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 Carolyn G. Goodman, (At-Large)
Mayor Pro-Tem Stavros S. Anthony, (Ward 4)
Councilman Steve Wolfson, (Ward 2)
Councilwoman Lois Tarkanian, (Ward 1)
Councilman Steven D. Ross, (Ward 6)
Councilman Ricki Y. Barlow (Ward 5)
Councilman Bob Coffin, (Ward 3)
City Manager Elizabeth N. Fretwell

COMMISSIONERS

Glenn E. Trowbridge, Chair
Vicki Quinn, Vice Chair
Byron Goynes
Richard Truesdell
Gus W. Flangas
Todd L. Moody
Trinity Haven Schlottman

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 13, 2011

6:00 PM

ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON. TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME.

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

City Hall Plaza, 400 Stewart Avenue, Vending Area
City Clerk's Bulletin Board, 400 Stewart Avenue, 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

ACTIONS: ALL ACTIONS EXCEPT GENERAL PLAN AMENDMENTS, REZONINGS AND RELATED CASES THERETO 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 TEN DAYS AND PAYMENT OF THOSE COSTS SHALL BE MADE UPON FILING OF THE APPLICATION.

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 AND AGREED TO BY 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. PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

5. FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF NOVEMBER 8, 2011

6. FOR POSSIBLE ACTION - 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.

7. RQR-43777 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: SG PROPERTIES, LLC - For possible action on a request for a Required Review of a previously approved Special Use Permit [U-0002-98(2)] WHICH ALLOWED A 55-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 845 West Bonanza Road (APN 139-28-801-008), M (Industrial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

8. RQR-43778 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: REBEL OIL COMPANY, INC. - For possible action on a request for a Required Review of a previously approved Special Use Permit (U-0005-97) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 28-FOOT OFF-PREMISE SIGN at 1080 South Rainbow Boulevard (APN 138-34-819-014), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

9. RQR-43779 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: RHDH PROPERTIES, LLC - For possible action on a request for a Required Review of a previously approved Special Use Permit (U-0314-94), WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1600 North Rancho Drive (APN 139-20-411-005), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

10. RQR-43801 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: WILLICK INVESTMENTS, INC. - For possible action on a Required Review of a previously approved Special Use Permit (U-0176-90) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3591 East Bonanza Road (APN 140-31-121-006), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

11. RQR-43802 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: I RENT B & E, LLC - For possible action on a Required Review of a previously approved Special Use Permit (SUP-2537) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3500 West Sahara Avenue (APN 162-05-402-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

12. RQR-43803 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: STORAGE EQUITIES, INC. - For possible action on a Required Review for an approved Special Use Permit (U-0159-89) FOR A 55-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 275 South Martin L. King Boulevard (APN 139-33-501-012), M (Industrial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

13. RQR-43804 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: BELL REAL ESTATE - For possible action on a Required Review of a previously approved Special Use Permit (U-0103-95) FOR A 40-FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE SIGN at 1910 Industrial Road (APN 162-04-704-006), M (Industrial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

14. SUP-43685 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DENNY'S INC. - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,300 SQUARE-FOOT SUPPER CLUB at 450 Fremont Street, Suite #195 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

15. SUP-43705 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE SMITH CENTER - OWNER: CITY PARKWAY V, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS TO ALLOW A 500-FOOT DISTANCE SEPARATION FROM

ANOTHER LIQUOR ESTABLISHMENT (TAVERN) AND AN 850-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 1,500 FEET IS REQUIRED at 388 Promenade Place and 464 Symphony Park Avenue (APNs 139-34-211-001 and 139-33-610-026), PD (Planned Development) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

16. VAC-43701 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM LYON HOMES, INC. - For possible action on a request for a Petition to Vacate THE EMERGENCY ACCESS EASEMENT WITHIN COMMON ELEMENT D OF THE RECORDED FINAL MAP ENTITLED STRATTON 35 at the south intersection of Steady Breeze Avenue and Purple Wisteria Street, Ward 6 (Ross). Staff recommends APPROVAL.

17. VAC-43714 - VACATION - PUBLIC HEARING - APPLICANT: DWYER ENGINEERING - OWNER: MARK III, LLC - For possible action on a request for a Petition to Vacate A PUBLIC SEWER EASEMENT on property located at the northwest corner of Stange Avenue and Grand Canyon Drive (APN 138-06-203-003), Clark County. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

18. ABEYANCE - VAR-42988 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JACK W. ZERKLE, JR. AND ORPHA ZERKLE - For possible action on a request for a Variance TO ALLOW AN EXISTING SIX-FOOT TALL SOLID CORRUGATED METAL SCREEN FENCE WITH NO CONTRASTING MATERIALS OR COLOR WHERE A FIVE-FOOT TALL FENCE WITH A MAXIMUM OF TWO FEET THAT IS SOLID IS ALLOWED IN THE FRONT YARD OF A RESIDENTIAL PROPERTY AND 20 PERCENT CONTRASTING MATERIALS AND/OR COLOR IS REQUIRED on 2.26 acres at 6902 Bradley Road (APN 125-24-203-010), R-E (Residence Estates) Zone, Ward 6 (Ross). Staff recommends DENIAL.

19. ABEYANCE - VAR-43359 - VARIANCE - PUBLIC HEARING - APPLICANT: BUSTN' SUDS CARWASH - OWNER: JGM HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW 21 PARKING SPACES WHERE 27 PARKING SPACES ARE REQUIRED on 0.88 acres at 1326 North Martin Luther King Boulevard (APN 139-28-501-005), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

20. ABEYANCE - SUP-43358 - SPECIAL USE PERMIT RELATED TO VAR-43359 - PUBLIC HEARING - APPLICANT: BUSTN' SUDS CARWASH - OWNER: JGM HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A CAR WASH, FULL SERVICE OR AUTO DETAILING at 1326 North Martin Luther King Boulevard (APN 139-28-501-005), C-1 (Limited Commercial) Zone , Ward 5 (Barlow). Staff recommends APPROVAL.

21. ABEYANCE - SDR-43360 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-43359 AND SUP-43358 - PUBLIC HEARING - APPLICANT: BUSTN' SUDS CARWASH - OWNER: JGM HOLDINGS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 3,985 SQUARE-FOOT CAR WASH, FULL SERVICE OR AUTO DETAILING on 0.88 acres at 1326 North Martin Luther King Boulevard (APN 139-28-501-005), C-1 (Limited Commercial) Zone , Ward 5 (Barlow). Staff recommends APPROVAL.

22. ABEYANCE - SUP-43005 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - For possible action on a request for a Special Use Permit FOR BUILDING MAINTENANCE SERVICE AND SALES at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

23. ABEYANCE - SDR-43004 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-43005 - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - For possible action on a request for a Site Development Plan Review FOR THE ADDITION OF AN EXISTING 4,970 SQUARE-FOOT BUILDING TO A SITE CONTAINING AN EXISTING 4,011 SQUARE-FOOT OFFICE WITH A WAIVERS TO ALLOW A TWO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED AND TO ALLOW NO BUILDING ARTICULATION OR ARCHITECTURAL FEATURES WHERE REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

24. ABEYANCE - SUP-43285 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ROCK SPRING PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT

OFF-PREMISE SIGN at 7175 West Lake Mead Boulevard (APN 138-22-701-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

25. ABEYANCE - SUP-43354 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NUEVO RECYCLING - OWNER: NEVADA SPACE, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED 26,300 SQUARE-FOOT SALVAGE OR RECLAMATION OF PRODUCTS (OUTDOOR) USE WITH AN EXISTING SIX-FOOT TALL CHAIN LINK FENCE WITH BARBED WIRE ALONG THE REAR PROPERTY LINE at 2866 South Highland Drive (APN 162-09-202-007), M (Industrial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

26. ABEYANCE - SDR-42987 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED GENERAL RETAIL STORE, OTHER THAN LISTED AND PLAZA on 2.83 acres at 300 North Casino Center Boulevard (APN 139-34-501-008), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

27. VAR-43719 - VARIANCE - PUBLIC HEARING - APPLICANT: CONTINENTAL SUITES - OWNER: 1213 S. LAS VEGAS BLVD., LLC - For possible action on a request for a Variance TO ALLOW A PROPOSED 25-FOOT TALL FREESTANDING SIGN TO HAVE A ZERO-FOOT SETBACK WHERE FIVE FEET IS REQUIRED on 1.17 acres at 1213 South Las Vegas Boulevard (APN 162-03-112-028), C-2 (General Commercial) and C-1 (Limited Commercial) Zones, Ward 3 (Coffin). Staff recommends DENIAL.

28. VAR-43723 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: OAKBROOK REALTY AND INVESTMENTS II, LLC - For possible action on a request for a Variance TO ALLOW TEN 210 SQUARE-FOOT PROJECTING SIGNS ON AN EXISTING BUILDING WHERE EIGHT SIGNS WITH A MAXIMUM AREA OF 32 SQUARE FEET PER SIGN ARE ALLOWED at 321 South Casino Center Boulevard (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends DENIAL.

29. VAR-43728 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SCENIC VISTAS, LLC - For possible action on a request for a Variance TO ALLOW 84 PARKING SPACES WHERE 111 PARKING SPACES ARE REQUIRED on 1.26 acres at 2905 and 2809 West Charleston Boulevard (APNs 162-05-510-004 and 005), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

30. SDR-43726 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-43728 - PUBLIC HEARING - APPLICANT/OWNER: SCENIC VISTAS, LLC - For possible action on a request for a Site Development Plan Review TO ADD A 6,036 SQUARE-FOOT SECOND STORY TO AN EXISTING MEDICAL OFFICE BUILDING FOR A TOTAL HEIGHT OF 32 FEET WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW ZERO FEET ALONG THE EAST, WEST AND SOUTH PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 1.26 acres at 2905 and 2809 West Charleston Boulevard (APNs 162-05-510-004 and 005), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

31. SUP-43700 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SAHARA CROSSING, LP - For possible action on a request for a Special Use Permit FOR A THRIFTSHOP, NON-PROFIT at 4580 West Sahara Avenue, Suite #110 (APN 162-06-411-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

32. SDR-43702 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR THREE EXISTING MODULAR BUILDINGS TOTALING 7,660 SQUARE FEET AT AN EXISTING ANIMAL HOSPITAL, CLINIC, OR SHELTER (WITH OUTSIDE PENS) on 8.39 acres at 655 North Mojave Road (APN 139-25-405-008), C-V (Civic) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

33. SUP-43703 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR A CEMETERY/MAUSOLEUM (ANIMALS) AT AN EXISTING ANIMAL HOSPITAL, CLINIC, OR SHELTER (WITH OUTSIDE PENS) at 655 North Mojave Road (APN 139-25-405-008), C-V (Civic) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

34. SDR-43704 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-43703 - PUBLIC HEARING - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR TWO PROPOSED BUILDINGS WITH A TOTAL FLOOR AREA OF 28,495

SQUARE FEET AT AN EXISTING ANIMAL HOSPITAL, CLINIC, OR SHELTER (WITH OUTSIDE PENS) on 8.39 acres at 655 North Mojave Road (APN 139-25-405-008), C-V (Civic) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

35. SUP-43708 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASHMAN FIELD INN - OWNER: PANTHEON 1101 LAS VEGAS, LLC - For possible action on a request for a Special Use Permit FOR A HOTEL, RESIDENCE USE WITHIN AN EXISTING HOTEL at 1101 North Las Vegas Boulevard (APN 139-27-603-007), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

36. SUP-43724 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CROSS CREEK DEVELOPMENT, LLC - OWNER: THE VISTA COMMONS CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,950 SQUARE-FOOT PUB, BAR OR LOUNGE (TAVERN) at 11770 West Charleston Boulevard, Suite #150 (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Wolfson). Staff recommends APPROVAL.

37. SUP-43897 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: COX COMMERCIAL FLEET SERVICES, LLC - OWNER: DFA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO REPAIR GARAGE, MAJOR at 4655 North Rancho Drive (APN 138-02-101-009), C-2 (General Commercial) Zone, Ward 6 (Ross). Staff recommends APPROVAL.

38. SDR-43718 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TRUE LOVE BAPTIST CHURCH - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 5,445 SQUARE-FOOT ADDITION TO AN EXISTING CHURCH/HOUSE OF WORSHIP on 2.28 acres at 1941 "H" Street (APNs 139-21-703-003), C-V (Civic) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

39. SDR-43737 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: JRJ PROPERTIES - For possible action on a request for a Site Development Plan Review FOR A PROPOSED MOTOR VEHICLE SALES (NEW) FACILITY WITH WAIVERS TO ALLOW LANDSCAPE BUFFER WIDTHS OF ZERO FEET ALONG PORTIONS OF THE SOUTH AND EAST PROPERTY LINES WHERE 15 FEET IS REQUIRED AND ALONG THE NORTH AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 5.40 acres at the northwest corner of Sahara Avenue and Decatur Boulevard (APNs 163-01-803-004 and 005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

DIRECTOR'S BUSINESS:

40. ABEYANCE - TXT-43007 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to amend the LVMC Title 19, Unified Development Code (UDC) of the City of Las Vegas, to make various corrections, clarifications and updates as part of the UDC's six month review. Staff recommends APPROVAL.

41. DIR-43788 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Election of the 2012 Planning Commission Officers. Staff has NO RECOMMENDATION.

CITIZENS PARTICIPATION:

42. 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

PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
CALL TO ORDER

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ROLL CALL

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF NOVEMBER 8, 2011

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **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.: **7.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

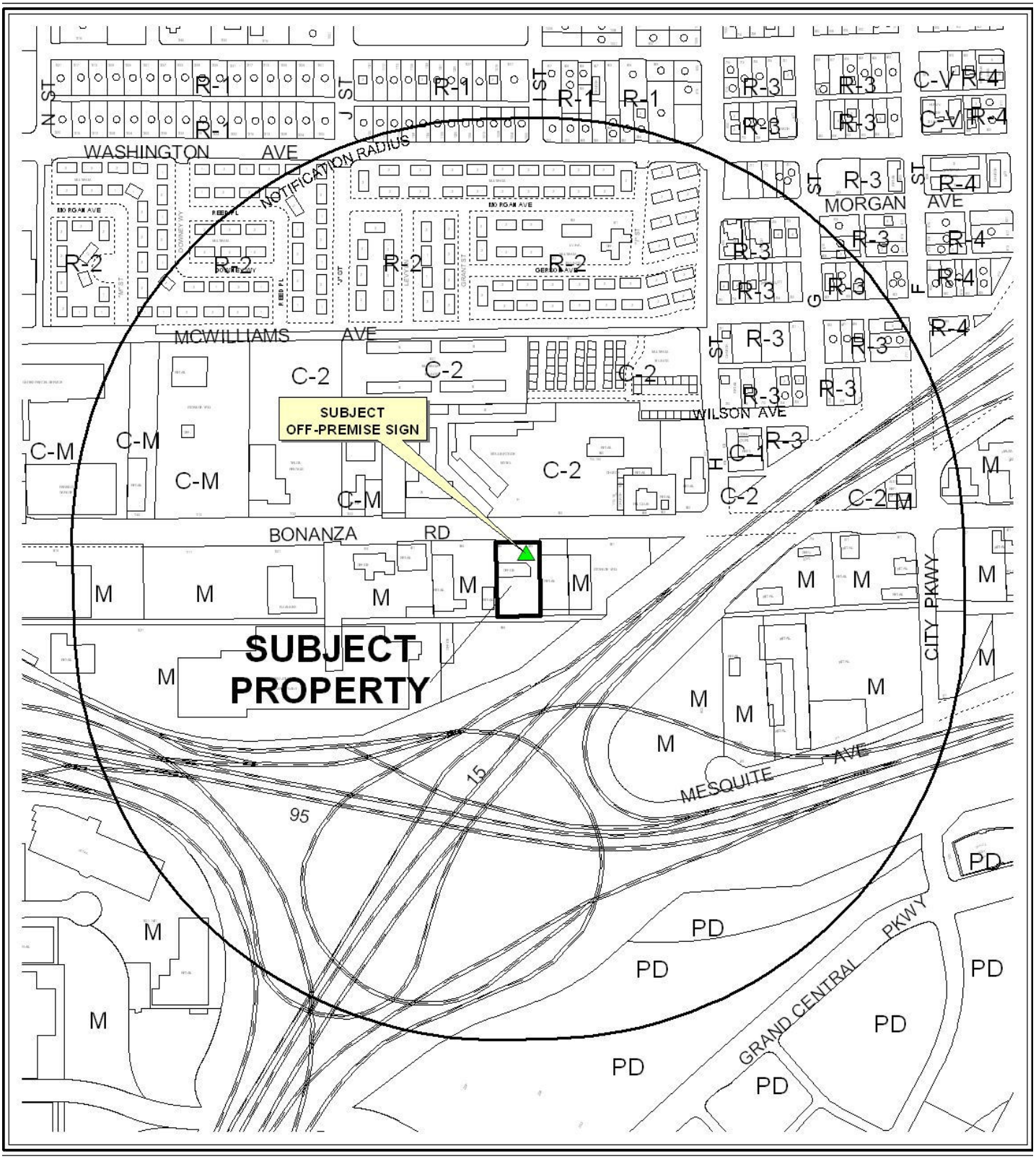
SUBJECT:
RQR-43777 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: SG PROPERTIES, LLC - For possible action on a request for a Required Review of a previously approved Special Use Permit [U-0002-98(2)] WHICH ALLOWED A 55-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 845 West Bonanza Road (APN 139-28-801-008), M (Industrial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE 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:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter RQR-28937



