City of Las Vegas

PLANNING COMMISSION

AGENDA

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

LAS VEGAS CITY COUNCIL

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

December 3, 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 NOVEMBER 5, 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. **ABEYANCE - SDR-35903 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: YOUNGBLOOD ARCHITECTURE, LTD - OWNER: CLIFF FINDLAY AND DONNA FINDLAY FAMILY TRUST** - Request for a Site Development Plan Review FOR A PROPOSED 25,375 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) FACILITY WITH ACCESSORY AUTO REPAIR WITH A WAIVER OF TOWN CENTER LANDSCAPE ISLAND AND TREE REQUIREMENTS TO ALLOW 46 TREES WHERE 63 ARE REQUIRED AND WAIVERS OF TITLE 19 REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER WHERE EIGHT FEET IS THE MINIMUM REQUIRED ALONG THE WEST PERIMETER AND A WAIVER OF OPEN SPACE REQUIREMENTS TO ALLOW 13% WHERE 20% IS THE MINIMUM REQUIRED on a portion of an 11.57 acre site adjacent to the north side of Azure Drive, between US 95 and Tenaya Way (APN 125-27-101-036), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)

7. **ABEYANCE - VAR-35758 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST** - Request for a Variance TO ALLOW 35% LOT COVERAGE WHERE 30% IS THE MAXIMUM ALLOWED on 0.33 acres at 2511 West Charleston Boulevard (APN 162-05-511-008), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian)

8. **ABEYANCE - VAR-35760 - VARIANCE RELATED TO VAR-35758 - PUBLIC HEARING - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST** - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE 17 ARE REQUIRED AND 60% OF THE REQUIRED ON-SITE PARKING TO BE COMPACT PARKING SPACES WHERE 30% IS THE MAXIMUM ALLOWED FOR AN OFFICE, OTHER THAN LISTED USE on 0.33 acres at 2511 West Charleston Boulevard (APN 162-05-511-008), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian)

9. **ABEYANCE - SDR-35757 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35758 AND VAR-35760 - PUBLIC HEARING - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST** - Request for a PROPOSED 4,999 SQUARE-FOOT OFFICE, OTHER THAN LISTED, WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A FOUR-FOOT BUFFER ALONG THE FRONT PERIMETER WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG THE SOUTH, EAST, AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.33 acres at 2511 West Charleston Boulevard (APN 162-05-511-008), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian)

10. **ABEYANCE - SDR-35988 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EL CAPITAN MHP, LLC** - Request for a Major Amendment to an approved Site Development Plan Review (SDR-12128) TO ALLOW 315 UNITS WHERE 348 UNITS WERE PREVIOUSLY APPROVED WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFER WIDTHS OF FIVE FEET ALONG THE NORTH PERIMETER WHERE 10 FEET IS REQUIRED, FIVE FEET ALONG THE EAST AND WEST PERIMETERS WHERE SIX FEET IS REQUIRED, ZERO FEET ALONG THE SOUTH PERIMETER WHERE SIX FEET IS REQUIRED, AND ZERO-FEET BETWEEN THE SIDEWALK AND BACK OF CURB ALONG AN ARTERIAL STREET (BONANZA ROAD) WHERE FIVE FEET IS REQUIRED on 7.27 acres at 4901 East Bonanza Road (APN 140-32-502-002), R-5 (Apartment) Zone, Ward 3 (Reese)

11. **MSP-36336 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: WMC II ASSOCIATES, LLC** - Request for a Major Amendment to a previously approved Master Sign Plan (MSP-6344) FOR ADDITIONAL WALL SIGNAGE WITHIN AN EXISTING COMMERCIAL DEVELOPMENT WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN PARKWAY CENTER SIGNAGE STANDARDS on 14.68 acres at 445 South Grand Central Parkway (APN 139-33-511-007), PD (Planned Development) Zone, Ward 5 (Barlow)

12. **ZON-36097 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 3.45 acres located at 4700 Chantilly Avenue (APN 140-32-712-009), Ward 3 (Reese)

13. **ZON-36099 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-V (CIVIC) on 4.58 acres located at 275 North Mojave Road (APN 139-36-701-001), Ward 3 (Reese)

14. **VAR-36431 - VARIANCE - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SUN CITY SUMMERLIN HOMEOWNERS ASSOCIATION** - Request for a VARIANCE TO ALLOW 16 PARKING SPACES WHERE 26 ARE REQUIRED FOR A PROPOSED 7,600 SQUARE-FOOT FIRE STATION on a portion of a 12.26 acre site adjacent to the northeast corner of Del Webb Boulevard and Sundial Drive (APN 138-17-310-001), P-C (Planned Community) Zone, Ward 4 (Anthony)

15. **SUP-36436 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: D2801 WESTWOOD, INC** - Request for a Major Amendment to a previously approved Special Use Permit (U-0109-99) FOR A PROPOSED 11,734 SQUARE-FOOT EXPANSION TO AN EXISTING LIQUOR ESTABLISHMENT (TAVERN) WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 300 FEET, INCLUDING A HIGHWAY (I-15) WITH A MINIMUM RIGHT-OF-WAY WIDTH OF 100 FEET, WHERE 1500 FEET IS THE MINIMUM REQUIRED FROM A SIMILAR USE at 2801 Westwood Drive (APN 162-08-604-001), M (Industrial) Zone, Ward 1 (Tarkanian)

16. **SDR-36434 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-36436 - PUBLIC HEARING - APPLICANT/OWNER: D2801 WESTWOOD, INC** - Request for a Major Amendment to an approved Site Development Plan Review (SD-0063-01) FOR A PROPOSED 11,734 SQUARE-FOOT ADDITION TO AN EXISTING 25,417 SQUARE-FOOT SEXUALLY ORIENTED BUSINESS WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A 10-FOOT BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE 15 FEET IS REQUIRED on 1.27 acres at 2801 Westwood Drive (APN 162-08-604-001), M (Industrial) Zone, Ward 1 (Tarkanian)

17. **SUP-36389 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VERIZON WIRELESS, INC - OWNER: DOWNTOWN MINI STORAGE PARTNERS, LP** - Request for a Special Use Permit FOR THE INSTALLATION OF THREE NEW ANTENNAS ON AN EXISTING 100-FOOT WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN, AT A MAXIMUM HEIGHT OF 100 FEET at 1120 South Las Vegas Boulevard (APN 162-03-112-002), C-2 (General Commercial) Zone, Ward 3 (Reese)

18. **SDR-36432 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ACQUEST VEGAS, LLC - OWNER: RANCHO POINT, LLC AND 3920 ROWLAND, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 32,700 SQUARE-FOOT CLINIC WITH WAIVERS OF BUILDING PLACEMENT STANDARDS AND PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A BUFFER WIDTH OF SIX-FEET ALONG A PORTION OF THE EAST PERIMETER WHERE EIGHT FEET IS REQUIRED AND ZERO FEET BETWEEN THE SIDEWALK AND BACK OF CURB ALONG ARTERIAL STREETS (ALEXANDER ROAD AND RANCHO DRIVE) WHERE FIVE FEET IS REQUIRED on 8.57 acres at 3900 Rowland Avenue (APN 138-12-102-001, 002 and 138-12-110-011), C-1 (Limited Commercial) zone, Ward 6 (Ross)

DIRECTOR'S BUSINESS:

19. **ABEYANCE - DIR-35929 - DIRECTOR'S BUSINESS - PUBLIC HEARING** - Progress report by the Planning & Development Department regarding input received at public input meetings for corridor and walkable community plans.

20. **ABEYANCE - TXT-36330 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Table 2 of 19.04.010 to modify Conditional Use Regulations for the Vehicle Parking, Storage, or Repair in Residential Zoning Districts use related to recreational vehicle parking, parking surface material and defining mechanically inoperable, All Wards

21. **TXT-36494 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.14.130 to clarify when Master Sign Plans are required, All Wards

22. **TXT-36495 - 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 modify the descriptions and definitions related to motor vehicle sales uses to exclude motor scooters with an engine capacity of less than 50cc from the applicability of the motor vehicle sales related standards, All Wards

23. **TXT-36496 - 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 revise the use title, description, Conditional Use Regulations, and definition for the Outside Storage, Accessory use, All Wards

CITIZENS PARTICIPATION:

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

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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: DECEMBER 3, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
CALL TO ORDER

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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: DECEMBER 3, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF DECEMBER 3, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
ROLL CALL

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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF DECEMBER 3, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF NOVEMBER 5, 2009

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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: DECEMBER 3, 2009

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

SUBJECT:

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 3, 2009

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

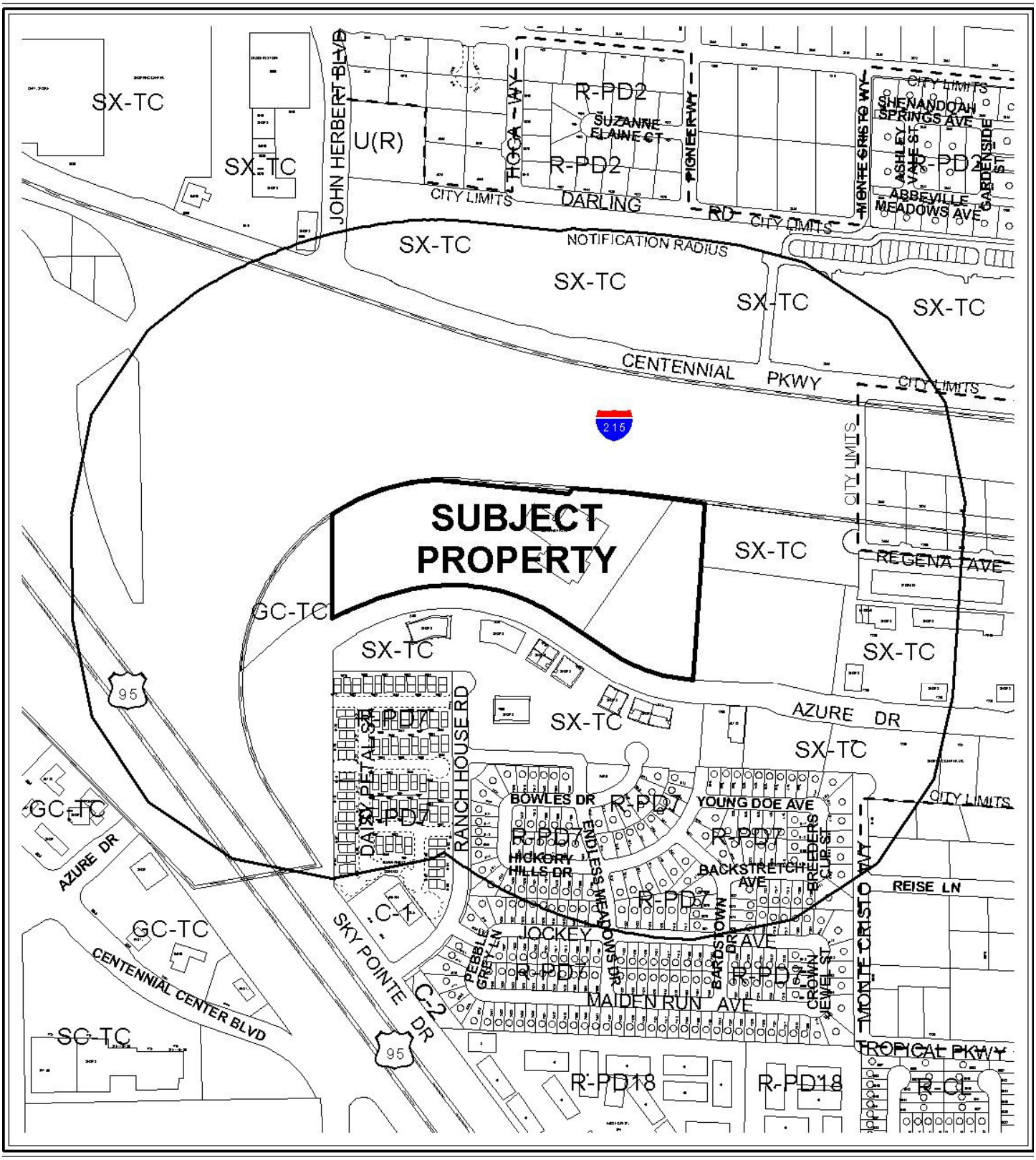
SUBJECT:
ABEYANCE - SDR-35903 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: YOUNGBLOOD ARCHITECTURE, LTD - OWNER: CLIFF FINDLAY AND DONNA FINDLAY FAMILY TRUST - Request for a Site Development Plan Review FOR A PROPOSED 25,375 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) FACILITY WITH ACCESSORY AUTO REPAIR WITH A WAIVER OF TOWN CENTER LANDSCAPE ISLAND AND TREE REQUIREMENTS TO ALLOW 46 TREES WHERE 63 ARE REQUIRED AND WAIVERS OF TITLE 19 REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER WHERE EIGHT FEET IS THE MINIMUM REQUIRED ALONG THE WEST PERIMETER AND A WAIVER OF OPEN SPACE REQUIREMENTS TO ALLOW 13% WHERE 20% IS THE MINIMUM REQUIRED on a portion of an 11.57 acre site adjacent to the north side of Azure Drive, between US 95 and Tenaya Way (APN 125-27-101-036), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)

C.C.: 01/06/2010

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**6**	**Planning Commission Mtg.**	**3**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

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



0 400 800 Feet

CASE: **SDR-35903**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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

N



0 400 800 Feet

CASE: **SDR-35903**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 3, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SDR-35903 - APPLICANT: YOUNGBLOOD ARCHITECTURE - OWNER: CLIFF FINDLAY AND DONNA FINDLAY FAMILY TRUST

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-9641) and Architectural Review Committee (ARC-20653) shall be required, if approved.

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

3. All development shall be in conformance with the site plan date stamped 10/05/09 and the landscape plan, and building elevations, date stamped 11/19/09, except as amended by conditions herein.

4. A Waiver from 19.06.110 E. Town Center Open Space and Landscape Area Requirements is hereby approved, to allow 13.8% where 20% is required.

5. A Waiver from Town Center Landscape Islands and Tree Requirements to allow 52 trees where a total of 63 trees are required for parking fingers.

6. A Waiver from Title 19.12 Landscape and Buffer Standards to allow a zero-foot landscape buffer along the west property line where eight feet is the minimum required.

7. An Exception from Title 19.12 Landscape and Buffer Standards to allow 1112 perimeter buffer trees where 136 is the minimum required.

8. The subject site shall comply with Town Center Development Standards for Trails (Town Center Loop Trail – nine-foot).

9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

10. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

11. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

15. A Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Review Committee—Town Center (CHARC-TC) prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.

16. 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.

17. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

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

Public Works

19. Construct all incomplete half-street improvements (sidewalk) on Azure Drive adjacent to this site concurrent with development of this site. All existing off site improvements damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

20. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

21. 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.

22. In accordance with Town Center Standards, submit an Encroachment Agreement for all landscaping, if any, located in the Azure Drive public right-of-way adjacent to this site prior to occupancy of this site.

23. The site shall be designed such that all delivery vehicles can maneuver for loading and unloading on-site; no displaying of vehicles for sale, parking or deliveries to this site shall be permitted in the Azure Drive public right-of-way.

24. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all 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.

25. Site development to comply with all applicable conditions of approval for Z-76-98 and all other applicable site-related actions.

SDR-35903 - Staff Report Page One
December 3, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 25,375 square-foot Motor Vehicle Sales (New) facility with Accessory Auto Repair on a portion of an undeveloped portion of an 11.57 acre site adjacent to the north side of Azure Drive, between US 95 and Tenaya Way. A related Special Use Permit (SUP-35902) for an Auto Repair Garage (Major) use has been submitted with this request. The applicant fails to comply with Town Center Landscape and Tree Requirements, Town Center Open Space Requirements, and Perimeter Landscaping buffer width and overall tree count requirements; therefore denial of the request is recommended. If denied, the subject site would remain undeveloped until a future entitlement was approved.

ISSUES

- The applicant has requested Waivers and an Exception as a part of the subject Site Development Plan Review.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
No change of ownership has occurred on the subject site.	
05/02/90	The City Council approved a Rezoning (Z-0024-90) from N-U (Non-Urban) and C-2 (General Commercial) to R-PD9 (Residential Planned Development – 9 Units per Acre and C-1 (Limited Commercial) located on the north side of Tropical Parkway and east of Rancho Drive. The Planning Commission and staff recommended denial of the request.
03/09/98	The City Council approved a Rezoning (Z-137-97) from R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone and R-E (Residence Estates) under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre) to PD (Planned Development) on 11.00 Acres on property located south of Centennial Parkway, east of Rancho Drive. The Planning Commission and staff recommended approval of the request.

12/07/98	The City Council approved a Rezoning (Z-0076-98) on property located within the area designated Town Center on the Northwest Amendment to the General Plan from U (Undeveloped), R-E (Residence Estates) R-PD7 (Residential Planned Development – 7 Units per Acre), R-PD11 (Residential Planned Development – 11 Units per Acre), R-PD13 (Residential Planned Development – 13 Units Per Acre), R-PD18 (Residential Planned Development – 18 Units Per Acre), R-CL (Single Family Compact-Lot), C-1 (Limited Commercial), C-2 (General Commercial), C-V (Civic), and P-D (Planned Development) to T-C (Town Center) on 1,468 acres including multiple parcels. The Planning Commission and staff recommended approval of the request.
12/01/99	The City Council approved a General Plan Amendment (GPA-0030-99) to amend a portion of the Northwest Sector Plan on property located on the southeast corner of Buffalo Drive and the proposed Beltway, from R (Rural Density Residential), to TC (Town Center) and a request to amend a portion of the Town Center Land Use Plan, from M-TC (Medium Density Residential - Town Center), to SX-TC (Suburban Mixed Use) (portion of site) and from SX-TC (Suburban Mixed Use), to GC-TC (General Commercial - Town Center) (portion of site), on 63.69 acres. The Planning Commission and staff recommended denial of the request.
12/21/05	The City Council approved a Site Development Plan Review (SDR-9641) for a New Car Dealership with Waiver of the Town Center Parking Lot Landscape Requirements, Open Space Requirements, Building Placement Requirements, and Streetscape Requirements and a Special Use Permit (SUP-9966) for a proposed New Car Dealership with Service Bays Facing a Public Right-of-Way adjacent to the north side of Azure Drive, between US 95 and Tenaya Way. The Planning Commission and staff recommended approval of the request.
04/03/07	The Centennial Hills Architectural Review Committee (ARC-20653) approved a Master Sign Plan and a Waiver of the Town Center Development Standard to allow two 17-foot and seven-inch monument signs where eight feet is the height limit for an Automobile Dealership at 7494 W. Azure Drive.
11/05/09	The Planning Commission, at the request of the applicant, held in abeyance requests for Site Development Plan Review (SDR-35903) for a proposed 25,375 square-foot Motor Vehicle Sales (New) facility with accessory Auto Repair with a Waiver of Town Center Landscape Island and Tree requirements to allow 52 trees where 63 are required and Waivers of Title 19 requirements to allow a zero-foot buffer where eight feet is the minimum required along the west perimeter and a Waiver of Open Space requriements to allow 13% where 20% is the minimum required on a portion of an 11.57 acre site adjacent to the north side of Azure Drive, between US 95 and Tenaya Way.

Related Building Permits/Business Licenses	
09/20/07	A Business License (#A16-01282) was issued for Automobile Sales at 7494 West Azure Drive. The license remains active at this location.
03/11/08	A Building Permit (#92726) was issued for a certificate of occupancy at 7494 West Azure Drive. The permit was finaled on 02/24/09.
Pre-Application Meeting	
08/24/09	A pre-application meeting was held on the indicated date. The following items were discussed: • Town Center Development Standards • Special Use Permit required for Auto Repair Garage (Major) • Waivers of Title 19 and Town Center • Future re-mapping of the subject site

Neighborhood Meeting
A neighborhood meeting is not required nor was one held.

Field Check	
09/17/09	A field check was completed on the indicated date. The following items were observed by the Planning and Development staff. • Staff observed an existing Automobile Dealership on a portion of an overall site. • Staff observed an undeveloped site with no landscaping adjacent to Azure Drive.

Details of Application Request	
Site Area	
Net Acres	A portion of a 11.57 acre site

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Auto Dealership and Undeveloped portion of the Site	TC (Town Center)	T-C (Town Center) [GC-TC (General Commercial - Town Center) Special Land Use Designation]
North	Right-of-Way (Clark County 215)	Right-of-Way (Clark County 215)	Right-of-Way (Clark County 215)
South	Retail	TC (Town Center)	T-C (Town Center) [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation]

East	Undeveloped and Auto Dealership	TC (Town Center)	T-C (Town Center) [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation]
West	Undeveloped	TC (Town Center)	T-C (Town Center) [GC-TC (General Commercial - Town Center) Special Land Use Designation]

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
T-C Town Center District	X		N
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
T-C (Town Center) District	X		N
Trails (Beltway 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 Town Center Commercial Development Standards – Table 2

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front (South property line)	15 Feet	153.5 Feet	Y
• Side (West property line)	10 Feet	270 Feet	Y
• Side (East property line)	10 Feet	627 Feet	Y
• Rear (North property line)	20 Feet	60 Feet	Y
Max. Building Height	Two stories	One story or 24.6 feet	Y
Trash Enclosure	Screened	Screened	By Condition
Mech. Equipment	Screened	Screened	By Condition

Pursuant to Title 19.12 Landscape and Buffer Standards and Town Center Landscape Requirements

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Parking Area	1 Tree/6 Spaces	63 Trees	52 Trees	N
Buffer: Min. Trees				
Front: south perimeter	1 Tree/20 Linear Feet	25 Trees	25 Trees	Y
Side: west perimeter	1 Tree/30 Linear Feet	14 Trees	14 Trees	Y
Side: east perimeter	1 Tree/30 Linear Feet	14 Trees	12 Trees	N
Rear: north perimeter	1 Tree/30 Linear Feet	20 Trees	17 Trees	N
TOTAL		136 Trees	112 Trees	N

Min. Zone Width			
Front: south perimeter	15 Feet	15 Feet	Y
Side: west perimeter	8 Feet	Zero Feet	N
Side: east perimeter	8 Feet	8 Feet	Y
Rear: north perimeter	8 Feet	8 Feet	Y
Wall Height	6 Feet	6 Feet	Y

Town Center Streetscape Standards for Frontage/Loop Roads (90-foot Azure Drive)

Streetscape Standards	***Required***	***Provided***	***Compliance***
Town Center Loop Road – 90-Foot (Azure Drive)	4-Foot Amenity Zone 5-Foot Sidewalk 15-Foot Landscape Buffer	4-Foot Amenity Zone 5-Foot Sidewalk 15-Foot Landscape Buffer	Y

Open Space – Pursuant to Title 19.06.110.E			
Total Landscape Area	***Required Percent***	***Provided Percent***	***Compliance***
24,390 square-feet	20%	13.8%	N

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Motor Vehicle Sales (New & Used)	25,375 SF	1 space per 500 SF of GFA	48	3	267	7	Y
TOTAL			51		274		Y

BTS

Waivers		
Requirement	**Request**	**Staff Recommendation**
Pursuant to 19.06.110.E a 20% open space requirement.	13.8%	Denial
Town Center Landscape Islands and Tree Requirements-63 trees are required for parking fingers.	52 Trees	Denial
Pursuant to Title 19.12 Landscape and Buffer Standards an eight-foot landscape buffer is required along the west perimeter buffer	Zero Feet	Denial
Exceptions		
Requirement	**Request**	**Staff Recommendation**
Pursuant to Title 19.12 Landscape and Buffer Standards a total of 136 trees are required in the landscape buffers	112 Trees	Denial

ANALYSIS

The applicant is proposing a 25,375 square-foot Motor Vehicle Sales (Used, with New Car Sales) facility with Accessory Auto Repair. There are a total of 267 regular parking spaces and seven handicapped spaces. The building will consist of a showroom, offices, automotive repair and parts storage. The overall site is accessed from Azure Drive a 90-foot Town Center Loop Road.

- **Trails**

  There are two trails adjacent to the subject site. The first trail is located adjacent to the southern portion of the site, which is indicated as an existing Nine-foot Town Center Loop Trail. The second trail is located on the northern portion of the subject site, which is indicated as the Beltway Trail. The Beltway Trail is located on the north side of the subject site. This trail is not required to be built by the applicant and will be constructed at a later date by the City of Las Vegas. The Beltway Trail has in the past qualified for funding from Southern Nevada Public Lands Management Act (S.N.P.L.M.A.) land sales.

- **Elevations**

  The submitted elevations indicate a proposed one-story building with a height of 24.6 feet. The elevations are typical of Motor Vehicle Sales and Auto Repair Garages. The applicant is proposing to utilize CMU, block, glazed windows and roll-up doors. The building materials are consistent with other automobile dealerships in the area.

- **Waivers/Exceptions**

  The applicant is seeking three Waivers and one Exception as a part of the subject application. The applicant fails to comply with Town Center Landscape and Tree Requirements, Title 19 Open Space Requirements, Perimeter Landscaping buffer and overall tree count. First, Town Center Landscape Islands and Tree Requirements require 63 trees for parking fingers, but the applicant is providing 52. Second, pursuant to 19.06.110.E there is a 20% open space requirement for projects within Town Center, but the applicant is providing 13.8%. Third, Pursuant to Title 19.12 Landscape and Buffer Standards an eight-foot landscape buffer is required along the west perimeter buffer, but the applicant is providing a zero-foot buffer. Finally, the Exception pertains to Title 19.12 Landscape and Buffer Standards, which requires a total of 136 trees in the landscape buffers, but the applicant is providing 112 trees. Staff cannot support the requested Waivers, as they are excessive and incompatible with developments in Town Center.

- **Streetscape Plan/Landscape Plan**

  The landscape plan conforms to Town Center Streetscape Standards, which includes; a four-foot amenity zone, five-foot sidewalk and a 15-Foot landscape buffer. The applicant is providing a variety of trees, including Mexican Fan Palm, Rio Grande Ash and Chitalpa. A variety of five gallon shrubs and accent trees are also being provided on the subject site.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

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

   The proposed development is inconsistent with Town Center Landscape Standards as well as 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 development is inconsistent with both Town Center Landscape and Island requirements and Title 19.12 Landscape and Buffer Standards. The applicant has failed to comply with open space, tree counts and buffer widths.

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

   The overall site is accessed via Azure Drive. Azure Drive is indicated as a 90-foot Loop Road as designated by the Town Center Street Classifications. Azure Drive will provide adequate access to the site and will not negatively impact adjacent roadways or neighborhood traffic.

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

   The landscape materials are inappropriate for the area of the City. The applicant fails to comply with Town Center Landscape and Tree Requirements, Title 19 Open Space Requirements, Perimeter Landscaping buffer and overall tree count.

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

   The building elevations and design characteristics are appropriate for this area of the City. The design characteristics are compatible with adjacent retail and similar Motor Vehicle Sales (New) developments in Town Center.

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

   The proposed development will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 279

APPROVALS 3

PROTESTS 6

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-35903** APN: 125-27-101-036

Name of Property Owner: FINDLAY CLIFF & DONNA FAMILY TR

Name of Applicant: Youngblood Architecture, Ltd

Name of Representative: Tyler Corder

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: Cliff Findlay

Subscribed and sworn before me

This 2 day of Sept, 20 09

_____

Notary Public in and for said County and State

JENNA HUTCHINSON
Notary Public, State of Nevada
Appointment No. 00-60885-1
My Appt. Expires Mar 10, 2012

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



SDR-35903
REVISED
10/22/09 PC

OVERALL COLORED SITE PLAN
SCALE: NTS

NORTH

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REVISIONS

NO.	DESCRIPTION

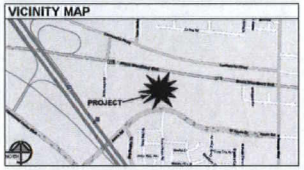
PROJECT
FINDLAY VOLKSWAGEN NORTH

SHEET TITLE:
OVERALL COLORED SITE PLAN

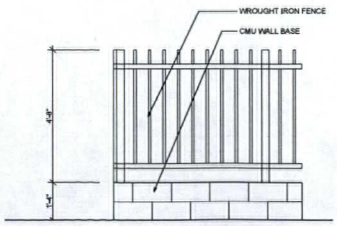
ISSUE DATE: 10/5/2009
PROJECT NO: 08-004-08
ISSUED FOR: PRE-APP CONFERENCE
SHEET NO: DR1.01

PROJECT DATA		
SITE AREA (PORTION OF LARGER SITE - 11.57 ACRES)		4.06 ACRES (176,850 SF)
BUILDING AREA		25,375 SF
LOT COVERAGE		14.3%
LANDSCAPED AREA		24,390 SF
LANDSCAPE PERCENTAGE OF SITE		13.8%
PARKING DATA		
AUTO DEALERSHIP (ALL AREAS)	25,375 SF / 500	51
TOTAL PARKING REQ'D		51
TOTAL PARKING PROVIDED		302
OUTDOOR DISPLAY		83
OUTDOOR DISPLAY AREAS		9
CUSTOMER PARKING		25
EMPLOYEE PARKING		28
SERVICE PARKING		48
INVENTORY PARKING		120
H.C. SPACES REQ'D	201 TO 300	7
H.C. SPACES PROVIDED	INCL. 2 VAN	7

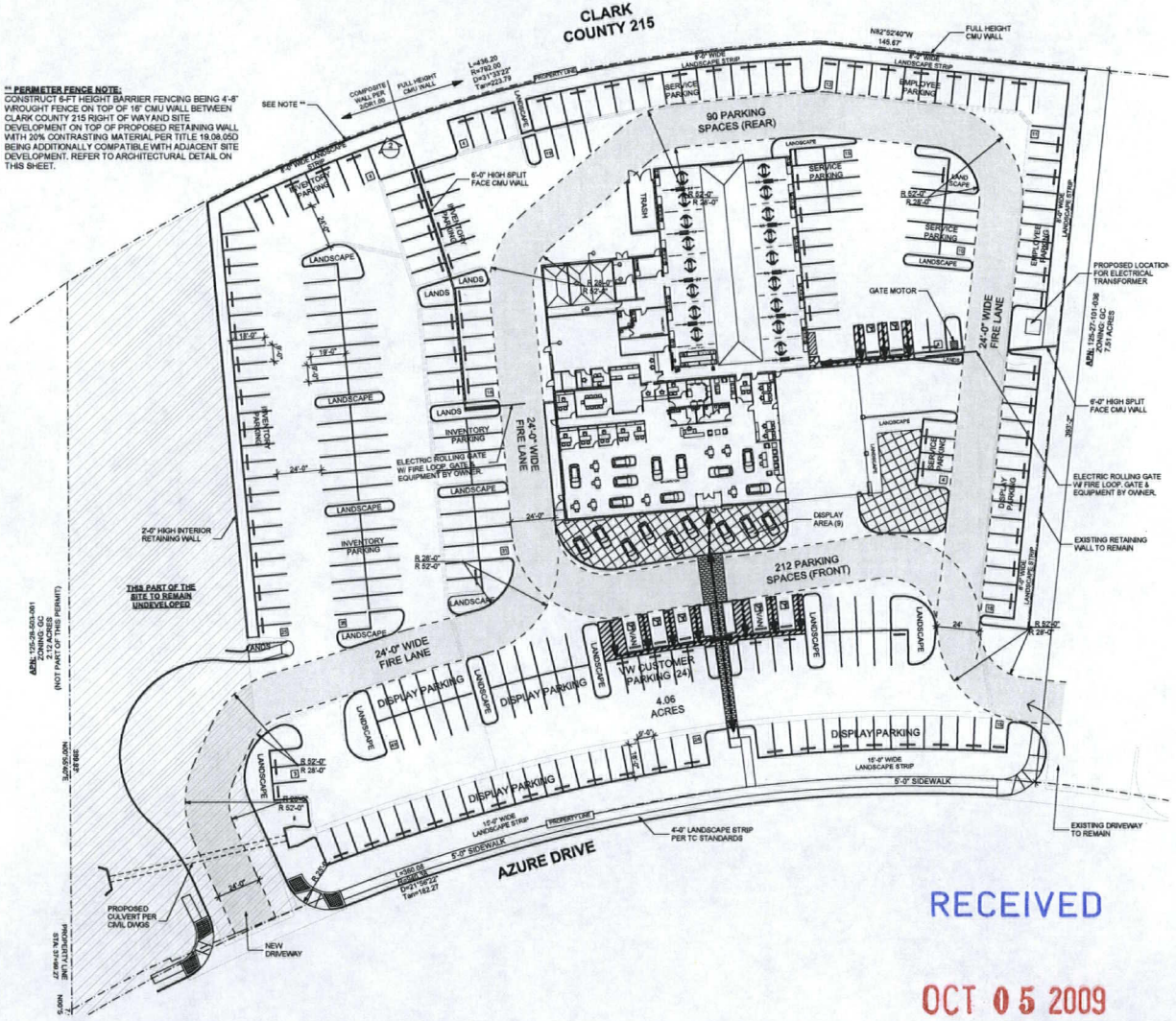
VICINITY MAP



ACCESSIBILITY ROUTE



2 PERIMETER FENCE ELEVATION
SCALE: 1/2" = 1'-0"



1 OVERALL SITE PLAN
SCALE: 1" = 30'

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No.	DESCRIPTION

PROJECT
FINDLAY VOLKSWAGEN NORTH

SHEET TITLE
OVERALL SITE PLAN

ISSUE DATE: 10/6/2009
PROJECT NO: 0903
DRAWN BY: DR
PRE-APP CONFERENCE SHEET NO:

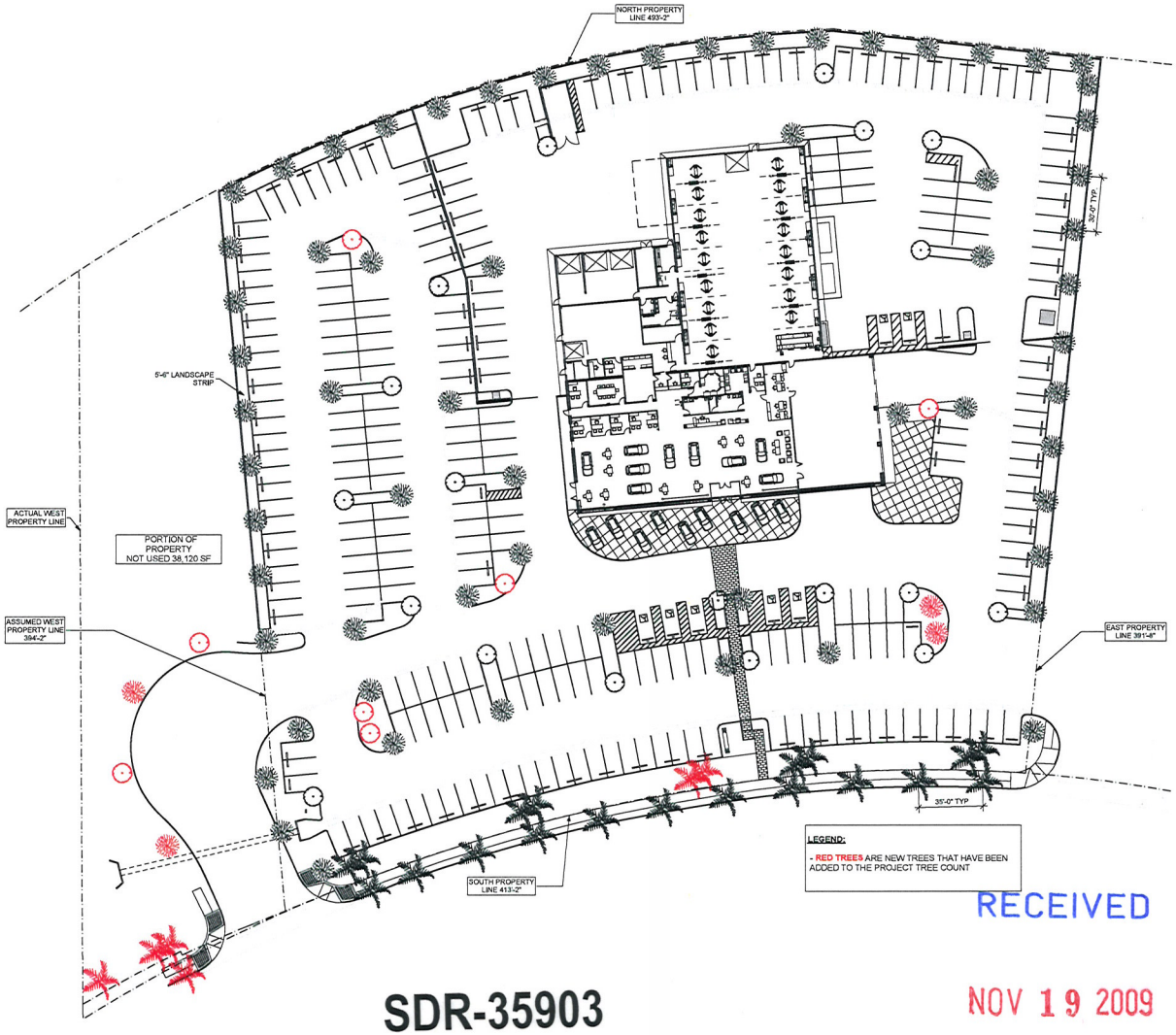
DR1.00

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NO.
	TREES			
	WASHINGTON ROBUSTA HYBRID	MEXICAN FAN PLAM	25'-0"	25
	FRAXINUS VELUTINA RIO GRANDE	RIO GRANDE ASH	24" BOX	64
	CHITALPA TASHKENTENSIS	CHITALPA	24" BOX	25
	SHRUBS			
	LEUCOPHYLLUM CANDIDUM "THUNDER CLOUD"	THUNDER CLOUD RANGER	5 GAL	350
	LEUCOPHYLLUM FRUTESCENS "GREEN CLOUD"	GREEN TEXAS RANGER	5 GAL	350
	LEUCOPHYLLUM LANGHANIAE "RIO BRAVO"	RIO BRAVO SAGE	5 GAL	350
	EREMOPHILA "VALENTINE"	VALENTINE BUSH	5 GAL	200
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	250
	ACCENTS			
	CISTUS	PURPLE ROCK ROSE	5 GAL	525
	JUSTICIA	MEXICAN HONEYSUCKLE	5 GAL	650
	6" DIA. TO 20" DIA. STONES			

NOTES:

1. ALL PLANTING BEDS TO RECEIVE DECOMPOSED GRANITE, 3/4" "MOJAVE GOLD" (TO MATCH EXITING) MIN. 2" DEPTH TYPICAL
2. ALL PLANTING, IRRIGATION SYSTEM AND PLANTS TO RECEIVE MIN. 12 MONTH GUARANTEE. GUARANTEE TO START WHEN OCCUPANCY PERMIT IS ISSUED.
3. LANDSCAPE PERCENTAGES: 24,390 SF LANDSCAPE / 176,850 SF (LOT SIZE) = 13.8%



LEGEND:

- RED TREES ARE NEW TREES THAT HAVE BEEN ADDED TO THE PROJECT TREE COUNT

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1 LANDSCAPE PLAN
SCALE: 1" = 30'
NORTH

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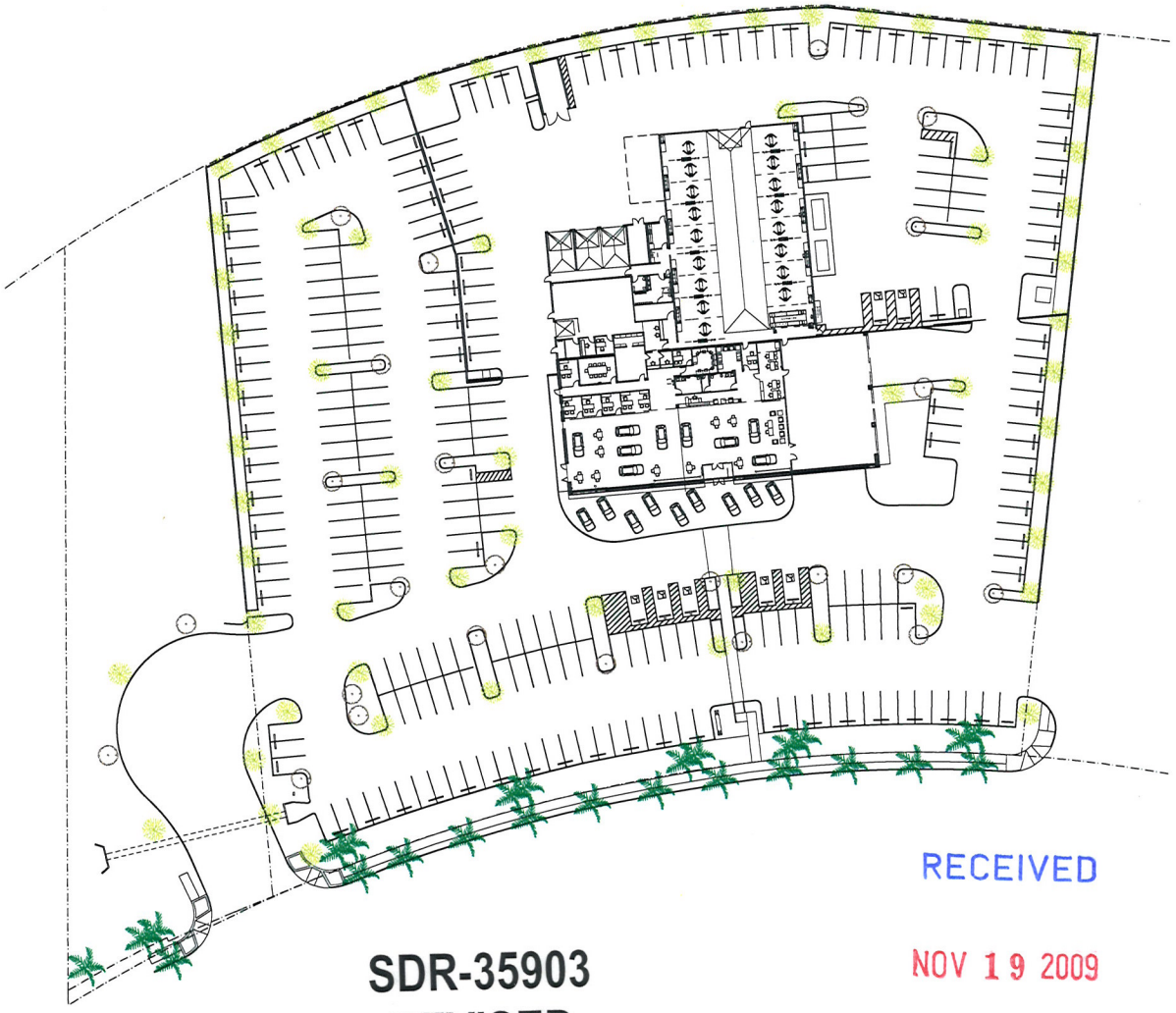
REVISIONS

NO.	DESCRIPTION

PROJECT
FINDLAY NORTH VOLKSWAGEN

SHEET TITLE:
LANDSCAPE PLAN

ISSUE DATE: 11/18/2009
PROJECT NO: 08-005-09
ISSUED FOR:
REVIEW
SHEET NO: L1.00



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12/03/09 PC

1 COLORED LANDSCAPE PLAN
SCALE: 1" = 30'

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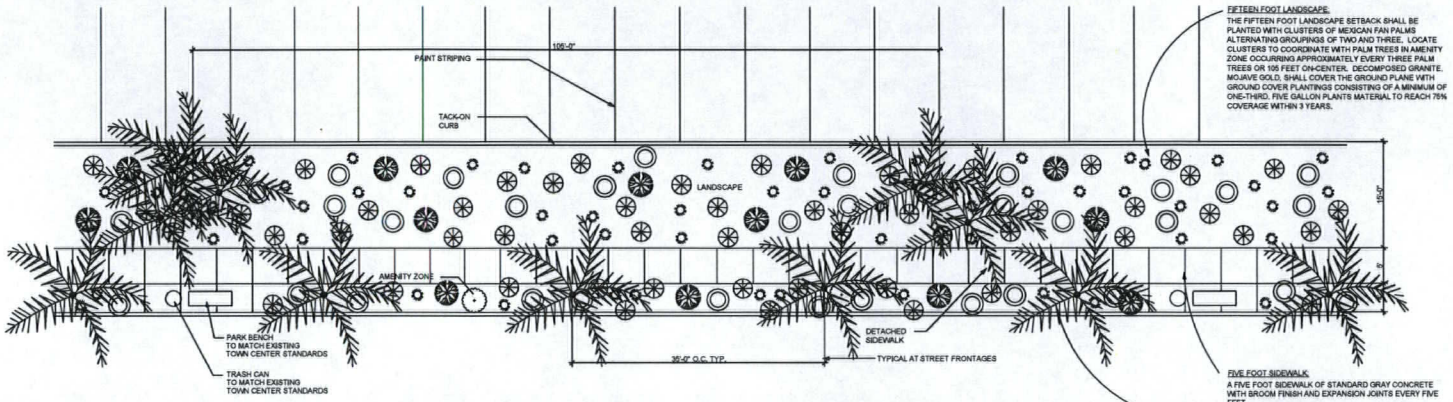
REVISIONS

NO.	DESCRIPTION

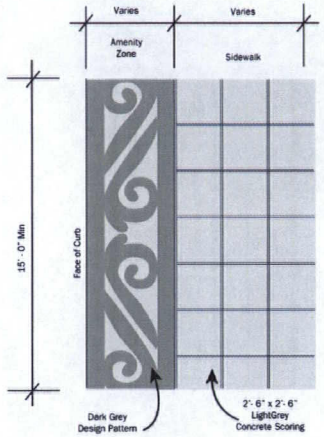
PROJECT
FINDLAY NORTH VOLKSWAGEN

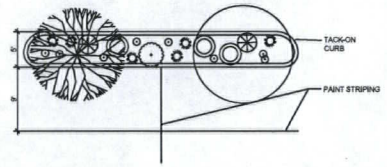
SHEET TITLE:
COLORED LANDSCAPE PLAN

ISSUE DATE: 11/18/2009
PROJECT NO.: 08-005-09
ISSUED FOR:
REVIEW
SHEET NO.: L1.02

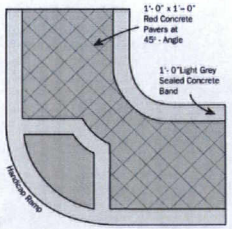


3 FRONTAGE LANDSCAPE
SCALE: 1/8" = 1'-0"



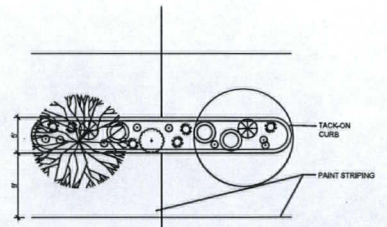


2 PARKING ISLAND @ END
SCALE: 1/8" = 1'-0"



Note:
Building corner design shall comply with City of Las Vegas SVRE requirements.

4 AMENITY ZONE DETAIL
SCALE: 1/8" = 1'-0"



1 PARKING ISLAND
SCALE: 1/8" = 1'-0"

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REVISIONS

NO.	DESCRIPTION

PROJECT
FINDLAY VOLKSWAGEN NORTH

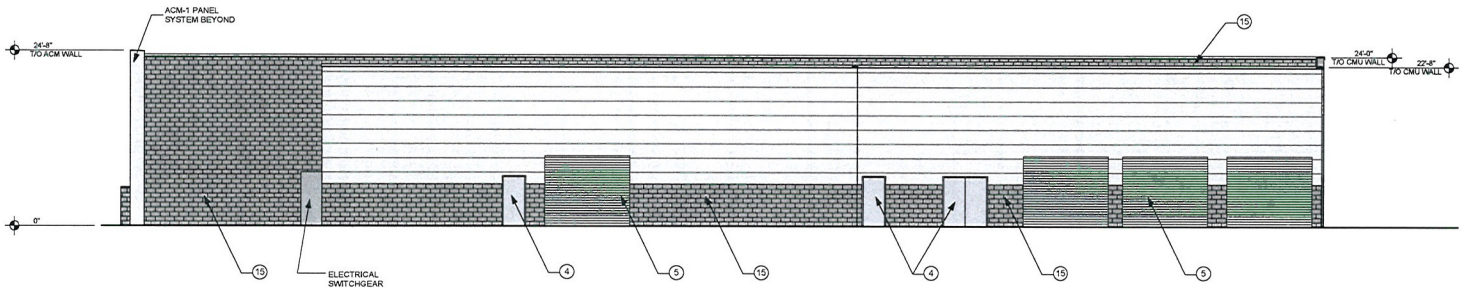
SHEET TITLE:
LANDSCAPE DETAILS

ISSUE DATE:
10/5/2009
PROJECT NO:
08-0004-08
ISSUED FOR:
PRE-APP. CONFERENCE
SHEET NO:
L1.01

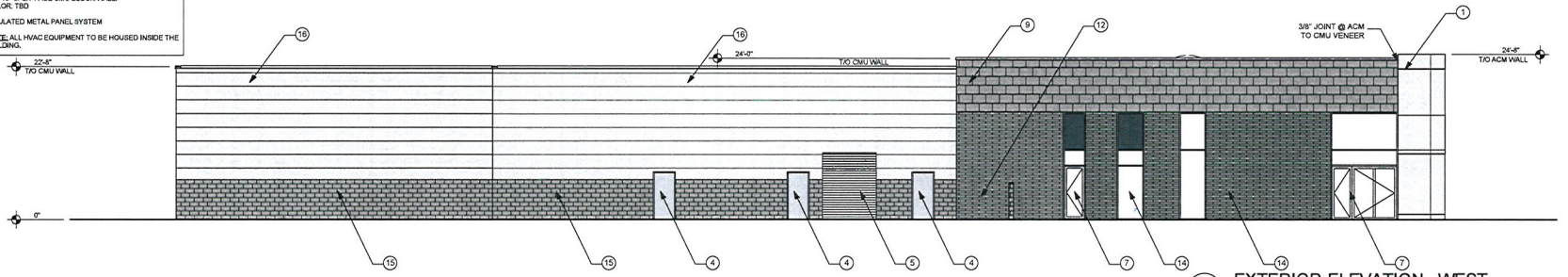
ELEVATION LEGEND

1. ACM (ALUMINUM COMPOSITE MATERIAL) PANEL SYSTEM. COLOR: WHITE - 70% GLOSS
2. PAINTED 3-COAT PLASTER SYSTEM. COLOR: WHITE TO MATCH ACM COLOR
3. CLEAR GLASS CURTAIN WALL ASSEMBLY. GLAZING COLOR: CLEAR
4. PAINTED HOLLOW METAL DOOR & DOOR FRAME COLOR: ZEPPELIN #30YY 46/036
5. PAINTED ROLL UP DOOR COLOR: ZEPPELIN #30YY 46/036
6. VOLKSWAGEN LOGO BY OTHERS - G.C. TO PROVIDE REQUIRED BACKING FOR SIGN & ELECTRICAL FOR POWER.
7. SCHEDULED STOREFRONT GLASS DOOR, REFER TO DOOR SCHEDULE.
8. DEALERSHIP NAME LOGO BY OTHERS - G.C. TO PROVIDE REQUIRED BACKING FOR SIGN & ELECTRICAL FOR POWER.
9. 16"x24" CMU BURMISHED BLOCK COLOR: WHITE
10. SCHEDULED ACCESS GATE COLOR: WHITE
11. 6'-0" HIGH SPLIT FACED CMU WALL
12. 4"x24" CMU BURMISHED BLOCK COLOR: MACON
13. PAINTED METAL MECHANICAL SCREEN COLOR: TO MATCH ACM PANEL COLOR
14. SCHEDULED ALUMINUM FRAMED WINDOW, REFER TO WINDOW SCHEDULE.
15. 8" X 16" SPLIT FACE CMU BLOCK WALL. COLOR: TBD
16. INSULATED METAL PANEL SYSTEM

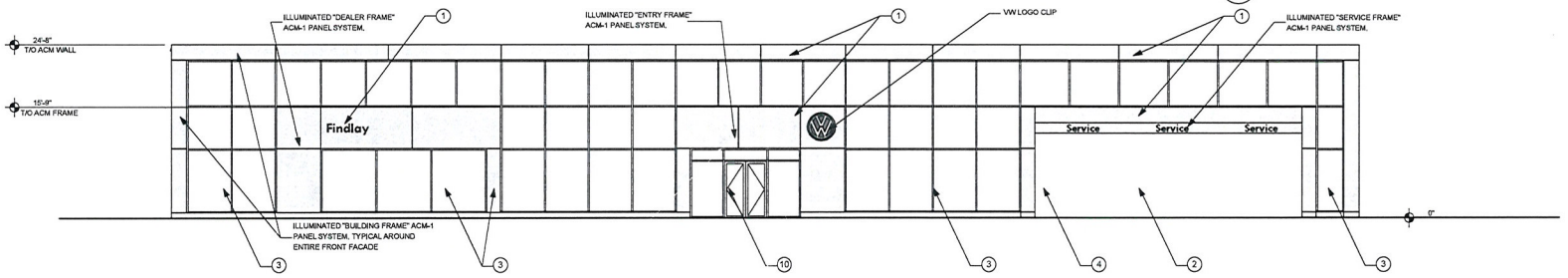
NOTE: ALL HVAC EQUIPMENT TO BE HOUSED INSIDE THE BUILDING.



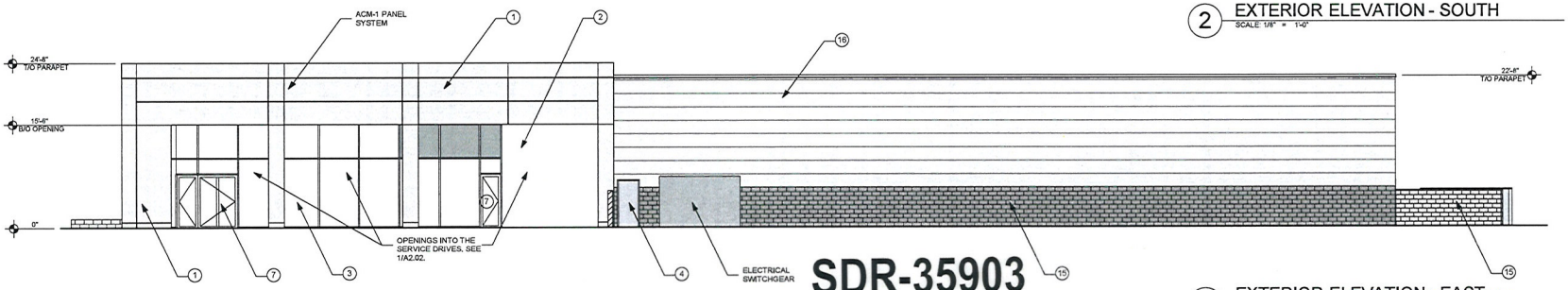
4 EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"

SDR-35903
REVISED
12/03/09 PC

RECEIVED
NOV 19 2009

YOUNGBLOOD ARCHITECTURE

YOUNGBLOOD ARCHITECTURE, Ltd.
4245 Dean Martin Drive
Las Vegas, NV 89103
o 702-997-5080 f 702-995-0208

ALL DRAWINGS AND SPECIFICATIONS ISSUED AS A PART OF THE BIDDING AND CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR DISTRIBUTED IN WHOLE OR IN PART FOR USE OR ANY OTHER PROJECT OR PURPOSE OR COPIED OR USED FOR THE PROJECT BY OTHERS, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
YOUNGBLOOD ARCHITECTURE, LTD.

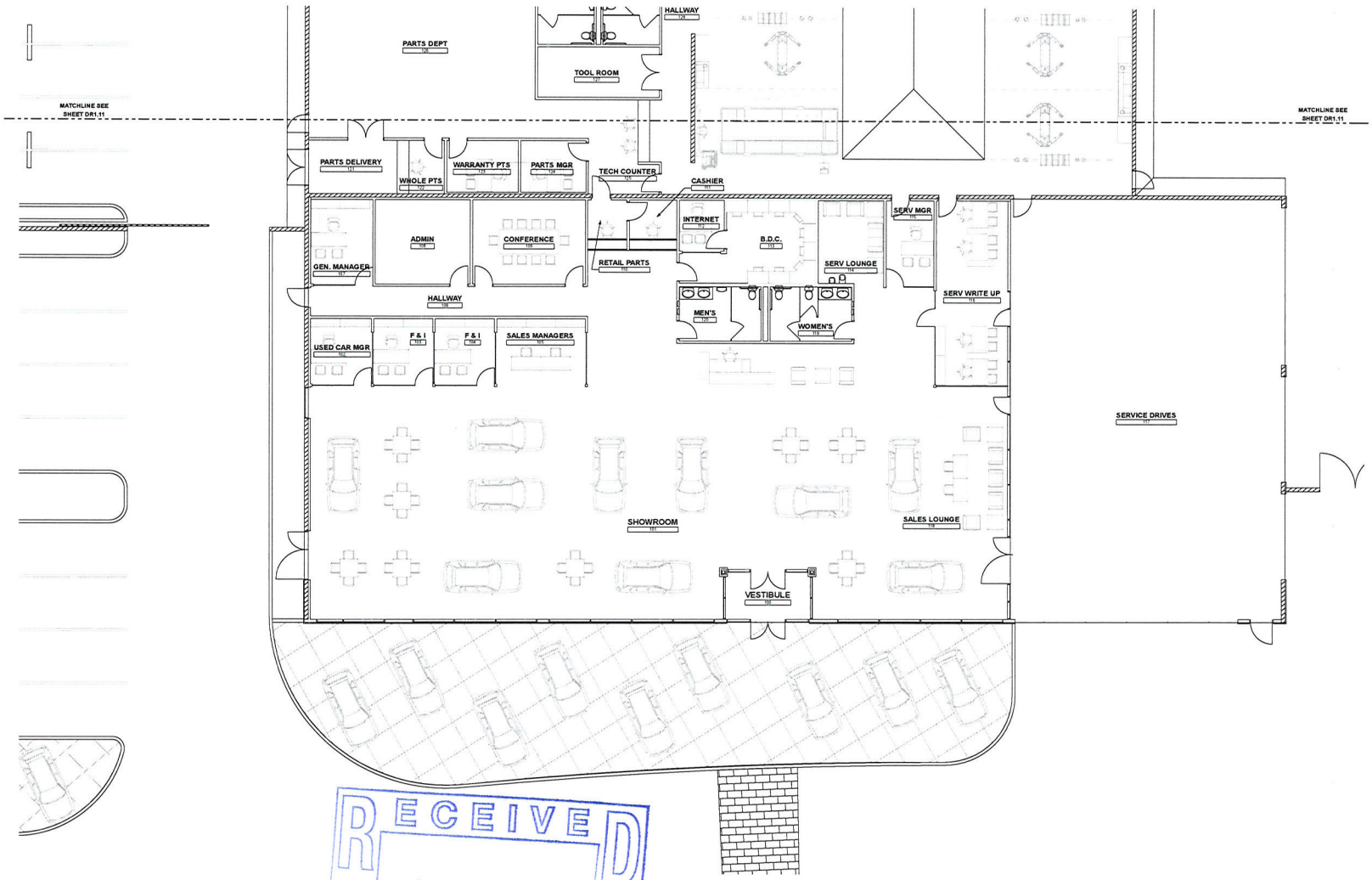
REVISIONS

NO.	DESCRIPTIONS

PROJECT
FINDLAY NORTH VOLKSWAGEN

SHEET TITLE:
OVERALL EXTERIOR ELEVATIONS

ISSUE DATE: 11/18/2009
PROJECT NO: 08-005-09
ISSUED FOR:
REVIEW
SHEET NO: DR2.00



1 FIRST LEVEL PLAN - AREA 'A'
SCALE: 1/8" = 1'-0"

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SEP - 4 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SDR-35903
10/22/09 PC

YOUNGBLOOD ARCHITECTURE

YOUNGBLOOD ARCHITECTURE, Ltd.
4045 Dean Martin Drive
Las Vegas, NV 89103
o 702-997-5080 / 702-995-0208

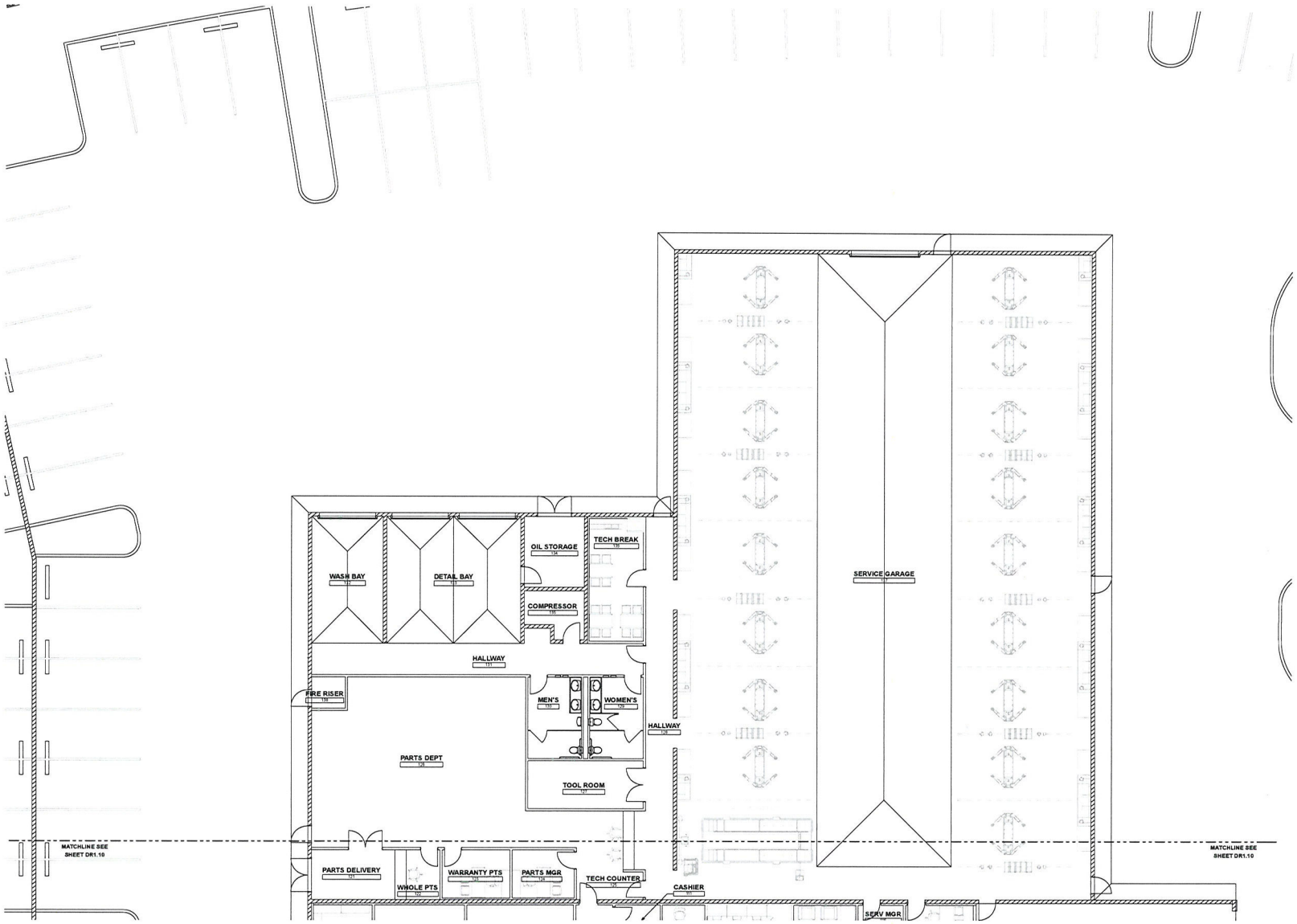
REVISIONS

NO.	DESCRIPTION

PROJECT
FINDLAY VOLKSWAGEN NORTH

SHEET TITLE:
FIRST LEVEL PLAN - AREA 'A'

ISSUE DATE: 9/1/2009
PROJECT NO: 08-004-08
ISSUED FOR: PRE-APP CONFERENCE
SHEET NO: DR1.10



1 FIRST LEVEL PLAN - AREA 'B'
SCALE: 1/8" = 1'-0"

NORTH

RECEIVED
SEP - 4 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SDR-35903
10/22/09 PC

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Las Vegas, NV 89103
o 702-997-5080 f 702-995-0208

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REVISIONS

NO.	DESCRIPTION

PROJECT
FINDLAY VOLKSWAGEN NORTH

SHEET TITLE:
FIRST LEVEL PLAN - AREA 'B'

ISSUE DATE: 9/1/2009
PROJECT NO: 08-004-08
ISSUED FOR: PRE-APP CONFERENCE
SHEET NO: DR1.11

SDR 35903

Youngblood Architecture

7494 W. Azure Dr.

Proposed 25.4 thousand square foot new car sales and service development.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NEW CAR SALES [1000SF]	25.4	33.34	847
AM Peak Hour			2.05	52
PM Peak Hour			2.64	67
(heaviest 60 minutes)				

Existing traffic on all nearby streets:

Azure Dr.	
Average Daily Traffic (ADT)	9,075
PM Peak Hour	726
(heaviest 60 minutes)	

Centennial Center Blvd.	
Average Daily Traffic (ADT)	14,746
PM Peak Hour	1,180
(heaviest 60 minutes)	

Tenaya Way	
Average Daily Traffic (ADT)	11,328
PM Peak Hour	906
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets

	Adjacent street ADT Capacity
Azure Dr.	34500
Centennial Center Blvd.	34500
Tenaya Way	34500

This project will add approximately 847 trips per day on Azure Dr., Centennial Center Blvd., and Tenaya Way. This will increase the existing volumes by about 9 percent on Azure, by about 6 percent on Centennial Center, and by about 7 percent on Tenaya. Currently, Azure is at about 26 percent of capacity, Centennial Center is at about 43 percent of capacity, and Tenaya is at about 33 percent of capacity.

Based on Peak Hour use, this development will add roughly 67 additional cars into the area; which works out to a little more than 1 every minute.

Note that this report assumes all traffic from this development uses all named streets.



SDR-35903 - APPLICANT: YOUNGBLOOD ARCHITECTURE, LTD - OWNER: CLIFF FINDLAY AND DONNA FINDLAY FAMILY TRUST

ADJACENT TO THE NORTH SIDE OF AZURE DRIVE, BETWEEN US 95 AND TENAYA WAY

DECEMBER 3, 2009 PLANNING COMMISSION

09/17/09



SDR-35903 - APPLICANT: YOUNGBLOOD ARCHITECTURE, LTD - OWNER: CLIFF FINDLAY AND DONNA FINDLAY FAMILY TRUST
ADJACENT TO THE NORTH SIDE OF AZURE DRIVE, BETWEEN US 95 AND TENAYA WAY
DECEMBER 3, 2009 PLANNING COMMISSION

09/17/09



SDR-35903 - APPLICANT: YOUNGBLOOD ARCHITECTURE, LTD - OWNER: CLIFF FINDLAY AND DONNA FINDLAY FAMILY TRUST
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DECEMBER 3, 2009 PLANNING COMMISSION

09/17/09



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DECEMBER 3, 2009 PLANNING COMMISSION

09/17/09



SDR-35903 - APPLICANT: YOUNGBLOOD ARCHITECTURE, LTD - OWNER: CLIFF FINDLAY AND DONNA FINDLAY FAMILY TRUST

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DECEMBER 3, 2009 PLANNING COMMISSION

09/17/09



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DECEMBER 3, 2009 PLANNING COMMISSION

09/17/09



SDR-35903 - APPLICANT: YOUNGBLOOD ARCHITECTURE, LTD - OWNER: CLIFF FINDLAY AND DONNA FINDLAY FAMILY TRUST

ADJACENT TO THE NORTH SIDE OF AZURE DRIVE, BETWEEN US 95 AND TENAYA WAY

DECEMBER 3, 2009 PLANNING COMMISSION

09/17/09

YOUNGBLOOD
ARCHITECTURE

October 5, 2009

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

Re: Justification Letter – Findlay Volkswagen North

To Whom It May Concern,

The following letter is to inform you of our intent to develop 4.06 acres (176,850 sf) of the undeveloped portion of parcel **125-27-101-036** along Azure Drive next to Findlay Honda.

We intend to build a new & used car automobile dealership with a service garage totaling **25,375 sf**. The parcel number is currently zoned **GC** under the Town Center District (**T-C**). The proposed project name is Findlay Volkswagen North and the use conforms to the current zoning for the site.

Finally, our site has been designed to conform to the City of Las Vegas Title 19 Development Code along with the 2006 IBC Code, ANSI 117.1 – 2003 and the Town Center Development Standards. However, we would like to apply for a waiver to the Town Center landscape island and tree requirements to allow 46 trees where 63 are required, a waiver of open space requirements to allow 13% where 20% is the minimum required and a waiver of Title 19 requirements to allow zero foot buffer where eight (8) feet perimeter is the minimum required along the west perimeter of the site as shown on the site plan sheet (DR1.00).

Thank you in advance for your cooperation in this matter and do not hesitate to contact our office with any comments or questions.

Regards,

LEED AP Frank Gonzalez, Project Manager
Youngblood Architecture

RECEIVED

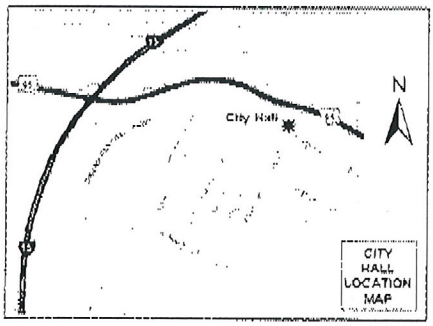
OCT 05 2009

SDR-35903
REVISED
10/22/09 PC

Youngblood Architecture, Ltd. Richard J. Youngblood, A.I.A. 4045 Dean Martin Drive, Las Vegas, NV 89103
T 702 997 5080 F 702 995 0208

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



I would like to maintain the integrity of this area, decreasing the landscape i.e. trees distracts from the intent to promote Centinneal hills as a higher quality area similar to Summerlin. I do not want to degrade the area by allowing less open space or decreasing the buffer.

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.

Case: SDR-35903
12527114011
F I H N PROPERTY HOLDINGS L L C
3117 POINT SAIL CIR
LAS VEGAS NV 89128-8102

SDR-35903
Planning Commission Meeting of 10/22/2009

HAVDS11 89128

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 08 2009
MAILED FROM ZIP CODE 89101

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OCT 23 2009

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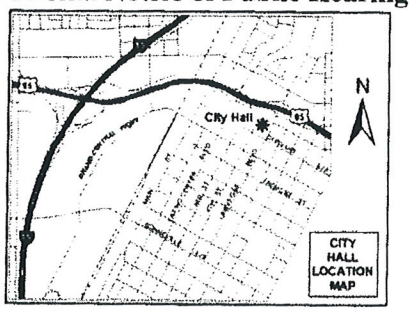

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-35903

Planning Commission Meeting of 10/22/2009

Case: SDR-35903

12527219022
FARKAS MILTON L
985 E 10ST
BROOKLYN NY 11230-3518

27P

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

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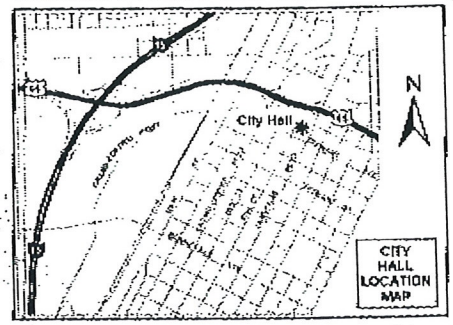

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Case: SDR-35903

12527219018
MARKOVIC MICHAEL
2962 HARBOR HEIGHTS DR
LAS VEGAS NV 89117-9167

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-35903
Planning Commission Meeting of 10/22/2009

27P

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

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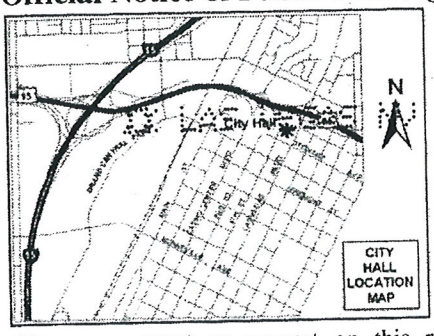

ASD 10-03-09

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-35903
Planning Commission Meeting of 10/22/2009

17153589522

Case: SDR-35903
12527114022
R L P TENAYA VILLAGE L L C
%D DONNELLAN
501 ONEIDA ST
MINOCQUA WI 54548-0000

27P

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

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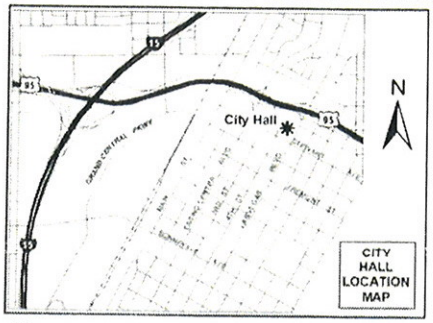

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SDR-35903
Planning Commission Meeting of 10/22/2009

Case: SDR-35903
12527219045
DAVIS FAMILY TRUST
27017 VISTA EN CANTADA DR
SANTA CLARITA CA 91354-0000

- Too crowded
- Lights too obtrusive
- Needs more "green" space

HAVDS11 91354

Submitted after final agenda

Date 10/29/09 Item 27P

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

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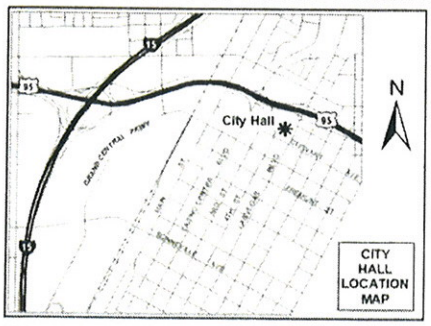

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

THAT SPACE IS TOO SMALL FOR SUCH A BUSSINESS AND TOO CLOSE TO A RESIDENTIAL AREA. THE SITE WOULD CAUSE DEPRECIATION TO THE HOMES IN THE AREA. IT WOULD BE AN EYE SORE BECAUSE IT'S TOO CLOSE TO THE STREET.

Case: SDR-35903

12527216041
DEMERS ANNE MARI
6103 DAISY PETAL ST #101
LAS VEGAS NV 89130-7990

SDR-35903
Planning Commission Meeting of 11/05/2009

HAVDS11 89130

Submitted after final agenda

Date 10/29/09 Item 27P

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

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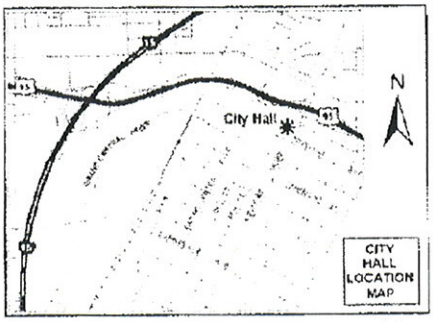

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-35903

Planning Commission Meeting of 11/05/2009

Case: SDR-35903

12527202003
MILLER JAMES U
6140 N MONTE CRISTO WY
LAS VEGAS NV 89130-1001

HAVDS11 89130

Submitted after final agenda

Date 11/02/09 Item 27P

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

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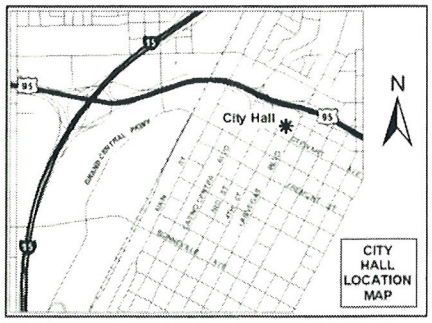

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Case: SDR-35903
12527221013
GIUMMARRA ROSARIO & CAROLINE
7409 HICKORY HILLS DR
LAS VEGAS NV 89130-1002

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-35903
Planning Commission Meeting of 10/22/2009

HAVDS11 89130

27A

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

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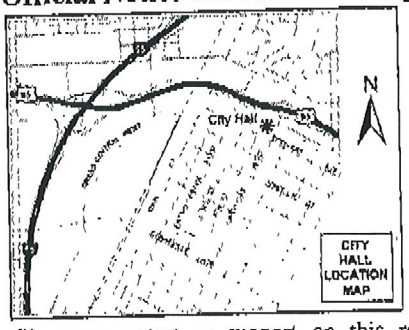

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-35903

Planning Commission Meeting of 10/22/2009

Case: SDR-35903
12527113005
MONTECITO MINI STORAGE PTNRS LLC
2990 S DURANGO DR
LAS VEGAS NV 89117-4412

RECEIVED
OCT 09 2009
BY:

HAUCE11 89117

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 3, 2009

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

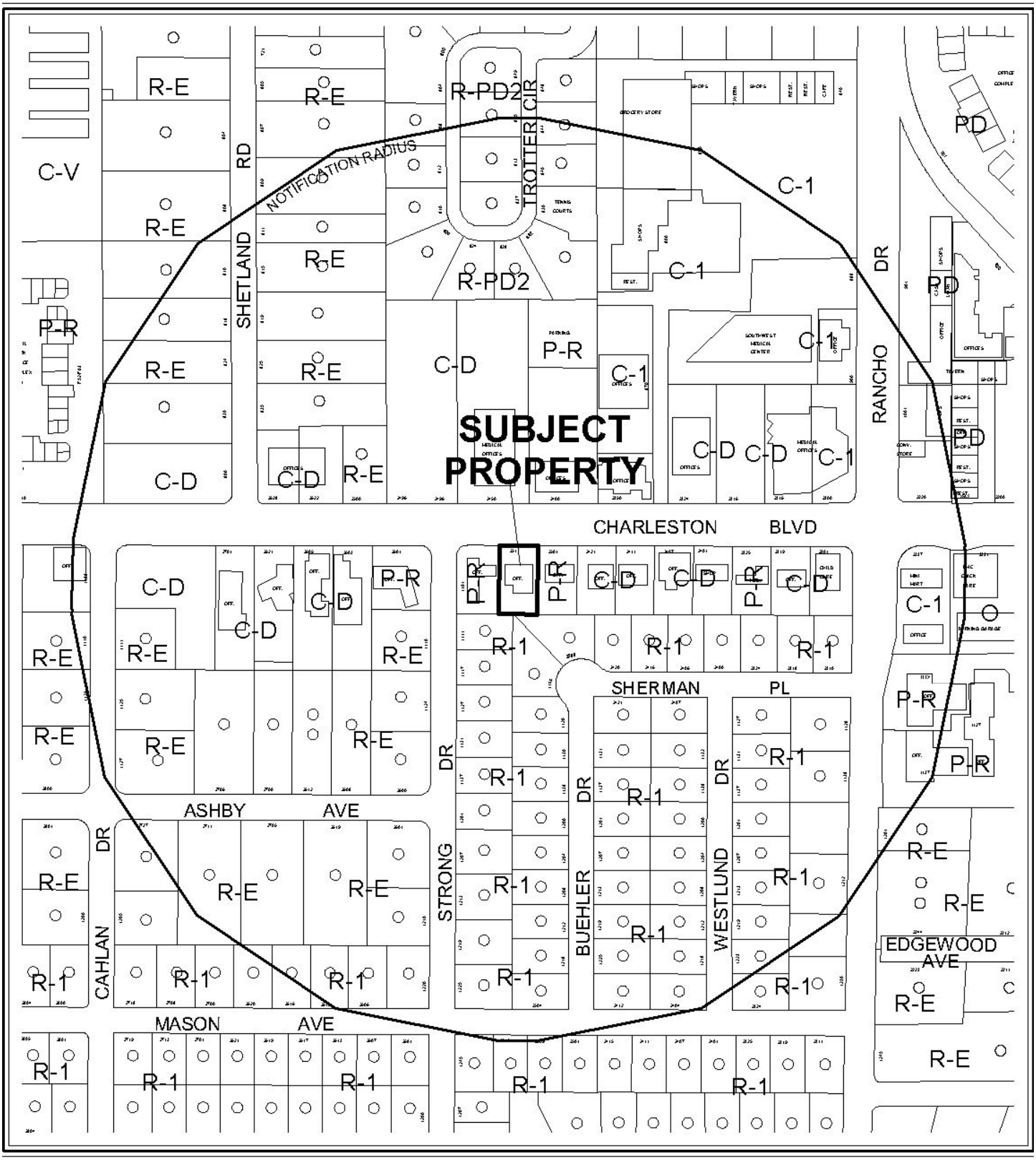
SUBJECT:
ABEYANCE - VAR-35758 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST - Request for a Variance TO ALLOW 35% LOT COVERAGE WHERE 30% IS THE MAXIMUM ALLOWED on 0.33 acres at 2511 West Charleston Boulevard (APN 162-05-511-008), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian)

C.C.: 01/06/2010

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**16**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

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



0 300 600 Feet

CASE: **VAR-35758**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

N



0 300 600 Feet

CASE: **VAR-35758**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 3, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - VAR-35758 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST

** CONDITIONS **

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

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-35757) and Variance (VAR-35760) 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.

