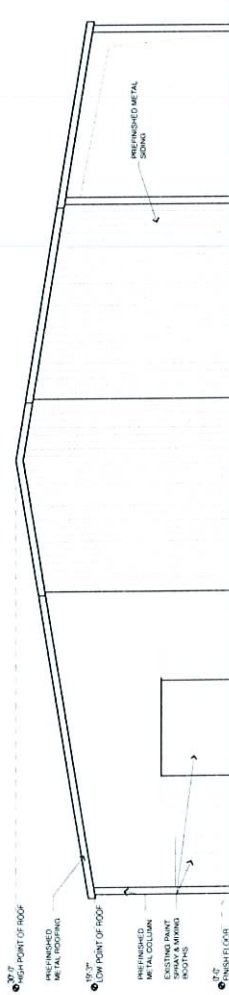
VAC-35193 SDR-35195
REVISED
09/10/09 PC

09/10/09 PC

E102.045 & Cab-Tax Col.DMS0202.045 See Page(s) 7/31/2009 10:52 AM Indiana



NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

WEST ELEVATION
1/8" = 1'-0"

A Cab Taxi Company
Site Development Review
1500 Searles Avenue
Las Vegas, Nevada 89101

EXTERIOR
ELEVATIONS -
AUTO REPAIR

A201
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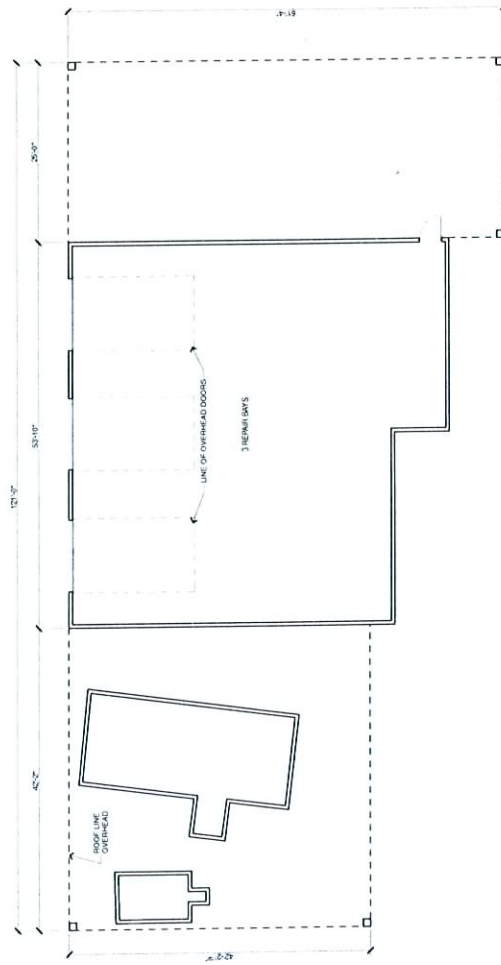
City of Las Vegas SDR Submittal Fee
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City of Las Vegas SDR Submittal Fee
City of Las Vegas SDR Submittal Fee

VAC-35193 SDR-35195
REVISED

09/10/09 PC

AUG 03 2009

APUS Architecture
1000 S. Las Vegas Blvd. Suite 100
Las Vegas, NV 89101
P: 702.735.1200
F: 702.735.1211



FLOOR PLAN - AUTO REPAIR

1/8" = 1'-0"



FLOOR PLAN - OFFICE

1/8" = 1'-0"

A Cab Taxi Company
 Site Development Review
 1500 Searles Avenue
 Las Vegas, Nevada 89101

FLOOR PLANS
 A100

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VAC-35193 SDR-35195

REVISED

09/10/09 PC

AUG 03 2009



APTUS Architecture
 1500 Searles Avenue
 Las Vegas, Nevada 89101
 P: 702.899.1212

City of Las Vegas CDR Submitted: 07/14/09
 City of Las Vegas CDR Submitted Rec: 07/20/09
 City of Las Vegas CDR Submitted Rec: 07/26/09