0 400 800 Feet

CASE: **RQR-43777**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

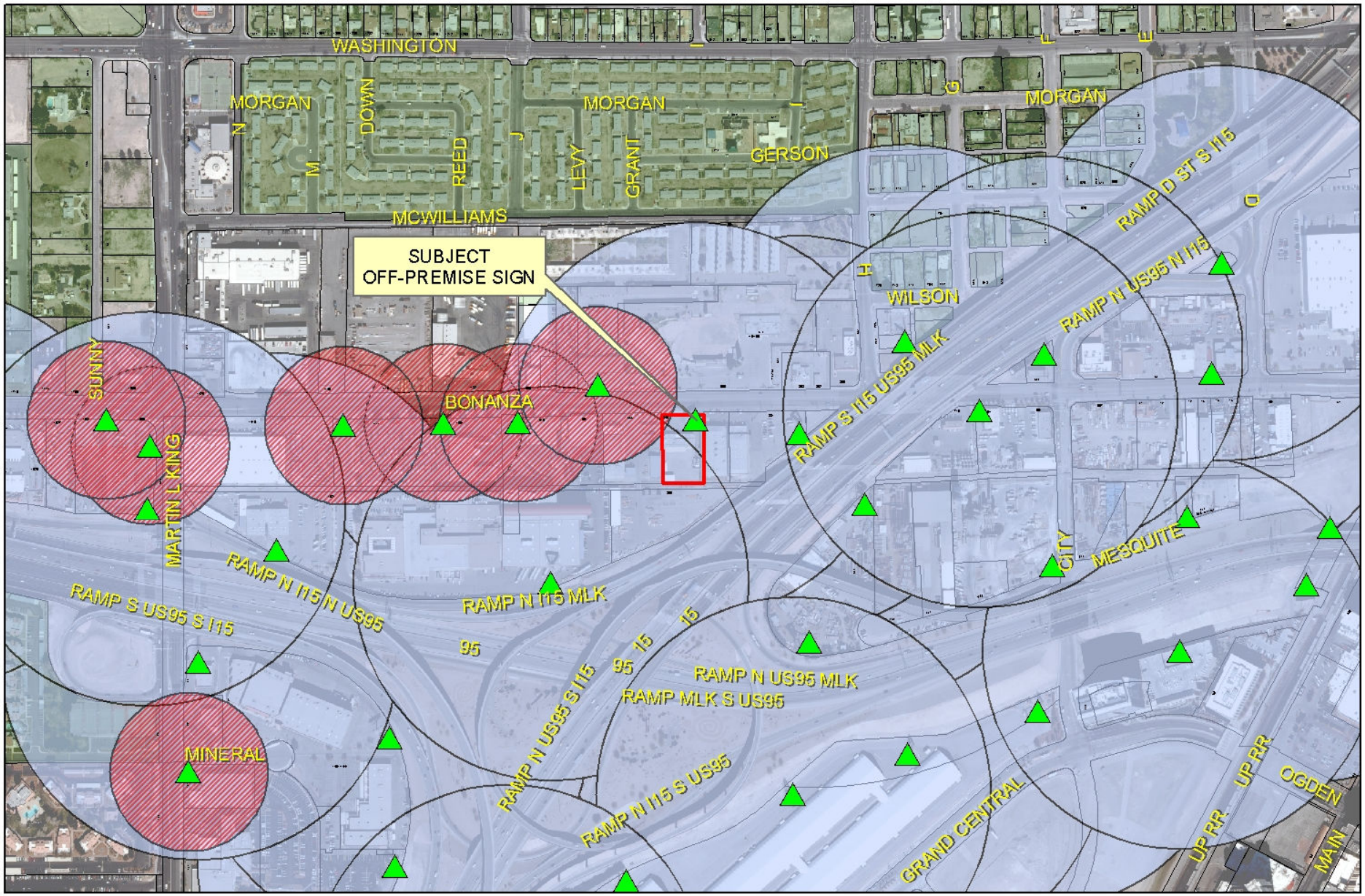
N



CASE: **RQR-43777**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



RQR-43777

City of Las Vegas Billboard Data

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: SG PROPERTIES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-43777	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

RQR-43777 CONDITIONS

1. Conformance to the Conditions of Approval for Special Use Permit (U-0002-98).

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This request is in response to a three-year Required Review of an approved Special Use Permit (U-0002-98) to allow a 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 845 West Bonanza Road. This is the sixth review of the Special Use Permit for this Off-Premise Sign since it was constructed in 1998. The Off-Premise Sign meets all provisions of Title 19 and conditions in the area have not changed significantly since the previous approval; therefore, staff recommends approval with conditions. If denied, the Off-Premise Sign would have to be removed.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/10/98	The City Council approved a Special Use Permit (U-0002-98) for a 55-foot tall, 14-foot by 48 foot Off-Premise Sign (Billboard) on the subject property, subject to review in two years. Staff recommended approval, subject to a height of 40 feet; however, in recommending approval, the Planning Commission amended the height to the requested 55 feet.
10/04/00	The City Council approved a Two Year Review [U-0002-98(1)] of the subject Special Use Permit, subject to review in one year. The Planning Commission recommended approval. Staff recommended denial.
12/19/01	The City Council approved a One-Year Review [U-0002-98(2)] of the subject Special Use Permit, subject to review in two years. The Planning Commission and staff recommended approval.
01/21/04	The City Council approved the appeal of the Planning Commission denial of a Two-Year Review (RQR-3233) of the subject Special Use Permit, subject to review in two years. Staff recommended denial.
03/15/06	The City Council approved a Two-Year Review (RQR-11174) of the subject Special Use Permit, subject to review in two years. Staff recommended denial.
09/17/08	The City Council approved a Two-Year Review (RQR-28416) of the subject Special Use Permit, subject to review in three years. Staff recommended approval.

Most Recent Change of Ownership	
12/22/08	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/07/98	Building permit #98-020146 was issued for an Off-Premise Sign at 845 West Bonanza Road. A final sign inspection was completed on 12/21/98.

Pre-Application Meeting
A pre-application meeting is not required for this application, nor was one held.

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

Field Check	
11/08/11	Staff visited the site and found a well maintained Off-Premise Sign.

Details of Application Request	
Site Area	
Net Acres	0.90

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office	LI/R (Light Industry/Research)	M (Industrial)
North	Vacant	MXU (Mixed Use – Downtown Redevelopment Plan)	C-2 (General Commercial)
South	Office	LI/R (Light Industry/Research)	M (Industrial)
East	Wholesale Supply	LI/R (Light Industry/Research)	M (Industrial)
West	Warehouse	LI/R (Light Industry/Research)	M (Industrial)

Master Plan Areas	***Yes***	***No***	***Compliance***
West Las Vegas Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
A-O (Airport Overlay) District (175 feet)	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Standards	***Code Requirement***	***Provided***	***Compliance***
Location	No Off-Premise Sign may be located within the public right-of-way. May not be located within the Off-Premise Sign Exclusionary Zone except in exempted areas.	The Off-Premise Sign is not in the right-of-way.	Y
Zoning	Off-Premise Signs are permitted in the C-1, C-2, C-V, C-M, and M Zoning Districts only.	The Off-Premise Sign is in the M (Industrial) zoning district.	Y
Area	No Off-Premise Signs shall have a surface area greater than 672 square feet.	The Off-Premise Sign is 672 square feet in size.	Y
Height	No higher than 40 feet from grade at the point of construction; may be raised to 55 feet with City Council approval.	The Off-Premise Sign is 55 feet tall.	Y
Off-Premise Sign	At least 750 feet to another Off-Premise Sign along U.S.-95.	The Off-Premise Sign is not located along U.S. – 95.	N/A
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	The nearest "R" zoned district is 755 feet to the north.	Y
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	The Off-Premise Sign is secured to the ground on a non-residential property.	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Bonanza Road	Primary Arterial	Master Plan of Streets and Highways	100	Y

ANALYSIS

This is the sixth review of the Special Use Permit [U-0002-98(2)] for an Off-Premise Sign since its initial approval on 08/10/98. Since the initial approval of the Special Use Permit and the subsequent review periods there has been no tangible redevelopment within the surrounding area. The sign has the required building permit with final inspection completed. The subject site is located within the Airport Overlay District with height restriction of 175 feet and the existing Off-Premise Sign height is 55 feet. A field check conducted by staff on November 8, 2011, established that the sign is in conformance with Title 19 standards.

FINDINGS (RQR-43777)

The Off-Premise Sign conforms to the requirements of Title 19, conditions of approval of Special Use Permit [U-0002-98(2)] and conditions in the area have not changed significantly since approval of the Special Use Permit. Staff recommends approval of this review, with conditions. This Off-Premise Sign will be subject to another review in three (3) years.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 101

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-43777** APN: 139-28-801-008

Name of Property Owner: SG Properties, LLC

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: Same as applicant

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: Gary Crowe Mg. member

Print Name: Gary Crowe

Subscribed and sworn before me

This 28 day of October, 2011

James A. Kino

Notary Public in and for said County and State

Blaine County, ID

JAMES A. KINO NOTARY PUBLIC STATE OF IDAHO

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) 845 W. Bonanza Road

Project Name SG Properties sign **Proposed Use** _____

Assessor's Parcel #(s) 139-28-801-008 **Ward #** 5

General Plan: existing _____ proposed _____ **Zoning:** existing M proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information Required review of an existing billboard

PROPERTY OWNER SG Properties, LLC **Contact** Gary Crowe

Address 9132 Golden Eagle Drive **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89134

E-mail Address _____

APPLICANT Lamar Central Outdoor, LLC **Contact** Scott Naftzger

Address 1863 Helm Drive **Phone:** (702) 873-4600 **Fax:** (702) 873-4344

City Las Vegas **State** NV **Zip** 89119

E-mail Address snaftzger@lamar.com

REPRESENTATIVE Same as applicant **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Gary Crowe Mgr Member

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

Print Name Gary Crowe

Subscribed and sworn before me

This 28 day of October, 2011.

James A. Kino

Notary Public in and for said County and State

Blaine County, ID

JAMES A. KINO NOTARY PUBLIC STATE OF IDAHO

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ZQR-43777
Meeting Date:	~~12/21/11~~ CC 12-13-11 PC
Total Fee:	$800.00
Date Received:*	11/7/11
Received By:	

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

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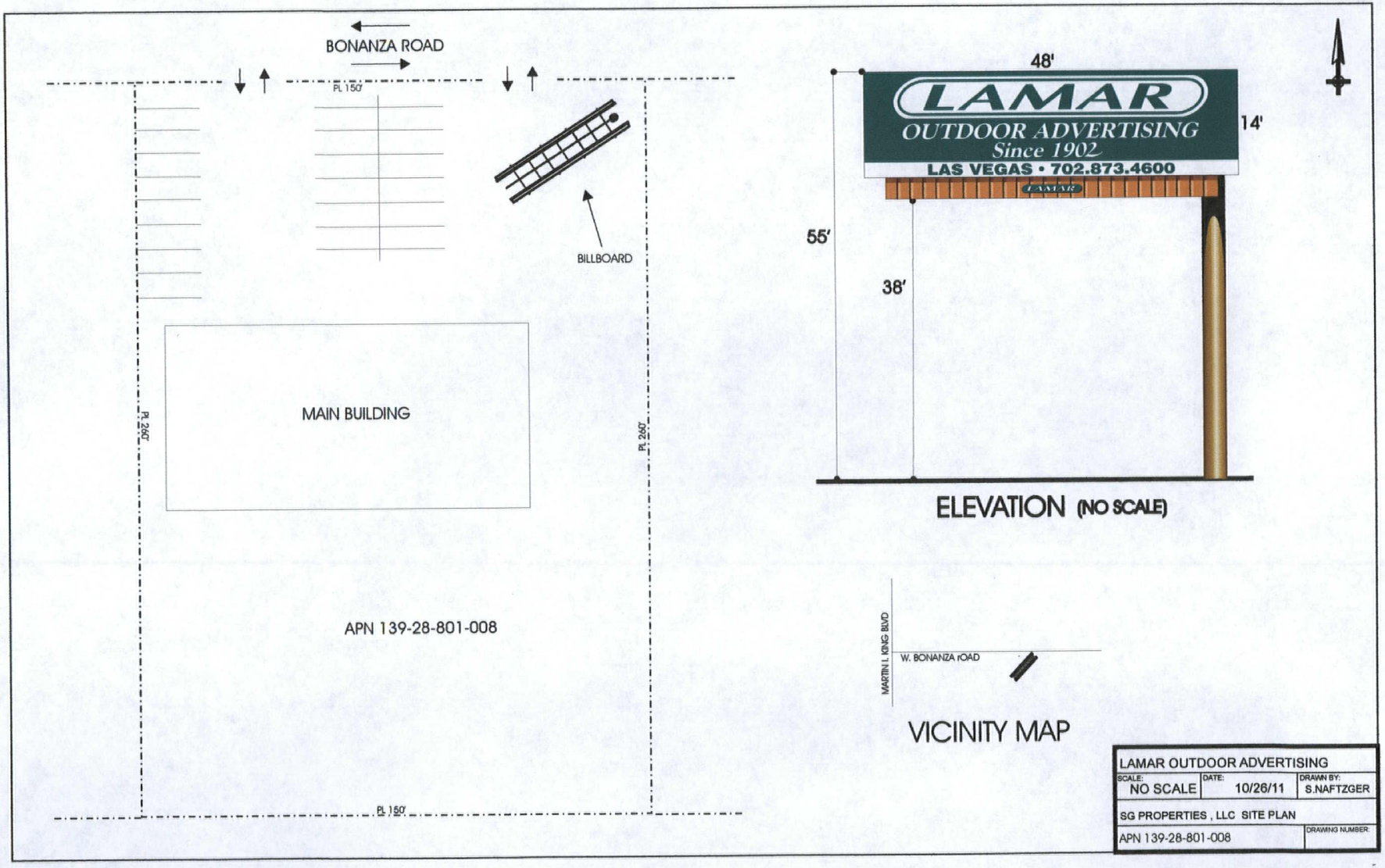

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NOV - 7 2011

RQR-43777



RQR-43777 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: SG PROPERTIES, LLC
845 WEST BONANZA ROAD

11/08/11



RQR-43777 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: SG PROPERTIES, LLC
845 WEST BONANZA ROAD

11/08/11



RQR-43777 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: SG PROPERTIES, LLC
845 WEST BONANZA ROAD

11/08/11

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

September 19, 2008

Mr. Gary Crowe
S.G. Properties, LLC
9132 Golden Eagle Drive
Las Vegas, Nevada 89134

RE: RQR-28416 – REQUIRED REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 17, 2008

Dear Mr. Crowe:

The City Council at a regular meeting held September 17, 2008 APPROVED the Required Two Year Review of an approved Special Use Permit [U-0002-98(2)] WHICH ALLOWED A 55-FOOT TALL, DOUBLE-FACED 14-FOOT BY 48-FOOT OFF PREMISE ADVERTISING (BILLBOARD) SIGN at 845 West Bonanza Road (APN 139-28-801-008), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 18, 2008. This approval is subject to:

Planning & Development

1. Conformance to the Conditions of Approval for Special Use Permit (U-0002-98) and Required Review (RQR-11174).

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

3. All of the supporting structure shall be repainted, as required by the Planning and Development Department, within 30 days of final approval of this review by the City Council. Failure to perform the required painting may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

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

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

093604

RQR-43777

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

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

Sincerely,

Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Mr. Scott Naftzger
Lamar Outdoor Advertising
1863 Helm Drive
Las Vegas, Nevada 89119

RQR-43777

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

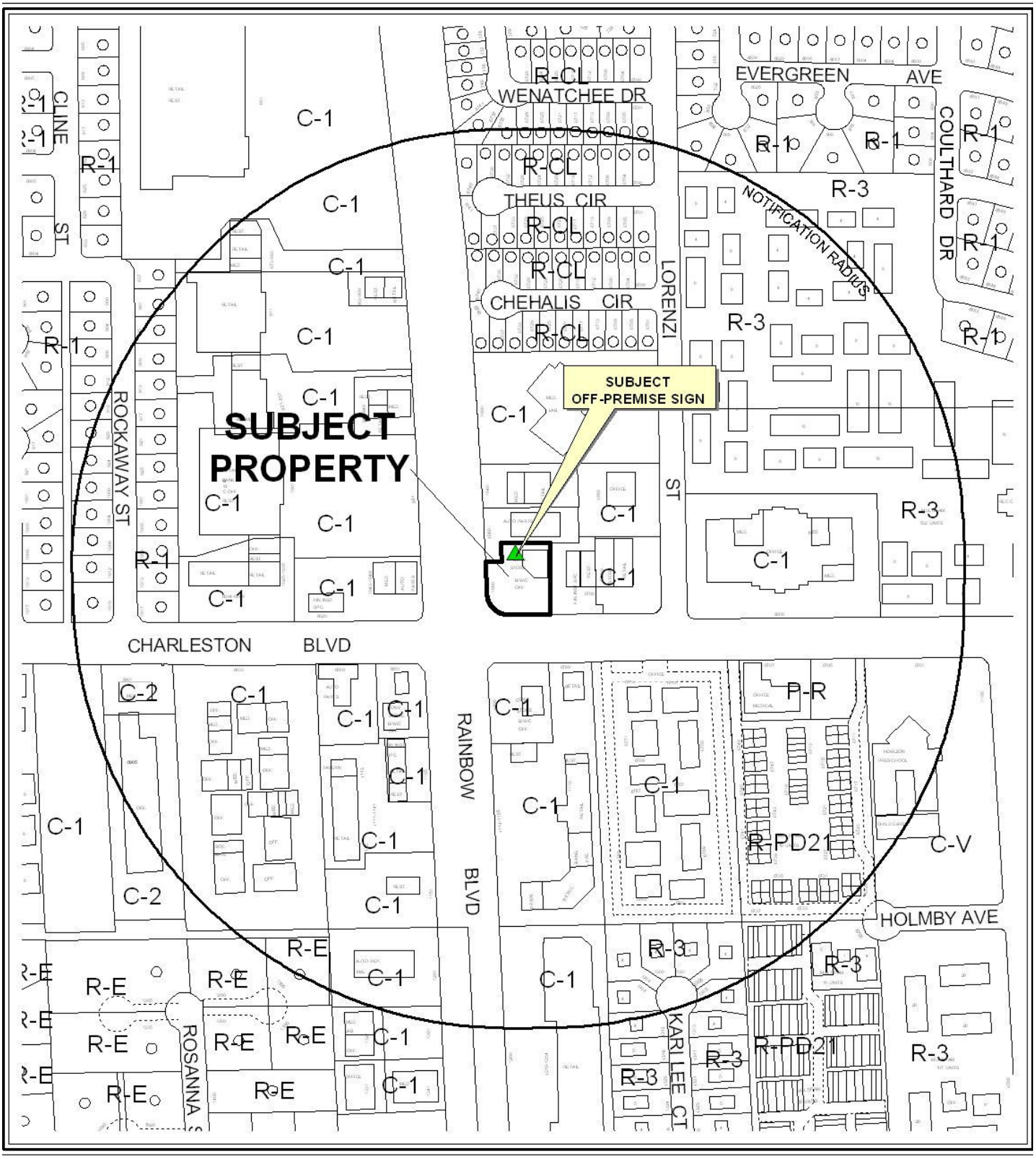
SUBJECT:
RQR-43778 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: REBEL OIL COMPANY, INC. - For possible action on a request for a Required Review of a previously approved Special Use Permit (U-0005-97) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 28-FOOT OFF-PREMISE SIGN at 1080 South Rainbow Boulevard (APN 138-34-819-014), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE 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:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-28416