GK

VAR-35758 - Staff Report Page One
December 3, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow 35% lot coverage where Title 19.08.050 limits the lot coverage to a maximum of 30% for a proposed office development at 2511 West Charleston Boulevard. Associated requests have also been submitted for a Variance (VAR-35760) to allow reduced parking and an increase in compact parking spaces and a Site Development Plan Review (SDR-35757) for a proposed 4,999 square foot office with Waivers of the Title 19.12.040 Perimeter Landscape Buffer Standards.

Staff cannot support this Variance request, as the applicant has not provided compelling evidence of a unique or extraordinary circumstance, and has created a self-imposed hardship by proposing to overbuild the site; therefore, staff is recommending denial of this request. If this application is denied, associated requests for a Variance (VAR-35760) and Site Development Plan Review (SDR-35757) must also be denied, and the site will remain as it is.

Issues

- Approval of this Variance request is required to approve associated requests for a Variance (VAR-35760) to allow reduced parking and an increase in compact parking spaces and a Site Development Plan Review (SDR-35757) for a proposed 4,999 square foot office with Waivers of the Title 19.12.040 Perimeter Landscape Buffer Standards.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
06/19/02	The City Council approved a General Plan Amendment (GPA-0047-01) to amend portions of the Southeast Sector map of the General Plan in the general vicinity of the Charleston Boulevard/Rancho Drive intersection from SC (Service Commercial) to O (Office), from R (Rural Density Residential) to DR (Desert Rural Density Residential), from O (Office) to DR (Desert Rural Density Residential) and from L (Low Density Residential) to DR (Desert Rural Density Residential). Planning Commission recommended denial. Staff recommended approval.
05/21/09	A deed was recorded for a change in ownership at 2511 West Charleston Boulevard.
10/09/09	Planning Commission voted to hold this item in abeyance at the applicant's request.
11/05/09	Planning Commission voted to hold this item in abeyance at the applicant's request.

GK

Related Building Permits/Business Licenses	
04/07/99	A business license (Q07-00149) for a Medical Firm was issued at 2511 West Charleston Boulevard. The license was marked out of business on 07/15/09.
10/23/02	A business license (Q07-00148) for a Medical Firm was issued at 2511 West Charleston Boulevard. The license was marked "out of business" on 09/30/08.

Pre-Application Meeting	
08/21/09	The following items were discussed at the pre-application conference: • Meet with Flood Control to determine finished floor elevations, but no drainage study is required. • Waivers of the perimeter landscape buffers will be required. • A Variance is required to allow 15 parking spaces where 17 spaces are required and 60% of the required on-site parking to be compact parking spaces where 30% is the maximum allowed. • A Variance is required to allow 35% lot coverage where 30% is the maximum allowed.
10/07/09	City staff from Planning & Development, Public Works, Traffic, and Fire Departments met with the applicant. The following items were discussed at the meeting: • Site Circulation – It was determined that the previous proposal had inadequate site circulation causing potential traffic hazards at the point of entry and exit. • Staff discussed with the applicant several options to help alleviate these traffic hazards.
Neighborhood Meeting	
A neighborhood meeting was not required for this application, nor was one held.	
Field Check	
09/03/09	A field check was performed by staff at the subject property and found an unoccupied office building. The site was well maintained with the exception of the following: • Dead landscaping in the front yard landscape buffer. • Faded parking lot striping.

Details of Application Request	
Site Area	
Net Acres	0.33

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Office	O (Office)	C-D (Designed Commercial)
North	Medical Offices	O (Office)	C-D (Designed Commercial)

GK

South	Single-Family Residential	L (Low Density Residential)	R-1 (Single-Family Residential)
East	Office	O (Office)	P-R (Professional Office and Parking)
West	Office	O (Office)	P-R (Professional Office and Parking)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.050, the following development standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	90 Feet	N*
Min. Setbacks			
• Front	25 Feet	44 Feet	Y
• Side	10 Feet	12 Feet	Y
• Rear	25 Feet	42 Feet	Y
Max. Lot Coverage	30%	35%	N
Max. Building Height	2 Stories or 35 Feet	20 Feet	Y
Trash Enclosure	Y	Curb-Side Pick-up	Y

**The subject site is nonconforming for required lot width.*

ANALYSIS

The proposed office building covers approximately 35% of the available lot area, where a maximum of 30% coverage is allowed within the C-D (Designed Commercial) zoning district, per the Development Standards of Title 19.08.050. Approval of this Variance is required to allow the excessive lot coverage that is proposed. Alternative site design or a project of smaller scope would alleviate the need for this Variance; therefore, staff is recommending denial of the request as the applicant has created a self-imposed hardship by proposing to overbuild the site.

FINDINGS

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

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

Additionally, Title 19.18.070L states:
"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to overbuild the site. Alternative site design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 146

APPROVALS 2

PROTESTS 16

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-35758 APN: 162-05-511-008

Name of Property Owner: Bustan Family Revocable Liv Tr and Bustan David TRS

Name of Applicant: David Bustan

Name of Representative: APTUS Architecture

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: David Bustan

Print Name: David Bustan

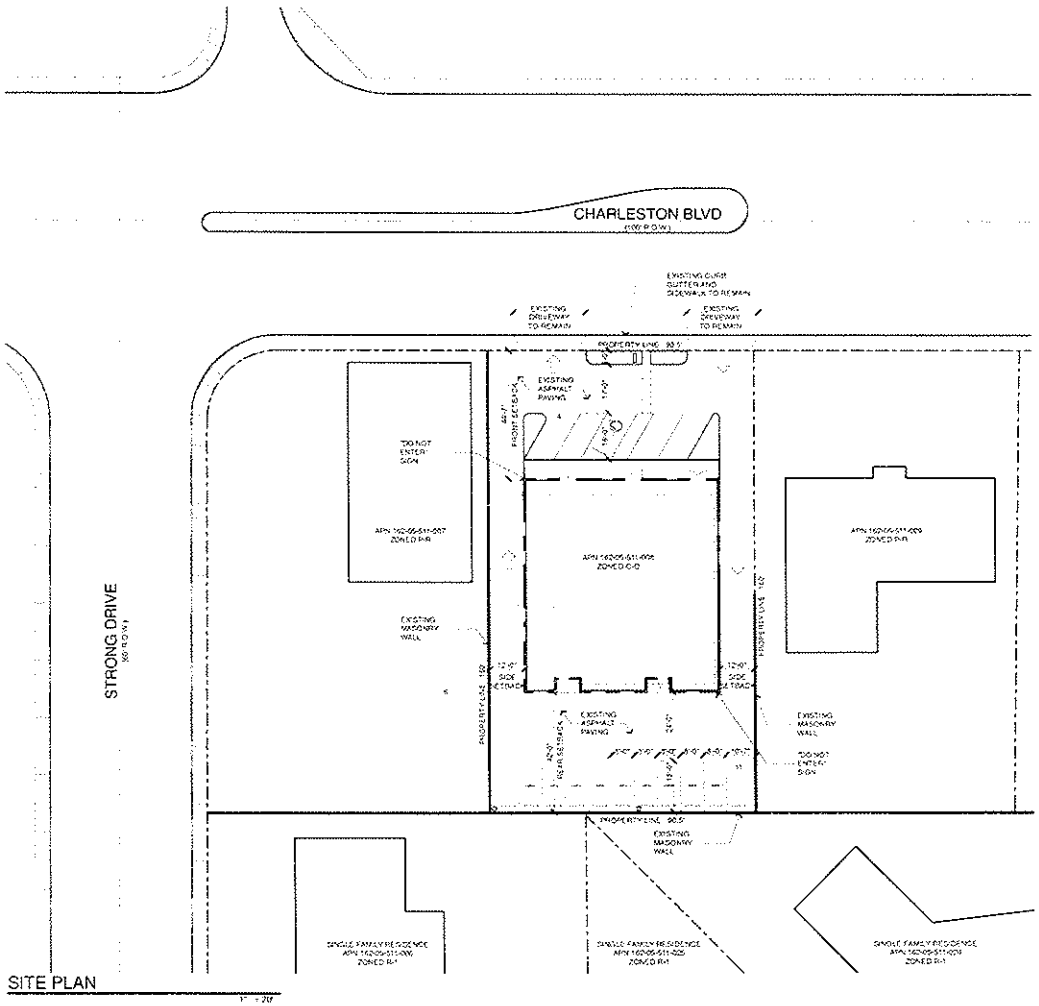
Subscribed and sworn before me

This 13th day of August, 2009

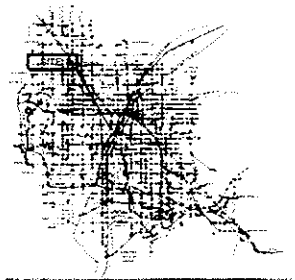
_____

Notary Public in and for said County and State

JESUS RODRIGUEZ
Commission # 1626107
Notary Public - California
Los Angeles County
My Comm. Expires Dec 7, 2009



SITE PLAN



VICINITY & LOCATION MAPS

Site and Project Information

SITE DATA

PARCEL NUMBER	162-05-511-008
JURISDICTION	CITY OF LAS VEGAS
EXISTING GENERAL PLAN	OFFICE
EXISTING ZONING	C-2
PROPOSED USE	OFFICE
SITE AREA	16,574 NSF .38 NET ACRES

SETBACKS - (BUILDING)

	REQD	PROVIDED
FRONT	20'-0"	44'-0"
INTERIOR SIDE	15'-0"	12'-0"
REAR	15'-0"	47'-0"

MAX HEIGHT	35'-0"
ACTUAL HEIGHT	25'-0"
LOT COVERAGE ALLOWED	30%
ACTUAL LOT COVERAGE	64.9% (VARIANCE REQUESTED)

BUILDING INFORMATION

CODE	2006 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	V-B
OCCUPANCY	B
FIRE SPRINKLERS PROVIDED	NO
BUILDING AREAS	
OFFICE	4,986 SF

PARKING AREA

BUILDING AREA	REQUIRED PARKING	PROVIDED
OFFICE	4,986 SF @ 1:300 = 17	
STANDARD PARKING SPACES PROVIDED		5
COMPACT PARKING SPACES PROVIDED		1 (20% VARIANCE REQUESTED)
HANDICAPPED SPACES PROVIDED		1
TOTAL PARKING		7 (41.1% VARIANCE REQUESTED)
LOADING ZONE (25'X10')		NONE

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APTUS Architecture
1000 South Rock Street
Suite 204
Las Vegas, Nevada 89104
P: 702.439.1300
F: 702.439.1313

2511 W. Charleston

Site Development Review

2511 W. Charleston
Las Vegas, Nevada 89102

VAR-35758 VAR-35760
SDR-35757 10/08/09 PC

City of Las Vegas SDR Submittal 09.15.09

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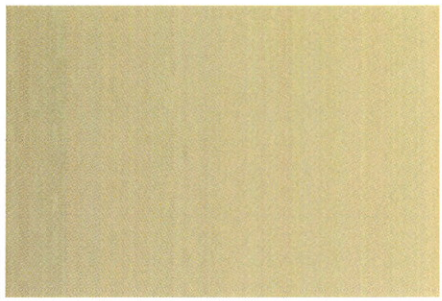
SITE PLAN

AS100

09-063 2511 W. Charleston

Paint 1



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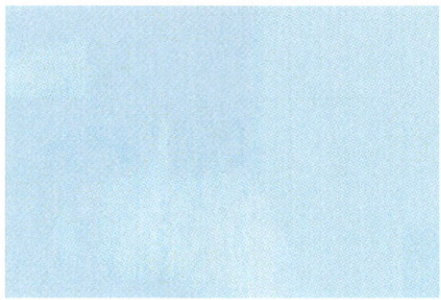

Glazing

Aluminum Storefront Framing

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

2511 W. Charleston

8.25.09

Site Development Review

2511 W. Charleston
Las vegas, Nevada 89102

VAR-35758 VAR-35760
SDR-35757 10/08/09 PC

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VAR-35758 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST
2511 WEST CHARLESTON BOULEVARD
DECEMBER 3, 2009 PLANNING COMMISSION

09/03/09



VAR-35758 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST
2511 WEST CHARLESTON BOULEVARD
DECEMBER 3, 2009 PLANNING COMMISSION

09/03/09



VAR-35758 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST
2511 WEST CHARLESTON BOULEVARD
DECEMBER 3, 2009 PLANNING COMMISSION

09/03/09

APTUS Architecture

October 20, 2009

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

RE: **APN: 162-05-511-008**
A. Site Development Review
B. Parking Variance
C. Lot Coverage Variance
D. Landscape Waivers

To Whom it May Concern:

We respectfully submit this request for the aforementioned applications on behalf of our client, David Bustan, for the property located at 2511 W. Charleston. The intended use for the property is as a "Business Office" for Home Health Agency. No patients will be at this location, The current General Plan designation for this parcel is "Office (O)" and zoning designation of "C-D".

We would like to request a Site Development Review for this project. The owner is planning to make improvements by creating a 4,999 square foot structure used for leasable office area for a home health agency. The building will be Type 5-B construction with stucco system exterior finish. The site is accessed from two existing pan style driveways along Charleston. The owner is requesting that these driveways remain.

We are also requesting a variance of the commercial development standards to allow fifteen (16) parking spaces where seventeen (17) parking spaces are required due to the site configuration and circulation. We are also requesting 60% compact space, where 30% is allowed. These properties along Charleston were formerly residential lots and are very small and narrow. To get the visibility needed for the building, parking has been placed in front and at the rear of the site. Also, the site has been designed with safety in mind allowing employees to circulate around the building via one-way drives.

A variance of Title 19 Section 19.08.050.C Table 1 to allow 34.8% lot coverage where 30% is the maximum is also being requested due to the size and configuration of the site.

In addition, we are requesting the following landscape waivers: To allow a landscape buffer of 6'-0" where 15'-0" is required adjacent to the right of way, to allow a landscape buffer of 0'-0" where 8'-0" is required on the east and west property lines, to allow a landscape buffer of 0'-0" where 15'-0" is required on the south property line, and to allow zero finger islands where 4 are required.

We are anticipating this project will provide additional opportunities for people to work closer to their own homes which would reduce the need for time-consuming commutes. Please consider this request as a positive impact on the City of Las Vegas and the surrounding neighborhood.

Respectfully Submitted,

Kristen G. Neuman, AIA
APTUS Architecture

VAR-35758
REVISED
11/05/09 PC

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

OCT 21 2009

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

PRESORTED FIRST CLASS

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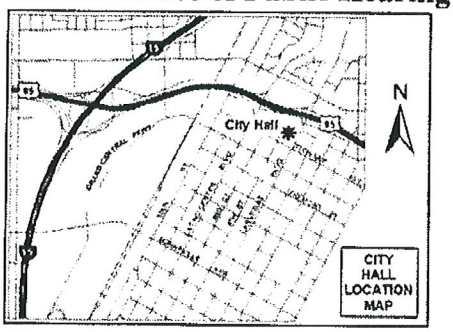

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

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Case: VAR-35758

16204101015
RENTCHLER JOHN M
1201 S RANCHO DR
LAS VEGAS NV 89102-2216

GAVD511 89102

19P

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

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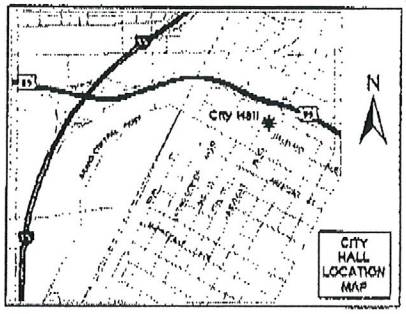

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VAR-35758 & VAR-35760
Planning Commission Meeting of 10/8/2009

Case: VAR-35758
16205510025
STOVALL LESLIE M & SARAH S
2705 ASHBY AVE
LAS VEGAS NV 89102-2137

GAV0511 89102

19P

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

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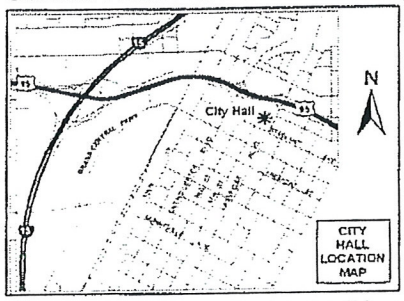

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Case: VAR-35758

16205513001
GILLETT FAMILY TRUST
1207 STRONG DR
LAS VEGAS NV 89102-2100

☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-35758 & VAR-35760
Planning Commission Meeting of 10/8/2009

GAV0511 89102

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Planning & Development Department
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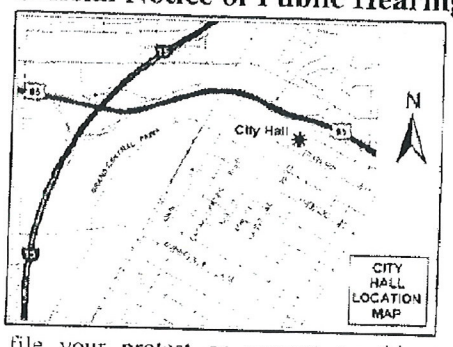

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VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

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16205513015 Case: VAR-35758
HUSSEY DANIEL S & KATHRYN
2273 TRAFALGAR CT
HENDERSON NV 89074-5328

GAV0511 89074

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City of Las Vegas
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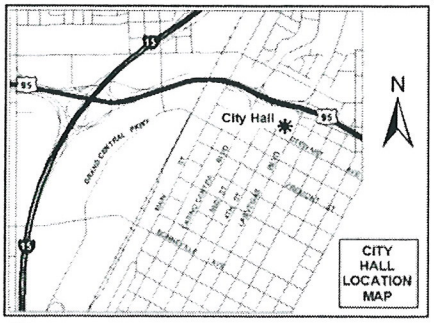

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Too Little Parking

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-35758 & VAR-35760
Planning Commission Meeting of 10/8/2009

Case: VAR-35758
16205513046
MASON DAVID L
1137 SO RANCHO DR #120
LAS VEGAS NV 89102-2259

GAVD811 89102

19P

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

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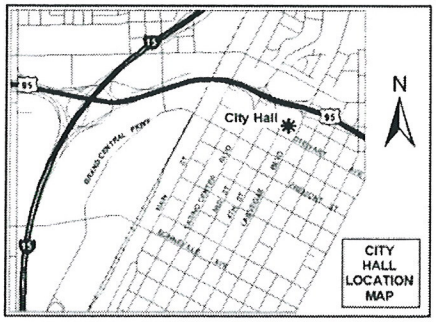

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

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Too Little Parking

Case: VAR-35758
16204117003
RANCHO COURTYARD L L C
1137 SO RANCHO DR #120
LAS VEGAS NV 89102-2259

CAVDS11 8310Z

19P

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

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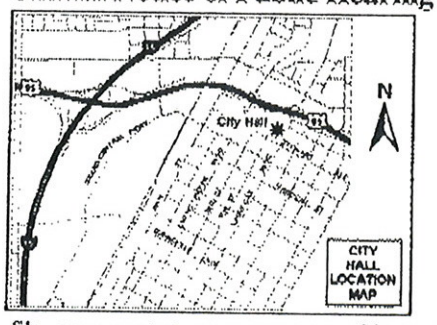

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

Case: VAR-35758
16205515007
POLLEY MICHAEL S SR & RENEE H
2606 MASON AVE
LAS VEGAS NV 89102-2126

G4VDS11 89102

Submitted after final agenda

Date 10/8/09 Item 19P

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

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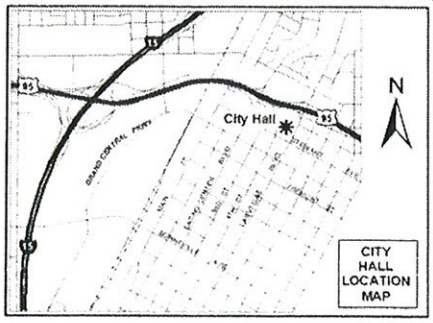

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OCT 07 2009

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

Also oppose ~~VAR~~ SDR 35757

Case: VAR-35758
13932810022
PALOMINO GARDENS HOMEOWNERS
824 TROTTER CIR
LAS VEGAS NV 89107-4501

GAVOS11 89107

Submitted after final agenda

Date 10/7/09 Item 19P

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

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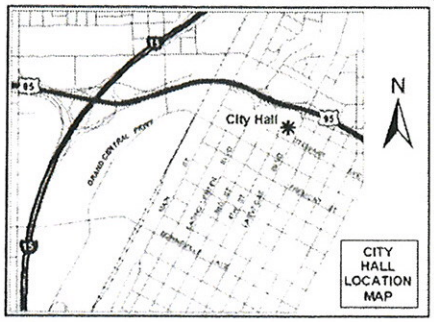

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

Case: VAR-35758
13932810010
GARCIA MARIO A & ELSA F
824 TROTTER CIR
LAS VEGAS NV 89107-4501

CAVDS11 89107

Submitted after final agenda

Date 10/7/09 Item 19P

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

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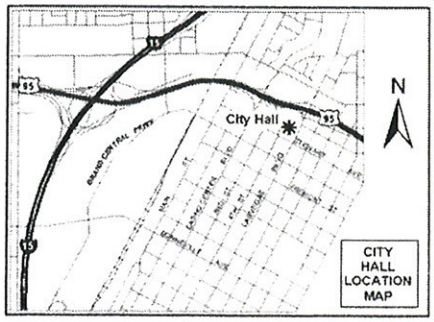

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NEED MORE INFORMATION — WHAT ARE THE PARKING SPACES ACCOMADATING?

Case: VAR-35758
16205511021
BAUGHN CORNELIUS A & PATRICIA A
2406 SHERMAN PL
LAS VEGAS NV 89102-2150

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35758 & VAR-35760
Planning Commission Meeting of 10/8/2009

GAV0511 A910Z

Submitted after final agenda

Date 10/5/09 Item 19P

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

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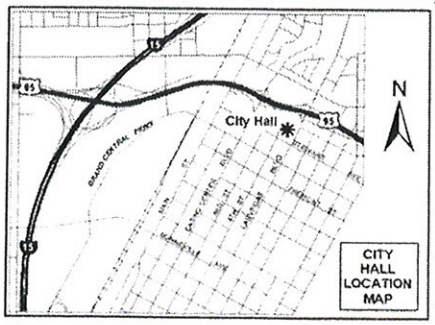

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

Case: VAR-35758

16205510026
POTTER GORDON TRUST
2619 ASHBY AVE
LAS VEGAS NV 89102-2101

GAVDS11 89102

Submitted after final agenda

Date 10/5/09 Item 19P

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

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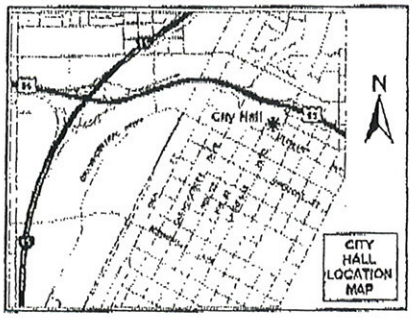

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Case: VAR-35758

16205513036
MALINOWSKI ROBERT C
1207 WESTLUND DR
LAS VEGAS NV 89102-2142

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

CAVDS11 48102

Submitted after final agenda

Date 10/6/09 Item 19 P

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

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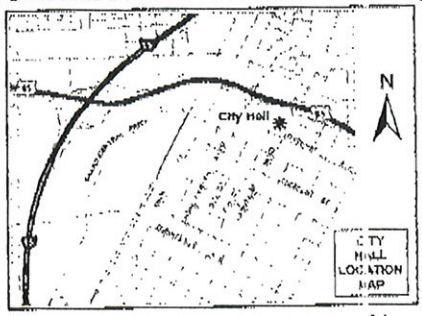

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-35758 & VAR-35760
Planning Commission Meeting of 10/8/2009

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Case: VAR-35758
16205510008
NEWBERRY DENNIS W & SHIRLEY S
1124 CAHLAN DR
LAS VEGAS NV 89102-2114

CAVDS11 89102

Submitted after final agenda

Date 10/5/09 Item 19P

PAGE

CDC INC

17022569688

34

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

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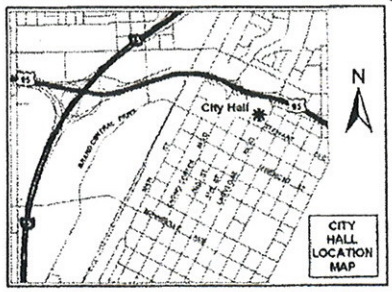

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IF LOT COVERAGE WAS AT 30% PARKING SPACE REDUCTION WOULD NOT BE NEEDED
JR

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-35758 & VAR-35760
Planning Commission Meeting of 10/8/2009

Case: VAR-35758
16205511001
REZA JAMES P & STACI D
1201 STRONG DR
LAS VEGAS NV 89102-2100

GAVDS11 89102

Submitted after final agenda
Date 10/5/09 Item 19P

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

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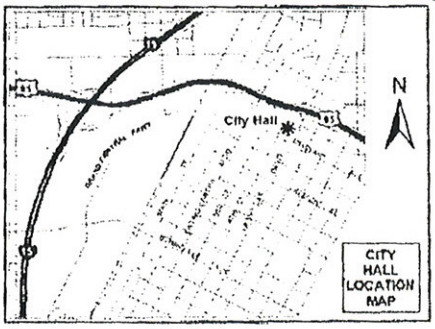

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

Case: VAR-35758

16205512019
ALLEN CHRISTOPHER S
1125 CAHLAN DR
LAS VEGAS NV 89102-2113

Submitted after final agenda

Date 10/5/09 Item 19P

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OCT 06 2009

To: Counsel Members Marg

October 6, 2009

My name is Alvy Cook, I live at 1117 Strong Dr, two houses down from 2511 West Charleston on Strong Drive. I strongly object to this variance for the business at 2511 West Charleston. The reason for this objection is because I constantly have people either parked or sitting in their cars in front of my house and the surrounding houses on a daily basis. There has been times I have had to maneuver around cars just to get into my driveway. This business does not have adequate parking the way it is now, and this variance would just make the parking situation worse. We have been trying to get signs for resident parking for approximately a year or so. But it doesn't seem to get done. No one buys a home with the hopes of having complete strangers parked out in front of it on a daily basis.

Not that this has much to do with the variance, but my wife did go to the business to talk to them about this issue, only to be told that before this business moved in the neighborhood, the neighborhood was a ghetto, and we should be happy they moved in. Well ghetto or not we do not want this business to use our house as their parking lot.

Please do not let this variance go through, and if possible please put up signs that would makes the area where there are homes strictly residential parking between 8am and 5pm.

Thank you for you consideration,

Alvy Cook

State of NEVADA
County of CLARK
Appeared and Signed before me on this
06 day of OCTOBER 2009

Notary

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DANE S. HALOVICH
No: 06-107101-1
My Appointment Expires Apr. 4, 2010

Submitted after final agenda

VAR 35758 - 35760

Date 10/6/09 Item 19P

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

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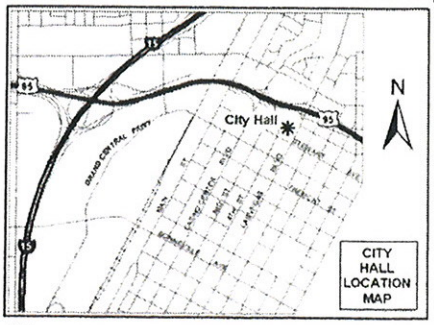

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RECEIVED
OCT 05 2009

Case: VAR-35758
16205511008
BUSTAN FAMILY REVOCABLE LIV TR
18210 SHERMAN WY #213
RESEDA CA 91335-4577

[V] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-35758 & VAR-35760
Planning Commission Meeting of 10/8/2009

CAVDS11 91305

Submitted after final agenda
Date 10/5/09 Item 19A

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

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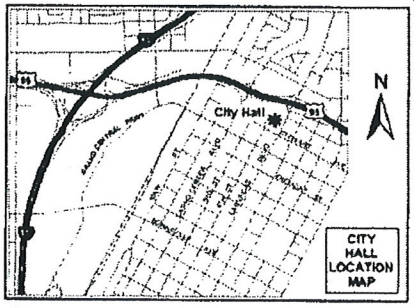

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

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SEP 29 2009

Case: VAR-35758
16205511009
STELLAR LIMITED
1200 SAINTSBURY DR
LAS VEGAS NV 89144-1108

GAVDS11 89144

19A

FROM Desert Valley Medical Group
(MON) SEP 28 2009 12:19/ST. 12:18/No. 7526510713 P 1

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 3, 2009

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

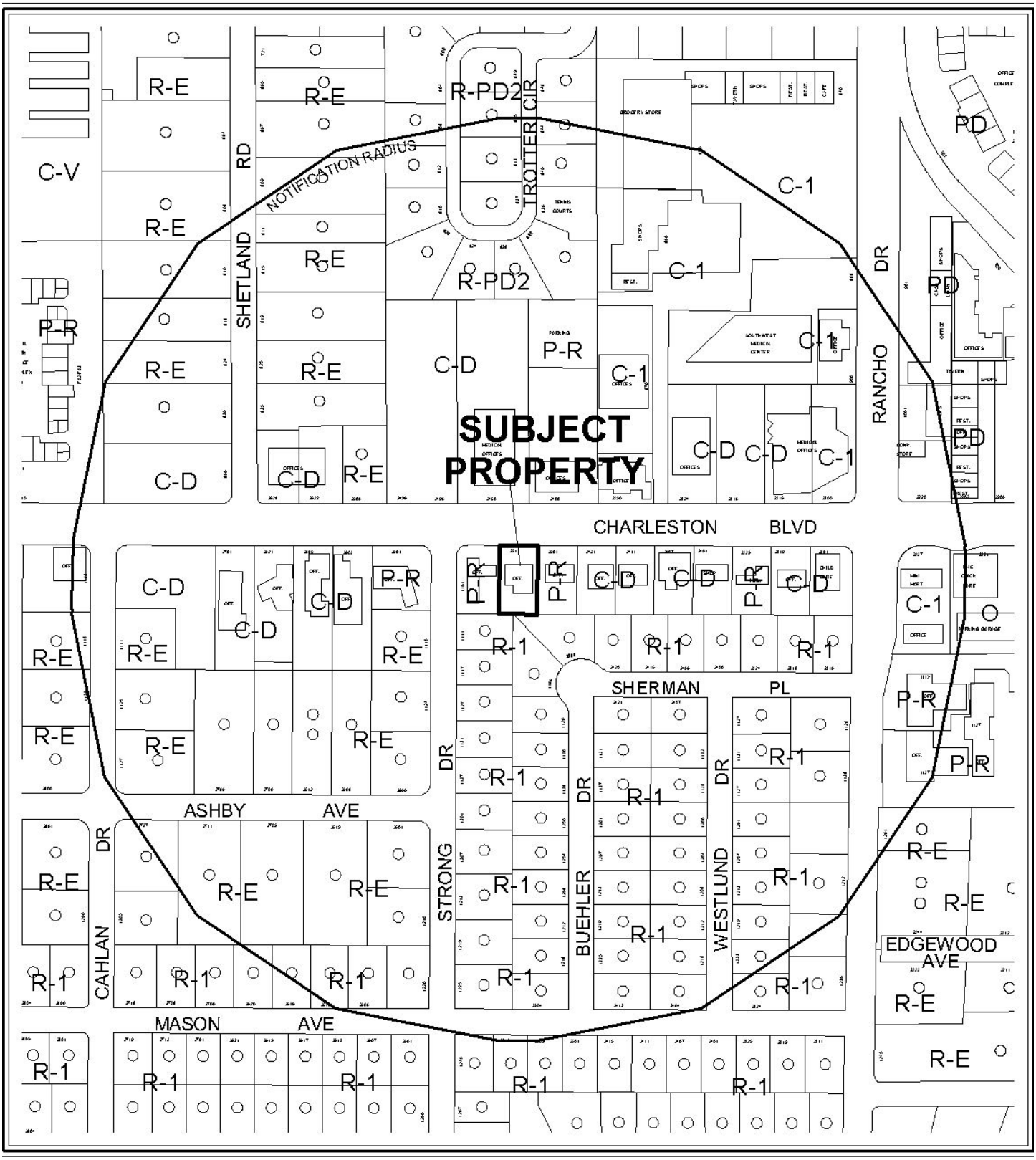
SUBJECT:
ABEYANCE - VAR-35760 - VARIANCE RELATED TO VAR-35758 - PUBLIC HEARING - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE 17 ARE REQUIRED AND 60% OF THE REQUIRED ON-SITE PARKING TO BE COMPACT PARKING SPACES WHERE 30% IS THE MAXIMUM ALLOWED FOR AN OFFICE, OTHER THAN LISTED USE on 0.33 acres at 2511 West Charleston Boulevard (APN 162-05-511-008), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian)

C.C.: 01/06/2010

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**16**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

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



0 300 600 Feet

CASE: **VAR-35760**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

N



0 300 600 Feet

CASE: **VAR-35760**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 3, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - VAR-35760 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST

** CONDITIONS **

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

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-35757) and Variance (VAR-35758) 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.

GK

VAR-35760 - Staff Report Page One
December 3, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow 16 parking spaces where 17 are required and 60% of the required on-site parking to be compact parking spaces where 30% is the maximum allowed for a proposed office development at 2511 West Charleston Boulevard. Associated requests have also been submitted for a Variance (VAR-35758) for lot coverage and a Site Development Plan Review (SDR-35757) for a proposed 4,999 square foot office with Waivers of the Title 19.12.040 Perimeter Landscape Buffer Standards.

Staff cannot support this Variance request, as the applicant has not provided compelling evidence of a unique or extraordinary circumstance, and has created a self-imposed hardship by proposing to overbuild the site; therefore, staff is recommending denial of this request. If this application is denied, associated requests for a Variance (VAR-35758) and Site Development Plan Review (SDR-35757) must also be denied, and the site will remain as it is.

ISSUES

- Approval of this Variance request is required to approve associated requests for a Variance (VAR-35758) for increased lot coverage and a Site Development Plan Review (SDR-35757) for a proposed 4,999 square foot office with Waivers of the Title 19.12.040 Perimeter Landscape Buffer Standards.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
06/19/02	The City Council approved a General Plan Amendment (GPA-0047-01) to amend portions of the Southeast Sector map of the General Plan in the general vicinity of the Charleston Boulevard/Rancho Drive intersection from SC (Service Commercial) to O (Office), from R (Rural Density Residential) to DR (Desert Rural Density Residential), from O (Office) to DR (Desert Rural Density Residential) and from L (Low Density Residential) to DR (Desert Rural Density Residential). Planning Commission recommended denial. Staff recommended approval.
05/21/09	A deed was recorded for a change in ownership at 2511 West Charleston Boulevard.
10/09/09	Planning Commission voted to hold this item in abeyance at the applicant's request.
11/05/09	Planning Commission voted to hold this item in abeyance at the applicant's request.

GK

VAR-35760 - Staff Report Page Two
December 3, 2009 - Planning Commission Meeting

Related Building Permits/Business Licenses	
04/07/99	A business license (Q07-00149) for a Medical Firm was issued at 2511 West Charleston Boulevard. The license was marked out of business on 07/15/09.
10/23/02	A business license (Q07-00148) for a Medical Firm was issued at 2511 West Charleston Boulevard. The license was marked "out of business" on 09/30/08.

Pre-Application Meeting	
08/21/09	The following items were discussed at the pre-application conference: • Meet with Flood Control to determine finished floor elevations, but no drainage study is required. • Waivers of the perimeter landscape buffers will be required. • A Variance is required to allow 15 parking spaces where 17 spaces are required and 60% of the required on-site parking to be compact parking spaces where 30% is the maximum allowed. • A Variance is required to allow 35% lot coverage where 30% is the maximum allowed.
10/07/09	City staff from Planning & Development, Public Works, Traffic, and Fire Departments met with the applicant. The following items were discussed at the meeting: • Site Circulation – It was determined that the previous proposal had inadequate site circulation causing potential traffic hazards at the point of entry and exit. • Staff discussed with the applicant several options to help alleviate these traffic hazards.
Neighborhood Meeting	
A neighborhood meeting was not required for this application, nor was one held.	
Field Check	
09/03/09	A field check was performed by staff at the subject property and found an unoccupied office building. The site was well maintained with the exception of the following: • Dead landscaping in the front yard landscape buffer. • Faded parking lot striping.

Details of Application Request	
Site Area	
Net Acres	0.33

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office	O (Office)	C-D (Designed Commercial)
North	Medical Offices	O (Office)	C-D (Designed Commercial)

GK

South	Single-Family Residential	L (Low Density Residential)	R-1 (Single-Family Residential)
East	Office	O (Office)	P-R (Professional Office and Parking)
West	Office	O (Office)	P-R (Professional Office and Parking)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Office, Other than Listed	4,999 SF	1:300	16	1	15	1	
Total			17		16		N
Compact Spaces			5		9		N
Percent Deviation			30%		60%		

ANALYSIS

The parking provided on this site is inadequate to meet the needs of the proposed development, as required by Title 19.04. Alternative site design or a project of smaller scope would alleviate the need for this Variance; therefore, staff is recommending denial of the request as the applicant has created a self-imposed hardship by proposing to overbuild the site.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship. Alternative development of the site with a reduced building footprint or alternate site configuration would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 146

APPROVALS 2

PROTESTS 16

GK

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-35760 APN: 162-05-511-008

Name of Property Owner: Bustan Family Revocable Liv Tr and Bustan David TRS

Name of Applicant: David Bustan

Name of Representative: APTUS Architecture

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

RECEIVED
AUG 25 2009

Signature of Property Owner: David Bustan

Print Name: David Bustan

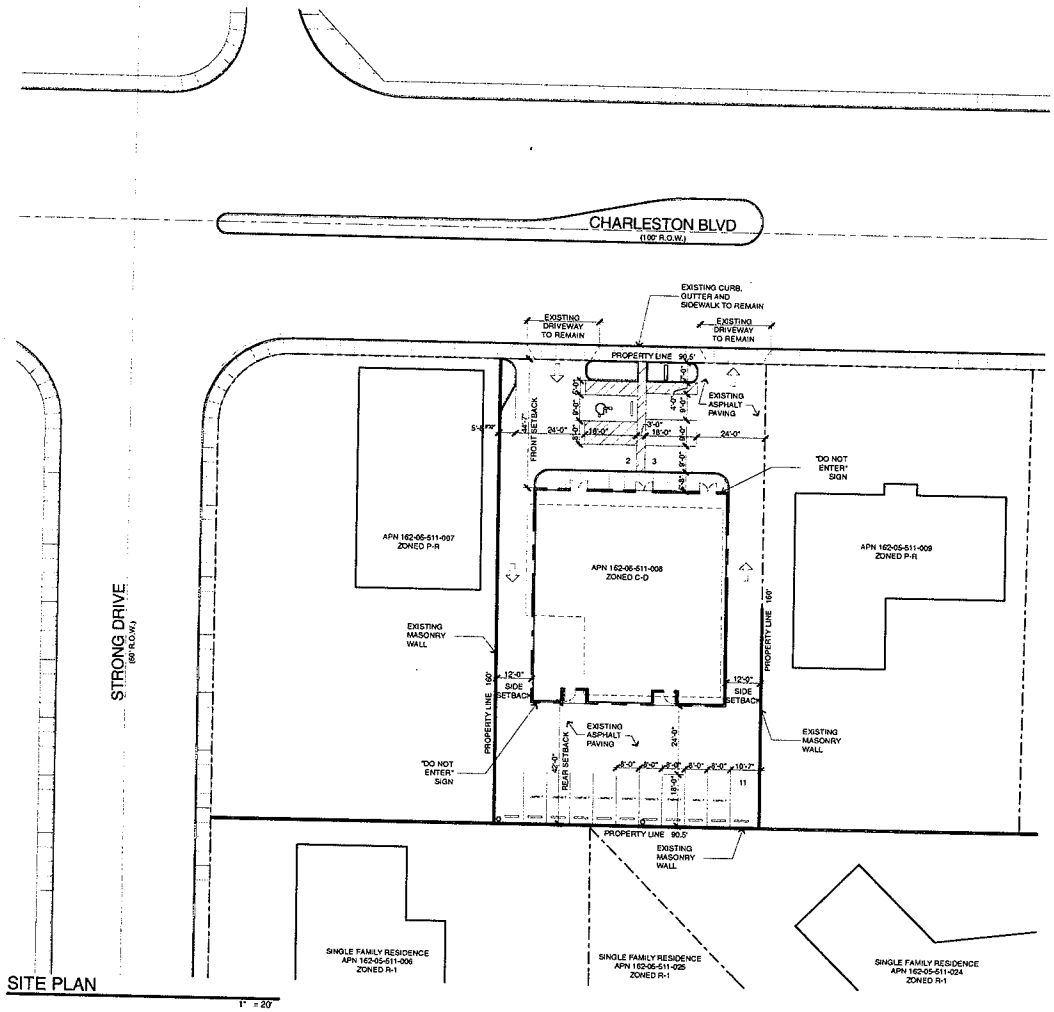
Subscribed and sworn before me

This 11 day of AUGUST, 20 09

_____

Notary Public in and for said County and State

JESUS RODRIGUEZ
Commission # 1626107
Notary Public - California
Los Angeles County
My Comm. Expires Dec 7, 2009



SITE PLAN

1" = 20'



VICINITY & LOCATION MAPS

Site and Project Information

SITE DATA

PARCEL NUMBER	162-05-511-008
JURISDICTION	CITY OF LAS VEGAS - 89102
EXISTING GENERAL PLAN	"O" OFFICE
EXISTING ZONING	C-D
PROPOSED USE	OFFICE
SITE AREA	14,374 NSF .33 NET ACRES

SETBACKS - (BUILDING)

	REQ'D	PROVIDED
FRONT	25'-0"	44'-7"
INTERIOR SIDE	10'-0"	12'-0"
REAR	25'-0"	42'-6"

MAX HEIGHT	30'-0"
ACTUAL HEIGHT	20'-0"
LOT COVERAGE ALLOWED	30%
ACTUAL LOT COVERAGE	(VARIANCE REQUESTED) 34.8%

BUILDING INFORMATION

CODE	2006 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	5B
OCCUPANCY	B
FIRE SPRINKLERS PROVIDED	NO
BUILDING AREAS:	
OFFICE	4,000 SF

PARKING AREA

	REQUIRED PARKING	PROVIDED
BUILDING AREA		
OFFICE	4,000 SF @ 1:300 = 17	
STANDARD PARKING SPACES PROVIDED		6
COMPACT PARKING SPACES PROVIDED		(50% VARIANCE REQUESTED) 9
HANDICAPPED SPACES PROVIDED		1
TOTAL PARKING		(5.88% VARIANCE REQUESTED) 16
LOADING ZONE (25' X 12')		NONE

F:\09\062 2511 W. Charleston\DWG\09062 2511 Charleston DR.pln 10/20/2009 2:32 PM Lancaman

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

0' 10' 20' 40'

2511 W. Charleston
Site Development Review
2511 W. Charleston
Las Vegas, Nevada 89102

VAR-35760
REVISED
11/05/09 PC

City of Las Vegas SDR Submittal	08.25.09
City of Las Vegas SDR Submittal (Rev.)	09.09.09
City of Las Vegas SDR Submittal (Rev.)	10.09.09
City of Las Vegas SDR Submittal (Rev.)	10.20.09

SITE PLAN

AS100

09.062 2511 W. Charleston

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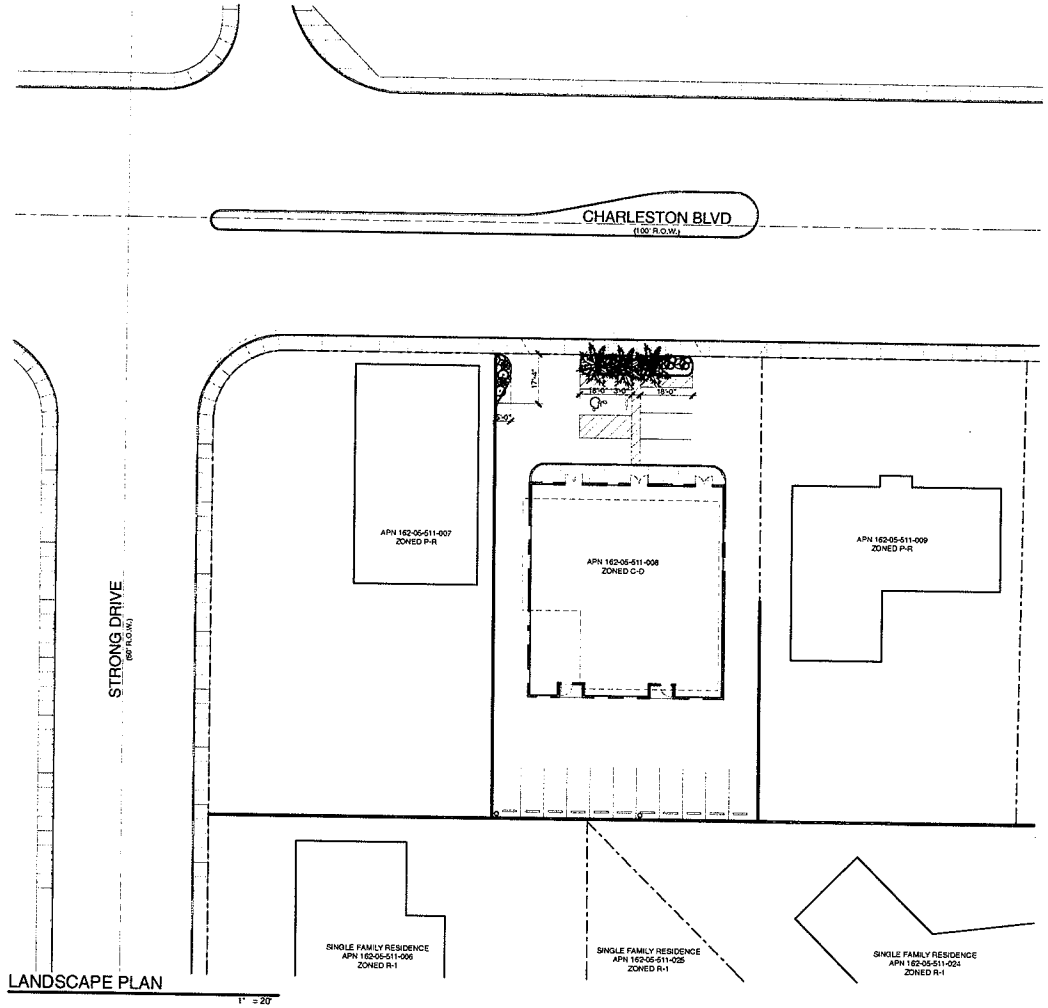
OCT 21 2009



LANDSCAPE SCHEDULE			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
TREES			
	CALIFORNIA FAN PALM	washingtonia filifera	25' HIGH
SHRUBS			
	YELLOW BIRD OF PARADISE	caesalpinia gilliesii	5 GAL.
	RED BIRD OF PARADISE	caesalpinia pulcherrima	5 GAL.
	DESSERT CASSIA	cassia nemophila	5 GAL.
GRASSES			
	DEER GRASS	muhlenbergia rigens	5 GAL.

LANDSCAPE BUFFERS		
	REQUIRED	PROVIDED
FRONT	15'-0"	4'-0"
INTERIOR SIDE	8'-0"	0'-0"
REAR	15'-0"	0'-0"

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

2511 W. Charleston
Site Development Review
2511 W. Charleston
Las Vegas, Nevada 89102

VAR-35760
REVISED
11/05/09 PC

City of Las Vegas SDR Submittal	08.25.09
City of Las Vegas SDR Submittal (Rev.)	10.09.09
City of Las Vegas SDR Submittal (Rev.)	10.20.09

PLANTING PLAN

L100

09.062 2511 W Charleston

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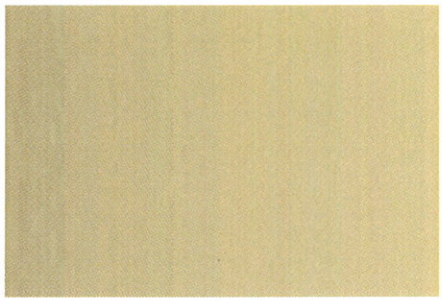
P:\09.062 2511 W Charleston\DWG\09.062 2511 Charleston DR.pln 10/20/2009 3:33 PM bmcmun

Paint 1



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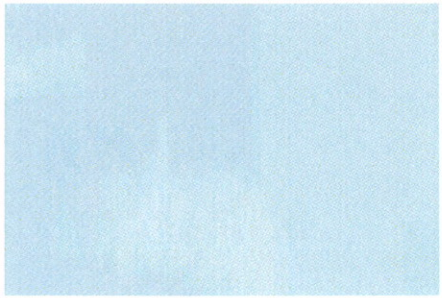

Glazing

Aluminum Storefront Framing

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

2511 W. Charleston

8.25.09

Site Development Review

2511 W. Charleston
Las vegas, Nevada 89102

VAR-35758 VAR-35760
SDR-35757 10/08/09 PC

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VAR-35760 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST
2511 WEST CHARLESTON BOULEVARD
DECEMBER 3, 2009 PLANNING COMMISSION

09/03/09



VAR-35760 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST
2511 WEST CHARLESTON BOULEVARD
DECEMBER 3, 2009 PLANNING COMMISSION

09/03/09



VAR-35760 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST
2511 WEST CHARLESTON BOULEVARD
DECEMBER 3, 2009 PLANNING COMMISSION

09/03/09

APTUS Architecture

October 20, 2009

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

RE: **APN: 162-05-511-008**
A. Site Development Review
B. Parking Variance
C. Lot Coverage Variance
D. Landscape Waivers

To Whom it May Concern:

We respectfully submit this request for the aforementioned applications on behalf of our client, David Bustan, for the property located at 2511 W. Charleston. The intended use for the property is as a "Business Office" for Home Health Agency. No patients will be at this location, The current General Plan designation for this parcel is "Office (O)" and zoning designation of "C-D".

We would like to request a Site Development Review for this project. The owner is planning to make improvements by creating a 4,999 square foot structure used for leasable office area for a home health agency. The building will be Type 5-B construction with stucco system exterior finish. The site is accessed from two existing pan style driveways along Charleston. The owner is requesting that these driveways remain.

We are also requesting a variance of the commercial development standards to allow fifteen (16) parking spaces where seventeen (17) parking spaces are required due to the site configuration and circulation. We are also requesting 60% compact space, where 30% is allowed. These properties along Charleston were formerly residential lots and are very small and narrow. To get the visibility needed for the building, parking has been placed in front and at the rear of the site. Also, the site has been designed with safety in mind allowing employees to circulate around the building via one-way drives.

A variance of Title 19 Section 19.08.050.C Table 1 to allow 34.8% lot coverage where 30% is the maximum is also being requested due to the size and configuration of the site.

In addition, we are requesting the following landscape waivers: To allow a landscape buffer of 6'-0" where 15'-0" is required adjacent to the right of way, to allow a landscape buffer of 0'-0" where 8'-0" is required on the east and west property lines, to allow a landscape buffer of 0'-0" where 15'-0" is required on the south property line, and to allow zero finger islands where 4 are required.

We are anticipating this project will provide additional opportunities for people to work closer to their own homes which would reduce the need for time-consuming commutes. Please consider this request as a positive impact on the City of Las Vegas and the surrounding neighborhood.

Respectfully Submitted,

Kristen G. Neuman

Kristen G. Neuman, AIA
APTUS Architecture

VAR-35760
REVISED
11/05/09 PC

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

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City of Las Vegas
Planning & Development Department
Development Services Center
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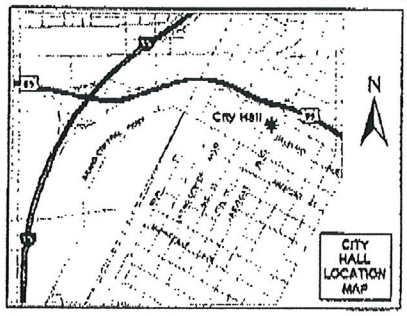

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

Case: VAR-35758
16205510025
STOVALL LESLIE M & SARAH S
2705 ASHBY AVE
LAS VEGAS NV 89102-2137

GAV0511 89102

20P

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

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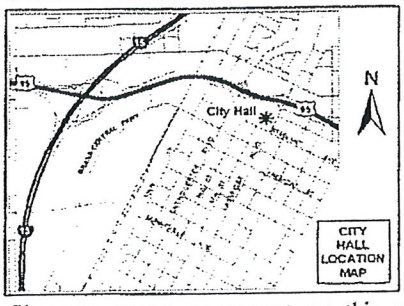

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Case: VAR-35758

16205513001
GILLETT FAMILY TRUST
1207 STRONG DR
LAS VEGAS NV 89102-2100

☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

GAVDS11 89102

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

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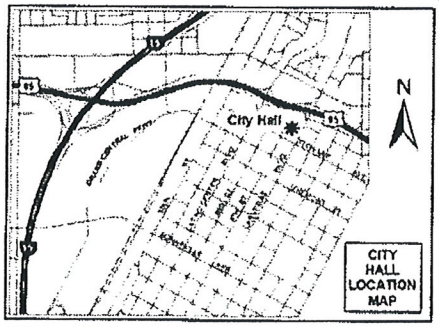

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VAR-35758 & VAR-35760
Planning Commission Meeting of 10/8/2009

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Case: VAR-35758
16204101015
RENTCHLER JOHN M
1201 S RANCHO DR
LAS VEGAS NV 89102-2216

GAVD511 89102

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Planning & Development Department
Development Services Center
731 S. Fourth Street
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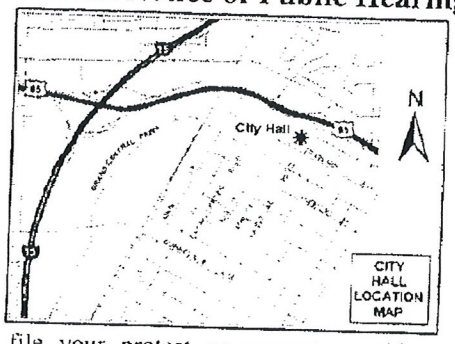

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VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

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16205513015 Case: VAR-35758
HUSSEY DANIEL S & KATHRYN
2273 TRAFALGAR CT
HENDERSON NV 89074-5328

GAVDS11 89074

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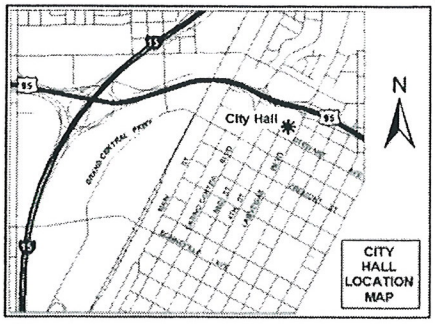

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Too Little Parking

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

Case: VAR-35758

16205513046
MASON DAVID L
1137 SO RANCHO DR #120
LAS VEGAS NV 89102-2259

GAVOS11 A3102

20P

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

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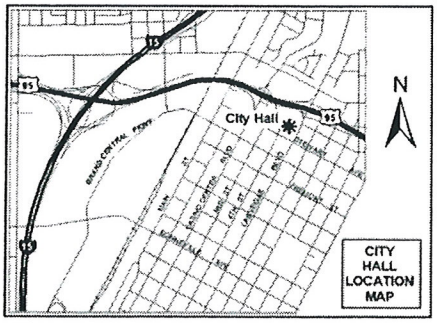

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-35758 & VAR-35760
Planning Commission Meeting of 10/8/2009

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Too Little Parking

Case: VAR-35758
16204117003
RANCHO COURTYARD L L C
1137 SO RANCHO DR #120
LAS VEGAS NV 89102-2259

GAVDS11 89102

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City of Las Vegas
Planning & Development Department
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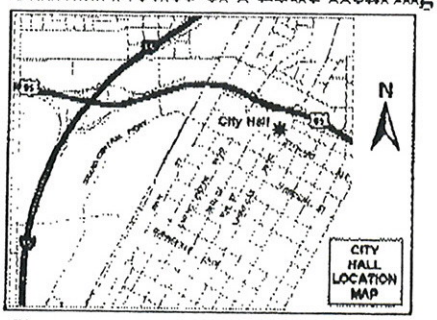

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VAR-35758 & VAR-35760

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Case: VAR-35758
16205515007
POLLEY MICHAEL S SR & RENEE H
2606 MASON AVE
LAS VEGAS NV 89102-2126

G4VDS11 89102

Submitted after final agenda

Date 10/8/09 Item 20P

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Las Vegas, Nevada 89101-2986

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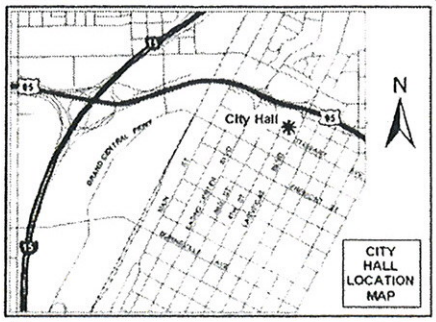

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

Case: VAR-35758
13932810010
GARCIA MARIO A & ELSA F
824 TROTTER CIR
LAS VEGAS NV 89107-4501

GAVDS11 89107

Submitted after final agenda

Date 10/7/09 Item 20P

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

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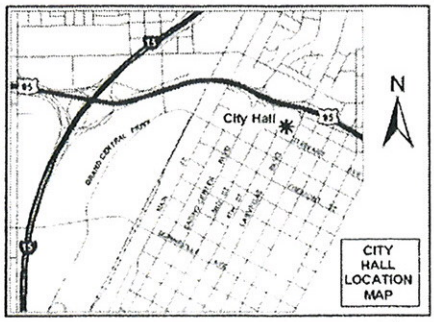

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VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

Also oppose ~~VR~~ 35757 SDR

Case: VAR-35758

13932810022
PALOMINO GARDENS HOMEOWNERS
824 TROTTER CIR
LAS VEGAS NV 89107-4501

GAVOS11 89107

Submitted after final agenda

Date 10/7/09 Item 20P

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

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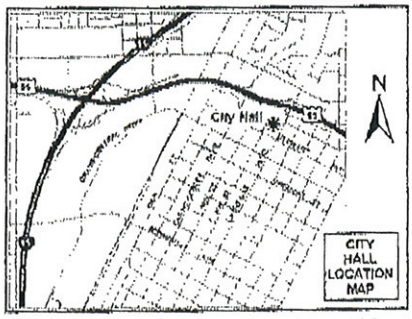

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

Case: VAR-35758

16205513036
MALINOWSKI ROBERT C
1207 WESTLUND DR
LAS VEGAS NV 89102-2142

Submitted after final agenda

Date 10/6/09 Item 20P

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

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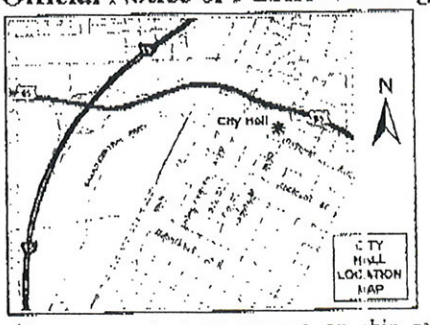

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

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Case: VAR-35758
16205510008
NEWBERRY DENNIS W & SHIRLEY S
1124 CAHLAN DR
LAS VEGAS NV 89102-2114

SAV0511 89102

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Date 10/5/09 Item 20P

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CDC INC

17022569688

34

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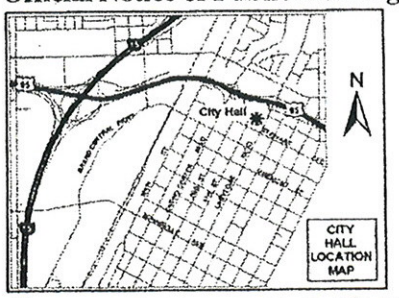

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

IF LOT COVERAGE WAS AT 30%, PARKING SPACE REDUCTION WOULD NOT BE NEEDED JR

Case: VAR-35758

16205511001
REZA JAMES P & STACI D
1201 STRONG DR
LAS VEGAS NV 89102-2100

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VAR-35758 & VAR-35760
Planning Commission Meeting of 10/8/2009

GAV0511 89102

Submitted after final agenda

Date 10/5/09 Item 20P

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

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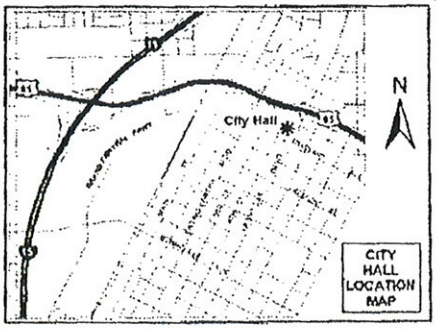

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

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OCT 05 2009

Case: VAR-35758

16205512019
ALLEN CHRISTOPHER S
1125 CAHLAN DR
LAS VEGAS NV 89102-2113

Submitted after final agenda

Date 10/5/09 Item 20P

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

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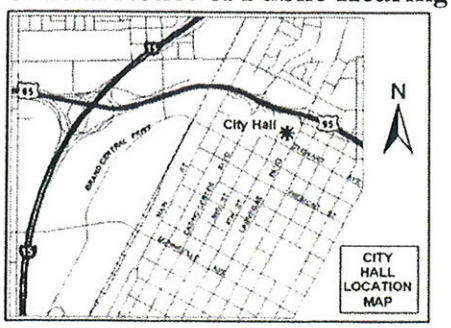

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

NEED MORE INFORMATION — WHAT ARE THE PARKING SPACES ACCOMADATING?

Case: VAR-35758
16205511021
BAUGHN CORNELIUS A & PATRICIA A
2406 SHERMAN PL
LAS VEGAS NV 89102-2150

GAVOS11 89102

Submitted after final agenda

Date 10/5/09 Item 20P

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

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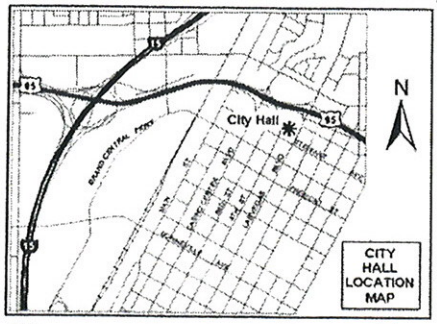
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

Case: VAR-35758

16205510026
POTTER GORDON TRUST
2619 ASHBY AVE
LAS VEGAS NV 89102-2101

CAVOE11 A810E

Submitted after final agenda

Date 10/5/09 Item 20P

RECEIVED
OCT 06 2009

To: Counsel Members Marg D

October 6, 2009

My name is Alvy Cook, I live at 1117 Strong Dr, two houses down from 2511 West Charleston on Strong Drive. I strongly object to this variance for the business at 2511 West Charleston. The reason for this objection is because I constantly have people either parked or sitting in their cars in front of my house and the surrounding houses on a daily basis. There has been times I have had to maneuver around cars just to get into my driveway. This business does not have adequate parking the way it is now, and this variance would just make the parking situation worse. We have been trying to get signs for resident parking for approximately a year or so. But it doesn't seem to get done. No one buys a home with the hopes of having complete strangers parked out in front of it on a daily basis.

Not that this has much to do with the variance, but my wife did go to the business to talk to them about this issue, only to be told that before this business moved in the neighborhood, the neighborhood was a ghetto, and we should be happy they moved in. Well ghetto or not we do not want this business to use our house as their parking lot.

Please do not let this variance go through, and if possible please put up signs that would makes the area where there are homes strictly residential parking between 8am and 5pm.

Thank you for you consideration,

Alvy Cook

State of NEVADA
County of CLARK
Appeared and Signed before me on this
06 day of OCTOBER 2009

Notary

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DANE S. HALOVICH
No: 06-107101-1
My Appointment Expires Apr. 4, 2010

VAR 35758 - 35760

Submitted after final agenda

Date 10/6/09 Item 20P

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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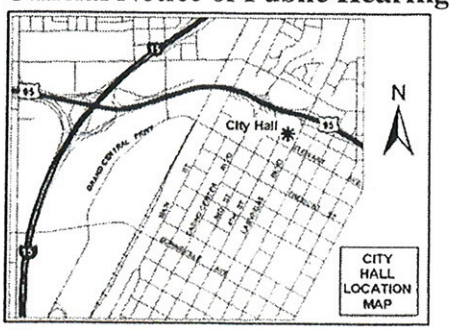
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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OCT 05 2009

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Case: VAR-35758

16205511008
BUSTAN FAMILY REVOCABLE LIV TR
18210 SHERMAN WY #213
RESEDA CA 91335-4577

[V] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

GAVDS11 91335

Submitted after final agenda

Date 10/5/09 Item 20A

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

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FIRST CLASS

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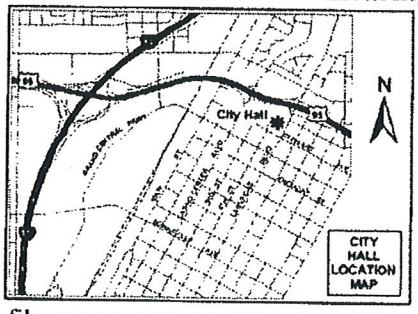
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 29 2009

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

Case: VAR-35758

16205511009
STELLAR LIMITED
1200 SAINTSBURY DR
LAS VEGAS NV 89144-1108

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

GAVDS11 89144

20A

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 3, 2009

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

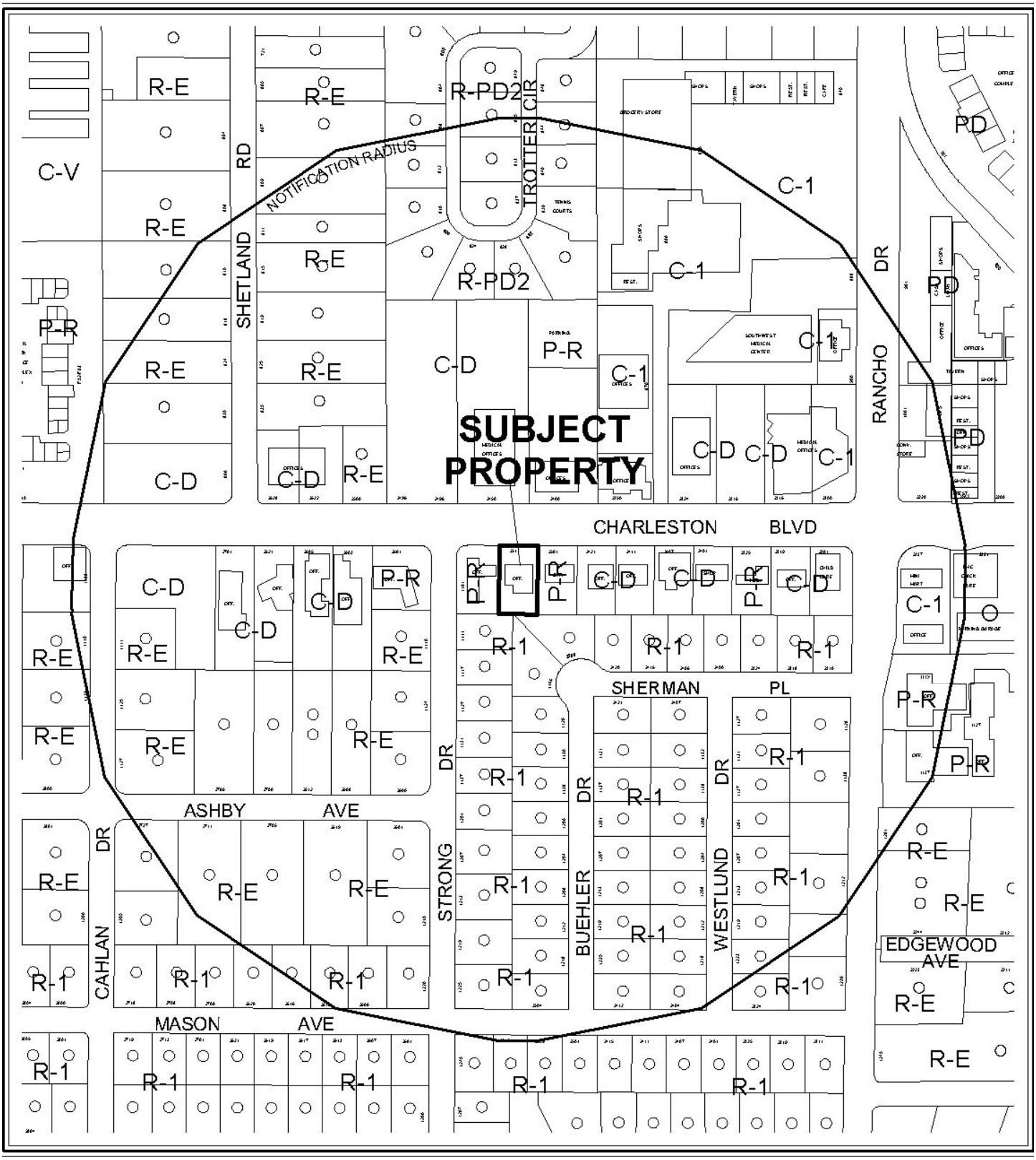
SUBJECT:
ABEYANCE - SDR-35757 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35758 AND VAR-35760 - PUBLIC HEARING - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST - Request for a PROPOSED 4,999 SQUARE-FOOT OFFICE, OTHER THAN LISTED, WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A FOUR-FOOT BUFFER ALONG THE FRONT PERIMETER WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG THE SOUTH, EAST, AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.33 acres at 2511 West Charleston Boulevard (APN 162-05-511-008), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian)

C.C.: 01/06/2010

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**16**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

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



CASE: **SDR-35757**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)



0 300 600 Feet

CASE: **SDR-35757**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 3, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SDR-35757 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST

** CONDITIONS **

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

Planning and Development

1. Conformance to the conditions for Variance (VAR-35758) and Variance (VAR-35760) 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 building elevations date stamped 08/25/09, the floor plan date stamped 09/11/09, and the site plan and landscape plan date stamped, 10/21/09 except as amended by conditions herein.

4. Waivers from Title 19.12.040 are hereby approved, to allow a seven-foot landscape buffer along the north perimeter where 15 feet is the minimum required and a zero-foot landscape buffer along the south, east and west perimeters where eight feet is the minimum required.

5. Exceptions from Title 19.12.040 are hereby approved, to allow zero parking lot landscape islands where four are required and three trees within the landscape buffer along the north perimeter where four trees are required.

6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

Public Works

14. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

15. Landscape and maintain all unimproved right-of-way, if any, on Charleston Boulevard adjacent to this site.

16. The pan-style driveways accessing this site from Charleston Boulevard are acceptable as shown on the site plan date stamped October 21, 2009.

17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns 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 drainageways as recommended.

SDR-35757 - Staff Report Page One
December 3, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site consists of an existing 3,880 square foot office building at 2511 West Charleston Boulevard. This is a request for a proposed 4,999 square foot office. The existing 3,880 square foot office building will be demolished and replaced by a 4,999 square foot office. The applicant is requesting Waivers of the Title 19.12.040 Perimeter Landscape Buffer Standards along the north, south, east, and west perimeters. The applicant is also requesting, as part of the review, Exceptions to allow zero parking lot landscape islands where four are required and three trees within the north landscape buffer where four are required. Associated requests have also been submitted for a Variance (VAR-35758) to allow 35% lot coverage where 30% is the maximum allowed and a Variance (VAR-35760) to allow 16 parking spaces where 17 parking spaces are required and 60% of the required on-site parking to be compact parking spaces where 30% is the maximum allowed.

The proposed development will result in a site that is overbuilt, as is evidenced by the requested Waivers and Exceptions as part of the Site Development Plan Review, as well as the associated Variance requests. Furthermore, the elimination of the landscape buffer areas, combined with the elimination of planting materials, is not consistent with Objective 2.2 of the General Plan. Therefore, staff is recommending denial of this request. If this application is denied, the site will remain as a 3,880 square foot office.

Issues

- Approval of a companion Variance (VAR-35758) to allow 35% lot coverage where 30% is the maximum allowed is necessary for this request to be approved.
- Approval of a companion Variance (VAR-35760) to allow 16 parking spaces where 17 are required and 60% of the required on-site parking to be compact parking spaces where 30% is the maximum allowed is necessary for this request to be approved.
- The applicant is requesting a Waiver to allow a seven-foot landscape buffer along the north perimeter where 15 feet is required.
- The applicant is requesting a Waiver to allow a zero-foot landscape buffer along the south, east and west perimeters where eight feet is required.
- The applicant is requesting Exceptions to allow zero parking lot landscape islands where four are required and three trees within the landscape buffer along the north perimeter where four trees are required.
- The elimination of the buffer areas, combined with the elimination of planting materials, is not consistent with Objective 2.2 of the General Plan.

SDR-35757 - Staff Report Page Two
December 3, 2009 - Planning Commission Meeting

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
06/19/02	The City Council approved a General Plan Amendment (GPA-0047-01) to amend portions of the Southeast Sector map of the General Plan in the general vicinity of the Charleston Boulevard/Rancho Drive intersection from SC (Service Commercial) to O (Office), from R (Rural Density Residential) to DR (Desert Rural Density Residential), from O (Office) to DR (Desert Rural Density Residential) and from L (Low Density Residential) to DR (Desert Rural Density Residential). Planning Commission recommended denial. Staff recommended approval.
05/21/09	A deed was recorded for a change in ownership at 2511 West Charleston Boulevard.
10/09/09	Planning Commission voted to hold this item in abeyance at the applicant's request.
11/05/09	Planning Commission voted to hold this item in abeyance at the applicant's request.
Related Building Permits/Business Licenses	
04/07/99	A business license (Q07-00149) for a Medical Firm was issued at 2511 West Charleston Boulevard. The license was marked out of business on 07/15/09.
10/23/02	A business license (Q07-00148) for a Medical Firm was issued at 2511 West Charleston Boulevard. The license was marked "out of business" on 09/30/08.
Pre-Application Meeting	
08/21/09	The following items were discussed at the pre-application conference: • Meet with Flood Control to determine finished floor elevations, but no drainage study is required. • Waivers of the perimeter landscape buffers will be required. • A Variance is required to allow 15 parking spaces where 17 spaces are required and 60% of the required on-site parking to be compact parking spaces where 30% is the maximum allowed. • A Variance is required to allow 35% lot coverage where 30% is the maximum allowed.
10/07/09	City staff from Planning & Development, Public Works, Traffic, and Fire Departments met with the applicant. The following items were discussed at the meeting: • Site Circulation – It was determined that the previous proposal had inadequate site circulation causing potential traffic hazards at the point of entry and exit. • Staff discussed with the applicant several options to help alleviate these traffic hazards.
Neighborhood Meeting	
A neighborhood meeting was not required for this application, nor was one held.	

Field Check	
09/03/09	A field check was performed by staff at the subject property and found an unoccupied office building. The site was well maintained with the exception of the following: • Dead landscaping in the front yard landscape buffer. • Faded parking lot striping.

Details of Application Request	
Site Area	
Net Acres	0.33

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office	O (Office)	C-D (Designed Commercial)
North	Medical Offices	O (Office)	C-D (Designed Commercial)
South	Single-Family Residential	L (Low Density Residential)	R-1 (Single-Family Residential)
East	Office	O (Office)	P-R (Professional Office and Parking)
West	Office	O (Office)	P-R (Professional Office and Parking)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.050, the following development standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	90 Feet	N*
Min. Setbacks			
• Front	25 Feet	44 Feet	Y
• Side	10 Feet	12 Feet	Y
• Rear	25 Feet	42 Feet	Y

GK

Max. Lot Coverage	30%	35%	N
Max. Building Height	2 Stories or 35 Feet	20 Feet	Y
Trash Enclosure	Y	Curb-Side Pick-up	Y

**The subject site is nonconforming for required lot width.*

Residential Adjacency Standards	***Required/Allowed***	***Provided***	***Compliance***
3:1 proximity slope	60 Feet	60.5 Feet	Y
Adjacent development matching setback	15 Feet	42 Feet	Y

Pursuant to Title 19.12.040, the following landscape standards shall apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Parking Area	1 Tree / 6 Spaces	3 Trees	Zero Trees	N
Buffer: Min. Trees				
• Rear	1 Tree / 20 Linear Feet	5 Trees	Zero Trees	N
• Front/Sides	1 Tree / 30 Linear Feet	22 Trees	3 Trees	N
TOTAL		30 Trees	3 Trees	N
Min. Zone Width				
• Front	15 Feet		7 Feet	N
• Sides	8 Feet		Zero Feet	N
• Rear	8 Feet		Zero Feet	N
Wall Height	6-8 Feet, Adjacent to Residential		6 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Office, Other than Listed	4,999 SF	1:300	16	1	15	1	
Total			17		16		N
Compact Spaces			5		9		N
Percent Deviation			30%		60%		

GK

Waivers		
Requirement	**Request**	**Staff Recommendation**
15 Feet	A seven-foot landscape buffer along the north perimeter.	Denial
8 Feet	A zero-foot landscape buffer along the south, east and west perimeters.	Denial

Exceptions		
Requirement	**Request**	**Staff Recommendation**
4 Trees	Three trees within the landscape buffer along the north perimeter.	Denial
Four parking lot landscape islands	Zero parking lot landscape islands	Denial

ANALYSIS

The site, as proposed is deficient in the required parking, lot coverage, and landscaping. Per Title 19.04, an Office, Other than Listed requires one space per 300 square feet of gross floor area, resulting in the need for 17 spaces, one of which is required to be handicap accessible. Per Title 19.10, a minimum of 70% of the parking spaces shall be standard size and up to 30% may be designed as compact parking spaces. The site plan depicts a total of 16 spaces, including one handicap accessible space, which is a 6% deviation from standard. The site plan also depicts 60% of the required on-site parking designed as compact parking spaces, which is a 30% deviation from standard. A companion Variance (VAR-35760) has been submitted to address these issues.

Per Title 19.08, lot coverage may be up to a maximum of 30% of the net lot area. The site plan depicts a total lot coverage area of 35%, which is a 5% deviation from standard. A companion Variance (VAR-35758) has been submitted to address this issue.

Per Title 19.12, a perimeter landscape buffer of 15 feet must be provided adjacent to all street right-of-way and buffers of eight feet shall be provided on interior property lines. The site plan depicts a seven-foot landscape buffer along the street right-of-way, which is an 11-foot deviation from standard and a zero-foot landscape buffer along the south, east and west property lines, which is an eight-foot deviation from standard. The applicant is also requesting, as part of the review, Exceptions to allow three trees within the landscape buffer along the north perimeter and zero parking lot landscape islands where four are required.