07/26/09 A Cab Taxi Company

SDR 35195				
A Cab Taxi, Co.				
1500 Searles Ave.				
Proposed 8.3 thousand square foot taxi-cab and service facility				
Traffic produced by proposed development:				
New Proposal	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL LIGHT INDUSTRIAL [1000 SF]	8.3	6.97	58
AM Peak Hour			0.92	8
PM Peak Hour			0.98	8
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Searles Ave.				
Average Daily Traffic (ADT)	1,742			
PM Peak Hour	139			
(heaviest 60 minutes)				
Bruce St.				
Average Daily Traffic (ADT)	13,232			
PM Peak Hour	1059			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets				
	Adjacent street ADT			
	Capacity			
Searles Ave.	16900			
Bruce St.	34500			
This project will add approximately 58 trips per day on Searles Ave. and Bruce St. This will increase the existing volumes by about 3 percent on Searles and by less than 1 percent on Bruce. Searles is at about 10 percent of capacity and Bruce is at about 38 percent of capacity.				
Based on Peak Hour use, this development will add roughly 8 additional cars into the area; which works out to about 2 every 15 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



**SDR-35195 - APPLICANT: A CAB TAXI CO. - OWNER: 4444 SOUTH VALLEY VIEW DRIVE, LLC
1500 SEARLES AVENUE
SEPTEMBER 10, 2009 PLANNING COMMISSION**

07/23/09



SDR-35195 - APPLICANT: A CAB TAXI CO. - OWNER: 4444 SOUTH VALLEY VIEW DRIVE, LLC
1500 SEARLES AVENUE
SEPTEMBER 10, 2009 PLANNING COMMISSION

07/23/09



SDR-35195 - APPLICANT: A CAB TAXI CO. - OWNER: 4444 SOUTH VALLEY VIEW DRIVE, LLC
1500 SEARLES AVENUE
SEPTEMBER 10, 2009 PLANNING COMMISSION

07/23/09



SDR-35195 - APPLICANT: A CAB TAXI CO. - OWNER: 4444 SOUTH VALLEY VIEW DRIVE, LLC
1500 SEARLES AVENUE
SEPTEMBER 10, 2009 PLANNING COMMISSION

07/23/09



SDR-35195 - APPLICANT: A CAB TAXI CO. - OWNER: 4444 SOUTH VALLEY VIEW DRIVE, LLC
1500 SEARLES AVENUE
SEPTEMBER 10, 2009 PLANNING COMMISSION

07/23/09



SDR-35195 - APPLICANT: A CAB TAXI CO. - OWNER: 4444 SOUTH VALLEY VIEW DRIVE, LLC
1500 SEARLES AVENUE
SEPTEMBER 10, 2009 PLANNING COMMISSION

07/23/09



SDR-35195 - APPLICANT: A CAB TAXI CO. - OWNER: 4444 SOUTH VALLEY VIEW DRIVE, LLC
1500 SEARLES AVENUE
SEPTEMBER 10, 2009 PLANNING COMMISSION

07/23/09



SDR-35195 - APPLICANT: A CAB TAXI CO. - OWNER: 4444 SOUTH VALLEY VIEW DRIVE, LLC
1500 SEARLES AVENUE
SEPTEMBER 10, 2009 PLANNING COMMISSION

07/23/09



SDR-35195 - APPLICANT: A CAB TAXI CO. - OWNER: 4444 SOUTH VALLEY VIEW DRIVE, LLC
1500 SEARLES AVENUE
SEPTEMBER 10, 2009 PLANNING COMMISSION

07/23/09

July 31, 2009

Mr. Ben Sticka
City of Las Vegas Planning and Development
731 South Fourth Street
Las Vegas, Nevada 89101

Re: REVISED Justification Letter
A Cab Taxi Dispatch Center
APN: 139-26-201-004
VAC-35193; SUP-35194; SDR-35195; VAR-35198
SUP-35194 (see separate request to withdraw the application)
VAR-35198 (CLV determined application not required; refund in progress)

Dear Ben:

Enclosed please find the required application materials associated with the following requests:

- Site Development Plan Review for a Taxi Yard with waivers of a portion of the landscaping requirement and sidewalk on Gragson Avenue, approval to retain limited existing barbed wire fencing, and to permit exceptions for landscape fingers within the parking lot.

A Cab has been operating at its existing site located at 4444 South Valley View since 2004 and received its first medallion from the Taxicab Authority in 2001. Its current site on .86 acres has continually met the company's needs since that time. The recent condemnation of the existing site to facilitate the expansion of Harmon Avenue has required that the business be relocated. The proposed 1.89 acre site located at 1500 Searles Avenue is a suitable location for the permitted use within a C-M zone.

