



## AGENDA MEMO

**PLANNING COMMISSION MEETING DATE: JULY 29, 2010**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS**

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### \*\* STAFF RECOMMENDATION(S) \*\*

| <i>CASE<br/>NUMBER</i> | <i>RECOMMENDATION</i>                             | <i>REQUIRED FOR<br/>APPROVAL</i> |
|------------------------|---------------------------------------------------|----------------------------------|
| <b>VAC-38583</b>       | Staff recommends APPROVAL, subject to conditions: | N/A                              |
| <b>SDR-38563</b>       | Staff recommends APPROVAL, subject to conditions: | VAC-38583                        |

### \*\* CONDITIONS \*\*

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## VAC-38583 CONDITIONS

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1. The limits of this Petition of Vacation shall be all of the City of Las Vegas' interest in a 5-foot wide 220-foot long Public Utility Easement generally located east of Las Vegas Boulevard between McWilliams Avenue and Wilson Avenue. This action will vacate only City of Las Vegas interests, and does not affect the interests any other public utility company may have.
2. Reserve a 20-foot Public Sewer Easement over the existing public sewer line crossing the proposed area of Vacation. Alternatively, provide appropriate documentation acceptable to the City Engineer of the intent to reserve the 20-foot portion over the existing public sewer line crossing the proposed area of Vacation prior to the issuance of any building permits.
3. All development shall be in conformance with code requirements and design standards of all City Departments.

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4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
5. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted. This condition should always be the last condition.

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## **SDR-38563 CONDITIONS**

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### **Planning and Development**

1. Approval of and conformance to the Conditions of Approval for Vacation of a Public Utility Easement (VAC-38583) on this site.
2. Conformance to the Conditions of Approval for Rezoning (ZON-18755) and Site Development Plan Reviews (SDR-18751) and (SDR-37021), except as amended herein.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/15/10, except as amended by conditions herein.
5. A Waiver from 19.12.040(A) is hereby approved, to allow a zero-foot landscape buffer along a portion of the north and west perimeter where nine feet and 22 feet, respectively, had been approved.

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6. An Exception from 19.12.040(B) is hereby approved, to allow 10 trees where 12 trees had previously been approved within perimeter buffer.
7. All signage shall be reviewed by the Downtown Design Review Committee and must adhere to the standards of the Las Vegas Scenic Byway Overlay District and Conditions of Approval for Site Development Plan Review (SDR-18751) prior to issuance of building permits for any signage.
8. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: 50 five-gallon shrubs shall be provided along the east perimeter landscape buffer fronting Encanto Drive.
11. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

**Public Works**

17. Grant a 20-foot Public Sewer Easement over the existing public sewer line on this site. Alternatively, provide appropriate documentation acceptable to the City Engineer of the intent to reserve a 20-foot Public Sewer Easement over the existing sewer line prior to the issuance of any building permits. The proposed building shall not encroach into the public sewer easement area and the easement may be offset a distance (acceptable to the Collection Systems Planning Section of the Department of Public Works) from the center of the existing public sewer line to accommodate the proposed building.
18. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Neon Boneyard Park project, the Las Vegas Boulevard Widening project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor 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 SDR-18751 and all other site-related actions.

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The subject site, which is currently under construction for a proposed museum, is located at 770 North Las Vegas Boulevard. The Major Amendment is for a reduction of the proposed museum to a 3,373 square-foot where a 3,547 square-foot museum was previously approved and a waiver to allow a zero-foot perimeter landscape buffer where 15 feet is required along a portion of the north and west perimeters. A request to vacate of an existing five-foot wide public utility easement, which run through the proposed museum with a length of approximately 220-foot long between Las Vegas Boulevard and Encanto Drive. Staff can support the requested Major Amendment as the proposed site conforms to Title 19 Commercial Development Standards and the easement is unused and maybe remapped in a different configuration. If denied, the site must comply with the previously approved Site Development Plan Reviews (SDR-18751) and (SDR-37021).

**ISSUES**

- The previously approved landscape buffer widths will remain except for the portion of the north perimeter landscape buffer, which will decrease from nine feet to zero feet and the portion of the west perimeter landscape buffer will decrease from 22 feet to zero feet, for which a waiver is required.
- The provided landscape buffer trees are decreasing from 12 trees to 10 trees.
- A condition has been added requiring the applicant to provide 50 five-gallon shrubs along the east perimeter landscape buffer, as was approved through Site Development Plan Reviews (SDR-18751) and (SDR-37021).