0 600 Feet

CASE: **RQR-43778**

RADIUS: 1000 FEET

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

N



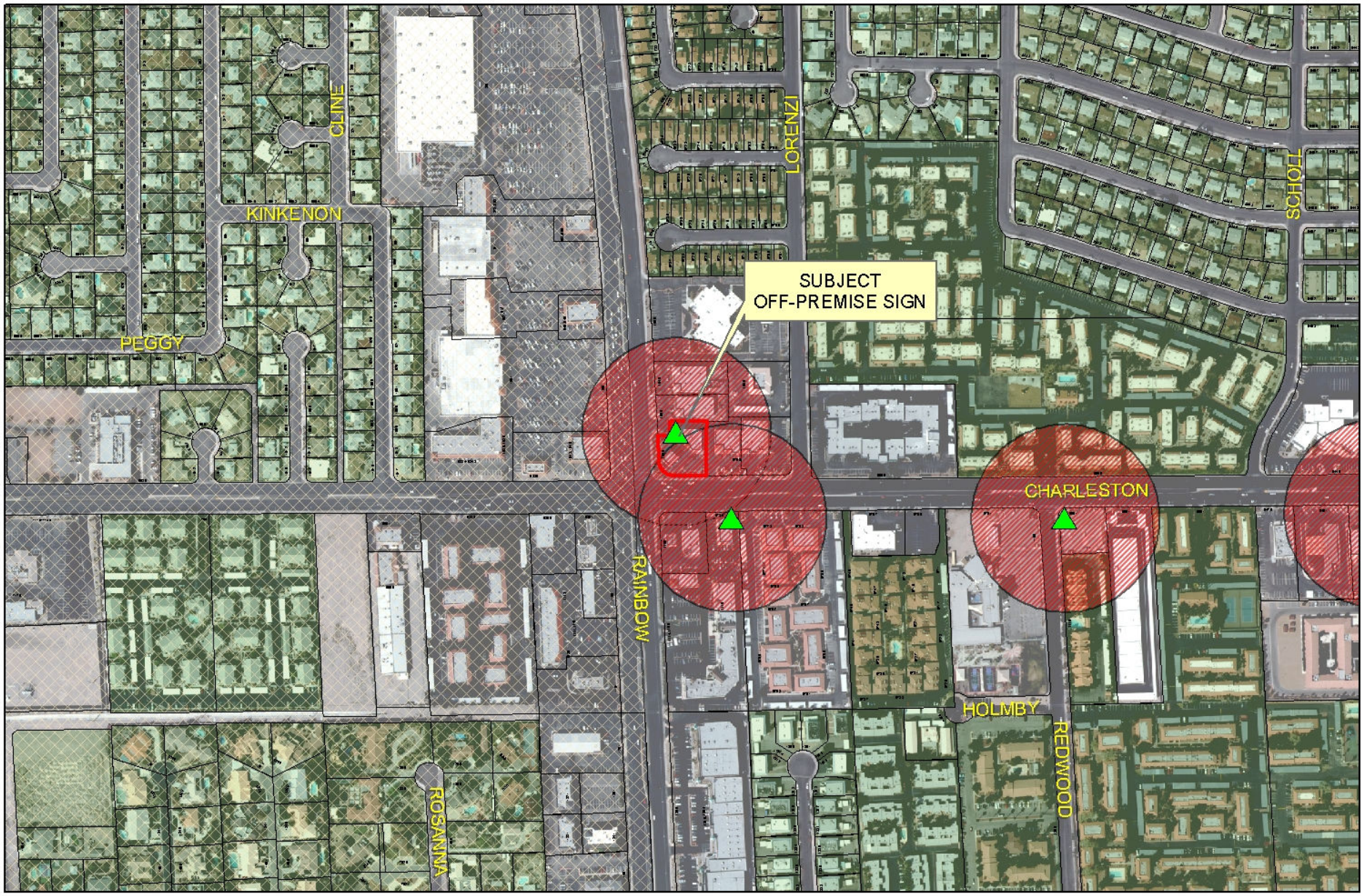
0 600 Feet

CASE: **RQR-43778**

RADIUS: 1000 FEET

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

N



RQR-43778

City of Las Vegas Billboard Data

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: REBEL OIL COMPANY, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-43778	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

RQR-43778 CONDITIONS

1. Conformance to the Conditions of Approval for Special Use Permit (U-0005-97).

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

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

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

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

YK

** STAFF REPORT **

PROJECT DESCRIPTION

This request is in response to a three-year Required Review of an approved Special Use Permit (U-0005-97) to allow a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 1080 South Rainbow Boulevard. This is the fourth review of the Special Use Permit for this Off-Premise Sign since it was constructed in 1997. The Off-Premise Sign meets all provisions of Title 19 and conditions in the area have not changed significantly since the previous approval; therefore, staff recommends approval with conditions. If denied, the Off-Premise Sign would have to be removed.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/14/97	The City Council approved a Special Use Permit (U-0005-97) to allow a 40-foot high 14-foot x 48-foot high Off-Premise Advertising (Billboard) Sign at 1080 S. Rainbow Boulevard. The Board of Zoning Adjustment recommended denial, but staff recommended approval.
08/21/02	The City Council approved a Required Five Year Review [U-0005-97(1)] of an approved Special Use Permit (U-0005-97) which allowed a 40-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign at 1080 South Rainbow Boulevard. The Planning Commission and staff recommended approval.
09/14/06	A request for a Off-Premise Sign Modification (DIR-16647) was administratively approved to permit a tri-vision component of the sign within the existing overall sign on one face for an existing billboard located at 1080 S. Rainbow Blvd.
09/20/06	The City Council approved a Required Five Year Review (RQR-14207) of an approved Special Use Permit (U-0005-97) which allowed a 40-foot high, 14-foot x 48-foot Off-Premise Sign (Billboard) at 1080 South Rainbow Boulevard. The Planning Commission and staff recommended approval.
10/01/08	The City Council approved a Required Two Year Review (RQR-28937) of an approved Special Use Permit (U-0005-97) which allowed a 40-foot high, 14-foot x 48-foot Off-Premise Sign (Billboard) at 1080 South Rainbow Boulevard. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
01/09/06	A deed was recorded for a change in ownership.

YK

Related Building Permits/Business Licenses	
10/21/97	A building permit (# 97-015354) was issued for the subject Off-Premise Sign at 1080 South Rainbow Boulevard. It received a final inspection on 10/21/97.

Pre-Application Meeting
A pre-application meeting is not required for this application, nor was one held.

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

Field Check	
11/08/11	Staff visited the site and found a well maintained Off-Premise Sign.

Details of Application Request	
Site Area	
Net Acres	0.56

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
North	Office Complex	SC (Service Commercial)	C-1 (Limited Commercial)
South	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
East	Restaurant Financial Institution, Specified	SC (Service Commercial)	C-1 (Limited Commercial)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

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

DEVELOPMENT STANDARDS

Standards	*Code Requirement*	*Provided*	*Compliance*
Location	No Off-Premise Sign may be located within the public right-of-way. May not be located within the Off-Premise Sign Exclusionary Zone except in exempted areas.	The Off-Premise Sign is not in the right-of-way.	Y
Zoning	Off-Premise Signs are permitted in the C-1, C-2, C-V, C-M, and M Zoning Districts only.	The Off-Premise Sign is in the C-1 (Limited Commercial) zoning district.	Y
Area	No Off-Premise Signs shall have a surface area greater than 672 square feet.	The Off-Premise Sign is 672 square feet in size.	Y
Height	No higher than 40 feet from grade at the point of construction; may be raised to 55 feet with City Council approval.	The Off-Premise Sign is 40 feet tall.	Y
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	The nearest "R" zoned district is 350 feet to the northeast.	Y
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	The Off-Premise Sign is secured to the ground on a non-residential property.	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Rainbow Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y

ANALYSIS

This is the fourth required review since the initial approval of Special Use Permit (U-0005-97) for an Off-Premise Sign at 1080 South Rainbow Boulevard. There have been no significant changes in the surrounding land use since the installation of the sign. A research of the building permit activity found that the Off-Premise Sign was constructed under sign permit #97-015354 and received a final inspection on 10/21/97 under the address 1080 South Rainbow Boulevard. This Off-Premise Sign received administrative approval for a tri-vision panel that consisted of three shutter panels that display different signage on a rotating basis. This sign is located within a C-1 (Limited Commercial) zoning district and is not located within the Off-Premise Sign Exclusionary Zone. Upon a site inspection on 11/08/11, staff found the subject sign was in good condition with no graffiti and proper structural screening in place, but there was no indication of the tri-vision panel being used at this time.

FINDINGS (RQR-43778)

There is no adverse impact regarding the continued use of this sign at this time, as there have been no significant changes in development or land use in the surrounding area since the installation of the sign. Therefore, staff recommends approval, subject to a three-year review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 279

APPROVALS 0

PROTESTS 0

YK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-43778 APN: 138-34-819-014

Name of Property Owner: Rebel Oil Company, Inc.

Name of Applicant: Lamar Central Outdoor, LLC

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: Dana Cason Teepe

Print Name: Dana Cason Teepe

Subscribed and sworn before me

This 2 day of November, 20 11

P. Gregory Shupe

Notary Public in and for said County and State

RECEIVED

NOV -7 2011

P. GREGORY SHUPE
Notary Public State of Nevada
No. 96-1968-1
My appt. exp. Apr. 3, 2012

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) 1080 S. Rainbow Blvd.

Project Name Rainbow / Charleston billboard **Proposed Use** _____

Assessor's Parcel #(s) 138-34-819-014 **Ward #** 1

General Plan: existing _____ proposed _____ **Zoning:** existing C-1 proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information Required review for an existing billboard

PROPERTY OWNER Rebel Oil Company, Inc. **Contact** Jack Cason

Address 2200 S. Highland Ave. **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89107

E-mail Address _____

APPLICANT Lamar Central Outdoor, LLC **Contact** Scott Naftzger

Address 1863 Helm Drive **Phone:** (702) 873-4600 **Fax:** (702) 873-4344

City Las Vegas **State** NV **Zip** 89119

E-mail Address _____

REPRESENTATIVE Same as applicant **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Dana Cason Teepe

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

Print Name DANA CASON TEEPE

Subscribed and sworn before me

This 2 day of November, 20 11.

P. Gregory Shupe

Notary Public in and for said County and State

P. GREGORY SHUPE
Notary Public State of Nevada
No. 96-1968-1
My appt. exp. Apr. 3, 2012

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	PQR-43778
Meeting Date:	12/21/11 CC 12-13-11 PC
Total Fee:	$800.00
Date Received:*	11/7/11
Received By:	

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

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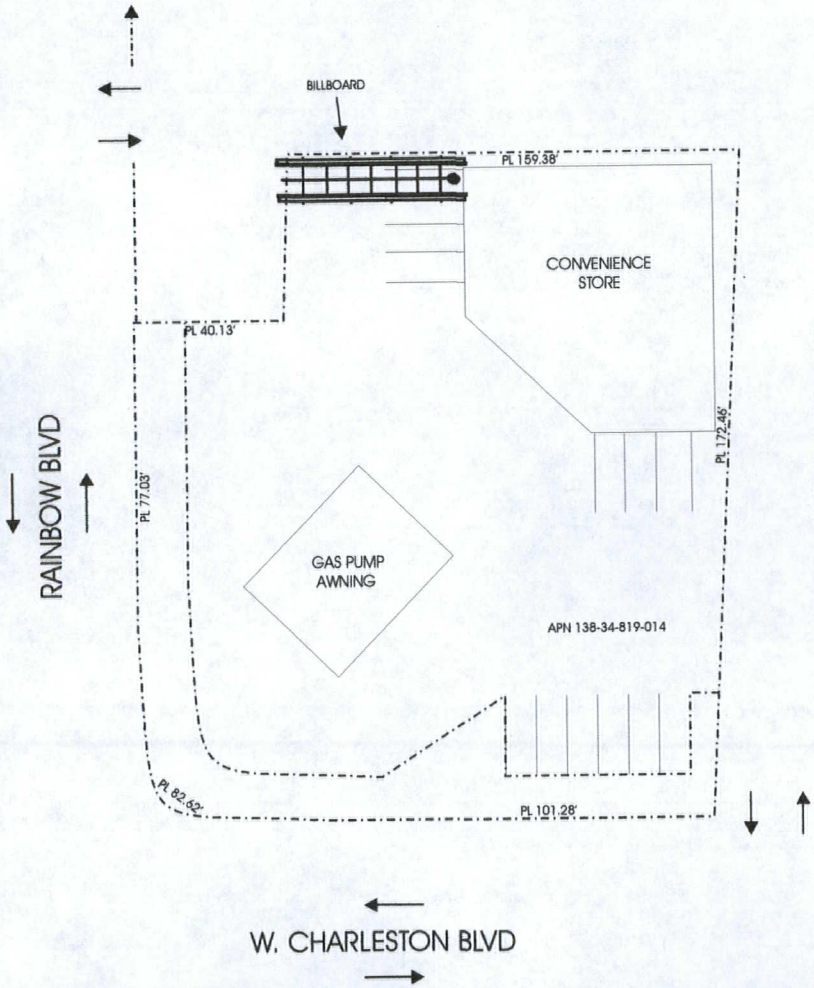
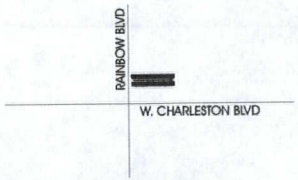
RECEIVED
NOV - 7 2011





ELEVATION (NO SCALE)



VICINITY MAP

LAMAR OUTDOOR ADVERTISING		
SCALE: NO SCALE	DATE: 10/26/11	DRAWN BY: S.NAFTZGER
REBEL OIL (RAINBOW) SITE PLAN		
APN 138-34-819-014		DRAWING NUMBER:

RECEIVED
NOV - 7 2011

RQR-43778



RQR-43778 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: REBEL OIL COMPANY, INC.
1080 SOUTH RAINBOW BOULEVARD

11/08/11



RQR-43778 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: REBEL OIL COMPANY, INC.
1080 SOUTH RAINBOW BOULEVARD

11/08/11



RQR-43778 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: REBEL OIL COMPANY, INC.
1080 SOUTH RAINBOW BOULEVARD

11/08/11



RQR-43778 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: REBEL OIL COMPANY, INC.
1080 SOUTH RAINBOW BOULEVARD

11/08/11

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

October 2, 2008

Mr. Jack Cason
Rebel Oil, Inc.
2200 South Highland Avenue
Las Vegas, Nevada 89107

RE: RQR-28937 – REQUIRED REVIEW
CITY COUNCIL MEETING OF OCTOBER 1, 2008

Dear Mr. Cason:

The City Council at a regular meeting held October 1, 2008 APPROVED the Required Two-Year Review of an approved Special Use Permit (U-0005-97) FOR A 40-FOOT HIGH, 14-FOOT X 28-FOOT OFF-PREMISE SIGN (BILLBOARD) at 1080 South Rainbow Boulevard (APN 138-34-819-014), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 2, 2008. This approval is subject to:

Planning & Development

1. Conformance to the Conditions of Approval for Special Use Permit (U-0005-97), if approved.

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

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

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

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

RQR-43778

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

Sincerely,

Angela Crolli

Angela Crolli
Senior Deputy City Clerk for
Beverly K. Bridges, CMC, City Clerk

cc: Mr. Scott Naftzger
Lamar Outdoor Advertising
1863 Helm Drive
Las Vegas, Nevada 89119