The overall site is accessed from Charleston Boulevard. This street is indicated as a 100-foot Primary Arterial on the Master Plan of Streets and Highways. The overall circulation of the site is adequate. Rather than provide a trash enclosure pursuant to Title 19.08, the applicant is proposing to continue with curb side pick-up of trash and has provided an approval letter from Republic Services to this effect. However, pursuant to Title 9.08.100 (D), for a commercial or industrial premises, "it is unlawful to place, keep, store or locate any solid waste or recyclables container within the right-of-way of a street, sidewalk or alley. Containers shall be stored within an enclosure if an enclosure was required in connection with development approval or is otherwise provided on the premises." In addition, pursuant to NRS 484.373(2), "A person shall not bring a vehicle to a complete stop upon a roadway so as to impede or block the normal and reasonable movement of traffic unless the stop is necessary for safe operation or in compliance with law." At the subject site, Charleston Boulevard consists of six driving lanes in either direction, with no parking lane that would allow a service vehicle to stop without impeding traffic.

Staff cannot support the Waiver and Exception requests or the requests for the companion Variances (VAR-35760) and (VAR-35758) as the 6% reduction in required parking, 30% deviation from the maximum number of compact parking spaces allowed, 5% excess of lot coverage, and deficient landscaping denotes that the site is being overbuilt. Furthermore, the elimination of the buffer areas, combined with the elimination of planting materials, is not consistent with Objective 2.2 of the General Plan, which is "to ensure that low density residential land uses within mature neighborhoods can exist in close proximity to higher density residential, mixed-use, or non-residential land uses by mitigating adverse impacts where feasible." The buffer areas are intended to provide mitigation for adverse visual and aural impacts on the adjacent residential properties. Staff is recommending denial of these requests.

FINDINGS

The following findings must be made for an SDR:

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

   The proposed development is not compatible with the adjacent residential development to the south, in that the landscape buffer areas required to mitigate the adverse visual and aural impacts of the commercial site will not be provided.

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

The proposed development is not consistent with Objective 2.2 of the General Plan and does not comply with Title 19.08.050 Commercial Development Standards and Title 19.12.040 Landscaping standards.

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

   The site is accessed by two existing driveways to Charleston Boulevard, designated as a 100-foot Primary Arterial by the Master Plan of Streets and Highways, and will have no impact on adjacent neighborhood traffic as there is no direct access from the site into the adjacent residential neighborhood.

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

   The building materials are appropriate for the area and for the city. Landscape materials, as conditioned, are appropriate for the area and 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 single-story structure is compatible with the 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.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 146

APPROVALS 2

PROTESTS 16

GK

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-35757. APN: 162-05-511-008

Name of Property Owner: Bustan Family Revocable Liv Tr and Bustan David TRS

Name of Applicant: David Bustan

Name of Representative: APTUS Architecture

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: David Bustan

Print Name: David Bustan

Subscribed and sworn before me

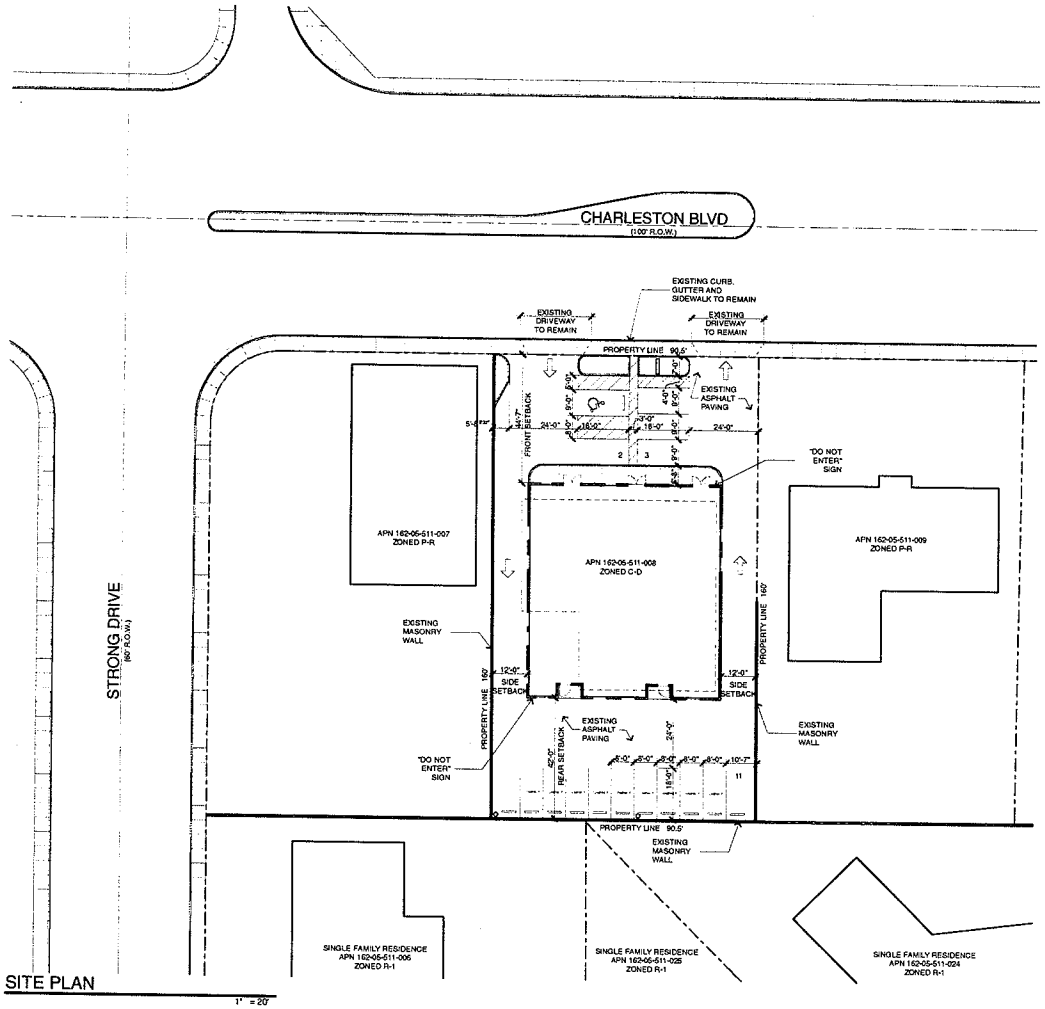
This 11 day of August, 2009

_____

Notary Public in and for said County and State

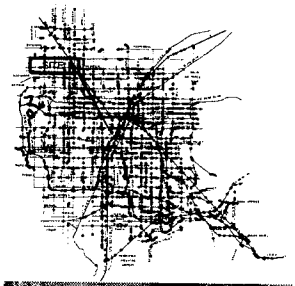
JESUS RODRIGUEZ
Commission # 1626107
Notary Public - California
Los Angeles County
My Comm. Expires Dec 7, 2009

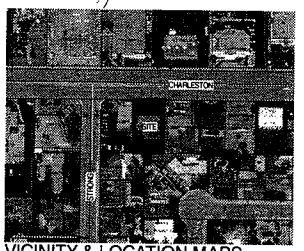
RECEIVED
AUG 25 2009



SITE PLAN

1" = 20'





VICINITY & LOCATION MAPS

Site and Project Information

SITE DATA

PARCEL NUMBER	162-05-511-008
JURISDICTION	CITY OF LAS VEGAS - 89102
EXISTING GENERAL PLAN	"O" OFFICE
EXISTING ZONING	C-D
PROPOSED USE	OFFICE
SITE AREA	14,374 NSF .33 NET ACRES

SETBACKS - (BUILDING)

	REQ'D	PROVIDED
FRONT	25'-0"	44'-7"
INTERIOR SIDE	10'-0"	12'-0"
REAR	25'-0"	42'-0"

MAX HEIGHT	20'-0"
ACTUAL HEIGHT	20'-0"
LOT COVERAGE ALLOWED	30%
ACTUAL LOT COVERAGE	(VARIANCE REQUESTED) 34.8%

BUILDING INFORMATION

CODE	2006 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	5B
OCCUPANCY	B
FIRE SPRINKLERS PROVIDED	NO
BUILDING AREAS:	
OFFICE	4,999 SF

PARKING AREA

	REQUIRED PARKING	PROVIDED
BUILDING AREA OFFICE	4,999 SF @ 1:300 = 17	
STANDARD PARKING SPACES PROVIDED		6
COMPACT PARKING SPACES PROVIDED		(60% VARIANCE REQUESTED) 9
HANDICAPPED SPACES PROVIDED		1
TOTAL PARKING		(5.88% VARIANCE REQUESTED) 16
LOADING ZONE (25' X10')		NONE

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

0' 10' 20' 40'

2511 W. Charleston
Site Development Review
2511 W. Charleston
Las Vegas, Nevada 89102

SDR-35757
REVISED
11/05/09 PC

OCT 21 2009

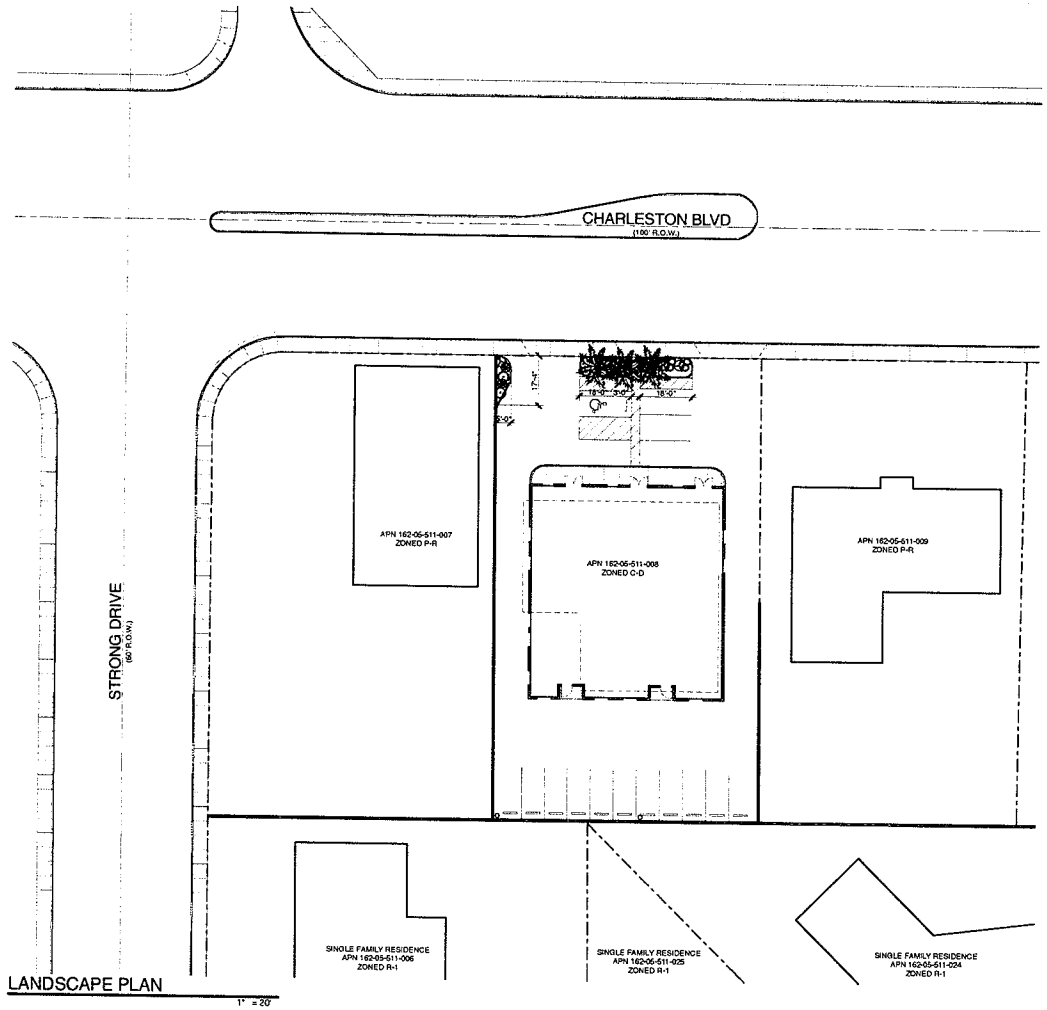
City of Las Vegas SDR Submittal	08.25.09
City of Las Vegas SDR Submittal (Rev.)	09.09.09
City of Las Vegas SDR Submittal (Rev.)	10.09.09
City of Las Vegas SDR Submittal (Rev.)	10.20.09

SITE PLAN

AS100

09.062 2511 W. Charleston

F:\09\062 2511 W Charleston\CHARGING\062 2511 Charleston CDs.pln 10/20/2009 3:37 PM Workman



LANDSCAPE SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
TREES			
	CALIFORNIA FAN PALM	washingtonia filifera	25' HIGH
SHRUBS			
	YELLOW BIRD OF PARADISE	caesalpinia gilliesii	5 GAL.
	RED BIRD OF PARADISE	caesalpinia pulcherrima	5 GAL.
	DESSERT CASSIA	cassia nemophila	5 GAL.
GRASSES			
	DEER GRASS	muhlenbergia rigens	5 GAL.

LANDSCAPE BUFFERS

	REQUIRED	PROVIDED
FRONT	15'-0"	4'-0"
INTERIOR SIDE	8'-0"	0'-0"
REAR	15'-0"	0'-0"

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

2511 W. Charleston
Site Development Review
2511 W. Charleston
Las Vegas, Nevada 89102

SDR-35757
REVISED
11/05/09 PC

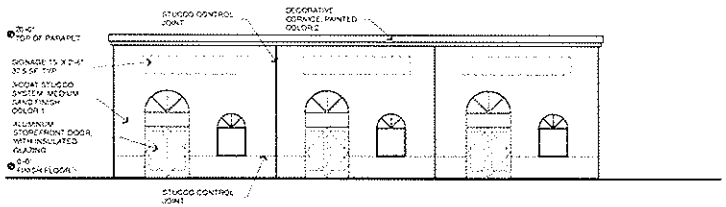
City of Las Vegas SDR Submittal	08.25.09
City of Las Vegas SDR Submittal (Rev.)	10.09.09
City of Las Vegas SDR Submittal (Rev.)	10.20.09

PLANTING PLAN

L100

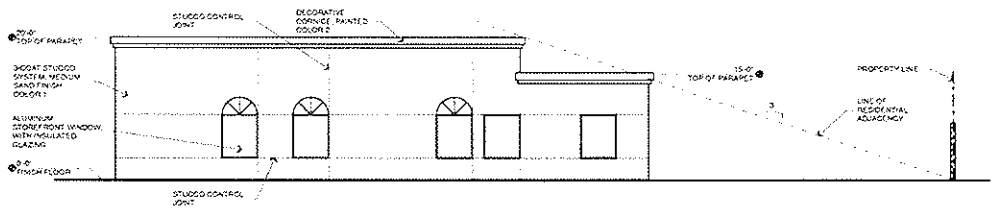
09.062 2511 W. Charleston

OCT 21 2009



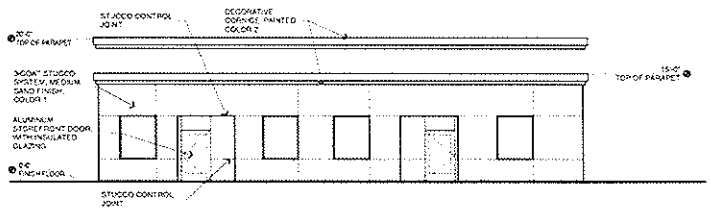
B1 NORTH ELEVATION

1/8" = 1'-0"



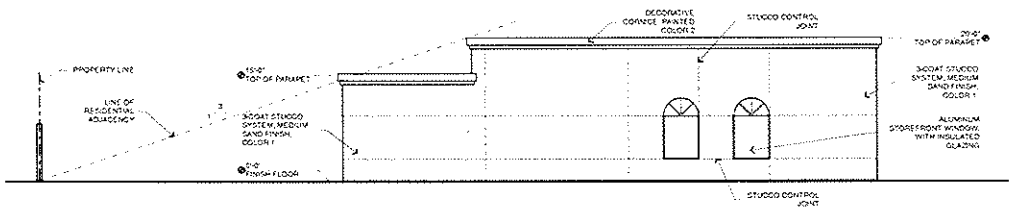
B3 WEST ELEVATION

1/8" = 1'-0"



D1 SOUTH ELEVATION

1/8" = 1'-0"



D3 EAST ELEVATION

1/8" = 1'-0"

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2511 W. Charleston
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VAR-35758 VAR-35760
SDR-35757 10/08/09 PC

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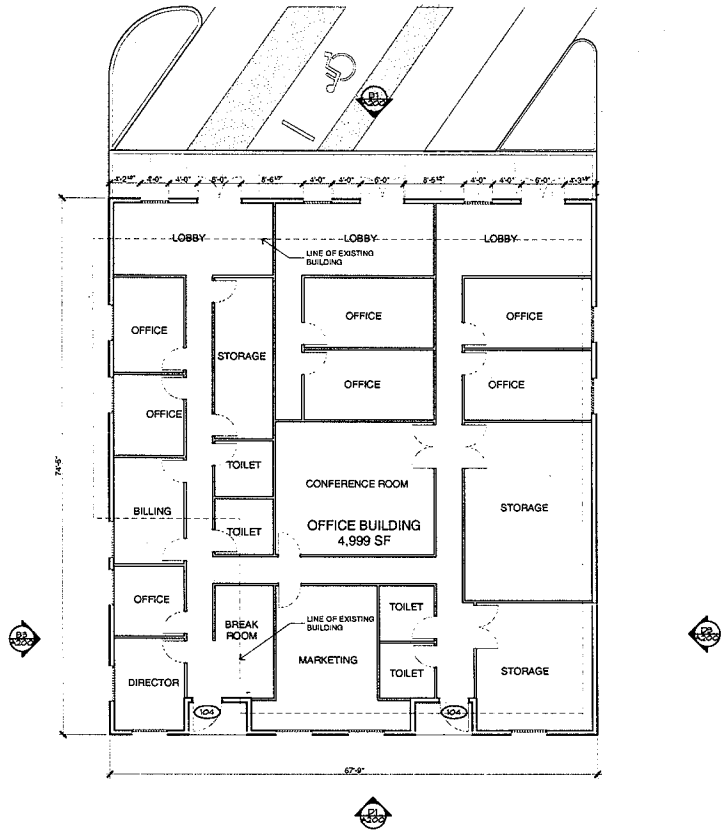
BUILDING ELEVATIONS

A200



FLOOR PLAN
1/8" = 1'-0"

SDR-35757 10/08/09 PC
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Site Development Review
2511 W. Charleston
Las Vegas, Nevada 89102

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City of Las Vegas SDR Submittal (Rev.) 09.10.09

FLOOR PLAN
A100
09.062 2511 W. Charleston

SEP 11 2009

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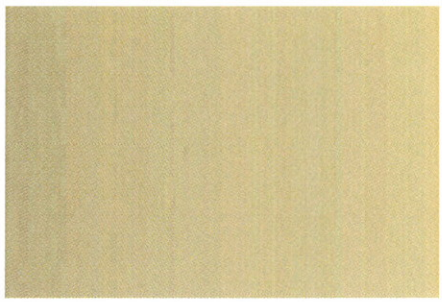
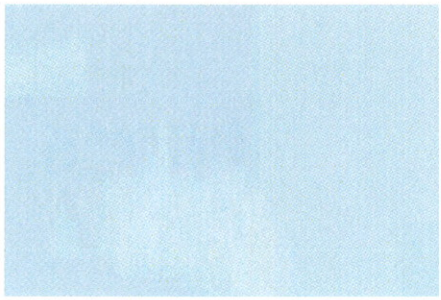
Paint 1



Paint 2



Glazing

Aluminum Storefront Framing

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

2511 W. Charleston

8.25.09

Site Development Review

2511 W. Charleston
Las vegas, Nevada 89102

VAR-35758 VAR-35760
SDR-35757 10/08/09 PC

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SDR 35757

Bustan Family Revocable Living Trust

2511 W. Charleston Blvd.

Proposed 1.1 thousand square foot addition to an existing office.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	3.9	11.01	43
AM Peak Hour			1.55	6
PM Peak Hour			1.49	6
(heaviest 60 minutes)				

Proposed Addition	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.1	11.01	12
AM Peak Hour			1.55	2
PM Peak Hour			1.49	2
(heaviest 60 minutes)				

Net Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	5.0	11.01	55
AM Peak Hour			1.55	8
PM Peak Hour			1.49	8
(heaviest 60 minutes)				

Existing traffic on all nearby streets:

Charleston Blvd.	
Average Daily Traffic (ADT)	45,079
PM Peak Hour	3606
(heaviest 60 minutes)	

Rancho Dr.	
Average Daily Traffic (ADT)	32,469
PM Peak Hour	2,597
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets

	Adjacent street ADT Capacity
Charleston Blvd.	49210
Rancho Dr.	34500

This project will add approximately 12 trips per day on Charleston Blvd. and Rancho Dr. This will increase the existing volumes by less than 1 percent on both of these streets. Charleston is at about 92 percent of capacity and Rancho is at about 94 percent of capacity.				
Based on Peak Hour use, this development will add roughly 2 additional cars into the area; which works out to about 1 every 30 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



SDR-35757 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST
2511 WEST CHARLESTON BOULEVARD
DECEMBER 3, 2009 PLANNING COMMISSION

09/03/09



SDR-35757 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST
2511 WEST CHARLESTON BOULEVARD
DECEMBER 3, 2009 PLANNING COMMISSION

09/03/09



SDR-35757 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST
2511 WEST CHARLESTON BOULEVARD
DECEMBER 3, 2009 PLANNING COMMISSION

09/03/09

APTUSArchitecture

October 20, 2009

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

RE: **APN: 162-05-511-008**
A. Site Development Review
B. Parking Variance
C. Lot Coverage Variance
D. Landscape Waivers

To Whom it May Concern:

We respectfully submit this request for the aforementioned applications on behalf of our client, David Bustan, for the property located at 2511 W. Charleston. The intended use for the property is as a "Business Office" for Home Health Agency. No patients will be at this location, The current General Plan designation for this parcel is "Office (O)" and zoning designation of "C-D".

We would like to request a Site Development Review for this project. The owner is planning to make improvements by creating a 4,999 square foot structure used for leasable office area for a home health agency. The building will be Type 5-B construction with stucco system exterior finish. The site is accessed from two existing pan style driveways along Charleston. The owner is requesting that these driveways remain.

We are also requesting a variance of the commercial development standards to allow fifteen (16) parking spaces where seventeen (17) parking spaces are required due to the site configuration and circulation. We are also requesting 60% compact space, where 30% is allowed. These properties along Charleston were formerly residential lots and are very small and narrow. To get the visibility needed for the building, parking has been placed in front and at the rear of the site. Also, the site has been designed with safety in mind allowing employees to circulate around the building via one-way drives.

A variance of Title 19 Section 19.08.050.C Table 1 to allow 34.8% lot coverage where 30% is the maximum is also being requested due to the size and configuration of the site.

In addition, we are requesting the following landscape waivers: To allow a landscape buffer of 6'-0" where 15'-0" is required adjacent to the right of way, to allow a landscape buffer of 0'-0" where 8'-0" is required on the east and west property lines, to allow a landscape buffer of 0'-0" where 15'-0" is required on the south property line, and to allow zero finger islands where 4 are required.

We are anticipating this project will provide additional opportunities for people to work closer to their own homes which would reduce the need for time-consuming commutes. Please consider this request as a positive impact on the City of Las Vegas and the surrounding neighborhood.

Respectfully Submitted,

Kristen G. Neuman, AIA
APTUS Architecture

SDR-35757
REVISED
11/05/09 PC

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

OCT 21 2009

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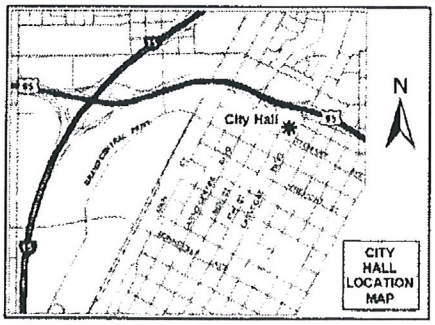

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SDR-35757

Planning Commission Meeting of 10/8/2009

Case: SDR-35757

16204101015
RENTCHLER JOHN M
1201 S RANCHO DR
LAS VEGAS NV 89102-2216

GAVD511 89102

21P

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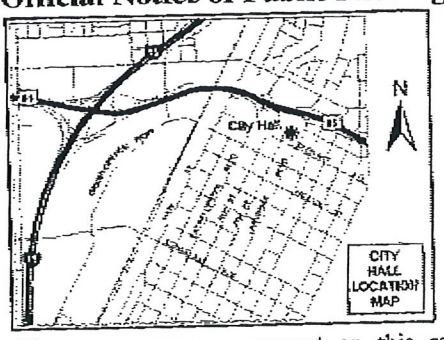

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SDR-35757

Planning Commission Meeting of 10/8/2009

They are always using my parking in front of House.
They Do not Get Along with Home owners!

GAVIDS11 89102

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Case: SDR-35757

16205511005
COOK ALVY F
1117 STRONG DR
LAS VEGAS NV 89102-2133

21P

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

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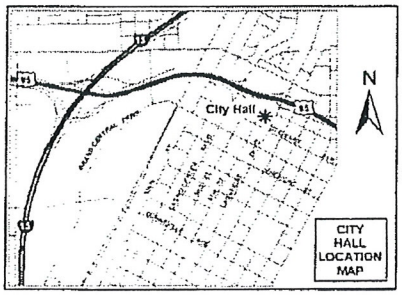

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SDR-35757

Planning Commission Meeting of 10/8/2009

Case: SDR-35757
16205513001
GILLETT FAMILY TRUST
1207 STRONG DR
LAS VEGAS NV 89102-2100

GAVDS11 89102

21P

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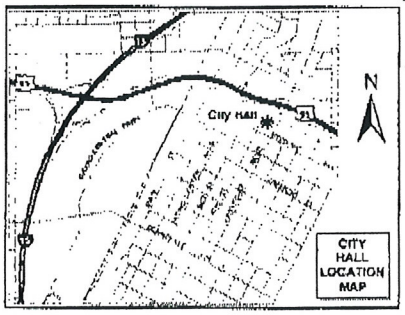

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SDR-35757

Planning Commission Meeting of 10/8/2009

Case: SDR-35757
16205510025
STOVALL LESLIE M & SARAH S
2705 ASHBY AVE
LAS VEGAS NV 89102-2137

GAVDS11 89102

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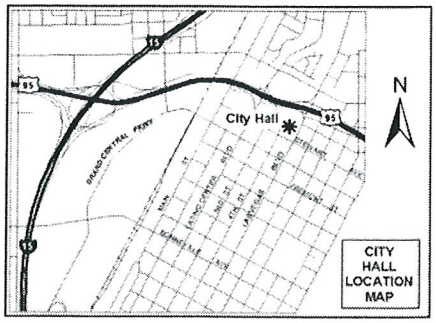

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Too Little Parking

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☒ I OPPOSE this Request

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SDR-35757

Planning Commission Meeting of 10/8/2009

Case: SDR-35757

16204117003
RANCHO COURTYARD L L C
1137 SO RANCHO DR #120
LAS VEGAS NV 89102-2259

GAVDS11 89102

21P

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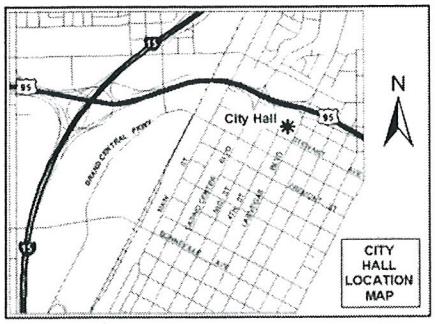

Too Little Parkings

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Planning Commission Meeting of 10/8/2009

Case: SDR-35757
16205513046
MASON DAVID L
1137 SO RANCHO DR #120
LAS VEGAS NV 89102-2259

CAVOS11 89102

21P

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Las Vegas, Nevada 89101-2986

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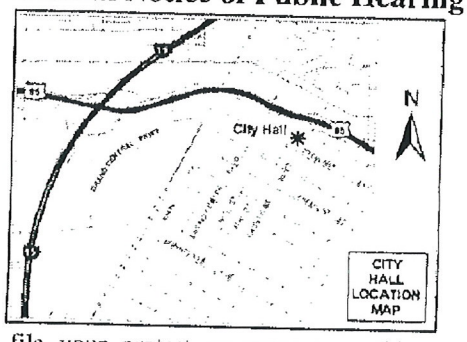

This developer should follow the law & not overbuild our neighborhood.

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Planning Commission Meeting of 10/8/2009

16205513015 Case: SDR-35757
HUSSEY DANIEL S & KATHRYN
2273 TRAFALGAR CT
HENDERSON NV 89074-5328

GAVDS11 89074

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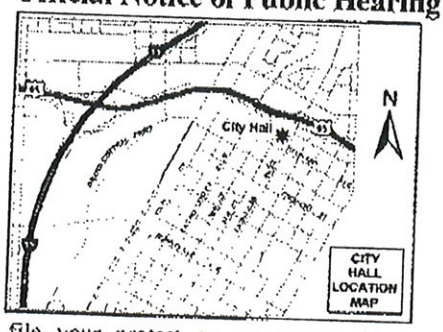

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16205515007 Case: SDR-35757
POLLEY MICHAEL S SR & RENEE H
2606 MASON AVE
LAS VEGAS NV 89102-2126

G4UDS11 89102

Submitted after final agenda

Date 10/8/09 Item 21P

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Development Services Center
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Las Vegas, Nevada 89101-2986

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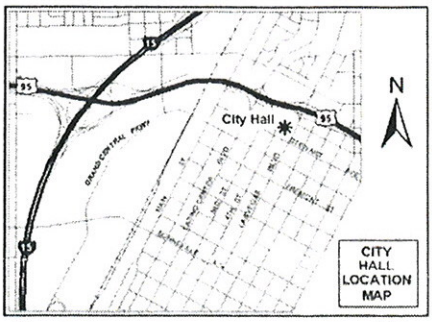

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SDR-35757
Planning Commission Meeting of 10/8/2009

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Case: SDR-35757
16205512019
ALLEN CHRISTOPHER S
1125 CAHLAN DR
LAS VEGAS NV 89102-2113

CAVDS11 89102

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Date 10/7/09 Item 21P

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Development Services Center
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Las Vegas, Nevada 89101-2986

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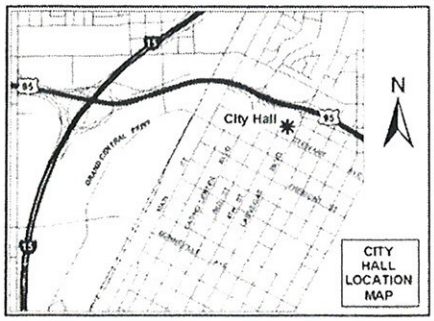

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SDR-35757

Planning Commission Meeting of 10/8/2009

Case: SDR-35757
13932810010
GARCIA MARIO A & ELSA F
824 TROTTER CIR
LAS VEGAS NV 89107-4501

CAVDS11 89107

Submitted after final agenda

Date 10/7/09 Item 21P

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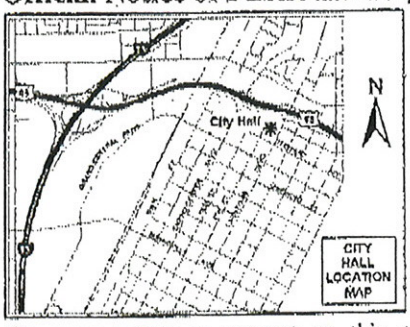

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OCT 06 2009

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-35757
Planning Commission Meeting of 10/8/2009

Case: SDR-35757
16205513036
MALINOWSKI ROBERT C
1207 WESTLUND DR
LAS VEGAS NV 89102-2142

CAVDS11 89102

Submitted after final agenda

Date 10/6/09 Item 21P

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

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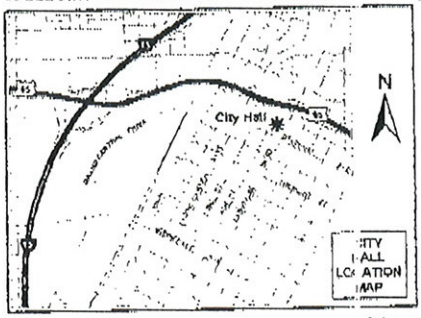

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SDR-35757
Planning Commission Meeting of 10/8/2009

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OCT 05 2009

Case: SDR-35757
16205510008
NEWBERRY DENNIS W & SHIRLEY S
1124 CAHLAN DR
LAS VEGAS NV 89102-2114

GAVDS11 89102

Submitted after final agenda

Date 10/5/09 Item 21P

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

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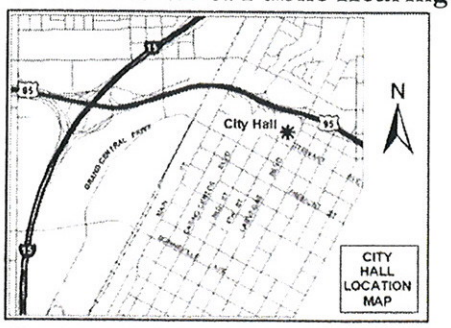

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SDR-35757

Planning Commission Meeting of 10/8/2009

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OCT 05 2009

Case: SDR-35757
16205510026
POTTER GORDON TRUST
2619 ASHBY AVE
LAS VEGAS NV 89102-2101

GAVDE11 89102

Submitted after final agenda
Date 10/5/09 Item 21P

PAGE

CDC INC

34 17022569688

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

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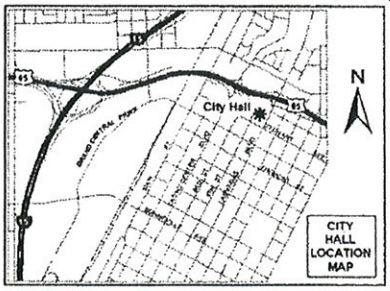

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MAINTAIN SOUTH BUFFER BETWEEN THE RESIDENCE OR PAY TO RAISE WALL HEIGHT
JR

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SDR-35757
Planning Commission Meeting of 10/8/2009

Case: SDR-35757
16205511001
REZA JAMES P & STACI D
1201 STRONG DR
LAS VEGAS NV 89102-2100

GAV0511 89102

Submitted after final agenda

Date 10/5/09 Item 21P

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

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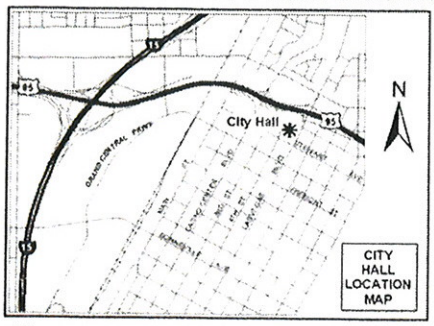

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☒ I OPPOSE this Request

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SDR-35757

Planning Commission Meeting of 10/8/2009

Case: SDR-35757
16205511021
BAUGHN CORNELIUS A & PATRICIA A
2406 SHERMAN PL
LAS VEGAS NV 89102-2150

GAU0811 89102

Submitted after final agenda

Date 10/5/09 Item 21P

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

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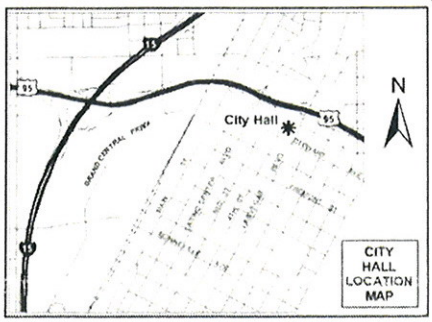

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

Case: SDR-35757

16205511024
WONG JULIANE R
2500 SHERMAN PL
LAS VEGAS NV 89102-2151

SDR-35757
Planning Commission Meeting of 10/8/2009

CAVDE11 A810E

Submitted after final agenda

Date 10/29/09 Item 34 P

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

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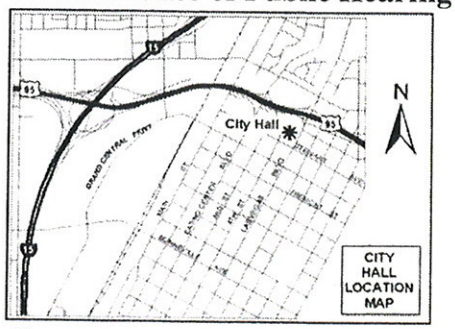

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OCT 05 2009

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[✓] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-35757

Planning Commission Meeting of 10/8/2009

Case: SDR-35757
16205511008
BUSTAN FAMILY REVOCABLE LIV TR
18210 SHERMAN WY #213
RESEDA CA 91335-4577

CAVDS11 91335

Submitted after final agenda

Date 10/5/09 Item 21A

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

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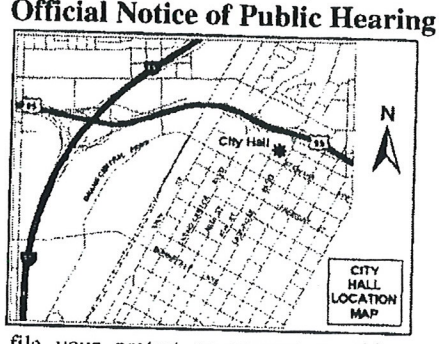
Official Notice of Public Hearing



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☑ I SUPPORT this Request

☐ I OPPOSE this Request

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SDR-35757

Planning Commission Meeting of 10/8/2009

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SEP 29 2009

16205511009 Case: SDR-35757
STELLAR LIMITED
1200 SAINTSBURY DR
LAS VEGAS NV 89144-1108

GAVDS11 89144

FROM Desert Valley Medical Group

(MON/SEP 28 2009 12:20/ST. 12:18/No. 7526510714 P 1

21A

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 3, 2009

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

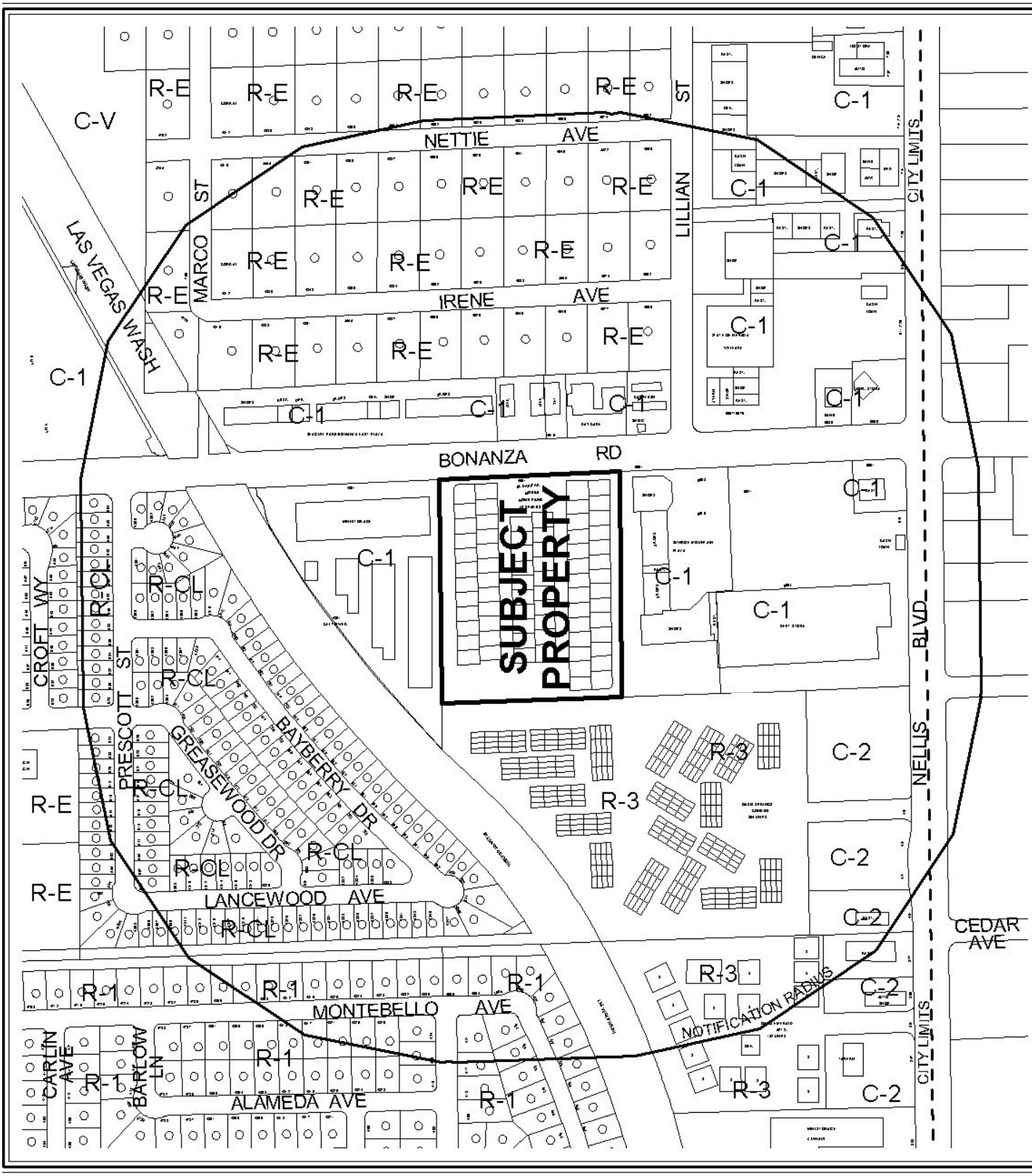
SUBJECT:
ABEYANCE - SDR-35988 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EL CAPITAN MHP, LLC - Request for a Major Amendment to an approved Site Development Plan Review (SDR-12128) TO ALLOW 315 UNITS WHERE 348 UNITS WERE PREVIOUSLY APPROVED WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFER WIDTHS OF FIVE FEET ALONG THE NORTH PERIMETER WHERE 10 FEET IS REQUIRED, FIVE FEET ALONG THE EAST AND WEST PERIMETERS WHERE SIX FEET IS REQUIRED, ZERO FEET ALONG THE SOUTH PERIMETER WHERE SIX FEET IS REQUIRED, AND ZERO-FEET BETWEEN THE SIDEWALK AND BACK OF CURB ALONG AN ARTERIAL STREET (BONANZA ROAD) WHERE FIVE FEET IS REQUIRED on 7.27 acres at 4901 East Bonanza Road (APN 140-32-502-002), R-5 (Apartment) Zone, Ward 3 (Reese)

C.C.: 01/06/2010

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

RECOMMENDATION:
APPROVAL

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



CASE: **SDR-35988**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)



0 400 800 Feet

CASE: **SDR-35988**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 3, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SDR-35988 - APPLICANT/OWNER: EL CAPITAN MHP, LLC

** CONDITIONS **

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

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-12127) and Site Development Plan Review (SDR-12128), 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 floor plans and building elevations date stamped 09/11/09, the site plan, building 5 floor plan, and elevation plan date stamped 10/21/09, and the landscape plan date stamped 10/28/09 except as amended by conditions herein.

4. Waivers from Title 19.12.040 are hereby approved to allow a five-foot landscape buffer along the north perimeter where 10 feet is the minimum required, five-foot landscape buffers along the east and west perimeters where six feet is the minimum required, and a zero-foot landscape buffer along a portion of the south perimeter where six feet is the minimum required.

5. A Waiver from Title 19.12.040 is hereby approved to allow a zero-foot landscape buffer separating the sidewalk from the back of street curb along Bonanza Road where a five-foot landscape buffer is the minimum required.

6. Exceptions from Title 19.12.040 are hereby approved to allow 15 trees within the landscape buffer along the north perimeter where 25 trees are required, 31 trees within the landscape buffer along the west perimeter where 32 trees are required and nine trees within the landscape buffer along the south perimeter where 25 trees are required.

7. An Exception from Title 19.12.040 is hereby approved to allow 8 parking lot landscape trees where 22 trees are required and 15 parking lot landscape islands where 20 islands are required.

8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

9. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

10. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

12. Air conditioning units shall not be mounted on rooftops.

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. 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.

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

Public Works

18. Remove all substandard public street improvements and unused driveway cuts on Bonanza Road adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

19. Dedicate and construct a deceleration lane at the entrance of this site, unless otherwise directed in writing in the approved Traffic Impact Analysis.

20. Coordinate with the Collection Systems Planning Section of the Department of Public Works to connect the sewer for this site in Bonanza Road at Lillian Street concurrent with development of this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Alternatively, provide or obtain documentation showing private sewer access through a private sewer easement in favor of Parcel 140-32-502-002 granted through Parcels 140-32-516-000 and 140-32-517-001 prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

21. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

22. 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. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance

will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

24. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

SDR-35988 - Staff Report Page One
December 3, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site consists of an undeveloped 7.27-acre lot at 4901 East Bonanza Road. This is a request for a Major Amendment to an approved Site Development Plan Review (SDR-12128) for a proposed 315 unit, four story condominium development where a 348 unit, four story condominium development was previously approved. This request will decrease the number of units, building area, landscaping and required parking. The applicant is requesting, as part of this review, Waivers and Exceptions of the Title 19 Landscape Standards. Staff can support the requested landscape Waivers and Exceptions as they are minor in nature, and will have a minimal impact on the adjacent surrounding properties; therefore, staff is recommending approval of this application. If this application is denied, site development must comply with the previously approved Site Development Plan Review (SDR-12128).

ISSUES

- The applicant is requesting Waivers to allow a five-foot landscape buffer along the north perimeter where 10 feet is the minimum required, a zero-foot landscape buffer along a portion of the south perimeter where six feet is the minimum required, and five-foot landscape buffers along the east and west perimeters where six feet is required.
- The applicant is requesting an Exception to allow 8 parking lot landscape trees where 22 trees are required and 15 parking lot landscape islands where 20 islands are required.
- The applicant is requesting Exceptions to allow 15 trees within the landscape buffer along the north perimeter where 25 trees are required, 31 trees within the landscape buffer along the west perimeter where 32 trees are required and nine trees within the landscape buffer along the south perimeter where 25 trees are required.
- The proposed development is not consistent with Title 19.12.040, which requires "any sidewalk along arterial streets one hundred feet and wider to be separated from the back of the street curb by a minimum five-foot wide landscape buffer". The applicant has requested a Waiver of this requirement, and staff can support the request as the existing sidewalk is located at the back of curb to match the location of the sidewalk on adjacent properties.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/17/06	A deed was recorded for a change in ownership at 4901 East Bonanza Road.
08/16/06	City Council approved a Rezoning (ZON-12127) to change the zoning at 4901 East Bonanza Road from R-MHP (Residential Mobile Home Park) to R-5 (Apartment). Planning Commission and staff recommended approval.

GK

08/16/06	City Council approved a Site Development Plan Review (SDR-12128) for a 348 unit, four story condominium development at 4901 East Bonanza Road. Planning Commission and staff recommended approval.
08/16/06	City Council approved a General Plan Amendment (GPA-12129) to change the general plan designation from ML (Medium Low Density Residential) to H (High Density Residential) at 4901 East Bonanza Road. Planning Commission and staff recommended approval.
07/02/08	City Council approved an Extension of Time (EOT-28196) of an approved rezoning (ZON-12127) at 4901 East Bonanza Road. Staff recommended approval.
07/02/08	City Council approved an Extension of Time (EOT-28347) of an approved Site Development Plan Review (SDR-12128) for a 348 unit, four story condominium development at 4901 East Bonanza Road. Staff recommended approval.
11/19/09	Planning Commission voted to abey, at the applicants request, Site Development Plan Review (SDR-35988) for a Major Amendment to an approved Site Development Plan Review (SDR-12128) to allow 315 units where 348 units were previously approved with waivers of the perimeter landscape buffer standards to allow buffer widths of five feet along the north perimeter where 10 feet is required, five feet along the east and west perimeters where six feet is required, zero feet along the south perimeter where six feet is required, and zero-feet between the sidewalk and back of curb along an arterial street (bonanza road) where five feet is required on 7.27 acres at 4901 East Bonanza Road.
Related Building Permits/Business Licenses	
06/24/04	A Code Enforcement case (46946) was opened for building and fire code infractions. The case was resolved on 06/01/06.
10/20/04	A Code Enforcement case (77308) was opened for illegal garage sales. The case was resolved on 11/17/04.
02/14/05	A Code Enforcement case (108158) was opened for an illegal shed, illegal wiring to the shed, and an inoperable vehicle. The case was resolved on 01/12/06.
05/12/08	A Code Enforcement case (665217) was opened for an old mobile home park that is now empty. Graffiti and trash was noted throughout the site. The case was resolved on 06/30/08.
Pre-Application Meeting	
08/24/09	The following items were discussed at the pre-application conference: • Reduction in the number of units from 348 to 315. • A change in the number and composition of bedrooms. • A Parking reduction of 17%. • Removal of the first level parking podium.

Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	
Field Check	
10/01/09	Staff conducted a field inspection and noted a well maintained undeveloped lot. The site was enclosed by a chain link fence.

Details of Application Request	
Site Area	
Net Acres	7.27

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Undeveloped	H (High Density Residential)	R-5 (Apartment)
North	Office	SC (Service Commercial)	C-1 (Limited Commercial)
South	Condominiums	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Mini-Storage	SC (Service Commercial)	C-1 (Limited Commercial)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.050, the following development standards shall apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	7,000 S.F.	7.27 acres	Y
Min. Lot Width	N/A	500 Feet	Y
Min. Setbacks			
• Front	10 Feet	10 Feet	Y
• Side	5 Feet	45 Feet	Y
• Rear	20 Feet	40 Feet	Y

Min. Distance Between Buildings	N/A	8 Feet	Y
Max. Building Height	4 Stories / 55 Feet	4 Stories / 49 Feet	Y
Trash Enclosure	Screened, Gated with a Roof or Trellis	Screened, Gated with a Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.060, the following standards shall apply:

Residential Adjacency Standards	***Required/Allowed***	***Provided***	***Compliance***
3:1 proximity slope	147 Feet	270 Feet	Y
Trash Enclosure	50 Feet	298 Feet	Y

Pursuant to Title 19.12.040, the following landscape standards shall apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Parking Area	1 Tree / 6 Spaces	22 Trees	8	N
Buffer: Min. Trees	1 Tree / 20 Linear Feet	114 Trees	87 Trees	N
TOTAL		136	95	N
Min. Zone Width				
• Front	15 Feet		5 Feet	N
• Sides	6 Feet		5 Feet	N
• Rear	6 Feet		Zero Feet	N
Wall Height	6-8 Feet		7 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Condominium – One Bedroom Unit	225 Units	1.25 spaces per unit	282				
Condominium – Two Bedroom Unit	90 Units	1.75 spaces per unit	158				

GK

Condominium – Guest Parking		1 space per 6 units	53				
Sub-Total			493	9	521	9	
TOTAL			502		521		Y

	Previously Approved (SDR-12128)	**Proposed**
Number of Buildings	11 Buildings	15 Buildings
Total Number of Units	348 Units	315 Units
Number of One Bedroom Units	120 Units	225 Units
Number of Two Bedroom Units	180 Units	90 Units
Number of Three Bedroom Units	48 Units	Zero Units
Parking Requirements	619 spaces required 624 spaces provided	502 spaces required 521 spaces provided
Parking Lot Landscape Islands	33 landscape islands required 33 landscape islands provided	20 landscape islands required 15 landscape islands provided
Elevations	4 stories Height - 53 Feet 6 Inches	4 stories Height - 49 Feet
Landscape Buffer Widths	North – 10 Feet South – 20 Feet East – 5 Feet West – 5 Feet	North – 5 Feet South – Zero Feet East – 5 Feet West – 5 Feet
Building Setbacks	Front – 10 Feet Sides – 5 Feet Rear – 20 Feet	Front – 10 Feet Sides – 45 Feet Rear – 40 Feet

Waivers		
Requirement	**Request**	**Staff Recommendation**
15 Feet	To allow a five foot landscape buffer along the north perimeter.	Approval
6 Feet	To allow a zero foot landscape buffer along the south perimeter.	Approval
6 Feet	To allow five foot landscape buffers along the east and west perimeter	Approval
5 Feet	To allow a zero foot landscape buffer area between the back of street curb and the sidewalk along Bonanza Road.	Approval

GK

Exceptions		
Requirement	**Request**	**Staff Recommendation**
25 Trees	15 Trees within the landscape buffer along the north perimeter.	Approval
32 Trees	31 trees within the landscape buffer along the west perimeter.	Approval
25 Trees	Nine trees within the landscape buffer along the south perimeter.	Approval
22 Trees	To allow 8 parking lot landscape trees.	Approval
20 Landscape Islands	To allow 15 parking lot landscape islands	Approval

ANALYSIS

This request is for a Major Amendment to the original Site Development Plan Review (SDR-12128) that approved a 348 unit, four story condominium development. As proposed, the condominium development will decrease to 315 units, with a subsequent reduction in required parking and site design.

The site complies with all Title 19 requirements with the exception of required landscaping. Per Title 19.12.040, a perimeter landscape buffer of ten feet must be provided adjacent to all street rights-of-way and a buffer of six feet must be provided along all interior property lines. The landscape plan depicts a five-foot landscape buffer along a street right-of-way, which is a five foot deviation from standard, a zero foot landscape buffer along a portion of the south property line, which is a six-foot deviation from standard and five-foot landscape buffers along the east and west perimeters which are one-foot deviations from standard.

Per Title 19.12.040, the Perimeter Landscape Buffer Standards require one tree for every 20 linear feet of perimeter buffer area. The applicant is requesting Exceptions to allow 15 trees within the landscape buffer along the north perimeter where 25 trees are required, 31 trees within the landscape buffer along the west perimeter where 32 trees are required and nine trees within the landscape buffer along the south perimeter where 25 trees are required. Staff can support the requested landscape Waivers and Exceptions as they are minor in nature, and the landscaping provided will be adequate for the development; therefore, staff is recommending approval of this application.

Per Title 19.12.040, the On-Site Parking Lot Landscaping standards require one parking lot landscape island for every six parking spaces and one 24-inch box tree for every landscape island. The applicant is requesting Exceptions to allow 15 parking lot landscape islands where 20 islands are required and eight parking lot landscape trees where 22 trees are required.

Per Title 19.12.040, sidewalks along arterial streets 100 feet and wider shall be separated from the back of street curb by a minimum of five feet of landscape buffer area. The landscape plan depicts a zero-foot landscape buffer, which is a five-foot deviation from standard. The applicant has requested a Waiver to address this issue. Staff can support the requested Waiver, as the existing sidewalk is located at the back of curb to match the location of the sidewalk on adjacent properties.

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 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 requests for waivers and exceptions of the Title 19 landscape standards. These requests are minor in nature and will not negatively impact the surrounding land uses.

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

   The site is accessed from Bonanza Road, designated as a 100-foot Primary Arterial by the Master Plan of Streets and Highways, and will provide adequate access to the site. Site access and circulation will not negatively impact adjacent roadways and neighborhood traffic.

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

   The building materials are appropriate for the area and the city. Landscape materials are also appropriate for the area and 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 building elevations are not unsightly or obnoxious, and will be 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.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

NOTICES MAILED 258

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: BONANZA GARDENS

Project Address (Location) 4901 E. BONANZA RD.

Project Name BONANZA GARDENS **Proposed Use** MULTY-FAM. RESIDENTIAL

Assessor's Parcel #(s) 140-32-502-002 **Ward #** _____

General Plan: existing H proposed NO CHANGE PROPOSED **Zoning:** existing R-5 proposed NO CHANGE PROPOSED

Commercial Square Footage 228,584 SF **Floor Area Ratio** 0.72

Gross Acres 7.27 **Lots/Units** 315 **Density** 43.33

Additional Information _____

PROPERTY OWNER EL CAPITAN MHP LLC **Contact** PAUL THORYK

Address ~~76 ST. JOHNS WOOD~~ (UK) **Phone:** _____ **Fax:** _____

City HENDERSON N.V. **State** NV. **Zip** 89015

E-mail Address LANNONMAPIC@HOTMAIL.COM

APPLICANT EL CAPITAN MHP LLC **Contact** ROBERT LANNON

Address 2187 OKOA ST. **Phone:** _____ **Fax:** _____

City HONOLULU HI **State** HI **Zip** 96821

E-mail Address _____

REPRESENTATIVE Paul Thoryk **Contact** _____

Address _____ **Phone:** 619 995 9905 **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* Rob Lannon

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Robert Lannon managing member

Subscribed and sworn before me

This 8 day of September, 20 09

Notary Public in and for said County and State

Jody A. Wong
Notary Public, State of Hawaii
My Commission expires September 19, 2012

JODY A. WONG NOTARY 04-529 PUBLIC STATE OF HAWAII

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-35988
Meeting Date:	11/05/09
Total Fee:	$1030.00
Date Accepted:	09/11/09
Accepted By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.

f:\depot\Application Packet\Application Form.doc

STATE OF HAWAII }
} ss.
CITY AND COUNTY OF HONOLULU }

Subscribed and sworn to before me this 8 day of September,
2009 by Robert Cannon —.

JODY A. WONG NOTARY 04-529 PUBLIC STATE OF HAWAII

Jody A. Wong
Notary Public, State of Hawaii
My Commission Expires September 19, 2012

Type of Document: Planning + Development Dept — Number of Pages: 1

Other Signers: — Date of Document: 9/8/2009

Doc. Date: 9/8/2009 # Pages: 1
Notary Name: Jody A. Wong First Circuit
Doc. Description: Planning + Development Dept. —

Notary Signature 9/8/2009
Date

SDR-35988

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-35988 APN: 140-32-502-002

Name of Property Owner: EL CAPITAN MHP, LLC

Name of Applicant: EL CAPITAN MHP, LLC

Name of Representative: PAUL THORYK

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] MANAGING MEMBER

Print Name: ROBERT LANNON

Subscribed and sworn before me

This 9 day of September, 2009

[signature]

Notary Public in and for said County and State

Jody A. Wong
Notary Public, State of Hawaii
My Commission expires September 19, 2012

JODY A. WONG NOTARY 04-529 PUBLIC STATE OF HAWAII

Doc. Date: 9/9/2009 # Pages: 1

Notary Name: Jody A. Wong First Circuit

Doc. Description: Statement of Financial Interest

[signature] 9/9/2009

Notary Signature Date



SITE PLAN

SCALE: 1" = 65'-0"

PROJECT INFORMATION

UNIT "A" 1BEDROOM = 157
UNIT "B" 1BEDROOM = 68
UNIT "C" 2 BEDROOM = 90
TOTAL UNITS : 315

PARKING REQUIREMENTS:

1 BEDROOM UNITS 225 X 1.25 =	281.25
2 BEDROOM UNITS 90 X 1.75 =	157.50
PARKING:	438.75
GUEST PARKING; 1 PER EVERY 6 UNITS SPACES:	53
HANDICAP PARKING:	9
TOTAL PARKING:	520.75
TOTAL PARKING PROVIDED:	521

GARAGES:

GARAGES STAND ALONE:	60
BUILDING 1:	18
BUILDING 2:	20
BUILDING 5:	16
TOTAL:	114

STORAGE:

GARAGES STAND ALONE:	15
BUILDING 2:	27
TOTAL:	78



VECINITY MAP

BONANZA

VEGAS LUXURY LIVING

A PAUL THORYK DEVELOPMENT
VEGAS, NEVADA

THORYK ARCHITECTURE
INCORPORATED
1235 SHAFTER STREET
SAN DIEGO, CA 92106
PH (619) 523-9050 E-MAIL thoryk@thorykarch.com

SDR-35988
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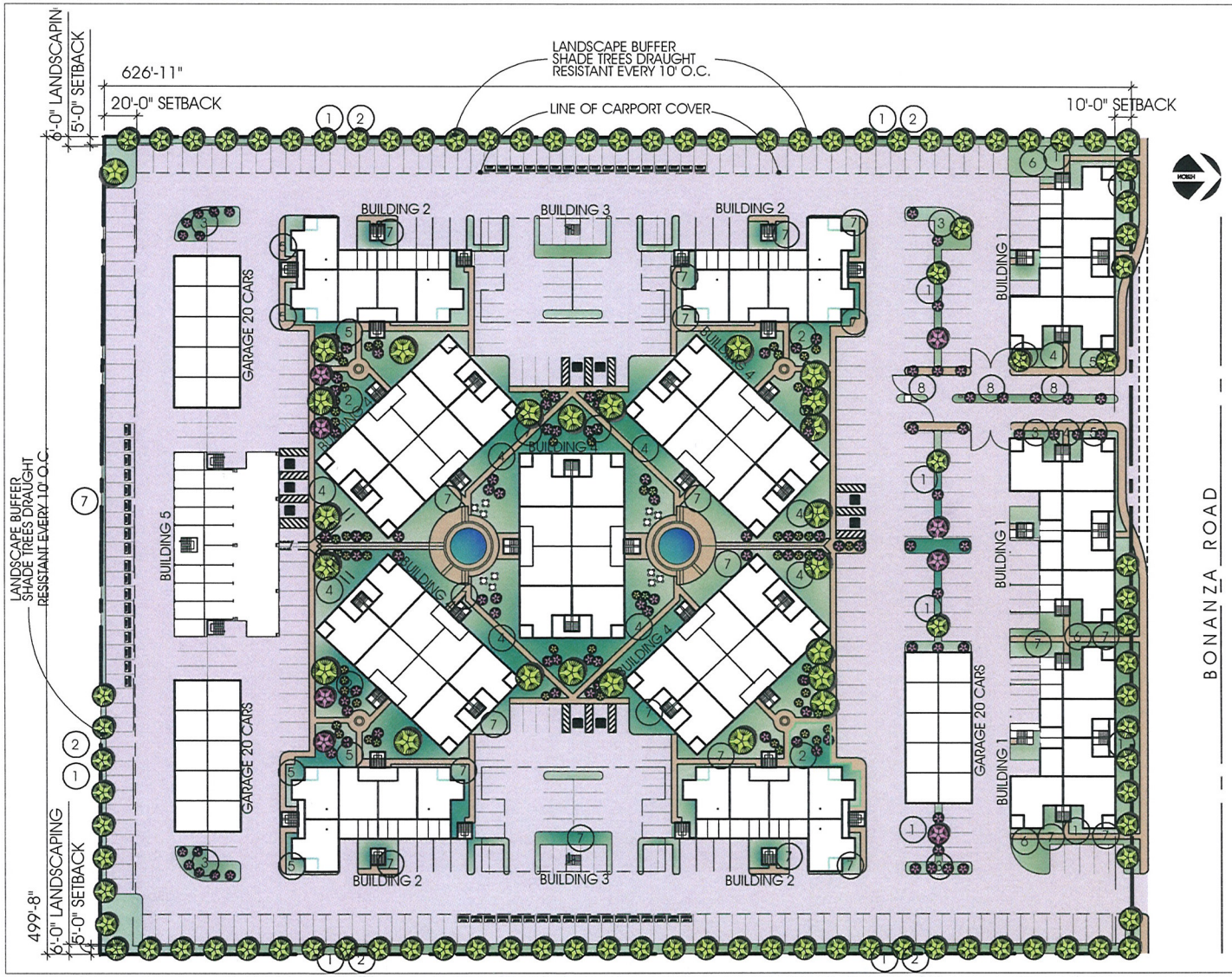
11/19/09 PC

OCT 21 2009



PLANT LEGEND

Mulga Tree — Acacia aneura	1	
Desert Willow — Chilopsis linearis	2	
Autumn Sage — Salvia greggii	3	
Damianita — Chrysactinia mexicana	4	
Texas Ranger — Leucophyllum candidum	5	
Desert Spoon — Dasylirion wheeleri	6	
ARTIFICIAL TURF	7	
QUEEN PALM (SYAGRUS ROMANZOFFIANA)	8	

LANDSCAPE PLAN

SCALE: 1" = 65'-0"



VECINITY MAP

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VEGAS NEVADA

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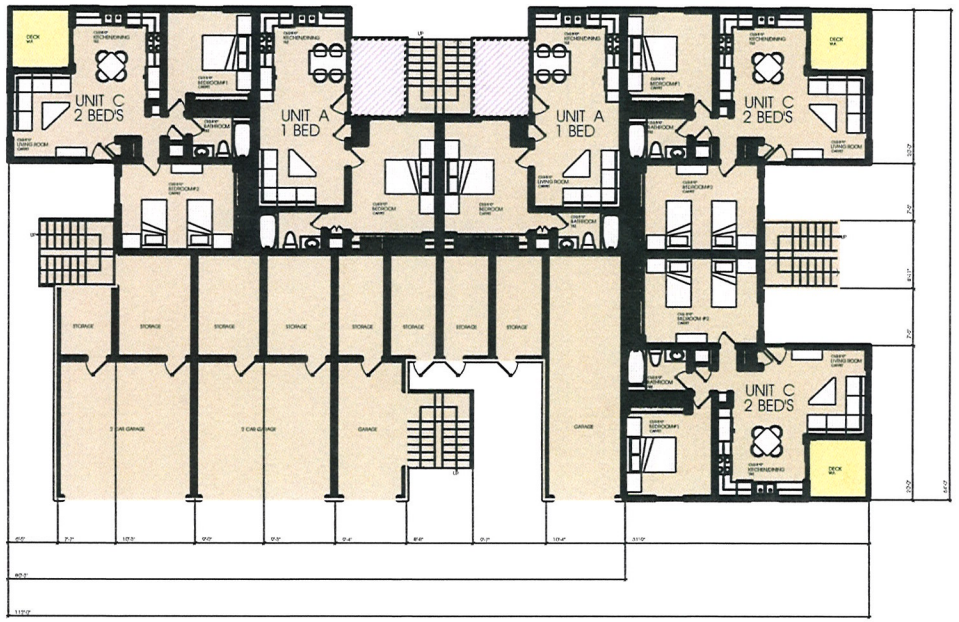
SDR-35988

11/19/09 PC

OCT 28 2009



BUILDING 1 (LOWER LEVEL)

SCALE: 1/16" = 1'-0"

PROJECT INFORMATION

BUILDING " 1 "
LOWER FLOOR

UNITS	LIVING SPACE	DECK
UNIT A	1,204 SF	
UNIT C	3,168 SF	192 SF

STORAGE	385 SF
GARAGE	502 SF

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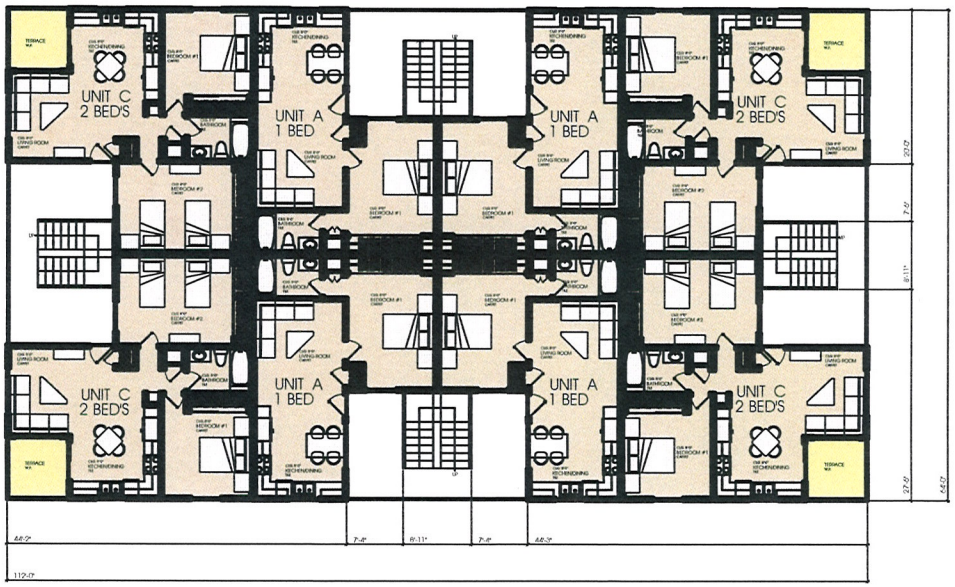

BUILDING 1 (MIDDLE LEVEL)

SCALE: 1/16" = 1'-0"

PROJECT INFORMATION

BUILDING " 1 "
MIDDLE FLOOR

UNITS	LIVING SPACE	DECK
UNIT A	2,408 SF	
UNIT C	3,168 SF	256 SF

STORAGE
GARAGE

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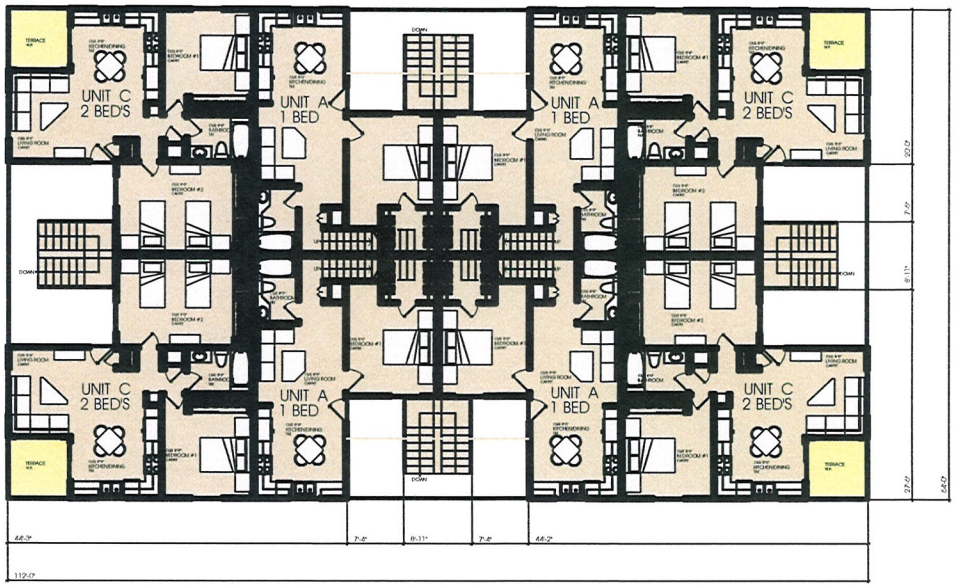
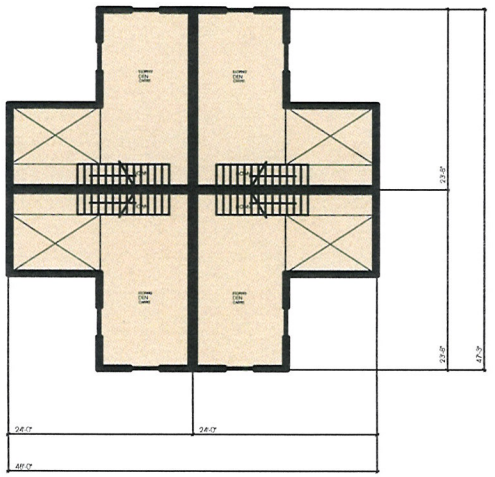


BUILDING 1 (UPPER LEVEL)

SCALE: 1/16" = 1'-0"



UPPER LOFT

SCALE: 1/16" = 1'-0"

PROJECT INFORMATION

BUILDING " 1 "
UPPER FLOOR & LOFT

UNITS	LIVING SPACE	DECK
UNIT A2	2,476 SF	
LOFT	1,682 SF	
UNIT C	3,168 SF	256 SF

STORAGE
CARPORT

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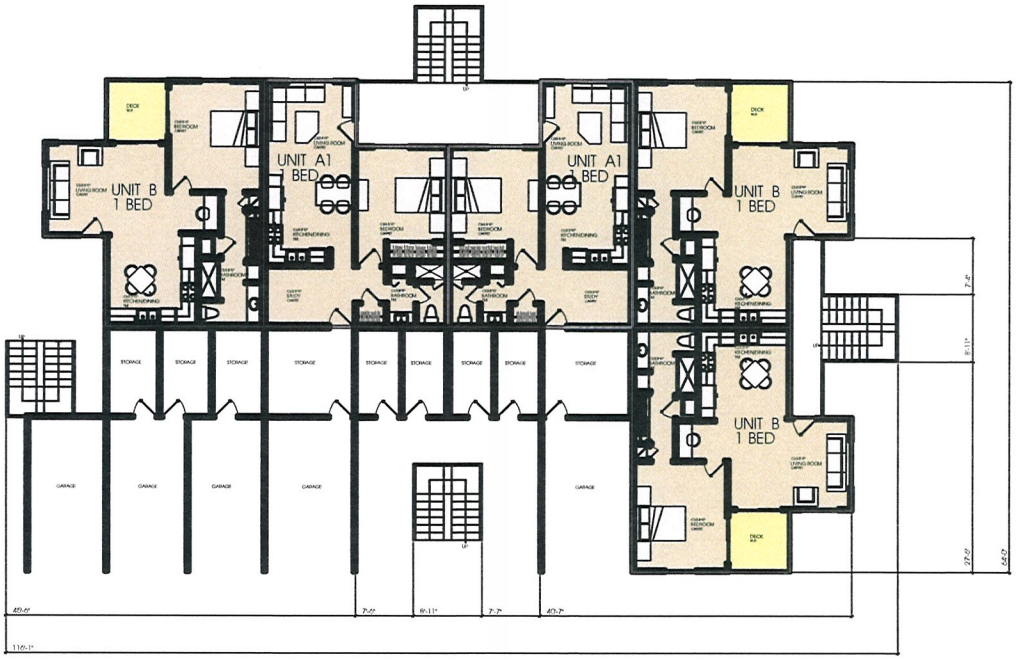

BUILDING 2 (LOWER LEVEL)

SCALE: 1/16" = 1'-0"

PROJECT INFORMATION

BUILDING " 2 "
UPPER FLOOR & LOFT

UNITS	LIVING SPACE	DECK
UNIT A1	1,358 SF	
UNIT B	2,211 SF	282 SF
STORAGE	889 SF	
GARAGE	937 SF	

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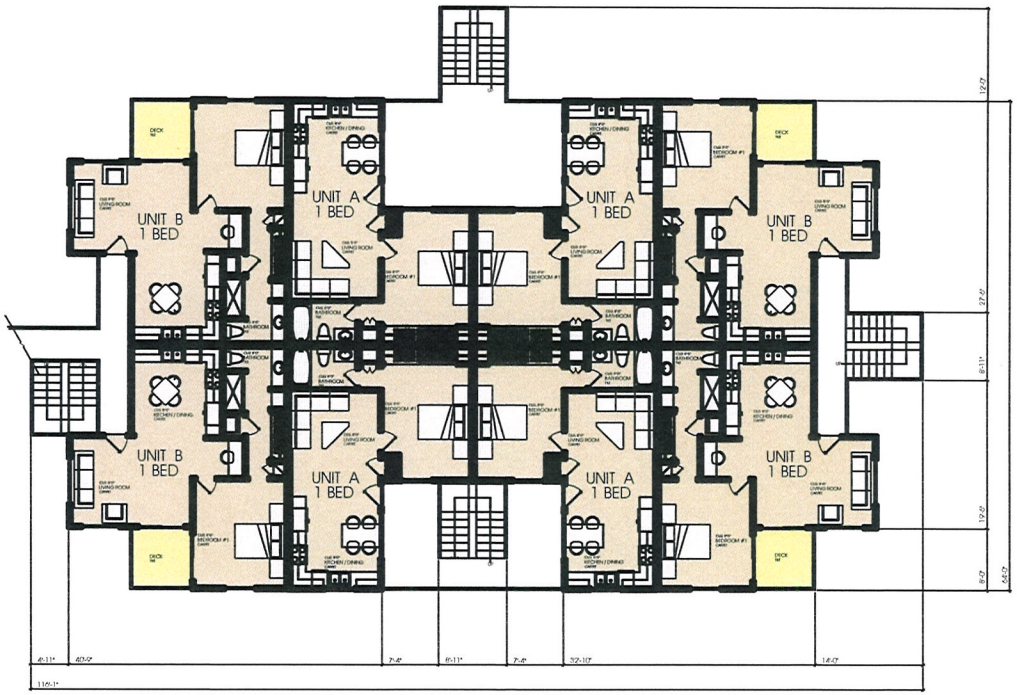

BUILDING 2 (MIDDLE LEVEL)

SCALE: 1/16" = 1'-0"

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PROJECT INFORMATION

BUILDING " 2 "
MIDDLE FLOOR

UNITS	LIVING SPACE	DECK
UNIT A	2,408 SF	
UNIT A2 LOFT	2,476 SF	
STORAGE		
GARAGE		

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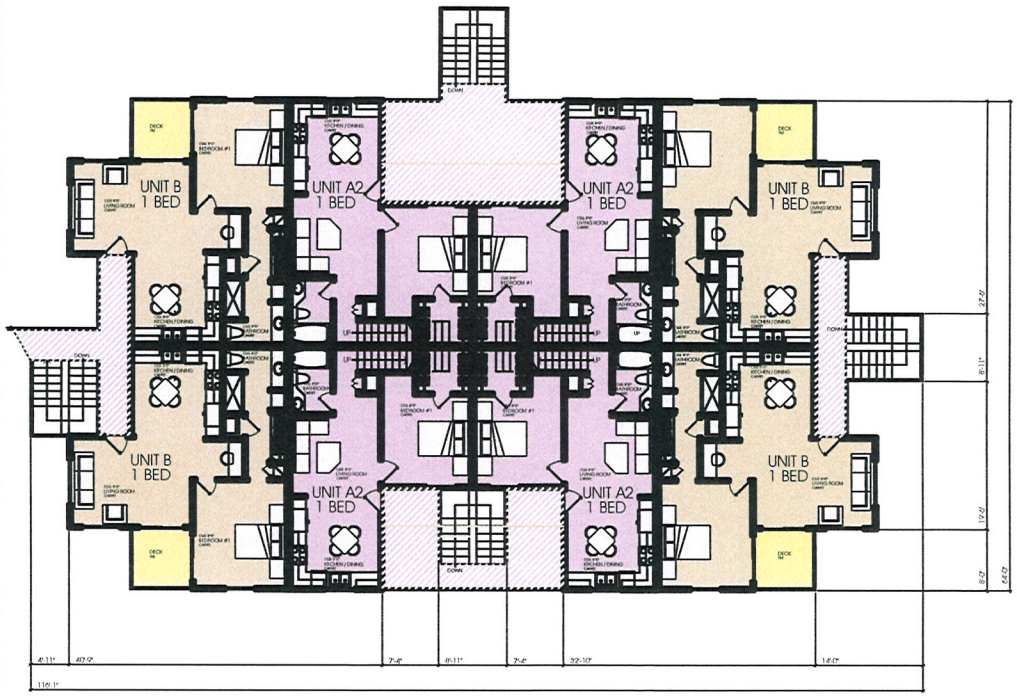
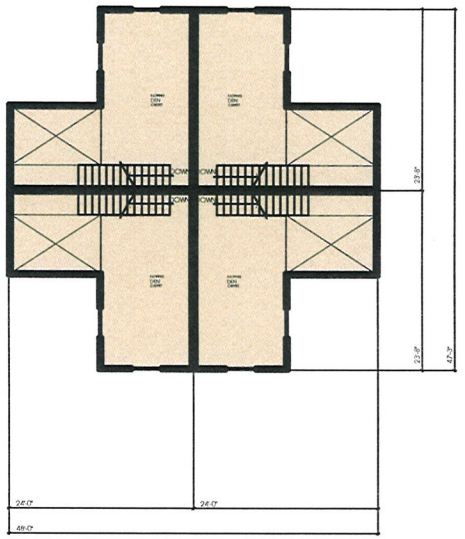


BUILDING 2 (UPPER LEVEL)
SCALE: 1/16" = 1'-0"



UPPER LOFT
SCALE: 1/16" = 1'-0"

PROJECT INFORMATION

BUILDING " 2 "
UPPER FLOOR & LOFT

UNITS	LIVING SPACE	DECK
UNIT A2	2,476 SF	
LOFT	417 SF	
UNIT B	2,768 SF	256 SF

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B O N A N Z A
V E G A S L U X U R Y L I V I N G
A P A U L T H O R Y K D E V E L O P M E N T
V E G A S N E V A D A

THORYK ARCHITECTURE
I N C O R P O R A T E D
1 2 3 5 S H A F T E R S T R E E T
S A N D I E G O , C A 9 2 1 0 6
P H (6 1 9) 5 2 3 - 9 0 5 0 E - M A I L thoryk@thorykarch.com