The proposed site is appropriate for this use in that its shape and the layout of the existing and proposed buildings promote ideal circulation for a small taxi company. A vacation of 3,126 square feet along Gragson Avenue allows the new proposed property line to follow the path of an existing roadway and what was believed to be the site's boundary, and will facilitate the construction of entrances on the north and south ends of the property for both primary and secondary access for the relatively small number of taxis which will utilize the site. The site plan also requests a waiver to permit the site to continue in its current condition without a sidewalk on the south side of the property, but with an improvement to the screening and existing landscaping. The site plan requests a waiver of landscaping requirements to permit 6 to 7 feet of landscaping where 15 feet is required along Gragson, and an 8-foot decorative masonry wall is proposed to provide screening from the site's operations on both the north and south property lines. The applicant is currently reaching out to neighboring property owners to discuss making the design of the wall compatible with existing development.

The unique parking layout reflects the applicant's desire to meet the requirements of the Code while addressing the practical usage of the site. On the largest shift A Cab is permitted by the Nevada Taxicab Authority to dispatch a maximum of 53 cars. Upon shift changes, drivers are only briefly on the site, and dispatches are staggered throughout each shift in order to prevent internal and neighborhood congestion. When a taxi is returned to the site, it does not "park", but is quickly reviewed for safety and administration purposes and is then re-dispatched to the next driver. "Back up" taxis are parked on the site, but can be stacked in tandem since they act only as reserves in the event of a problem with one of the taxis in service. In the unlikely event that the entire business were to be closed for any period of time, all of the company's taxis could be

VAC-35193 SDR-35195

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AUG 03

parked in tandem or along the periphery of the site but completely contained on the property itself without spilling out into the surrounding neighborhood. Although the company operates 24 hours a day, 7 days a week, the traffic on site at any one time is scheduled so as to minimize congestion and interference with neighboring development.

The existing office building will be remodeled to accommodate the company's approximately 12 non-driver employees. Adequate parking for both these employees, as well as those drivers who may bring a personal vehicle to work is provided, although experience has shown that many employees choose public transportation instead of driving private vehicles.

Outdoor Storage is a Conditional Use within a C-M zone. It is proposed that storage containers be located just inside the decorative block wall at the northern boundary of the site. At 8 feet high, the containers will not be a visual disturbance to the surrounding area over the 8 foot decorative masonry wall. The location of the containers will also provide an additional buffer to neighboring properties from the uses on site.

Accessory buildings on site reflect the site's use for limited maintenance of company owned vehicles. Auto Repair Garage (Minor) and Auto Paint and Body Repair Shop are both Conditional Uses in the C-M zone, and any maintenance performed on site will consist only of preventative or basic maintenance such as oil changes, tire changing, and minor paint jobs to keep the taxis prepared for their usual schedules. No fueling services will be offered, and more intense body work, such as that associated with vehicles involved in collisions, will be performed elsewhere. As required, the repair and service work will be performed within the proposed building in an area which will be completely enclosed.

If you have any questions or need additional information regarding anything with respect to these requests, please do not hesitate to contact my office.

Sincerely,



Kristen G. Neuman, AIA
APTUS Architecture

VAC-35193 SDR-35195 RECEIVED
REVISED
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AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ABEYANCE - TXT-34879 - TEXT AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend the Las Vegas Medical District Plan to add various lodging related uses and to make minor clarifications and corrections, Ward 5 (Barlow)

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

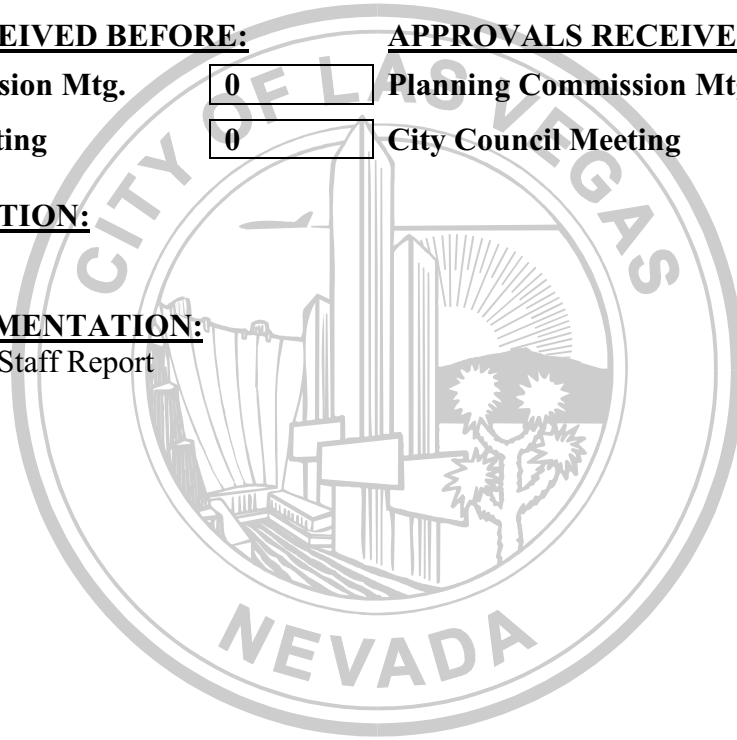
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RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Conditions and Staff Report





AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - TXT-34879 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

- Table 1 of the Las Vegas Medical District Plan, "LVMD Permitted Uses," is hereby amended as follows:

	MD1	MD2	PO	SC	HD
<u>Hotel</u>	<u>S</u>	<u>S</u>	<u>X</u>	<u>S</u>	<u>X</u>
<u>Hotel Suites</u>	<u>S</u>	<u>S</u>	<u>X</u>	<u>S</u>	<u>X</u>
<u>Hotel, Residence</u>	<u>S</u>	<u>S</u>	<u>X</u>	<u>S</u>	<u>X</u>
Supper Club/Restaurant w/Service Bar	X*	X*	X	S	X

** In the MD-1 or MD-2 district, a Supper Club or Restaurant w/ Service Bar will only be permitted when incorporated into a Hotel; Hotel Suites; or Hotel, Residence larger office or apartment/condominium development.*

- The Las Vegas Medical District Plan, "Conditions for Specific Uses," is hereby amended as follows:

Eating Establishment (no alcohol)

- Drive-through facilities are not permitted.
- Permitted as an accessory use in a Hotel; Hotel Suites; or Hotel, Residence development or on the first floor of an office or apartment/condominium building.

General Personal Service

Permitted as an accessory use in a Hotel; Hotel Suites; or Hotel, Residence development or on the first floor of an office or apartment/condominium building.

General Retail Store

Permitted as an accessory use in a Hotel; Hotel Suites; or Hotel, Residence development or on the first floor of an office or apartment/condominium building.

TXT-34879 - Staff Report Page One
September 10, 2009 - Planning Commission Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request to amend the Las Vegas Medical District Plan Table 1 “LVMD Permitted Uses” to introduce three lodging uses. The amendment proposes to allow the Hotel; Hotel Suites; and Hotel, Residence uses within the MD1 (Medical Support), MD2 (Major Medical) and SC (Service Commercial) Special Land Use Designations by means of a Special Use Permit. This request also modifies the Conditions for Specific Uses section of the plan to provide provisions for several conditional uses that are generally considered as ancillary to these temporary or short-term lodging uses.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/19/02	The City Council adopted the Las Vegas Medical District Plan to provide for safe, orderly, and manageable future and continued development that is pedestrian friendly in the Las Vegas Medical District which was established in 1997.
08/01/07	The City Council adopted Resolution R-57-2007 which adopted the updated Las Vegas Medical District Plan to provide clearer guidance and additional means of achieving the plans goals, policies, and objectives. The Planning Commission and staff recommended approval of the Text Amendment (TXT-20809) which was heard at the City Council as the referenced resolution number.
08/13/09	The Planning Commission held this item in abeyance at the request of staff.

The Las Vegas Medical District Plan establishes the list of permitted uses in the PD (Planned Development) District established for the Las Vegas Medical District as adopted within the Las Vegas 2020 Master Plan. The plan establishes five sub-districts. The three identified as appropriate for the uses proposed by this amendment include:

- MD2 (Major Medical), which is intended to allow the most intense development within the plan area. It is designed to allow major medical uses and office uses. The minimum allowable site shall be one acre to encourage larger scale development;
- MD1 (Medical Support), which is intended to allow less intense development within the plan area. It is designed to allow medical, medically-related, office, and professional uses; and
- SC (Service Commercial), which is intended to allow low to medium density retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics.

TXT-34879 - Staff Report Page Two
September 10, 2009 - Planning Commission Meeting

ANALYSIS

The purpose of the Las Vegas Medical District Plan is to create a regional medical district which will provide a complete range of medically-related services and their supporting uses. As such, the plan de-emphasizes residential uses by not allowing new single-family development and only allowing new apartment and condominium dwellings if they meet certain conditions or are located at the plan area's eastern edge. The plan does not include any allowances for temporary or extended stay lodging uses.