**BACKGROUND INFORMATION**

| <b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc</i></b> |                                                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10/24/02                                                                 | The Planning Commission approved a request for a Site Development Plan Review (SD-0049-02) for a proposed banner display adjacent to the east and west sides of Las Vegas Boulevard between Washington Avenue and Bell Drive. Staff recommended approval.                                 |
| 01/07/04                                                                 | The City Council approved a Rezoning (ZON-3256) from C-2 (General Commercial) and R-3 (Medium Density Residential) to C-V (Civic) on 1.79 acres adjacent to the west side of Encanto Drive, north and south of McWilliams Avenue. The Planning Commission and staff recommended approval. |

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|          |                                                                                                                                                                                                                                                                                                                                                                       |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01/07/04 | The City Council approved a Site Development Plan Review (SDR-3257) for a museum adjacent to the west side of Encanto Drive, north and south of McWilliams Avenue. The Planning Commission and staff recommended approval. The Site Development Plan Review application (SDR-3257) expired in January 2006, as no building permits were submitted.                    |
| 02/21/07 | The City Council approved a Rezoning (ZON-18755) from C-1 (Limited Commercial) to C-V (Civic) on 0.30 acres at 501 and 505 East McWilliams Avenue. Planning Commission and staff recommended approval.                                                                                                                                                                |
| 02/21/07 | The City Council approved a Site Development Plan Review (SDR-18751) for a 2,768 square-foot museum on 2.10 acres at 501 through 509 East McWilliams Avenue, 731 North 9th Street, and 770 North Las Vegas Boulevard. Planning Commission and staff recommended approval.                                                                                             |
| 08/01/07 | The City Council approved a request (DIR-22243) to designate the La Concha Motel Lobby as a Historic Property within the City of Las Vegas on 1.14 acres at 770 North Las Vegas Boulevard. Planning Commission and staff recommended approval.                                                                                                                        |
| 06/25/09 | The Planning Commission approved a request for a Variance (VAR-34515) to allow a proposed sign height of 37 feet where 12 feet is the maximum allowed at the northeast corner of Las Vegas Boulevard and McWilliams Avenue. Staff recommended approval.                                                                                                               |
| 02/17/10 | The City Council approved a request for an Extension of Time (EOT-37123) of a previously approved Site Development Plan Review (SDR-18751) for a 2,768 square-foot museum at 770 North Las Vegas Boulevard. Staff recommended approval.                                                                                                                               |
| 02/24/10 | The Historic Preservation Commission approved a Certificate of Appropriateness (HPC-37397) for new construction at the La Concha building, Neon Museum, located 770 North Las Vegas Boulevard.                                                                                                                                                                        |
| 05/27/10 | The Planning Commission approved a request for a Major Amendment of the Site Development Plan Review (SDR-37021) to an approved Site Development Plan Review (SDR-18751) for a 779 square-foot addition to a 2,768 square-foot museum and site modifications on 1.13 acres at 770 North Las Vegas Boulevard. The Planning and Development staff recommended approval. |

| <b><i>Most Recent Change of Ownership</i></b> |                                                                     |
|-----------------------------------------------|---------------------------------------------------------------------|
| 03/29/96                                      | A deed was recorded for a change in ownership at APN 139-27-805-005 |
| 03/29/96                                      | A deed was recorded for a change in ownership at APN 139-27-805-045 |

|          |                                                                     |
|----------|---------------------------------------------------------------------|
| 03/29/96 | A deed was recorded for a change in ownership at APN 139-27-805-005 |
| 03/29/96 | A deed was recorded for a change in ownership at APN 139-27-805-045 |

| <b><i>Related Building Permits/Business Licenses</i></b> |                                                                                                                             |
|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| 09/29/00                                                 | An electrical permit (#18297) was issued for the property at 770 North Las Vegas Boulevard (a portion of the subject site). |

|          |                                                                                                                             |
|----------|-----------------------------------------------------------------------------------------------------------------------------|
| 09/29/00 | An electrical permit (#18297) was issued for the property at 770 North Las Vegas Boulevard (a portion of the subject site). |
|----------|-----------------------------------------------------------------------------------------------------------------------------|