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

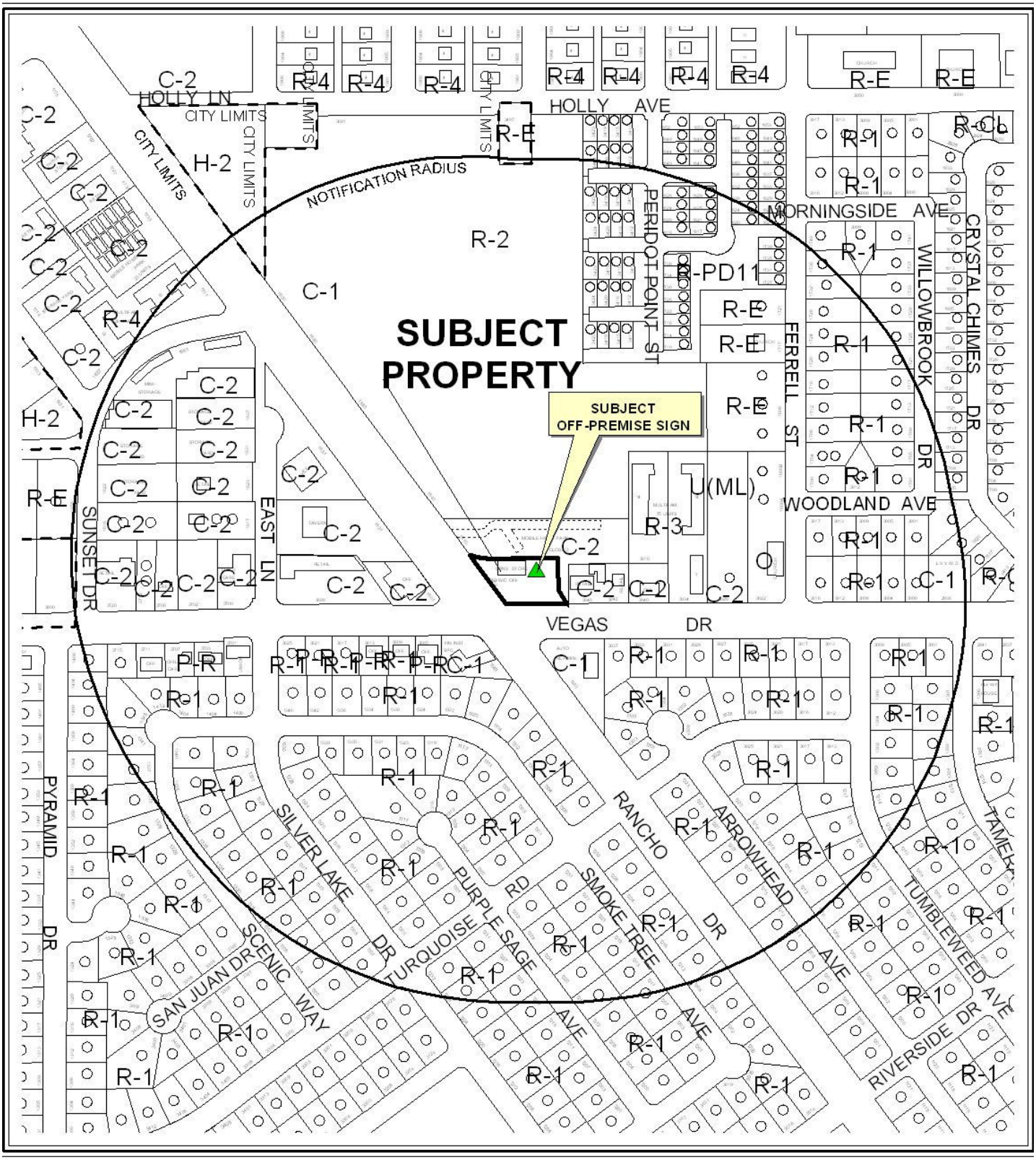
SUBJECT:
RQR-43779 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: RHDH PROPERTIES, LLC - For possible action on a request for a Required Review of a previously approved Special Use Permit (U-0314-94), WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1600 North Rancho Drive (APN 139-20-411-005), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE 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:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-22270



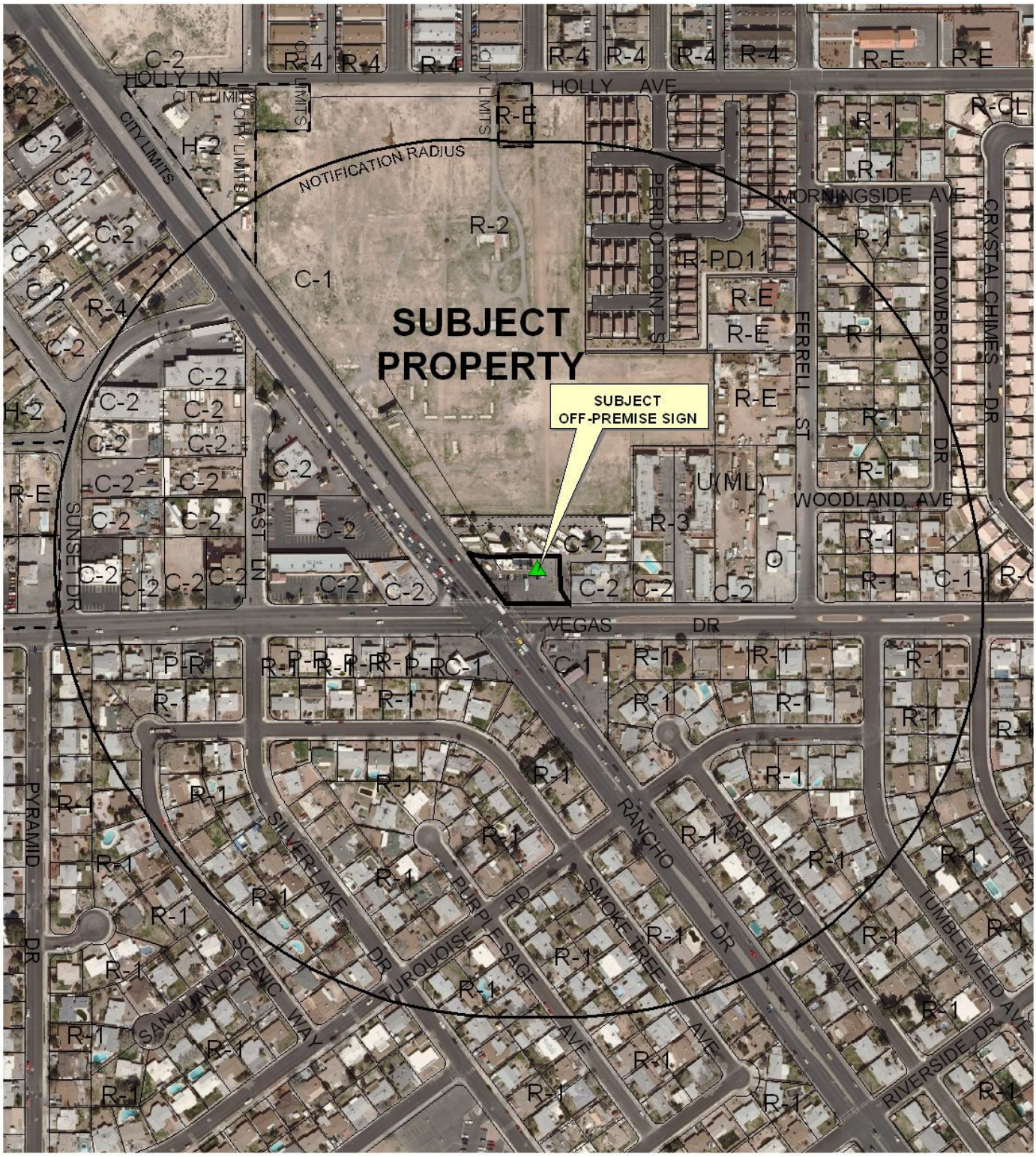
0 300 600 Feet

CASE: **RQR-43779**

RADIUS: 1000 FEET

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

N



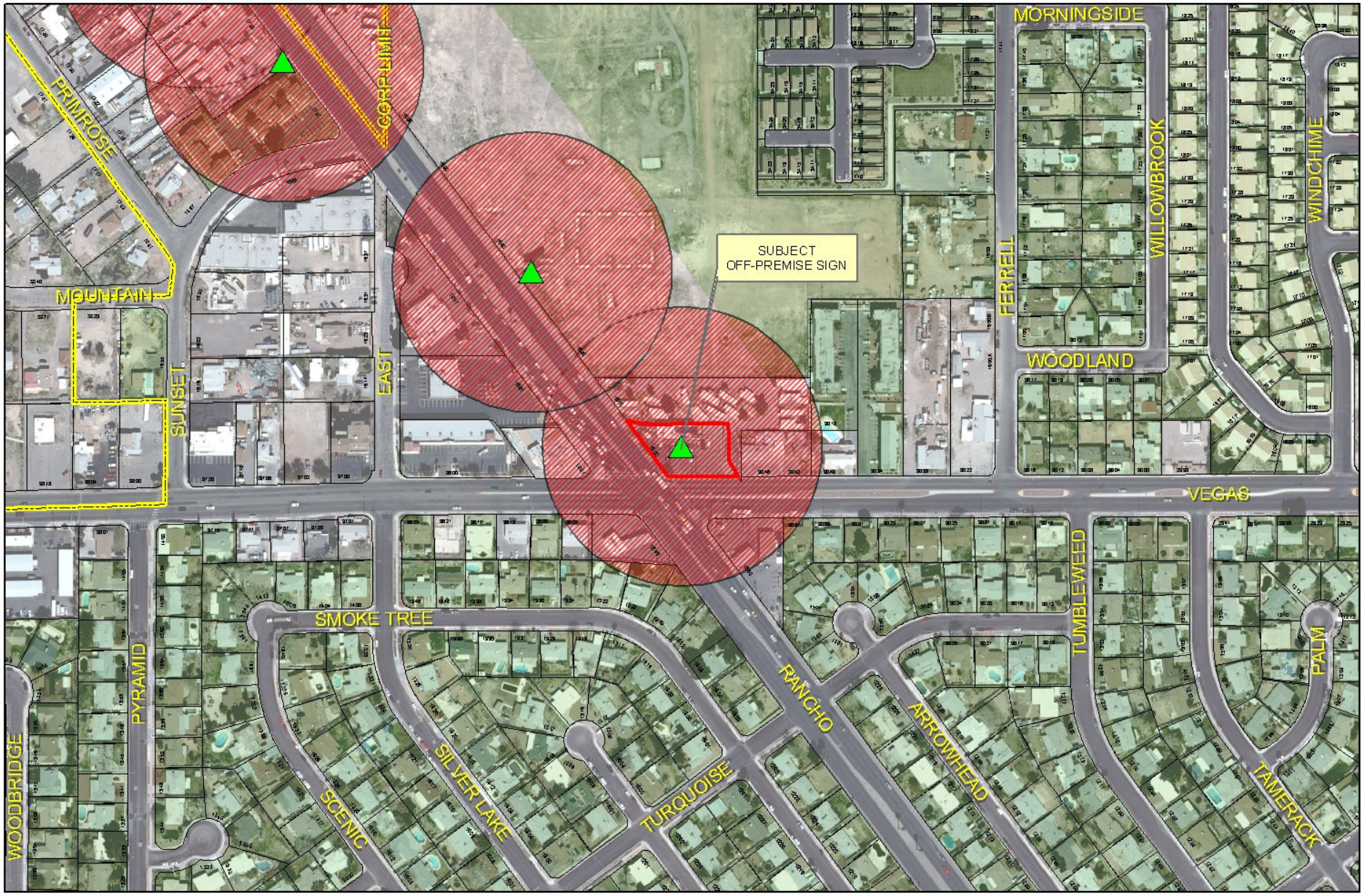
0 300 600 Feet

CASE: **RQR-43779**

RADIUS: 1000 FEET

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

N



RQR-43779

City of Las Vegas Billboard Data

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: RHDH PROPERTIES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-43779	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

RQR-43779 CONDITIONS

1. Conformance to the Conditions of Approval for Special Use Permit (U-0314-94).

2. This Special Use Permit shall be reviewed in four (4) years, at which time the City Council may require the Off-Premise Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign be removed.

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a four-year Required Review of an approved Special Use Permit (U-0314-94) to allow a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 1600 North Rancho Drive. This is the fifth review of the Special Use Permit for this Off-Premise Sign since its construction in 1995. The Off-Premise Sign meets all provisions of Title 19, except for the required 300-foot distance separation from a residentially zoned lot. This is an ongoing condition that has not negatively impacted the area. As the conditions overall in the area have not changed significantly since the previous approval, staff recommends approval with conditions. If denied, the Off-Premise Sign would have to be removed.

ISSUES

- The existing Off-Premise Sign is legally nonconforming with respect to the minimum required distance separation of 300 feet from a residentially zoned property.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/18/95	The City Council approved a Special Use Permit (U-0314-94) for a 14-foot x 48 foot Off-Premise Advertising Sign at 1600 North Rancho Drive, subject to a five-year review. The Board of Zoning Adjustment and staff recommended approval.
03/01/00	The City Council approved a request for a Five-Year Review [U-0314-94(1)] of an approved Special Use Permit for a 14-foot by 48-foot Off-Premise Sign at 1600 North Rancho Drive, subject to a two-year review. The Planning Commission and staff recommended approval.
05/01/02	The City Council approved a request for a Two-Year Review [U-0314-94(2)] of an approved Special Use Permit for a 14-foot by 48-foot Off-Premise Sign at 1600 North Rancho Drive, subject to a two-year review. The Planning Commission and staff recommended approval.
07/07/04	The City Council approved a request for a Two-Year Review (RQR-4242) on an approved Special Use Permit for a 14-foot by 48-foot Off-Premise Sign at 1600 North Rancho Drive, subject to a two-year review. The Planning Commission and staff recommended approval.
08/15/07	The City Council approved a Required Two-Year Review (RQR-22270) on an approved Special Use Permit (U-0314-94) for a 14-foot by 48-foot Off-Premise Sign at 1600 North Rancho Drive, subject to a four-year review. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
01/25/05	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/26/95	A building permit (#95374861) was issued for the subject sign. A final inspection was conducted on 10/12/95.

Pre-Application Meeting
No pre-application meeting was required for this application, nor was one held.

Neighborhood Meeting
No neighborhood meeting was required, nor was one held.

Field Check	
11/08/11	During a site inspection, it was noted that the subject off-premise sign was in good condition with no graffiti or bird waste on or near the sign.

Details of Application Request	
Site Area	
Net Acres	0.45

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Convenience Store	SC (Service Commercial)	C-2 (General Commercial)
North	Mobile Home Park	SC (Service Commercial)	C-2 (General Commercial)
South	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
East	Mobile Home Park	SC (Service Commercial)	C-2 (General Commercial)
West	Offices	GC (General Commercial)	C-2 (General Commercial)

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

DEVELOPMENT STANDARDS

Standards	***Code Requirement***	***Provided***	***Compliance***
Location	No Off-Premise Sign may be located within the public ROW. May not be located within the Off-Premise Sign Exclusionary Zone, except in exempted areas.	The Off-Premise Sign is not in the ROW or the exclusionary zone.	Y
Zoning	Permitted in the C-1, C-2, C-V, C-M, and M Zoning Districts only	Located in the C-2 (General Commercial) District.	Y
Area	Maximum surface area of 672 SF, except that an embellishment of up to 128 SF is allowed to extend up to 5 feet from the rectangular surface of the sign	672 SF with no embellishments	Y
Height	No higher than 40 feet from grade at the point of construction; may be raised to 55 feet with City Council approval	40 feet	Y
Off-Premise Sign Separation	At least 300 feet to the nearest property line of a lot in any "R" zoned district	Nearest "R"-zoned districts are 260 feet to the east and southeast	N
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Secured to the ground on a nonresidential property	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Rancho Drive	Expressway	Master Plan of Streets and Highways	125	N
Vegas Drive	Primary Arterial	Master Plan of Streets and Highways	100	Y

ANALYSIS

This is the fifth review of the Off-Premise Sign use on this site. The sign is properly permitted and inspected. A recent visual inspection of the sign revealed that it remains in good condition and is well maintained. The sign continues to conform to conditions of approval of the original Special Use Permit. The sign is less than 300 feet from residentially zoned property; however, the sign conformed to code at the time of construction and has had favorable reviews throughout its tenure.

The subject site is located within the Airport Overlay District with a height restriction of 70 feet; the existing Off-Premise Sign height is 40 feet, well within limits.

FINDINGS (RQR-43779)

The Off-Premise Sign conforms to all but one of the requirements of Title 19. Despite this, the sign has not had a negative effect on the area. The subject sign continues to conform to conditions of approval of Special Use Permit [U-0002-98(2)]. Finally, conditions in the area have not changed significantly since the previous review. Staff therefore recommends approval of this review, with conditions. This Off-Premise Sign will be subject to review in another four (4) years.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 285

APPROVALS 0

PROTESTS 0

SS

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-43779** APN: 139-20-411-005

Name of Property Owner: RHDH Properties, LLC

Name of Applicant: Lamar Central Outdoor, LLC

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: Robert J Dellatorre

Print Name: Robert J. Dellatorre, Jr.

Subscribed and sworn before me

This 28th day of OCTOBER, 2011

Notary Public in and for said County and State

OFFICIAL SEAL
ERIC L GRABOWSKI
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/05/15

Revised 11-14-06

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

RECEIVED

NOV - 7 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) 1600 N. Rancho Drive

Project Name Rancho / Vegas billboard **Proposed Use** _____

Assessor's Parcel #(s) 139-20-411-005 **Ward #** 5

General Plan: existing _____ proposed _____ **Zoning:** existing C-2 proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information Required Review of an existing billboard

PROPERTY OWNER RHDH Properties, LLC **Contact** Bob Dellutri

Address 399 Wall Street, Suite H **Phone:** (630)894-0099 **Fax:** (630)894-0495

City Glendale Heights **State** Ill **Zip** 60139

E-mail Address bob@heidnerinc.com

APPLICANT Lamar Central Outdoor, LLC **Contact** Scott Naftzger

Address 1863 Helm Drive **Phone:** (702) 873-4600 **Fax:** (702) 873-4344

City Las Vegas **State** NV **Zip** 89119

E-mail Address snaftzger@lamar.com

REPRESENTATIVE Same as applicant **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Robert J Dellutri

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

Print Name Robert J. Dellutri, JR.

Subscribed and sworn before me

This 28TH day of OCTOBER, 20 11.