Several plan goals indicate that future development in the plan area should be people-oriented and have convenient, safe and pleasant pedestrian circulation. To this end a number of objectives and policy statements were developed to address these goals. These statements have translated into requirements for streetscape standards, pedestrian scale building heights and articulation, and lighting and amenities geared towards pedestrians. The proposed amendment would further these goals, objectives and policy statements by adding an additional link in the supporting services portion of the plan's purpose. By making provisions for the future development of temporary and extended stay lodging facilities, the plan will allow for visiting faculty, physicians, and patient visitors to have lodging opportunities within proximate walking distances to established and future medical-related services within the plan area. The amendment proposes to add three lodging uses, defined by Title 19, as follows:

- Hotel - A building or group of buildings whose main function is to provide rooms for temporary lodging where entrance to each room is gained from a completely enclosed area. A hotel may also contain restaurants, conference rooms and personal service shops. The phrase "temporary lodging" refers to a rental period with a normal duration of no more than one week.
- Hotel Suites – A facility offering temporary lodging accommodations to the general public in which rooms or suites may include kitchen facilities and sitting rooms in addition to the sleeping room. The phrase "temporary lodging" refers to a rental period with a normal duration of no more than one week.
- Hotel, Residence – A multi-dwelling unit for extended stay lodging consisting of efficiency units or suites with a complete kitchen suitable for long term occupancy; customary hotel services such as linen, maid service, telephone and upkeep of furniture; and optional resident and guest amenities such as meeting rooms, club house and recreation facilities. The term does not include facilities which qualify as other types of dwelling units defined in this title.

The first two, Hotel and Hotel Suites, will accommodate those visitors to the district who need accommodations for just a short period of time. For visitors that need to stay for extended periods, the Hotel, Residence use provides an option that will afford them the ability to stay close to the hospitals and clinics within the district without needing to make short-term rental or lease arrangements or commuting from other areas of the valley where extended stay lodging is presently available.

TXT-34879 - Staff Report Page Three
September 10, 2009 - Planning Commission Meeting

The development of temporary and extended stay lodging has the potential to reduce vehicular traffic coming into and out of the plan area, increase pedestrian activity as visitors walk between their lodging location and the medically-related services and their supporting uses in the area and help achieve the goal of the plan for the area to be a major regional medical district.

The Special Use Permit process provides additional opportunity above the applicable design standards to ensure a higher level of compatibility with neighboring development and the goals of the plan and is proposed to be required for any proposed development of these uses. The amendment also modifies the Table 1 footnote and Conditions for Specific Uses section to allow the Supper Club/Restaurant w/Service Bar; Eating Establishment (no alcohol); General Personal Service; and General Retail Store uses to be considered as accessory uses when in a Hotel; Hotel Suites; or Hotel, Residence development. Staff finds that the proposed amendment furthers the goals, objectives, and policy statements of the Las Vegas Medical District Plan and therefore recommends approval of this amendment.

FINDINGS

The proposed text amendment will achieve the following:

- Add the Hotel; Hotel Suites; and Hotel, Residence uses (as defined by Title 19) to the list of permitted uses as a Special Use Permit;
- Amend various ancillary use conditions so that they are permitted within developments of the proposed lodging uses; and
- Support Goals 1, 2, and 3 by providing the opportunity for temporary and extended stay lodging proximate to the hospitals and clinics within the district, thus affording visiting faculty, physicians and patients and their families the chance to stay within walking distance. The inclusion of these uses will make the district more people-oriented, require fewer vehicle trips, and provide more opportunity for pedestrian activity.

The following table summarizes all proposed changes:

Code Requirements	Existing Regulations	Proposed Regulations
Las Vegas Medical District Plan – Table 1 – LVMD Permitted Uses	• No provisions for any lodging uses	• Hotel; Hotel Suites; and Hotel, Residence uses added as permitted by means of a Special Use Permit within the MD1 (Medical Support), MD2 (Major Medical) and SC (Service Commercial) special land use categories • Supper Club/Restaurant w/Service Bar footnote updated to include provisions for the use as an ancillary use when part of a development of one of the new lodging uses

TXT-34879 - Staff Report Page Four
September 10, 2009 - Planning Commission Meeting