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|          |                                                                                                                                                                                  |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11/08/07 | A building permit (#94823) was issued for the reconstruction of the La Concha shell at 770 North Las Vegas Boulevard. The permit has not been finalized.                         |
| 08/21/09 | A building permit (#141824) was issued for a 14 foot CMU block wall and 16 foot CMU block/wrought iron wall at 770 North Las Vegas Boulevard. The permit has not been finalized. |
| 08/21/09 | A building permit (#141822) was issued for an 8 foot block wall at 770 North Las Vegas Boulevard. The permit has not been finalized.                                             |
| 08/21/09 | A building permit (#141820) was issued for temporary chain link fencing at 770 North Las Vegas Boulevard. The permit has not been finalized.                                     |
| 01/28/10 | A building permit (#141810) was issued for a trash enclosure at 810 North Las Vegas Boulevard. The permit has not been finalized.                                                |
| 01/28/10 | A building permit (#141811) was issued for a public park at 810 North Las Vegas Boulevard. The permit has not been finalized.                                                    |
| 01/28/10 | A building permit (#141813) was issued for rough grading at 810 North Las Vegas Boulevard. The permit has not been finalized.                                                    |
| 01/28/10 | A building permit (#141825) was issued for a shade structure at 810 North Las Vegas Boulevard. The permit has not been finalized.                                                |
| 01/29/10 | A building permit (#141878) for a monument sign was denied by Planning and Development as the sign is required to obtain approval from the Downtown Design Review Committee.     |
| 06/03/10 | A building permit (#164387) was issued for an eight-foot vehicular access gate at 770 North Las Vegas Boulevard. The permit has not been finalized.                              |

***Pre-Application Meeting***

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 05/28/10 | <p>A pre-application meeting was held on the indicated date. The following items were discussed at the meeting:</p> <ul style="list-style-type: none"> <li>• A Major Amendment to previously approved Site Development Plan Review (SDR-37021) is required.</li> <li>• Public Works commented that permanent closure is approved along McWilliams Drive and gates approved.</li> <li>• The wall elevations and wall locations must be shown on the site plan.</li> <li>• The landscape buffer along the north is being reduced from 9 feet to zero feet and the west is being reduced from 22 feet to zero feet along a portion.</li> </ul> |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

***Neighborhood Meeting***

A neighborhood meeting is not required, nor was one held.

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| <b>Field Check</b> |                                                                                                                              |
|--------------------|------------------------------------------------------------------------------------------------------------------------------|
| 06/24/10           | Staff conducted a field check of the subject property and noted a commercial lot under construction for the proposed museum. |

| <b>Details of Application Request</b> |      |
|---------------------------------------|------|
| <b>Site Area</b>                      |      |
| Net Acres                             | 1.13 |

| <b>Surrounding Property</b> | <b>Existing Land Use Per Title 19.04</b> | <b>Planned or Special Land Use Designation</b> | <b>Existing Zoning District</b> |
|-----------------------------|------------------------------------------|------------------------------------------------|---------------------------------|
| Subject Property            | Museum                                   | PF (Public Facilities)                         | C-V (Civic)                     |
| North                       | City Park                                | PF (Public Facilities)                         | C-V (Civic)                     |
| South                       | Multi-Family Residential                 | MXU (Mixed-Use)                                | C-2 (General Commercial)        |
|                             | General Retail                           |                                                |                                 |
| East                        | Single Family Residential                | MXU (Mixed-Use)                                | R-1 (Single Family Residential) |
| West                        | Undeveloped                              | MXU (Mixed-Use)                                | C-2 (General Commercial)        |

| <b>Master Plan Areas</b>                          | <b>Yes</b> | <b>No</b> | <b>Compliance</b> |
|---------------------------------------------------|------------|-----------|-------------------|
| <b>Master Plan Area</b>                           |            |           |                   |
| Downtown North Plan                               | X          |           | Y                 |
| <b>Special Purpose and Overlay Districts</b>      | <b>Yes</b> | <b>No</b> | <b>Compliance</b> |
| <b>Special Purpose and Overlay Districts</b>      |            |           |                   |
| C-V (Civic) District                              | X          |           | Y                 |
| A-O (Airport Overlay) District                    | X          |           | Y                 |
| H (Historic Designation)                          | X          |           | Y                 |
| Las Vegas Boulevard Scenic Byway Overlay District | X          |           | Y                 |
| <b>Trails</b>                                     |            | X         | N/A               |
| <b>Rural Preservation Overlay District</b>        |            | X         | N/A               |
| <b>Las Vegas Redevelopment Plan Area</b>          | X          |           | Y                 |
| <b>Development Impact Notification Assessment</b> |            | X         | N/A               |
| <b>Project of Regional Significance</b>           |            | X         | N/A               |