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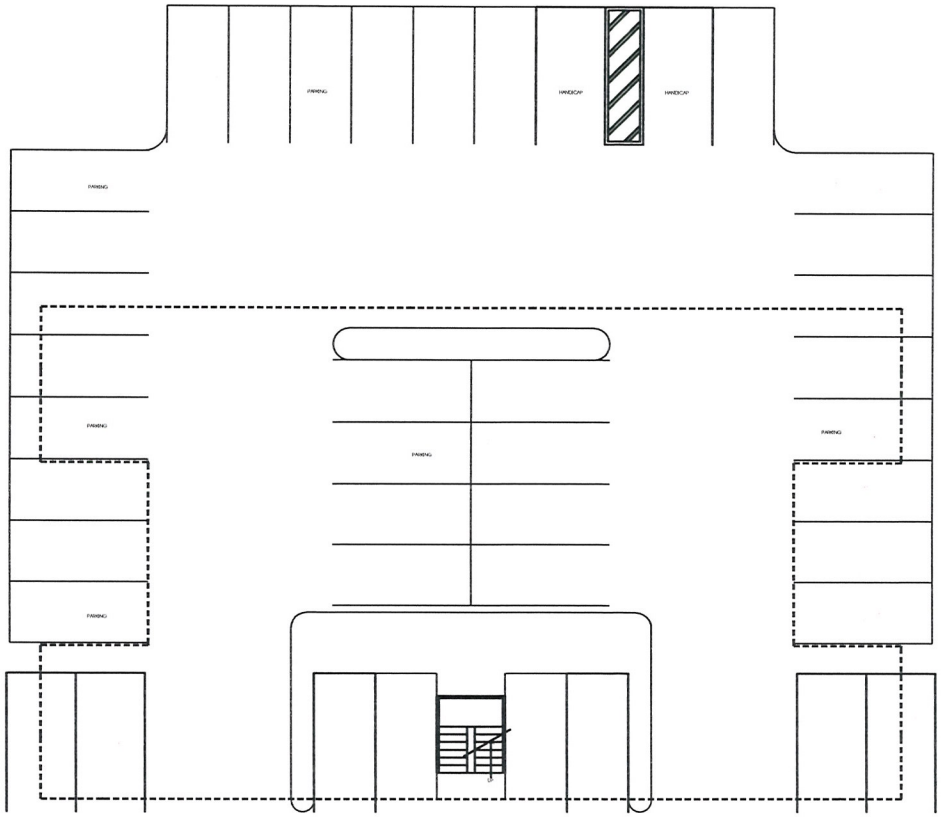

BUILDING 3 (LOWER LEVEL)

SCALE: 1/16" = 1'-0"

PROJECT INFORMATION

BUILDING " 3 "
LOWER FLOOR

PARKING SPOTS: 40
HANDICAP: 2

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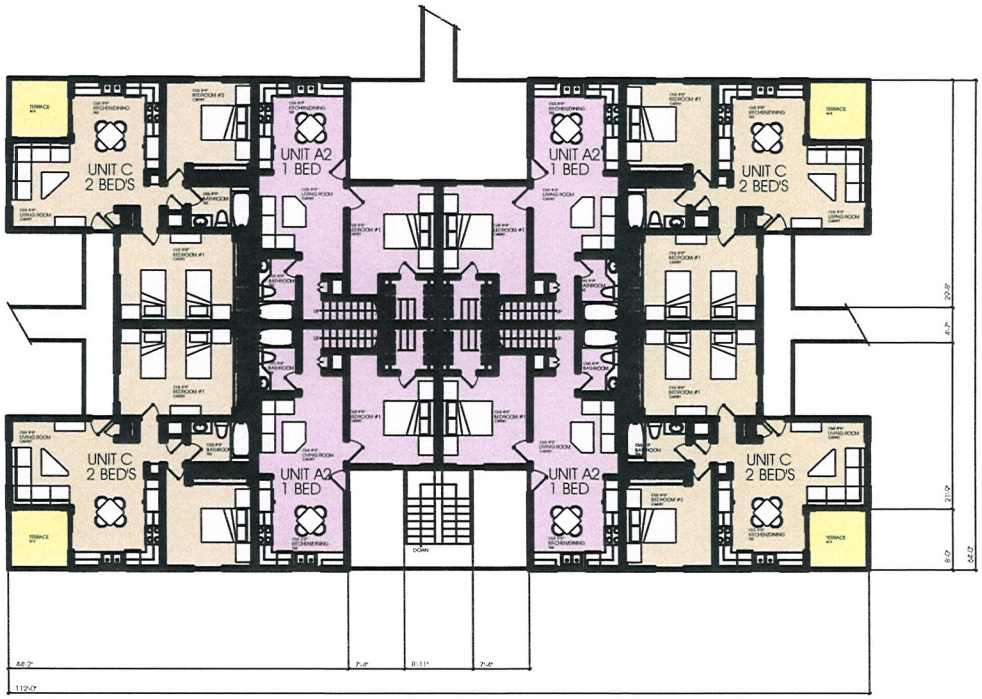
V E G A S L U X U R Y L I V I N G

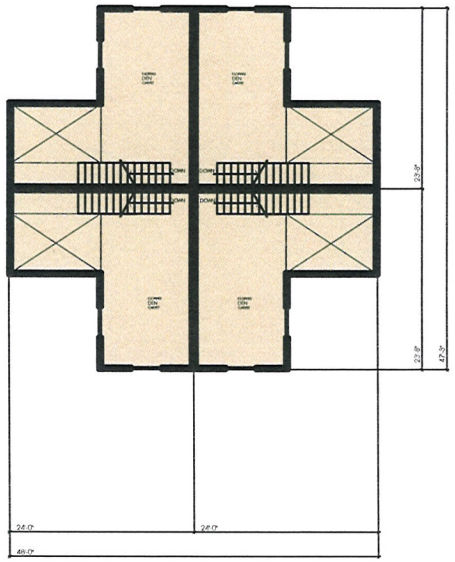
A P A U L T H O R Y K D E V E L O P M E N T
V E G A S N E V A D A

THORYK ARCHITECTURE
I N C O R P O R A T E D
1 2 3 5 S H A F T E R S T R E E T
S A N D I E G O , C A 9 2 1 0 6
P H (6 1 9) 5 2 3 - 9 0 5 0 E - M A I L thoryk@thorykarch.com

SDR-35988
11/05/09 PC



BUILDING 3 (UPPER)
SCALE: 1/16" = 1'-0"



UPPER LOFT
SCALE: 1/16" = 1'-0"

RECEIVED
SEP 11 2009

PROJECT INFORMATION

BUILDING " 3 "
UPPER FLOOR & LOFT

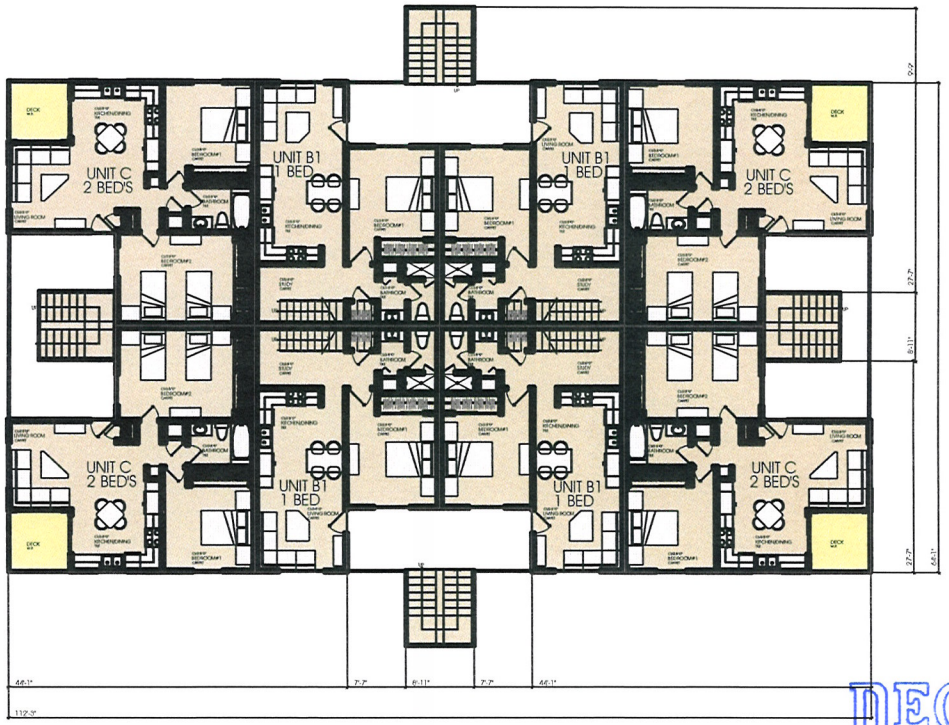
UNITS	LIVING SPACE	DECK
UNIT C	3,168 SF	256 SF
UNIT A2	2,476 SF	
LOFT	1,686 SF	

B O N A N Z A
V E G A S L U X U R Y L I V I N G

A P A U L T H O R Y K D E V E L O P M E N T
V E G A S N E V A D A

THORYK ARCHITECTURE
I N C O R P O R A T E D
1 2 3 5 S H A F T E R S T R E E T
S A N D I E G O , C A 9 2 1 0 6
P H (6 1 9) 5 2 3 - 9 0 5 0 E - M A I L thoryk@thorykarch.com

SDR-35988
11/05/09 PC



BUILDING 4 (LOWER & MIDDLE LEVELS)

SCALE: 1/16" = 1'-0"

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SEP 11 2009

PROJECT INFORMATION

BUILDING " 4 "
LOWER & MIDDLE FLOOR

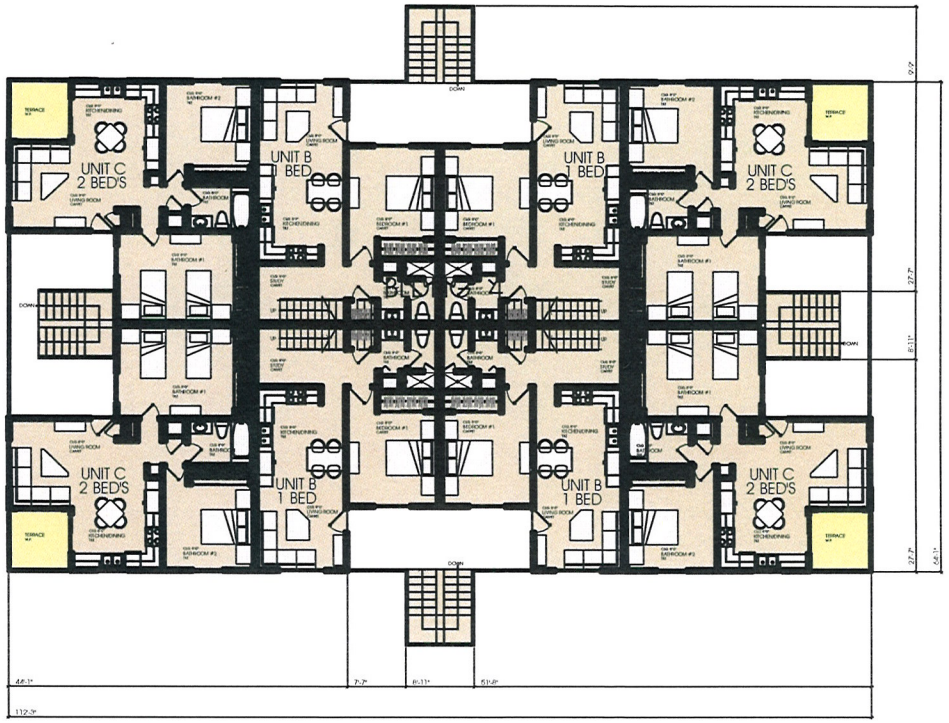
UNITS	L. SPACE	DECK
" B "	2,712 SF	359 SF
" C "	3,168 SF	930 SF

BONANZA
VEGAS LUXURY LIVING

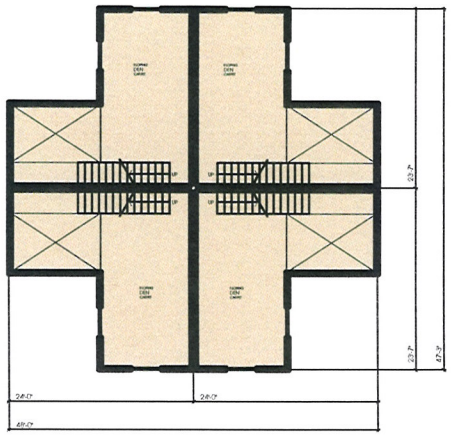
A PAUL THORYK DEVELOPMENT
VEGAS NEVADA

THORYK ARCHITECTURE
INCORPORATED
1235 SHAFTER STREET
SAN DIEGO, CA 92106
PH (619) 523 - 9050 E-MAIL thoryk@thorykarch.com

SDR-35988
11/05/09 PC



BUILDING 4 (UPPER LEVEL)
SCALE: 1/16" = 1'-0"



UPPER LOFT
SCALE: 1/16" = 1'-0"

RECEIVED
SEP 11 2009

PROJECT INFORMATION

BUILDING " 4 "
UPPER FLOOR & LOFT

UNITS	L. SPACE	DECK
" B "	3,070 SF	358 SF
" C "	3,168 SF	930 SF
LOFT	1,684 SF	

BONANZA
VEGAS LUXURY LIVING
A PAUL THORYK DEVELOPMENT
VEGAS NEVADA

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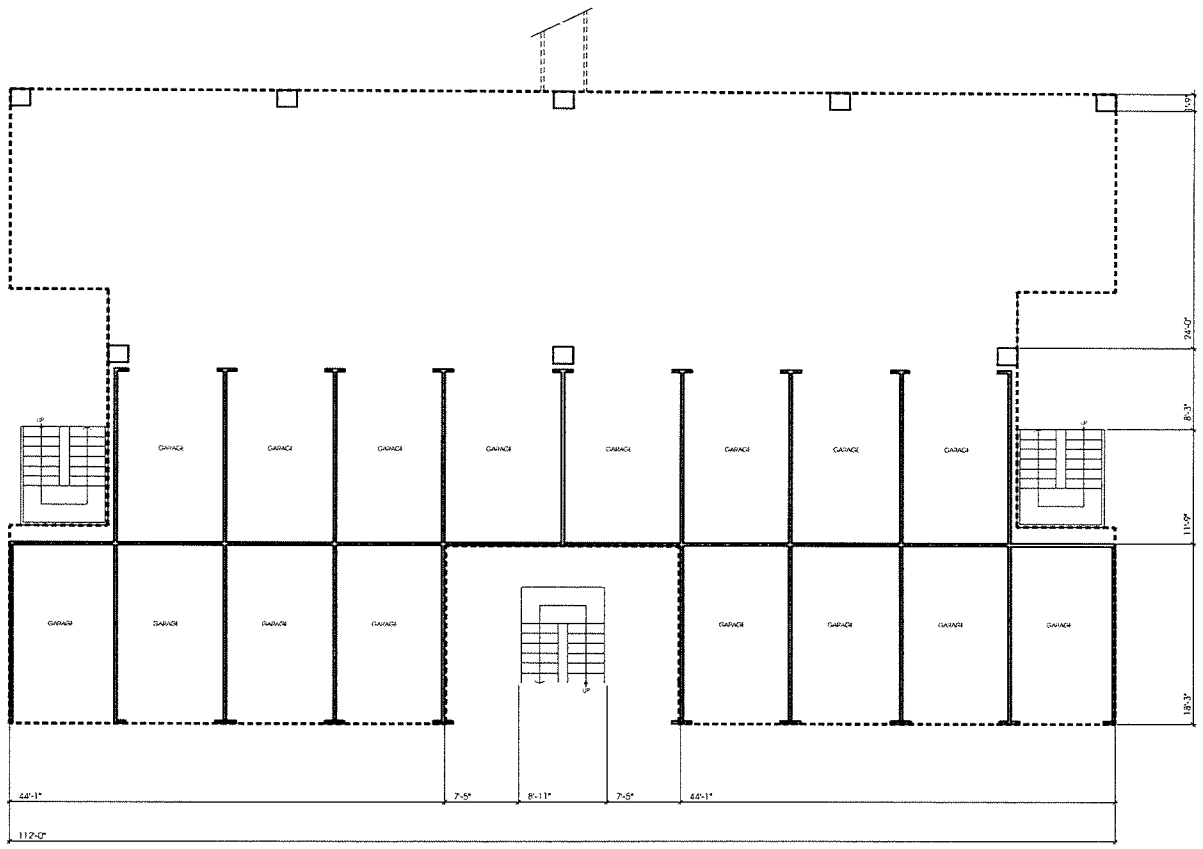
SDR-35988
11/05/09 PC



BUILDING 5 (LOWER)
SCALE: 1/16" = 1'-0"

PROJECT INFORMATION

BUILDING "5"
UPPER FLOOR & LOFT

UNITS	SPACES
GARAGE	16

B O N A N Z A
V E G A S L U X U R Y L I V I N G

A PAUL THORYK DEVELOPMENT
V E G A S N E V A D A

THORYK ARCHITECTURE
I N C O R P O R A T E D

1235 SHAFTER STREET
SAN DIEGO, CA 92106
PH (619) 523 - 9050 E-MAIL thoryk@thorykarch.com

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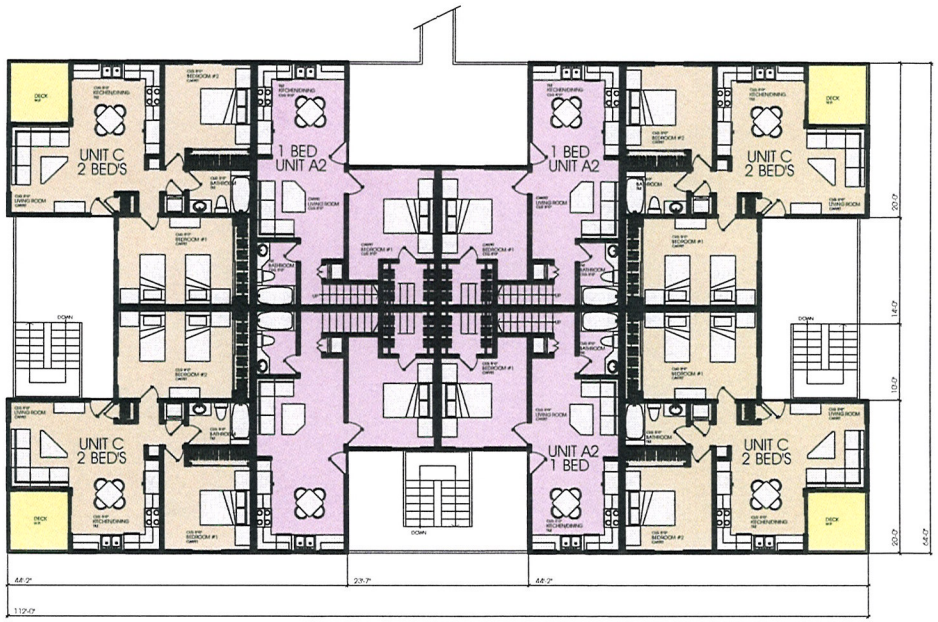
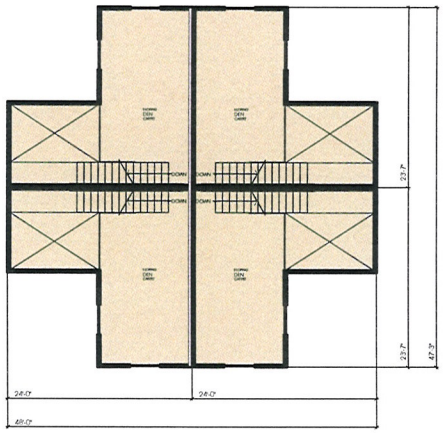


BUILDING 5 (UPPER)

SCALE: 1/16" = 1'-0"



UPPER LOFT

SCALE: 1/16" = 1'-0"

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PROJECT INFORMATION

BUILDING " 2 "
UPPER FLOOR & LOFT

UNITS	L. SPACE	DECK
" A2 "	1,238 SF	209 SF
" C "	3,168 SF	256 SF
LOFT	1,698 SF	

B O N A N Z A
V E G A S L U X U R Y L I V I N G

A P A U L T H O R Y K D E V E L O P M E N T
V E G A S N E V A D A

THORYK ARCHITECTURE
I N C O R P O R A T E D
1 2 3 5 S H A F T E R S T R E E T
S A N D I E G O , C A 9 2 1 0 6
P H (6 1 9) 5 2 3 - 9 0 5 0 E - M A I L thoryk@thorykarch.com

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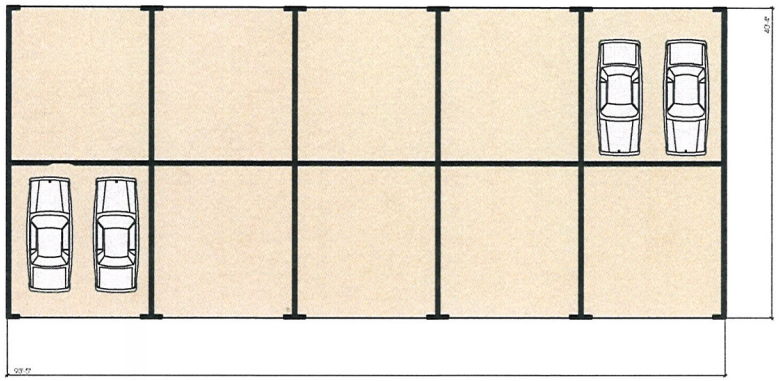

PARKING BUILDING GARAGE

SCALE: 1/16" = 1'-0"

PROJECT INFORMATION

PARKING GARAGE BUILDING

UNITS	PARKING SPACES PER GARAGE	AREA
2 CAR GARAGE	2	367 SF

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NORTH STREET ELEVATION

SCALE: 1/32" = 1'-0"



SOUTH STREET ELEVATION

SCALE: 1/32" = 1'-0"

MATERIALS:

1. METAL ROOF
2. STUCCO STA. BARBARA
   COLOR PER ELEVATION:
   - A. GREEN
   - B. YELLOW
   - C. LIGHT SALMON
   - D. PURPLE
3. 4040 SLIDING VINYL WINDOWS
4. 4040 VINYL FIX WINDOW
5. 6040 VINYL SLIDING WINDOW
6. 9076 METAL ROLL-UP GARAGE DOOR
7. 16076 METAL ROLL-UP GARAGE DOOR
8. 6068 VINYL SLIDING GLASS DOOR

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VEGAS LUXURY LIVING

A PAUL THORYK DEVELOPMENT
VEGAS NEVADA

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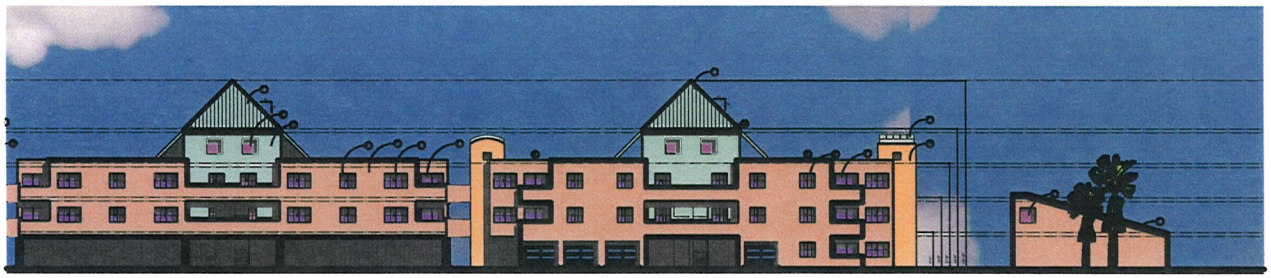

WEST STREET ELEVATION

SCALE: 1/32" = 1'-0"

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VEGAS NEVADA

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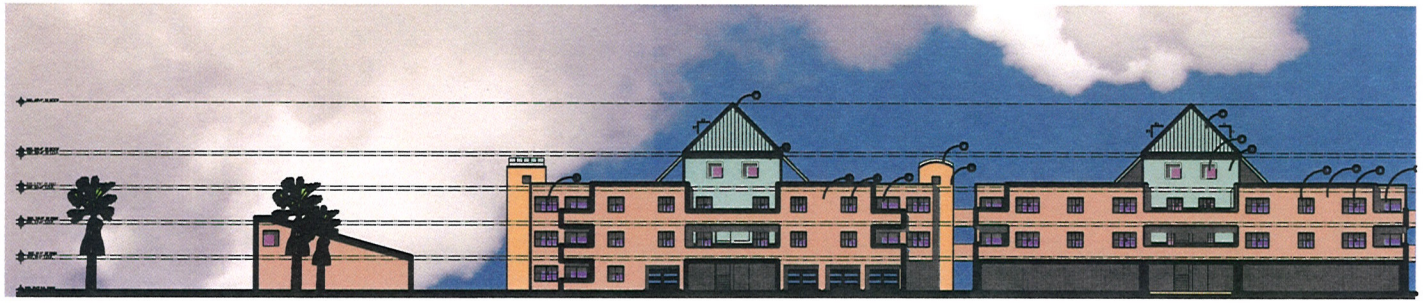

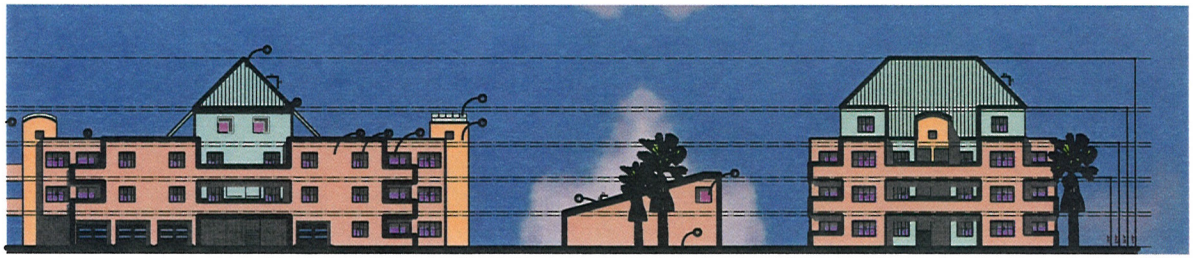

EAST STREET ELEVATION

SCALE: 1/32" = 1'-0"

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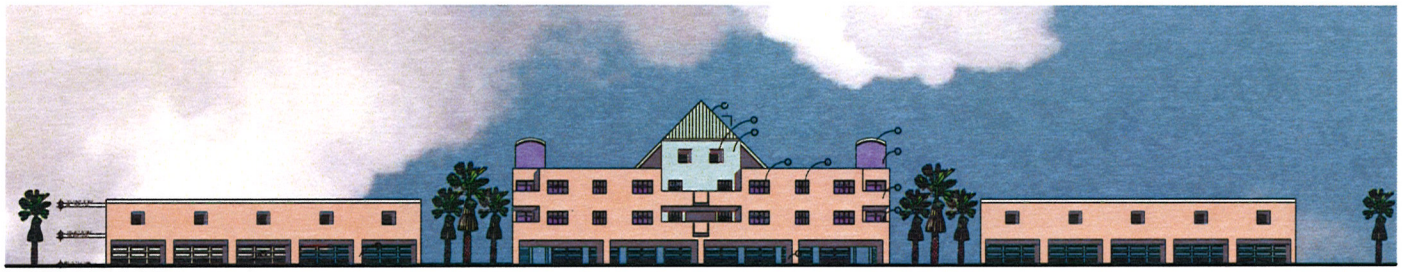
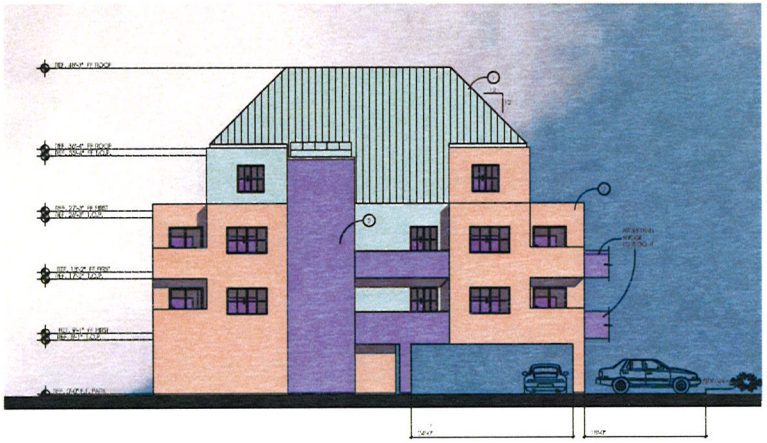


NORTH VIEW ELEVATION (BUILDING 5)
SCALE: 1/16" = 1'-0"



EAST SIDE ELEVATION (BLDG. 5)
SCALE: 1/8" = 1'-0"

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OCT 21 2009

SDR 35988

El Capitan MHP, LLC

4901 E. Bonanza Rd.

Proposed 315-unit condominium development.

Traffic produced by proposed development:

Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	315	5.86	1,846
AM Peak Hour			0.44	139
PM Peak Hour			0.52	164

Existing traffic on all nearby streets:

Bonanza Rd.	
Average Daily Traffic (ADT)	25,208
PM Peak Hour	2017
Marion Dr.	
Average Daily Traffic (ADT)	3,500
PM Peak Hour	280
Nellis Blvd.	
Average Daily Traffic (ADT)	59,393
PM Peak Hour	4,751

Traffic Capacity of adjacent streets

	Adjacent street ADT Capacity
Bonanza Rd.	49210
Marion Dr.	17745
Nellis Blvd.	51800

This project will add approximately 1,846 trips per day on Bonanza Rd, Marion Dr., and Nellis Blvd. This will increase the existing volumes by about 7 percent on Bonanza, by about 53 percent on Marion, and by about 3 percent on Nellis. Currently, Bonanza is at about 51 percent of capacity and Marion is at about 20 percent of capacity. Nellis is an NDOT controlled roadway; it is currently over capacity.

Based on Peak Hour use, this development will add roughly 164 additional cars into the area; or about 3 every minute.

Note that this report assumes all traffic from this development uses all named streets.



SDR-35988 - APPLICANT/OWNER: EL CAPITAN MHP, LLC
4901 EAST BONANZA ROAD
DECEMBER 3, 2009 PLANNING COMMISSION

10/01/09



SDR-35988 - APPLICANT/OWNER: EL CAPITAN MHP, LLC
4901 EAST BONANZA ROAD
DECEMBER 3, 2009 PLANNING COMMISSION

10/01/09



SDR-35988 - APPLICANT/OWNER: EL CAPITAN MHP, LLC
4901 EAST BONANZA ROAD
DECEMBER 3, 2009 PLANNING COMMISSION

10/01/09

THORYK ARCHITECTURE, INC

1235 SHAFTER STREET SAN DIEGO, CALIFORNIA 92106

TELEPHONE: (619)523.9050 FACSIMILE: (619)523.9035 E-MAIL: PAUL@THORYKARCH.COM

Bonanza Gardens Las Vegas Nevada

August 05, 2009

City of Las Vegas Planning & Development Department

Attention: Department City of Las Vegas Planning & Development Department

Re: SDR 12128 Bonanza Gardens-4901 East Bonanza Road (APN-140-32-502-002)

Planning & Development Department

In Reference to the Pre-application Conference meeting, for the Bonanza Gardens

Based on the economic climate and the actual conditions we are all experiencing in Las Vegas and in the rest of our nation, we were forced to modify our design. The new and improved version is based on a reduction of the approved Bonanza project (August 16, 2006 for 348 units); we would like to keep moving forward with the project, but we must improve the design to make it economically feasible. The reduction of the units is only by 9.5% to 315 total units. The other aspect of modifying the design is to make it a green design for a better sustainable environment, and affordable project. We also would like to point out the following improvements to the project.

1.- 9.5 % Reduction of the number of units from 348 units to 315 total units.

2.- Reduction on the number of bedrooms and unit size

3.- With the reduction of units, the parking requirements diminish.

SDR-35988
11/19/09 PC

4.- Delete first level parking podium for an improved residential neighborhood surface parking, with garages and green friendly grassy surface over parking space every 6 spaces.

5.- Improved the open space within the buildings and site.

6.- Modified the units and delete the elevators with central corridor within the buildings for a neighborhood quality walkup entry.

7.- Doubling up the 24" box shade trees at the perimeter landscaping.

8.- The improved design blends itself as a friendlier neighbor to the surrounding projects, as opposed to a 3 story over a parking podium.

9.-Sustainable, with a possible gold Leed certification, solar panels for energy consumption, energy efficient appliances and mechanical units capable on running on solar energy , use of sustainable and recyclable panel system for the building construction .

We would appreciate the opportunity to present the project and address the improved residential design. We reduced the number of units, in a full effort of enhancing the design we also made it affordable. We welcome any assistance you can provide us to make this project a reality, due to this economic climate this project can provide the City of Las Vegas with new jobs and your assistance would be greatly appreciated.

Paul Thoryk
Thoryk Architecture inc.

SDR-35988
11/19/09 PC

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 3, 2009

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

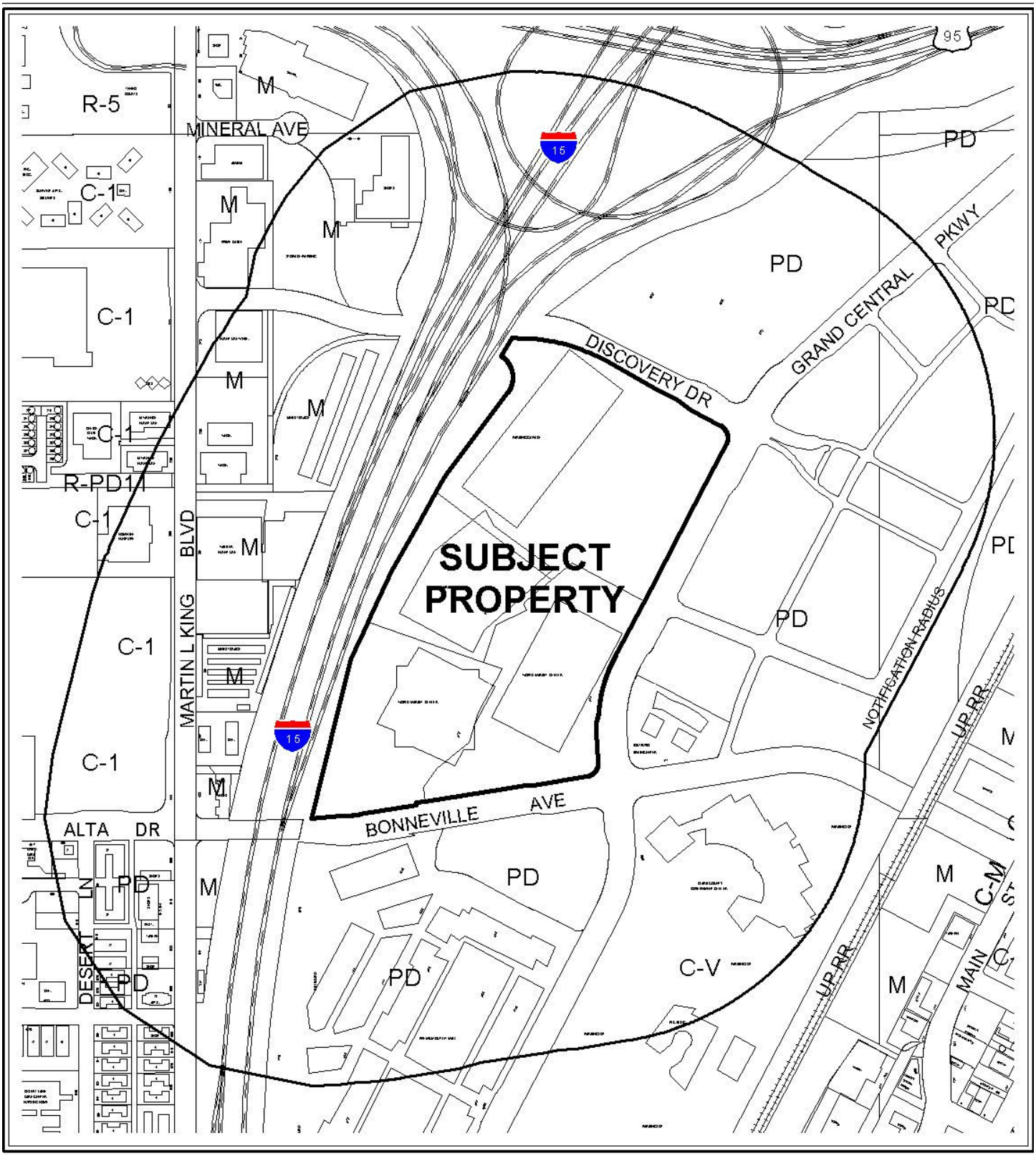
SUBJECT:
MSP-36336 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: WMC II ASSOCIATES, LLC - Request for a Major Amendment to a previously approved Master Sign Plan (MSP-6344) FOR ADDITIONAL WALL SIGNAGE WITHIN AN EXISTING COMMERCIAL DEVELOPMENT WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN PARKWAY CENTER SIGNAGE STANDARDS on 14.68 acres at 445 South Grand Central Parkway (APN 139-33-511-007), PD (Planned Development) Zone, Ward 5 (Barlow)

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

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

RECOMMENDATION:
APPROVAL

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



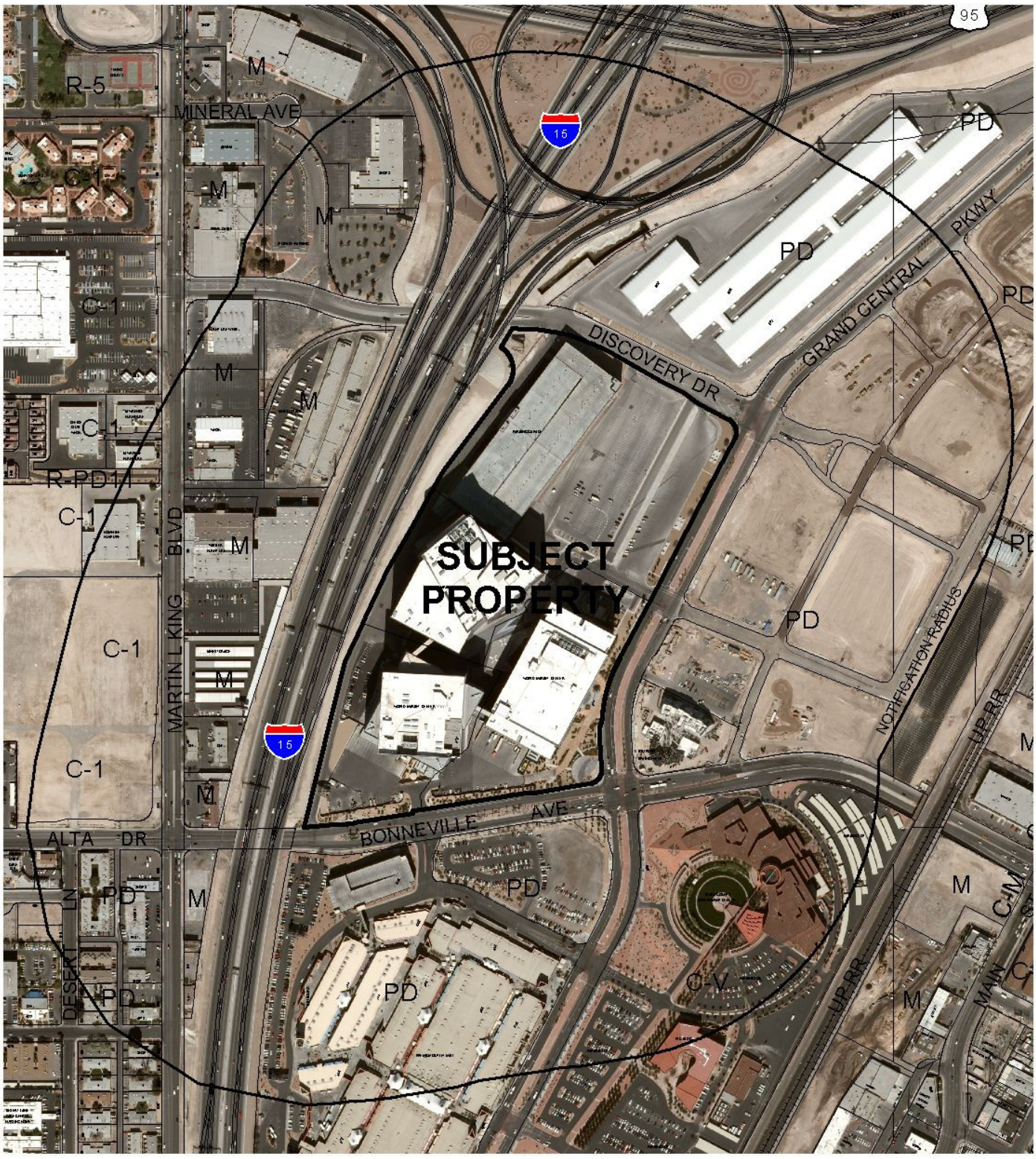
0 400 800 Feet

CASE: **MSP-36336**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



CASE: **MSP-36336**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 400 800 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 3, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MSP-36336 - APPLICANT/OWNER: WMC II ASSOCIATES, LLC

** CONDITIONS **

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

Planning and Development

1. Conformance to the Conditions of Approval for Master Sign Plans MSP-6344, MSP-15823 and MSP-34474.

2. Conformance to the sign elevations and documentation as submitted in conjunction with this request, date stamped 10/08/09, except as amended by conditions herein.

3. A Waiver of the Parkway Center Standards of the Downtown Centennial Plan is hereby approved, to allow a maximum wall sign area of 2,968 square feet where 50 square feet is the maximum area allowed.

4. A Waiver of the Parkway Center Standards of the Downtown Centennial Plan is hereby approved, to allow wall signs to extend above the bottom of the second floor window sill where such is not allowed.

5. All signage shall have proper permits obtained through the Building and Safety Department.

6. All City Code requirements and design standards of all City departments must be satisfied.

MSP-36336 - Staff Report Page One
December 3, 2009 - Planning Commission Meeting

** STAFF REPORT **

APPLICATION REQUEST

This is a request to amend the previously approved Master Sign Plan (MSP-6344) for the World Market Center development to include five large wall signs on the existing parking garage structure at 445 South Grand Central Parkway. The proposed signs will depict only the advertisements of the property owner, existing tenants or business affiliates of World Market Center; no off-premise signage is proposed or allowed. Given the scale of the overall project area, the distance from the proposed sign location to the adjacent streets and the minimal impact to neighboring properties, staff recommends approval of the amended sign plan. If denied, the existing approved Master Sign Plan will remain unchanged and no additional signage may be installed on the site without first amending the Master Sign Plan.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
11/23/98	The City Council approved a Rezoning (Z-0100-97) from M (Industrial) to PD (Planned Development) on 178 acres including the subject property. The Planning Commission and staff recommended approval.
07/05/00	The City Council adopted Ordinance 5238, thereby adopting the Downtown Centennial Plan, which contains standards for the subject site.
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 (World Market Center Phase I) and a Waiver of off-street parking requirements at the southwest corner of Grand Central Parkway and Bonneville Avenue. The Planning Commission and staff recommended approval.
06/15/05	The City Council approved a Master Sign Plan (MSP-6344) for World Market Center Phase I at 495 South Grand Central Parkway. The Planning Commission, Parkway Center Architectural Review Committee (PC-ARC) and staff recommended approval.
07/06/05	The City Council approved a Site Development Plan Review (SDR-6593) for a 1,619,219 square-foot commercial center (World Market Center Phase II). The Planning Commission, Parkway Center Architectural Review Committee (PC-ARC) and staff recommended approval of the request.
01/12/06	The Planning Commission approved a Site Development Plan Review (SDR-10427) for a proposed four level parking garage with 2,175 parking spaces and Waivers of Parkway Center Development Standards at 475 Grand Central Parkway. The Parkway Center Architectural Review Committee (PC-ARC) and staff recommended approval.

06/07/06	The City Council approved a Major Amendment (SDR-12636) of a previously approved Site Development Plan Review (SDR-10427) to add five levels to the approved parking garage and for the World Market Center Phase III development. The Planning Commission and staff recommended approval.
09/07/06	Planning and Development Department staff approved a Minor Amendment (SDR-16509) to an approved Site Development Plan Review (SDR-12636) to reduce commercial square footage, reduce the height of the parking garage by one story, and revise parking requirements for World Market Center Phase III.
10/18/06	The City Council approved a Major Amendment (MSP-15823) to an approved Master Sign Plan (MSP-6344) to add signage for World Market Center Phase II. The Planning Commission and staff recommended approval.
04/16/08	Neighborhood Services Code Enforcement inspected the property at 445 South Grand Central Parkway for a vagrant camp (Case #355136). The case was closed by Code Enforcement on 04/16/08.
01/29/09	Planning and Development Department staff approved a Temporary Sign Permit (TSP-33226) for the temporary installation of four (4) proposed 53-foot by 56-foot wall signs on the existing parking garage structure at 445 South Grand Central Parkway, from 01/30/09 to 02/28/09.
03/11/09	Planning and Development Department staff approved a Temporary Sign Permit (TSP-33790) for the temporary installation of one (1) proposed 62-foot by 55-foot wall sign on the existing parking garage structure at 445 South Grand Central Parkway, from 03/23/09 to 04/21/09.
06/11/09	Planning and Development Department staff approved a Minor Amendment (MSP-34474) of a previously approved Master Sign Plan (MSP-6344) for additional signage within the existing World Market Center commercial development.
Related Building Permits/Business Licenses	
02/01/07	A building permit (#07000458) was issued for a parking structure at 445 South Grand Central Parkway. A final inspection was completed 08/22/08.
02/01/07	A building permit (#07000459) was issued for onsite improvements and hardscapes at 445 South Grand Central Parkway. No inspections were completed and the permit expired 08/04/07.
08/29/07	Building permits (#86976, #86977, #86978, #86979, #86980, #86981, #86982) were issued 08/29/07 for sprinkler systems on Levels 1 through 7 of the parking garage at 445 South Grand Central Parkway. Final inspections were completed 05/07/08.
Pre-Application Meeting	
09/04/09	Submittal requirements for a Master Sign Plan were discussed. The following issues were identified at this meeting: • Waivers of Parkway Center Signage Standards are required for area and height of wall signage. • No off-premise signage will be allowed.

MSP-36336 - Staff Report Page Three
December 3, 2009 - Planning Commission Meeting

Neighborhood Meeting	
A neighborhood meeting is not required for this application, nor was one held.	
Field Check	
10/27/09	Staff conducted a field check of the subject property and found a parking garage in excellent condition. No signage was noted on the exterior of the structure.

Details of Application Request	
Site Area	
Net Acres	14.68

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Surface Parking, Parking Structure	MXU (Mixed Use)	PD (Planned Development)
	Off-Premise Advertising Sign	MXU (Mixed Use)	PD (Planned Development)
North	Trade Center/Wholesale Showroom (Temporary Exhibit Area)	MXU (Mixed Use)	PD (Planned Development)
	Off-Premise Advertising Signs	MXU (Mixed Use)	PD (Planned Development)
South	Trade Center/Wholesale Showroom (Building 3)	MXU (Mixed Use)	PD (Planned Development)
East	Undeveloped (Symphony Park)	MXU (Mixed Use)	PD (Planned Development)
West	Interstate 15 ROW	ROW (Right-of-Way)	ROW (Right-of-Way)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
Downtown Centennial Plan	X		Y
PD (Planned Development) District	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Downtown Overlay District – Parkway Center	X		Y
A-O Airport Overlay District (175 Feet)	X		Y
Downtown Casino Overlay 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

MASTER SIGN PLAN REQUIREMENTS FOR ON-PREMISE SIGNAGE		
THRESHOLD	**YES**	**NO**
Non-Residential project with a site larger than 15 net acres	X	
To establish the requirements/limitations for signs located in the Gaming and Downtown Overlay Districts, and any uses not regulated elsewhere in Title 19.14 located in the Planned Community and Planned Development Districts	X	
To establish requirements/limitations for signs in a specific development	X	

DEVELOPMENT STANDARDS

Wall Signs: Pursuant to Title 19.14 and the Downtown Centennial Plan Parkway Center Standards, the following standards apply:

Standards	Allowed	Previously Approved	Proposed	Compliance
Maximum Number	All signs shall fit within the architectural frame or sign band of the storefront, or occupy the same square footage to enhance the architectural character of the buildings	No signage previously approved for parking garage elevations	Five (5) wall signs on east and south elevations, to fit within the dimensions of the parking garage	Y
Maximum Area	Max. 50 SF for wall signs. Size shall be consistent with the scale of the building	No signage previously approved	56' tall x 53' wide to be consistent with the proportions of the garage facade	N
Location Requirements	Signs above second floor shall be limited to two tenants of the building or the name of a hotel	No signage previously approved	Proposed signage extends above second level	N
Design	All signs should establish a façade rhythm, scale and proportion where not currently existing	Façade rhythm, scale and proportion exist	Façade rhythm, scale and proportion exist	Y

Material	All signs should be appropriate in color and texture to the building on which it is placed	No signage previously approved	Sign contains vinyl mesh material	Y
Illumination	Internal/External; no animation	No signage previously approved	Non-Illuminated; no animation	Y

Waivers		
Requirement	**Request**	**Staff Recommendation**
Downtown Centennial Plan VII.E (6)(c) – Permitted signs: modular wall signs shall be no greater than 50 square feet in area.	To install five (5) wall signs of 2,968 SF each	Approval
Downtown Centennial Plan VII.E (6)(f) – No building signs shall be permitted above the bottom of the second floor window sill. Signs above this height may be allowed for a max. of two (2) tenants per office building for the name of a hotel and are limited to letter signs, either illuminated or non-illuminated, with one (1) square box sign allowed in which a logo can be illuminated.	To install a wall sign 56 feet in height that will extend above the second floor of the existing parking garage	Approval

ANALYSIS

This request, if approved, would allow for the installation of five (5) 2,968 square-foot vinyl mesh signs onto the exterior of the existing World Market Center parking garage. Four of the signs would be placed on the east wall and one on the south wall of the parking garage. Two previous temporary sign permits have been approved by staff for similar signage and placement on the parking garage structure to advertise during past trade shows held in the adjacent trade center buildings, which are located on the same legal lot. Approval of this application would make the signs a part of the approved Master Sign Plan for the World Market Center development and eliminate the necessity of obtaining a Temporary Sign Permit each time these types of signs are requested.

The proposed signs are not illuminated, nor will they contain animation. Additionally, the proposed signs depict only the advertisements of the property owner, existing tenants or business affiliates of World Market Center; no off-premise signage is proposed (nor are new off-premise signs allowed per the Parkway Center Standards).

The proposed signage complies with Parkway Center Signage Standards, except for wall sign area and wall sign height, for which waivers of the Downtown Centennial Plan Parkway Center Standards are required. If approved, the waivers would only apply to the parking garage elevations; changes elsewhere on the site would require separate application for a waiver to be reviewed on a case-by-case basis.

FINDINGS

The waivers for signage height and size are acceptable, as they are compatible with the scale and proportions of the parking garage. At the time of their establishment, the Parkway Center code standards were intended for much smaller office buildings on smaller sites. The existing parking garage is in itself a large building on a large site containing even larger structures. The size of the proposed signage is appropriate for passersby to read along facing rights-of-way, which are located an unusually long distance from the garage. Staff therefore recommends approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 46

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Master Sign Plan Amendment

Project Address (Location) 213 S. Grand Central Pkwy., Las Vegas, Nevada, 89106

Project Name World Market Center Las Vegas **Proposed Use** N/A

Assessor's Parcel #(s) 139-33-511-007 **Ward #** 5

General Plan: existing N/A proposed N/A **Zoning:** existing N/A proposed N/A

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 14.68 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER WMC II Associates, LLC **Contact** Jonathan P. Leleu

Address 495 S. Grand Central Pkwy. #2203 **Phone:** (702) 599-8105 **Fax:** (702) 599-8170

City Las Vegas **State** NV **Zip** 89106

E-mail Address jonathan.leleu@lasvegasmarket.com

APPLICANT Same as above **Contact**

Address **Phone:** **Fax:**

City **State** **Zip**

E-mail Address

REPRESENTATIVE Jonathan P. Leleu **Contact**

Address 495 S. Grand Central Pkwy. #2203 **Phone:** (702) 599-8105 **Fax:** (702) 599-8170

City Las Vegas **State** NV **Zip** 89106

E-mail Address jonathan.leleu@lasvegasmarket.com

Property Owner Signature* [signature]

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Jack Kashani

Subscribed and sworn before me

This 8th 10th day of October, 20 09.

[signature]

Notary Public in and for said County and State

BARBARA RHEA NOTARY PUBLIC STATE OF NEVADA MY COMMISSION EXPIRES 6-14-12 COMMISSION NO. 89-1285-1

BARBARA RHEA NOTARY PUBLIC STATE OF NEVADA MY COMMISSION EXPIRES 6-14-12 COMMISSION NO. 89-1285-1

Revised 0

Commission # 89-1285-1 Expires 6/14/2012

FOR DEPARTMENT USE ONLY

Case #	MSP-36334
Meeting Date:	12/3/09
Total Fee:	830.00
Date Received:*	10/08/09
Received By:	MREN

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

BARBARA RHEA NOTARY PUBLIC STATE OF NEVADA MY COMMISSION EXPIRES 6-14-12 COMMISSION NO. 89-1285-1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MSP-36336 APN: 139-33-511-007

Name of Property Owner: WMC II Associates, LLC

Name of Applicant: Same as above

Name of Representative: Jonathan P. Leleu

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: J Kashani

Print Name: Jack Kashani

BARBARA RHEA
NOTARY PUBLIC
STATE OF NEVADA
MY COMMISSION EXPIRES 6-14-12
COMMISSION NO: 89-1285-1

Expires 6/14/2012
Commission # 89-1285-1

Subscribed and sworn before me

This 8th day of October, 2009

Notary Public in and for said County and State

BARB-
NOTARY
STATE OF NEVA
MY COMMISSION
COMMISSION N

MY COMM
COMM

BARBARA
NOTARY PUB
STATE OF NEV
COMMISSION NO: 89-

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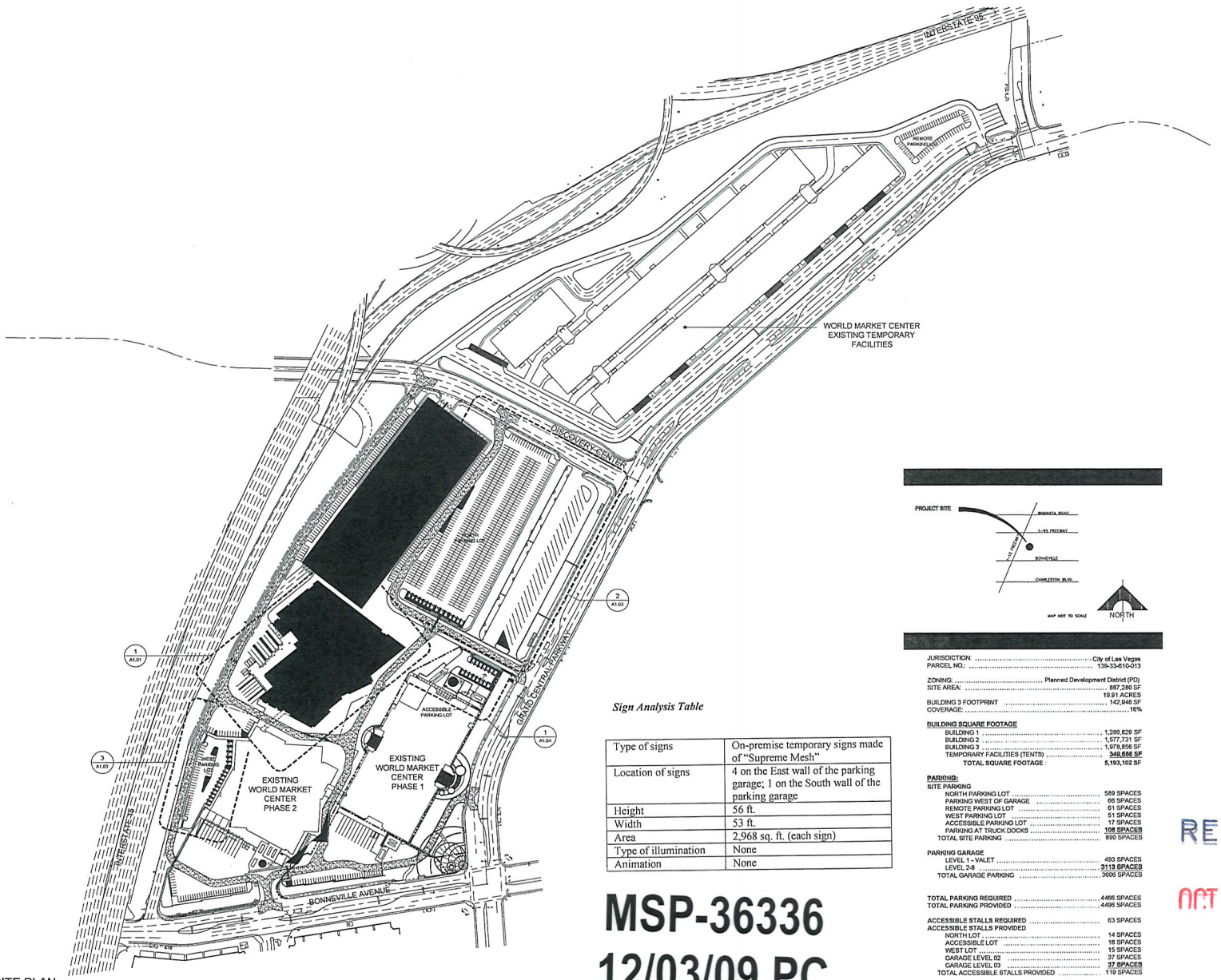
OCT 08 2009



A MASTER SITE PLAN

Scale 1" = 120'

Sign Analysis Table

Type of signs	On-premise temporary signs made of "Supreme Mesh"
Location of signs	4 on the East wall of the parking garage; 1 on the South wall of the parking garage
Height	56 ft.
Width	53 ft.
Area	2,968 sq. ft. (each sign)
Type of illumination	None
Animation	None

MSP-36336
12/03/09 PC

JURISDICTION: ..... City of Las Vegas
PARCEL NO.: 139-33-610-013

ZONING: ..... Planned Development District (PD)
SITE AREA: ..... 867,280 SF
19.91 ACRES
BUILDING 3 FOOTPRINT ..... 142,948 SF
COVERAGE: 16%

BUILDING SQUARE FOOTAGE
BUILDING 1 ..... 1,286,829 SF
BUILDING 2 ..... 1,577,731 SF
BUILDING 3 ..... 1,978,856 SF
TEMPORARY FACILITIES (TENTS) ..... 349,686 SF
TOTAL SQUARE FOOTAGE : 5,193,102 SF

PARKING:
SITE PARKING
NORTH PARKING LOT ..... 589 SPACES
PARKING WEST OF GARAGE ..... 66 SPACES
REMOTE PARKING LOT ..... 61 SPACES
WEST PARKING LOT ..... 51 SPACES
ACCESSIBLE PARKING LOT ..... 17 SPACES
PARKING AT TRUCK DOCKS ..... 106 SPACES
TOTAL SITE PARKING ..... 890 SPACES

PARKING GARAGE
LEVEL 1 - VALET ..... 493 SPACES
LEVEL 2-8 ..... 3113 SPACES
TOTAL GARAGE PARKING ..... 3606 SPACES

TOTAL PARKING REQUIRED ..... 4495 SPACES
TOTAL PARKING PROVIDED ..... 4496 SPACES

ACCESSIBLE STALLS REQUIRED ..... 63 SPACES
ACCESSIBLE STALLS PROVIDED
NORTH LOT ..... 14 SPACES
ACCESSIBLE LOT ..... 16 SPACES
WEST LOT ..... 15 SPACES
GARAGE LEVEL 02 ..... 37 SPACES
GARAGE LEVEL 03 ..... 37 SPACES
TOTAL ACCESSIBLE STALLS PROVIDED ..... 119 SPACES

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MSP-36336
12/03/09 PC

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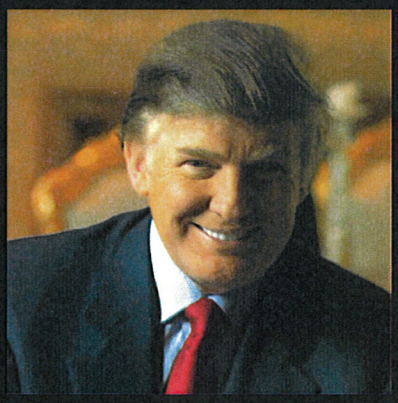
OCT 08 2009



TRUMP HOME™

A Signature Serta® Mattress Collection - Space A710



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MSP-36336
12/03/09 PC



MSP-36336
12/03/09 PC

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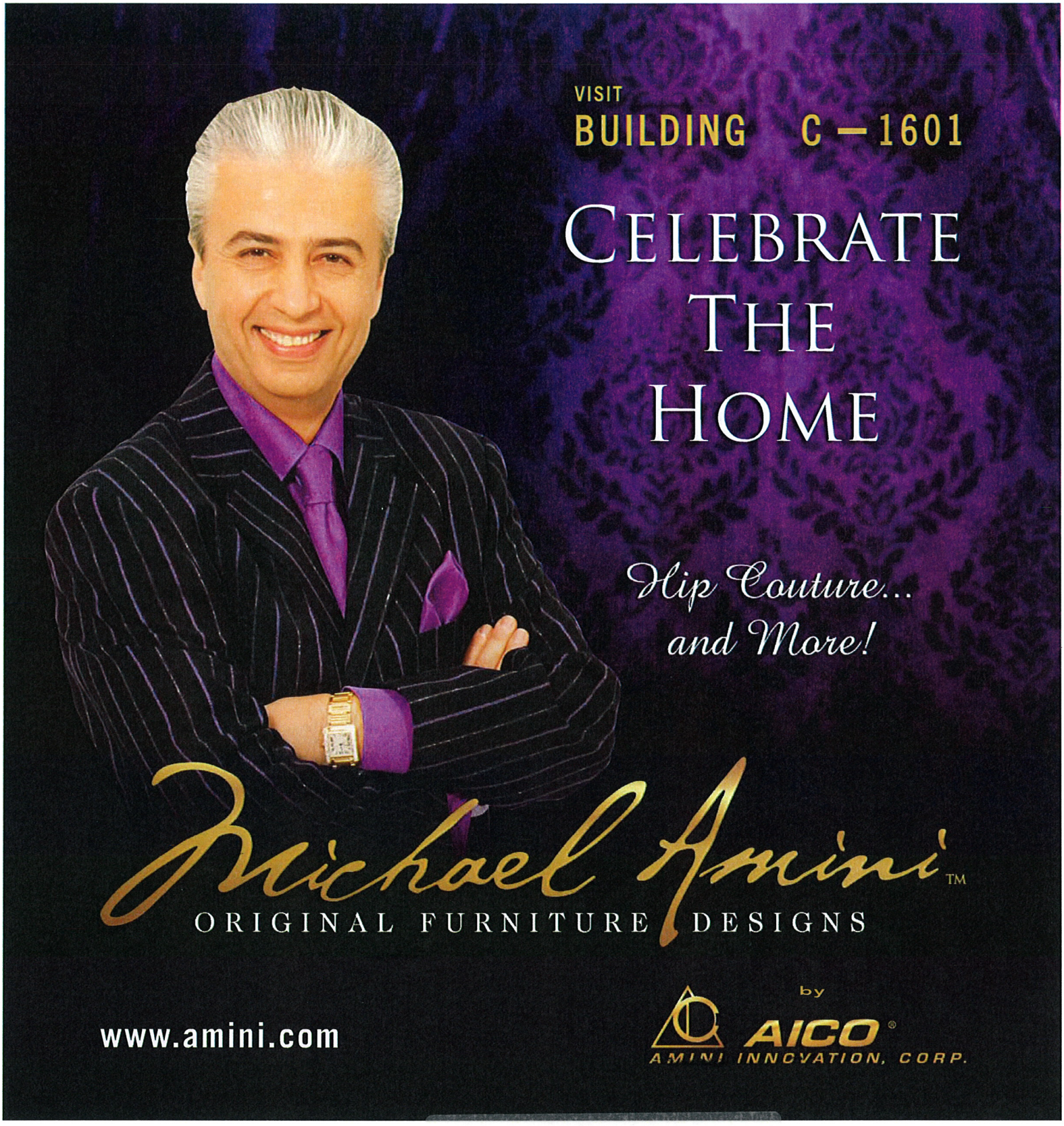
OCT 08 2009



MSP-36336
12/03/09 PC

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OCT 08 2009



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OCT 08 2009

MSP-36336
12/03/09 PC

MSP-36336
12/03/09 PC

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NOV 23 2009





MSP-36336 - APPLICANT/OWNER: WMC II ASSOCIATES, LLC
445 SOUTH GRAND CENTRAL PARKWAY
DECEMBER 3, 2009 PLANNING COMMISSION

10/27/09



MSP-36336 - APPLICANT/OWNER: WMC II ASSOCIATES, LLC
445 SOUTH GRAND CENTRAL PARKWAY
DECEMBER 3, 2009 PLANNING COMMISSION

10/27/09



MSP-36336 - APPLICANT/OWNER: WMC II ASSOCIATES, LLC
445 SOUTH GRAND CENTRAL PARKWAY
DECEMBER 3, 2009 PLANNING COMMISSION

10/27/09



MSP-36336 - APPLICANT/OWNER: WMC II ASSOCIATES, LLC
445 SOUTH GRAND CENTRAL PARKWAY
DECEMBER 3, 2009 PLANNING COMMISSION

10/27/09



MSP-36336 - APPLICANT/OWNER: WMC II ASSOCIATES, LLC
445 SOUTH GRAND CENTRAL PARKWAY
DECEMBER 3, 2009 PLANNING COMMISSION

10/27/09



MSP-36336 - APPLICANT/OWNER: WMC II ASSOCIATES, LLC
445 SOUTH GRAND CENTRAL PARKWAY
DECEMBER 3, 2009 PLANNING COMMISSION

10/27/09



MSP-36336 - APPLICANT/OWNER: WMC II ASSOCIATES, LLC
445 SOUTH GRAND CENTRAL PARKWAY
DECEMBER 3, 2009 PLANNING COMMISSION

10/27/09



MSP-36336 - APPLICANT/OWNER: WMC II ASSOCIATES, LLC
445 SOUTH GRAND CENTRAL PARKWAY
DECEMBER 3, 2009 PLANNING COMMISSION

10/27/09



MSP-36336 - APPLICANT/OWNER: WMC II ASSOCIATES, LLC
445 SOUTH GRAND CENTRAL PARKWAY
DECEMBER 3, 2009 PLANNING COMMISSION

10/27/09



MSP-36336 - APPLICANT/OWNER: WMC II ASSOCIATES, LLC
445 SOUTH GRAND CENTRAL PARKWAY
DECEMBER 3, 2009 PLANNING COMMISSION

10/27/09

495 S. Grand Central Parkway, Suite 2203
Las Vegas, NV 89106
P 702.599.9621 | 888.962.7469
F 702.599.9622
www.LasVegasMarket.com

WORLD MARKET CENTER LAS VEGAS

August 20, 2009

Mr. Doug Rankin
City of Las Vegas Planning & Development
731 South Fourth Street
Las Vegas, NV, 89101

Re: ***Justification Letter – WMC II Associates, LLC***
APN : 139-33-511-007
Address : 213 S. Grand Central Pkwy.
Application : Master Sign Plan Amendment

Dear Mr. Rankin:

The application seeks approval of an amendment to its Master Sign Plan to allow for the installation of interchangeable/removable on-premise signage on a parking garage located within the Las Vegas Centennial Plan.

Applicant is seeking approval to install five (5) signs onto an existing parking garage. The proposed signs are 53'W x 56'H and made with "Supreme Mesh". Applicant contemplates installing the signs immediately upon approval, and first displaying the signs for its Sept. 14-17, 2009 tradeshow event, and refreshing and/or changing the signage for tradeshow events occurring thereafter. The signs will depict only the advertisements of either the property owner, or existing tenants and/or business affiliates of the property owner.

This application reflects signage previously approved by the City of Las Vegas in past temporary sign permits, and simply seeks permanent approval of such signage.

Thank you for your consideration. Should you have any questions or concerns, please do not hesitate to contact me at any time.

Very truly yours,

Jonathan P. Leleu
In-House Legal Counsel for
World Market Center Las Vegas

MSP-36336
12/03/09 PC

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OCT 08 2009

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 3, 2009

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

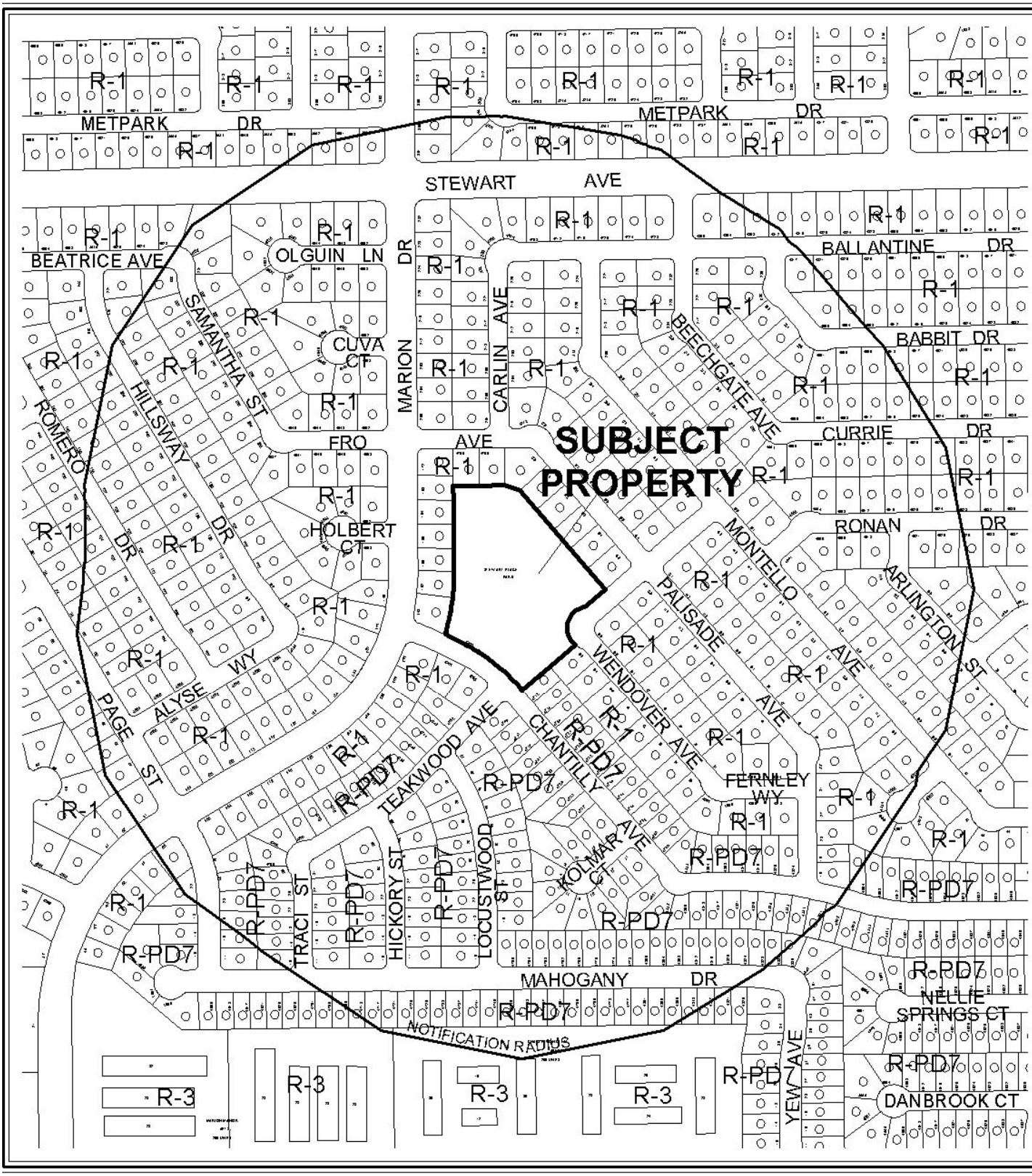
SUBJECT:
ZON-36097 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 3.45 acres located at 4700 Chantilly Avenue (APN 140-32-712-009), Ward 3 (Reese)

C.C.: 01/06/2010

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

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

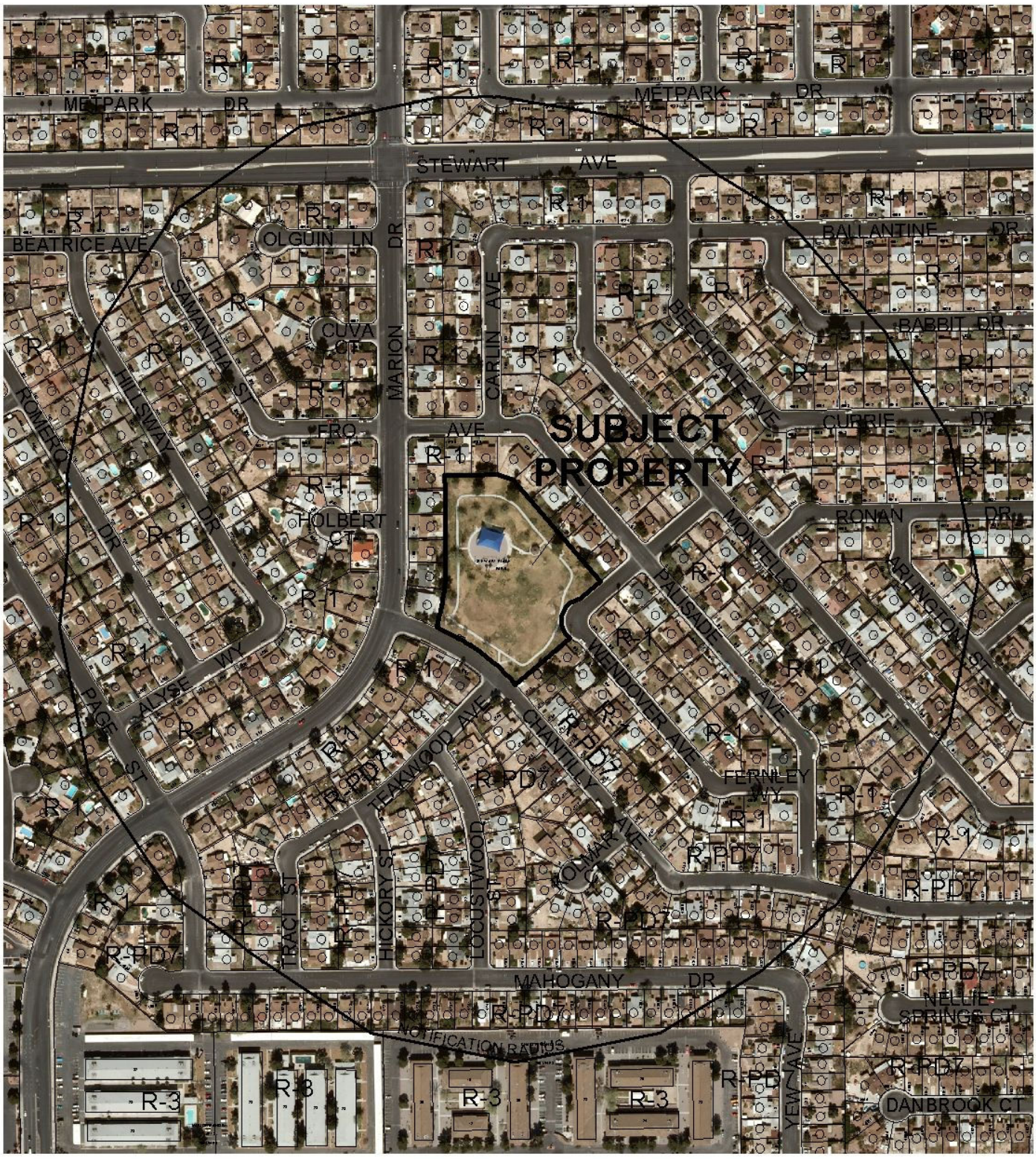


CASE: **ZON-36097**

RADIUS: 1000 FT

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

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



0 300 600 Feet

CASE: **ZON-36097**

RADIUS: 1000 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 3, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-36097 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL.

AO

ZON-36097 - Staff Report Page One
December 3, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing a Rezoning from R-1 (Single Family Residential) to C-V (Civic) for a City Park located at 4700 Chantilly Avenue. The proposed C-V (Civic) district will allow conformance with the existing land use designation of PR-OS (Parks/Recreation/Open Space) on the subject site; therefore, staff is recommending approval of the subject Rezoning application. If denied, the existing R-1 zoning district will remain inconsistent with the existing General Plan land use designation.

ISSUES

- The proposed Rezoning will allow conformance with the current land use designation of PR-OS (Parks/Recreation/Open Space).

- The existing use of the subject site as a City Park is a permissible use in the C-V (Civic) zoning district, and is consistent with the existing General Plan designation.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
12/12/62	The Board of City Commissioners approved a Rezoning (Z-0117-62) of a Property legally described as the South Half of Section 32, Township 20 South, Range 62 East [MDB &M], and generally located on the north side of Charleston between Nellis Blvd. and Lamb, From: R-R (Rural Residence), TO: R-1 (Single Family Residence). The Planning Commission recommended approval of the request.
Related Building Permits/Business Licenses	
04/17/07	A building permit (#7001301) was issued for shade structures at a public park at 4700 Chantilly Avenue. The permit was finalized on 12/05/07.
Pre-Application Meeting	
A pre-application meeting was not required, nor was one conducted.	
Neighborhood Meeting	
A neighborhood meeting was not held, not was one required.	
Field Check	
10/27/09	A field check was conducted by staff. A well maintained public park was observed.

ZON-36097 - Staff Report Page Two
December 3, 2009 - Planning Commission Meeting

Details of Application Request	
Site Area	
Gross Acres	3.5

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	City Park	PR-OS (Parks/Recreation/Open Space)	R-1 (Single Family Residential)
North	Single Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family Residences	ML (Medium Low Density Residential) / L (Low Density Residential)	R-PD7 (Residential Planned Development-7 units per acre) / R-1 (Single Family Residential)
East	Single Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)

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

ANALYSIS

This request would Rezone the subject site from R-1 (Single Family Residential) to C-V (Civic), which will allow conformance with the existing PR-OS (Parks/Recreation/Open Space) land use designation. The existing use of the subject site as a City Park is a permissible use in the C-V (Civic) zoning district, and is consistent with the existing General Plan designation. As the proposed C-V (Civic) zoning district is consistent with the existing PR-OS (Parks/Recreation/Open Space) land use designation, staff is recommending approval of this request.

FINDINGS

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

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

   The proposed C-V (Civic) zoning district is consistent with the existing PR-OS (Parks/Recreation/Open Space) General Plan designation.

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

   The uses allowed by the C-V (Civic) zoning district, including the existing use of the subject site for a City Park, are compatible with the surrounding land uses and zoning districts.

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

   The subject site has a land use designation of PR-OS (Parks/Recreation/Open Space). Rezoning of the subject site will allow conformance with the existing land use designation of the subject site.

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

   The site is accessed from Marion Drive, an 80-foot Secondary Collector street as designated by the Master Plan of Streets and Highways. Access is adequate in size to meet the requirements of the proposed zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

NOTICES MAILED 553

APPROVALS 2

PROTESTS 1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 4700 Chantilly Avenue

Project Name Existing CLV park **Proposed Use** No change

Assessor's Parcel #(s) 140-32-712-009 **Ward #** 3

General Plan: existing PR-OS proposed N/A **Zoning:** existing R-1 proposed C-V

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 3.45 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER City of Las Vegas **Contact** Andy Reed

Address 731 South 4TH Street **Phone:** 229.6882 **Fax:** _____

City Las Vegas **State** NV **Zip** 89101

E-mail Address _____

APPLICANT M. Margo Wheeler, AICP **Contact** _____

Address 731 South 4TH Street **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89101

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name M. Margo Wheeler, AICP

Subscribed and sworn before me

This 17th day of September, 2009.