Notary Public in and for said County and State

OFFICIAL SEAL
ERIC L GRABOWSKI
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/06/15

FOR DEPARTMENT USE ONLY

Case #	RQR-43779
Meeting Date:	~~12/21/11 CC~~ 12.13.11 PC
Total Fee:	$800 ck
Date Received:*	11/7/11
Received By:	M. Howe

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

RECEIVED
NOV - 7 2011

Revised 10/27/08

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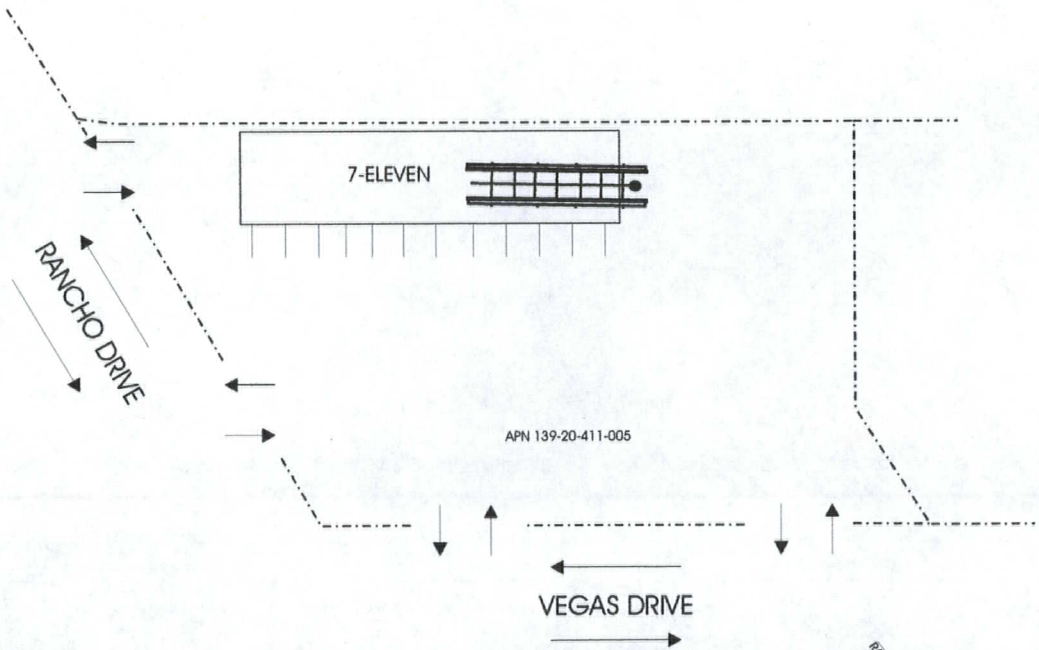

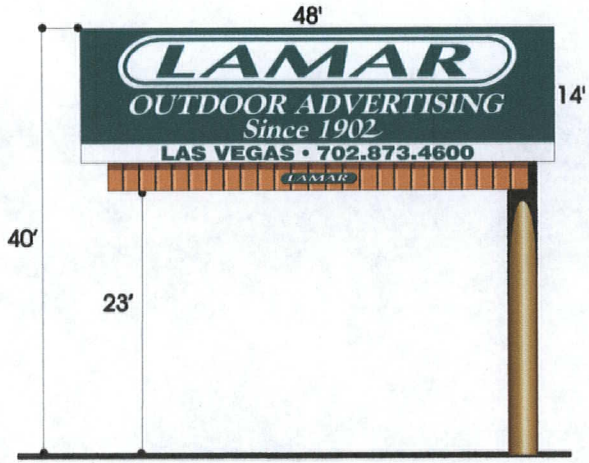

ELEVATION (NO SCALE)



VICINITY MAP

LAMAR OUTDOOR ADVERTISING		
SCALE: NO SCALE	DATE: 10/26/11	DRAWN BY: S.NAFTZGER
7-ELEVAN RANCHO & VEGAS SITE PLAN		
APN 139-20-411-005		DRAWING NUMBER:

RECEIVED
NOV 07 2011

RQR-43779

RQR-43779 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: RHDH PROPERTIES, LLC
1600 NORTH RANCHO DRIVE

11/08/11



RQR-43779 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: RHDH PROPERTIES, LLC
1600 NORTH RANCHO DRIVE

11/08/11



RQR-43779 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: RHDH PROPERTIES, LLC
1600 NORTH RANCHO DRIVE

11/08/11



RQR-43779 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: RHDH PROPERTIES, LLC
1600 NORTH RANCHO DRIVE

11/08/11

LAS VEGAS CITY COUNCIL

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

August 17, 2007

Mr. Scott Naftzger
RHDH Properties LLC
c/o Law Department
399 Wall Street #H
Glendale Heights, IL 60139

RE: RQR-22270 – REQUIRED REVIEW
CITY COUNCIL MEETING OF AUGUST 15, 2007

Dear Mr. Naftzger:

The City Council at a regular meeting held August 15, 2007 APPROVED the Required Two Year Review of an approved Special Use Permit (U-0314-94), WHICH ALLOWED A 40-FOOT TALL 14-FOOT x 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1600 North Rancho Drive (APN: 139-20-411-005), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 16, 2007. This approval is subject to:

Planning & Development

1. This Special Use Permit shall be reviewed in four (4) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

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

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

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

RECEIVED
NOV - 7 2011

RQR-43779

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

Sincerely,

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

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

Mr. Scott Naftzger
Lamar Advertising
1863 Helm Drive
Las Vegas, Nevada 89119

Ms. Stephanie Allen
KKBR&F
3800 Howard Hughes Parkway, Suite #700
Las Vegas, Nevada 89169

RECEIVED
NOV - 7 2011

RQR-43779

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

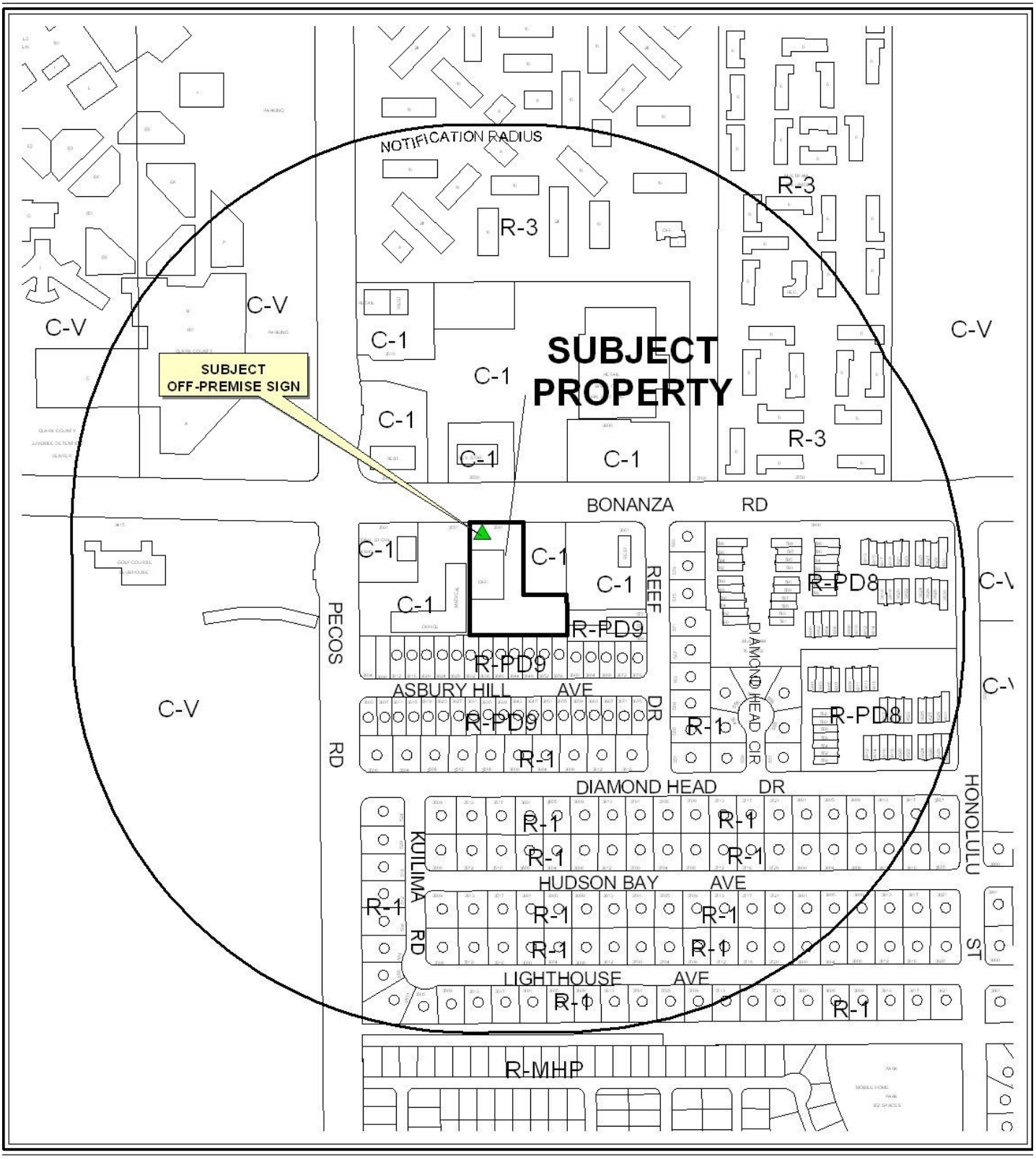
SUBJECT:
RQR-43801 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: WILLICK INVESTMENTS, INC. - For possible action on a Required Review of a previously approved Special Use Permit (U-0176-90) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3591 East Bonanza Road (APN 140-31-121-006), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE 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:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-32902



0 300 600 Feet

CASE: **RQR-43801**

RADIUS: 1000 FEET

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

N



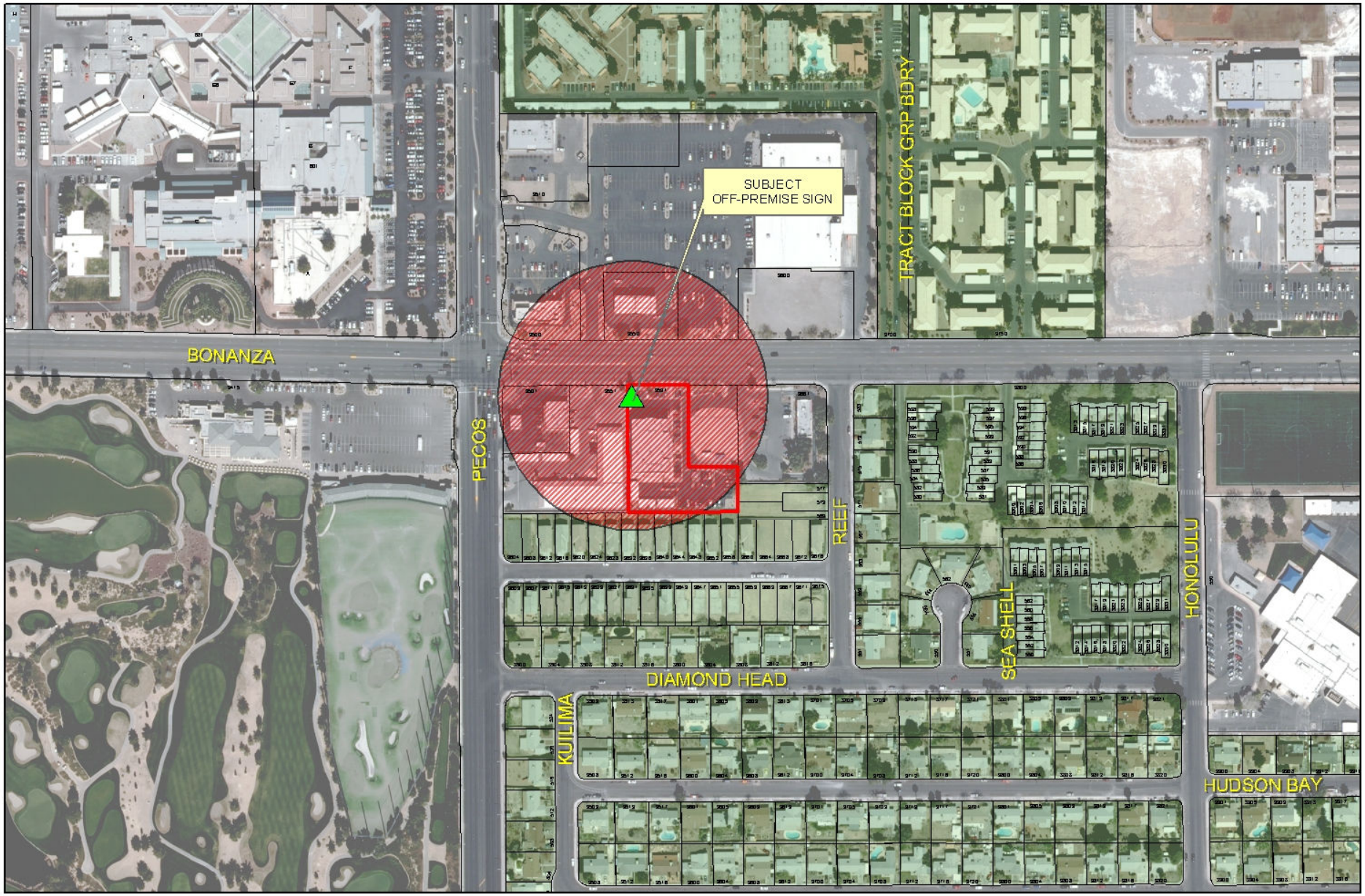
0 300 600 Feet

CASE: **RQR-43801**

RADIUS: 1000 FEET

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

N



RQR-43801

City of Las Vegas Billboard Data

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: WILLICK INVESTMENTS, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-43801	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

RQR-43801 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (U-0176-90).

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

3. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This request is in response to a three-year Required Review of an approved Special Use Permit (U-0176-90) to allow a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 575 North Pecos Road. This is the second review of the Special Use Permit for this Off-Premise Sign since it was constructed in 1990. The Off-Premise Sign meets all provisions of Title 19 except for the distance separation requirement from a residentially zoned parcel. Conditions in the area have not changed significantly since the previous approval; therefore, staff recommends approval with conditions. If denied, the Off-Premise Sign would have to be removed.

ISSUE

- The Off-Premise Sign was issued a building permit under the address of 575 North Pecos Road in 1990. Since then, the parcel has been subdivided with numerous addresses assigned. Although the Off-Premise Sign has not moved, the address of the parcel where it is located has changed several times. The addresses that have been used for this Off-Premise Sign include 3551 and 3591 East Bonanza Road as well as 575 North Pecos Road. The address that is legally associated with this Off-Premise Sign is 575 North Pecos Road.
- The existing Off-Premise Sign is legally nonconforming for the minimum 300-foot distance separation from a residentially zoned property.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/02/77	The Board of City Commissioners approved a request for Rezoning (Z-0080-77) from R-3 (Medium Density Residential) and R-E (Residence Estates) to R-1 (Single Family Residential) and C-1 (Limited Commercial) of property generally located on the south side of Bonanza Road, between Pecos Road and the Park Bonanza East Townhouses. The Planning Commission recommended approval on 10/13/77.
10/17/90	The City Council approved a request for a Special Use Permit (U-0176-90) to allow one 14-foot by 48-foot Off-Premise Sign; and one 12-foot by 24-foot Off-Premise Sign on property located on the south side of Bonanza Road approximately 600 feet east of Pecos Road, and on the east side of Pecos Road approximately 450 feet south of Bonanza Road. The Board of Zoning Adjustment denied the request on 09/27/90.

01/03/96	The City Council denied a request for a Required Review [U-0176-90(1)] of an approved Special Use Permit (U-0176-90) for a 12-foot by 24-foot Off-Premise Sign on the east side of Pecos Road, approximately 165 feet south of Bonanza Road; while approving the Required Review for a 14-foot by 48-foot Off-Premise Sign on the south side of Bonanza Road, approximately 255 feet east of Pecos Road. The Board of Zoning Adjustment denied the request on 10/24/95.
03/02/05	The City Council approved a request to amend a portion of the Southeast Sector Plan of the General Plan (GPA-5082) from L (Low Density Residential) to SC (Service Commercial) on 1.58 acres and to MLA (Medium Low Attached Density Residential) on 4.4 acres south of Bonanza Road and east of Pecos Road. The Planning Commission recommended approval on 10/07/04.
04/15/09	The City Council approved a request for a Required Review (RQR-32902) of an approved Special Use Permit (U-0176-90) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 3551 East Bonanza Road. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
07/03/06	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/25/90	A building permit (90086985) was issued for two (2) billboard signs, one on Bonanza Road, and one on Pecos Road. The permit has an address of 575 North Pecos Road. The permit was finalized for both signs on 02/13/91.

Pre-Application Meeting
No pre-application meeting was required for this application, nor was one held.

Neighborhood Meeting
No neighborhood meeting was required, nor was one held.

Field Check	
11/10/11	Staff visited the site and found a well maintained property with one Off-Premise Sign. The Off-Premise Sign was clean and free of graffiti. However, there was a considerable amount of bird waste beneath the sign.

Details of Application Request	
Site Area	
Net Acres	1.14

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Offices	SC (Service Commercial)	C-1 (Limited Commercial)
North	Retail Establishment with Fuel Pumps	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single Family Residences	MLA (Medium Low Attached Density Residential)	R-PD9 (Residential Planned Development- 9 Units per Acre)
East	Restaurant	L (Low Density Residential)	C-1 (Limited Commercial)
West	Retail Establishment and Offices	SC (Service Commercial)	C-1 (Limited Commercial)

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

DEVELOPMENT STANDARDS

Standards	***Code Requirement***	***Provided***	***Compliance***
Location	No Off-Premise Sign may be located within the public right-of-way. May not be located within the Off-Premise Sign Exclusionary Zone except in exempted areas.	The Off-Premise Sign is not in the right-of-way.	Y
Zoning	Off-Premise Signs are permitted in the C-1, C-2, C-V, C-M, and M Zoning Districts only.	The Off-Premise Sign is in the C-1 (Limited Commercial) zoning district.	Y

Standards	*Code Requirement*	*Provided*	*Compliance*
Area	No Off-Premise Signs shall have a surface area greater than 672 square feet.	The Off-Premise Sign is 672 square feet in size.	Y
Height	No higher than 40 feet from grade at the point of construction; may be raised to 55 feet with City Council approval.	The Off-Premise Sign is 40 feet tall.	Y
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	The nearest "R" zoned district is 250 feet to the south.	N
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	The Off-Premise Sign is secured to the ground on a non-residential property.	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Bonanza Road	Primary Arterial	Master Plan of Streets and Highways	100	Y

ANALYSIS

This is the second required review since the initial approval of Special Use Permit (U-0176-90) for an Off-Premise Sign at 575 North Pecos Road. There have been no significant changes in the surrounding land use since the previous review. The Off-Premise Sign is 250 foot away from a residentially zoned parcel which does not meet the 300 foot distance separation requirement. The residential neighborhood was developed after the Off-Premise Sign was installed; therefore, it is considered a legal nonconforming use.