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**DEVELOPMENT STANDARDS**

*Pursuant to Title 19.06.020, the following development standards shall apply:*

| <b>Standard</b>                                                                                                           | <b>Provided</b>                          |
|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| Min. Lot Size                                                                                                             | 1.13 acres                               |
| Min. Lot Width                                                                                                            | 109 Feet                                 |
| Min. Setbacks <ul style="list-style-type: none"> <li>• Front</li> <li>• Side</li> <li>• Corner</li> <li>• Rear</li> </ul> | 29 Feet<br>8 Feet<br>34 Feet<br>118 Feet |
| Max. Lot Coverage                                                                                                         | 7%                                       |

|                      |               |
|----------------------|---------------|
| Max. Building Height | 29 Feet       |
| Trash Enclosure      | Not indicated |
| Mech. Equipment      | Screened      |

*Per Title 19.08.060, the following Residential Adjacency Standards shall apply:*

| <b>Residential Adjacency Standards</b> | <b>Required/Allowed</b> | <b>Provided</b> | <b>Compliance</b> |
|----------------------------------------|-------------------------|-----------------|-------------------|
| 3:1 proximity slope                    | 87 Feet                 | 168 Feet        | Y                 |
| Adjacent development matching setback  | 20 Feet                 | 168 Feet        | Y                 |
| Trash Enclosure                        | 50 Feet                 | 50 Feet         | Y                 |

*Pursuant to Title 19.12, the following standards shall apply*

| <b>Landscaping and Open Space Standards</b>                                                                              |                                                                                                          |                                            |                                          |                   |
|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|--------------------------------------------|------------------------------------------|-------------------|
| <b>Standards</b>                                                                                                         | <b>Required</b>                                                                                          |                                            | <b>Provided</b>                          | <b>Compliance</b> |
|                                                                                                                          | <b>Ratio</b>                                                                                             | <b>Trees</b>                               |                                          |                   |
| Buffer Trees: <ul style="list-style-type: none"> <li>• North</li> <li>• South</li> <li>• East</li> <li>• West</li> </ul> | 1 Tree / 20 Linear Feet<br>1 Tree / 30 Linear Feet<br>1 Tree / 20 Linear Feet<br>1 Tree / 20 Linear Feet | 11 Trees<br>8 Trees<br>17 Trees<br>6 Trees | 5 Trees<br>0 Trees<br>3 Trees<br>2 Trees | N                 |
| <b>TOTAL PERIMETER TREES</b>                                                                                             |                                                                                                          | <b>42 Trees</b>                            | <b>10 Trees</b>                          |                   |
| Parking Area Trees                                                                                                       | 1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces                                | Zero Trees                                 | Zero Trees                               |                   |

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| <b>LANDSCAPE BUFFER WIDTHS</b> |         |        |   |
|--------------------------------|---------|--------|---|
| Min. Zone Width                |         |        |   |
| • North                        | 15 Feet | 0 Feet | N |
| • South                        | 15 Feet | 0 Feet |   |
| • East                         | 15 Feet | 3 Feet |   |
| • West                         | 8 Feet  | 0 Feet |   |
| Wall Height                    |         | 8 Feet |   |

*Pursuant to Title 19.10, the following parking standards apply:*

| Parking Requirement      |                                     |               |         |              |          |              |            |
|--------------------------|-------------------------------------|---------------|---------|--------------|----------|--------------|------------|
| Use                      | Gross Floor Area or Number of Units | Required      |         |              | Provided |              | Compliance |
|                          |                                     | Parking Ratio | Parking |              | Parking  |              |            |
|                          |                                     |               | Regular | Handi-capped | Regular  | Handi-capped |            |
| Museum                   | 3,373 SF                            | 1:300         | 12      |              | Zero     |              |            |
| Park                     | 2.10 acres                          | 2/acre        | 6       |              | 31       |              |            |
| TOTAL SPACES REQUIRED    |                                     |               | 18      |              | 31       |              |            |
| TOTAL (With Handicapped) |                                     |               | 17      | 1            | 29       | 2            |            |
| Loading Spaces           |                                     |               | 1       |              | 1        |              |            |

|                         | <b>Previously Approved (SDR-37021)</b>                                  | <b>Proposed</b>                                                                                 |
|-------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| Building Size           | 3,547 SF                                                                | 3,373 SF                                                                                        |
| Lot Coverage            | 7%                                                                      | 7%                                                                                              |
| Wall Height             | 8 Feet                                                                  | No Change                                                                                       |
| Parking Provide         | Zero Spaces On-Site<br>31 Spaces (Shared Parking)                       | No Change                                                                                       |
| Elevations              | Height – 29 Feet                                                        | No Change                                                                                       |
| Setbacks                | Front – 22 Feet<br>Side – 8 Feet<br>Corner – 24 Feet<br>Rear – 118 Feet | No Change                                                                                       |
| Landscape Buffer Widths | North – 9 Feet<br>South – Zero Feet<br>East – 3 Feet<br>West – 22 Feet  | North – Zero Feet (Portion)<br>South – Zero Feet<br>East – 3 Feet<br>West – Zero Feet (Portion) |
| Landscape Buffer Trees  | Required – 42 Trees<br>Provided -12                                     | Provided – 10 Trees                                                                             |