Teresa K. Morrell

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
TERESA K. MORRELL
No. 99-59083-1 My Appointment Expires Sept. 14, 2011

FOR DEPARTMENT USE ONLY

Case #	ZON-36097
Meeting Date:	12-03-09
Total Fee:	N/A
Date Received:*	9-18-09
Received By:	A Reed

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-36097 APN: 140-32-712-009

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: M. MARGO WHEELER, AICP

Name of Representative: ANDREW P. REED, AICP

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: _____

Subscribed and sworn before me

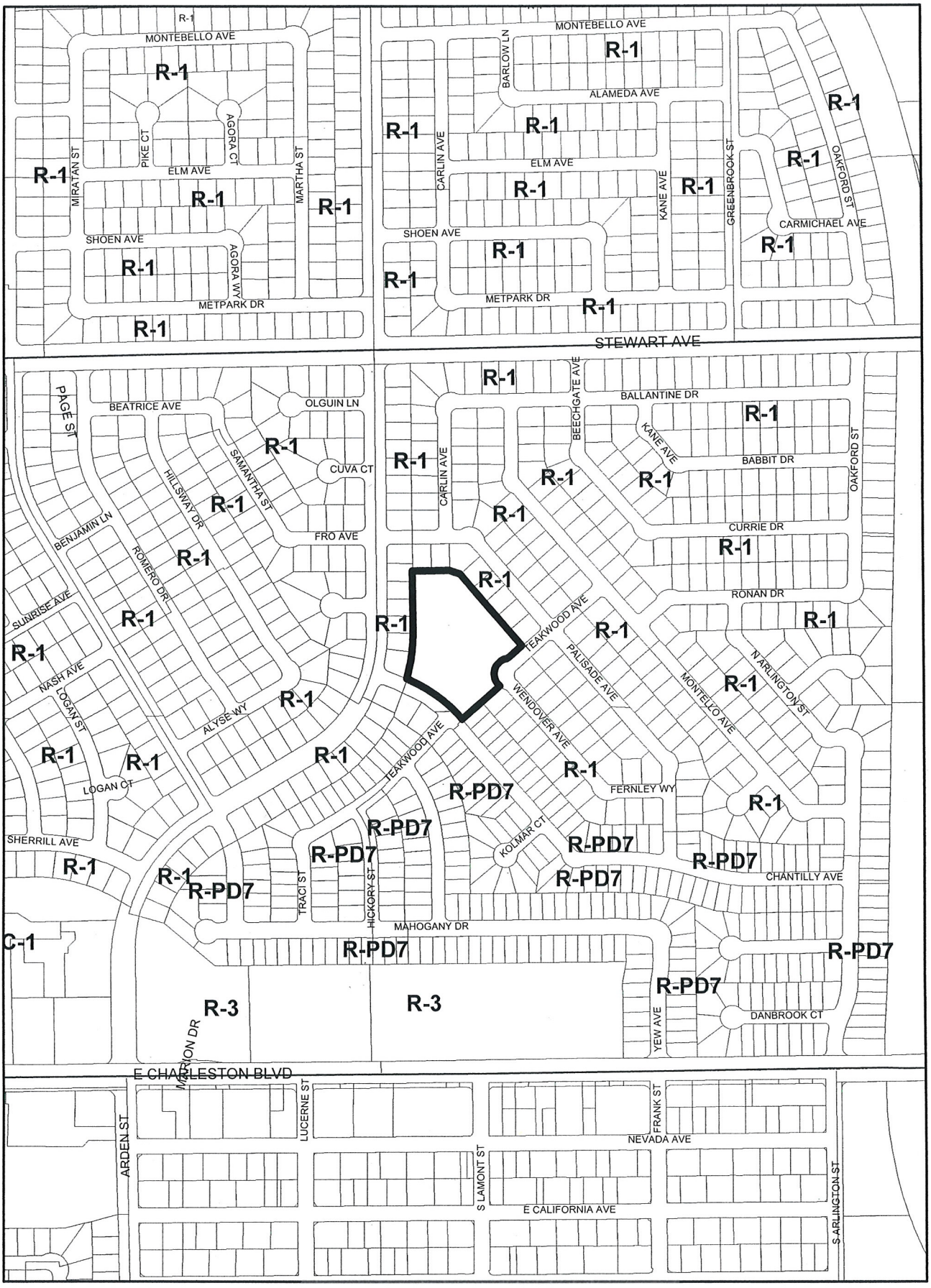
This 17th day of September, 2009

Teresa K Morrell

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
TERESA K. MORRELL
No. 99-59083-1 My Appointment Expires Sept. 14, 2011

REZONING



ZON-36097
12/03/09 PC

APN: 140-32-712-009
From R-1 to C-V

Data Current as of: September 21, 2009

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

PLANNING & DEVELOPMENT

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SEP 18 2009



ZON-36097 - APPLICANT/OWNER: CITY OF LAS VEGAS
4700 CHANTILLY AVENUE
DECEMBER 3, 2009 PLANNING COMMISSION

10/27/09

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

October 21, 2009

Steve Gebeke
Planning & Development Department
731 S. 4th Street
Las Vegas, Nevada 89101

RE: Application ZON-36097
Assessors Parcel Number 140-32-712-009

Dear Mr. Gebeke:

In regard to this parcel, staff has determined that the existing General Plan designation and zoning classifications are inconsistent. In order to resolve this inconsistency and ensure that future development is compatible with existing development, staff is proposing to change the zoning classification of this site to C-V (Civic). Please call me at 229-6882

Sincerely,

Andrew P. Reed

Andrew P. Reed
Planning Supervisor
City of Las Vegas Planning & Development Department

AR:nl

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell

ZON-36097
12/03/09 PC

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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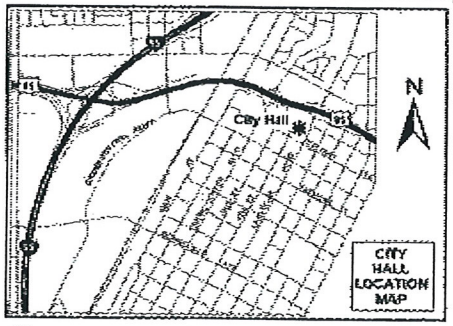
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



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NOV 23 2009

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-36097
Planning Commission Meeting of 12/3/2009

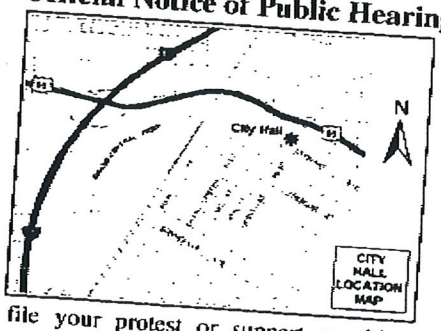
Case: ZON-36097
14032812093
VALENCIA ANTONIO
2740 MEADOW SPRING CT
LAS VEGAS NV 89156-4965

12 P

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

Return Service Requested

Official Notice of Public Hearing



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NOV 23 2009

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

☒ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-36097

Planning Commission Meeting of 12/3/2009

14032811058 Case: ZON-36097
QUINONES RONALD J
4778 MAHOGANY DR
LAS VEGAS NV 89110-4712

8983774 >>

RON QUINONES

IAUOS11 89110

12A

702-453-3131

Barbara J Apple

09:37a

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

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
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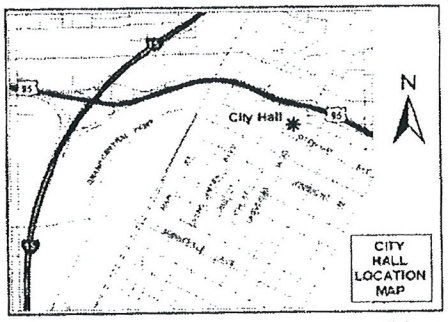
MAILED FROM ZIP CODE

Return Service Requested
Official Notice of Public Hearing



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Case: ZON-36097

14032811039
APPLE BARBARA J & STACY L
4748 TEAKWOOD AVE
LAS VEGAS NV 89110-4715

[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-36097
Planning Commission Meeting of 12/3/2009

IAVOS11 89110

12A

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 3, 2009

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

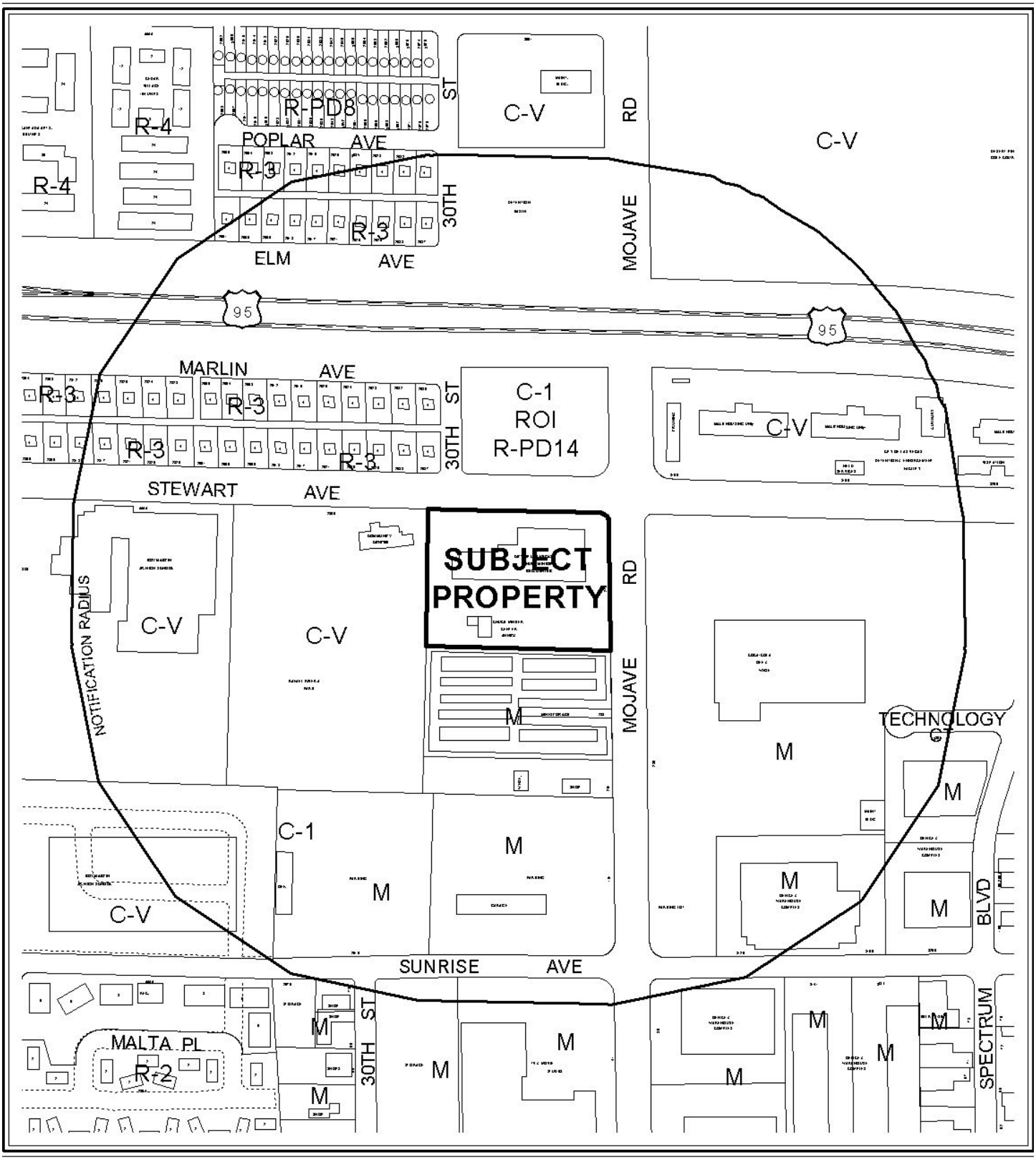
SUBJECT:
ZON-36099 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-V (CIVIC) on 4.58 acres located at 275 North Mojave Road (APN 139-36-701-001), Ward 3 (Reese)

C.C.: 01/06/2010

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

RECOMMENDATION:
APPROVAL

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



0 300 600 Feet

CASE: **ZON-36099**

RADIUS: 1000 FT

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

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

N



0 300 600 Feet

CASE: **ZON-36099**

RADIUS: 1000 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 3, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-36099 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL.

AO

ZON-36099 - Staff Report Page One
December 3, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing a Rezoning from C-1 (Limited Commercial) to C-V (Civic) on a property located at 275 North Mojave Road. The proposed C-V (Civic) district will allow conformance with the existing land use designation of PF (Public Facilities) on the subject site; therefore, staff is recommending approval of the subject Rezoning application. If denied, the existing C-1 zoning district will remain inconsistent with the existing land use designation.

ISSUES

- The proposed Rezoning will allow conformance with the current land use designation of PF (Public Facilities).

- The existing use of the subject site as a Community Recreation Facility (Public) is a permissible use in the C-V (Civic) zoning district, and is consistent with the existing General Plan designation.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
06/13/62	The Planning Commission approved a request for the Reclassification (Z-0045-62) of a property legally described as generally located west of Mojave Road between Charleston Boulevard and Bonanza Road, from R-1 (Single Family Residence) to R-2 (Two-Family Residence) and R-3 (Limited Multiple Residence)
01/11/63	The Board of City Commissioners approved a request for the Reclassification (Z-0156-62) of a property generally located on the north side of Charleston, west of Pecos Street, extending north to Stewart Avenue, from R-E (Residence Estates) and R-2 (Two-Family Residence) to C-1. The Planning Commission recommended approval of the request.
Related Building Permits/Business Licenses	
10/11/88	A building permit (#88006387) was processed for a modular building. The permit was inactive on 11/18/92.
0722/98	A building permit (#98014840) was processed for interior remodeling. The permit was completed 11/09/98.
Pre-Application Meeting	
A pre-application meeting was not required, nor was one conducted.	
Neighborhood Meeting	
A neighborhood meeting was not held, not was one required.	
Field Check	
10/27/09	A field check was conducted by staff. A well maintained recreation facility was observed.

ZON-36099 - Staff Report Page Two
December 3, 2009 - Planning Commission Meeting

Details of Application Request	
Site Area	
Gross Acres	4.58

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Community Recreation Facility (Public)	PF (Public Facility)	C-1 (Limited Commercial)
North	Undeveloped	M (Medium Density Residential)	C-1 (Limited Commercial)
South	Mini-Storage Facility	LI/R (Light Industrial/ Research)	M (Industrial)
East	Food Processing	LI/R (Light Industrial/ Research)	M (Industrial)
West	Community Recreation Facility (Public) / Park	PF (Public Facility)	C-V (Civic)

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

DEVELOPMENT STANDARDS

Standard	*Provided*
Min. Setbacks	
• Front	48 Feet
• Side	71 Feet
• Corner	191 Feet
• Rear	68 Feet

ANALYSIS

This request would Rezone the subject site from C-1 (Limited Commercial) to C-V (Civic), which will allow conformance with the existing PF (Public Facilities) land use designation. The existing use of the subject site for a Community Recreation Facility (Public) is a permissible use in the C-V (Civic) zoning district, and is consistent with the existing General Plan designation. As the proposed C-V (Civic) zoning district is consistent with the existing PF (Public Facilities) land use designation, staff is recommending approval of this request.

FINDINGS

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

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

   The proposed C-V (Civic) zoning district is consistent with the existing PF (Public Facilities) General Plan designation.

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

   The uses allowed by the C-V (Civic) zoning district, including the existing use of the subject site for a Community Recreation Facility (Public), are compatible with the surrounding land uses and zoning districts.

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

   The subject site has a land use designation of PF (Public Facilities). Rezoning of the subject site will allow conformance with the existing land use designation of the subject site.

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

   The site is accessed from Stewart Avenue, a 100-foot Primary Arterial street, and Mojave Road, an 80-foot Secondary Collector as designated by the Master Plan of Streets and Highways. Access is adequate in size to meet the requirements of the current use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 61

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 275 N. Mojave Road

Project Name Existing CLV recreation facility **Proposed Use** No change

Assessor's Parcel #(s) 139-36-701-001 **Ward #** 3

General Plan: existing PF proposed N/A **Zoning:** existing C-1 proposed C-V

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 4.58 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER City of Las Vegas **Contact** Andy Reed

Address 731 South 4TH Street **Phone:** 229.6882 **Fax:** _____

City Las Vegas **State** NV **Zip** 89101

E-mail Address _____

APPLICANT M. Margo Wheeler, AICP **Contact** _____

Address 731 South 4TH Street **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89101

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* _____

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name M. Margo Wheeler, AICP

Subscribed and sworn before me

This 17th day of September, 2009.

Teresa K. Morrell

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	ZON-36099
Meeting Date:	12-03-09
Total Fee:	N/A
Date Received:*	09-18-09
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-36099 APN: 139-36-701-001

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: M. MARGO WHEELER, AICP

Name of Representative: ANDREW P. REED, AICP

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: _____

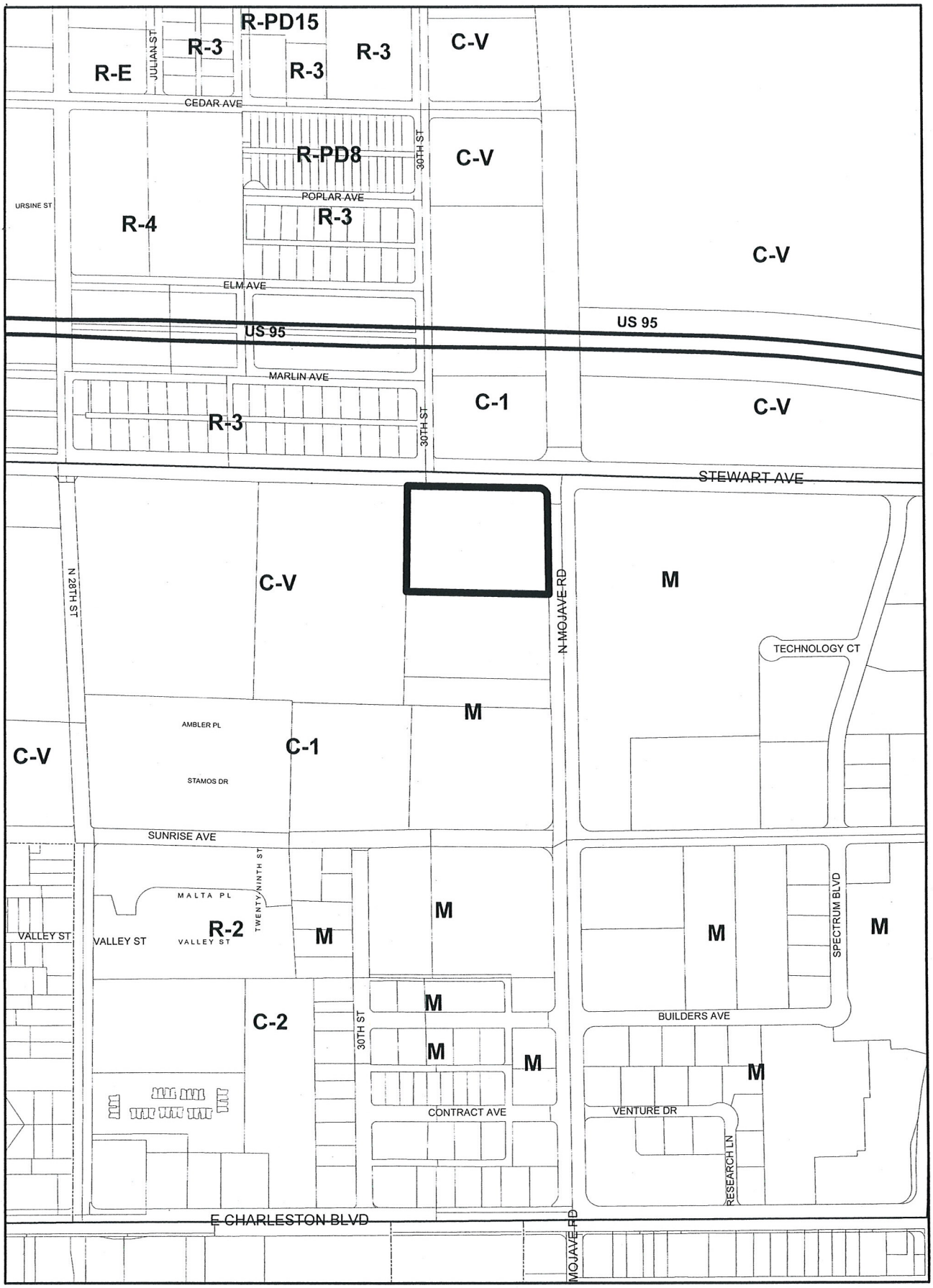
Subscribed and sworn before me

This 17th day of September, 2009

Teresa K. Marell

Notary Public in and for said County and State

REZONING



ZON-36099
12/03/09 PC

RECEIVED
SEP 18 2009

APN: 139-36-701-001
From C-1 to C-V
Data Current as of: September 21, 2009

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

PLANNING & DEVELOPMENT



ZON-36099 APPLICANT/OWNER: CITY OF LAS VEGAS
275 NORTH MOJAVE ROAD
DECEMBER 3, 2009 PLANNING COMMISSION

10/27/09

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

October 21, 2009

Steve Gebeke
Planning & Development Department
731 S. 4th Street
Las Vegas, Nevada 89101

RE: Application ZON-36099
Assessors Parcel Number 139-36-701-001

Dear Mr. Gebeke:

In regard to this parcel, staff has determined that the existing General Plan designation and zoning classifications are inconsistent. In order to resolve this inconsistency and ensure that future development is compatible with existing development, staff is proposing to change the zoning classification of this site to C-V (Civic). Please call me at 229-6882

Sincerely,

Andrew P. Reed

Andrew P. Reed
Planning Supervisor
City of Las Vegas Planning & Development Department

AR:nl

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell

CITY OF LAS VEGAS NEVADA

07101-001-06-09

ZON-36099
12/03/09 PC

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 3, 2009

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

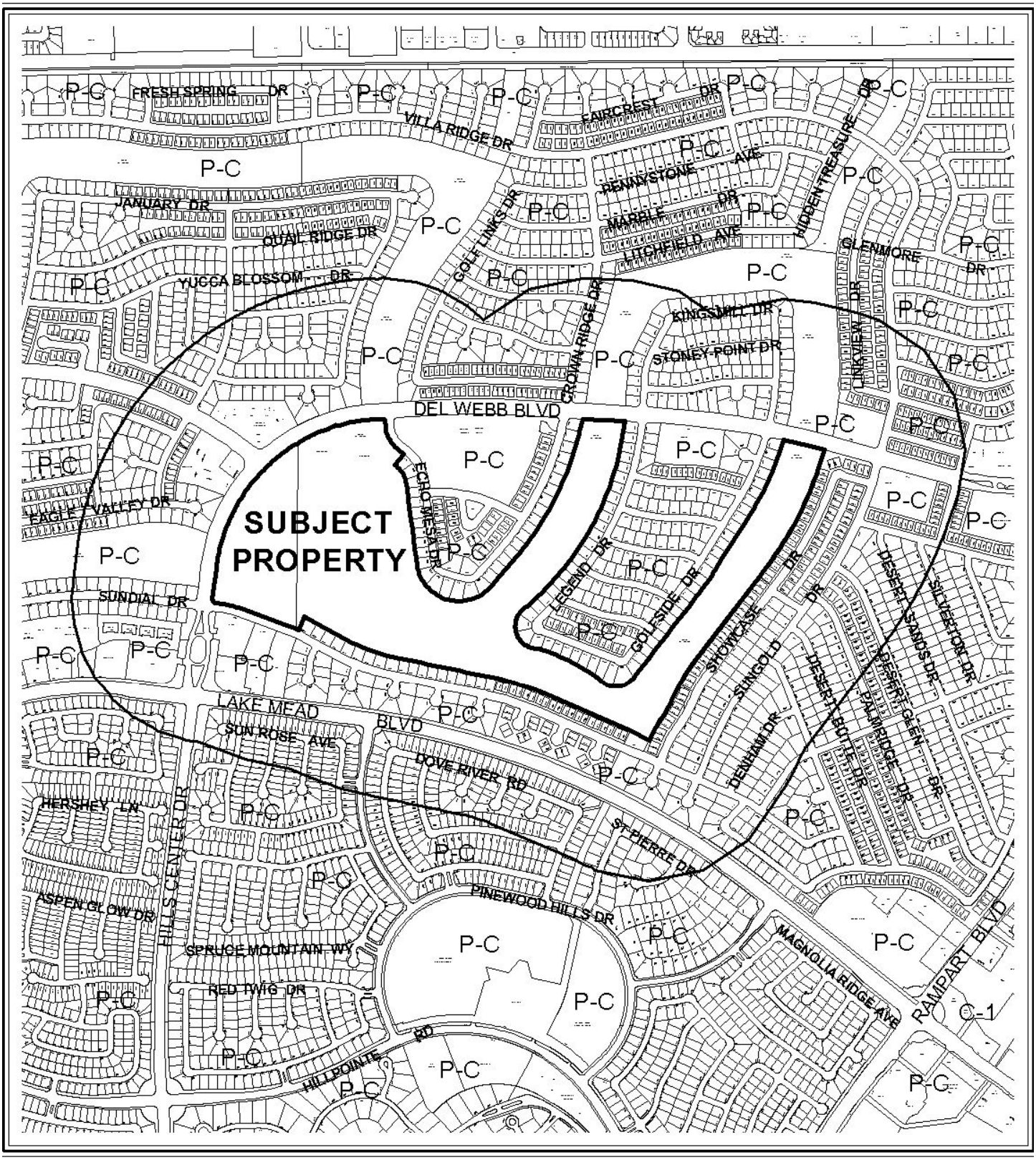
SUBJECT:
VAR-36431 - VARIANCE - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SUN CITY SUMMERLIN HOMEOWNERS ASSOCIATION - Request for a VARIANCE TO ALLOW 16 PARKING SPACES WHERE 26 ARE REQUIRED FOR A PROPOSED 7,600 SQUARE-FOOT FIRE STATION on a portion of a 12.26 acre site adjacent to the northeast corner of Del Webb Boulevard and Sundial Drive (APN 138-17-310-001), P-C (Planned Community) Zone, Ward 4 (Anthony)

C.C.: 01/06/2010

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**Planning Commission Mtg.**	**43**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

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



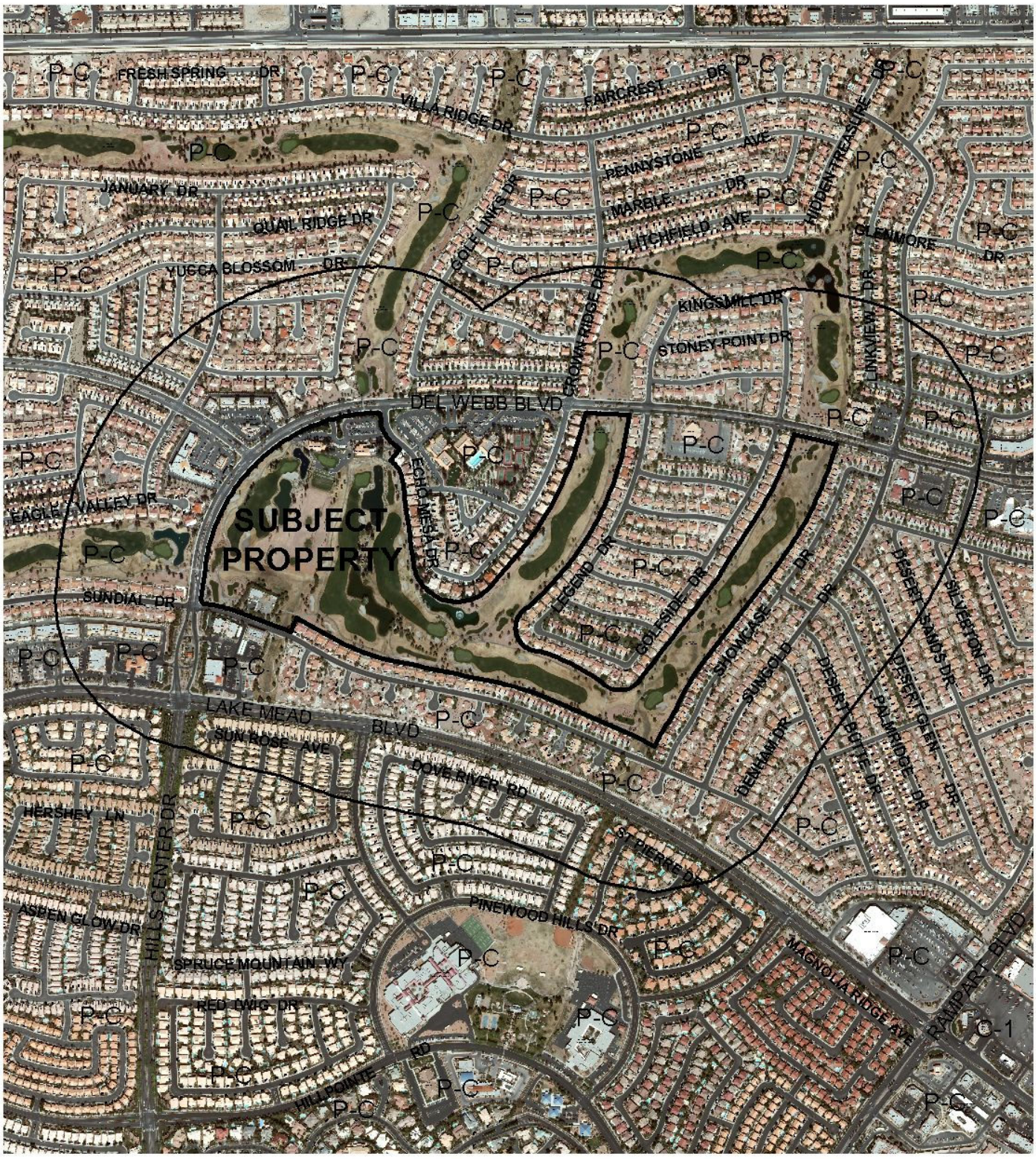
0 1000 2000 Feet

CASE: VAR-36431

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

N



0 1000 2000 Feet

CASE: VAR-36431

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 3, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-36431 - APPLICANT: CITY OF LAS VEGAS - OWNER: SUN CITY SUMMERLIN HOMEOWNERS ASSOCIATION

** 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 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.

2. The applicant shall work with city staff to determine the most appropriate mapping action necessary to consolidate the existing parcels. The mapping action shall be completed and recorded prior to issuance of a building permit.

3. Approval of and conformance to a development review by the City Referral Group shall be required, per the Summerlin Development Standards.

GK

VAR-36431 - Staff Report Page One
December 3, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow 16 parking spaces where 26 are required for a proposed 7,600 square-foot Fire Station on a portion of an existing golf course at the northeast corner of Del Webb Boulevard and Sundial Drive. This represents a 39% deviation from 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 site would have to be redesigned to comply with Title 19.

Issues

- Final approval and recordation of Parcel Map (PMP-36155) is required.
- Approval of and conformance to a development review by the City Referral Group shall be required, per the Summerlin Development Standards.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
10/15/09	A Parcel Map (PMP-36155) was submitted for technical review. Final approval and recordation of the map are pending.
Related Building Permits/Business Licenses	
There are no related building permits for the subject site.	
Pre-Application Meeting	
09/29/09	The Planning and Development Department met with the applicant and reviewed the requirements for a Variance application.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	
Field Check	
10/27/09	Staff conducted a field inspection and noted a well maintained golf course.

Details of Application Request	
Site Area	
Net Acres	12.25

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Golf Course	Golf Course (Sun City Summerlin Land Use Designation)	P-C (Planned Community)
North	Shopping Center	Commercial (Sun City Summerlin Land Use Designation)	P-C (Planned Community)

GK

South	Offices	Commercial (Sun City Summerlin Land Use Designation)	P-C (Planned Community)
East	Golf Course	Golf Course (Sun City Summerlin Land Use Designation)	P-C (Planned Community)
West	Shopping Center	Commercial (Sun City Summerlin Land Use Designation)	P-C (Planned Community)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Fire Station	7,600 S.F.	1:300	24	2	15	1	
Total			26		16		N

ANALYSIS

Per Title 19.04, a Government Facility, including a Fire Station, 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 16 spaces, including one handicap accessible space, which is a 39% deviation from standard. Staff can support the request for the parking Variance (VAR-36431), 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 19.18.070(L) 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."

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 21

NOTICES MAILED 1378

APPROVALS 43

PROTESTS 3

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Parking Variance

Project Address (Location) Del Webb Boulevard and Sundial Drive

Project Name Fire Station #107 **Proposed Use** Fire Station

Assessor's Parcel #(s) 138-17-310-001 **Ward #** 4

General Plan: existing PR-OS proposed _____ **Zoning:** existing P-C proposed _____

Commercial Square Footage 7,800 s.f. **Floor Area Ratio** _____

Gross Acres 0.85 **Lots/Units** 1 **Density** _____

Additional Information Requesting a parking variance to provide 16 parking spaces in lieu of the required 26 parking spaces

PROPERTY OWNER Sun City Summerlin Home Assoc. **Contact** D W Steinman

Address 9107 Del Webb Boulevard **Phone:** 966-1412 **Fax:** 966-1496

City Las Vegas **State** NV **Zip** 89134

E-mail Address dwsteinman@cox.net

APPLICANT City of Las Vegas **Contact** Samuel D. Tolman, AIA

Address 400 Stewart Avenue **Phone:** 229-2091 **Fax:** 464-2560

City Las Vegas **State** NV **Zip** 89101

E-mail Address stolman@lasvegasnevada.gov

REPRESENTATIVE City of Las Vegas **Contact** Samuel D. Tolman, AIA

Address 400 Stewart Avenue **Phone:** 229-2091 **Fax:** 464-2560

City Las Vegas **State** NV **Zip** 89101

E-mail Address stolman@lasvegasnevada.gov

Property Owner Signature* _____

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Richard Post

Subscribed and sworn before me

This 16th day of October, 2009.

Lorin Martin

Notary Public in and for said County and State

Revised 10/27/08

LORIN MARTIN
Notary Public State of Nevada
No. 94-4217-1
My appt. exp. July 10, 2012

FOR DEPARTMENT USE ONLY

Case #	VAR 36431
Meeting Date:	12-3-09
Total Fee:	$830.00
Date Received:*	10.20.09
Received By:	HA

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-36431** APN: 138-17-310-001

Name of Property Owner: Sun City Summerlin Homeowner's Association

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

Name of Representative: Samuel 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 _____x_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Richard Post

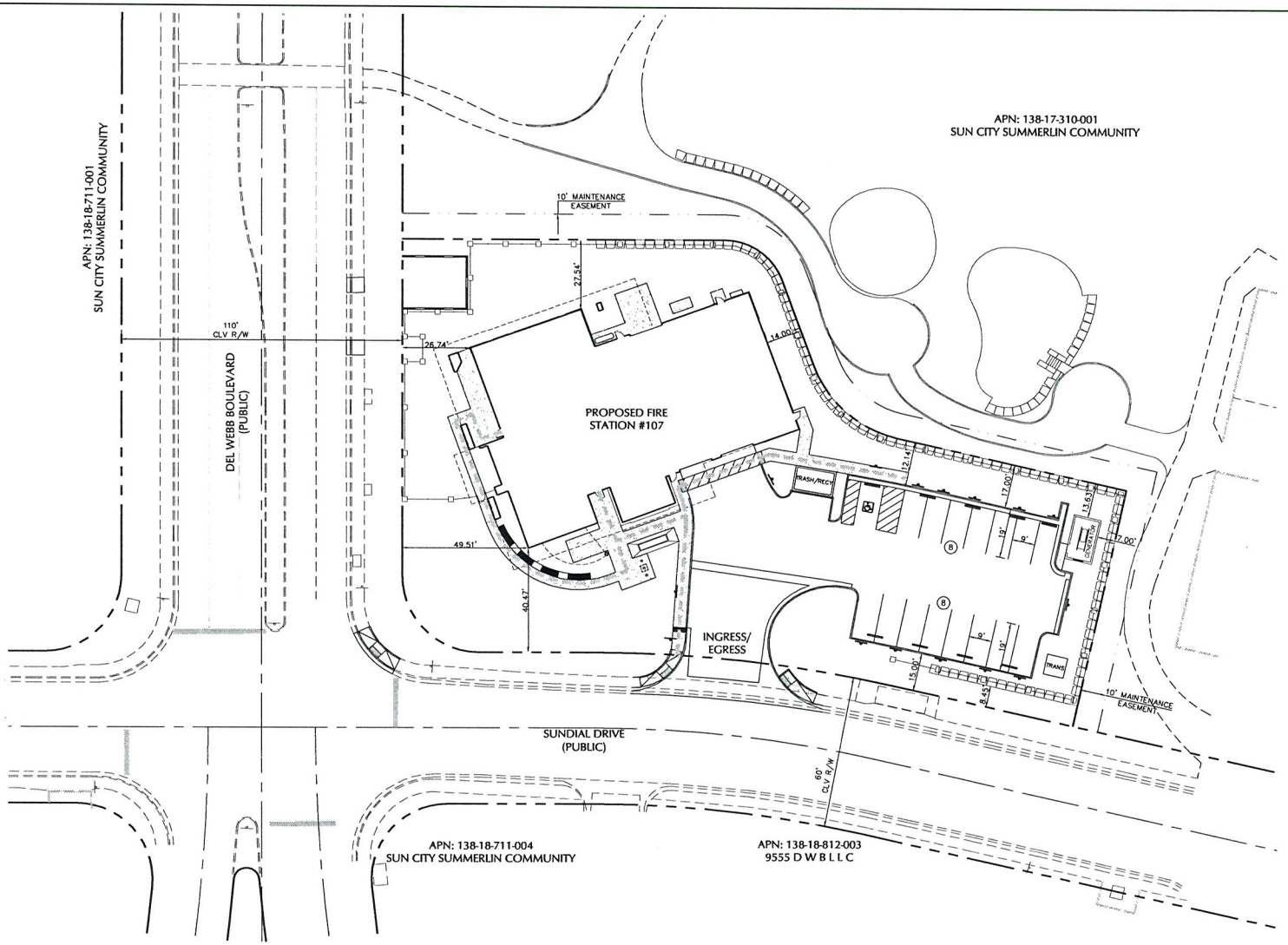
Subscribed and sworn before me

This 16th day of October, 2009

Lorin Martin

Notary Public in and for said County and State

LORIN MARTIN
Notary Public State of Nevada
No. 94-4217-1
My appt. exp. July 10, 2012



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT

BENCHMARK

CLV BM 0C00 18SE66A: RIVET & PLATE IN TOP OF CURB, NE CORNER OF DEL WEBB BOULEVARD AND SUNDIAL DRIVE.

BASIS OF BEARING

CENTERLINE OF SUNDIAL DRIVE, BEARS S 83°00'00" E, AS SHOWN ON THAT PARCEL MAP, RECORDED IN FILE 84 OF PARCELS, PAGE 12, IN THE CLARK COUNTY, NEVADA, OFFICIAL RECORDS.

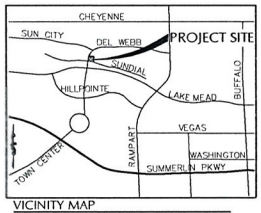
SITE PARKING ANALYSIS

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

REGULAR SPACES:	26 SPACES
ADA SPACES:	1 SPACE
TOTAL SPACES REQUIRED PER CODE:	27 SPACES
PROPOSED PARKING:	
REGULAR SPACES:	15 SPACES
ADA SPACES:	1 SPACE
TOTAL SPACES PROVIDED:	16 SPACES

LEGEND

- PROPERTY LINE–ADJACENT
- PROPERTY LINE–RIGHT–OF–WAY
- CENTERLINE
- EASEMENT LINE
- EXISTING / PROPOSED: 24" TYPE 'L' CURB AND GUTTER
- EXISTING / PROPOSED: 6" TYPE 'A' CURB
- PUBLIC FACILITY
- PR. WROUGHT IRON FENCE AND COLUMN
- PR. REDI–ROCK GRAVITY RETAINING WALL
- ADA ACCESSIBLE ROUTE
- (8) NUMBER OF PARKING SPACES



VICINITY MAP
NTS

RECEIVED
OCT 20 2009

VAR-36431
12/03/09 PC

NO.	DESCRIPTION OF REVISIONS	DATE	INITIALS

DATE	10/13/09
JOB NUMBER	3080
DESIGN BY	R. GOEBEL
DRAWN BY	R. GOEBEL
CHECKED BY	T. MILLER, P.E.

FIRE STATION #107
APN: 138-17-310-001

PARKING ANALYSIS

MARTIN & MARTIN
Civil Engineers
1909 South Jones Boulevard
Las Vegas, Nevada 89146
Phone (702) 248-8000
Fax (702) 248-8070

SHEET NUMBER
EX-3

SHEET 1 OF 1



VAR-36431 - APPLICANT: CITY OF LAS VEGAS - OWNER: SUN CITY SUMMERLIN HOMEOWNERS ASSOCIATION
NORTHEAST CORNER OF DEL WEBB BOULEVARD AND SUNDIAL DRIVE
DECEMBER 3, 2009 PLANNING COMMISSION

10/27/09



VAR-36431 - APPLICANT: CITY OF LAS VEGAS - OWNER: SUN CITY SUMMERLIN HOMEOWNERS ASSOCIATION
NORTHEAST CORNER OF DEL WEBB BOULEVARD AND SUNDIAL DRIVE
DECEMBER 3, 2009 PLANNING COMMISSION

10/27/09

Sun City Summerlin
Community Association, Inc.

Community Standards Office • 9107 Del Webb Boulevard • Las Vegas, NV 89134 • (702) 966-1411

November 25, 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 #107

To whom it may concern:

This is to serve as a justification letter for City of Las Vegas Fire Station #107, located on a portion of the property at the intersection of Sundial Drive and Del Webb Boulevard; assessors parcel no 138-17-310-001.

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-PD.

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.

Parking – The C-PD zoning designation requires 1 parking space per 300 square feet of building space. This would require that 26 parking spaces be provided for our 7,800 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 be12 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 0.85 acre fire station property will have 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,

Richard Post
Owner's Representative

VAR-36431
12/03/09 PC
REVISED

NOV 12 2009

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

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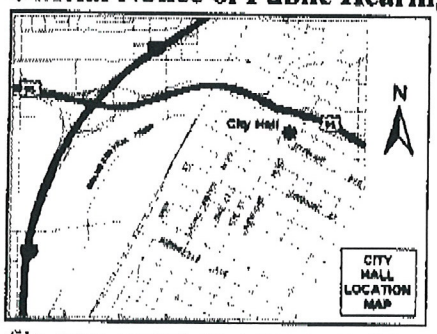

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

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VAR-36431

Planning Commission Meeting of 12/3/2009

Case: VAR-36431

13817210025
WEINER PHILLIP & SHIRLEY TRUST
2817 CASTLE BAR DR
LAS VEGAS NV 89134-8916

IAVDS11 89134

14P

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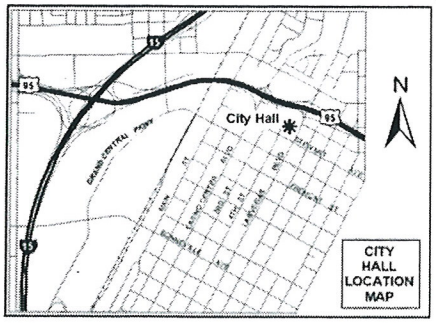

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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VAR-36431

Planning Commission Meeting of 12/3/2009

Case: VAR-36431
13817410074
STAGE FAMILY TRUST
2400 FLOYD CT
LAS VEGAS NV 89134-8305

IAVDS11 89134

14P

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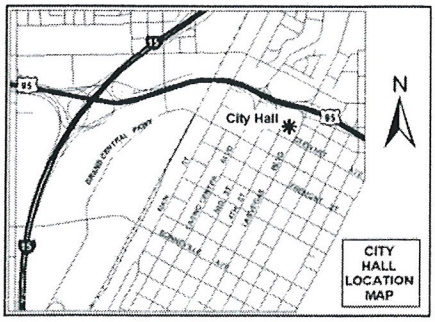

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Case: VAR-36431
13817211009
PERRYMAN CHARLES G & HELEN G
2904 CROWN RIDGE DR
LAS VEGAS NV 89134-8520

IAVOS11 89134

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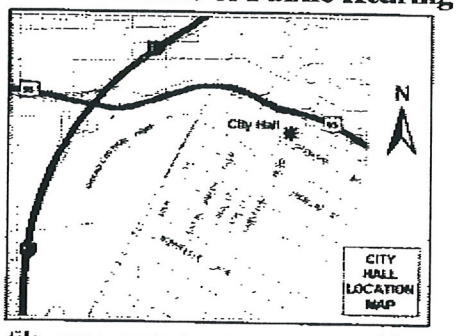

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Case: VAR-36431

13817612019
FLYNN JAMES T JR & M REV LIV TR
8900 KINGSMILL DR
LAS VEGAS NV 89134-8620

IAV0511 89134

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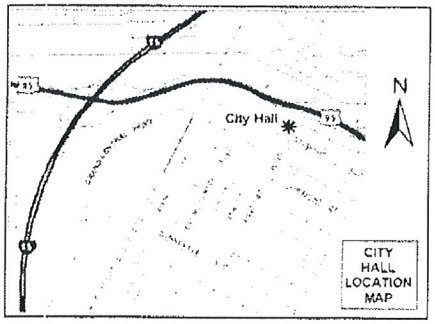

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Case: VAR-36431
13817217001
SHARPS PAUL G & BETTY S
7324 VIA LAGUNA
SAN JOSE CA 95135-1344

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Planning Commission Meeting of 12/3/2009

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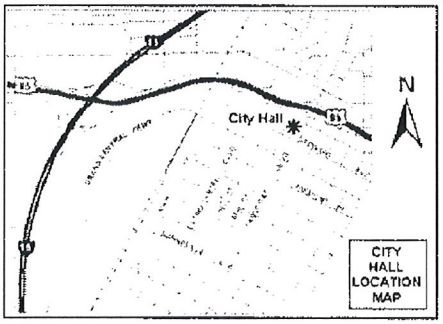

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Case: VAR-36431
13817211074
MCGUIRE THOMAS E & MARY K
9101 GRAYLING DR
LAS VEGAS NV 89134-8517

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Las Vegas, Nevada 89101-2986

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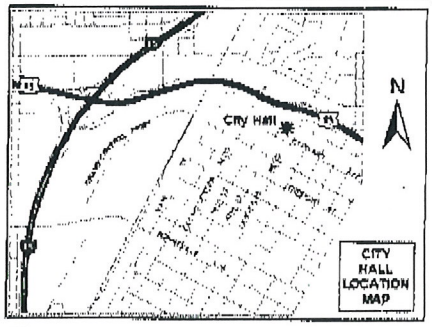

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VAR-36431
Planning Commission Meeting of 12/3/2009

Case: VAR-36431
13817713034
WRIGHT BRIAN J & ANTHONY F
2736 SHOWCASE DR
LAS VEGAS NV 89134-8857

89134 [illegible]

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PAGE 01/01

SAMSON EQUITIES

7029485001

8:19

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Las Vegas, Nevada 89101-2986

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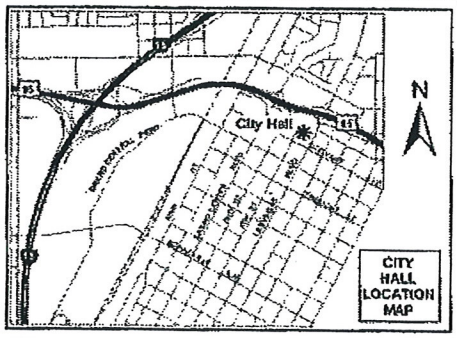

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Case: VAR-36431

13817314010
FELDMAN ROBERT L
800 N RAINBOW BLVD #208
LAS VEGAS NV 89107-1193

LAVEGAS 89107

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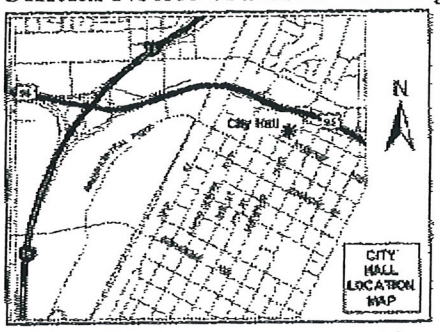

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

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Case: VAR-36431
13817415014
RUFFOLO ROBERT & DIANA
2400 SHOWCASE DR
LAS VEGAS NV 89134-8883

BOB RUFFOLO
7022549143
03:50

14A

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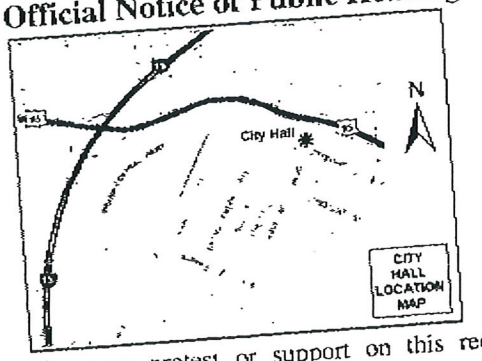

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Case: VAR-36431

13817715008
MCCLENDON HAZEL N TRUST
2609 SHOWCASE DR
LAS VEGAS NV 89134-8888

☒ I SUPPORT this Request

☐ I OPPOSE this Request

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VAR-36431
Planning Commission Meeting of 12/3/2009

IAVD511 89134

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MAILED FROM ZIP CODE 8910

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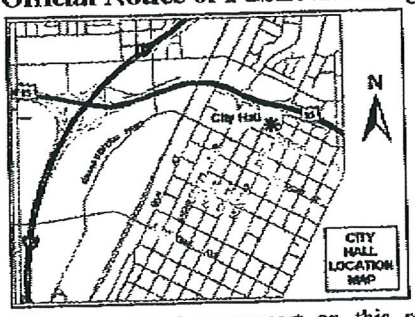

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Case: VAR-36431
13818613006
AHEARN CHRISTOPHER LIVING TRUST
10728 CLEAR MEADOWS DR
LAS VEGAS NV 89134-7364

☒ I SUPPORT this Request ☐ I OPPOSE this Request

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Planning Commission Meeting of 12/3/2009

14AUG11 89134

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Las Vegas, Nevada 89101-2986

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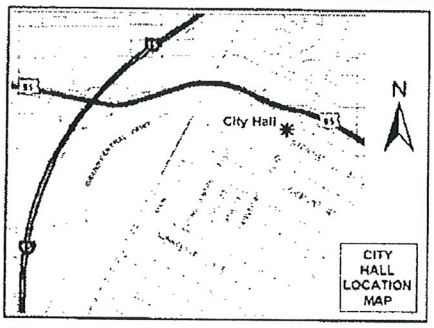

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VAR-36431

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Case: VAR-36431
13817211013
ANDERSEN BRENT M & JUDITH D
2920 CROWN RIDGE DR
LAS VEGAS NV 89134-8520

14A

702-341-9980 BRENT ANDERSEN 03:19p

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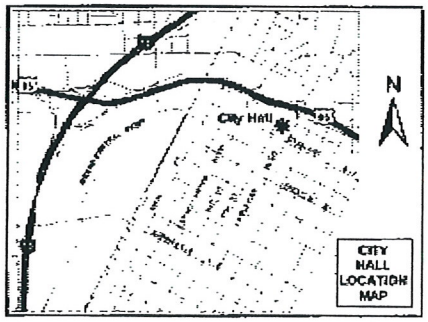

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Case: VAR-36431
13817311006
BIGGS THOMAS L & JACQUELINE A
2713 ECHO MESA DR
LAS VEGAS NV 89134-8328

14A

Nov. 20 20

PHONE NO. : 702 363 9484

TH LAS VEGAS NV

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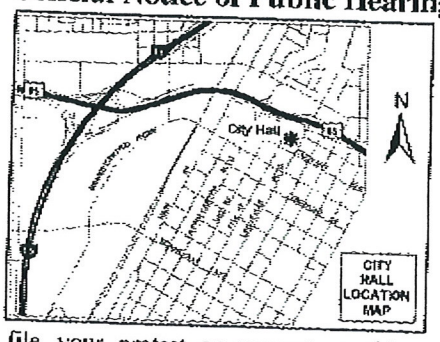

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Case: VAR-36431

13817314064
SMITH RICHARD L & L E REV TR
9000 DESERT MOUND DR
LAS VEGAS NV 89134-8400

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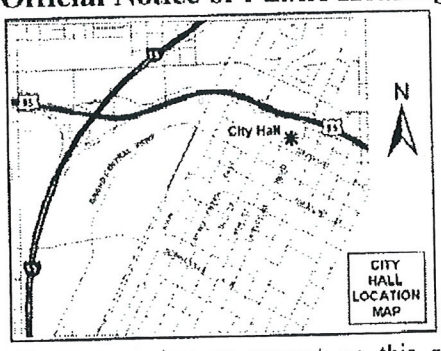

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☒ I SUPPORT this Request

☐ I OPPOSE this Request

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VAR-36431

Planning Commission Meeting of 12/3/2009

Case: VAR-36431
13817410023
BAGBY WILLARD STEPHEN & JANE A
33801 AGUA DULCE CANYON RD
AGUA DULCE CA 91390-4664

IAVDS11 91390

14A

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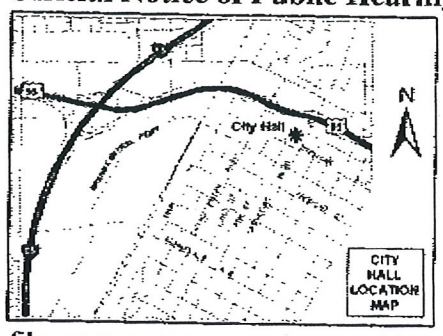

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Planning Commission Meeting of 12/3/2009

Case: VAR-36431

13817612025
TOTH KENNETH & LAURA J
8817 KINGSMILL DR
LAS VEGAS NV 89134-8619

IAVD511 89134

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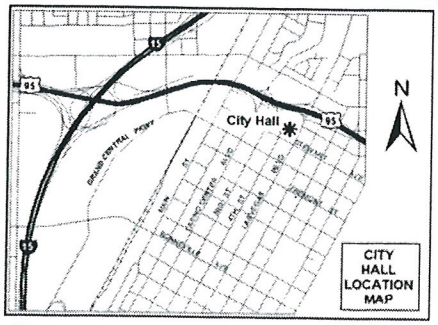

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Case: VAR-36431

13817810039
FLEEGLE JOHN M JR & MARSHA L
2609 SUNGOLD DR
LAS VEGAS NV 89134-8895

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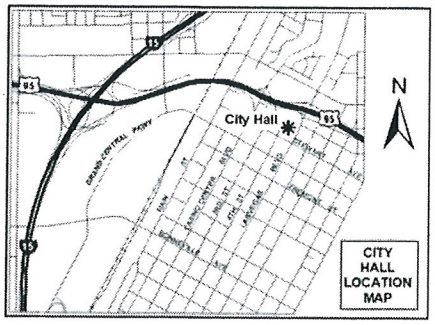

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Case: VAR-36431
13817314077
POIRE 1995 LIVING TRUST
%L POIRE
8924 MEADOWOOD DR
LAS VEGAS NV 89134-8811

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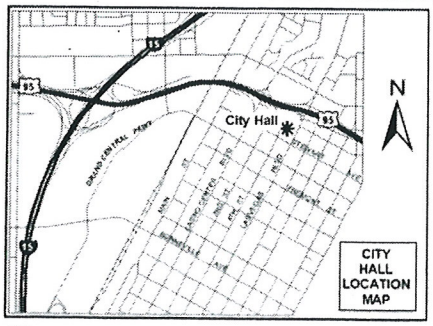

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36431

Planning Commission Meeting of 12/3/2009

Case: VAR-36431
13818712030
STEVENS ELLEN B FAMILY TRUST
9400 SUNDIAL DR
LAS VEGAS NV 89134-7823

IAVO511 89134

14A

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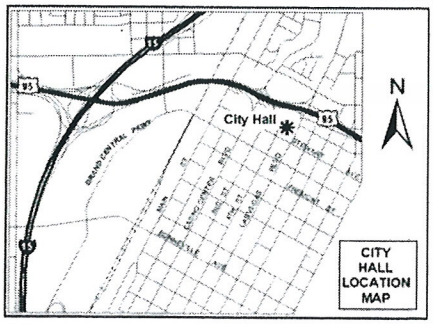

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Case: V-

13817716004
TARKANIAN ALICE TRS
2605 PALMRIDGE DR
LAS VEGAS NV 89134-8882

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments. No comments

VAR-36431

Planning Commission Meeting of 12/3/2009

IAVDS11 89134

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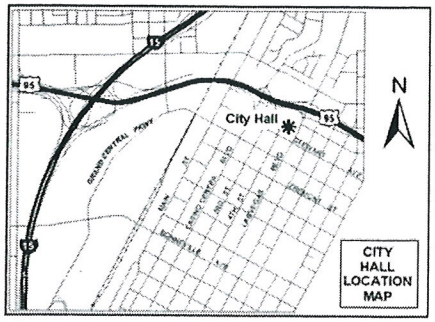

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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Planning Commission Meeting of 12/3/2009

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Case: VAR-36431
13818612019
BRANT DAVID G & DORTHEA L FAM TR
2824 DESERT CRYSTAL DR
LAS VEGAS NV 89134-8904

IAVD311 89134

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

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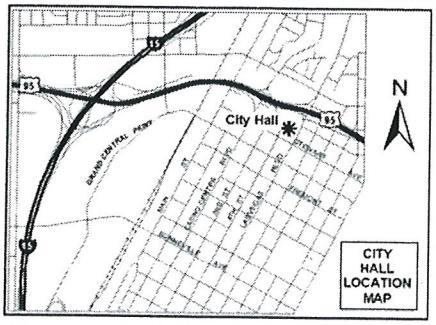

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Case: VAR-36431

13817314038
DEROSA EDWARD A & ELLI L
8925 SIGNAL TERRACE DR
LAS VEGAS NV 89134-8819

☑ I SUPPORT this Request ☐ I OPPOSE this Request

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VAR-36431
Planning Commission Meeting of 12/3/2009

IAVOS11 89134

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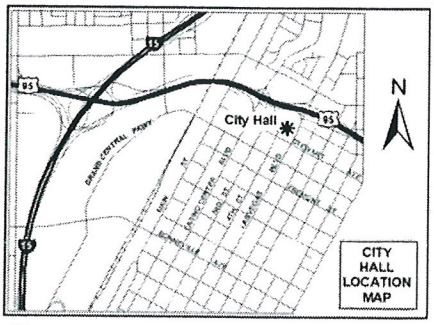

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Planning Commission Meeting of 12/3/2009

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Case: VAR-36431
13817214018
SIMMONS LARRY B & MARGARET A
8912 SANDSPRING DR
LAS VEGAS NV 89134-8626

IAVD511 89134

14A

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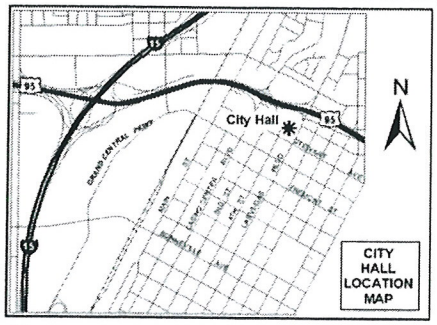

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Case: VAR-36431

13817811039
DILIDDO GLORIA M
2525 DESERT BUTTE DR
LAS VEGAS NV 89134-8869

IAVD511 89134

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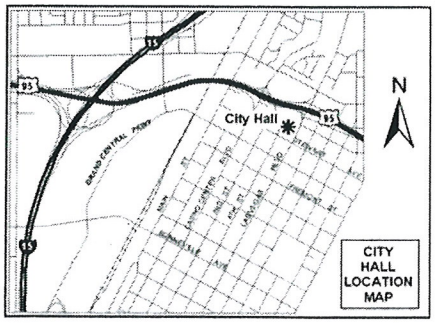

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Case: VAR-36431

13817415008
PAULSEN THOMAS W & ARDATH FAM TR
2429 SHOWCASE DR
LAS VEGAS NV 89134-8886

☒ I SUPPORT this Request ☐ I OPPOSE this Request

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Planning Commission Meeting of 12/3/2009

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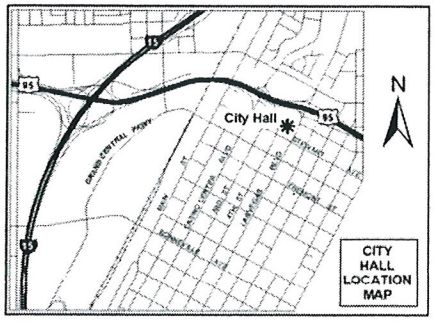

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Case: VAR-36431
13817713010
NELSON TRUST
2757 SHOWCASE DR
LAS VEGAS NV 89134-8858

IAVOS11 89134

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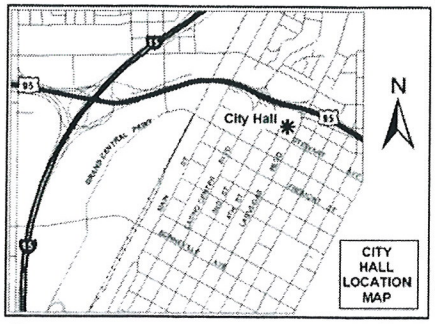

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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VAR-36431
Planning Commission Meeting of 12/3/2009

Case: VAR-36431
13817410085
LANDI LOIS J 1993 TRUST
2404 TOTEM POLE CT
LAS VEGAS NV 89134-8302

IAVDS11 89134

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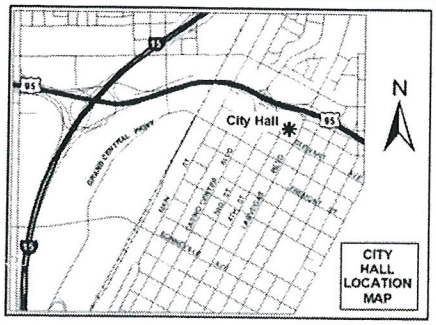

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Case: VAR-36431
13817216001
RAMSDELL & ANDERSON LIVING TRUST
2752 CROWN RIDGE DR
LAS VEGAS NV 89134-8318

IAVOS11 89134

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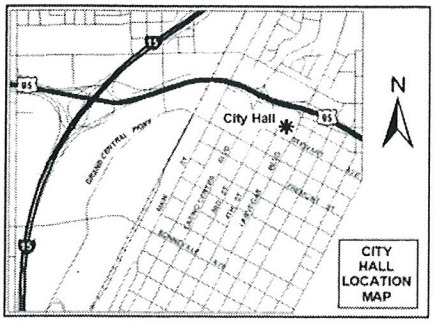

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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VAR-36431
Planning Commission Meeting of 12/3/2009

Case: VAR-36431
13817410046
CHERNOV SEYMOUR & MARILYN FAM
2412 KEISER CT
LAS VEGAS NV 89134-8308

IAVOS11 89134

14A

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Planning & Development Department
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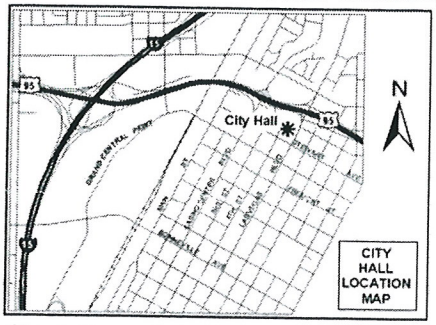

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Case: VAR-36431

13818612002
GIAGNI 1995 TRUST
2820 DESERT CRYSTAL DR
LAS VEGAS NV 89134-8900

☒ I SUPPORT this Request ☐ I OPPOSE this Request

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Planning Commission Meeting of 12/3/2009

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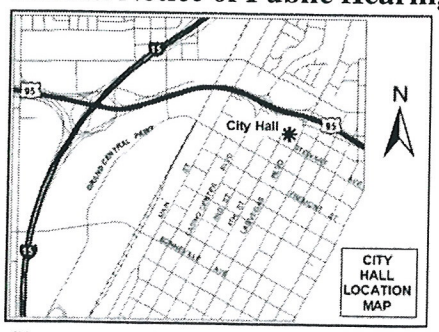

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Case: VAR-36431

13817316003
SHOCKET NEIL
8929 MOUNTAIN GATE DR
LAS VEGAS NV 89134-8815

☒ I SUPPORT this Request ☐ I OPPOSE this Request

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Planning Commission Meeting of 12/3/2009

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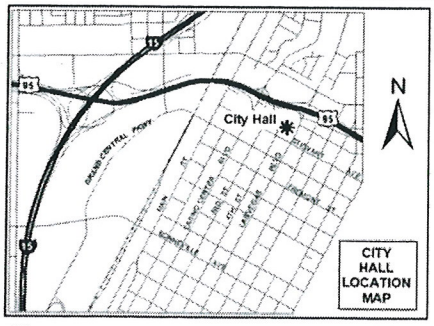

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Case: VAR-36431

13817411011
HEWES ROBERT W & PAULINE M
2548 GOLFSIDE DR
LAS VEGAS NV 89134-8807

☑ I SUPPORT this Request ☐ I OPPOSE this Request

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VAR-36431
Planning Commission Meeting of 12/3/2009

IAVD311 89134

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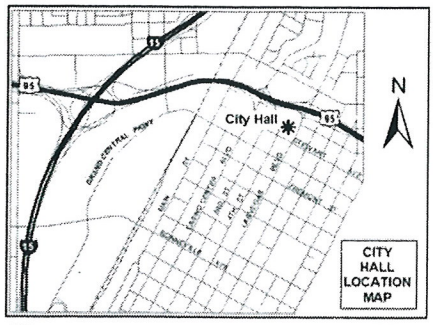

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Case: VAR-36431

13817713082
DEGRAZIA PAUL & ARLENE A
2624 DESERT GLEN DR
LAS VEGAS NV 89134-8873

☑ I SUPPORT this Request ☐ I OPPOSE this Request

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VAR-36431
Planning Commission Meeting of 12/3/2009

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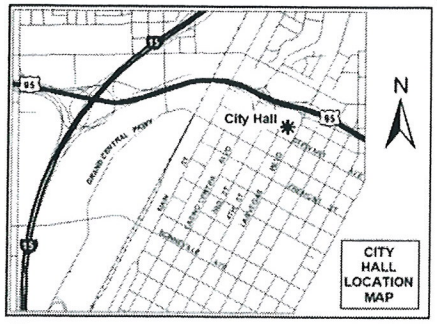

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VAR-36431
Planning Commission Meeting of 12/3/2009

Case: VAR-36431
13817314039
LEVINE JACK & ROSAMOND M
8921 SIGNAL TERRACE DR
LAS VEGAS NV 89134-8819

IAVDS11 89134

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City of Las Vegas
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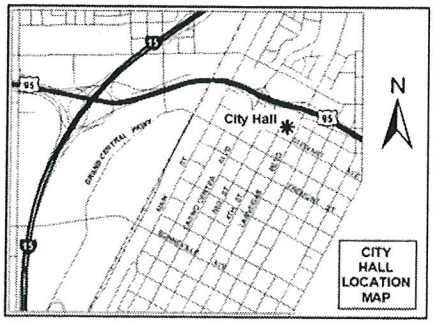

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Case: VAR-36431
13818611092
HALPERIN HARRIS L & T REV LIV TR
9409 GRAND MESA DR
LAS VEGAS NV 89134-8933

IAVOS11 89134

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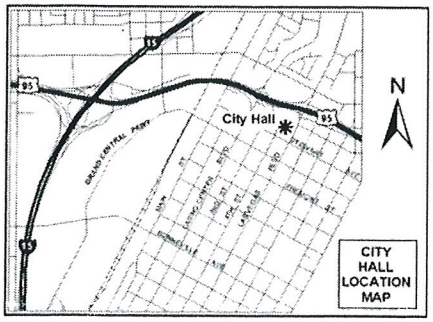

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Case: VAR-36431
13817411001
KEIZER REVOCABLE TRUST
9037 STARMOUNT DR
LAS VEGAS NV 89134-8823

IAVD311 89134

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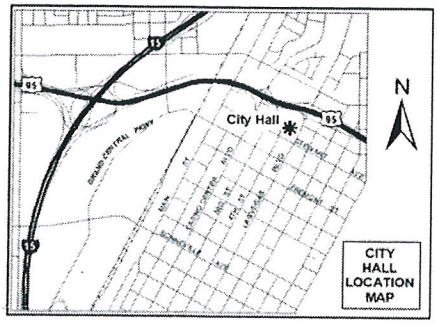

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Case: VAR-36431

13817316006
GRUBB KENNETH E
9009 MOUNTAIN GATE DR
LAS VEGAS NV 89134-8816

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36431

Planning Commission Meeting of 12/3/2009

This is a needed project. K. Grubb.

IAVD511 89134

14A

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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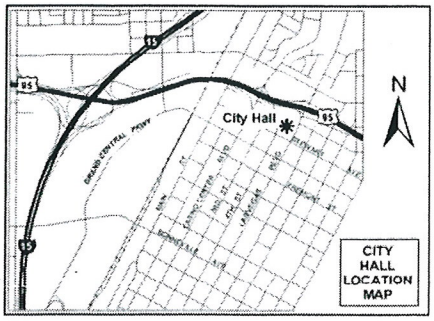
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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Case: VAR-36431

13817810080
URGENSON SHIRLEY PEARL LIVING TR
8809 STAN CREST DR
LAS VEGAS NV 89134-8408

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36431
Planning Commission Meeting of 12/3/2009

IAVDS11 89134

14A

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

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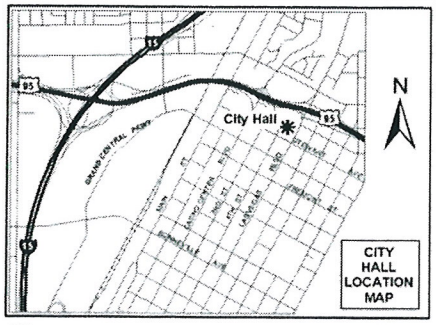

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VAR-36431

Planning Commission Meeting of 12/3/2009

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NOV 25 2009

Case: VAR-36431
13817410029
AOKI CARA T LIVING TRUST
9032 SUNDIAL DR
LAS VEGAS NV 89134-8320

IAV0311 89134

14A

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

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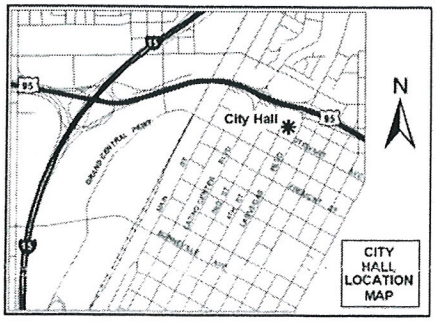

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Case: VAR-36431

13817410048
DENNIS PAUL & SANDRA
2404 KEISER CT
LAS VEGAS NV 89134-8308

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36431
Planning Commission Meeting of 12/3/2009

IAVOS11 89134

14A

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

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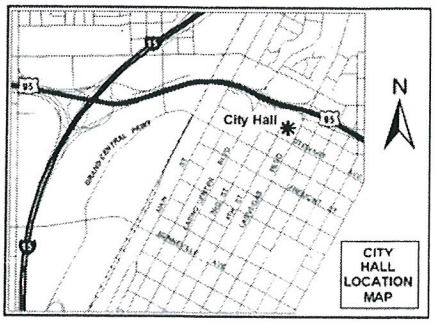

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Case: VAR-36431

13817810019
HILL 1992 TRUST
2522 SHOWCASE DR
LAS VEGAS NV 89134-8884

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36431
Planning Commission Meeting of 12/3/2009

IAVD511 89134

14A

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

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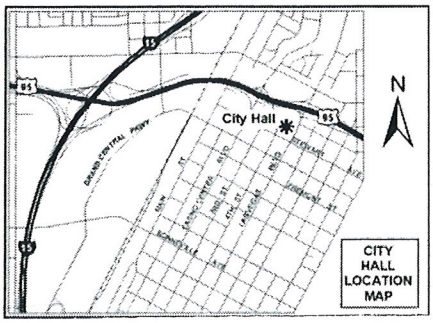

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VAR-36431
Planning Commission Meeting of 12/3/2009

Case: VAR-36431
13817811047
KLEIN LEONARD M & MONA G
2528 DESERT BUTTE DR
LAS VEGAS NV 89134-8866

IAVDS11 89134

14A

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

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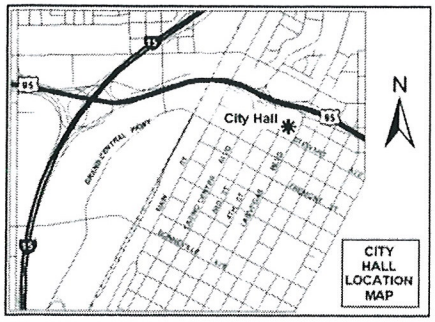

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36431
Planning Commission Meeting of 12/3/2009

Case: VAR-36431
13817415020
DUMKE ERIC LIVING TRUST
2405 SUNGOLD DR
LAS VEGAS NV 89134-8893

IAVDE11 A3134

14A

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

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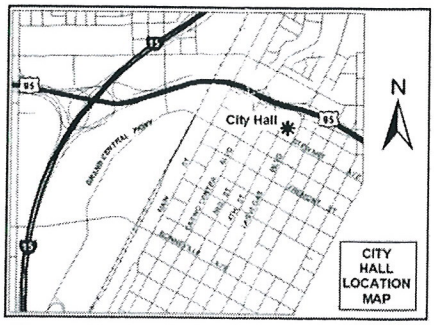

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-36431

Planning Commission Meeting of 12/3/2009

Case: VAR-36431
13817217003
PATTERSON JOHN A & ETHEL C TRUST
2712 LEGEND DR
LAS VEGAS NV 89134-8828

IAVOS11 89134

14A

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

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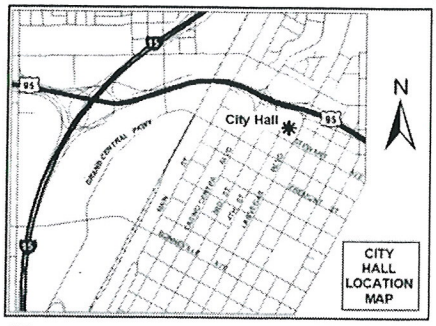

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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VAR-36431

Planning Commission Meeting of 12/3/2009

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Case: VAR-36431
13818712021
ZWERLING JO ANN L 2007 TRUST
9504 SUNDIAL DR
LAS VEGAS NV 89134-7825

IAVD511 89134

14A

Telephone Protest/ Approval Log

Meeting Date: 12-3-09 **Case Number:** VAR-31431

Date: 11-24-2009
Name: Maria TIRGRATH
Address: 2720 Crystal Method drive
Las Vegas, NV 89134
Phone: 228-3511
☐ **PROTEST** ☒ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
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☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

14A

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 3, 2009

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

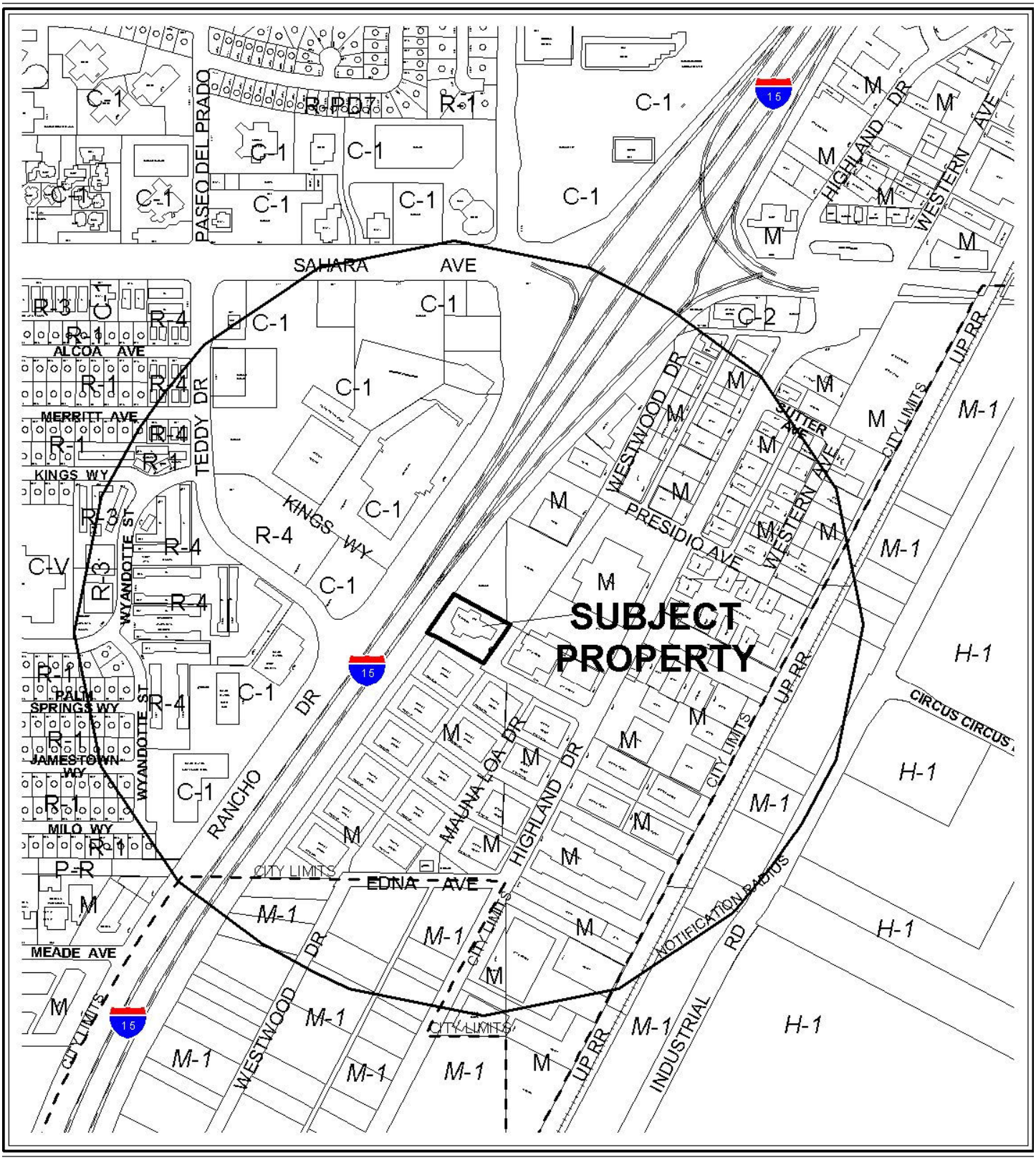
SUBJECT:
SUP-36436 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: D2801 WESTWOOD, INC - Request for a Major Amendment to a previously approved Special Use Permit (U-0109-99) FOR A PROPOSED 11,734 SQUARE-FOOT EXPANSION TO AN EXISTING LIQUOR ESTABLISHMENT (TAVERN) WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 300 FEET, INCLUDING A HIGHWAY (I-15) WITH A MINIMUM RIGHT-OF-WAY WIDTH OF 100 FEET, WHERE 1500 FEET IS THE MINIMUM REQUIRED FROM A SIMILAR USE at 2801 Westwood Drive (APN 162-08-604-001), M (Industrial) Zone, Ward 1 (Tarkanian)

C.C.: 01/06/2010

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

RECOMMENDATION:
APPROVAL

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



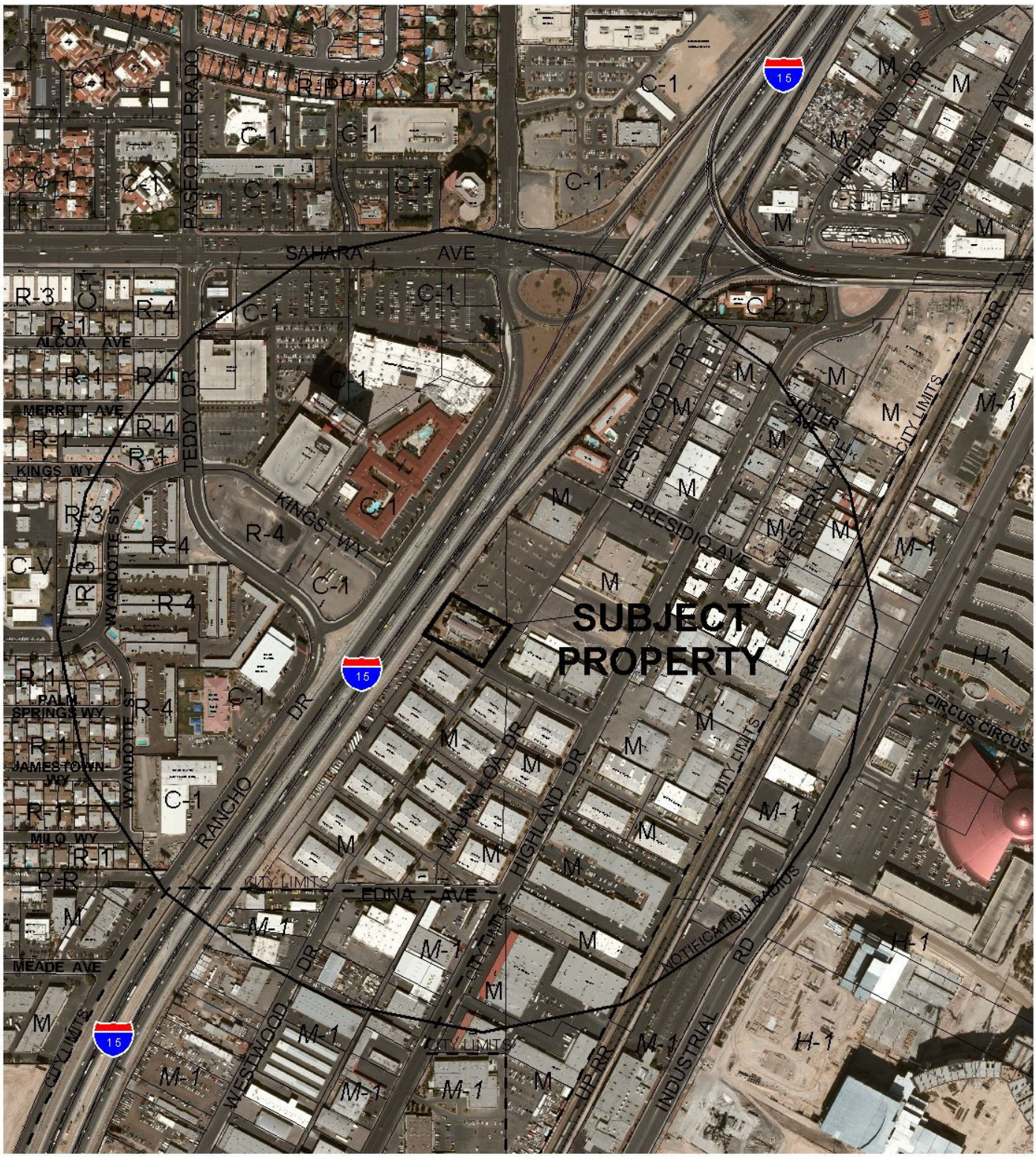
0 500 1000 Feet

CASE: **SUP-36436**

RADIUS: 1500 FOOT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



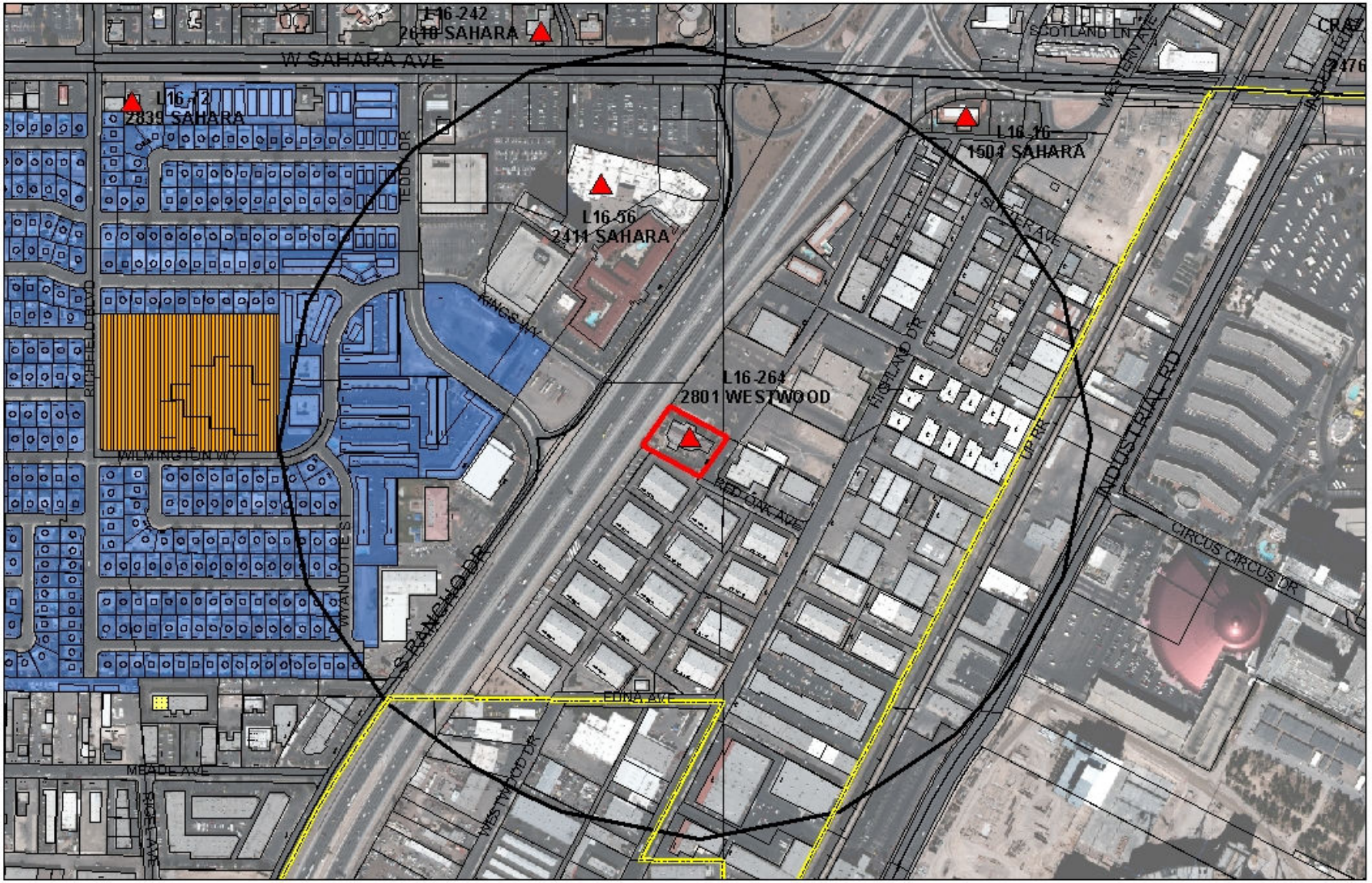
0 500 1000 Feet

CASE: **SUP-36436**

RADIUS: 1500 FOOT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



SUP-36436

Business Licenses

Child Care/ Children Facility

Tavern

RELIGIOUS

CITY PARKS

SCHOOLS

Subject Property

1500 foot buffer

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 3, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-36436 - APPLICANT/OWNER: D2801 WESTWOOD, INC

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Liquor Establishment (Tavern) use.