This sign is located within a C-1 (Limited Commercial) zoning district and is not located within the Off-Premise Sign Exclusionary Zone. A condition has been added to require a bird deterrent devise to address the waste issue under the sign. A research of the building permit activity found that the Off-Premise Sign was constructed under sign permit #90086985 and received a final inspection on 02/13/91. Upon a site inspection on 11/10/11, staff found the subject sign was in good condition with no graffiti and proper structural screening in place.

FINDINGS (RQR-43801)

There is no adverse impact regarding the continued use of this sign at this time, as there have been no significant changes in development or land use in the surrounding area since the installation of the sign. Therefore, staff recommends approval, subject to a three-year review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 34

NOTICES MAILED 253

APPROVALS 0

PROTESTS 0

YK

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number **RQR-43801** APN: 140 31 121 006

Name of Property Owner: Willick Investments Inc

Name of Applicant: Clear Channel Outdoor

Name of Representative: Rod Carter

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

_____ Yes ___X___ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

→ Signature of Property Owner: Marshall S. Willick

Print Name: Marshal S. Willick

→ Subscribed and sworn before me

This 7th day of November, 2011

Mary Steele

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MARY STEELE
Appt. No. 00-63861-1
My Appt. Expires Jan. 6, 2013

RECEIVED
NOV 09 2011
City of Las Vegas

Revised 11-14-06

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

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Required Review 32902

Project Address (Location) 3551 East Bonanza Rd

Project Name Clear Channel Outdoor existing billboard **Proposed Use** existing

Assessor's Parcel #(s) 140-31-121-006 **Ward #** 3

General Plan: existing x proposed _____ **Zoning:** existing x proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information Required Review for an existing billboard located at 3551 E. Bonanza road

PROPERTY OWNER Willick Investments Inc **Contact** Seth Willick

Address 3591 East Bonanza **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV 89110 **Zip** _____

APPLICANT Clear Channel Outdoor **Contact** Rod Carter

Address 2880-B Meade Ave., Suite 350 **Phone:** (702) 238-7209 **Fax:** (702) 238-7266

City Las Vegas **State** NV **Zip** 89102

REPRESENTATIVE Same as Applicant **Contact** _____

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

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

Property Owner Signature* _____

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

Print Name Marsha S. Willick

Subscribed and sworn before me

This 7th day of November, 20 11.

Mary Steele

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MARY STEELE
Appt. No. 00-63961-1
My Appt. Expires Jan. 6, 2013

FOR DEPARTMENT USE ONLY

Case #	LQR-43801
Meeting Date:	1/10/12
Total Fee:	$80
Date Received:*	11/9/11
Received By:	BC

*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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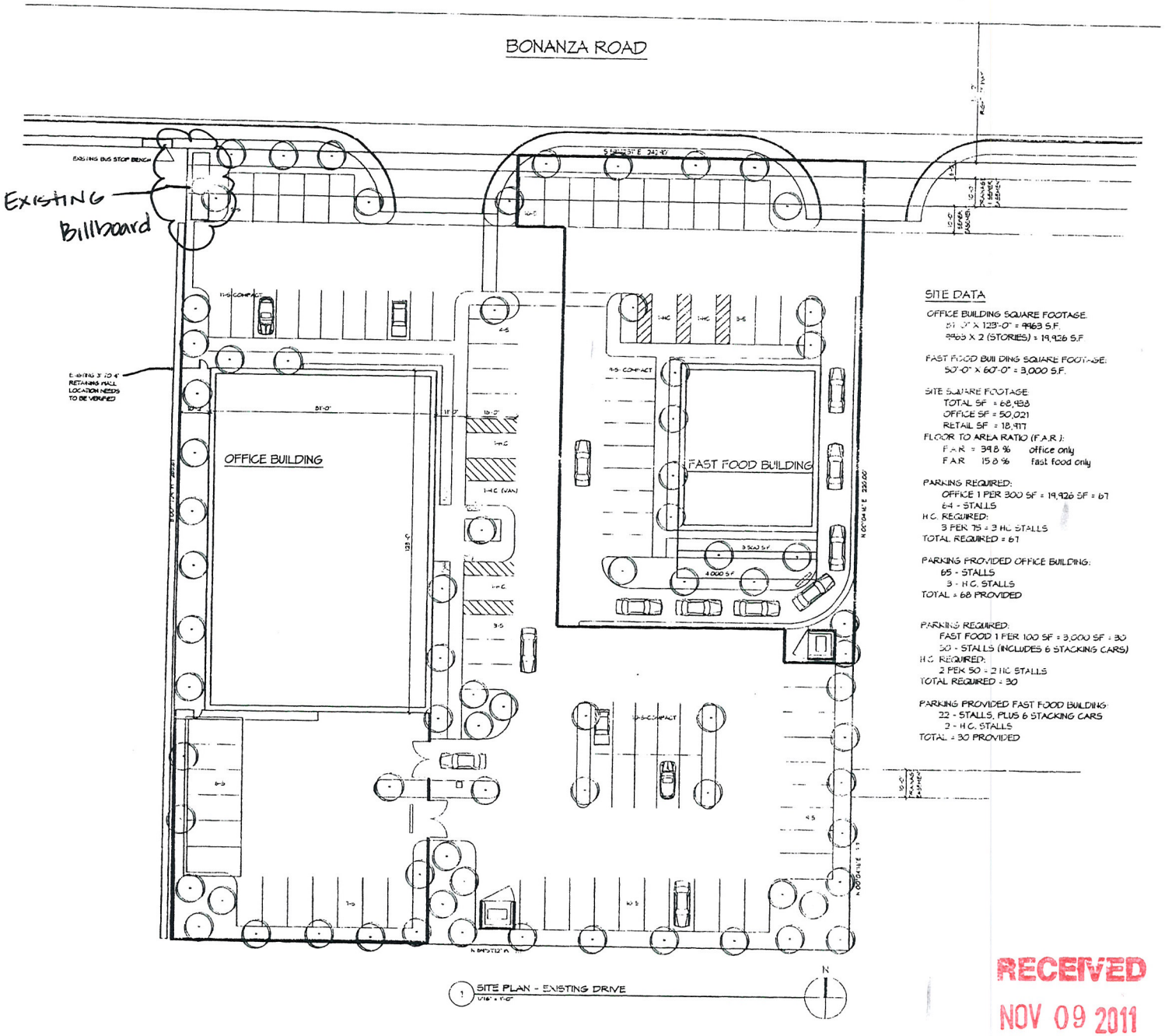
City of Las Vegas

Revised 04/26/05



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NOV 09 2011
City of Las Vegas
RQR-43801



RQR-43801 - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: WILLICK INVESTMENTS, INC
3551 EAST BONANZA ROAD

11/10/11



RQR-43801 - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: WILLICK INVESTMENTS, INC
3551 EAST BONANZA ROAD

11/10/11

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
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DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

April 16, 2009

Willick Investments, Inc.
c/o M. Willick
3591 East Bonanza Road, 2nd Floor
Las Vegas, Nevada 89110-2101

RE: RQR-32902 – REQUIRED REVIEW
CITY COUNCIL MEETING OF APRIL 15, 2009

Dear Applicant:

The City Council at a regular meeting held April 15, 2009 APPROVED the Required Review of an approved Special Use Permit (U-0176-90) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3551 East Bonanza Road (APN 140-31-121-006), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 16, 2009. This approval is subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (U-0176-90).

2. This Special Use Permit shall be placed on an agenda closest to January 3, 2012 at which time the City Council may require the Off-Premise Sign (Billboard) be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign (Billboard) is removed.

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

4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (U-0176-90) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

RECEIVED
NOV 09 2011
City of Las Vegas

RQR-43801

Printed with environmentally friendly soy ink.

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

Sincerely,

Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

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

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NOV 09 2011
City of Las Vegas
RQR-43801

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

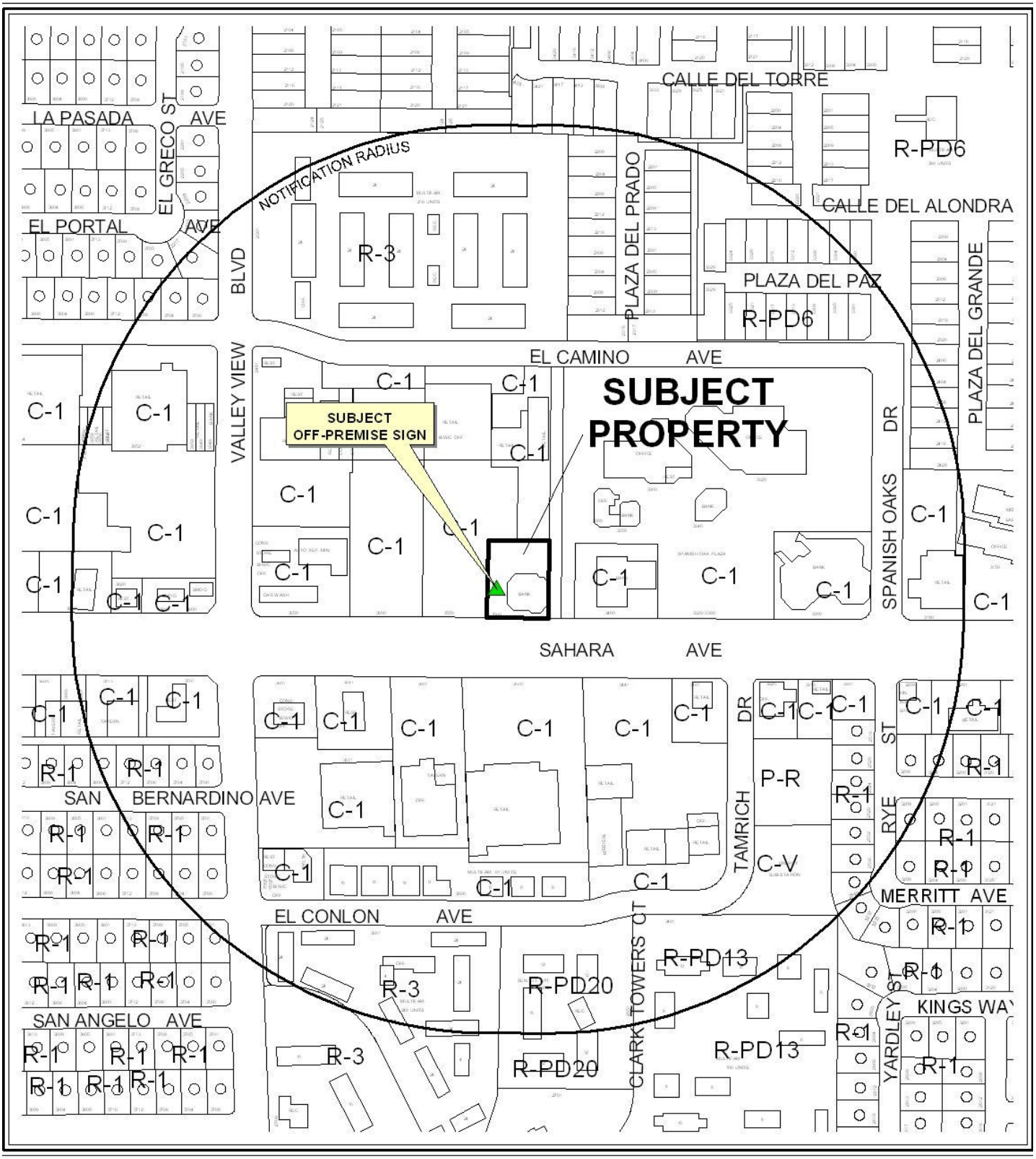
SUBJECT:
RQR-43802 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: I RENT B & E, LLC - For possible action on a Required Review of a previously approved Special Use Permit (SUP-2537) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3500 West Sahara Avenue (APN 162-05-402-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE 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:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-30483



0 300 600 Feet

CASE: **RQR-43802**

RADIUS: 1000 FEET

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

N



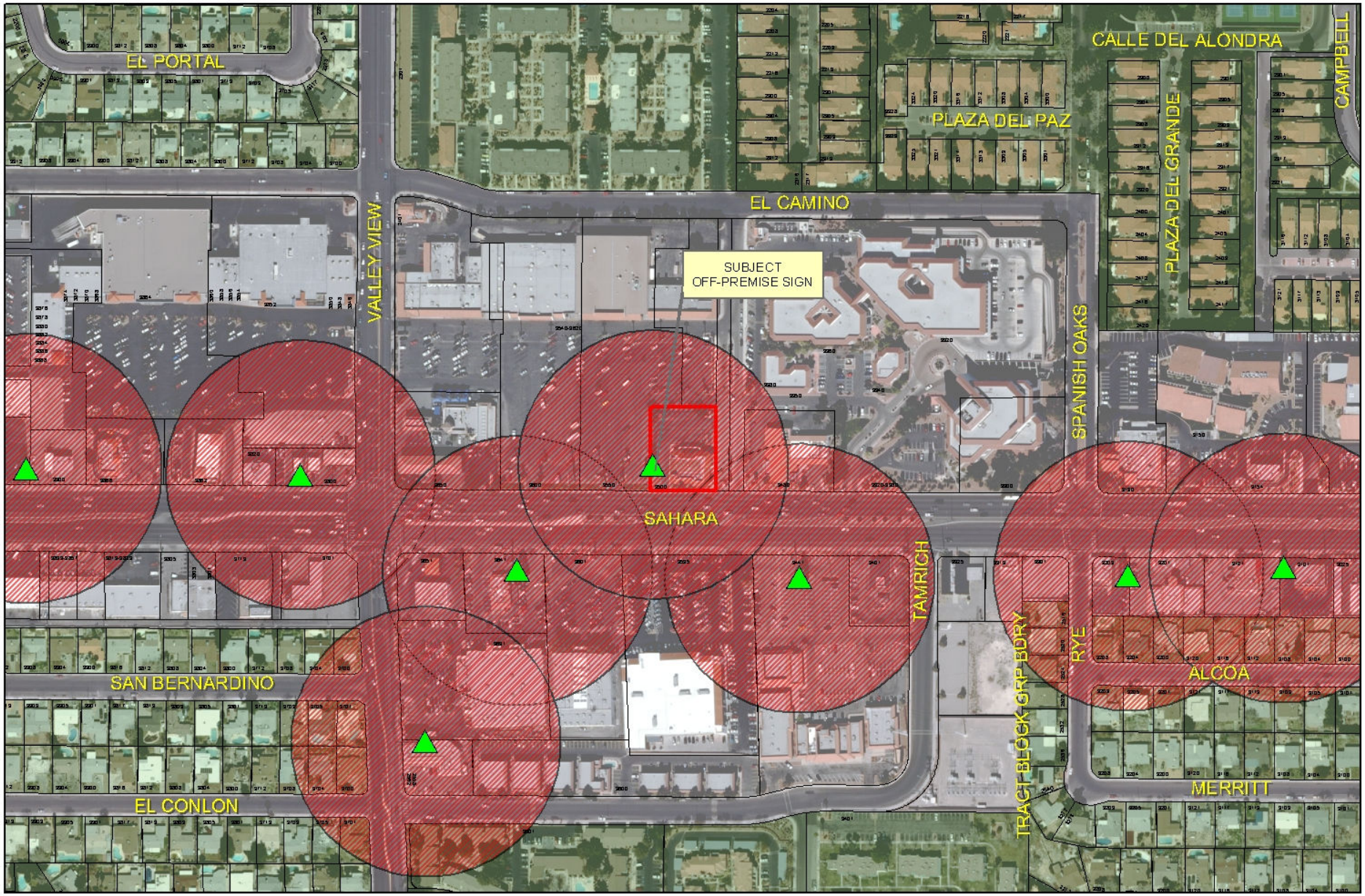
0 300 600 Feet

CASE: **RQR-43802**

RADIUS: 1000 FEET

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

N



RQR-43802

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

City of Las Vegas Billboard Data

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: I RENT B & E, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-43802	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

RQR-43802 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-2537).

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This request is in response to a three-year Required Review of an approved Special Use Permit (SUP-2537) to allow a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 3500 West Sahara Avenue. This is the third review of the Special Use Permit for this Off-Premise Sign since it was constructed in 2003. The Off-Premise Sign meets all provisions of Title 19 and conditions in the area have not changed significantly since the previous approval; therefore, staff recommends approval with conditions. If denied, the Off-Premise Sign would have to be removed.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
10/29/03	The City Council Struck the Appeal for a request for a Variance (VAR-2538) to allow a 50-foot tall, 14-foot by 48-foot Off-premise Sign where 40 feet is the maximum height permitted at 3500 West Sahara Avenue. The Planning Commission and staff recommended denial.
10/29/03	The City Council approved a request for an Appeal for a Special Use Permit (SUP-2537) for a proposed 50-foot tall, 14-foot by 48-foot Off-Premise Sign at 3500 West Sahara Avenue (the City Council restricted the sign to a height of 40 feet). The Planning Commission and staff recommended denial.
11/16/05	The City Council approved a request for a Required Two Year Review (RQR-8953) of an approved Special Use permit (SUP-2537) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 3500 West Sahara Avenue. The Planning Commission and staff recommended approval.
01/07/09	The City Council approved a request for a Required Four Year Review (RQR-30483) of an approved Special Use permit (SUP-2537) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 3500 West Sahara Avenue. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
06/11/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/13/04	A building permit (05008420) was issued and later renewed on 12/14/07 for an Off-Premise sign at 3500 West Sahara Avenue. The permit was finalized on 12/20/07.
02/07/07	A business license (B03-00153) was issued for a Bank at 3500 West Sahara Avenue. The license is still active.
10/11/07	A building permit (99700) was issued for electrical work at 3500 West Sahara. The permit was finalized on 04/09/08.

Pre-Application Meeting
A pre-application meeting was not required, nor was one held.

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

Field Check	
11/10/11	Staff visited the site and found a vacant building. The grounds were clean and well maintained. The Off-Premise Sign was in good condition and free of graffiti.