Code Requirements	Existing Regulations	Proposed Regulations
Las Vegas Medical District Plan – Conditions for Specific Uses	Conditional Standards provided for the Eating Establishment (no alcohol), General Personal Services, and General Retail Store uses to be allow as accessory uses in certain developments within the MD1 and MD2 districts	Condition entries updated to include provisions for the use as an ancillary use when part of a development of one of the new lodging uses

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

ASSEMBLY DISTRICT

SENATE DISTRICT

NOTICES MAILED

NEWSPAPER ONLY

APPROVALS

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PROTESTS

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AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

TXT-35688 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER:
CITY OF LAS VEGAS - Discussion and possible action to amend Table 2 of Title 19.04.010 and Title 19.20 to add regulations, applicable zoning districts, and a definition for the Pawn Broker, Auto use, All Wards

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

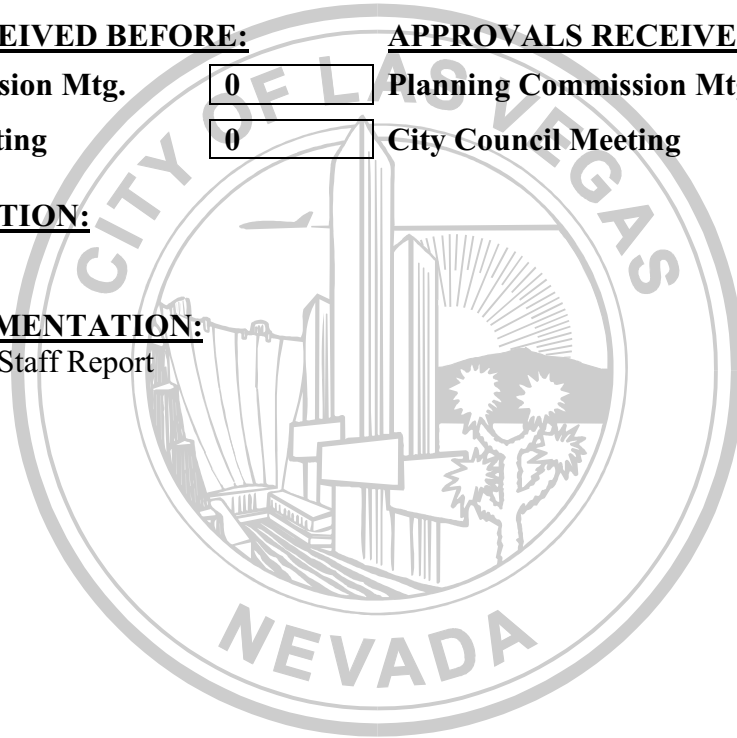
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RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Conditions and Staff Report



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TXT-35688 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

- Title 19.04.010 is hereby amended by adding a new entry under Retail & Personal Services as follows:

19.04.010 LAND USE TABLES

**Table 2 – Land Use Table
Retail & Personal Services**

USE	RESIDENTIAL												COMMERCIAL					INDUSTRIAL			
Pawn Broker, Auto	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
Description: <u>A pawn shop, other than auto pawn, that as an ancillary activity lends money on the security of a motor vehicle, which the pawn shop takes possession of as the pledged property. This use does not include a facility or area used for the storage of any pledged motor vehicle taken into possession.</u>																					
Conditional Use Regulations: <u>1. The use shall comply with the applicable requirements of LVMC Chapter 6.60.</u> <u>2. The use shall be permitted only as an accessory use to an approved pawn shop.</u> <u>3. No outdoor display, sales or storage of any merchandise shall be permitted.</u> <u>4. Vehicles that have been pawned may not be parked in parking spaces that are designated as off-street parking necessary to meet the minimum requirements of this Table 2 and LVMC Chapter 19.10. Any parking of such vehicles must occur only in spaces that are in excess of the required minimum parking.</u> <u>5. No on-site storage of vehicles that have been pawned shall be allowed. Any such vehicle shall be removed to a storage facility within 24-hours of being taken into possession.</u> <u>6. No auto pawn broker use shall be located on either side of Fremont Street or on Las Vegas Boulevard South, between Charleston Boulevard and Sahara Avenue.</u> <u>7. Window signs shall not:</u> <u>a. Cover more than 20 percent of the area of all exterior windows;</u> <u>b. Include flashing lights or neon lighting; or</u> <u>c. Include any text other than text that indicates the hours of operation and whether the business is open or closed.</u> <u>8. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.</u> <u>9. The building or portion thereof that is dedicated to the use shall have a minimum size of 1500 square feet, and shall be designed to have sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks).</u> <u>10. No auto pawn broker use may be located closer than 200 feet from any parcel used or zoned for residential use. In addition, no auto pawn broker use may be located closer than 1000 feet from any other auto pawn broker use, auto pawn use, auto title loan use or specified financial institution use. For purposes of this Regulation 10, distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to property lines of fee interest parcels and not leasehold parcels</u> <u>11. Except with respect to Conditional Use Regulations 7, 8, 9, and 10, the Special Use Permit provisions of Section 19.04.0 40(B) do not apply to this use. In the case of a Special Use Permit application filed as a consequence of not qualifying for conditional use treatment regarding any of the Regulations listed in the preceding sentence, the remaining Regulations shall apply as Minimum Special Use Permit Requirements, and Regulations 1, 2, 3, 4, 5, and 6 above, when imposed as Minimum Special Use Permit Requirements, shall be deemed to be non-waivable.</u>																					
On-site Parking Requirement: <u>No additional parking requirement beyond that which is required for the principle use(s) on the site.</u>																					