2 Conformance to the conditions for Special Use Permit (U-0109-99) and Site Development Plan Review (SD-0063-01), except as amended herein.

3. A Waiver of the minimum distance separation requirements to allow a distance separation of 300 feet from a similar use where 1,500 feet is the minimum distance required is hereby approved.

4. 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.

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

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

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

BTS

SUP-36436 - Staff Report Page One
December 3, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing a two-story 11,734 square-foot addition to an existing 25,417 square-foot Sexually Oriented Business, which includes a Liquor Establishment (Tavern) at 2801 Westwood Drive. Title 19.18 Applications and Procedures requires a new Special Use Permit when an existing use is expanded by more than 10%. The existing business is being expanded by 46%, which requires the subject Special Use Permit. The applicant fails to comply with the minimum distance separation requirement of 1,500 feet from another Liquor Establishment (Tavern), which is Palace Station. Palace Station is located across Interstate 15 and will be minimally impacted by the expansion of the subject site. The proposed expansion of the existing Liquor Establishment (Tavern) is appropriate on the subject site and will be regulated by the City of Las Vegas. Therefore, approval of the request is recommended. If denied, the proposed addition would not be permitted and the existing Liquor Establishment (Tavern) would remain.

Issues:

- A Waiver to allow a 300-foot distance from a similar use (Palace Station).
- The applicant is proposing a Boundary Line Adjustment to relocate the existing property line in order to accommodate the proposed building addition. The Boundary Line Adjustment will allow compliance with the required 1,500-foot distance separation from a similar use (Artisan).
- The existing use is expanding by more than 10%, thereby requiring the subject Special Use Permit.
- There were no noted violations associated with the business license (#L16-00264) for the Liquor Establishment (Tavern) within the previous year at the subject location.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
04/05/00	The City Council approved a Special Use Permit (U-0109-99) for a Liquor Establishment (Tavern) at 2801 Westwood Drive. The Planning Commission and staff recommended denial of the request.
03/29/01	A change of ownership occurred on the indicated date.
01/16/02	The City Council approved a Site Development Plan Review (SD-0063-01) for a 24,093 square-foot Sexually Oriented Business with a Waiver of Perimeter Landscaping on property located at 2801 Westwood Drive. The Planning Commission and staff recommended approval of the request.

08/21/02	The City Council approved an Extension of Time [U-0109-99(2)] of an approved Special Use Permit (U-0109-99), which allowed a Liquor Establishment (Tavern) at 2801 Westwood Drive. The Planning Commission and staff recommended approval of the request.
04/16/03	The City Council approved a Master Sign Plan (MSP-1409) for an approved Sexually Oriented Business at 2801 Westwood Drive. The Planning Commission and staff recommended approval of the request.
08/06/03	The City Council approved an Extension of Time (EOT-2333) of an approved Special Use Permit (U-0109-99), which allowed a Liquor Establishment (Tavern) at 2801 Westwood Drive. The Planning Commission and staff recommended approval of the request.
08/20/03	The City Council approved a Master Sign Plan (MSP-2565) for an approved Sexually Oriented Business at 2801 Westwood Drive. The Planning Commission and staff recommended approval of the request.
08/18/04	The City Council approved a Master Sign Plan (MSP-4380) for an approved Sexually Oriented Business at 2801 Westwood Drive. The Planning Commission and staff recommended approval of the request.
09/15/04	The City Council approved a Variance (VAR-4733) to allow an existing 34-foot tall Off-Premise Sign to be raised to 55 feet where 40 feet is the maximum height allowed at 2801 Westwood Drive. The Planning Commission and staff recommended denial of the request.
05/17/06	The City Council approved a General Plan Amendment (GPA-9219) to change the future land use designation to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The Planning Commission and staff recommended approval of the request.
08/27/08	Planning and Development administratively approved a Site Development Plan Review (SDR-29354) to modify an existing Off-Premise Sign for a digital display on 1.23 acres located at 2801 Westwood Drive.
12/03/09	The Planning Commission will consider a related Site Development Plan Review (SDR-36434) for a proposed 11,734 square-foot addition to an existing Sexually Oriented Business with a Waiver of the Perimeter Landscape Buffer Standards to allow a 10-foot buffer along a portion of the east perimeter where 15 feet is the minimum required on 1.27 acres at 2801 Westwood Drive.
Related Building Permits/Business Licenses	
09/25/00	A Business License (#T29-00006) was issued for a topless club/boutique at 2801 Westwood Drive. The license remains active at this location.
07/12/02	A Building Permit (#02012503) was issued for a certificate of occupancy for a restaurant at 2801 Westwood Drive. The permit was finaled on 12/04/03.
06/13/03	A Building Permit (#03012256) was issued for a sign at 2801 Westwood Drive. The permit was finaled on 12/15/03.

07/25/03	A Building Permit (#03015969) was issued for a sign at 2801 Westwood Drive. The permit was finaled on 09/24/03.
08/21/03	A Building Permit (#03018001) was issued for a sign at 2801 Westwood Drive. The permit was finaled on 09/15/03.
09/02/03	A Building Permit (#03018862) was issued for a sign at 2801 Westwood Drive. The permit was finaled on 12/03/03.
09/15/03	A Business License (#L16-00264) was issued for a tavern at 2801 Westwood Drive. The license remains active at this location.
04/05/05	A Business License (#C05-02370) was issued for tobacco dealer license at 2801 Westwood Drive. The license remains active at this location.
10/29/08	A Business License (#V01-00047) was issued for a valet parking license at 2801 Westwood Drive. The license remains active at this location.
11/05/08	A Building Permit (#125482) was issued to upgrade an existing Off-Premise Sign at 2801 Westwood Drive. The permit was finaled on 09/19/09.
Pre-Application Meeting	
09/29/09	A pre-application meeting was held on the indicated date. The following items were noted: • The applicant is proposing to add 11,734 square feet to an existing 25,417 square-foot Sexually Oriented Business. • The applicant is proposing to adjust a lot line to allow the new addition. • A new Special Use Permit for a Liquor Establishment (Tavern) is needed as the expansion is more than 10%.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	
Field Check	
10/27/09	A field check was completed on the indicated date. The following items were noted: • Staff noted the existing Sexually Oriented Business. • Staff noted the proposed area for expansion to the existing Sexually Oriented Business. • Staff noted that the overall site was well maintained.

Details of Application Request	
Site Area	
Net Acres	1.27 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Sexually Oriented Business	LI/R (Light Industry / Research)	M (Industrial)
North	Parking Lot	LI/R (Light Industry / Research)	M (Industrial)

South	Office and Warehouse	C (Commercial)	M (Industrial)
East	Office and Warehouse	LI/R (Light Industry / Research)	M (Industrial)
West	Right-of-Way (Interstate 15)	Right-of-Way (Interstate 15)	Right-of-Way (Interstate 15)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Sexually Oriented Business	37,151 SF	One space for each 250 sf of gfa	144	5	244	5	Y
TOTAL			149		249		Y

Waiver		
Requirement	**Request**	**Staff Recommendation**
1500 feet from any Liquor Establishment (Tavern), Church, Synagogue, School, Child Care Facility or City Park [May be Waived if separated by a highway with a minimum right-of-way of 100 feet]	300 Feet	Approval

Liquor Establishment (Tavern)	Minimum Distance Separation	Existing Distance Separation		Proposed Distance Separation		Compliance
		Palace Station	Artisan	Palace Station	Artisan	
Title 19 (2001)	1500 feet any other Liquor Establishment (Tavern), Church, Synagogue, School, Child Care Facility or City Park **(Non-Waivable)**			300 Feet		N
					1,515 Feet	Y
Title 19 (2009)	1,500 feet from any Liquor Establishment (Tavern), Church, Synagogue, School, Child Care Facility or City Park **May be Waived if separated by a highway (I-15) with a minimum right-of-way of 100 feet.**	300 Feet		300 Feet		N
			1,515 Feet		1,500 Feet	Y

ANALYSIS

The applicant is proposing to expand an existing 25,417 square-foot Liquor Establishment (Tavern) by 11,734 square or approximately 46%. Title 19.18 Applications and Procedures requires a new Special Use Permit when an existing use is expanded by more than 10%. The applicant is requesting a Waiver to allow a distance separation of 300 feet where 1,500 feet is the minimum required from a similar use. Staff supports the Waiver as the similar use (Palace Station) is located across Interstate 15, and will be minimally impacted by the expansion of the use. The proposed expansion of the existing use is appropriate at this location; therefore, approval of the subject Special Use Permit is recommended.

FINDINGS

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

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

The proposed expansion of the Liquor Establishment (Tavern) is compatible with the existing use and with the surrounding land uses in the area.

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

   The existing Liquor Establishment (Tavern) has had a license to sell alcohol since 2003. This site is physically suitable for the type and intensity of the land use proposed, and can accommodate the proposed expansion.

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 provided from Westwood Drive, which is a 51-foot Local Street. Westwood Drive is adequate to facilitate the traffic generated by the proposed expansion of the Liquor Establishment (Tavern) 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 the public health, safety, or welfare, as the proposed expansion of the existing Liquor Establishment (Tavern) use will be subject to regular inspections.

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

   The proposed expansion of the Liquor Establishment (Tavern) use fails to meet minimum separation requirements pursuant to Title 19.04. Staff recommends approval of the request to Waive distance separation requirements. The use will be regulated by City and local agencies.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 88

APPROVALS 2

PROTESTS 2

BTS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 2801 Westwood Dr.

Project Name 2801 Westwood Building Addition **Proposed Use** _____

Assessor's Parcel #(s) 162-08-604-001; [illegible] **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing M proposed M

Commercial Square Footage 12,000 sf addition **Floor Area Ratio** _____

Gross Acres 1.27 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 2801 Westwood, Inc **Contact** _____

Address 2801 Westwood Dr **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89109

E-mail Address _____

APPLICANT 2801 Westwood, Inc. **Contact** _____

Address 2801 Westwood Dr. **Phone:** _____ **Fax:** _____

City Las Vegas **State** Nv **Zip** 89109

E-mail Address _____

REPRESENTATIVE Winston Henderson Architects **Contact** Winston Henderson

Address 1655 E. Flamingo Rd; Suite 350 **Phone:** 893-9700 **Fax:** 893-9797

City Las Vegas **State** Nv **Zip** 89119

E-mail Address winston@whalv.com

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps

Print Name Hassan Dawari

Subscribed and sworn before me

This 2nd day of NOV, 20 09.

Brenda K Roberts

Notary Public in and for said County and State

BRENDA K ROBERTS
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
MARCH 25, 2013

FOR DEPARTMENT USE ONLY

Case #	SUP-36436
Meeting Date:	12/03/09 PC
Total Fee:	$1,280.00
Date Received:*	11/9/09
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-36436 APN: 162-08-604-001

Name of Property Owner: 2801 Westwood, Inc

Name of Applicant: 2801 Westwood, Inc

Name of Representative: W. Henderson

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: Hassan Davari

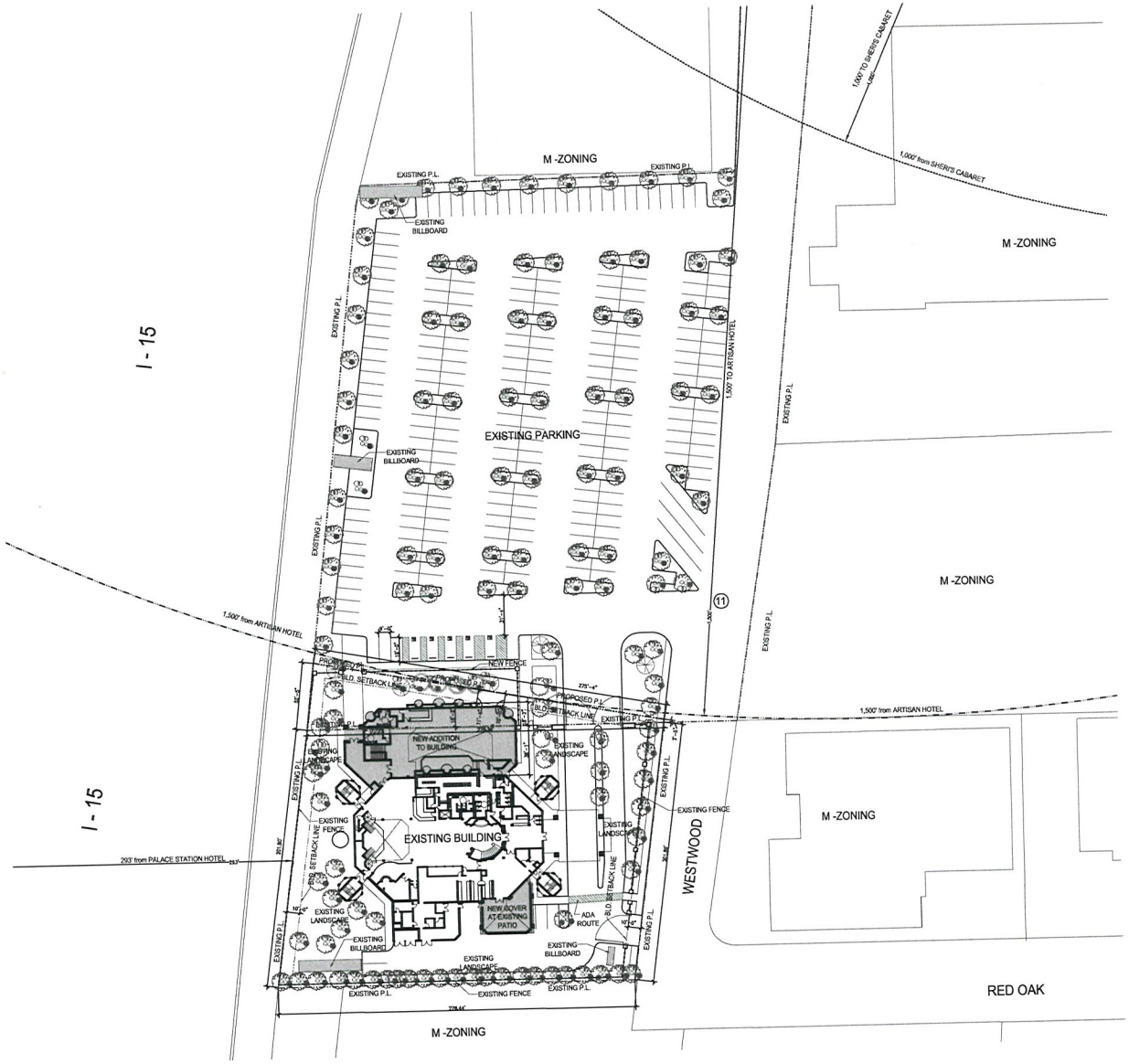
Subscribed and sworn before me

This 2nd day of Nov, 2009

Brenda K Roberts

Notary Public in and for said County and State

BRENDA K ROBERTS
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
MARCH 25, 2013



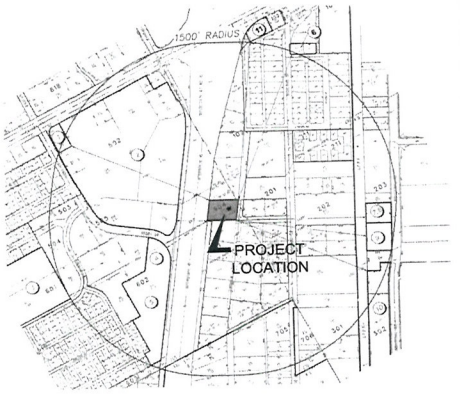
1 SITE PLAN
SCALE: 1" = 40'-0"

PROPOSED - BUILDING SF.	
TOTAL FIRST FLOOR ADDITION:	6,703 SF.
TOTAL SECOND FLOOR ADDITION:	5,031 SF.
TOTAL ADDITION AREA:	11,734 SF.

TOTAL BUILDING SF.	
EXISTING BUILDING AREA:	25,417 SF.
NEW ADDITIONAL BUILDING AREA:	11,734 SF.
TOTAL BUILDING AREA:	37,151 SF.

PARKING ANALYSIS	
EXISTING BUILDING AREA: 25,417 SF. / 250 = 102	102
NEW ADDITIONAL BUILDING AREA: 11,734 SF. / 250 = 47	47
ON SITE PARKING REQUIREMENT: IF 25,000 SF. OR MORE, ONE SPACE PER 250 SF. OF GROSS FLOOR AREA (CHAPTER 19.04 TABLE 2 - SEXUALLY ORIENTED BUSINESS)	
TOTAL REQUIRED PARKING SPACES	149
TOTAL PROVIDED PARKING SPACES (INCLUDES 5 ADA PARKING SPACES)	249

VICINITY MAP - KEY	
1	7-11 (CONVENIENCE STORE)
2	PALACE STATION HOTEL AND CASINO
3	REX BELL ELEMENTARY SCHOOL
4	TARKANIAN BASKETBALL ACADEMY
5	CHILDERN'S CHOICE LEARNING CENTERS
6	SHERI'S CABARET
7	WILD J'S ADULT CENTER
8	PLATINUM BABES
9	BRANDO'S BAR
10	SAPPHIRE GENTLEMEN'S CLUB
11	ARTISAN HOTEL



2 VICINITY MAP
SCALE: N.T.S.

WINSTON H. HENDERSON
ARCHITECTS
1555 EAST FLAMINGO ROAD STE. #350, LAS VEGAS, NV 89119
OFFICE (702) 893-9700
FAX (702) 893-9797

TREASURES GENTLEMEN'S CLUB
EXPANSION
2801 WESTWOOD DR. LASVEGAS, NEVADA 89109
APN: 162086040001, 162091020004

SITE PLAN

Date: 10-03-2009
Job No.: 09220
Designed: WHH
Drawn:
Update:
Checked: WHH

Sheet
AS1.0

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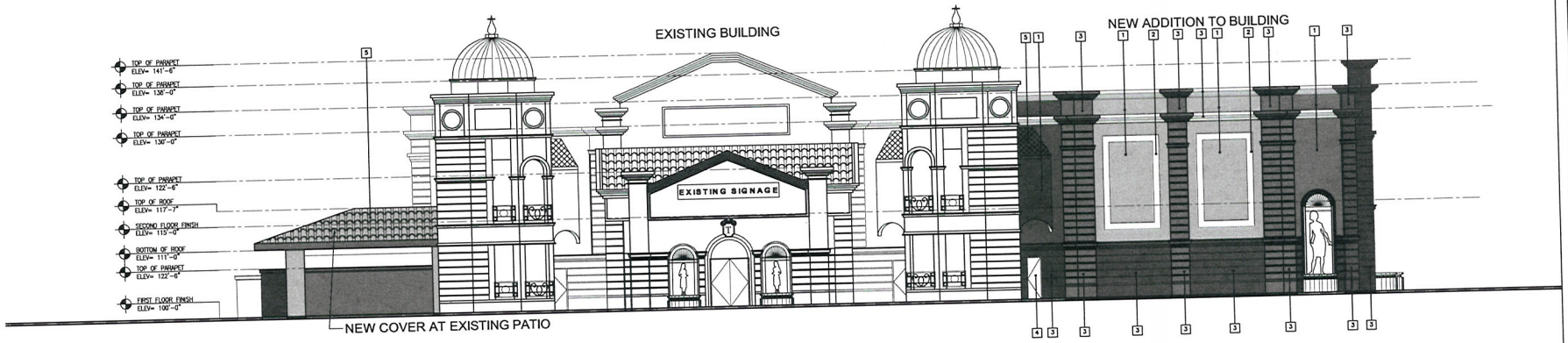
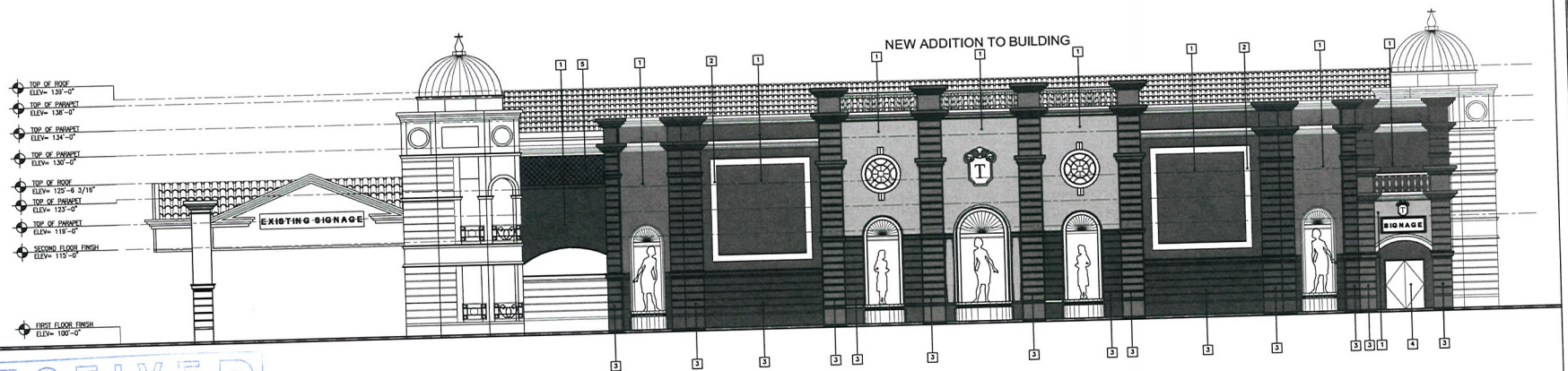
RECEIVED
OCT 20 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-36436
SDR-36434 12/03/09 PC

ELEVATION KEYNOTES	
#	DESCRIPTION
1	1 HR. FIRE RATED EIFS FINISH W/ PAINT FINISH (LIGHT COOL BROWN)
2	1 HR. FIRE RATED EIFS FINISH W/ PAINT FINISH (IVORY)
3	1 HR. FIRE REATED EIFS POPOUT W/ PAINT FINISH (IVORY)
4	DOOR W/ PAINT FINISH (DARK BROWN)
5	ROOF TILE (DARK GRAY)



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



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

WINSTON H. HENDERSON ARCHITECTS
1555 EAST FLAMINGO ROAD STE. #530, LAS VEGAS, NV 89119
OFFICE (702) 893-9700 FAX (702) 893-9797

TREASURES GENTLEMEN'S CLUB
EXPANSION
2801 WESTWOOD DR. LASVEGAS, NEVADA 89109
APN: 16208604001, 16209102004

ELEVATIONS

Date:	10-03-2009
Job No.:	09220
Designed:	WHH
Drawn:	
Update:	
Checked:	WHH

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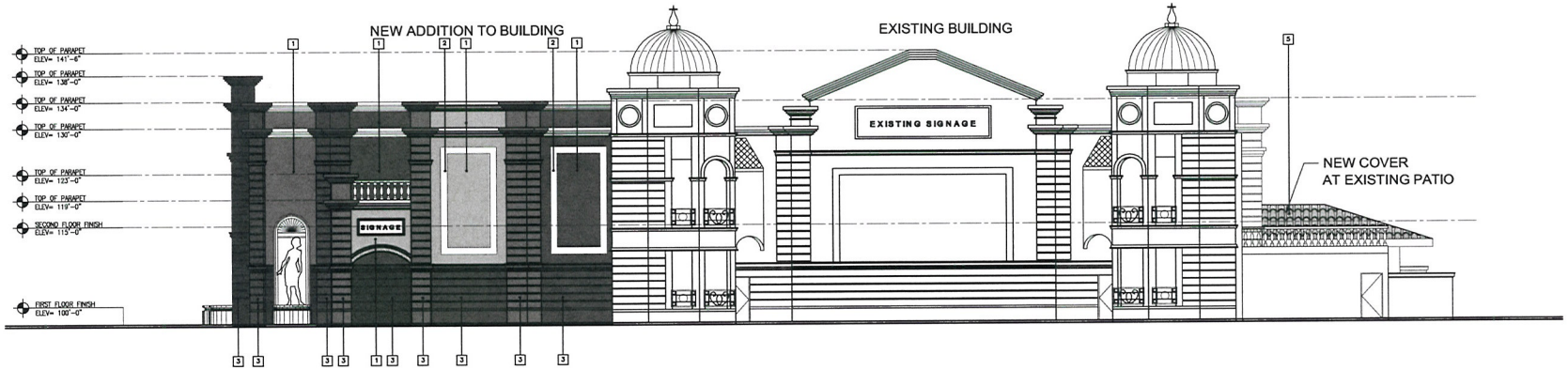
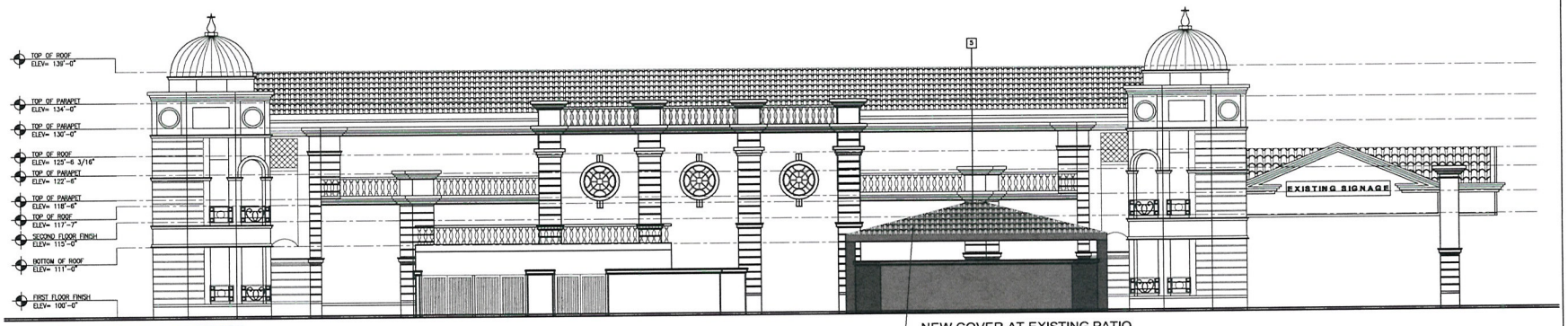
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-36436
SDR-36434 12/03/09 PC

ELEVATION KEYNOTES	
#	DESCRIPTION
1	1 HR. FIRE RATED EIFS FINISH W/ PAINT FINISH (LIGHT COOL BROWN)
2	1 HR. FIRE RATED EIFS FINISH W/ PAINT FINISH (IVORY)
3	1 HR. FIRE REATED EIFS POPOUT W/ PAINT FINISH (IVORY)
4	DOOR W/ PAINT FINISH (DARK BROWN)
5	ROOF TILE (DARK GRAY)



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



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-36436
SDR-36434 12/03/09 PC

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1555 EAST FLAMINGO ROAD STE. #350, LAS VEGAS, NV 89119
OFFICE (702) 893-9700 FAX (702) 893-9797

TREASURES GENTLEMEN'S CLUB EXPANSION
2801 WESTWOOD DR. LASVEGAS, NEVADA 89109
APN: 16208604001, 16209102004

ELEVATIONS

Date:	10-03-2009
Job No.:	09220
Designed:	WHH
Drawn:	
Update:	
Checked:	WHH

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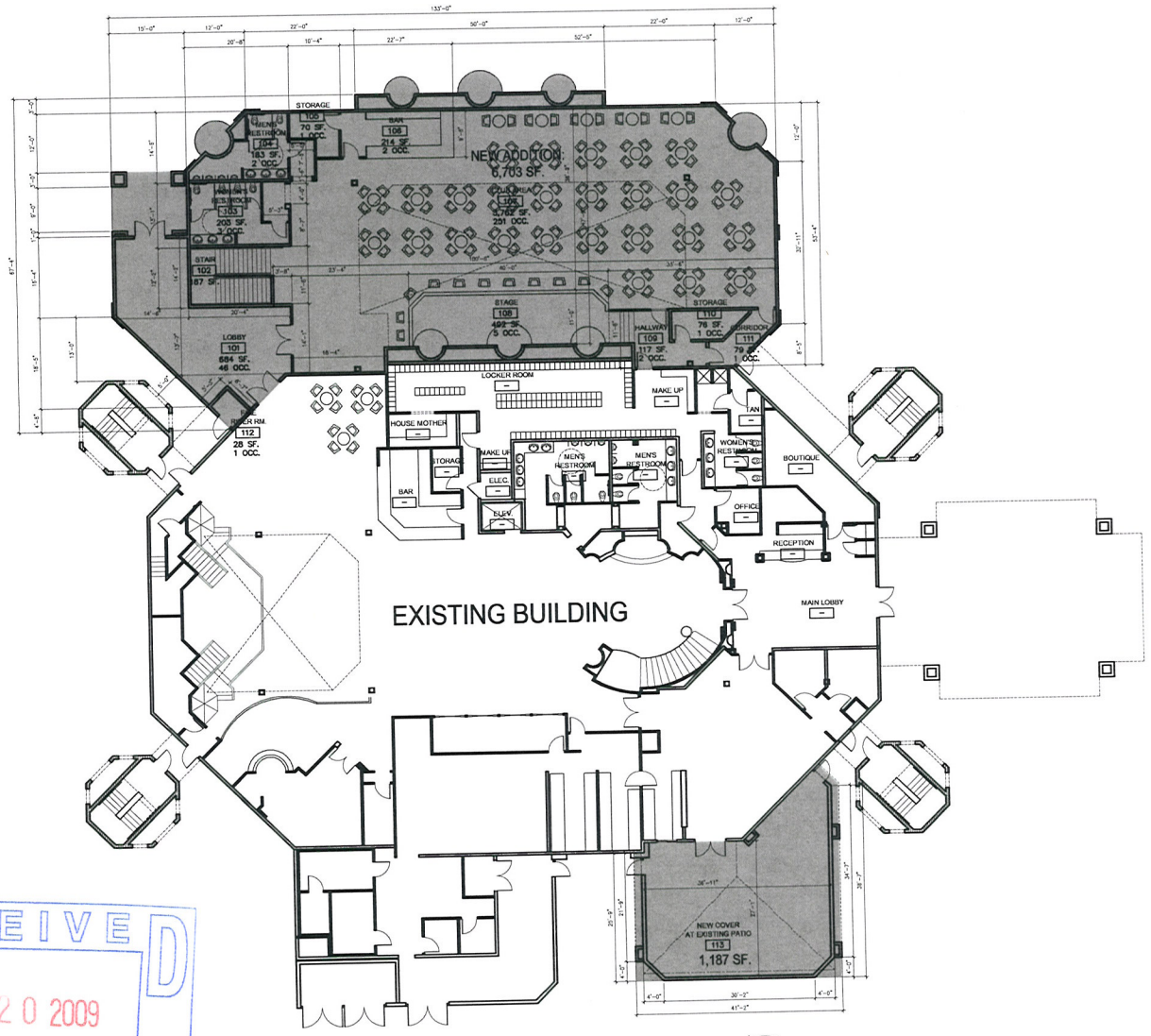

1 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

NORTH

BUILDING SF.	
TOTAL FIRST FLOOR ADDITION:	6,703 SF.
TOTAL SECOND FLOOR ADDITION:	5,031 SF.
TOTAL ADDITION AREA:	11,734 SF.

PLUMBING FIXTURES CALCULATIONS
(FIRST FLOOR)

OCCUPANCY	OCCUPANT LOAD	WATER CLOSETS				LAVATORIES			
		MEN		WOMEN		MEN		WOMEN	
		1 PER 40				1 PER 75			
A-2	304	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
		4	4	4	4	3	3	3	3
TOTAL	304	4	4	4	4	3	3	3	3

*** EXCLUDE RESTROOM, HALLWAY, CORRIDOR, STORAGE OCCUPANT NUMBER (11 OCC.) FOR PLUMBING FIXTURE CALCULATIONS

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-36436
12/03/09 PC
SDR-36434

WINSTON H. HENDERSON
ARCHITECTS
1555 EAST FLAMINGO ROAD STE. #350, LAS VEGAS, NV 89119
OFFICE: (702) 893-9700 FAX (702) 893-9797

TREASURES GENTLEMEN'S CLUB
EXPANSION
2801 WESTWOOD DR. LASVEGAS, NEVADA 89109
APN: 162086040011, 162091020004

FIRST FLOOR PLAN

Date: 10-03-2009
Job No.: 09220
Designed: WHH
Drawn:
Update:
Checked: WHH

Sheet
A1.0

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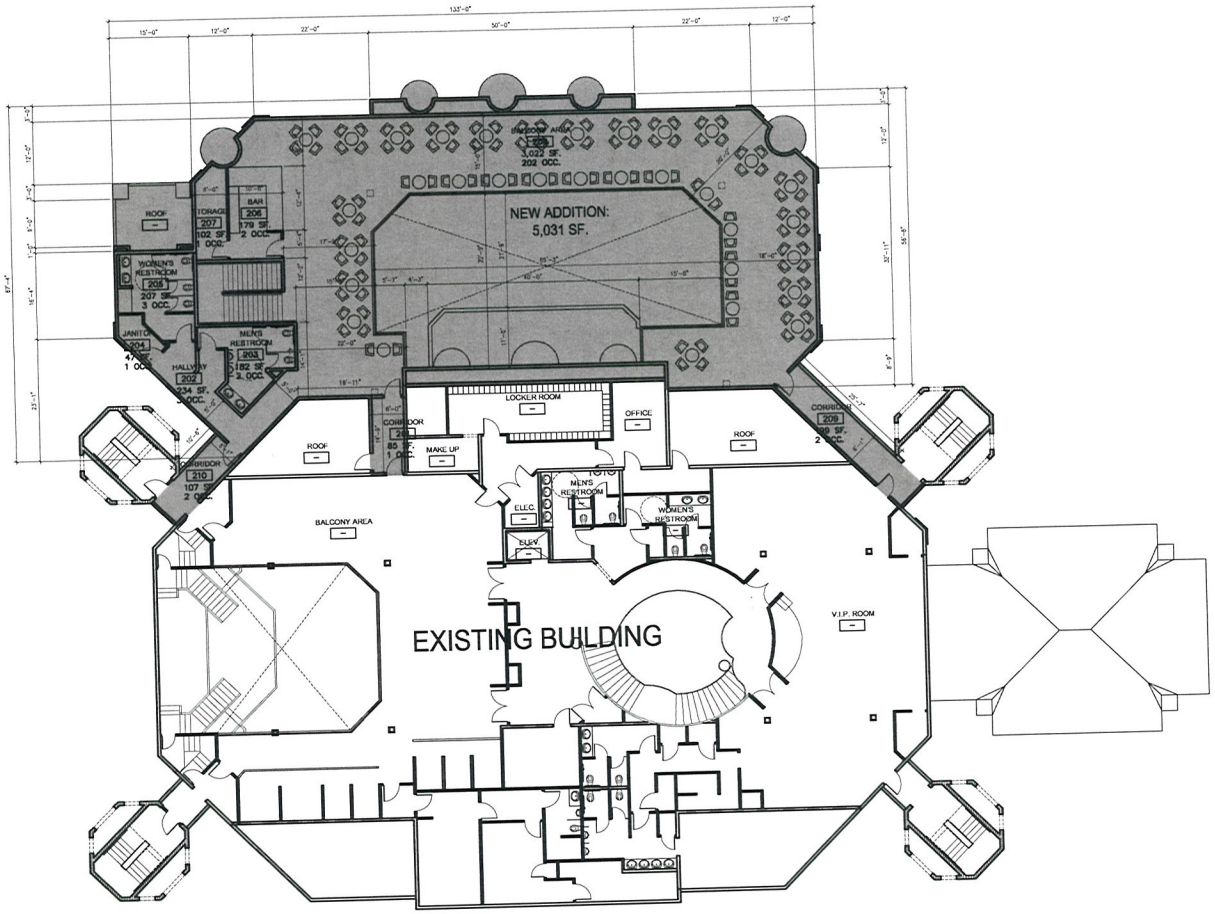
BUILDING SF.	
TOTAL FIRST FLOOR ADDITION:	6,703 SF.
TOTAL SECOND FLOOR ADDITION:	5,031 SF.
TOTAL ADDITION AREA:	11,734 SF.

PLUMBING FIXTURES CALCULATIONS
(SECOND FLOOR)

OCCUPANCY	OCCUPANT LOAD	WATER CLOSETS				LAVATORIES			
		MEN		WOMEN		MEN		WOMEN	
		1 PER 40				1 PER 75			
		REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
A-2	202	3	3	3	3	2	2	2	2
TOTAL	202	3	3	3	3	2	2	2	2

*** EXCLUDE RESTROOM, HALLWAY, CORRIDOR, BAR, STORAGE OCCUPANT NUMBER (16 OCC.) FOR PLUMBING FIXTURE CALCULATIONS



1 SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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OFFICE (702) 893-9700 FAX (702) 893-9797

TREASURES GENTLEMEN'S CLUB
EXPANSION
2801 WESTWOOD DR. LASVEGAS, NEVADA 89109
APN: 16209604001, 16209102004

SECOND FLOOR PLAN

Date: 10-03-2009
Job No.: 09220
Designed: WHH
Drawn:
Update:
Checked: WHH

Sheet
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SUP-36436
SDR-36434 12/03/09 PC



SUP-36436 - APPLICANT/OWNER: D2801 WESTWOOD, INC
2801 WESTWOOD DRIVE
DECEMBER 3, 2009 PLANNING COMMISSION

10/27/09



SUP-36436 - APPLICANT/OWNER: D2801 WESTWOOD, INC
2801 WESTWOOD DRIVE
DECEMBER 3, 2009 PLANNING COMMISSION

10/27/09



SUP-36436 - APPLICANT/OWNER: D2801 WESTWOOD, INC
2801 WESTWOOD DRIVE
DECEMBER 3, 2009 PLANNING COMMISSION

10/27/09



SUP-36436 - APPLICANT/OWNER: D2801 WESTWOOD, INC
2801 WESTWOOD DRIVE
DECEMBER 3, 2009 PLANNING COMMISSION

10/27/09

JUSTIFICATION LETTER

Project: TREASURES GENTLEMEN'S CLUB

Location: 2805 Westwood Drive
Las Vegas, Nv. 89109

APN: #16208604001, #16209102004

Owner: D 2801 Westwood, Inc.

Treasures is an existing Gentlemen's Club located at 2805 Westwood drive immediately east of I-15 freeway and south of Sahara Blvd. The proposed project will consist of a two story addition of approximately 12,000 square feet. The addition shall be attached to the north side of the existing structure, and the exterior of the addition shall match that of the existing building. The project shall also include a new roof over an existing exterior patio located at the south side of the existing building.

We wish to include the following requests:

Item #1 – Landscape Buffer waiver –
The existing landscape buffer is 10 feet where 15feet is required.

Item #2 – Tree space exception through west side and north side of property for existing trees.

The addition shall accommodate an expansion of the existing approved use as a gentleman's club.

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OCT 29 2009

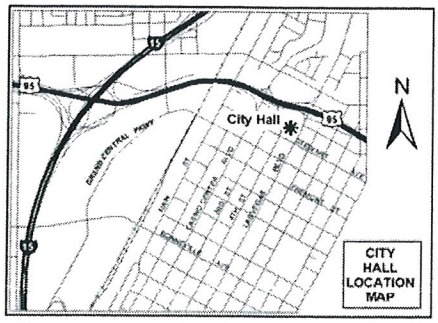
SUP-36436
SDR-36434 12/03/09 PC
REVISED

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41[4]
0004279218 NOV 19 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36436 & SDR-36434
Planning Commission Meeting of 12/3/2009

RECEIVED
NOV 25 2009

Case: SUP-36436
16208703004
H & M INVESTMENTS II L L C
P O BOX 14845
LAS VEGAS NV 89114-4845

IAVOS11 89114

15P

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

PRESORTED FIRST CLASS

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02 1M $ 00.41⁴
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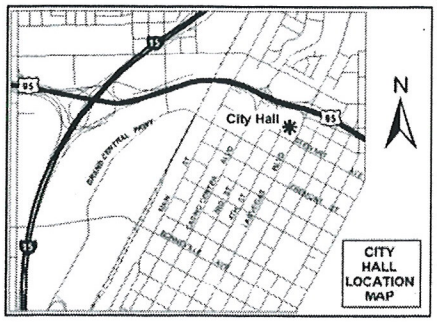
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36436 & SDR-36434
Planning Commission Meeting of 12/3/2009

Case: SUP-36436
16208703003
H & M INVESTMENTS I L L C
P O BOX 14845
LAS VEGAS NV 89114-4845

IAVOS11 A3114

15P

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

PRESORTED FIRST CLASS

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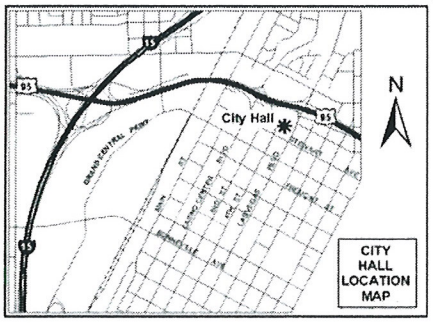
0004279218 NOV 19 2009
MAILED FROM ZIP CODE 89101

Return Service Requested

Official Notice of Public Hearing



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NOV 24 2009

2009 NOV 24 A 11:03
RECEIVED
CITY CLERK

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-36436 & SDR-36434

Planning Commission Meeting of 12/3/2009

Case: SUP-36436
16208703001
MARTIN ROBERT E & KAYE
7045 LAREDO ST
LAS VEGAS NV 89117-3021

IAVOS11 89117

154

PAGE

IMPERIAL DESIGN

3108371715

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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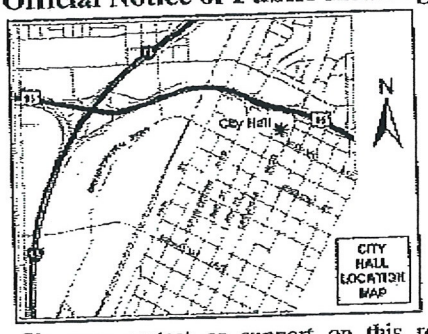
MAILED FROM ZIPCODE 8

Return Service Requested

Official Notice of Public Hearing



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NOV 23 2009

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

Case: SUP-36436

16209202008
KHAZAI SHAHRIAR & ISABELA
%IMPERIOAL DESIGN
14100 KINGSLEY DR
GARDENA CA 90249-3018

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36436 & SDR-36434

Planning Commission Meeting of 12/3/2009

IAVOS11 90249

15A

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 3, 2009

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

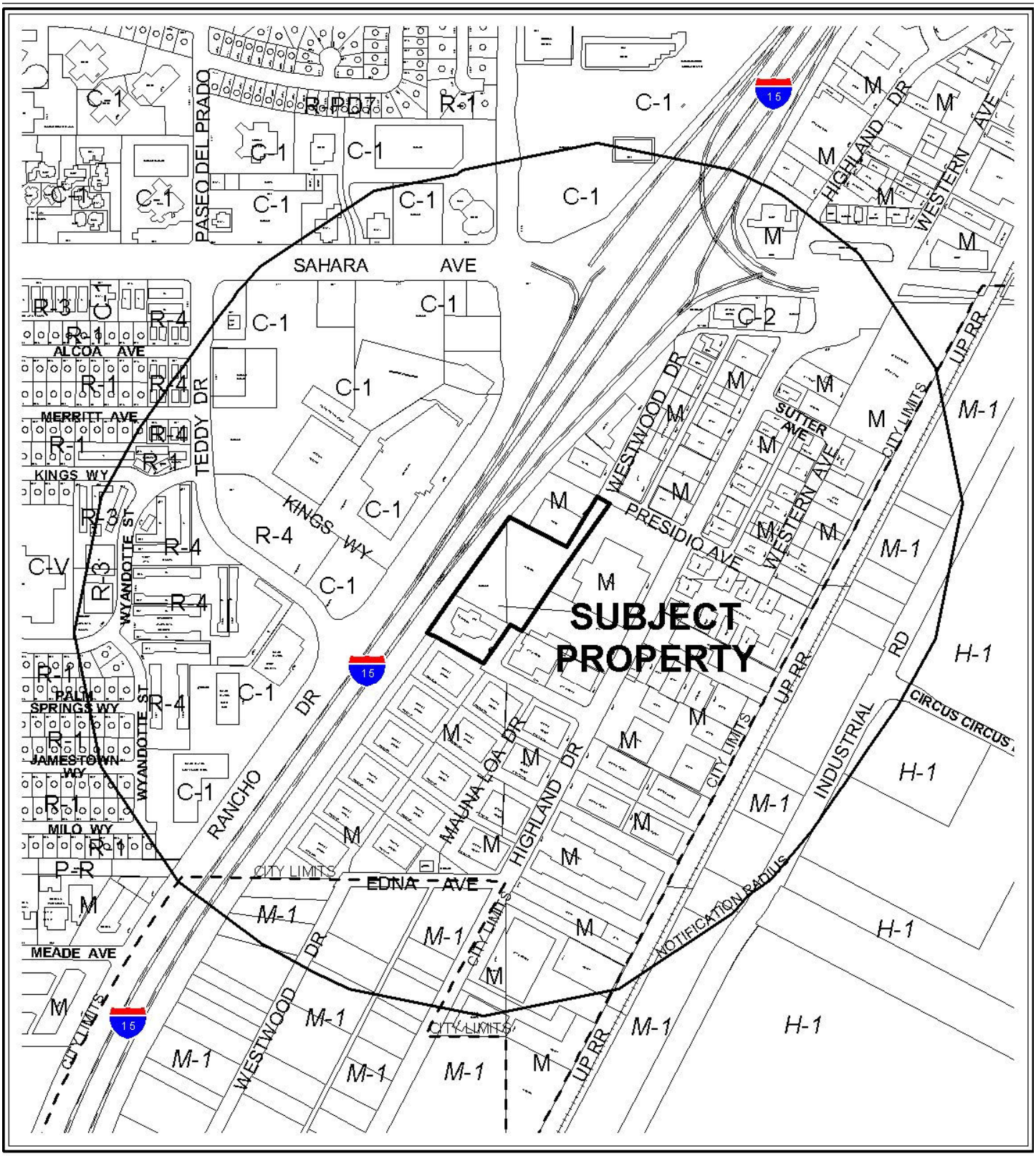
SUBJECT:
SDR-36434 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-36436 - PUBLIC HEARING - APPLICANT/OWNER: D2801 WESTWOOD, INC - Request for a Major Amendment to an approved Site Development Plan Review (SD-0063-01) FOR A PROPOSED 11,734 SQUARE-FOOT ADDITION TO AN EXISTING 25,417 SQUARE-FOOT SEXUALLY ORIENTED BUSINESS WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A 10-FOOT BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE 15 FEET IS REQUIRED on 1.27 acres at 2801 Westwood Drive (APN 162-08-604-001), M (Industrial) Zone, Ward 1 (Tarkanian)

C.C.: 01/06/2010

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

RECOMMENDATION:
APPROVAL

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



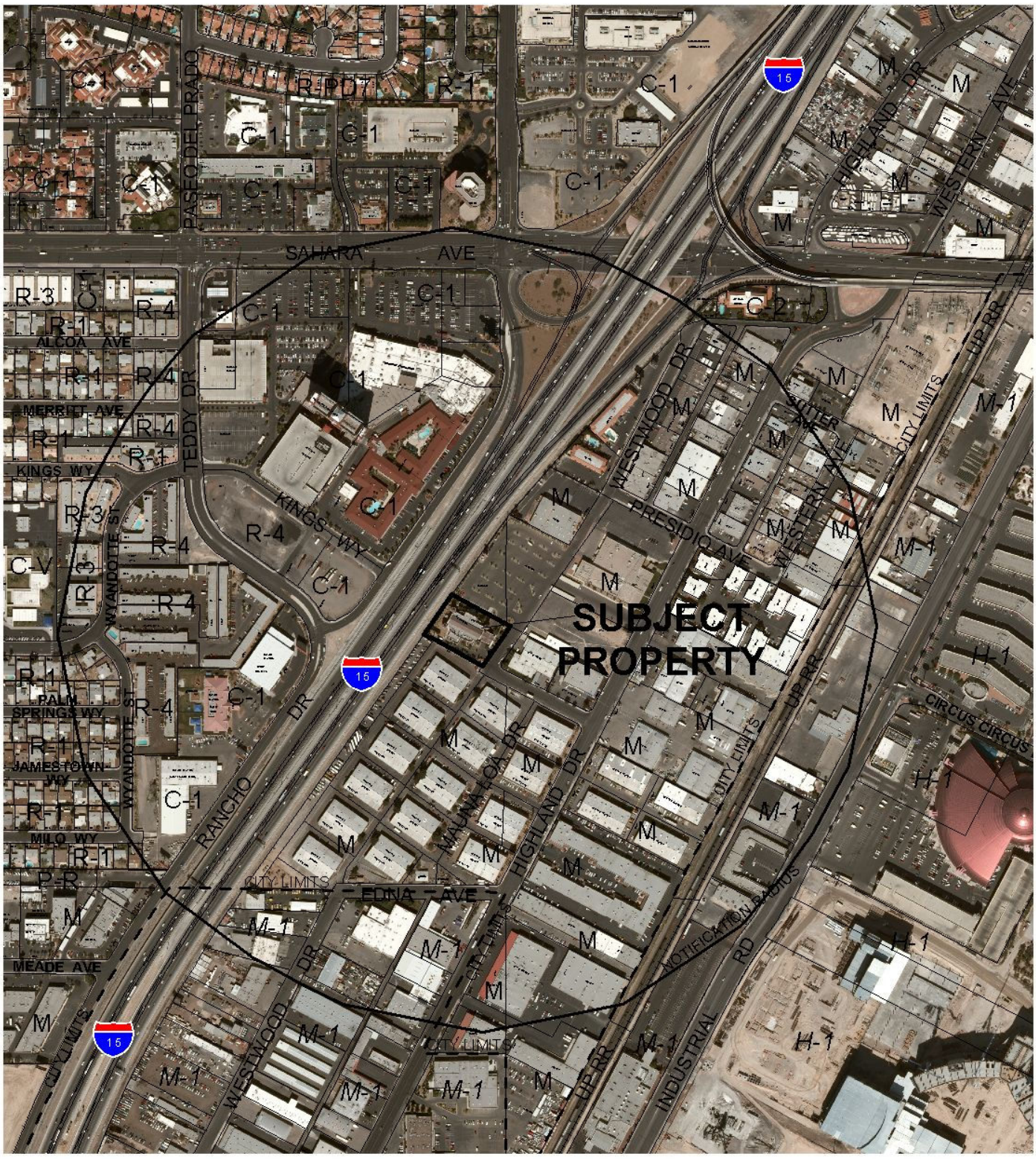
0 500 1000 Feet

CASE: **SDR-36434**

RADIUS: 1500 FOOT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



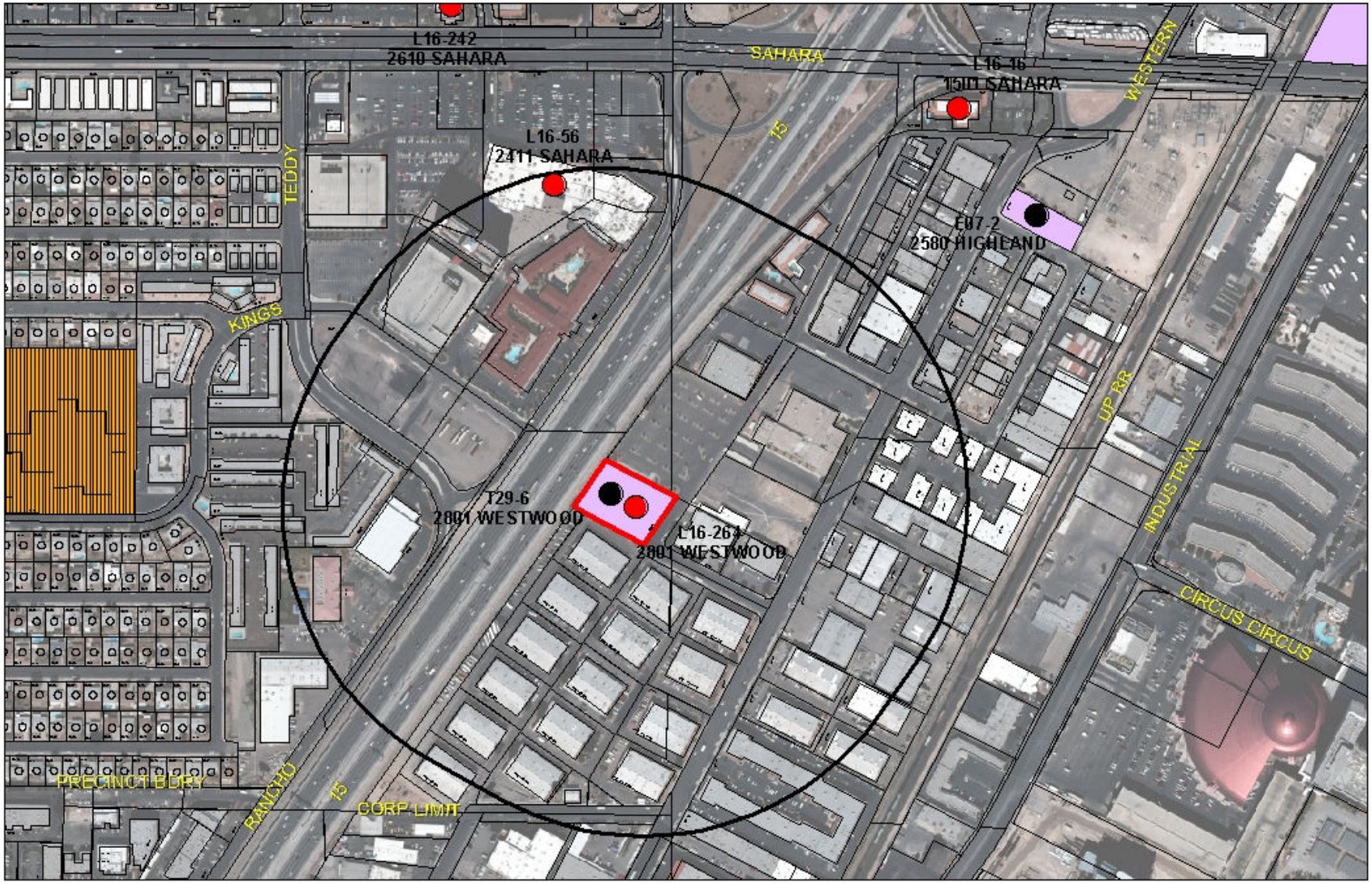
0 500 1000 Feet

CASE: **SDR-36434**

RADIUS: 1500 FOOT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N


L16-242
2610 SAHARA
SAHARA
L16-16
1500 SAHARA
WESTERN
L16-56
2411 SAHARA
15
TEDDY
E07-2
2580 HIGHLAND
KINGS
UP RR
INDUSTRIAL
T29-6
2801 WESTWOOD
L16-264
2801 WESTWOOD
CIRCUS CIRCUS
PRECINCT BDRY
RANCHO
15
CORP LIMIT
SDR-36434
Sexually Oriented Business
Business Licenses
Adult Bookstore
Teenage Dance/ Dancehall/Club
Tavern
Erotic Establishment
Child Care/ Children Facility
RELIGIOUS
CITY PARKS
SCHOOLS
Subject Property
1000 Feet Buffer
0
250
500
1,000 Feet
N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 3, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-36434 - APPLICANT/OWNER: D2801 WESTWOOD, INC

** CONDITIONS **

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

Planning and Development

1. Conformance to the conditions for Special Use Permit (U-0109-99) and Site Development Plan Review (SD-0063-01) expect as amended by conditions 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, landscape plan, and building elevations, date stamped 10/20/09, except as amended by conditions herein.

4. A Waiver from Title 19.12 Landscape and Buffer Standards is hereby approved, to allow a 10-foot Landscape Buffer along a portion of the east perimeter where 15 feet is required.

5. An Exception from Title 19.12 Landscape and Buffer Standards to allow tree spacing less than the minimum required along the west and east perimeter where spacing of 20 feet on center along the east property line and 30 feet on center along the west property lines are required.

6. Pursuant to Title 19.10.010 (H), an off-site parking agreement shall be submitted to the Planning and Development Department and approved by the City Attorney's office prior to the issuance of a certificate of occupancy.

7. The applicant shall work with City staff to determine the most appropriate mapping action necessary to ensure that no property line is located within a building footprint, and that a minimum separation distance of 1,500 feet is maintained between the subject site and the similar use to the north (Artisan). The mapping action shall be completed and recorded prior to issuance of any building permits.

8. Six additional 24-inch box shade trees shall be planted within the north perimeter buffer prior to issuance of certificate of occupancy.

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. The technical landscape plan shall include the following changes from the conceptual landscape plan to include the following; six additional 24-inch box shade trees shall be planted within the north perimeter buffer prior to issuance of a certificate of occupancy.

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. Coordinate with the Building and Safety Department to determine if existing lot lines are in conflict with the new proposed structure. If it is determined that a mapping or other lot consolidation is required, coordinate with the City Surveyor to determine the most appropriate lot consolidation method.

18. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings.

19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns 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 drainageways as recommended.

20. Site development to comply with all applicable conditions of approval for Site Development Plan Review (SD-0063-01) and all other site-related actions.

SDR-36434 - Staff Report Page One
December 3, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing a two-story 11,734 square-foot addition to an existing 25,417 square-foot Sexually Oriented Business at 2801 Westwood Drive. The proposed addition will provide employee facilities and additional entertainment options. The addition includes 6,703 square feet on the first floor and 5,031 square feet on the second floor. The applicant is also adding a 1,187 square-foot unenclosed patio on the southeast portion of the building. The applicant has requested a Waiver of Title 19.12 Landscape and Buffer Standards. The Waiver is minor in nature and is mitigated by the additional landscaping added around the perimeter of the site; therefore, staff is recommending approval of this request. If denied, the proposed addition would not be permitted and the existing Sexually Oriented Business would remain.

Issues:

- A Waiver from Title 19.12 Landscape and Buffer Standards is requested to allow a 10-foot Landscape Buffer along a portion of the east perimeter where 15 feet is required.
- A condition has been added to require remapping of the subject site in order to accommodate the proposed addition.
- A condition of approval has been added to require an off-site parking agreement to be submitted to the Planning and Development Department and approved by the City Attorney's office prior to the issuance of a certificate of occupancy.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
04/05/00	The City Council approved a Special Use Permit (U-0109-99) for a Liquor Establishment (Tavern) at 2801 Westwood Drive. The Planning Commission and staff recommended denial of the request.
03/29/01	A change of ownership occurred on the indicated date.
01/16/02	The City Council approved a Site Development Plan Review (SD-0063-01) for a 24,093 square-foot Sexually Oriented Business with a Waiver of Perimeter Landscaping on property located at 2801 Westwood Drive. The Planning Commission and staff recommended approval of the request.
08/21/02	The City Council approved an Extension of Time [U-0109-99(2)] of an approved Special Use Permit (U-0109-99), which allowed a Liquor Establishment (Tavern) at 2801 Westwood Drive. The Planning Commission and staff recommended approval of the request.
04/16/03	The City Council approved a Master Sign Plan (MSP-1409) for an approved Sexually Oriented Business at 2801 Westwood Drive. The Planning Commission and staff recommended approval of the request.

08/06/03	The City Council approved an Extension of Time (EOT-2333) of an approved Special Use Permit (U-0109-99) which allowed a Liquor Establishment (Tavern) at 2801 Westwood Drive. The Planning Commission and staff recommended approval of the request.
08/20/03	The City Council approved a Master Sign Plan (MSP-2565) for an approved Sexually Oriented Business at 2801 Westwood Drive. The Planning Commission and staff recommended approval of the request.
08/18/04	The City Council approved a Master Sign Plan (MSP-4380) for an approved Sexually Oriented Business at 2801 Westwood Drive. The Planning Commission and staff recommended approval of the request.
09/15/04	The City Council approved a Variance (VAR-4733) to allow an existing 34-foot tall Off-Premise Sign to be raised to 55 feet where 40 feet is the maximum height allowed at 2801 Westwood Drive. The Planning Commission and staff recommended denial of the request.
05/17/06	The City Council approved a General Plan Amendment (GPA-9219) to change the future land use designation to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The Planning Commission and staff recommended approval of the request.
08/27/08	Planning and Development administratively approved a Site Development Plan Review (SDR-29354) to modify an existing Off-Premise Sign for a digital display on 1.23 acres located at 2801 Westwood Drive.
12/03/09	The Planning Commission will consider a related Special Use Permit (SUP-36436) for a Major Amendment to a previously approved Special Use Permit (U-0109-99) for a proposed 11,734 square-foot addition to an existing Liquor Establishment (Tavern) at 2801 Westwood Drive.
Related Building Permits/Business Licenses	
09/25/00	A Business License (#T29-00006) was issued for a topless club/boutique at 2801 Westwood Drive. The license remains active at this location.
07/12/02	A Building Permit (#02012503) was issued for a certificate of occupancy for a restaurant at 2801 Westwood Drive. The permit was finaled on 12/04/03.
06/13/03	A Building Permit (#03012256) was issued for a sign at 2801 Westwood Drive. The permit was finaled on 12/15/03.
07/25/03	A Building Permit (#03015969) was issued for a sign at 2801 Westwood Drive. The permit was finaled on 09/24/03.
08/21/03	A Building Permit (#03018001) was issued for a sign at 2801 Westwood Drive. The permit was finaled on 09/15/03.
09/02/03	A Building Permit (#03018862) was issued for a sign at 2801 Westwood Drive. The permit was finaled on 12/03/03.
09/15/03	A Business License (#L16-00264) was issued for a tavern at 2801 Westwood Drive. The license remains active at this location.
04/05/05	A Business License (#C05-02370) was issued for tobacco dealer license at 2801 Westwood Drive. The license remains active at this location.

BTS

10/29/08	A Business License (#V01-00047) was issued for a valet parking license at 2801 Westwood Drive. The license remains active at this location.
11/05/08	A Building Permit (#125482) was issued to upgrade an existing Off-Premise Sign at 2801 Westwood Drive. The permit was finaled on 09/19/09.
Pre-Application Meeting	
09/29/09	A pre-application meeting was held on the indicated date. The following items were noted: • The existing 25,417 square-foot Sexually Oriented Business is proposing to add 11,734 square feet. • The applicant is proposing a Boundary Line Adjustment in order to accommodate the proposed addition. • A new Special Use Permit for a Liquor Establishment (Tavern) is needed as the expansion is more than 10%.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	
Field Check	
10/27/09	A field check was completed on the indicated date. The following items were noted: • Staff noted the existing Sexually Oriented Business. • Staff noted the proposed area for the expansion to the existing Sexually Oriented Business. • Staff noted the existing landscaping on the subject site. • Staff noted that the overall site was well maintained.

Details of Application Request	
Site Area	
Net Acres	1.27 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Sexually Oriented Business	LI/R (Light Industry / Research)	M (Industrial)
North	Parking Lot	LI/R (Light Industry / Research)	M (Industrial)
South	Office and Warehouse	C (Commercial)	M (Industrial)
East	Office and Warehouse	LI/R (Light Industry / Research)	M (Industrial)
West	Right-of-Way (Interstate 15)	Right-of-Way (Interstate 15)	Right-of-Way (Interstate 15)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan		X	N/A

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 Development Standards, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	1.27 acres	N/A
Min. Lot Width	100 feet	200 feet	Y
Min. Setbacks			
• Front (east property line)	10 Feet	82 Feet	Y
• Side (north property line)	10 Feet	10 Feet	Y
• Side (south property line)	10 Feet	24 Feet	Y
• Rear (west property line)	Zero Feet	30 Feet	Y
Max. Building Height	N/A	41.5 Feet	N/A
Trash Enclosure	Screened	Screened	By Condition
Mech. Equipment	Screened	Screened	By Condition

Pursuant to Title 19.18.060, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Parking Area	1 Tree/ 6 Spaces	42 Trees	48 Trees	Y
Buffer:				
Min. Trees				
North property line	1 Tree/ 30 Linear Feet	10 Trees	4 Trees	By Condition
South property line	1 Tree/ 30 Linear Feet	10 Trees	23 Trees	Y
West property line	1 Tree/ 30 Linear Feet	7 Trees	4 Trees	N
East property line	1 Tree/ 20 Linear Feet	10 Trees	7 Trees	N
TOTAL		79 Trees	86 Trees	Y
Min. Zone Width				
North property buffer	8 Feet		10 Feet	Y
South property buffer	8 Feet		8 Feet	Y
West property buffer	8 Feet		8 Feet	Y
East property buffer	15 Feet		10 Feet	N

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Sexually Oriented Business	37,151 SF	One space for each 250 sf of gfa	149	5	249	5	Y
TOTAL			149		249		Y

Waiver and Exception		
Request	**Requirement**	**Staff Recommendation**
10-foot landscape buffer along a portion of the east perimeter buffer	15-foot landscape buffer along the east perimeter buffer	Approval
Less than the required number of trees along the north, west and east property lines	One tree every 30 linear feet along the west property line and 20 feet along the east property line	Approval

ANALYSIS

- **Site Plan**

The existing Sexually Oriented Business is located on a 1.27 acre site at 2801 Westwood Drive. The proposed site plan indicates a property line, which bisects the addition to the existing building. A condition of approval has been added requiring an appropriate mapping action prior to issuance of building permits. The site plan indicates an existing 25,417 square-foot Sexually Oriented Business and a proposed 11,734 square-foot addition. The overall square-footage totals 37,151 square feet. There are 249 existing parking spaces, which are located on an adjacent parcel to the north, which is also owned by the applicant. Twenty-Nine parking spaces are being removed from the existing parking lot due to the addition. This results in a total of 249 parking spaces, which is 100 more than required by Title 19. A condition of approval has been added to require that a parking agreement be submitted to the Planning and Development Department and approved by the City Attorney's office prior to the issuance of a certificate of occupancy. The overall site is accessed from Westwood Drive, a 51-foot Local Street.

- **Landscape Plan**

The majority of the overall site contains existing landscaping, which was installed with the completion of the existing Sexually Oriented Business. Since the applicant is proposing an 11,734 square-foot addition, all landscaping is required to be brought into conformance pursuant to Title 19.12 requirements. New landscaping is being provided around the addition and the parking area. Portions of the existing landscaping on the subject site are unchanged; therefore, the applicant is requesting a Waiver of Title 19.12 Landscape and Buffer Standards to allow a 10-foot landscape buffer where 15 feet is the minimum required. The applicant also fails to meet tree spacing requirements along the east and west perimeter buffers. An Exception of this requirement has been requested. A condition of approval has been added, which requires six additional 24-inch shade trees to be located in the north buffer prior to issuance of a certificate of occupancy.

- **Elevations/Floor Plan**

The elevations depict an existing 41.5-foot high Sexually Oriented Business. The proposed addition is indicated at a similar height and two stories. The proposed elevations are consistent with the originally approved building. The building materials, color and design match the existing structure. The floor plan indicates a new club area, bar and restrooms.

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 addition to the existing Sexually Oriented Business is compatible with 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 fails to meet all Perimeter Landscape and Buffer standards, but the requested Waiver is minimal in nature and the remainder of the on-site landscaping meets or exceeds the minimum requirements.

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

Access to the site is provided from Westwood Drive, which is a 51-foot Local Street. Westwood Drive is adequate to facilitate the traffic generated by the proposed expansion of the Sexually Oriented Business.

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

   The proposed landscape materials, as conditioned, are appropriate 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 will be harmonious with the existing Sexually Oriented Business and will be compatible with adjacent development in the area.

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

   The proposed addition to the existing Sexually Oriented Business 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 15

NOTICES MAILED 88

APPROVALS 2

PROTESTS 2

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 2801 Westwood Dr.

Project Name 2801 Westwood Building Addition **Proposed Use** _____

Assessor's Parcel #(s) 162-08-604-001; **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing M proposed M

Commercial Square Footage 12,000 sf addition **Floor Area Ratio** _____

Gross Acres 1.27 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 2801 Westwood, Inc **Contact** _____

Address 2801 Westwood Dr **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89109

E-mail Address _____

APPLICANT 2801 Westwood, Inc. **Contact** _____

Address 2801 Westwood Dr. **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89109

E-mail Address _____

REPRESENTATIVE Winston Henderson Architects **Contact** Winston Henderson

Address 1655 E. Flamingo Rd; Suite 350 **Phone:** 893-9700 **Fax:** 893-9797

City Las Vegas **State** NV **Zip** 89119

E-mail Address winston@whalv.com

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Hassan Davari

Subscribed and sworn before me

This 2nd day of NOV, 2009.

Brenda K Roberts

Notary Public in and for said County and State

BRENDA K ROBERTS
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
MARCH 25, 2013

FOR DEPARTMENT USE ONLY

Case #	SDR-36434
Meeting Date:	12/03/09 PC
Total Fee:	$1,030
Date Received:*	11/9/09
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-36434 APN: 162-08-604-001

Name of Property Owner: _____

Name of Applicant: _____

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: Hassan Davari

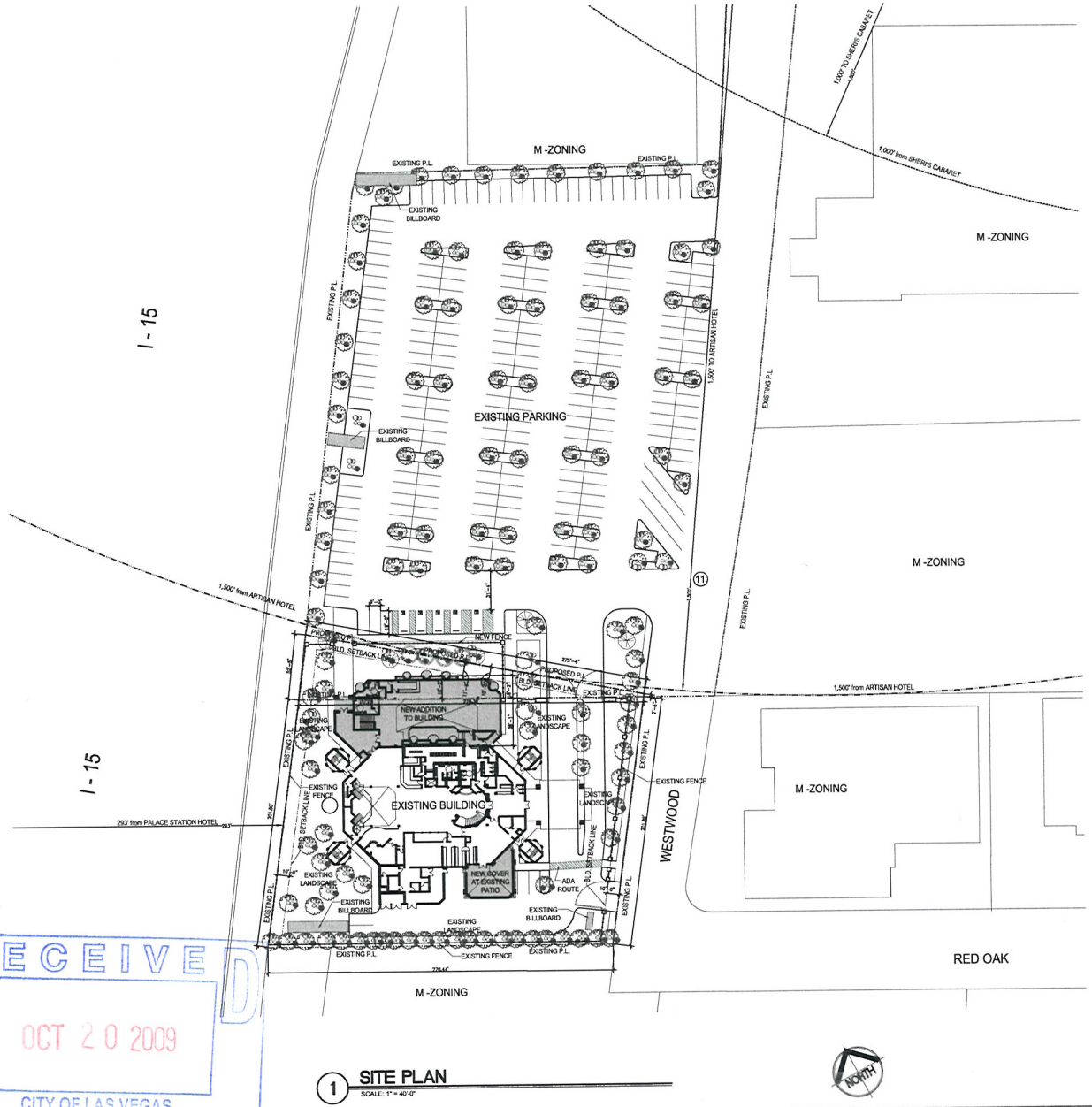
Subscribed and sworn before me

This 2nd day of Nov, 20 09

Brenda K. Roberts

Notary Public in and for said County and State

BRENDA K ROBERTS
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
MARCH 25, 2013



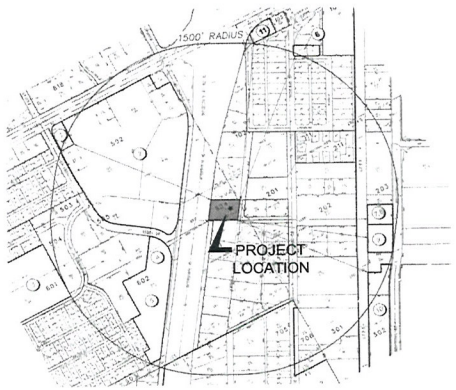
1 SITE PLAN
SCALE: 1" = 40'-0"

PROPOSED - BUILDING SF.	
TOTAL FIRST FLOOR ADDITION:	6,703 SF.
TOTAL SECOND FLOOR ADDITION:	5,031 SF.
TOTAL ADDITION AREA:	11,734 SF.