Details of Application Request	
Site Area	
Net Acres	0.62

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Financial Institution	SC (Service Commercial)	C-1 (Limited Commercial)
North	General Retail Store	SC (Service Commercial)	C-1 (Limited Commercial)
South	Retail Establishment	SC (Service Commercial)	C-1 (Limited Commercial)
East	Financial Institution	SC (Service Commercial)	C-1 (Limited Commercial)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

YK

Special Purpose and Overlay Districts	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (200 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Standards	*Code Requirement*	*Provided*	*Compliance*
Location	No Off-Premise Sign may be located within the public right-of-way. May not be located within the Off-Premise Sign Exclusionary Zone except in exempted areas.	The Off-Premise Sign is not in the right-of-way.	Y
Zoning	Off-Premise Signs are permitted in the C-1, C-2, C-V, C-M, and M Zoning Districts only.	The Off-Premise Sign is in the C-1 (Limited Commercial) zoning district.	Y
Area	No Off-Premise Signs shall have a surface area greater than 672 square feet.	The Off-Premise Sign is 672 square feet in size.	Y
Height	No higher than 40 feet from grade at the point of construction; may be raised to 55 feet with City Council approval.	The Off-Premise Sign is 40 feet tall.	Y
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	The nearest "R" zoned district is 600 feet to the north.	Y
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	The Off-Premise Sign is secured to the ground on a non-residential property.	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways	100	Y

ANALYSIS

This is the third review of the Special Use Permit (SUP-2537) for an Off-Premise Sign since its initial approval on 10/29/03. Since the approval of the Special Use Permit and the subsequent review periods there has been no tangible redevelopment within the surrounding area. The sign has the required building permit with final inspection completed. A field check conducted by staff on November 10, 2011, established that the sign is in conformance with Title 19 standards. The subject site is located within the Airport Overlay District with height restriction of 200 feet and the existing Off-Premise Sign height is 40 feet.

FINDINGS (RQR-43802)

The Off-Premise Sign conforms to the requirements of Title 19, conditions of approval of Special Use Permit (SUP-2537) and conditions in the area have not changed significantly since approval of the Special Use Permit. Staff recommends approval of this review, with conditions. This Off-Premise Sign will be subject to another review in three (3) years.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 38

NOTICES MAILED 123

APPROVALS 0

PROTESTS 0

YK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-43802** APN: 162-05-402-007

Name of Property Owner: I RENT B & E LLC

Name of Applicant: Clear Channel Outdoor

Name of Representative: Rod Carter

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

☐ **Yes** ☒ **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: Erwin Brodkin

Print Name: ERWIN BRODKIN

→ Subscribed and sworn before me

This 5th day of November, 2011

Deborah Jaso

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEBORAH JASO
No: 01-67085-1
My Appointment Expires Jan. 23, 2013

RECEIVED
NOV 09 2011
City of Las Vegas

Revised 11-14-06

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

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Required Review 30483

Project Address (Location) 3500 West Sahara

Project Name Clear Channel Outdoor Required Review **Proposed Use** existing

Assessor's Parcel #(s) 162-05-402-007 **Ward #** 1

General Plan: existing x proposed _____ **Zoning:** existing C-1 proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information Required Review of an approved billboard located at 3500 West Sahara

PROPERTY OWNER I Rent B & E, LLC **Contact** Erminia Drobkin

Address 2040 Edgewood Ave **Phone:** (702) 493-1131 **Fax:** _____

City Las Vegas **State** NV **Zip** 89102

APPLICANT Clear Channel Outdoor **Contact** Rod Carter

Address 2880-B Meade Ave., Suite 350 **Phone:** (702) 238-7209 **Fax:** (702) 238-7266

City Las Vegas **State** NV **Zip** 89102

REPRESENTATIVE Same As Applicant **Contact** _____

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

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

→ **Property Owner Signature*** Erminia Drobkin

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

→ **Print Name** ERMINIA DROBKIN

Subscribed and sworn before me

→ This 5th day of November, 20 11.

Deborah Jaso

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEBORAH JASO
No: 01-67085-1
My Appointment Expires Jan. 23, 2013

FOR DEPARTMENT USE ONLY

Case #	RQR-43802
Meeting Date:	1/10/12
Total Fee:	$ 800.-
Date Received:*	11/9/11
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.

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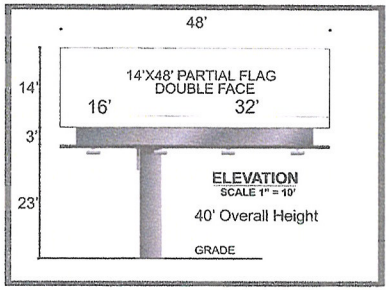






147'±

TOP VIEW
SCALE 1" = 10'

DETAIL

180'±

APN#16205402007
Zoning (C-1)
.61± acres

GRAVEL

VALLEY BANK SIGN

30'
EDGE OF SIGN

62'

CENTER OF COLUMN

10'
EDGE OF SIGN

VALLEY BANK
3500 W SAHARA

180'±

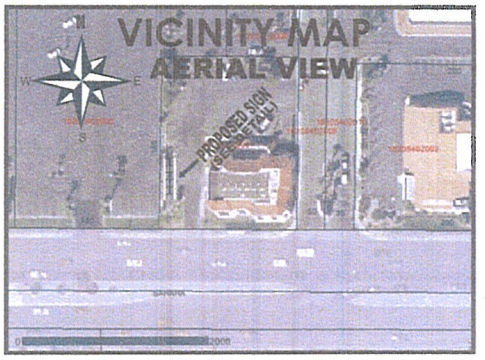
147'±

DRIVEWAY

SIDEWALK

60'
HALF ROW

SAHARA



GENERAL NOTES
1. Not within 300 foot radius of another off-premise billboard.
2. Not within 100 foot of an on-premise sign on adjoining property.
3. Not within 300 foot radius of residential use.
4. No parking spaces will be taken for this location.

SHOW MEDIA
CHRIS YERGENSEN
303-4688

JONES
4145 W. TECO AVE./ LAS VEGAS, NV 89118/ 702-645-0092

OWNER: BANK VALLEY			
SCALE: NOTED	APPROVED BY:	DRAWN BY: TOM JONES	
DATE: 4-29-03		REVISED:	
LOCATION: 3500 W SAHARA AVE 89102			
APN#16205402007		DRAWING NUMBER: 190	

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NOV 09 2011
City of Las Vegas

RQR-43802



RQR-43802 - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: I RENT B & E, LLC
3500 WEST SAHARA AVENUE

11/10/11



RQR-43802 - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: I RENT B & E, LLC
3500 WEST SAHARA AVENUE

11/10/11

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

January 9, 2009

Ms. Susan Selfridge
Bank Valley
3500 West Sahara Avenue
Las Vegas, Nevada 89102

RE: RQR-30483 – REQUIRED REVIEW
CITY COUNCIL MEETING OF JANUARY 7, 2009

Dear Ms. Selfridge:

The City Council at a regular meeting held January 7, 2009 APPROVED the Required Review of an approved Special Use Permit (SUP-2537) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF PREMISE SIGN (BILLBOARD) at 3500 West Sahara Avenue (APN 162-05-402-007), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on January 8, 2009. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Special Use Permit (SUP-2537), if approved.

2. This Special Use Permit shall be placed on an agenda closest to 12/01/11 at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

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

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

5. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (SUP-2537) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

RECEIVED
NOV 09 2011
City of Las Vegas
RQR-43802
Printed with environmentally friendly soy ink.

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

Sincerely,

Doreen Araujo

Doreen Araujo
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Mr. Rod Carter
Clear Channel Outdoor
2800-B Meade Avenue, Suite 350
Las Vegas, Nevada 89102

RECEIVED
NOV 09 2011
City of Las Vegas
RQR-43802

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

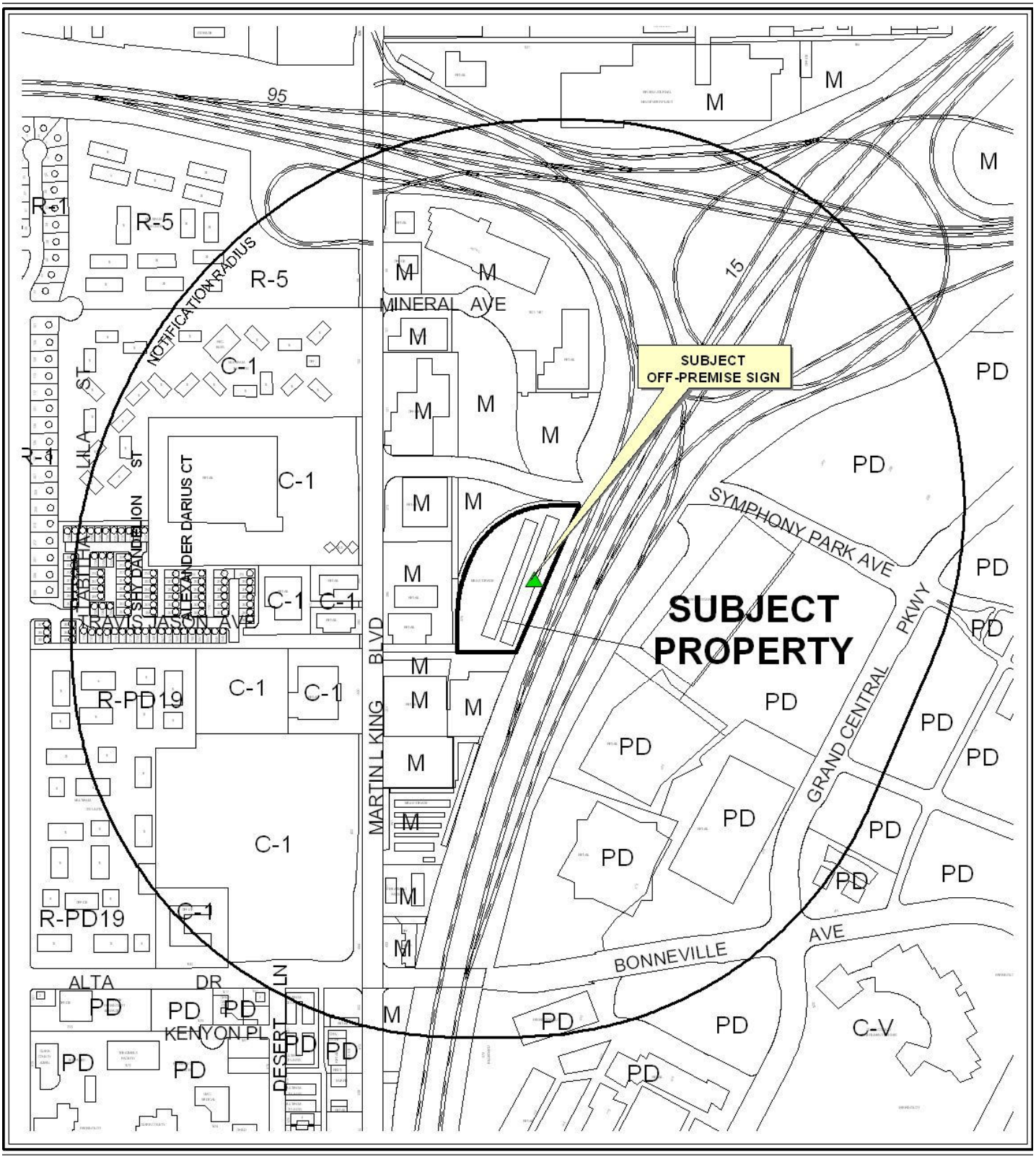
SUBJECT:
RQR-43803 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: STORAGE EQUITIES, INC. - For possible action on a Required Review for an approved Special Use Permit (U-0159-89) FOR A 55-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 275 South Martin L. King Boulevard (APN 139-33-501-012), M (Industrial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE 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. City Council Approval Letter for RQR-31586



0 500 1000 Feet

CASE: **RQR-43803**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



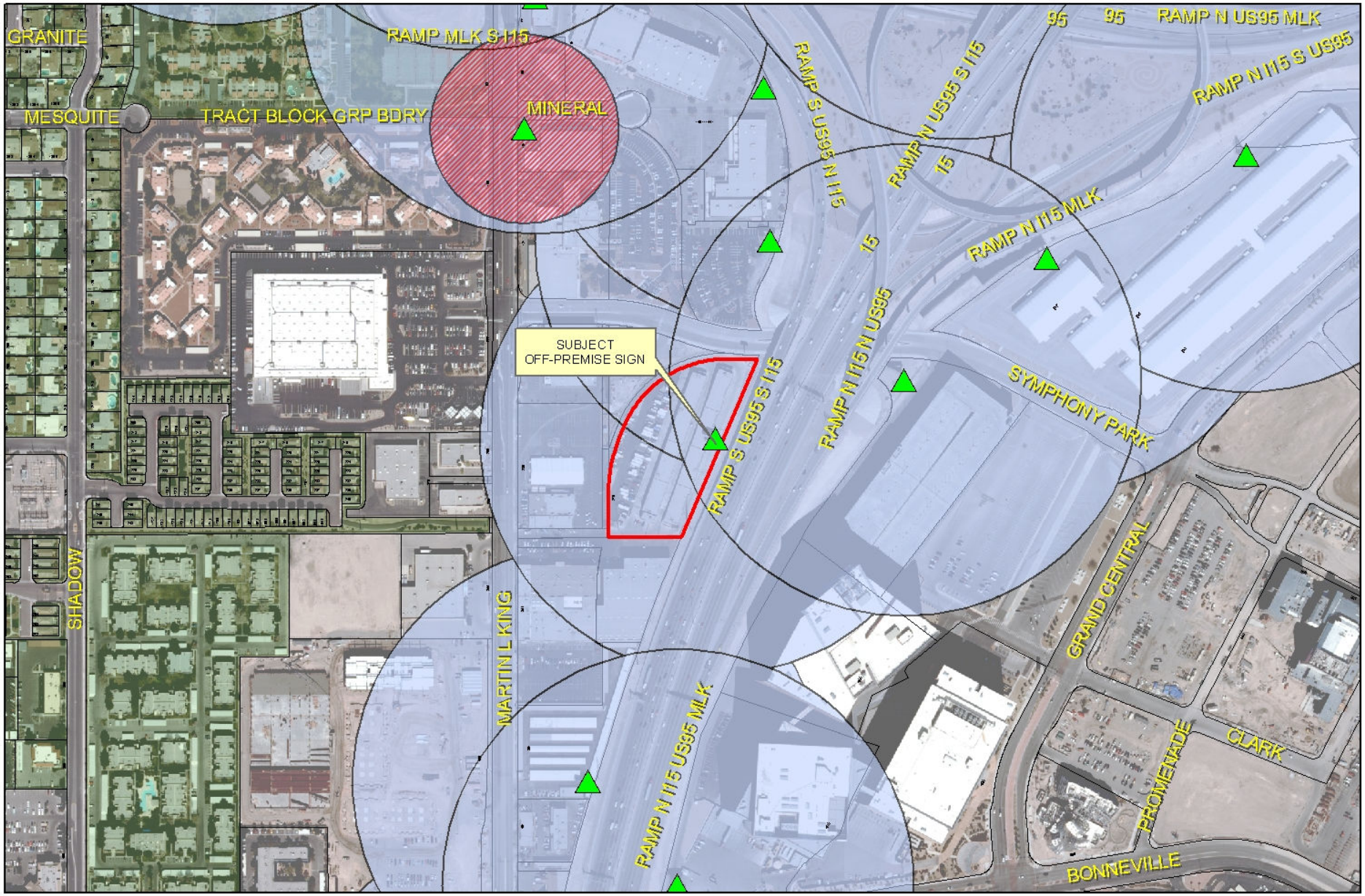
0 500 1000 Feet

CASE: **RQR-43803**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



RQR-43803

City of Las Vegas Billboard Data

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: STORAGE EQUITIES, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-43803	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

RQR-43803 CONDITIONS

Planning

1. Conformance to the approved conditions for Special Use Permit (U-0159-89).

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

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

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

5. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a two-year Required Review of an approved 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 275 South Martin Luther King Boulevard. This is the fourth review of the Special Use Permit (U-0159-89) for this Off-Premise Sign since it was constructed in 1991. The Off-Premise Sign meets all current Title 19.12.120 requirements. Staff recommends approval with conditions. If denied, the Off-Premise Sign will have to be removed.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
11/15/89	The City Council approved a request for a Special Use Permit (U-0159-89) to remove and replace an existing 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 275 South Martin L. King Boulevard. The Board of Zoning Adjustment recommended approval on 10/26/89.
12/21/94	The City Council approved a request for a Required Review [U-0159-89(1)] of an approved Special Use Permit (U-0159-89) for a 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 275 South Martin L. King Boulevard. The Board of Zoning Adjustment recommended approval on 11/22/94.
03/01/00	The City Council approved a request for a Required Review [U-0159-89(2)] of an approved Special Use Permit (U-0159-89) for a 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 275 South Martin L. King Boulevard. The Planning Commission recommended approval on 01/27/00.
04/21/04	The City Council approved a request for a Required Review (RQR-3732) of an approved Special Use Permit (U-0159-89) for a 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 275 South Martin L. King Boulevard. The Planning Commission recommended approval on 03/25/04.
09/20/06	The City Council approved a request for a Site Development Plan Review (SDR-14790) for a proposed 100,700 square-foot, four-story mini-warehouse facility on 4.0 acres at 295 South Martin L. King Boulevard. The Planning Commission recommended approval on 08/24/06.
02/04/09	The City Council approved a request for a Required Review (RQR-31586) of an approved Special Use Permit (U-0159-89) for a 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 275 South Martin L. King Boulevard. The Planning Commission recommended approval on 01/08/09.

Most Recent Change of Ownership	
02/08/94	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/04/89	Building permit #89-048962 was issued for an Off-Premise Sign under the address of 291 South Martin L. King Boulevard. The permit was finalized on 04/16/90.
05/20/09	Building permit #139279 was issued for an Off-Premise Sign under the address of 275 South Martin L. King Boulevard. The permit was finalized on 07/07/09.

Pre-Application Meeting
A pre-application meeting was not required, nor was one held

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held

Field Check	
11/16/11	Staff visited the site and found a well maintained property. The Off-Premise Sign was clean and free of graffiti with no discernible bird nuisance present.