RTS

TXT-35688 - Conditions Page Two
September 10, 2009 - Planning Commission Meeting

2. Title 19.20.020 “Words and Terms Defined” is hereby amended by adding a new entry as follows:

Pawn Broker, Auto. A pawn shop, other than auto pawn, that as an ancillary activity lends money on the security of a motor vehicle, which the pawn shop takes possession of as the pledged property. This use does not include a facility or area used for the storage of any pledged motor vehicle taken into possession.

**TXT-35688 - Staff Report Page One
September 10, 2009 - Planning Commission Meeting**

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request to add the Pawn Broker, Auto use entry in Table 2 of Title 19.04 to conditionally allow the use in the C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial) and M (Industrial) zoning districts as an ancillary activity in an approved pawn shop.

BACKGROUND INFORMATION

Under existing use standards the Pawn, Auto use is conditionally permitted in the M (Industrial) zoning district and is permitted in the C-M (Commercial/Industrial) zoning district with the approval of a Special Use Permit. In all cases the use must:

- comply with the applicable requirements of LVMC Chapter 6.60;
- have no outdoor display, sales or storage of any merchandise, except for the parking of automobiles;
- have no vehicles that have been pawned be parked or stored in parking spaces that are designated as off-street parking necessary to meet the minimum requirements of this Table 2 and LVMC Chapter 19.10. Any parking or storage of such vehicles must occur only in spaces that are in excess of the required minimum parking;
- not be located on either side of Fremont Street or on Las Vegas Boulevard South, between Charleston Boulevard and Sahara Avenue;
- have no window signs that cover more than 20 percent of the area of all exterior windows, include flashing lights or neon lighting; or include any text other than text that indicates the hours of operation and whether the business is open or closed;
- have hours of operation that don't extend beyond the hours of 8:00 a.m. to 11:00 p.m.;
- dedicate a minimum 1500 square feet to the use that is designed to have sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks); and
- not be located closer than 200 feet from any parcel used or zoned for residential use and no closer than 1000 feet from any other auto pawn use, auto title loan use or specified financial institution use.

An applicant may request a deviation of the these requirements via the Special Use Permit process if they can demonstrate to the satisfaction of the City Council that the use can still be performed in a manner that is harmonious and compatible with surrounding present and future land uses; that the site is physically suitable and adequate access for the use exists; and that the approval would not be inconsistent with or compromise the public health, safety, or welfare objectives of the General Plan. However, while the regulations or requirements may be waived, the use is restricted to only the C-M (Commercial/Industrial) and M (Industrial) zoning districts.

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ANALYSIS

The Pawn, Auto use is deemed an intense use of land and thus restricted to the C-M (Commercial/Industrial) and M (Industrial) Districts because the transactions deal with motor vehicles and the storing of the motor vehicles on-site. In addition to the provisions for a pawn shop that engages in auto pawn activities as described above, the Code makes provisions for the Auto Title Loan use. An Auto Title Loan use uses the motor vehicle title as the security instead of the vehicle itself. No allowance is made for a pawn shop to engage in auto pawn activities, that is, the accepting of a motor vehicle as the pledged security for the lending of money, where the vehicle will not be parked, stored, or physically advertised for sale on the premises thus having no greater impact than the existing pawn shop.