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| <i><b>Waivers</b></i>                                                                                                      |                       |                                    |
|----------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------------------|
| <i><b>Requirement</b></i>                                                                                                  | <i><b>Request</b></i> | <i><b>Staff Recommendation</b></i> |
| Nine-foot wide landscape buffer to the north and 15-foot wide landscape buffer to the west, as approved through SDR-37021. | Zero Feet             | Approval                           |

| <i><b>Exceptions</b></i>                                    |                       |                                    |
|-------------------------------------------------------------|-----------------------|------------------------------------|
| <i><b>Requirement</b></i>                                   | <i><b>Request</b></i> | <i><b>Staff Recommendation</b></i> |
| 12 Trees are required along the perimeter landscape buffer. | 10 Trees              | Approval                           |

## **LEGAL DESCRIPTION OF PROPOSED VACATION**

The above property is legally described as a five-foot (5') wide public utility easement approximately 220-foot long between Las Vegas Boulevard and Encanto Drive, approximately 72 feet south of McWilliams Avenue. Said property is lying within a portion of Lot 1, the north forty-nine feet (49') of Lot 2, Lot 15 and Lot 16 of Biltmore Addition Annex Number 3.

## **ANALYSIS**

The five-foot wide public utility easement extends approximately 220 feet between Las Vegas Boulevard and Encanto Drive. The proposed vacation will allow for continuity throughout the project in conjunction with the proposed Neon Museum. Since the five-foot wide public utility easement is no longer being utilized in its intended form, staff recommends approval of this request.

The site complies with all Title 19 requirements with the exception of required landscaping and waivers of the required perimeter landscape buffer. The previously approved Site Development Plan Reviews (SDR-18751) and (SDR-37021) addressed these landscaping concerns and the proposed Major Amendment increases the previously approved deficiencies; therefore, an additional Waiver and Exception requests are required. The proposed changes in landscaping include decreasing the provided landscape buffer trees from 12 trees to 10 trees. The other proposed changes to the site are the perimeter landscape buffer requirements to allow a zero-foot to the portion of the north and west perimeter landscape buffers where the north landscape buffer was at nine feet and west landscape buffer was at 22 feet.

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The previously approved landscape plan indicates 338 five-gallon shrubs whereas the proposed landscape plan for this amendment indicates 290 five-gallon shrubs. A condition of approval will require revision of the landscape plan to include the required number of shrubs. The site as proposed will increase the previously approved landscaping deficiencies. The applicant is providing an enhanced site with the decrease in the building size. The elevation of the building will remain the same. The site is being revised to match the plans approved through the Historical Preservation Commission (HPC-37397) review.

**FINDINGS (SDR-38563)**

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 Neon Museum will be located in the Cultural Corridor along Las Vegas Boulevard, and will increase the cultural offerings in the area. While there are residential properties to the east of the site, adequate separation and buffers will be in place to minimize any conflicts

**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 Las Vegas 2020 Master Plan and the Downtown North Land Use Plan. The design of the facility is consistent with Title 19, as conditioned with approval of the requested waiver.

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

The only driveway will be located on McWilliams Avenue, so as to minimize impacts to Las Vegas Boulevard and the residential neighborhood to the south of the site. This driveway will not be accessed by the public, but will primarily be used by employees to move display signage in or out the site.

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

The proposed building materials and plant materials are appropriate for the area and for the city, and are consistent with the era of the relocated La Concha Motel building.

**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 addition to the historic La Concha lobby is consistent with the original architecture of the structure; the materials and design of the proposed perimeter wall around the exterior of the site is appropriate to the era of the historic structure. The landscape materials are appropriate for the area and city.

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

The proposed plan will not impact public health, safety or welfare since the development will be subject to the International Building Code and City inspections during construction.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

16

**NOTICES MAILED**  
 1 (VAC-38583)

185 (SDR-38563)

**APPROVALS**

0

**PROTESTS**

0