TOTAL BUILDING SF.	
EXISTING BUILDING AREA:	25,417 SF.
NEW ADDITIONAL BUILDING AREA:	11,734 SF.
TOTAL BUILDING AREA:	37,151 SF.

PARKING ANALYSIS	
EXISTING BUILDING AREA: 25,417 SF. / 250 = 102	102
NEW ADDITIONAL BUILDING AREA: 11,734 SF. / 250 = 47 ON SITE PARKING REQUIREMENT: IF 25,000 SF. OR MORE, ONE SPACE PER 250 SF. OF GROSS FLOOR AREA (CHAPTER 19.04 TABLE 2 - SEXUALLY ORIENTED BUSINESS)	47
TOTAL REQUIRED PARKING SPACES	149
TOTAL PROVIDED PARKING SPACES (INCLUDES 5 ADA PARKING SPACES)	249

VICINITY MAP - KEY	
1	7-11 (CONVENIENCE STORE)
2	PALACE STATION HOTEL AND CASINO
3	REX BELL ELEMENTARY SCHOOL
4	TARKANIAN BASKETBALL ACADEMY
5	CHILDREN'S CHOICE LEARNING CENTERS
6	SHERI'S CABARET
7	WILD J'S ADULT CENTER
8	PLATINUM BABES
9	BRANDO'S BAR
10	SAPPHIRE GENTLEMEN'S CLUB
11	ARTISAN HOTEL



2 VICINITY MAP
SCALE: N.T.S.

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OCT 20 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

WINSTON H. HENDERSON
ARCHITECTS
1555 EAST FLAMINGO ROAD STE. #150, LAS VEGAS, NV 89119
OFFICE (702) 853-9700 FAX (702) 853-9797

TREASURES GENTLEMEN'S CLUB
EXPANSION
2801 WESTWOOD DR. LASVEGAS, NEVADA 89109
APN: 16208604001, 16209102004

SITE PLAN

Date: 10-03-2009
Job No.: 09220
Designed: WHH
Drawn:
Update:
Checked: WHH

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AS1.0

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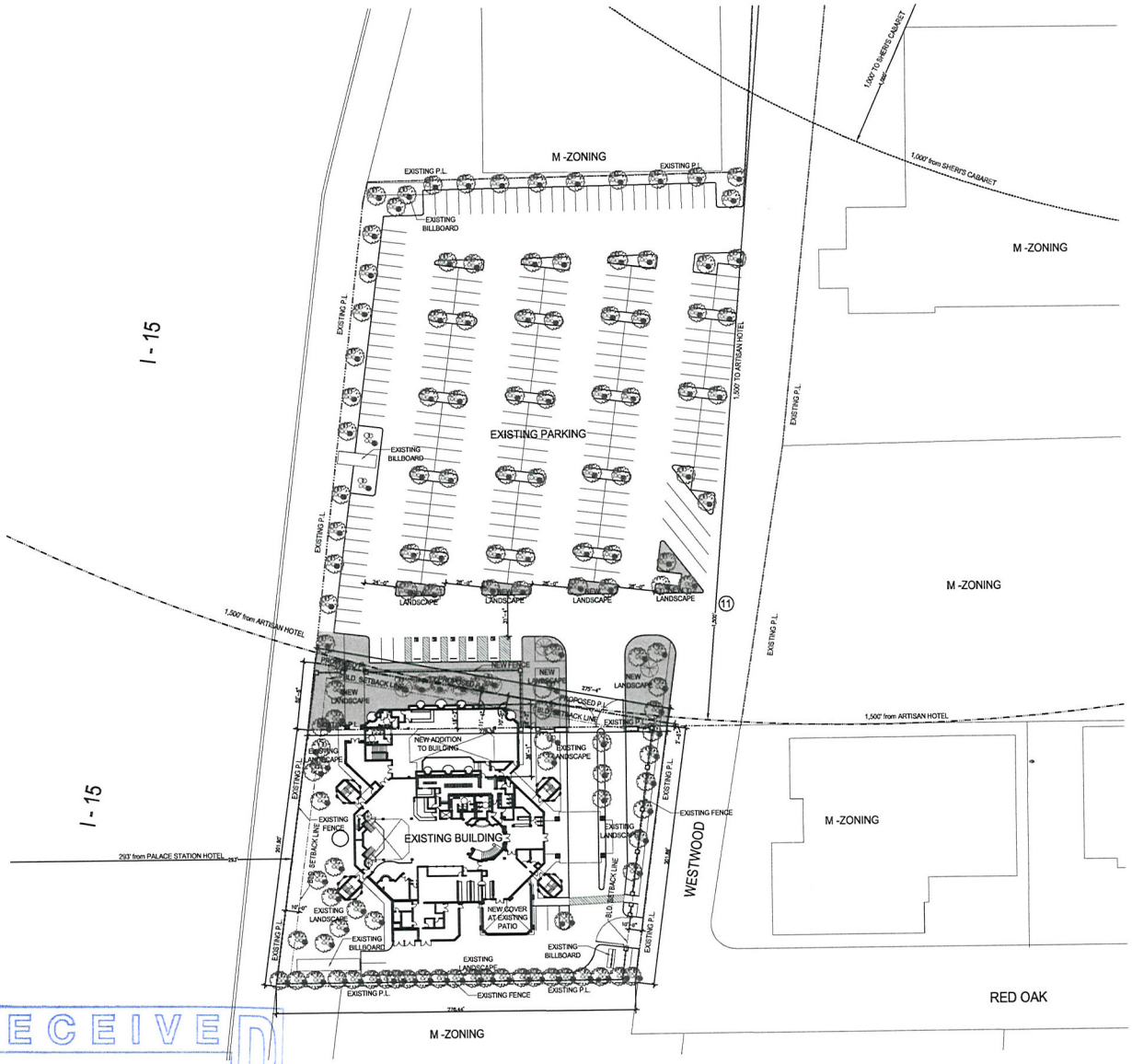
SUP-36436
SDR-36434 12/03/09 PC



1 LANDSCAPE PLAN
SCALE: 1" = 40'-0"

PROPOSED - BUILDING SF.	
TOTAL FIRST FLOOR ADDITION:	6,703 SF.
TOTAL SECOND FLOOR ADDITION:	5,031 SF.
TOTAL ADDITION AREA:	11,734 SF.

TOTAL BUILDING SF.	
EXISTING BUILDING AREA:	25,417 SF.
NEW ADDITIONAL BUILDING AREA:	11,734 SF.
TOTAL BUILDING AREA:	37,151 SF.

LANDSCAPE SCHEDULE

	SYMBOL	BOTANICAL NAME / COMMON NAME	QUAN.	COND.	REMARKS
TREES		PINE PINUS SPECIES	5	24" BOX	
		PRIMUS	20	24" BOX	
		WILLOW	4	24" BOX	
SHRUBS		DWARF BOTTLE BUSH CALLISTEMON "LITTLE JOHN"	29	5 GAL.	
		BUTTERFLY IRIS - WHITE IRIS HYBRID	29	5 GAL.	
		LEUCOPHYLLUM ZYGOPHYLLUM BLUE WANDER	29	5 GAL.	
		LANTANA CAMARA LANTANA	29	5 GAL.	
		LILY OF THE NILE AGAPANTHUS AFRICANUS	29	5 GAL.	
		TOTAL SHRUB	145		



2 VICINITY MAP
SCALE: N.T.S.

RECEIVED
OCT 20 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-36436
SDR-36434 12/03/09 PC

WINSTON H. HENDERSON ARCHITECTS
1555 EAST FLAMINGO ROAD STE. #350, LAS VEGAS, NV 89119
OFFICE (702) 893-9700 FAX (702) 893-9797

TREASURES GENTLEMEN'S CLUB EXPANSION
2801 WESTWOOD DR. LASVEGAS, NEVADA 89109
APN: 16208604001, 16209102004

LANDSCAPE PLAN

Date: 10-03-2009
Job No.: 09220
Designed: WHH
Drawn:
Update:
Checked: WHH

Sheet
L1.0

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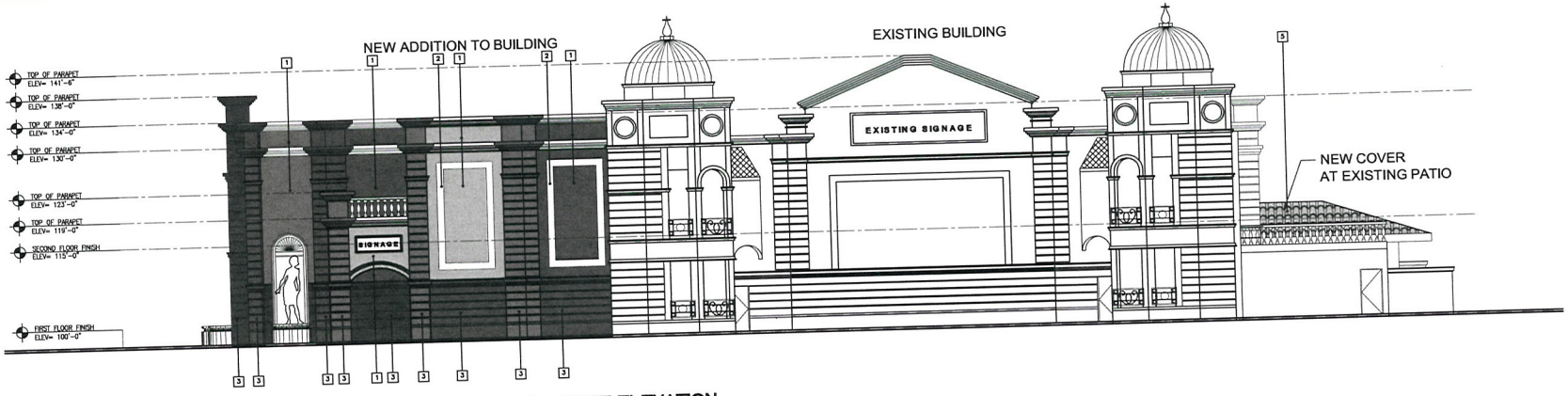
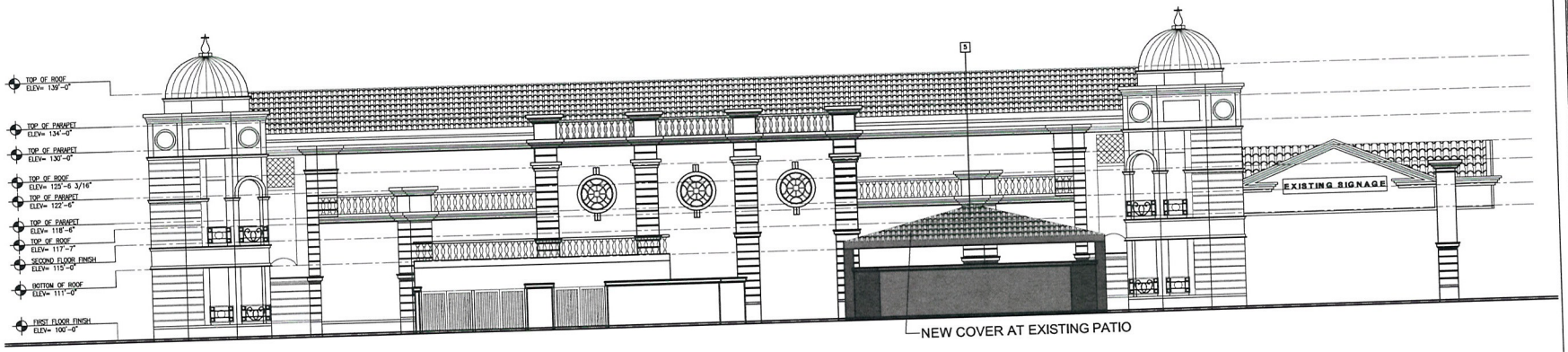
RECEIVED
OCT 20 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

ELEVATION KEYNOTES	
#	DESCRIPTION
1	1 HR. FIRE RATED EIFS FINISH W/ PAINT FINISH (LIGHT COOL BROWN)
2	1 HR. FIRE RATED EIFS FINISH W/ PAINT FINISH (IVORY)
3	1 HR. FIRE REATED EIFS POPOUT W/ PAINT FINISH (IVORY)
4	DOOR W/ PAINT FINISH (DARK BROWN)
5	ROOF TILE (DARK GRAY)



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



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

WINSTON H. HENDERSON ARCHITECTS
1555 EAST FLAMINGO ROAD STE. #350, LAS VEGAS, NV 89119
OFFICE (702) 893-9700
FAX (702) 893-9797

TREASURES GENTLEMEN'S CLUB EXPANSION
2801 WESTWOOD DR, LASVEGAS, NEVADA 89109
APN: 162086040001, 16209102004

ELEVATIONS

Date: 10-03-2009
Job No.: 09220
Designed: WHH
Drawn:
Update:
Checked: WHH

Sheet
A3.1

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SUP-36436
SDR-36434 12/03/09 PC

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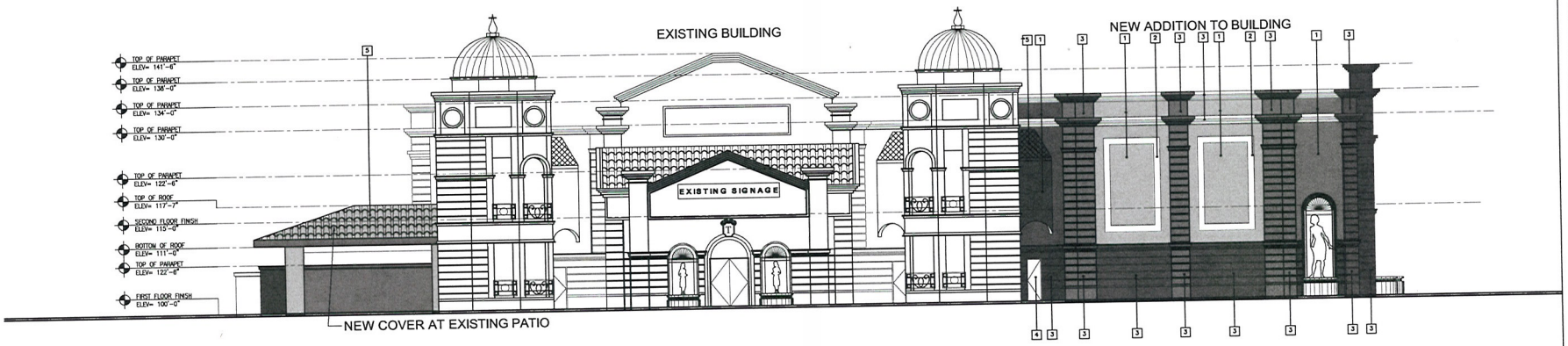
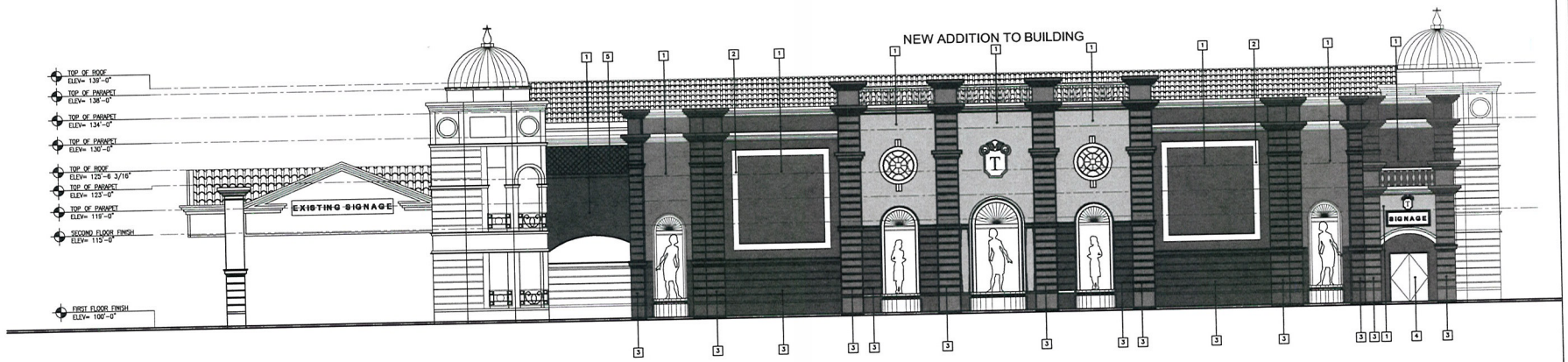
OCT 20 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

ELEVATION KEYNOTES

#	DESCRIPTION
1	1 HR. FIRE RATED EIFS FINISH W/ PAINT FINISH (LIGHT COOL BROWN)
2	1 HR. FIRE RATED EIFS FINISH W/ PAINT FINISH (IVORY)
3	1 HR. FIRE REATED EIFS POPOUT W/ PAINT FINISH (IVORY)
4	DOOR W/ PAINT FINISH (DARK BROWN)
5	ROOF TILE (DARK GRAY)



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



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

WINSTON H. HENDERSON
ARCHITECTS
1555 EAST FLAMINGO ROAD STE. #350, LAS VEGAS, NV 89119
OFFICE (702) 893-9700 FAX (702) 893-9797

TREASURES GENTLEMEN'S CLUB EXPANSION
2801 WESTWOOD DR. LASVEGAS, NEVADA 89109
APN: 16208604001, 16209102004

ELEVATIONS

Date: 10-03-2009
Job No.: 09220
Designed: WHH
Drawn:
Update:
Checked: WHH

Sheet
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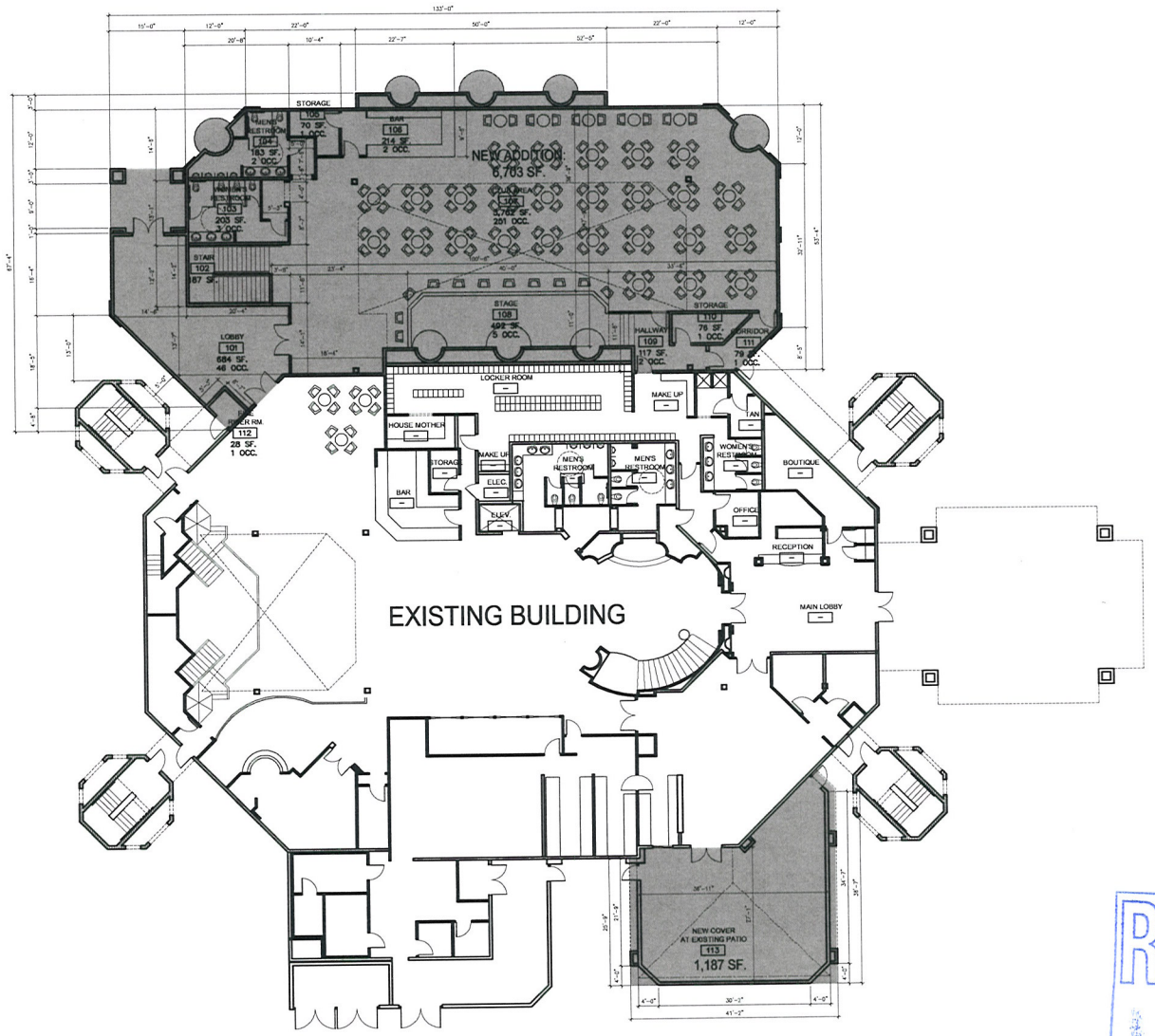
PLANNING & DEVELOPMENT

ELEVATION KEYNOTES

#	DESCRIPTION
1	3 COAT STUCCO W/ PAINT FINISH (LIGHT COOL BROWN)
2	3 COAT STUCCO W/ PAINT FINISH (IVORY)
3	EIFIS POPOUT W/ PAINT FINISH (IVORY)
4	DOOR W/ PAINT FINISH (DARK BROWN)
5	ROOF TILE (DARK GRAY)



[redacted]
SUP-36436
SDR-36434 12/03/09 PC



1 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

BUILDING SF.	
TOTAL FIRST FLOOR ADDITION:	6,703 SF.
TOTAL SECOND FLOOR ADDITION:	5,031 SF.
TOTAL ADDITION AREA:	11,734 SF.

PLUMBING FIXTURES CALCULATIONS (FIRST FLOOR)

OCCUPANCY	OCCUPANT LOAD	WATER CLOSETS				LAVATORIES			
		MEN		WOMEN		MEN		WOMEN	
		1 PER 40				1 PER 75			
		REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
A-2	304	4	4	4	4	3	3	3	3
TOTAL	304	4	4	4	4	3	3	3	3

*** EXCLUDE RESTROOM, HALLWAY, CORRIDOR, STORAGE OCCUPANT NUMBER (11 OCC.) FOR PLUMBING FIXTURE CALCULATIONS

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PLANNING & DEVELOPMENT

WINSTON H. HENDERSON
ARCHITECTS
1555 EAST FLAMINGO ROAD STE. #350, LAS VEGAS, NV 89119
OFFICE (702) 893-9700 FAX (702) 893-9797

TREASURES GENTLEMEN'S CLUB
EXPANSION
2801 WESTWOOD DR. LASVEGAS, NEVADA 89109
APN: 162086040001, 162091020004

FIRST FLOOR PLAN

Date: 10-03-2009
Job No.: 09220
Designed: WHH
Drawn:
Update:
Checked: WHH

Sheet
A1.0

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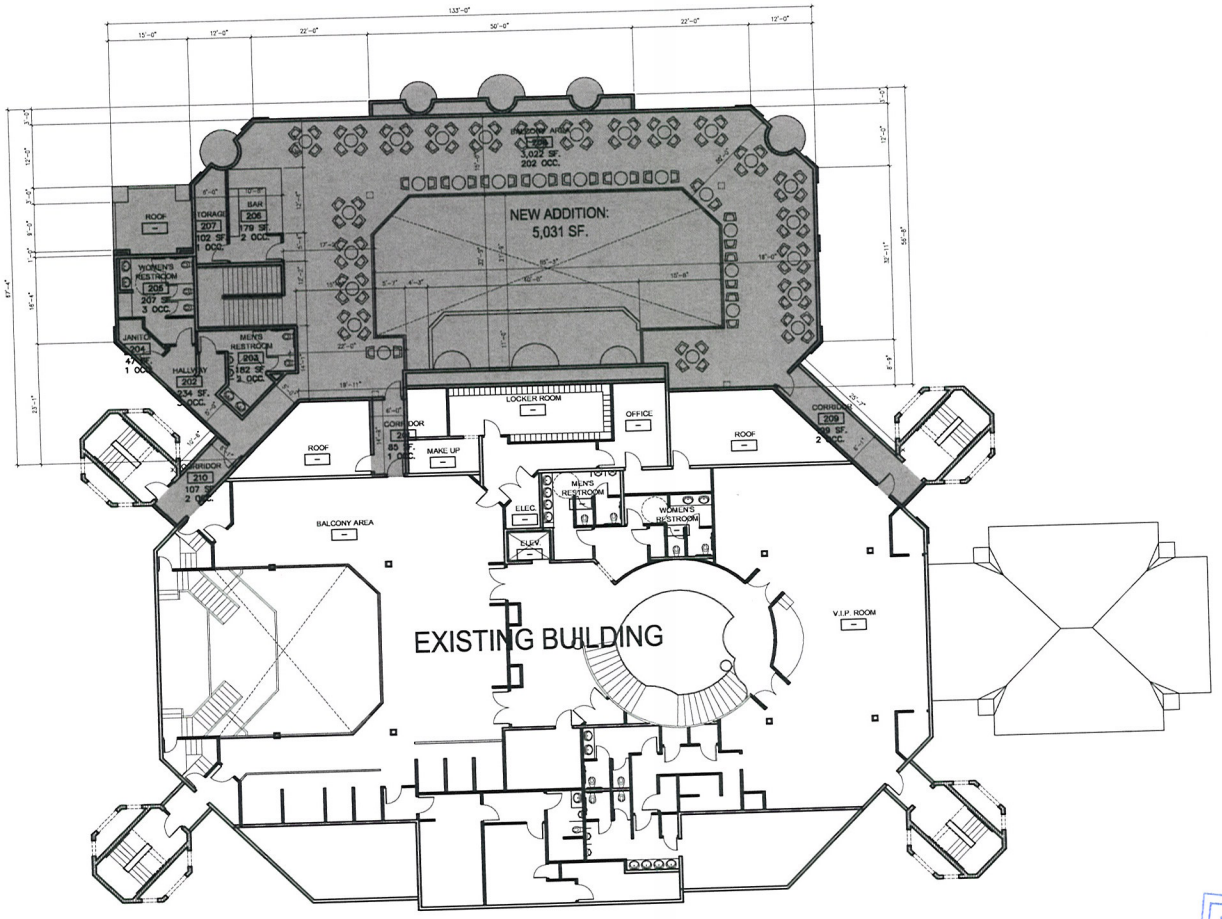
SUP-36436
SDR-36434 12/03/09 PC

BUILDING SF.	
TOTAL FIRST FLOOR ADDITION:	6,703 SF.
TOTAL SECOND FLOOR ADDITION:	5,031 SF.
TOTAL ADDITION AREA:	11,734 SF.

PLUMBING FIXTURES CALCULATIONS
(SECOND FLOOR)

OCCUPANCY	OCCUPANT LOAD	WATER CLOSETS MEN 1 PER 40		WATER CLOSETS WOMEN 1 PER 40		LAVATORIES MEN 1 PER 75		LAVATORIES WOMEN 1 PER 75	
		REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
A-2	202	3	3	3	3	2	2	2	2
TOTAL	202	3	3	3	3	2	2	2	2

*** EXCLUDE RESTROOM, HALLWAY, CORRIDOR, BAR, STORAGE OCCUPANT NUMBER (16 OCC.) FOR PLUMBING FIXTURE CALCULATIONS



1 SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

NORTH

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

WINSTON H. HENDERSON
ARCHITECTS
1555 EAST FLAMINGO ROAD STE. #350, LAS VEGAS, NV 89119
OFFICE (702) 893-9700
FAX (702) 893-9797

TREASURES GENTLEMEN'S CLUB
EXPANSION
2801 WESTWOOD DR. LASVEGAS, NEVADA 89109
APN: 162086040001, 162091020004

SECOND FLOOR PLAN

Date: 10-03-2009
Job No.: 09220
Designed: WHH
Drawn:
Update:
Checked: WHH

Sheet
A1.1

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SUP-36436
SDR-36434 12/03/09 PC



SDR-36434 - APPLICANT/OWNER: D2801 WESTWOOD, INC
2801 WESTWOOD DRIVE
DECEMBER 3, 2009 PLANNING COMMISSION

10/27/09



SDR-36434 - APPLICANT/OWNER: D2801 WESTWOOD, INC
2801 WESTWOOD DRIVE
DECEMBER 3, 2009 PLANNING COMMISSION

10/27/09



SDR-36434 - APPLICANT/OWNER: D2801 WESTWOOD, INC
2801 WESTWOOD DRIVE
DECEMBER 3, 2009 PLANNING COMMISSION

10/27/09



SDR-36434 - APPLICANT/OWNER: D2801 WESTWOOD, INC
2801 WESTWOOD DRIVE
DECEMBER 3, 2009 PLANNING COMMISSION

10/27/09

JUSTIFICATION LETTER

Project: TREASURES GENTLEMEN'S CLUB

Location: 2805 Westwood Drive
Las Vegas, Nv. 89109

APN: #16208604001, #16209102004

Owner: D 2801 Westwood, Inc.

Treasures is an existing Gentlemen's Club located at 2805 Westwood drive immediately east of I-15 freeway and south of Sahara Blvd. The proposed project will consist of a two story addition of approximately 12,000 square feet. The addition shall be attached to the north side of the existing structure, and the exterior of the addition shall match that of the existing building. The project shall also include a new roof over an existing exterior patio located at the south side of the existing building.

We wish to include the following requests:

Item #1 – Landscape Buffer waiver –
The existing landscape buffer is 10 feet where 15feet is required.

Item #2 – Tree space exception through west side and north side of property for existing trees.

The addition shall accommodate an expansion of the existing approved use as a gentleman's club.

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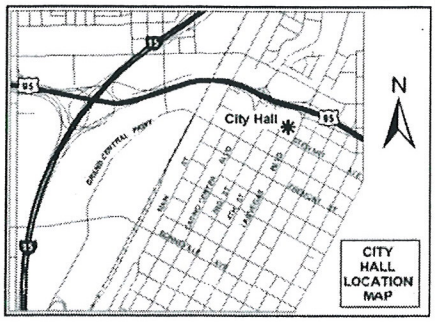
SUP-36436
SDR-36434 12/03/09 PC
REVISED

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

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
NOV 19 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
NOV 25 2009

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36436 & SDR-36434

Planning Commission Meeting of 12/3/2009

Case: SUP-36436
16208703003
H & M INVESTMENTS I L L C
P O BOX 14845
LAS VEGAS NV 89114-4845

1AV0511 89114

16P

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41[4]
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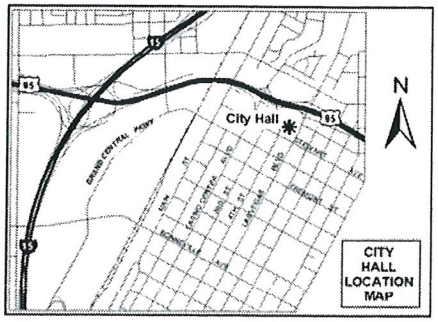
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36436 & SDR-36434

Planning Commission Meeting of 12/3/2009

RECEIVED
NOV 25 2009

Case: SUP-36436
16208703004
H & M INVESTMENTS II L L C
P O BOX 14845
LAS VEGAS NV 89114-4845

IAVDS11 89114

16P

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
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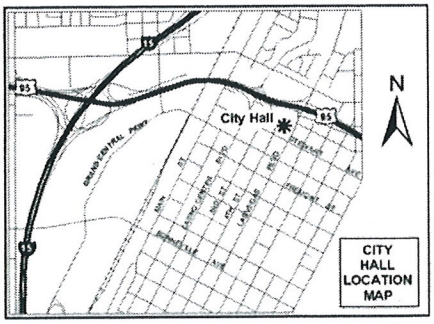
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
NOV 24 2009

2009 NOV 24 A 11:03
RECEIVED
CITY CLERK

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-36436 & SDR-36434
Planning Commission Meeting of 12/3/2009

Case: SUP-36436
16208703001
MARTIN ROBERT E & KAYE
7045 LAREDO ST
LAS VEGAS NV 89117-3021

IAVOS11 89117

16A

PAGE

IMPERIAL DESIGN

3108371715

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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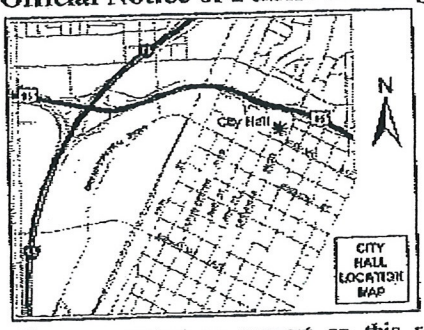
MAILED FROM ZIPCODE 8

Return Service Requested

Official Notice of Public Hearing



RECEIVED
NOV 23 2009

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

Case: SUP-36436

16209202008
KHAZAI SHAHRIAR & ISABELA
%IMPERIOAL DESIGN
14100 KINGSLEY DR
GARDENA CA 90249-3018

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36436 & SDR-36434

Planning Commission Meeting of 12/3/2009

IAVDSLL 90249

16A

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 3, 2009

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

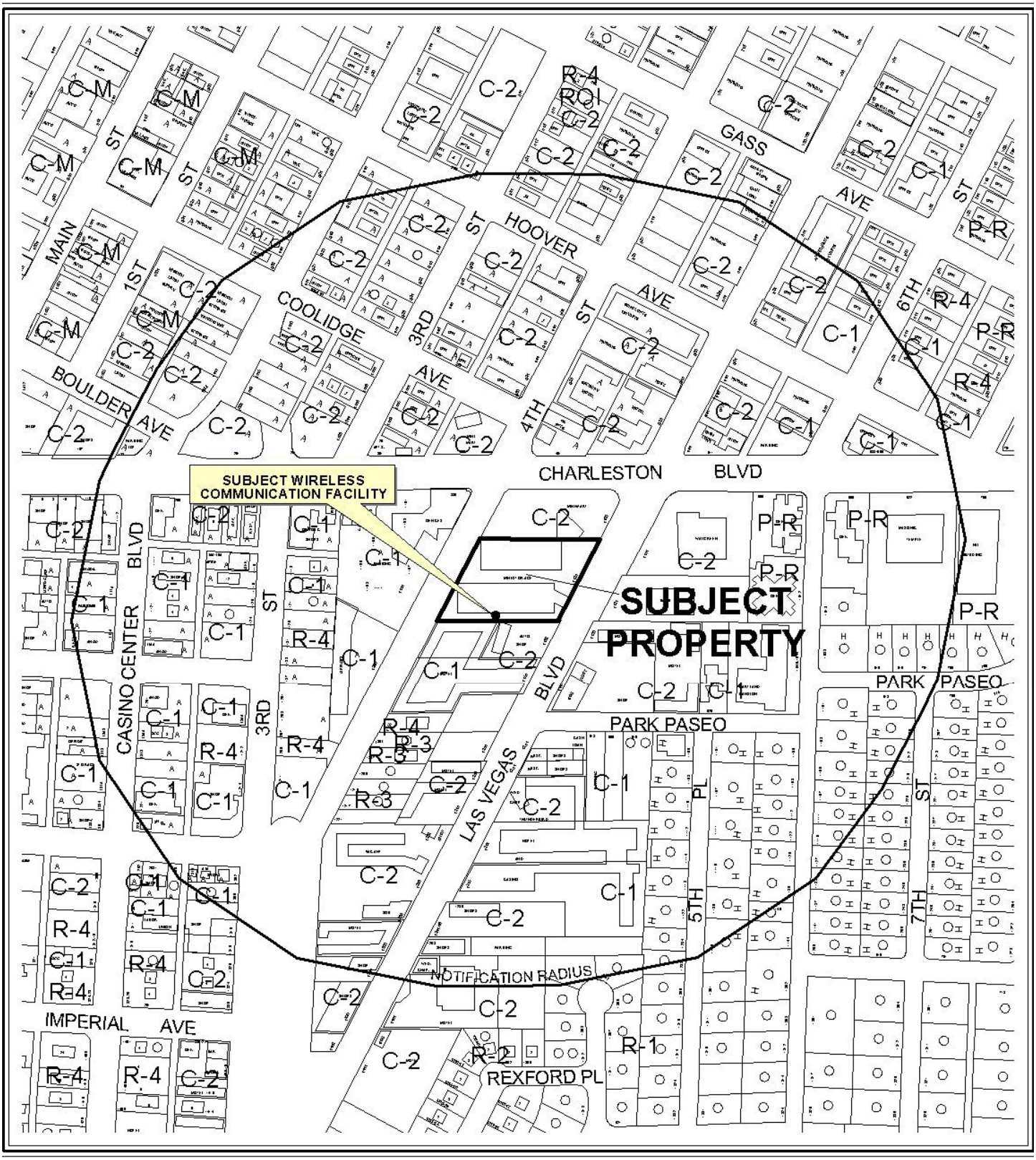
SUBJECT:
SUP-36389 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VERIZON WIRELESS, INC - OWNER: DOWNTOWN MINI STORAGE PARTNERS, LP - Request for a Special Use Permit FOR THE INSTALLATION OF THREE NEW ANTENNAS ON AN EXISTING 100-FOOT WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN, AT A MAXIMUM HEIGHT OF 100 FEET at 1120 South Las Vegas Boulevard (APN 162-03-112-002), C-2 (General Commercial) Zone, Ward 3 (Reese)

C.C.: 01/06/2010
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions (Not Applicable) and Staff Report (Not Applicable)
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcards
7. Withdrawal Request Letter Submitted by Melissa Gibson (WFI)



0 300 600 Feet

CASE: **SUP-36389**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **SUP-36389**

RADIUS: 1000 FT

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

N


SUP-36389
Cell Tower Locations
Non-Stealth
Stealth
Subject Cell Tower
Residential Property
600ft &
1/2 mile Buffer
0
550
1,100
2,200 Feet
N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 3, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-36389 - APPLICANT: VERIZON WIRELESS, INC - OWNER: DOWNTOWN MINI STORAGE PARTNERS, LP

APPLICANT REQUESTS THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE

JB

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Verizon Wireless antenna modification

Project Address (Location) 1120 S. Las Vegas Blvd.

Project Name Verizon LSV FBI **Proposed Use** wireless comm.

Assessor's Parcel #(s) 162-03-112-002 **Ward #** 3- Reese

General Plan: existing _____ proposed _____ **Zoning:** existing C-2 proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 1.69 **Lots/Units** _____ **Density** _____

Additional Information Verizon proposes to add three antennas to its existing configuration on an existing tower owned by others . Final configuration will be six antennas on t-arms.

PROPERTY OWNER Downtown Mini Storage Partners **Contact** Jim Hammer / Jim Meservey

Address 2990 S. Durango Dr. **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89117

E-mail Address _____

APPLICANT Verizon Wireless **Contact** Lorraine Davies

Address 126 Gemini Dr. **Phone:** (480) 777-4348 **Fax:** (480) 777-4390

City Tempe **State** AZ **Zip** 85283

E-mail Address lorraine.davies@verizonwireless.com

REPRESENTATIVE WFI **Contact** Melissa Gibson

Address 7030 Smoke Ranch Rd. **Phone:** (702) 338-2299 **Fax:** (702) 586-3685

City Las Vegas **State** NV **Zip** 89128

E-mail Address melissa.gibson@wfinet.com

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name James M. Meservey

Subscribed and sworn before me

This 31 day of August, 20 09.

Suzanne M Mohon

Notary Public in and for said County and State

SUZANNE M. MOHON
Notary Public State of Nevada
No. 05-94427-1
My appt. exp. Dec. 23, 2012

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-36389
Meeting Date:	12/3/09
Total Fee:	$530 ($500 from SUP-35987)
Date Received:*	10/14/09
Received By:	MREX

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-36389 APN: 162-03-112-002

Name of Property Owner: Downtown Mini Storage Partners

Name of Applicant: Verizon Wireless

Name of Representative: Melissa Gibson, WFI

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JAMES M MESERVEY

Subscribed and sworn before me

This 12 day of October, 2009

Suzanne M Mohon

Notary Public in and for said County and State

SUZANNE M. MOHON
Notary Public State of Nevada
No. 05-94427-1
My appt. exp. Dec. 23, 2012

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OCT 14 2009

verizonwireless

126 WEST GEMINI DRIVE
TEMPE, ARIZONA 85283

LSV FBI

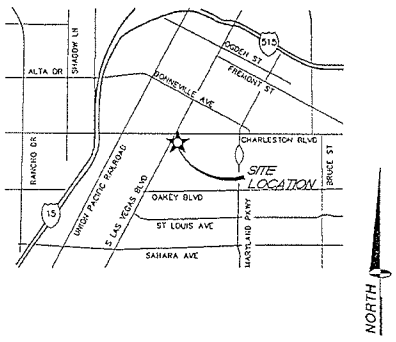
1120 S. LAS VEGAS BLVD.
LAS VEGAS, NEVADA 89104

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES:

- INSTALLATION OF (3) VERIZON WIRELESS PANEL ANTENNAS AT A 93'-8" CENTERLINE MOUNTED TO A NEW DUAL ANTENNA MOUNT ON THE EXISTING SBA MONOPOLE
- RELOCATION OF (3) EXISTING VERIZON WIRELESS PANEL ANTENNAS TO A NEW DUAL ANTENNA MOUNT AT A 93'-8" CENTERLINE
- INSTALLATION OF (6) DIPLEXERS
- CURRENT ANTENNA CONFIGURATION – (3) ANTENNAS
- PROPOSED ANTENNA CONFIGURATION – (6) ANTENNAS

VICINITY MAP



PROJECT SUMMARY

APPLICANT/LESSEE
VERIZON WIRELESS
475 ROCK QUARRY WAY
NORTH LAS VEGAS, NEVADA 89032
CONTACT: JM JOHNSON
OFFICE: (702) 639-5320
MOBILE: (702) 379-5067

SITE ACQUISITION
WFI
7030 SMOKE RANCH RD.
LAS VEGAS, NEVADA 89128
MELISSA GIBSON
OFFICE: (702) 202-3596
MOBILE: (702) 338-2299

PROPERTY INFORMATION

OWNER:	DOWNTOWN MINI STORAGE PARTNERS 1120 SOUTH LAS VEGAS BOULEVARD LAS VEGAS, NEVADA 89104
TOWER OWNER:	SBA NETWORK SERVICES
CONTACT: PHONE:	JOE ROZIANC (702) 581-2663
AREA OF CONSTRUCTION:	20± SQ. FT.
OCCUPANCY TYPE:	S-2
CONSTRUCTION TYPE:	V-B
CURRENT ZONING:	GENERAL COMMERCIAL DISTRICT (C-2)
JURISDICTION:	CITY OF LAS VEGAS
APN:	162-03-112-002
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

PROJECT INFORMATION

EQUIPMENT LOCATION:	☐ OUTDOOR ■ INDOOR
EQUIPMENT SHELTER:	☐ YES ■ NO
ANTENNA LOCATION:	☐ NEW MONOPOLE ☐ SELF SUPPORT TOWER ■ EXISTING MONOPOLE ☐ ROOF TOP ☐ EXISTING TOWER ☐ OTHER

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. INTERNATIONAL BUILDING CODE 2006 W/STATE AMENDMENTS
2. UNIFORM MECHANICAL CODE 2006
3. ANSI/EIA-222-F LIFE SAFETY CODE
4. UNIFORM PLUMBING CODE 2006
5. NATIONAL ELECTRIC CODE 2005
6. LOCAL BUILDING CODE(S)
7. CITY AND/OR COUNTY ORDINANCES
8. UNIFORM FIRE CODE 2003

SPECIAL INSPECTIONS

SPECIAL INSPECTIONS ARE REQUIRED FOR THE TYPES OF WORK DESCRIBED BELOW:

1. HIGH-STRENGTH BOLTS.
2. WELDING: FIELD WELDING OF STRUCTURAL STEEL AND REINFORCING STEEL. (IF REQUIRED)
3. STRUCTURAL STEEL. (IF REQUIRED)
4. CONCRETE: REINFORCING STEEL AND PLACEMENT.
5. CONCRETE WITH DESIGN GREATER THAN 2500 PSI.
6. PILE, PIER OR CAISSON FOUNDATIONS.
7. SOILS: SITE PREPARATION, FILL PLACEMENT, IN-PLACE DENSITY.

PROJECT TEAM

CIVIL ENGINEER
SPECTRUM SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
CHRIS WENER
PHONE: (702) 367-7705
FAX: (702) 367-8733

STRUCTURAL ENGINEER:
TOWERCOM TECHNOLOGIES, LLC
767 N. STAR RD.
STAR, IDAHO 83669
DON GEORGE, PE
OFFICE: (208) 286-0266 X104
MOBILE: (208) 602-6569

ELECTRICAL ENGINEER:
N/A

SURVEYOR:
N/A

SHEET	DESCRIPTION	REV.
T1	TITLE SHEET	1
A1	SITE PLAN	1
A2	SITE DETAIL	1
A3	EXISTING AND PROPOSED EAST ELEVATION	1
A4	EXISTING AND PROPOSED SOUTH ELEVATION	1
A5	ANTENNA AND CABLE SCHEDULE, & ANTENNA LAYOUTS	1

ISSUED FOR:

SHEET INDEX | ZONING

TITLE	SIGNATURE	DATE
RF ENGINEER		
REAL ESTATE		
PROPERTY OWNER		
ZONING APPROVAL		
CONSTRUCTION DIRECTOR		
ADDITIONAL APPROVAL		

APPROVAL LIST

RECEIVED

verizonwireless
126 WEST GEMINI DRIVE
TEMPE, ARIZONA 85283

PROJECT INFORMATION:
LSV FBI
1120 S. LAS VEGAS BLVD.
LAS VEGAS, NEVADA 89104

CURRENT ISSUE DATE:
08/27/09

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
1	08/27/09	100% ZONING	D.S.
0	07/30/09	90% ZONING	A.B.

PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
A.BUENAVISTA	M. CEFALU	C. WENER

LICENSURE:

SHEET TITLE:
TITLE SHEET

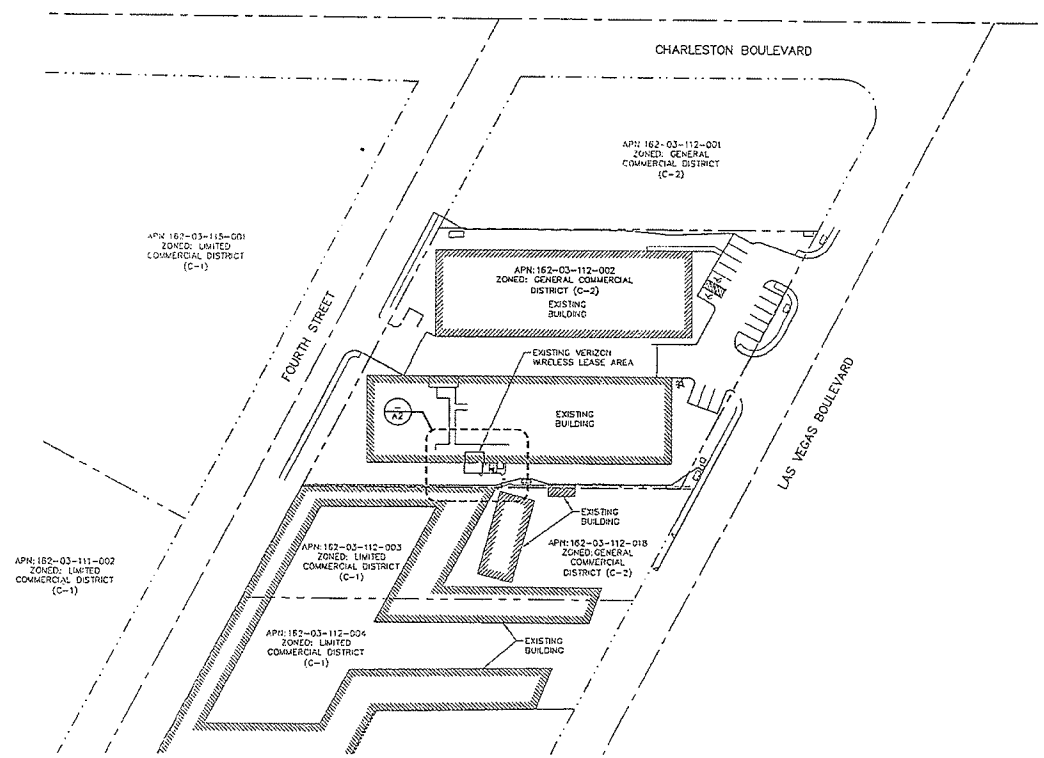
SHEET NUMBER: T1 | REVISION: 1

LSV-077-A

SUP-36389
12/03/09 PC

OCT 14 2009

NOTE: NO SURVEY PERFORMED. SITE MAPPING ONLY.



LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OHP — OVERHEAD POWER
- EXISTING CHAINLINK FENCE
- PROPOSED CHAINLINK FENCE
- PROPOSED WROUGHT IRON FENCE
- XXXX — EXISTING 1' CONTOUR
- XXXX — EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- O.R. — OFFICIAL RECORD
- POWER POLE

NORTH

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1" = 100'

SITE PLAN

SCALE: 1" = 100'

verizonwireless

126 WEST GEMINI DRIVE
TEMPE, ARIZONA 85283

PROJECT INFORMATION:

LSV FBI

1120 S. LAS VEGAS BLVD.
LAS VEGAS, NEVADA 89104

CURRENT ISSUE DATE:

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ZONING

REV.:	DATE:	DESCRIPTION:	BY:
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0	07/30/09	90% ZONING	A.B.

PLANS PREPARED BY:

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FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
A.BUENAVISTA	M. CEFALU	C. WENER

LICENSURE:

SHEET TITLE:

SITE PLAN

SHEET NUMBER: A1

REVISION: 1

LSV-077-A

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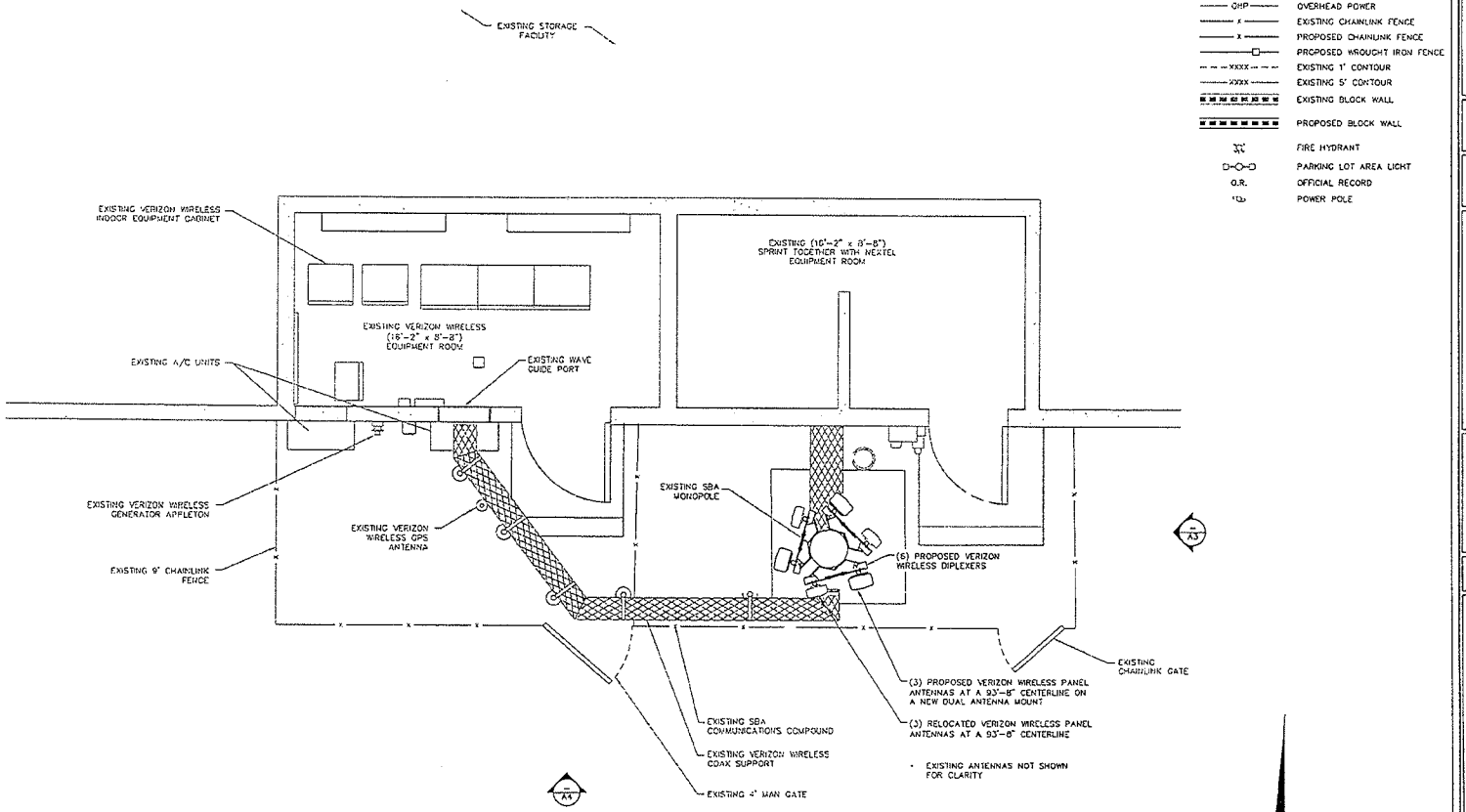
SUP-36389
12/03/09 PC



LEGEND

- LEASE AREA
- CENTERLINE
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verizon wireless
126 WEST GEMINI DRIVE
TEMPE, ARIZONA 85283

PROJECT INFORMATION:

LSV FBI

1120 S. LAS VEGAS BLVD.
LAS VEGAS, NEVADA 89104

CURRENT ISSUE DATE:
08/27/09

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
1	08/27/09	100% ZONING	D.S.
0	07/30/09	90% ZONING	A.B.

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
A.BUENAVISTA	M. CEFALU	C. WENER

LICENSURE:

SHEET TITLE:
SITE DETAIL

SHEET NUMBER: A2
REVISION: 1
LSV-077-A

SITE DETAIL

SCALE:

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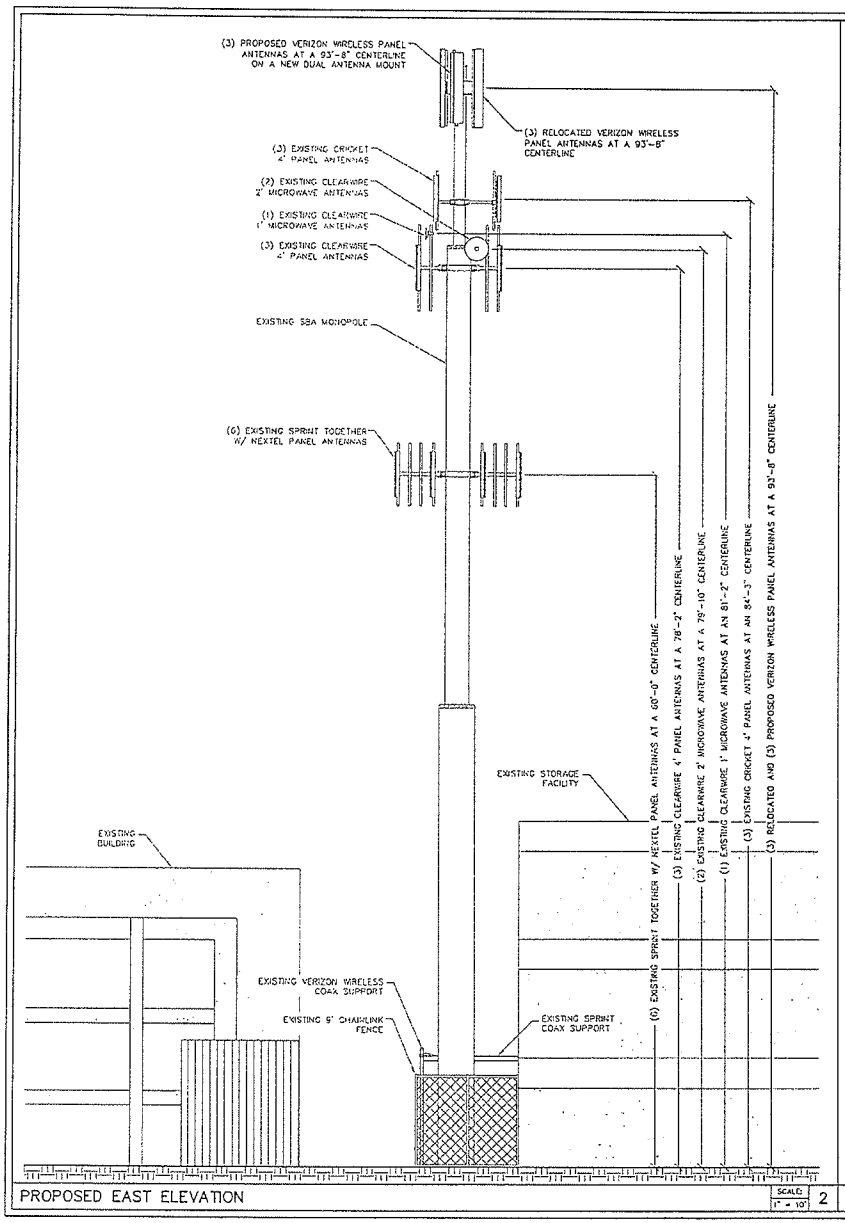
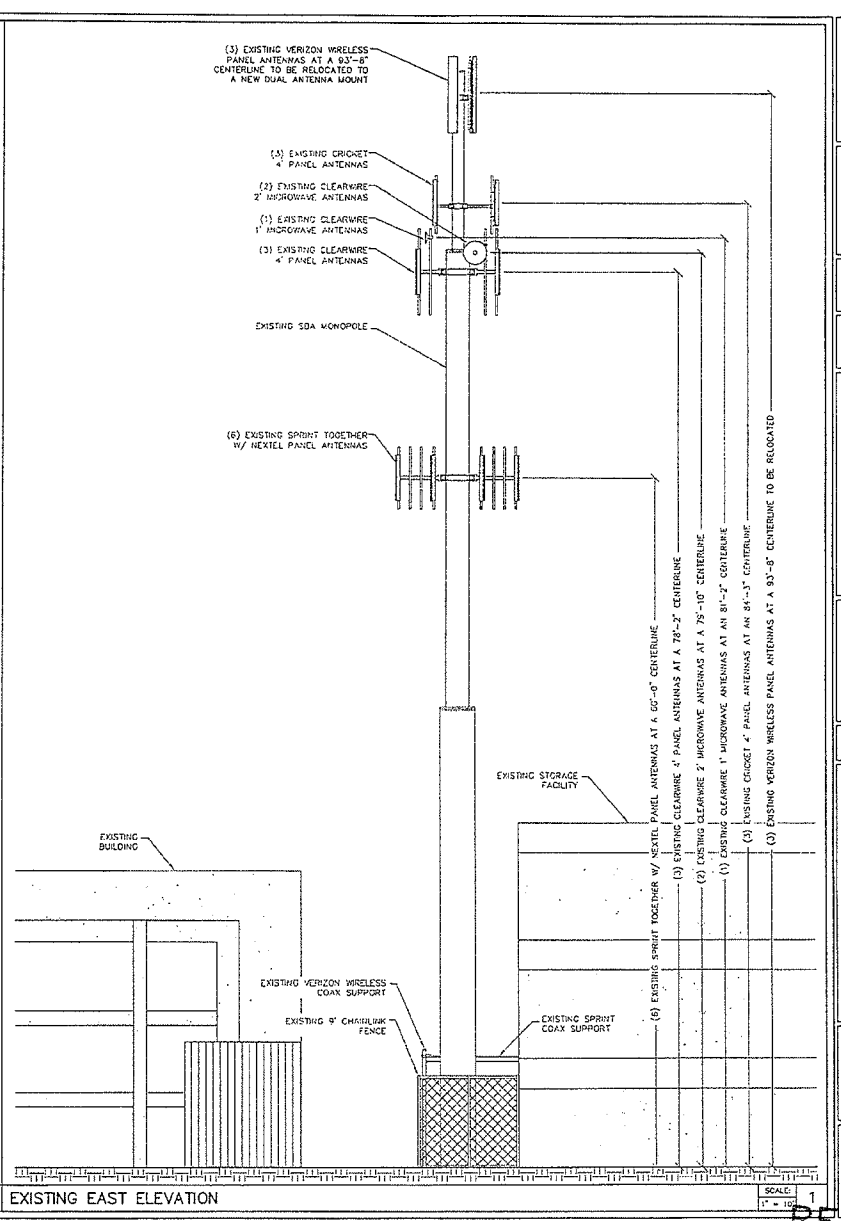
OCT 14 2009

SUP-36389
12/03/09 PC



PROPOSED EAST ELEVATION

SCALE: 1" = 10' 2



EXISTING EAST ELEVATION

SCALE: 1" = 10' 1

verizonwireless
126 WEST GEMINI DRIVE
TEMPE, ARIZONA 85283

PROJECT INFORMATION:

LSV FBI

1120 S. LAS VEGAS BLVD.
LAS VEGAS, NEVADA 89104

CURRENT ISSUE DATE:

08/27/09

ISSUED FOR:

ZONING

REV.:	DATE:	DESCRIPTION:	BY:
1	08/27/09	100% ZONING	D.S.
0	07/30/09	90% ZONING	A.B.

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
A.BUENAVISTA	M. CEFALU	C. WENER

LICENSURE:

SHEET TITLE:

EXISTING AND PROPOSED EAST ELEVATION

SHEET NUMBER: A3 REVISION: 1

LSV-077-A

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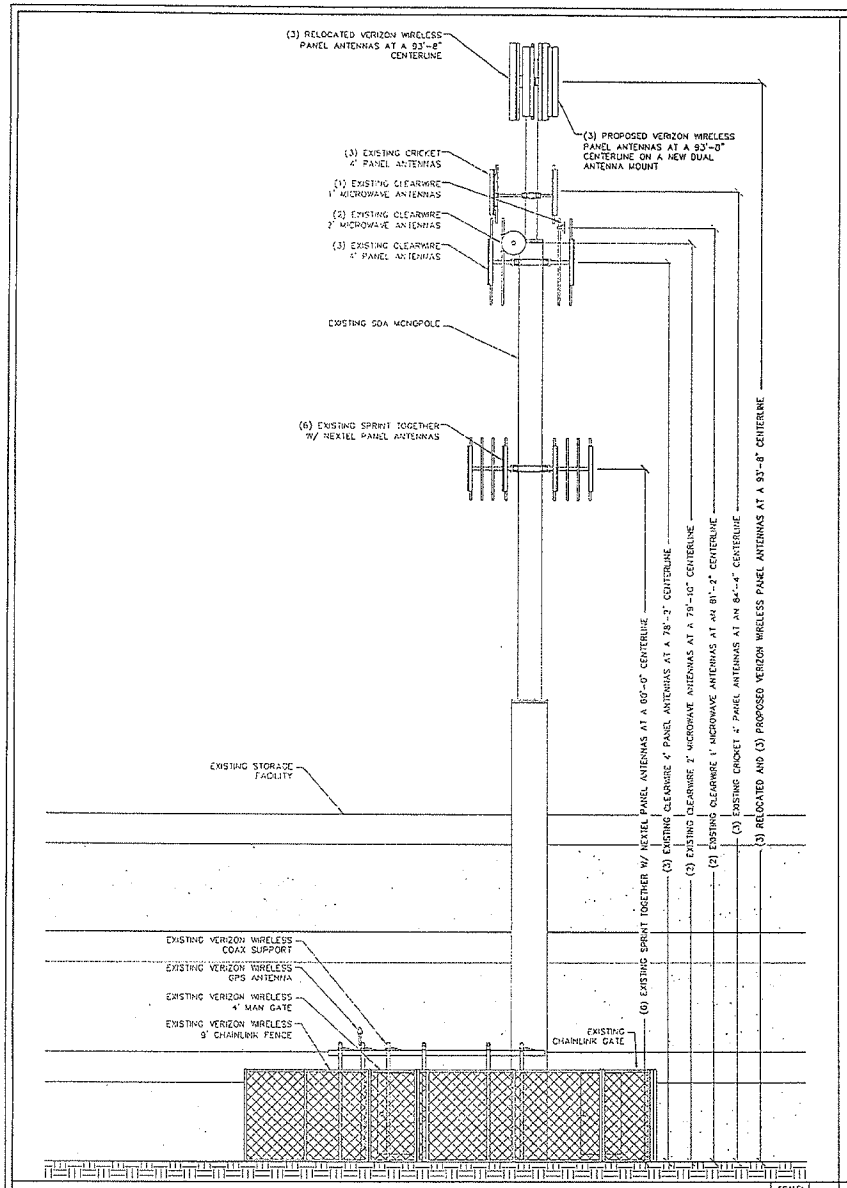
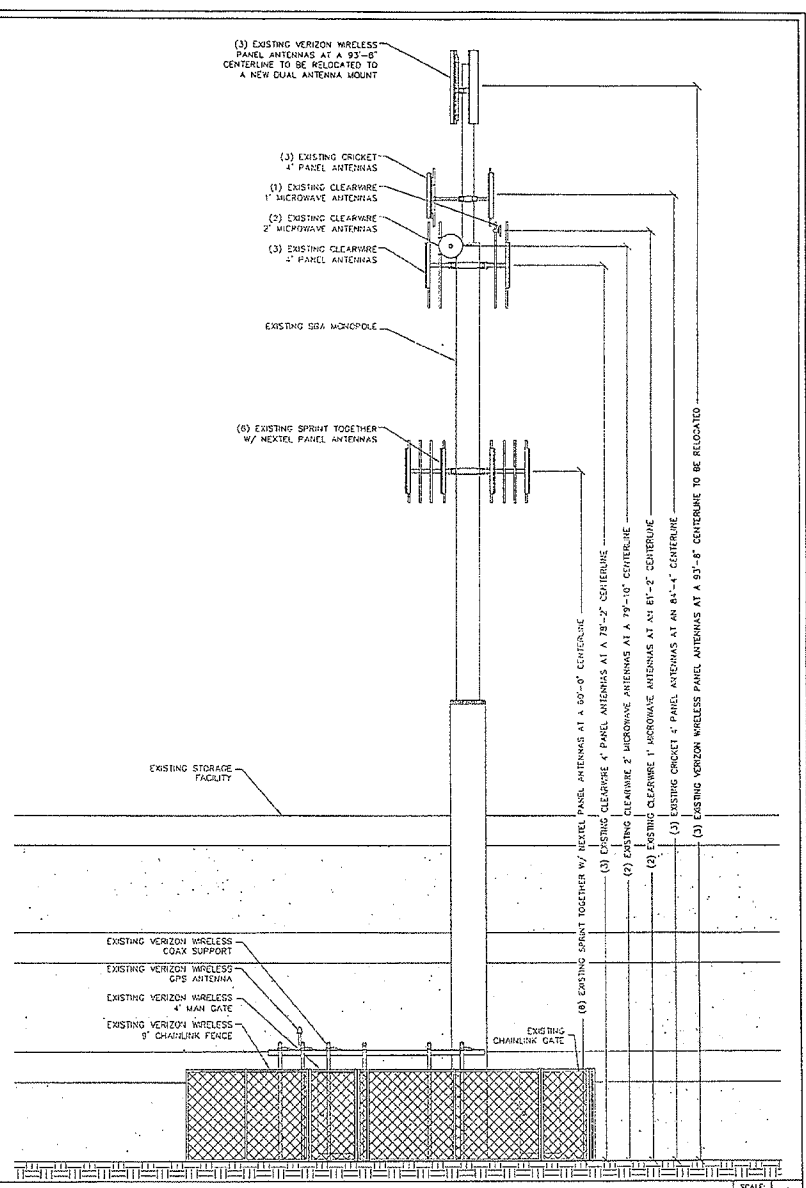
12/03/09 PC



PROPOSED SOUTH ELEVATION SCALE: 1" = 10' 2



EXISTING SOUTH ELEVATION SCALE: 1" = 10' 1

verizonwireless
126 WEST GEMINI DRIVE
TEMPE, ARIZONA 85283

PROJECT INFORMATION:
LSV FBI
1120 S. LAS VEGAS BLVD.
LAS VEGAS, NEVADA 89104

CURRENT ISSUE DATE:
08/27/09

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
1	08/27/09	100% ZONING	D.S.
0	07/30/09	90% ZONING	A.B.

PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
A.BUENAVISTA	M. CEFALU	C. WENER

LICENSURE:

SHEET TITLE:
EXISTING AND PROPOSED SOUTH ELEVATION

SHEET NUMBER: A4 REVISION: 1

LSV-077-A

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SUP-36389
12/03/09 PC

NOT USED — SCALE: NONE — 11

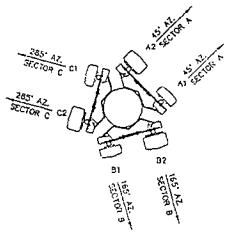
NOT USED — SCALE: NONE — 8

NOT USED — SCALE: NONE — 5

NOT USED — SCALE: NONE — 3

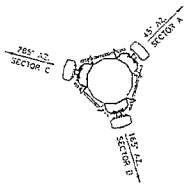
NOT USED — SCALE: NONE — 10

NOT USED — SCALE: NONE — 7



* PROPOSED ANTENNA CONFIGURATION – (6) ANTENNAS

PROPOSED ANTENNA LAYOUT — SCALE: 1" = 5' — 4



* EXISTING ANTENNA CONFIGURATION – (3) ANTENNAS

EXISTING ANTENNA LAYOUT — SCALE: 1" = 5' — 2

NOT USED — SCALE: NONE — 9

NOT USED — SCALE: NONE — 6

ANTENNA AND CABLE SCHEDULE — SCALE: NONE — 1

SECTOR	POSITION	MANUFACTURER	MODEL	℄	AZIMUTH	MECH. DOWNTILT	ELECT. DOWNTILT	COAX	SIZE	MODEL
A – EXISTING CONFIGURATION	1 (TO BE RELOCATED)	ANDREW	DBXLH-6565B-VTM	93'-8"	45°	0	8	4 EXISTING COAX	7/8	
A – PROPOSED CONFIGURATION	1 (NEW LOCATION)	ANDREW	DBXLH-6565B-VTM	93'-8"	45°	0	8	4 EXISTING COAX	7/8	
	2 (PROPOSED)	ANDREW	LNX-6514-DS-VTM	93'-8"	45°	0	T.B.D.	2 NEW DIPLEXERS	–	–
B – EXISTING CONFIGURATION	1 (TO BE RELOCATED)	ANDREW	DBXLH-6565B-VTM	93'-8"	165°	0	8	4 EXISTING COAX	7/8	
B – PROPOSED CONFIGURATION	1 (NEW LOCATION)	ANDREW	DBXLH-6565B-VTM	93'-8"	165°	0	8	4 EXISTING COAX	7/8	
	2 (PROPOSED)	ANDREW	LNX-6514-DS-VTM	93'-8"	165°	0	T.B.D.	2 NEW DIPLEXERS	–	–
C – EXISTING CONFIGURATION	1 (TO BE RELOCATED)	ANDREW	DBXLH-6565B-VTM	93'-8"	285°	0	8	4 EXISTING COAX	7/8	
C – PROPOSED CONFIGURATION	1 (NEW LOCATION)	ANDREW	DBXLH-6565B-VTM	93'-8"	285°	0	8	4 EXISTING COAX	7/8	
	2 (PROPOSED)	ANDREW	LNX-6514-DS-VTM	93'-8"	285°	0	T.B.D.	2 NEW DIPLEXERS	–	–

verizonwireless
126 WEST GEMINI DRIVE
TEMPE, ARIZONA 85283

PROJECT INFORMATION:
LSV FBI
1120 S. LAS VEGAS BLVD.
LAS VEGAS, NEVADA 89104

CURRENT ISSUE DATE:
08/27/09

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
1	08/27/09	100% ZONING	D.S.
0	07/30/09	90% ZONING	A.B

PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
A.BUENAVISTA	M. CEFALU	C. WEINER

LICENSURE:

SHEET TITLE:
ANTENNA AND CABLE SCHEDULE, & ANTENNA LAYOUTS

SHEET NUMBER: A5 — REVISION: 1

LSV-077-A

SUP-36389
12/03/09 PC

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OCT 14 2009

Photosimulation of view looking west from Las Vegas Blvd.



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This photosimulation is based upon information provided by the project applicant. Questions or comments? call 1-877-799-3210 or visit www.photosim.com

Previsualists Inc. Custom Computer Graphics



SUP-36389 - APPLICANT: VERIZON WIRELESS, INC - OWNER: DOWNTOWN MINI STORAGE PARTNERS, LP
1120 SOUTH LAS VEGAS BOULEVARD
DECEMBER 3, 2009 PLANNING COMMISSION

10/27/09

7030 Smoke Ranch Road Las Vegas, NV 89128 | Phone 702.202.3596 | Fax 702.586.3685 | wfinet.com

October 14, 2009

Ms. Deborah Sullivan
City of Las Vegas
Planning & Development
731 Fourth Street
Las Vegas, NV 89101

RE: Verizon "LSV FBI" Existing Wireless Facility Modification
Special Use Permit
1120 S. Las Vegas Blvd. APN 162-03-112-002

Dear Ms. Sullivan,

On behalf of Verizon Wireless, I respectfully request your consideration of the attached Special Use Permit application. This project is located on parcel 162-03-112-002, a C-2 parcel in use as a self storage facility.

Verizon is proposing to add three antennas to the existing tower. Verizon currently has three flush mounted antennas on this tower. The additional antennas will also be flush mounted and painted to match the tower and existing antennas. The resulting Verizon antenna configuration will be six antennas. The three new antennas will be mounted so the over all height of the structure and antennas is not changed. The existing tower is owned by SBA Structures. Other carriers on this tower include Sprint, Clearwire and Cricket- all with full antenna arrays. Verizon is proposing to mount the new antennas in a flush mount style to maintain the current profile of the tower. Please see photo simulation for further illustration.

On September 11, 2009 a Site Development Review Application was submitted for this modification. On September 18th a letter from Planning was received stating the proposed modification could not be approved administratively and a Special Use Permit would be required.

This antenna modification will provide improved phone coverage for those working in and traveling through the Las Vegas Blvd. corridor to downtown. The modification will also bring new technology to subscribers with minimal visual impact to the tower and surrounding commercial area.

If there are any questions regarding this application please contact me at (702) 338-2299 or melissa.gibson@wfinet.com.

Sincerely,

Melissa Gibson

Melissa Gibson
Site Acquisition Specialist
WFI, representing Verizon Wireless

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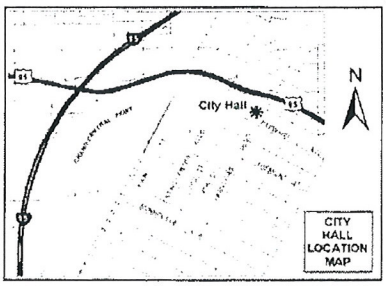
OCT 14 2009

SUP-36389
12/03/09 PC

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-36389
Planning Commission Meeting of 12/3/2009

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NOV 23 2009

Case: SUP-36389
13934411064
BROCKER DOUGLAS L
P O BOX 5250
HUNTINGTON BEACH CA 92615-5250

IAVDS11 92615

17A

Nov 22 09 03:00p Doug Brocker (714) 867-6213 p.1

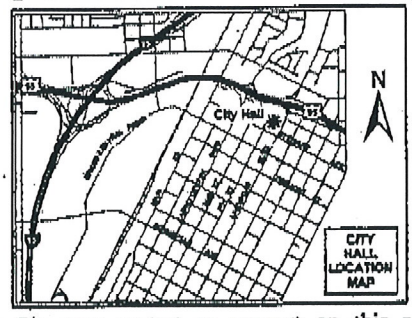
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

$ 00 ...

MAILED FROM ...

Return Service Requested
Official Notice of Public Hearing



RECEIVED
NOV 23 2009

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☑ I SUPPORT this Request 15 ☐ I OPPOSE this Request

See reverse strip

Please use available blank space on card for your comments.
SUP-36389
Planning Commission Meeting of 12/3/2009

Case: SUP-36389
16203511003
PALENCAR MIA R REV TR AGMT
177-F RIVERSIDE AVE #924
NEWPORT BEACH CA 92663-4009

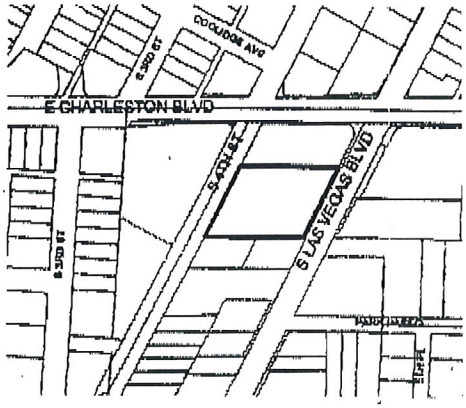
IAVD511 92663

Application Information

SUP-36389 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VERIZON WIRELESS, INC - OWNER: DOWNTOWN MINI STORAGE PARTNERS, LP - Request for a Special Use Permit FOR THE INSTALLATION OF THREE NEW ANTENNAS ON AN EXISTING 100-FOOT WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN, AT A MAXIMUM HEIGHT OF 100 FEET at 1120 South Las Vegas Boulevard (APN 162-03-112-002), C-2 (General Commercial) Zone, Ward 3 (Reese)

As long as they are secured for the Desert Winds & pass City Safety/Building Requirements

Application Location



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

Public Hearing Informati

Meeting:	Planning Commission
Date:	*December 03, 2009*
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this me 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 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 Counc 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 ...

17A



RECEIVED
NOV 24 2009

November 24, 2009

Ms. Deborah Sullivan
City of Las Vegas
Planning & Development
731 Fourth Street
Las Vegas, NV 89101

RE: **SUP 36389 Application Withdrawal Request**
1120 S. Las Vegas Blvd.

Dear Ms. Sullivan,

On behalf of Verizon Wireless, I respectfully request the application for Special Use Permit 36389 be withdrawn without prejudice.

The address associated with the application is 1120 S. Las Vegas, Blvd., APN 162-03-112-002.

If there are any questions regarding this request please contact me at (702) 338-2299 or melissa.gibson@wfinet.com.