The proposed amendment will introduce an allowance for an approved Pawn Shop use, which is conditionally allowed in a M (Industrial) zoning district and permitted in the C-1 (Limited Commercial), C-2 (General Commercial) and C-M (Commercial/Industrial) zoning districts with the approval of a Special Use Permit, to conduct auto pawn activities as an ancillary activity provided that any motor vehicles taken in as security are transported off-site to a proper storage facility and all other conditions are met.

The proposed addition of a Pawn Broker, Auto use would be of a similar intensity as an Auto Title Loan, Auto Broker or Pawn Shop use. All of these uses are minimally permitted by the approval of a Special Use Permit in the C-1 (Limited Commercial); C-2 (General Commercial); C-M (Commercial/Industrial); and M (Industrial) zoning districts. Further, because the use as proposed requires that the Pawn Broker, Auto use be limited to being an accessory use to an approved Pawn Shop use, the well-being of the City and its residents are safeguarded against an increase in pawnbroker related activity.

The proposed Conditional Use Regulations that require compliance with Title 6.60; that the use be ancillary to an approved pawn shop; that there be no outdoor display, sales, or storage; that vehicles be parked in the non-required parking spaces; that no on-site storage of the motor vehicle be permitted; and that the use is not permitted along certain corridors are all non-waivable requirements. Making these conditions non-waivable helps ensure the compatibility of the use by limiting potential locations to existing, approved pawn shops and limiting the impact by requiring that no on-site vehicle storage is permitted. Staff finds that the limitation placed on the use proposed by this amendment are sufficient to meet the land use intent of the Zoning Code and therefore recommends approval of this amendment.

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A comparison of the various similar/related uses used in this analysis is as follows:

Use	Description	Applicable Zoning Districts *	Differentiation From Other Related Uses
Auto Title Loan	A business whose primary function is to lend money on the security of the title to a motor vehicle rather than on the security of the vehicle itself.	<u>O</u> , <u>C-D</u> , <u>C-1</u> , <u>C-2</u> , <u>C-M</u> , and M	Motor vehicle title is the collateral for the lending of money.
Auto Broker	A facility or area used primarily for the wholesaling of used motor vehicles, typically on an intermediary basis between an auction house and a used car dealership. This use does not include a facility or area used for the retail sales of used vehicles.	C-1, C-2, <u>C-M</u> , and M	The facilitation of the wholesaling of used cars is allowed with limited on-site display and storage (up to 2 vehicles).
Pawn Shop	A facility (other than a bank, savings and loan or mortgage banking company) used for the business of lending money on the security of pledged goods or for the business of the purchase of tangible personal property on condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time.	<u>C-1</u> , <u>C-2</u> , <u>C-M</u> , and M	Motor vehicles are not included in the range of pledged property used as collateral under this use
Pawn, Auto	A pawn shop that lends money on the security of a motor vehicle, which the pawn shop takes possession of as the pledged property.	<u>C-M</u> and M	Motor vehicles are specifically indicated as the type of pledged property used as collateral for the lending of money
Pawn Broker, Auto	A pawn shop, other than auto pawn, that as an ancillary activity lends money on the security of a motor vehicle, which the pawn shop takes possession of as the pledged property. This use does not include a facility or area used for the storage of any pledged motor vehicle taken into possession.	C-1, C-2, <u>C-M</u> , and M	Motor vehicles are included as an ancillary type of pledged property used as collateral provided that they are moved off-site for storage

* Zoning districts that are underlined require a Special Use Permit; otherwise, the use is conditional in the indicated districts.

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FINDINGS

The proposed text amendment will accomplish the following:

- Add an entry into the use tables for the Pawn Broker, Auto use as a conditional use in the C-1 (Limited Commercial); C-2 (General Commercial); C-M (Commercial/Industrial); and M (Industrial) zoning districts.
- Provide Conditional Use Regulations that ensure that the activities proposed by the use are compatible with existing and future land uses and that the Pawn Broker, Auto use will have no greater impact than the principle Pawn Shop use.

The following table summarizes all proposed changes:

Code Requirements	Existing Regulations	Proposed Regulations
Title 19.04.010 Land Use Tables – Pawn Broker, Auto	• No provisions for this more limited version of a Pawn, Auto use	• Specific condition to limit the location to approved pawn shops as an accessory use • Requires that motor vehicles taken in a security on a loan are moved off-site for storage • Re-enforces other conditions generally applicable to this type of use
Title 19.20.020 Words and Terms Defined – Pawn Broker, Auto	• Not currently defined	• Definition introduced

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

ASSEMBLY DISTRICT

SENATE DISTRICT

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF SEPTEMBER 10, 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