Sincerely,

Melissa Gibson

Melissa Gibson
Site Acquisition Specialist
WFI, representing Verizon Wireless

City of Las Vegas Agenda Item No.: **18.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 3, 2009

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

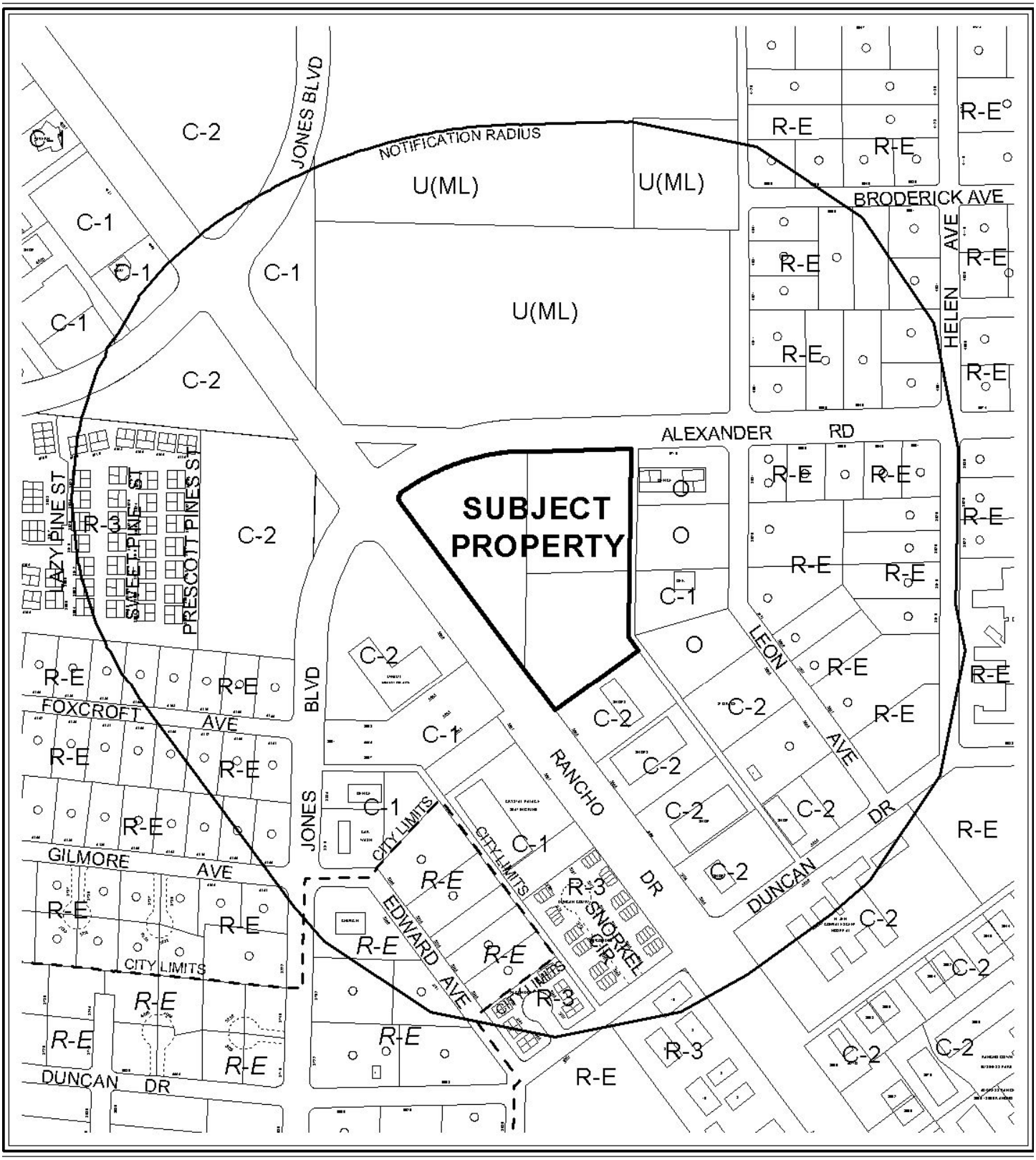
SUBJECT:
SDR-36432 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ACQUEST VEGAS, LLC - OWNER: RANCHO POINT, LLC AND 3920 ROWLAND, LLC - Request for a Site Development Plan Review FOR A PROPOSED 32,700 SQUARE-FOOT CLINIC WITH WAIVERS OF BUILDING PLACEMENT STANDARDS AND PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A BUFFER WIDTH OF SIX-FEET ALONG A PORTION OF THE EAST PERIMETER WHERE EIGHT FEET IS REQUIRED AND ZERO FEET BETWEEN THE SIDEWALK AND BACK OF CURB ALONG ARTERIAL STREETS (ALEXANDER ROAD AND RANCHO DRIVE) WHERE FIVE FEET IS REQUIRED on 8.57 acres at 3900 Rowland Avenue (APN 138-12-102-001, 002 and 138-12-110-011), C-1 (Limited Commercial) zone, Ward 6 (Ross)

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

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

RECOMMENDATION:
APPROVAL

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



0 400 800 Feet

CASE: **SDR-36432**

RADIUS: 1000 FT

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

N



0 400 800 Feet

CASE: **SDR-36432**

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 3, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-36432 - APPLICANT: ACQUEST VEGAS, LLC - OWNER: RANCHO POINT, LLC AND 3920 ROWLAND, 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, landscape plan, floor plan and building elevations, date stamped 10/20/09, except as amended by conditions herein.

3. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect a parking area meeting the minimum dimensional requirements of Title 19.10 for van accessible handicap spaces.

4. The applicant shall work with city staff to determine the most appropriate mapping action necessary to consolidate the existing parcels. The mapping action shall be completed and recorded prior to issuance of a building permit.

5. A Waiver from Title 19.08.050(D)(e) is hereby approved, to allow building placement that is not oriented to the corner and street fronts.

6. A Waiver from Title 19.12.040 is hereby approved, to allow zero-foot landscape buffers separating the sidewalk from the back of street curb along Rancho Drive and Alexander Road where a five-foot landscape buffer is the minimum required.

7. An Exception from Title 19.12.040 is hereby approved to allow four parking lot landscape islands where seven islands are required.

8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

9. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

10. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

13. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

Public Works

16. Coordinate with the Building and Safety Department to determine if existing lot lines are in conflict with the new proposed structure. If it is determined that a mapping or other lot consolidation is required, coordinate with the City Surveyor to determine the most appropriate lot consolidation method. If no mapping is required, then record a Joint Access Agreement between all the parcels comprising this Site Plan.

17. Grant a Traffic Signal Chord Easement at the southeasterly corner of the intersection of Rancho Drive and Alexander Road prior to the issuance of any building permits for this site.

18. Construct all incomplete half-street improvements on Rancho Drive and Alexander Road adjacent to this site concurrent with development of this site

19. Landscape and maintain all unimproved rights-of-way on Rancho Drive and Alexander Road adjacent to this site.

20. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Alexander Road public right-of-way adjacent to this site prior to occupancy of this site.

21. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.

22. Coordinate with the Collection System Planning Section of the Department of Public Works to determine an appropriate location for public sewer connection to this site, prior to the issuance of any permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

23. The proposed gates shall remain open during regular business hours. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right of way.

24. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

SDR-36432 - Conditions Page Four
December 3, 2009 - Planning Commission Meeting

25. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

SDR-36432 - Staff Report Page One
December 3, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site consists of an undeveloped 8.57-acre lot at the southeast corner of Rancho Drive and Alexander Road. This is a request for a Site Development Plan Review (SDR-34632) for a proposed 32,700 square-foot Clinic. The applicant is requesting, as part of this review, a Waiver of the Title 19 Building Placement Standards, a Waiver of the Title 19 Landscape Buffer Requirements, and an Exception of the Title 19 Parking Lot Landscape Standards. Staff can support the requested Waivers and Exception, as the requests are minor in nature and the development will provide adequate landscaping and screening mechanisms to diminish the visual impact of the parking lot; therefore, staff is recommending approval of this application. If this application is denied, a new Site Development Plan Review would be required prior to development of the site.

Issues

- A final map must be recorded to combine the three existing lots.
- The proposed development is not consistent with Title 19.12.040, which requires "any sidewalk along arterial streets one hundred feet and wider to be separated from the back of the street curb by a minimum five-foot wide landscape buffer." The applicant has requested a Waiver of this issue, and staff can support the request as the proposed sidewalk is located at the back of curb for the subject site and adjacent properties.
- The applicant is requesting a Waiver of the Title 19.08 Building Placement Standards, which requires "buildings on corner lots should be oriented to the corner and to the street fronts, and should make a strong tie to the building lines of each street unless the applicant can demonstrate by substantial and convincing evidence that to do so would be infeasible." Staff can support this Waiver request, as the development will provide adequate landscaping and screening mechanisms to diminish the visual impact of the parking lot.
- The applicant is requesting a Waiver of the Title 19.12.040 Landscape Buffer Standards to allow a buffer width of six feet along the east perimeter where eight feet is the minimum required.
- The applicant is requesting an Exception to allow four parking lot landscape islands where seven islands are required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
04/02/03	The City Council approved a request for a General Plan Amendment (GPA-1363) to amend portions of the Centennial Hills Sector Plan from GC (General Commercial), SC (Service Commercial), and DR (Desert Rural) to GC (General Commercial), O (Office), ML (Medium Low Density Residential), and DR (Desert Rural) on property located on both sides of Rancho Drive from Vegas Drive to the northern City limits at Moccasin Road. Planning Commission and staff recommended approval.
04/02/03	The City Council approved a request for a Rezoning (ZON-1364) from C-2 (General Commercial), R-E (Residential Estates), R-MHP (Residential Mobile/Manufactured Home Park) and U (Undeveloped) to C-2 (General Commercial), C-1 (Limited Commercial), O (Office), C-V (Civic), R-E (Residential Estates), and R-1 (Single Family Residential) on property located on both sides of Rancho Drive from Vegas Drive to the northern City limits at Moccasin Road. Planning Commission and staff recommended approval.
04/07/04	The City Council approved a request for a Site Development Plan Review (SDR-3452) for a 23,000 square foot commercial development adjacent to the east side of Rancho Drive, approximately 300 feet south of Alexander Road. Planning Commission and staff recommended denial. Site Development Plan Review (SDR-3452) expired on 04/07/06.
04/07/04	The City Council approved a request for a Variance (VAR-3711) to allow 134 parking spaces where 199 parking spaces are required for a proposed commercial development adjacent to the east side of Rancho Drive, approximately 300 feet south of Alexander Road. Planning Commission and staff recommended denial. Variance (VAR-3711) expired on 04/07/06.
07/21/04	The City Council approved a request for a Review of Condition (ROC-4662) Numbers 15 and 16 of an approved Site Development Plan Review (SDR-3452) regarding a 23,000 square foot commercial development adjacent to the east side of Rancho Drive, approximately 300 feet south of Alexander Road. Staff recommended approval.
09/23/04	The Planning Commission approved a request for a Tentative Map (TMP-4977) for a one lot commercial subdivision adjacent to the east side of Rancho Drive, approximately 640 feet south of Alexander Road. Staff recommended approval. Tentative Map (TMP-4977) expired on 09/23/06.
01/13/05	The Planning Commission approved a request for a Site Development Plan Review (SDR-5679) for a 4,500 square foot retail development located approximately 300 feet south of Jones Boulevard and Alexander Road. Staff recommended approval. Site Development Plan Review (SDR-5679) expired on 01/13/07.

05/12/05	Staff approved a request for an Administrative Site Development Plan Review (SDR-6404) for a minor auto repair facility adjacent to the east side of Rancho Drive, approximately 650 feet south of Alexander Road. Site Development Plan Review (SDR-6404) expired on 05/12/07.
02/09/06	Planning Commission denied a request for a Site Development Plan Review (SDR-10802) for a 121-unit Residence Hotel at 3930 North Rancho Drive. Staff recommended approval.
02/09/06	Planning Commission denied a request for a Special Use Permit (SUP-11160) for a Hotel Residence at 3930 North Rancho Drive. Staff recommended approval.
12/29/08	A Final Map (FMP-30023) was approved by Planning and Development for a reversion to acreage for approximately 1.46 acres at the southeast corner of Alexander Road and Rowland Avenue. The mylar was released for recordation on 01/14/09. The final map was recorded on 01/20/09.
Related Building Permits/Business Licenses	
03/16/06	A Code Enforcement case (243941) was opened for trash and debris throughout a vacant lot. The infraction was corrected and the case was closed on 06/21/06.
Pre-Application Meeting	
07/30/09	The Planning & Development Department met with the applicant and reviewed the requirements for a Site Development Plan Review. • A Waiver of the Building Placement Standards per Title 19.05.050(D)(e) was discussed. • A reversionary map to combine the three parcels was discussed.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	
Field Check	
10/27/09	Staff conducted a field inspection and noted a well maintained, undeveloped lot.

Details of Application Request	
Site Area	
Net Acres	8.57

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
North	Undeveloped	ML (Medium Low Density Residential)	U (Undeveloped)
South	Office and Retail	SC (Service Commercial)	C-2 (General Commercial)
East	Office	O (Office)	O (Office)
West	Mini-Storage Facility	SC (Service Commercial)	C-2 (General Commercial)

GK

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.050, the following development standards shall apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	304 Feet	Y
Min. Setbacks			
• Front	20 Feet	164 Feet	Y
• Side	10 Feet	126 Feet	Y
• Corner	15 Feet	206 Feet	Y
• Rear	20 Feet	280 Feet	Y
Max. Lot Coverage	50%	9%	Y
Max. Building Height	N/A	23 Feet	Y
Trash Enclosure	Screened, Gated with a Roof or Trellis	Screened, Gated with a Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.12.040, the following landscape standards shall apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Parking Area	1 Trees / 6 Spaces	60 Trees	71 Trees	Y
Buffer: Min. Trees				
• North	1 Tree / 20 Linear Feet	16 Trees	33 Trees	Y
• West	1 Tree / 20 Linear Feet	40 Trees	40 Trees	Y
• South	1 Tree / 30 Linear Feet	11 Trees	20 Trees	Y
• East	1 Tree / 30 Linear Feet	20 Trees	20 Trees	Y

TOTAL		**147 Trees**	**243 Trees**	**Y**
Min. Zone Width				
• North	15 Feet		19 Feet	Y
• West	15 Feet		22 Feet	Y
• South	8 Feet		75 Feet	Y
• East	8 Feet		6 Feet	N
Wall Height	6-8 Feet Adjacent to Residential Properties		6 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Clinic	2,000 S.F.	1:200	10				
	30,700 S.F.	1:250	123				
SubTotal			128	5	347	16	
TOTAL			**133**		**363**		**Y**
Loading Spaces	32,700 S.F.		3		3		Y

Waivers		
Requirement	**Request**	**Staff Recommendation**
Buildings on corner lots shall be oriented to the corner and street fronts.	To allow the parking lot to be oriented to the corner and street fronts	Approval
An eight-foot perimeter landscape buffer	6 Feet	Approval
A five-foot landscape buffer between the back of curb and the sidewalk along Alexander Road and Rancho Drive.	Zero Feet	Approval

Exceptions		
Requirement	**Request**	**Staff Recommendation**
Seven Landscape Islands	To allow four landscape islands	Approval

ANALYSIS

The site complies with all Title 19 requirements with the exception of the building placement and required landscaping. Per Title 19.12, a perimeter landscape buffer of eight feet must be provided along all interior property lines. The site plan depicts a six-foot landscape buffer along the east property line, which is a two-foot deviation from standard.

Per Title 19.08, "buildings on corner lots should be oriented to the corner and to the street fronts, and should make a strong tie to the building lines of each street unless the applicant can demonstrate by substantial and convincing evidence that to do so would be infeasible." Staff can support the requested Waiver request as the development will provide adequate landscaping and screening mechanisms to diminish the visual impact of the parking lot.

Per Title 19.12.040, sidewalks along arterial streets 100 feet and wider shall be separated from the back of street curb by a minimum of five feet of landscape buffer area. The landscape plan does not include a landscape buffer along Alexander Road and Rancho Drive, which is a five-foot deviation from standard. Staff can support the requested Waiver, as the proposed sidewalks are located at the back of curb to match the location of the sidewalks on adjacent properties.

The applicant is also requesting, as part of the review, an Exception to allow four parking lot landscape islands where seven landscape islands are required. The landscape plan indicates the use of plant material that are appropriate in size and type for the surrounding area, including 24-inch box Purple Desert Willow, Chitalpa, Raywood Ash, Alee Elm and Desert Museum Palo Verde trees.

The overall site is accessed from Alexander Road, designated as a 100-foot Primary Arterial by the Master Plan of Streets and Highways, and Rancho Drive, designated as a 125-foot Expressway by the Master Plan of Streets and Highway. The site provides adequate access and circulation for pedestrians and vehicles. Elevations for the proposed Clinic show a single story structure with a maximum height of 23 feet. The building consists of spandrel glass, aluminum flush and reveal panels, and aluminum composite wall panels. This building has varying rooflines and window heights to break up the silhouette of the structure.

Although the applicant is requesting Waivers and an Exception of the landscaping standards, the applicant has exceeded the minimum landscaping requirements with respect to overall tree and shrub count in an effort to compensate for the reduced buffer width and lack of landscaping islands; therefore staff can support the requested Waivers and Exception.

FINDINGS

The following findings must be made for an SDR:

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

   The proposed development is compatible with adjacent development and development in the area.

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 requests for Waivers and an Exception of Title 19. These requests are minor in nature and will not negatively impact the surrounding land uses.

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

   The site is accessed from Alexander Road, designated as a 100-foot Primary Arterial by the Master Plan of Streets and Highways, and Rancho Drive, designated as a 125-foot Expressway by the Master Plan of Streets and Highway. Both streets will provide adequate access to the site. Site access and circulation will not negatively impact adjacent roadways and neighborhood traffic.

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

   The building materials are appropriate for the area and the city. Landscape materials are also appropriate for the area and 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 building elevations are not unsightly or obnoxious, and will be 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.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 282

APPROVALS 0

PROTESTS 2

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Acquest Vegas LLC

Project Address (Location) 3900 Rowland Ave.

Project Name Veterans Affairs Outpatient Clinic **Proposed Use** Clinic

Assessor's Parcel #(s) 138-12-102-001, 138-12-102-002, and 138-12-110-011 **Ward #** 6

General Plan: existing N/A proposed N/A **Zoning:** existing C-2 proposed C-2

Commercial Square Footage 33,800 **Floor Area Ratio** 11.04

Gross Acres 8.57 **Lots/Units** 1 **Density** N/A

Additional Information

PROPERTY OWNER RANCHO POINT LLC & 3920 ROWLAND LLC **Contact** Mathew Brady

Address 731 Mall Ring Circle, #100 **Phone:** (702) 373-2834 **Fax:** (702) 441-8956

City Henderson **State** NV **Zip** 89014

E-mail Address

APPLICANT Acquest Vegas LLC **Contact** William Huntress

Address 80 Curtwright Drive, Suite 5 **Phone:** (716) 204-3570 **Fax:** (716) 204-3565

City Williamsville **State** NY **Zip** 14221

E-mail Address huntress@acquestdevelopment.com

REPRESENTATIVE Martin & Martin Civil Engineers **Contact** Kenneth Welden, P.E.

Address 1909 S. Jones Blvd. **Phone:** (702) 248-8000 **Fax:** (702) 248-8070

City Las Vegas **State** NV **Zip** 89146

E-mail Address kwelden@mmcivil.com

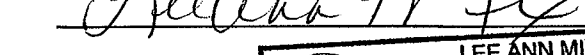
Property Owner Signature* 

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Mathew Brady, Managing Member

Subscribed and sworn before me

This 20 day of October, 20 09.



Notary Public in and for said County and State

LEE ANN MIX
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY APPT. No. 07-4025-1
MY APPT. EXPIRES JUNE 21, 2011

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-36432
Meeting Date:	12/3/09
Total Fee:	1030.00
Date Received:*	10/20/09
Received By:	MREX

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-36432 APN: 138-12-102-001, 002, and 138-12-110-011

Name of Property Owner: RANCHO POINT LLC & 3920 ROWLAND LLC

Name of Applicant: Acquest Vegas LLC

Name of Representative: Martin & Martin Civil Engineers

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: Mathew Brady, Managing Member

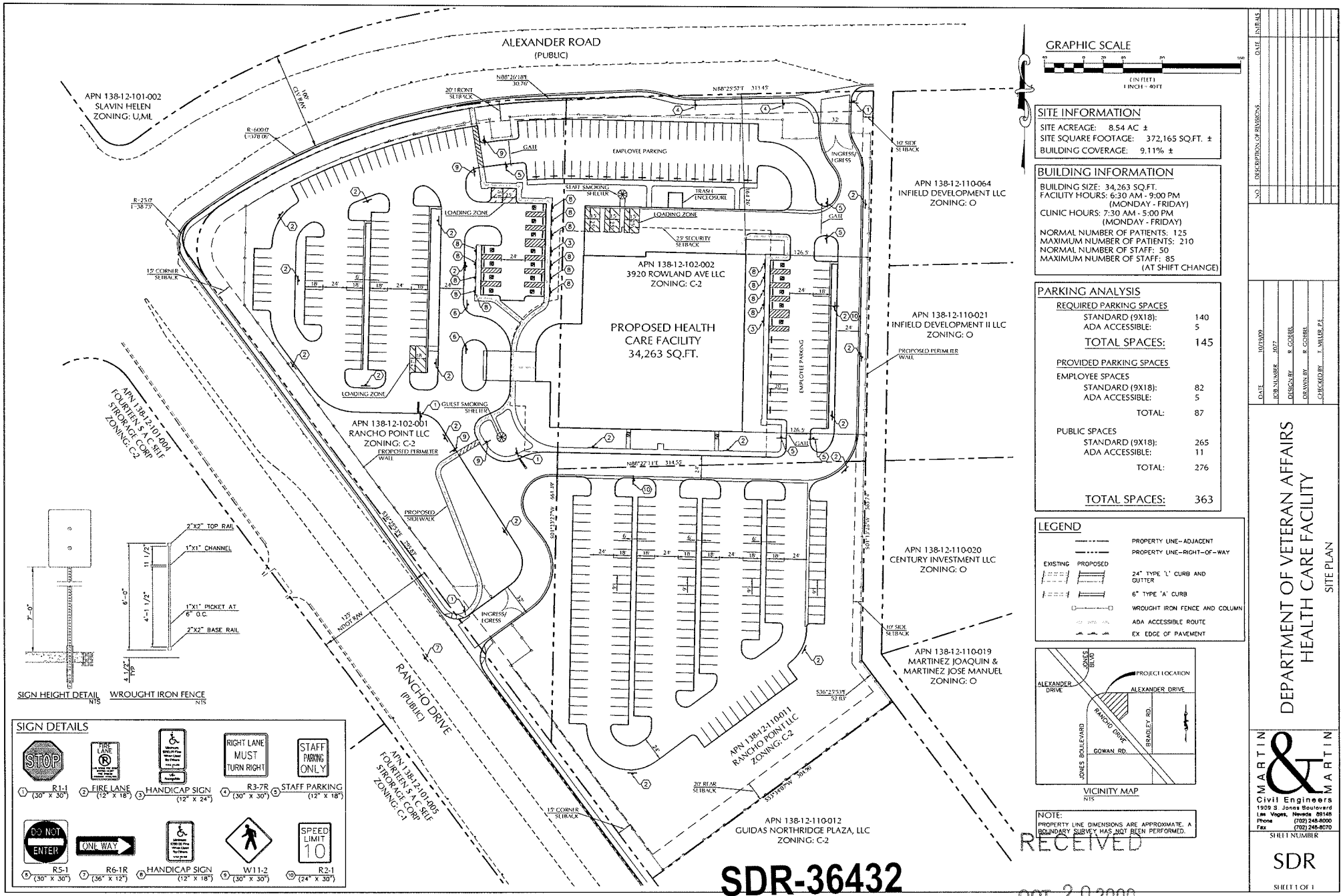
Subscribed and sworn before me

This 20 day of October, 2009

_____

Notary Public in and for said County and State

LEE ANN MIX
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY APPT. No. 07-4025-1
MY APPT. EXPIRES JUNE 21, 2011



NO. | DESCRIPTION OF REVISIONS | DATE | INITIALS

DATE 10/21/09
JOB NUMBER 3077
DESIGN BY R. GOEBEL
DRAWN BY R. GOEBEL
CHECKED BY T. MILLER, P.E.

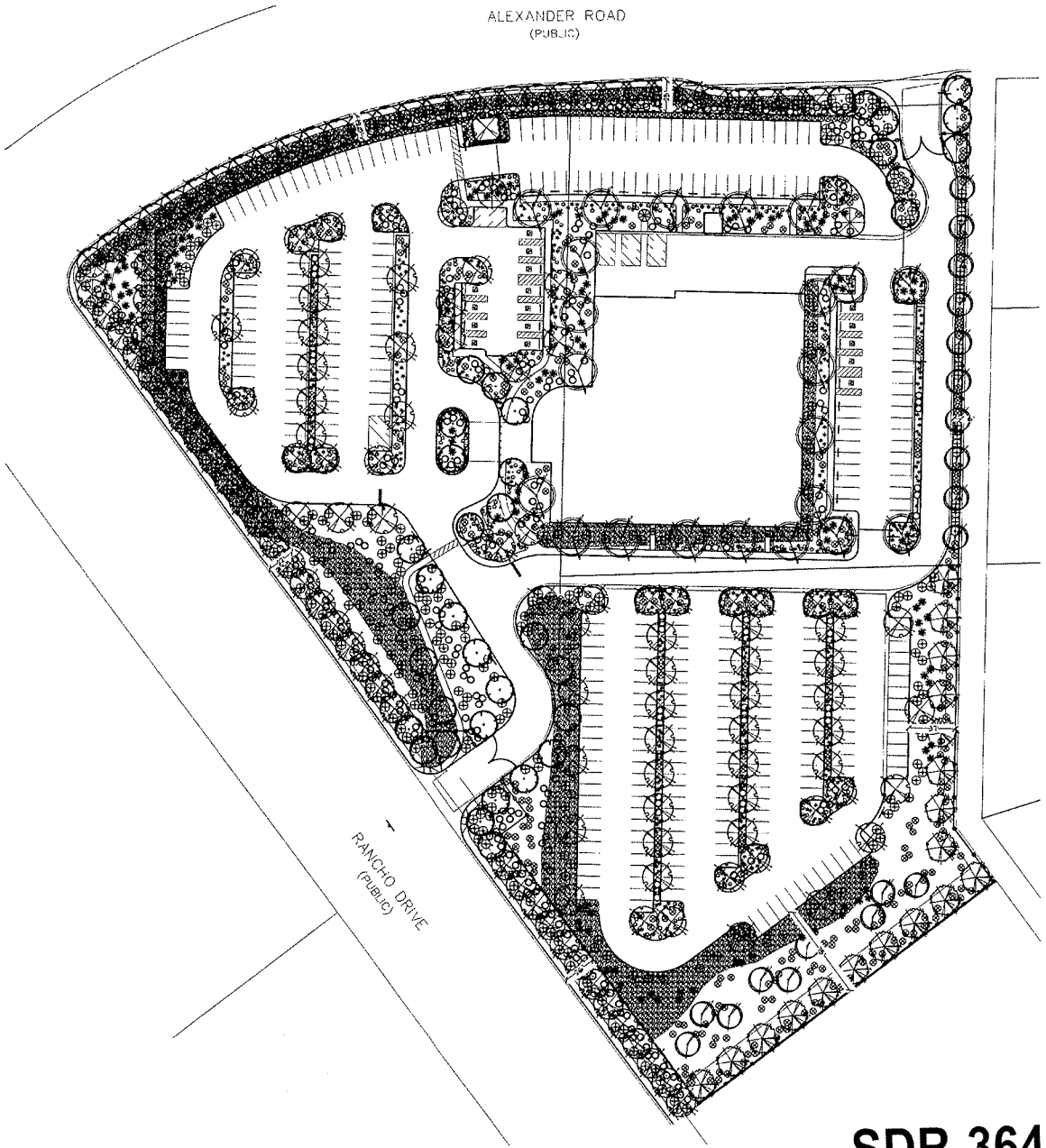
DEPARTMENT OF VETERAN AFFAIRS
HEALTH CARE FACILITY
SITE PLAN

MARTIN & MARTIN
Civil Engineers
1909 S. Jones Boulevard
Las Vegas, Nevada 89146
Phone (702) 248-8000
Fax (702) 248-8070

SHEET NUMBER
SDR
SHEET 1 OF 1

SDR-36432
12/03/09 PC

RECEIVED
OCT 20 2009



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
	CHILOPSIS LINEARIS 'LUCRETIA HAMILTON'	DWARF PURPLE DESERT WILLOW	14	24" BOX	
	CHITALPA TASHKENTENSIS 'PINK DAWN'	CHITALPA	37	24" BOX	
	FRAXINUS ANGUSTIFOLIA 'RAYWOOD'	RAYWOOD ASH	149	24" BOX	
	PARKINSONIA (CERCIDIUM) X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	4	24" BOX	
	PROSOPIS X 'PHOENIX'	THORNLESS SOUTH AMERICAN HYBRID MESQUITE	18	24" BOX	
	ULMUS PARVIFOLIA 'EMER II'	ALLEE ELM	22	24" BOX	
	SHRUBS				
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN TEXAS RANGER	442	5 GAL	
	SENNA (CASSIA) NEMOPHILA	DESERT CASSIA	535	5 GAL	
	GROUNDCOVERS				
	ACACIA REDOLENS 'DESERT CARPET'	TRAILING ACACIA	149	5 GAL	
	LANTANA SPECIES 'NEW GOLD'	NEW GOLD LANTANA	322	5 GAL	
	ACCENTS				
	DASYLIRION QUADRANGULATUM (LONGISSIMUM)	TOOTHLESS SOTOL	123	5 GAL	
	HESPERALOE PARVIFLORA 'RED'	RED YUCCA	535	5 GAL	

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT SCHEDULE IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF THE TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES, VARIETY, ETC.
4. CONTRACTOR TO PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
5. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES, WALLS, AND ON ALL SIDEWALKS ACCORDING TO ALL CODES, REGULATIONS, AND REQUIREMENTS.
6. DECOMPOSED GRANITE, 1/2" MINUS, COLOR: "PALOMINO CORAL", 2" DEPTH TYPICAL IN ALL PLANTING BEDS. DECOMPOSED GRANITE SHALL CONTAIN 60% AGGREGATE AND 40% FINES. CONTRACTOR TO RECEIVE VERIFICATION FROM ROCK SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.

   WHOLESALE DEALER:
   KALAMAZOO MATERIALS, INC.
   6975 NORTH ORACLE ROAD
   TUCSON, AZ 85704
   TELEPHONE: (702) 447-6411
   CONTACT: BETTY O'BRIEN

7. LANDSCAPE BOULDERS ARE TO BE GRANITE AND ROUND IN SHAPE. COLOR TO MATCH OR COMPLIMENT ROCK GROUND COVER. CONTRACTOR TO SET 1/4 OF ROCK DIAMETER INTO FINISH GRADE. BOULDERS TO BE 2' TO 4' IN DIAMETER, SIZED ACCORDING TO THE FOLLOWING PERCENTAGES:

   20% 4' LARGEST DIAMETER
   40% 3' LARGEST DIAMETER — TOTAL QUANTITY OF BOULDERS. __
   40% 2' LARGEST DIAMETER

8. RIP-RAP DECOMPOSED GRANITE, 4"-8" SCREENED, COLOR: "GOLD", 8" DEPTH TYPICAL ON SLOPES GREATER THAN 3:1 AND AS SHOWN ON PLANS. CONTRACTOR TO RECEIVE VERIFICATION FROM ROCK SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.

WHOLESALE DEALER:
KALAMAZOO MATERIALS, INC.
6975 NORTH ORACLE ROAD
TUCSON, AZ 85704
TELEPHONE: (702) 447-6411
CONTACT: BETTY O'BRIEN

0 40' 80' 120'
SCALE: 1" = 40'-0"

NORTH

Call before you OVERHEAD 1-702-253-9111

Call before you Dig. 1-800-227-2600

RECEIVED
OCT 20 2009

SDR-36432
12/03/09 PC

JWZUNINO & ASSOCIATES
LANDSCAPE ARCHITECTURE — LAND PLANNING
3191 South Jones Blvd.
Las Vegas Nevada 89146
Phone (702) 253-9280
Fax (702) 253-1016
E-Mail jwz@jwzunino.com

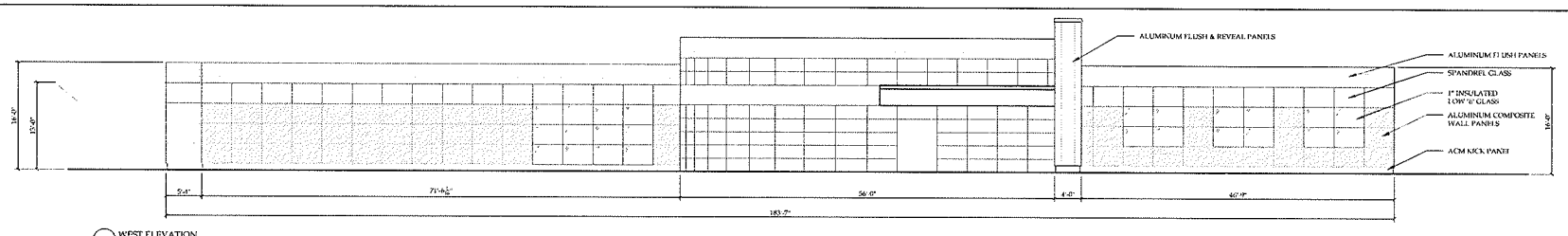
RANCHO VA OUTPATIENT CLINIC

Project Number: 09122.002
Date: 07-06-09
Drawn By: JHS
Checked By: CML
Scale: 1" = 40'
Revisions:
△
△
△

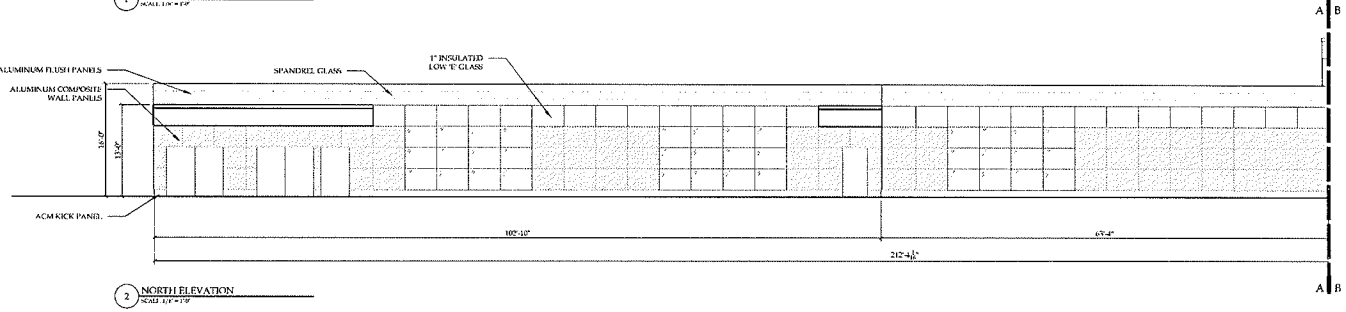
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF JW ZUNINO & ASSOCIATES, AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AGREEMENT OF JW ZUNINO & ASSOCIATES INC.

Sheet Title: LANDSCAPE TREE LAYOUT PLAN

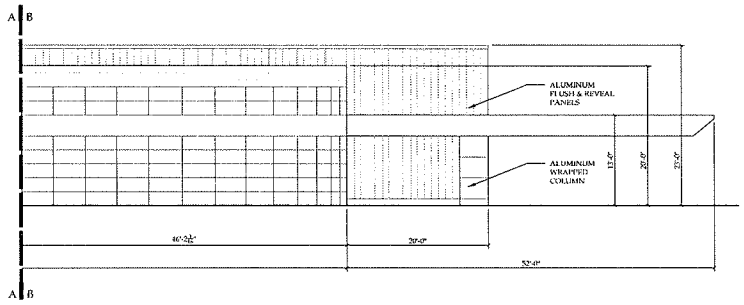
Sheet Number: L1.01

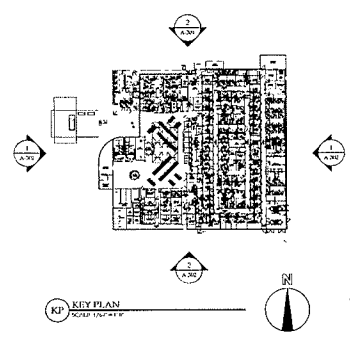


1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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





KP KEY PLAN
SCALE: 1/8" = 1'-0"

SDR-36432
12/03/09 PC

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ACQUEST DEVELOPMENT

Department of Veteran Affairs Outpatient Clinic

3900 Rowland Ave.
Las Vegas, Nevada

REVISIONS:

SA PROJECT TEAM: PRINCIPAL P.Silvestri
INTERIORS K.Ertel DRAFTER J.Askey

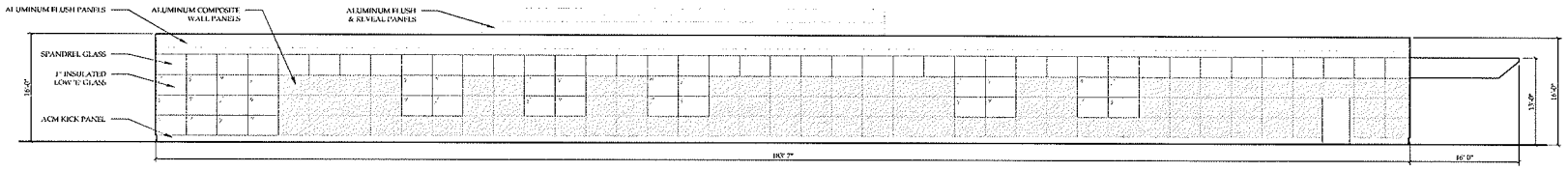
SEAL:

EXTERIOR ELEVATIONS

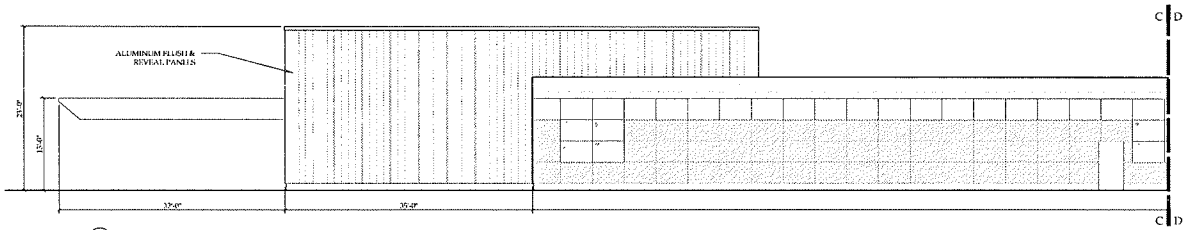
TITLE:

SILVESTRI ARCHITECTS · PC
80 PINEVIEW DRIVE
AMHERST, NY 14228
PH. 716.691.0900
FAX 716.691.4773

SA JOB #: 09041
DATE: 10-19-09
DRAWING #: A-301



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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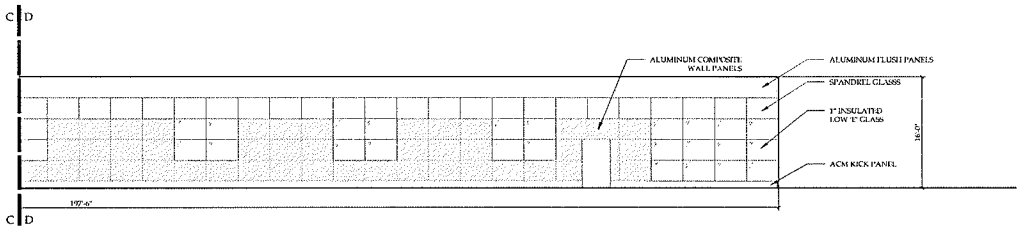

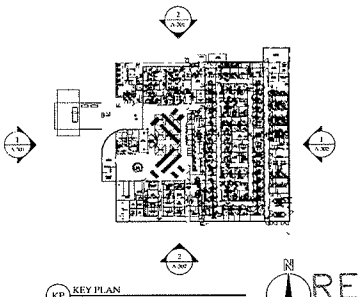

KP KEY PLAN
SCALE: 1/64" = 1'-0"

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12/03/09 PC

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ACQUEST DEVELOPMENT

Department of Veteran Affairs Outpatient Clinic

3900 Rowland Ave.
Las Vegas, Nevada

REVISIONS:

SA PROJECT TEAM: PRINCIPAL P.Silvestri
INTERIORS K.Heid..... DRAFTER J.Ashe

SEAL:

EXTERIOR ELEVATIONS

TITLE:

SILVESTRI
ARCHITECTS · PC
80 PINEVIEW DRIVE PH. 716.691.0600
AMHERST, NY 14228 FAX 716.691.4773

SA JOB #: 09041
DATE: 10-19-09
DRAWING #: A-302



SILVESTRI
ARCHITECTS PC

DEPARTMENT OF VETERAN AFFAIRS
OUT PATIENT CLINIC
LAS VEGAS, NEVADA

ACQUEST
DEVELOPMENT

SDR-36432
12/03/09 PC

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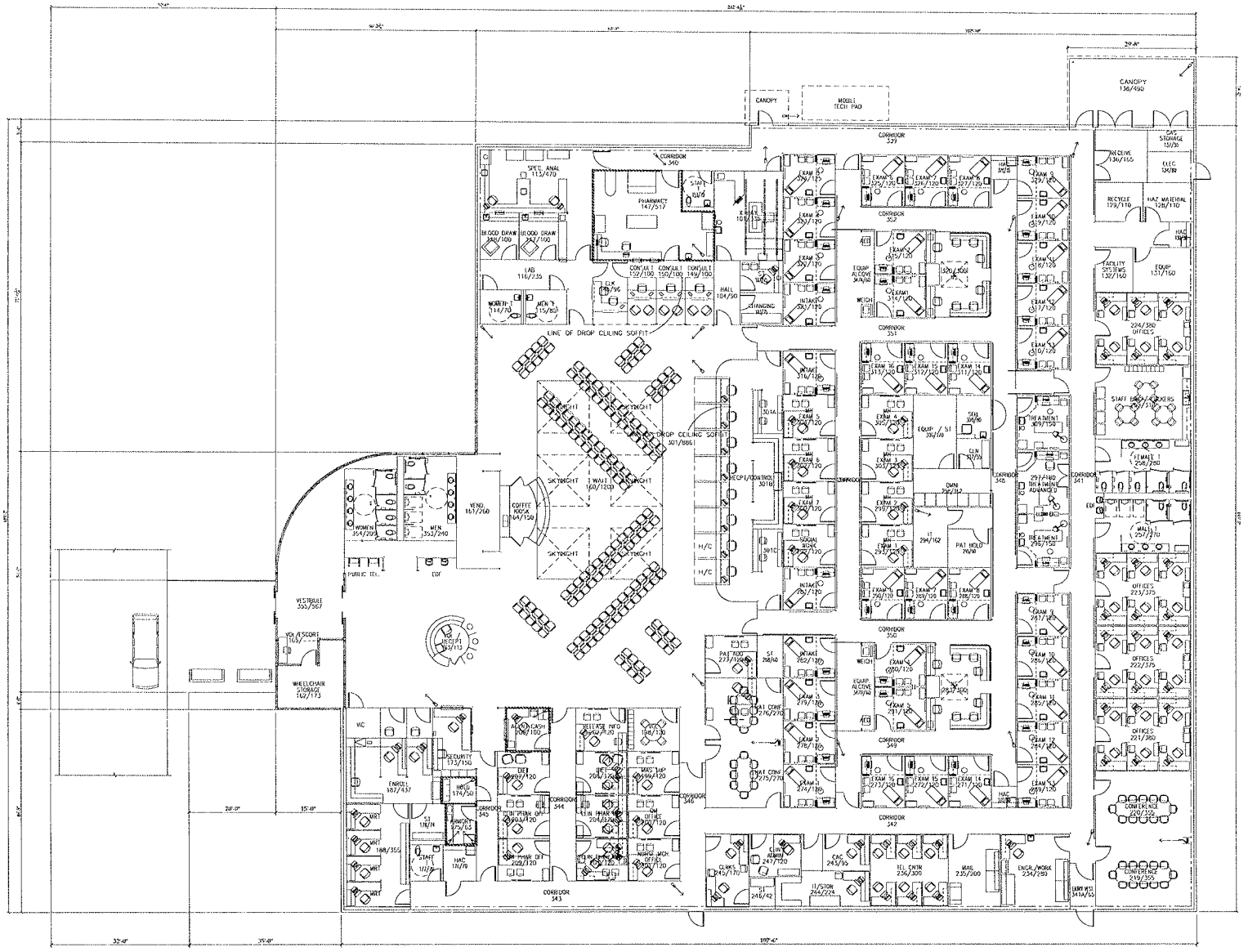
OCT 20 2009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MOBILE TECH PAD
CORRIDOR 329
CANOPY 136/490
SPEC. ANAL 113/470
CORRIDOR 340
PHARMACY 147/517
STAT 60/96
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BLOOD DRAW 142/100
LAB 116/235
CONSULT 152/200
CONSULT 156/180
CONSULT 149/180
HALL 104/90
WOMEN'S 114/70
MEN'S 115/80
CLK 79/96
STRANGING AREA
INTAKE 280/180
EXAM 1 225/120
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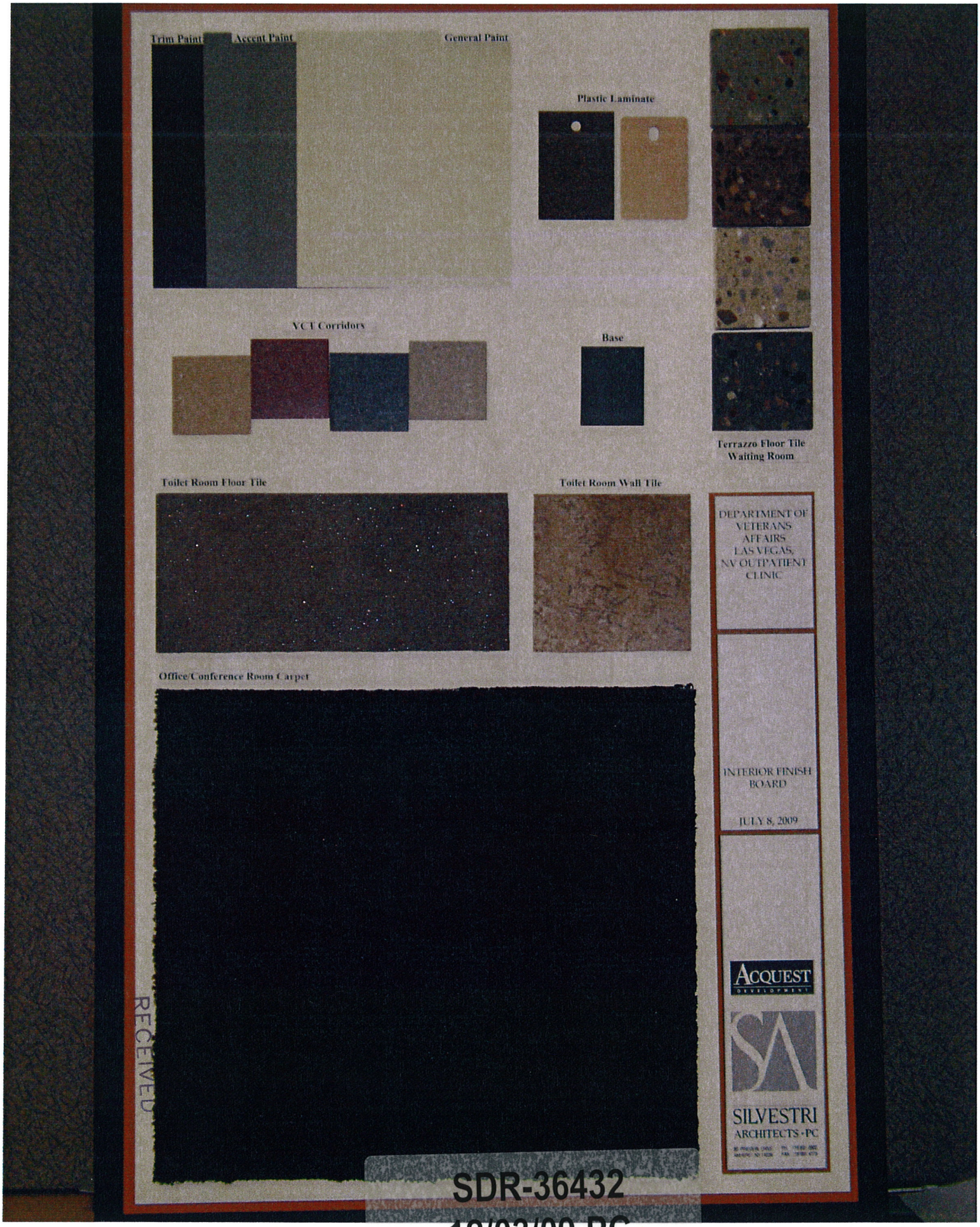
Trim Paint
Accent Paint
General Paint
Plastic Laminate
VCT Corridors
Base
Terrazzo Floor Tile
Waiting Room
Toilet Room Floor Tile
Toilet Room Wall Tile
Office/Conference Room Carpet
DEPARTMENT OF VETERANS AFFAIRS LAS VEGAS, NV OUTPATIENT CLINIC
INTERIOR FINISH BOARD
JULY 8, 2009
ACQUEST DEVELOPMENT
SILVESTRI ARCHITECTS • PC
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SDR-36432
12/03/09 PC



SDR-36432 - APPLICANT: ACQUEST VEGAS, LLC - OWNER: RANCHO POINT, LLC AND 3920 ROWLAND, LLC
3900 ROWLAND AVENUE
DECEMBER 3, 2009 PLANNING COMMISSION

10/27/09



SDR-36432 - APPLICANT: ACQUEST VEGAS, LLC - OWNER: RANCHO POINT, LLC AND 3920 ROWLAND, LLC
3900 ROWLAND AVENUE
DECEMBER 3, 2009 PLANNING COMMISSION

10/27/09



SDR-36432 - APPLICANT: ACQUEST VEGAS, LLC - OWNER: RANCHO POINT, LLC AND 3920 ROWLAND, LLC
3900 ROWLAND AVENUE
DECEMBER 3, 2009 PLANNING COMMISSION

10/27/09



SDR-36432 - APPLICANT: ACQUEST VEGAS, LLC - OWNER: RANCHO POINT, LLC AND 3920 ROWLAND, LLC
3900 ROWLAND AVENUE
DECEMBER 3, 2009 PLANNING COMMISSION

10/27/09

ACQUEST
DEVELOPMENT

80 Curtwright Drive, Suite 5 Williamsville, NY 14221 PHONE 716.204.3570 FAX 716.204.3565 WEB acquestdevelopment.com

October 19, 2009

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

RE: Request for Site Development Plan Review
Department of Veteran Affairs Outpatient Clinic

To whom it may concern,

Acquest Vegas LLC is requesting a Site Development Plan Review by your Planning Commission for a proposed outpatient clinic for The Department of Veterans Affairs (VA). The site is located on 8.57 acres of vacant land at the Southeast corner of Rancho Drive and Alexander Road in the City of Las Vegas, Nevada. It is VA's goal to provide veterans within the Las Vegas Valley with excellence in patient care, benefits and customer satisfaction. The VA is dedicated and committed to helping veterans get the services they have earned.

The proposed site consists of three parcels: Assessor Parcel # 138-12-102-001, Assessor Parcel # 138-12-102-002, and Assessor Parcel # 138-12-110-011. The site plan consists of a 32,700 s.f. building with vehicular and pedestrian access from both Rancho Drive and Alexander Road. The proposed use is permitted within the property's current C-2 zoning designation. A total of 363 parking spaces (including 14 ADA) are planned with employee parking being separated from the patient and pubic parking areas.

As part of this application we are requesting two waivers:

Title 19.08.050 (De) – "Buildings on corner lots should be oriented to the corner and to the street fronts...". The site plan requirements of the VA require setbacks from public roadways for security reasons. The building is placed on the parcel based on these minimum setback requirements imposed by the VA.

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SDR-36432
12/03/09 PC

Title 19.10.010 (J.11.a.ii.) – "Interior landscape islands shall be provided...at a ration of one landscape island for every six parking stalls..." The site plan follows this code with the exception of the perimeter parking stalls which abut to landscape buffers.

We look forward to presenting this development to the Planning Commission in the upcoming months. Please do not hesitate to contact the undersigned with any questions that may arise.

Sincerely,

William L. Huntress
Managing Member
Acquest Vegas LLC

SDR-36432
12/03/09 PC

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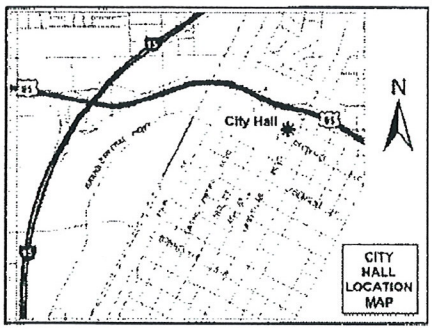
OCT 20 2009

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

Return Service Requested
Official Notice of Public Hearing



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NOV 23 2009

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

Case: SDR-36432

13812211037
KITE KENNETH DALE
3704 SNORKEL CIR #2
LAS VEGAS NV 89108-5163

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-36432
Planning Commission Meeting of 12/3/2009

1AV0511 89108

18 P

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

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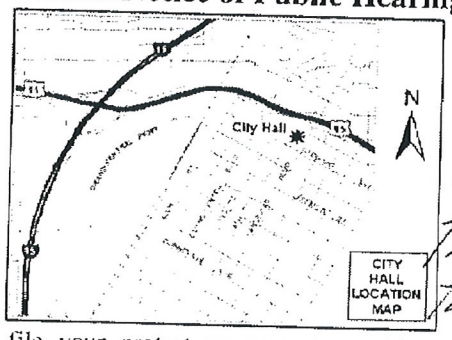
Return Service Requested
Official Notice of Public Hearing



Because of size + scope of project and location in a very rural area of NW LV, there is more than enough room to require the existing buffer + not the waiver of such big question?

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-36432

Planning Commission Meeting of 12/3/2009

Case: SDR-36432
13812110038
LAUER H STEPHEN & BARBARA A
3930 HELEN AVE
LAS VEGAS NV 89130-2819

SL
BL

What kind of clinic?

IAVDS11 89130

18P

City of Las Vegas Agenda Item No.: **19.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 3, 2009

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

SUBJECT:
ABEYANCE - DIR-35929 – DIRECTOR'S BUSINESS - PUBLIC HEARING - Progress report by the Planning & Development Department regarding input received at public input meetings for corridor and walkable community plans.

P.C.: NO ACTION

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

RECOMMENDATION:
NONE

BACKUP DOCUMENTATION:
1. Conditions (Not Applicable) and Staff Report

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 3, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - DIR-35929 - DIRECTOR'S BUSINESS

** CONDITIONS **

STAFF RECOMMENDATION: NO RECOMMENDATION

YK

DIR-35929 - Staff Report Page One
December 3, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a progress report by the Planning & Development Department regarding the development of walkable community and corridor plans including a summary of the first three community meetings held.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
03/23/09	At the Joint City Council and Planning Commission Workshop, walkable community and corridor plans were discussed as contributing to the implementation of the Las Vegas 2020 Master Plan, and also assist with sustainability goals and improving the quality of life of residents.
07/23/09	Planning & Development provided an update on the development of walkable community plans, outlining the six areas of the city to be targeted for such plans.
Neighborhood Meetings	
08/20/09	The first community meeting for the Village Square Walkable Community Plan was held at M.J. Christensen School.
09/22/09	The first community meeting for the W. Charleston Corridor Plan was held at the Charleston Heights Arts Center.
09/30/09	The first community meeting for the Meadows Walkable Community Plan was held at the Bill & Lillie Heinrich YMCA.

ANALYSIS

The Planning & Development Department has proposed the development of walkable community and corridor plans as tools for implementing many of the goals of the Las Vegas 2020 Master Plan. The first two walkable community plans are being developed in Wards 1 and 2 and are centered around Village Square and Meadows Mall respectively. The first corridor plan is covering the area along West Charleston Boulevard between Martin L. King Boulevard and Rainbow Boulevard. The primary purpose of these plans is to facilitate walking and biking within neighborhoods and to encourage reinvestment in developed urban areas of the city. The first round of community meetings has been held for these plans to collect the public's opinions about what should be addressed in these plans. A summary of each follows.

Village Square

The first of a series of community meetings was held on August 20, 2009 at the M.J. Christensen Elementary School. The purpose of the meeting was to survey the community interest in the development of a walkable community plan and to find out what the public wanted addressed in such a plan. Although the turnout was relatively low, many valuable suggestions were received. The top three areas of concern were:

1. The need to install sidewalks where none are present to complete the sidewalk network around the neighborhood;
2. Install additional crosswalks along Fort Apache Road and make the existing ones safer; and
3. Reduce vehicle lane widths in order to reduce the speed of traffic.

Additional items of concern mentioned included the need for additional street trees, shaded bus shelters, and the removal of obstacles, such as utility boxes, from sidewalks. Staff will address these concerns in a draft plan that will then be presented to the community at another public meeting in the near future.

West Charleston Boulevard

The first community meeting for the West Charleston Boulevard Corridor Plan was held on September 20, 2009 at the Charleston Heights Arts Center. The meeting was attended primarily by property and business owners along the corridor. Many were concerned that plans were underway to extend the right-of-way. Staff clearly stated that this was not being planned and that any improvements would take place in the existing right-of-way. However, it was discussed that easements may be requested for bus turnouts when properties are being redeveloped in the future. The top three concerns raised at this meeting were:

1. Reduce travel lane widths to provide for additional sidewalk widths;
2. Most were opposed to the addition of any new medians as they felt that these would limit access to existing businesses; and
3. Enhance the landscaping of existing raised medians.

The overall mood of the meeting was one of excitement that the city was taking notice of the problems along West Charleston Boulevard. Improvements of the aesthetics were generally supported as long as the street trees did not block signage. A petition was submitted from nine business owners in the Village Center at the northwest corner of Valley View Boulevard and Charleston Boulevard. They would like the existing raised median to be modified to allow a left turn to be made by vehicles traveling east on Charleston Boulevard into their center.

Meadows

The first of two scheduled community meetings was held September 30, 2009 at the Bill & Lillie Heinrich YMCA at 4141 Meadows Lane. Councilwoman Tarkanian, neighborhood leaders and several residents attended. All were excited about the potential improvements that could be included in the walkable plan being developed by staff. The top three areas of concern that residents would like addressed are:

1. The installation of a sidewalk on the south side of Meadows Lane;
2. The installation of a crosswalk on Meadows Lane; and
3. Widen sidewalks along Bedford and install shade trees.

Other areas of concern included the need for additional bus stops and shelters in the neighborhood and the need for additional pedestrian access to Meadows Mall from the neighborhood.

Now that staff has heard what the community wants and does not want in their respective plans, draft plans can be developed. Once the plans have been developed and reviewed by the appropriate city departments, a series of second community meetings will be held for public input.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

YK

City of Las Vegas Agenda Item No.: **20.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 3, 2009

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

SUBJECT:
ABEYANCE - TXT-36330 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Table 2 of 19.04.010 to modify Conditional Use Regulations for the Vehicle Parking, Storage, or Repair in Residential Zoning Districts use related to recreational vehicle parking, parking surface material and defining mechanically inoperable, All Wards

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
NONE

BACKUP DOCUMENTATION:
1. Conditions (Not Applicable) and Staff Report (Not Applicable)
2. Abeyance Request E-mail Submitted by Robert Summerfield

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 3, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TXT-36330 - APPLICANT/OWNER: CITY OF LAS VEGAS

APPLICANT REQUEST THIS ITEM BE HELD IN ABEYANCE TO THE JANUARY 14, 2010 PLANNING COMMISSION MEETING.

RTS

Nora Lares

Subject: Hold ordinance

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NOV 19 2009

-----Original Message-----
From: Robert Summerfield
Sent: Thursday, November 19, 2009 10:35 AM
To: Nora Lares
Cc: Margo Wheeler; Flinn Fagg; Doug Rankin; Steve Gebeke
Subject: FW: Hold ordinance

Nora - Neighborhood Services has requested that we hold in abeyance TXT-36330 (Vehicle Parking in Residential Districts) until the 01/14 PC date (currently scheduled as an abeyance item on the 12/03 PC agenda). They need more time to review the proposed changes. Please let me know if there are any questions

~~~~~~
Robert T. Summerfield, AICP
Planner II
City of Las Vegas
Planning and Development
(702) 229-4856

#20
~~~~~~

City of Las Vegas Agenda Item No.: **21.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 3, 2009

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

SUBJECT:
TXT-36494 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.14.130 to clarify when Master Sign Plans are required, All Wards

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Conditions and Staff Report

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 3, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TXT-36494 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

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

1. Title 19.14.130 (A) is hereby amended as follows:

   A. **Purpose**. A Master Sign Plan is required for certain types of development in order to allow the Planning Commission and City Council to ensure the appropriate relationships among building elevations, signage and circulation. Larger commercial developments are likely to generate greater impacts on surrounding residential properties than smaller commercial projects. An effective Master Sign Plan encourages integrated signage, with an emphasis on wall signs and central identification signage rather than multiple freestanding signs along the street frontage. Reducing the amount of sign clutter along street frontages allows the customer of the commercial center to readily identify establishments that have the goods and services they seek. All signage proposed as part of a Master Sign Plan must, at minimum, meet the sign standards established for the applicable zoning district.

2. Title 19.14.130 (B) is hereby amended as follows:

   B. **Applicability**.

      1. A Master Sign Plan shall be submitted and approved before any on premises signage may be installed for the following:

         a. Any non-residential project with a site larger than fifteen net acres; or
         b. Any non-restricted gaming establishment.

      2. A Master Sign Plan may be submitted for any development or property not otherwise required to submit a Master Sign Plan to accomplish the following:

         a. To establish the requirements and limitations for signs located in the Gaming and Downtown Overlay districts, and any uses not regulated elsewhere in this Chapter located in the Planned Community and Planned Development Districts; or

b. ~~To establish requirements and limitations for signs in a specific development.~~ To satisfy a condition or requirement of the Planning Commission or the City Council.

3. Title 19.14.130 (F) is hereby deleted.

TXT-36494 - Staff Report Page One
December 3, 2009 - Planning Commission Meeting

** STAFF REPORT **

APPLICATION REQUEST

This is a request to amend Title 19.14.130 to clarify when Master Sign Plans are required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
07/16/03	The City Council adopted Ordinance 5615, which was introduced as Bill No. 2003-59, to update and streamline various provisions of Title 19 and Chapter 11.68 of the LVMC relating to sign review procedures. The Planning Commission and staff recommended approval of this Text Amendment (TXT-1975).

ANALYSIS

The proposed amendment would clarify when a Master Sign Plan (MSP) is required as well as state the need for all signage proposed to meet the minimum sign standards applicable to the zoning district where the development subject to the MSP is to be located. The existing language has resulted in confusion and questions regarding the use of a MSP as a means to deviate from the established sign standards.

The proposed clarification will add language to the purpose statement (Title 19.14.130 (A)) indicating that all signage proposed as part of a MSP must meet the sign standards applicable to the zoning district. Further, under the applicability section (Title 19.14.130 (B)(2)) the amendment proposes to eliminate the allowance for a non-required MSP to establish requirements and limitations for signs in a specific development and replace it with an allowance for a MSP to meet a condition or requirement of the Planning Commission or City Council. Finally, since the signage proposed as part of a MSP must meet the minimum requirements of Chapter 19.14 the effect section (Title 19.14.130 (F)) has been deleted as such conflicts between a MSP and Zoning Code should no longer occur. This modification will eliminate confusion associated with the potential of a MSP to propose signage that deviates from the applicable sign standards. Therefore, staff recommends approval of this amendment.

FINDINGS

The proposed text amendment will accomplish the following:

- Clarify language for the Master Sign Plan section (Title 19.14.130) of the Zoning Code to eliminate confusion related to the potential for a MSP to be used to deviate from established zoning district signage standards.

The following table summarizes all proposed changes:

Code Requirements	Existing Regulations	Proposed Regulations
Title 19.14.130 (A) Master Sign Plan - Purpose	• No reference to established signage standards	• Language added to specify that signage proposed as part of a MSP must meet sign standards applicable to the zoning district
Title 19.14.130 (B)(2)(b) Master Sign Plan - Applicability	• Allows a MSP for a property or project not otherwise required to submit one to establish requirements and limitations for signs in a specific development	• Replaces existing language with an allowance for a MSP to satisfy a condition or requirement of the Planning Commission or City Council
Title 19.14.130 (F) Master Sign Plan - Effect	• n/a	• Section deleted

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

City of Las Vegas Agenda Item No.: **22.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 3, 2009

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

SUBJECT:
TXT-36495 - 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 modify the descriptions and definitions related to motor vehicle sales uses to exclude motor scooters with an engine capacity of less than 50cc from the applicability of the motor vehicle sales related standards, All Wards

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Conditions and Staff Report

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 3, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TXT-36495 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

1. Title 19.04.010 is hereby amended as follows:

19.04.010 LAND USE TABLES

Table 2 – Land Use Table
Auto & Marine Related

USE	RESIDENTIAL												COMMERCIAL						INDUSTRIAL		
Motor Vehicle Sales (New)	U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
																		C		C	C
	Description: A facility or area for the display and sale or leasing of new automobiles, trucks, motorcycles and motor scooters but excludes mopeds. This use includes service bays and auto body shops which are incidental and accessory to the sales use.																				
	Conditional Use Regulations: 1. Motor vehicle sales may include an outdoor used car sales lot when operated by a franchised, new car dealer. The used car sales shall be located directly adjacent to the new car sales and service facility and be operated as an incidental use. 2. The installation and use of an outside public address or bell system is prohibited. 3. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building. 4. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land. 5. All accessory service shall be performed inside an enclosed area. 6. Openings in service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties. 7. Accessory automobile rental is permitted. *8. Any motor vehicle sales use to be located north of Cheyenne Avenue must be within the GC-TC land use designation.																				
	On-site Parking Requirement: One space for each 500 square feet of enclosed gross floor area. Vehicles that are on display or for sale may not be parked or stored in parking spaces that are designated as off-street parking necessary to meet the minimum requirements of this Table 2. The parking and storage of such vehicles must occur only in spaces that are in excess of the required minimum parking.																				

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USE	RESIDENTIAL												COMMERCIAL						INDUSTRIAL		
Motor Vehicle Sales (Used)	U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
																		S		C	C
	Description: A facility or area used primarily for the display and sale or leasing of used automobiles, motorcycles and motor scooters <u>but excludes mopeds</u>. This use includes service bays and auto body shops which are incidental and accessory to the sales use.																				
	Conditional Use Regulations: 1. The installation and use of an outside public address or bell system is prohibited. 2. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building. 3. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land. 4. Openings in service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties. 5. Accessory automobile rental is permitted.																				
	Special Use Permit Requirements: 1. The minimum site area designated for this use shall be 25,000 square feet. 2. The installation and use of an outside public address or bell system is prohibited. 3. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building. 4. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land. 5. Openings in service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties. 6. Accessory automobile rental is permitted.																				
	On-site Parking Requirement: One space for each 500 square feet of enclosed gross floor area designated for this use. Vehicles that are on display or for sale may not be parked or stored in parking spaces that are designated as off-street parking necessary to meet the minimum requirements of this Table 2. The parking and storage of such vehicles must occur only in spaces that are in excess of the required minimum parking.																				

USE	RESIDENTIAL												COMMERCIAL						INDUSTRIAL		
Motorcycle/Motor Scooter Sales	U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
																	S				
	Description: A facility or area for the display and sale of motorcycles and motor scooters <u>but excludes mopeds</u>, whether new or used. This use includes service bays which are incidental and accessory to the sales use. The term "motorcycle/motor scooter sales" is used for the sole purpose of allowing the use by means of Special Use Permit in the C-1 District. For all other purposes, the use described here shall be treated under the appropriate category of motor vehicle sales.																				
	Minimum Special Use Permit Requirements: 1. All display and sales shall take place in an enclosed building. 2. The minimum gross floor area of the building (or tenant space) that is dedicated to this use shall be 7000 square feet.																				
	On-site Parking Requirement: One space for each 250 square feet of gross floor area.																				

2. Title 19.20.020 is hereby amended as follows:

<u>**Moped**. A motor-driven scooter, motor-driven cycle or similar vehicle that is propelled by a small engine which produces not more than 2 gross brake horsepower, has a displacement of not more than 50 cubic centimeters or produces not more than 1500 watts final output, and is capable of a maximum speed of not more than 30 miles per hour on a flat surface with not more than 1 percent grade in any direction when the motor is engaged. The sale of items described in this definition shall be treated under the appropriate retail use category.</u>

Motor Vehicle Sales (New). A facility or area for the display and sale or leasing of new automobiles, trucks, motorcycles and motor scooters but excludes mopeds. The term includes service bays and auto body shops which are incidental and accessory to the sales use.

Motor Vehicle Sales (Used). A facility or area used primarily for the display and sale or leasing of used automobiles, motorcycles and motor scooters but excludes mopeds. The term includes service bays and auto body shops which are incidental and accessory to the sales use.

Motorcycle/Motor Scooter Sales. A facility or area for the display and sale of motorcycles and motor scooters but excludes mopeds, whether new or used. The term includes service bays which are incidental and accessory to the sales use. The term is used for the sole purpose of allowing the use by means of Special Use Permit in the C-1 District. For all other purposes, the use described in this definition shall be treated under the appropriate category of motor vehicle sales.

TXT-36495 - Staff Report Page One
December 3, 2009 - Planning Commission Meeting

** STAFF REPORT **

APPLICATION REQUEST

This is a request to amend Table 2 of Title 19.04.010 and Title 19.20 to modify the descriptions and definitions related to motor vehicle sales uses to exclude motor scooters with an engine capacity of less than 50cc from the applicability of the motor vehicle sales related standards. Said motor scooters are defined by Nevada Revised Statues (NRS) as mopeds.

BACKGROUND INFORMATION

Under existing use standards there is no distinction made between a motor scooter and a moped based on engine capacity and performance. Motor scooters are subject to the same use standards as automobiles, trucks, and motorcycles.

NRS does not require a vehicle dealer's license unless the vehicle is required to be registered. Further, mopeds as defined by NRS do not require insurance or registration. A driver's license is not required unless the moped will be operated on a public street.

ANALYSIS

The proposed amendment would clarify that motor scooters that qualify as mopeds are excluded from the use descriptions of the various motor vehicle sales uses (Motor Vehicle Sales (New), Motor Vehicle Sales (Used) and Motorcycle/Motor Scooter Sales). Instead a motor scooter that meets the definition of a moped may be sold under a general retail use.

A definition for moped is proposed to be added that defines a moped as a motor-driven scooter, motor-driven cycle or similar vehicle that is propelled by a small engine which produces not more than 2 gross brake horsepower, has a displacement of not more than 50 cubic centimeters or produces not more than 1500 watts final output, and is capable of a maximum speed of not more than 30 miles per hour on a flat surface with not more than 1 percent grade in any direction when the motor is engaged. This definition is consistent with NRS and Nevada Department of Motor Vehicles (NDMV) definitions.

Any motor scooter that produces more than 2 gross brake horsepower, or has a displacement of more than 50 cubic centimeters (50 cc), or produces not more than 1500 watts final output, or is capable of exceeding thirty miles per hour (30 mph) on a flat grade, thus exceeding the definition of a moped as proposed, would be considered a motorcycle.

The amendment as proposed makes a minor clarification that is in line with state registration and licensing requirements. Therefore, staff recommends approval of this amendment.

FINDINGS

The proposed text amendment will accomplish the following:

- Clarify that motor scooters with a displacement of 50 cc or less is a moped and excluded from the various motor vehicle sales use descriptions and definitions.
- Allow the sale of motor scooters that meet the defined qualifications for a moped under general retail use categories.

The following table summarizes all proposed changes:

Code Requirements	Existing Regulations	Proposed Regulations
Title 19.04.010 Land Use Tables – Motor Vehicle Sales (New), Motor Vehicle Sales (Used) and Motorcycle/Motor Scooter Sales	• No exclusion made for mopeds.	• Excludes mopeds from the description.
Title 19.20.020 Words and Terms Used – Motor Vehicle Sales (New), Motor Vehicle Sales (Used) and Motorcycle/Motor Scooter Sales	• No exclusion made for mopeds.	• Excludes mopeds from the description.
Title 19.20.020 Words and Terms Used – Moped	• N/A	• Definition added consistent with NRS and the NDMV

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

City of Las Vegas Agenda Item No.: **23.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 3, 2009

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

SUBJECT:
TXT-36496 - 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 revise the use title, description, Conditional Use Regulations, and definition for the Outside Storage, Accessory use, All Wards

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Conditions and Staff Report

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 3, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TXT-36496 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

1. Title 19.04.010 is hereby amended as follows:

19.04.010 LAND USE TABLES

Table 2 – Land Use Table
Wholesale Distribution & Storage

USE	RESIDENTIAL												COMMERCIAL						INDUSTRIAL		
Outdoor Storage~~,~~ ~~Accessory~~	U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
																	C	C	C	C	C
	Description: The use of a ~~significant~~ portion of a lot or area for the long term retention (more than 24 hours) of shipping containers, materials and machinery or equipment, regardless of whether the shipping containers, materials, machinery or equipment are to be bought, sold, repaired, stored, incinerated, or discarded. This use does not include new or used motor vehicle sales and rental display, nor does it include accessory and incidental parking of vehicles for residents, guests, customers or employees in connection with a principal use.																				
	Conditional Use Regulations: 1. Except in C-M and M Zoning Districts, the use shall be ancillary to a primary use. 2. Storage shall not be permitted within required setbacks, landscape areas or buffer yards. ~~2~~3. Except as otherwise provided in this Title or as specifically allowed in connection with the approval of a Special Use Permit: a. Outside storage areas that are not screened by an intervening building shall be screened from view from any public street by a screening devise at least 8 feet in height. b. Outside storage areas shall be screened from view of any adjoining property by a screening device at least 8 feet in height, except along adjacent property lines of property zoned C-M or M. ~~3. Except as otherwise provided in this Title, in the C-2 and C-M Zoning Districts, storage shall be limited to no more than 5 percent of the lot area containing the principal use.~~ 4. ~~In the C-2 Zoning District, incidental items that are normally associated with operations allowed as a matter of right are not required to be screened from view.~~ No stacking of shipping containers shall be allowed. 5. In the C-1 Zoning District, the only items allowable as ~~accessory~~ outdoor storage are live nursery products, which must be screened from view of adjacent properties and right-of-way by means of screening that is architecturally consistent with the principal building in terms of materials, colors and details.																				
	On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.																				

RTS

2. Title 19.20.020 is hereby amended as follows:

Outdoor Storage~~, Accessory~~. The use of a ~~significant~~ portion of a lot or area for the long term retention (more than twenty-four hours) of shipping containers, materials and machinery or equipment, regardless of whether the shipping containers, materials, machinery or equipment are to be bought, sold, repaired, stored, incinerated, or discarded. The term does not include new or used motor vehicle sales and rental display, nor does it include accessory and incidental parking of vehicles for residents, guests, customers or employees in connection with a principal use.

** STAFF REPORT **

APPLICATION REQUEST

This is a request to amend Table 2 of Title 19.04.010 and Title 19.20 to revise the use title, description, Conditional Use Regulations, and definition for the Outside Storage, Accessory use.

BACKGROUND INFORMATION

Under existing use standards the Outdoor Storage, Accessory use is conditionally permitted in the C-1 (Limited Commercial), C-2 (General Commercial), C-PB (Planned Business Park), C-M (Commercial/Industrial) and M (Industrial) zoning districts. Outdoor Storage, Accessory is defined as the use of a significant portion of a lot or area for the long term retention (more than twenty-four hours) of materials and machinery or equipment, regardless of whether the materials, machinery or equipment are to be bought, sold, repaired, stored, incinerated, or discarded. The term does not include new or used motor vehicle sales and rental display, nor does it include accessory and incidental parking of vehicles for residents, guests, customers or employees in connection with a principal use.

Conditional Use Regulations require the following standards be met:

1. Storage shall not be permitted within required setbacks or buffer yards.
2. Except as otherwise provided in this Title or as specifically allowed in connection with the approval of a Special Use Permit:
    a. Outside storage areas that are not screened by an intervening building shall be screened from view from any public street by a screening devise at least 8 feet in height.
    b. Outside storage areas shall be screened from view of any adjoining property by a screening device at least 8 feet in height, except along adjacent property lines of property zoned C-M or M.
3. Except as otherwise provided in this Title, in the C-2 and C-M Zoning Districts, storage shall be limited to no more than 5 percent of the lot area containing the principal use.
4. In the C-2 Zoning District, incidental items that are normally associated with operations allowed as a matter of right are not required to be screened from view.
5. In the C-1 Zoning District, the only items allowable as accessory outdoor storage are live nursery products, which must be screened from view of adjacent properties and right-of-way by means of screening that is architecturally consistent with the principal building in terms of materials, colors and details.

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.

ANALYSIS

The proposed modification to the title, description and definition of the Outdoor Storage, Accessory use are relatively minor. The change in title will remove the term "accessory" and identify this use more generally as "Outdoor Storage". The changes in the description and definition will remove the word "significant", as the activity need not be as substantial as this word implies and will add "shipping container" as one of the items identified as outdoor storage.

The amendment also proposes to make revisions to the conditional regulations that apply to the outdoor storage activity as follows:

- Adds a condition that requires that the activity be ancillary to a principle use in the C-1 (Limited Commercial), C-2 (General Commercial), and C-PB (Planned Business Park) Districts;
- Adds landscape areas to the listed areas the storage is not permitted;
- Adds a condition to keep shipping containers from being stacked on top of one another;
- Deletes the condition that limited the use to five percent of the area in C-2 (General Commercial) and C-M (Commercial/Industrial) Districts; and
- Deletes the condition exempting C-2 (General Commercial) properties from meeting screening requirements for incidental items.

The proposed changes will make it clear that outside storage can be a principle activity in higher intensity areas intended for light industry and research. Additionally, the inclusion of shipping containers in the description and definition will make it clear that storing shipping containers is considered as an outdoor storage activity and therefore subject to the Outdoor Storage use's Conditional Use Regulations. Finally, the regulations proposed for deletion seem to be inconsistent with the intention of this use and with their removal the conditions will be clearer and more straightforward. For these reasons staff recommends approval of this amendment.

FINDINGS

The proposed text amendment will accomplish the following:

- Clarify the intention of the use and provide a clearer list of expectations.
- Make it clear that storage of shipping containers is a function of the Outdoor Storage use and as such is limited to the indicated districts and is required to meet the regulations established for the use.

The following table summarizes all proposed changes:

Code Requirements	Existing Regulations	Proposed Regulations
Title 19.04.010 Land Use Tables – Outdoor Storage, Accessory	• Use title is Outdoor Storage, Accessory	• Use title changed to Outdoor Storage
	• Description and conditions makes no reference to shipping containers	• Adds shipping container to the use description and includes a condition to allow no stacking
	• Use description indicates the use as using a "significant" portion of land	• Removes the word "significant" from the use description
	• Only setbacks and buffer areas are indicated for no storage	• Adds landscape areas to the areas indicated for no storage
	• Limits storage area to 5% of area in a C-2 or C-M property	• Deletes the condition limiting the area allowed for the use in C-2 and C-M
	• Allow incidental items stored outdoors to not be screened in a C-2 district	• Deletes the condition allowing an exception from screening requirements in the C-2 zoning district
Title 19.20.020 Definitions – Words and Terms Defined	• Term is Outdoor Storage, Accessory	• Term changed to Outdoor Storage
	• Definition makes no reference to shipping containers	• Adds shipping container to the definition
	• Definition indicates the use as using a "significant" portion of land	• Removes the word "significant" from the definition

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

RTS

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF DECEMBER 3, 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