Details of Application Request	
Site Area	
Net Acres	3.79

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Storage	LI/R (Light Industry/Research)	M (Industrial)
North	Warehouse/Storage	LI/R (Light Industry/Research)	M (Industrial)
South	Retail	C (Commercial)	M (Industrial)
		LI/R (Light Industry/Research)	
East	ROW (Right-of-Way)	ROW (Right-of-Way)	ROW (Right-of-Way)
West	Retail	C (Commercial)	M (Industrial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan	X		Y
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
A-O Airport Overlay District - 175 feet	X		Y
Trails		X	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 19.12.120, the following standards apply:

Standards	*Code Requirement*	*Provided*	*Compliance*
Location	No Off-Premise Sign may be located within public right-of-way	Sign is not located in public right-of-way.	Y
Zoning	Off-Premise Signs are permitted in C-1. C-2, C-M, and M zoning districts only	The sign is located in the M (Industrial) zoning district.	Y
Area	No Off-Premise Sign shall have a surface area greater than 672 square feet, except that an embellishment not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	Sign is 672 square feet in size and it does not have an embellishment on it.	Y
Height	No higher than 40 feet from grade at the point of construction: may be raised to a maximum of 55 feet with approval of the City Council if significantly obscured from view of travel lanes.	Sign is 55 feet tall.	Y
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	Structural elements of the sign are screened from public view.	Y
Off-Premise Sign	At least 750 feet to another Off-Premise Sign along US-95 or at least 300 feet to another Off-premise Sign (if not along US-95)	Sign is at least 650 feet from another Off-Premise Sign along Lake Mead Boulevard.	N

Standards	*Code Requirement*	*Provided*	*Compliance*
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" or U" zoned districts.	Sign is more than 300 feet from any property zoned for residential use.	Y
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Sign is permanently secured to the ground and is located on commercially zoned property.	Y

ANALYSIS

This is the fifth review of the approved Special Use Permit (U-0159-89) for a 55-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard). The billboard was constructed under sign permit #89-048962, and received final inspection on 04/16/90.

Since the construction of this Off-Premise Sign use another Off-Premise Sign use was approved at the northeast corner of Mineral Avenue and Martin L. King Boulevard with a Variance (V-0020-91), that allowed the relocation of two Off-Premise Signs with a 550-foot distance separation where 750 feet is the minimum distance allowed.

FINDINGS

During a site inspection, staff found the Off-Premise Sign in good condition, free of graffiti, and with no visible signs of a bird nuisance. There have been no significant changes in the surrounding land use since the installation of the sign and finds there is no adverse impact regarding the continued use of the sign at this time; therefore, staff recommends approval, subject to a three-year review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 43

APPROVALS 0

PROTESTS 0

MH

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-43803** APN: 139 33 501 012

Name of Property Owner: Storage Equities Inc

Name of Applicant: Clear Channel Outdoor

Name of Representative: Rod Carter

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Erik Svensson

Subscribed and sworn before me

This 31st day of October, 2011

_____

Notary Public in and for said County and State

MEREDITH A. ALLEN
Commission # 1885701
Notary Public - California
Los Angeles County
My Comm. Expires Apr 18, 2014

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NOV 09 2011
City of Las Vegas

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Required Review 31586

Project Address (Location) 275 South Martin L. King

Project Name RQR- Clear Channel Outdoor **Proposed Use** existing

Assessor's Parcel #(s) 139-33-501-012 **Ward #** 5

General Plan: existing x proposed ____ **Zoning:** existing M proposed ____

Commercial Square Footage ____ **Floor Area Ratio** ____

Gross Acres ____ **Lots/Units** ____ **Density** ____

Additional Information Required Review for an existing off premise advertising billboard sign located at 275 South Martin L. King

PROPERTY OWNER Storage Equities Inc **Contact** ~~David Krueger~~ Lease Administrator 818-244-8080

Address 701 Western Ave **Phone:** ~~(206) 772-1190~~ **Fax:** ____

City Glendale **State** CA **Zip** 91201-2349

APPLICANT Clear Channel Outdoor **Contact** Rod Carter

Address 2880-B Meade Ave **Phone:** (702) 238-7209 **Fax:** (702) 238-7266

City Las Vegas **State** NV **Zip** 89102

REPRESENTATIVE Same As Representative **Contact** ____

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

City ____ **State** ____ **Zip** ____

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 Erik Svensson

Subscribed and sworn before me

This 31st day of October, 20 11.

[signature]

Notary Public in and for said County and State

MEREDITH A. ALLEN
Commission # 1885701
Notary Public - California
Los Angeles County
My Comm. Expires Apr 18, 2014

FOR DEPARTMENT USE ONLY

Case #	RQR-43803
Meeting Date:	12/13/11 P.C.
Total Fee:	$800
Date Received:*	11/9/11
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.

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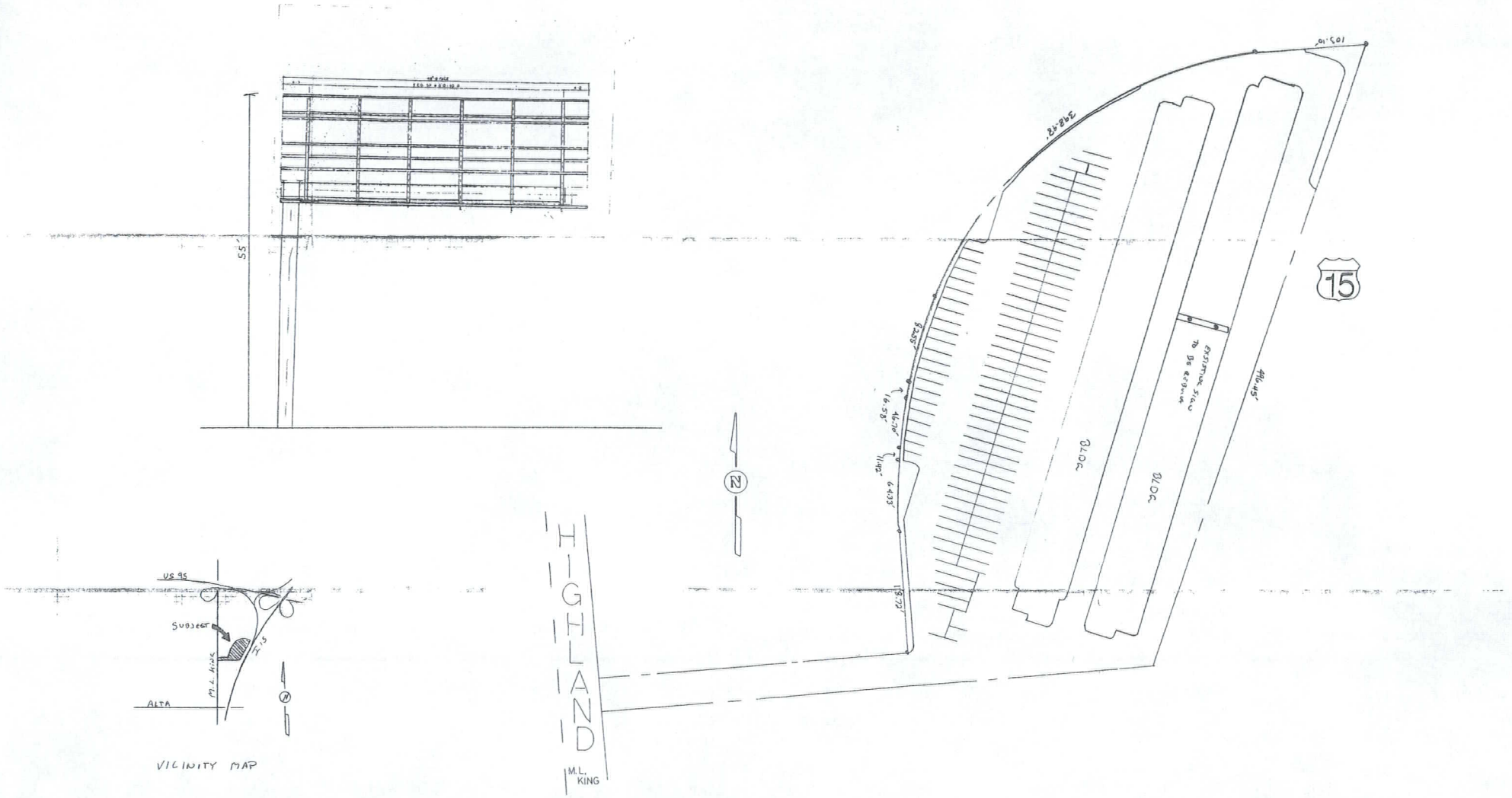
NOV 09 2011
City of Las Vegas

Revised 04/26/05



VICINITY MAP

DONREY

SCALE	1" = 40'	DRAWING NUMBER	STORAGE EQUITIES, INC
DATE	10-4-89	1	

1211 West Bonanza Road Drawn By Michael Perrah Phone 382-5020

RECEIVED
NOV 09 2011
City of Las Vegas

RQR-43803



RQR-43803 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: STORAGE EQUITIES, INC.
275 SOUTH MARTIN L. KING BOULEVARD

11/16/11



RQR-43803 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: STORAGE EQUITIES, INC.
275 SOUTH MARTIN L. KING BOULEVARD

11/16/11

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
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CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

February 6, 2009

Dawn Kader
Public Storage, Inc.
701 Western Avenue
Glendale, California 91201-2349

RE: RQR-31586 – REQUIRED REVIEW
CITY COUNCIL MEETING OF FEBRUARY 4, 2009

Dear Applicant:

The City Council at a regular meeting held February 4, 2009 APPROVED the Required Review for an approved Special Use Permit (U-0159-89) FOR A 55-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN (BILLBOARD) at 275 South Martin L. King Boulevard (APN 139-33-501-012), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 5, 2009. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Special Use Permit (U-0159-89), if approved.

2. This Special Use Permit shall be placed on an agenda closest to November 15, 2011 at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

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

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

5. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (U-0159-89) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

RECEIVED
NOV 09 2011
City of Las Vegas
RQR-43803
Printed with environmentally friendly soy ink

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

Sincerely,

Doreen Araujo
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

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

RECEIVED
NOV 09 2011
City of Las Vegas

RQR-43803

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

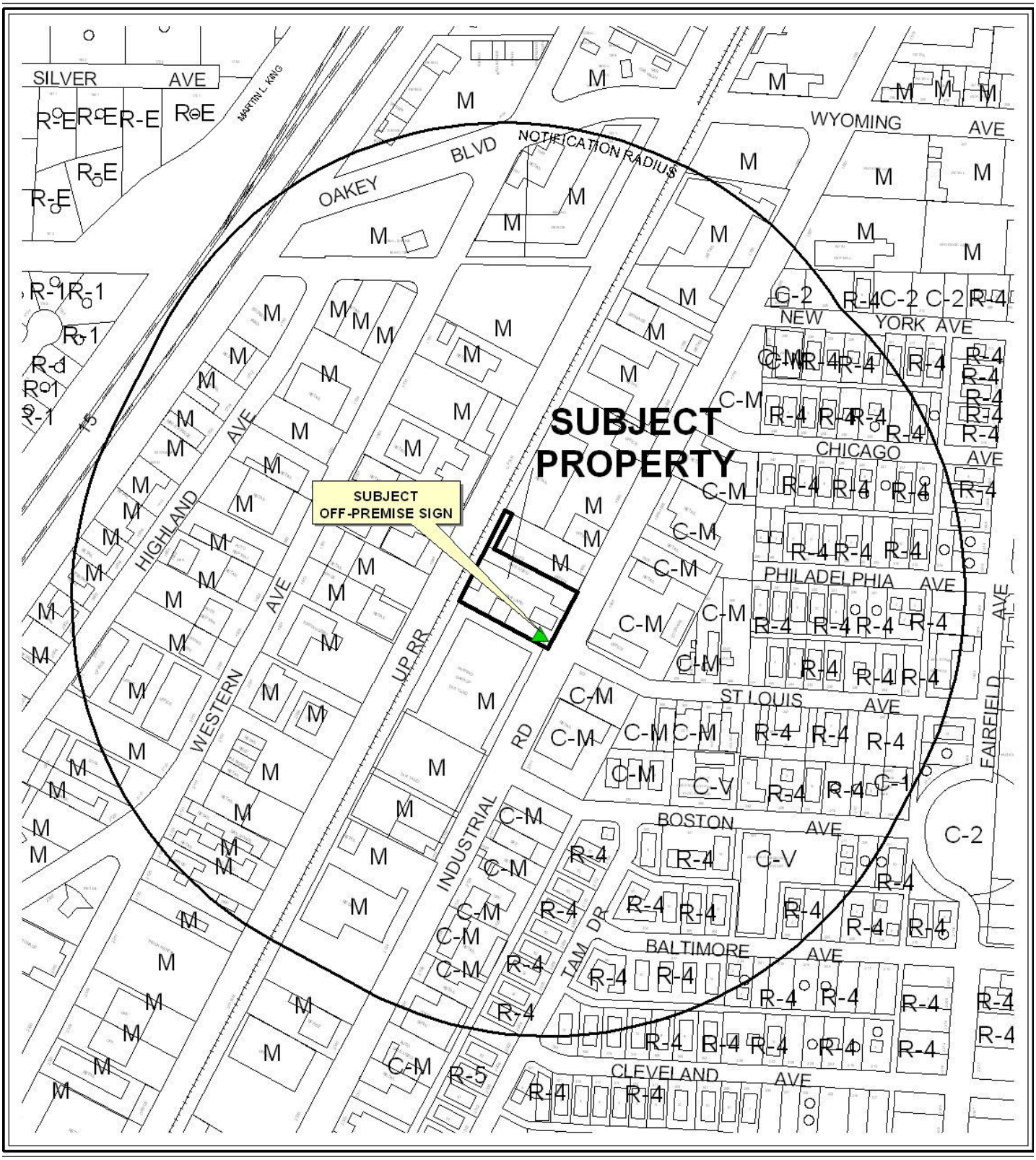
SUBJECT:
RQR-43804 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: BELL REAL ESTATE - For possible action on a Required Review of a previously approved Special Use Permit (U-0103-95) FOR A 40-FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE SIGN at 1910 Industrial Road (APN 162-04-704-006), M (Industrial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE 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:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-31387



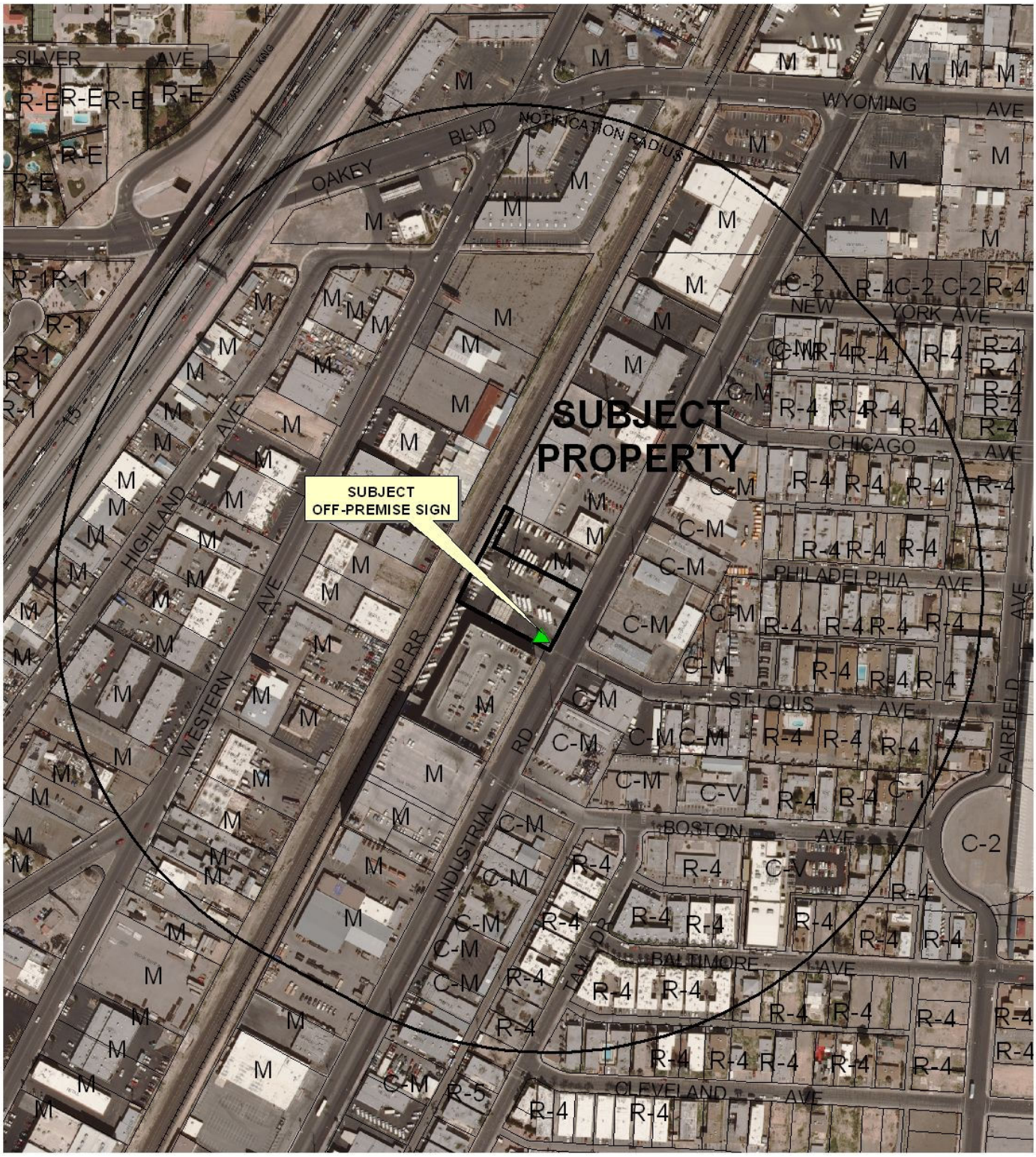
0 300 600 Feet

CASE: **RQR-43804**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



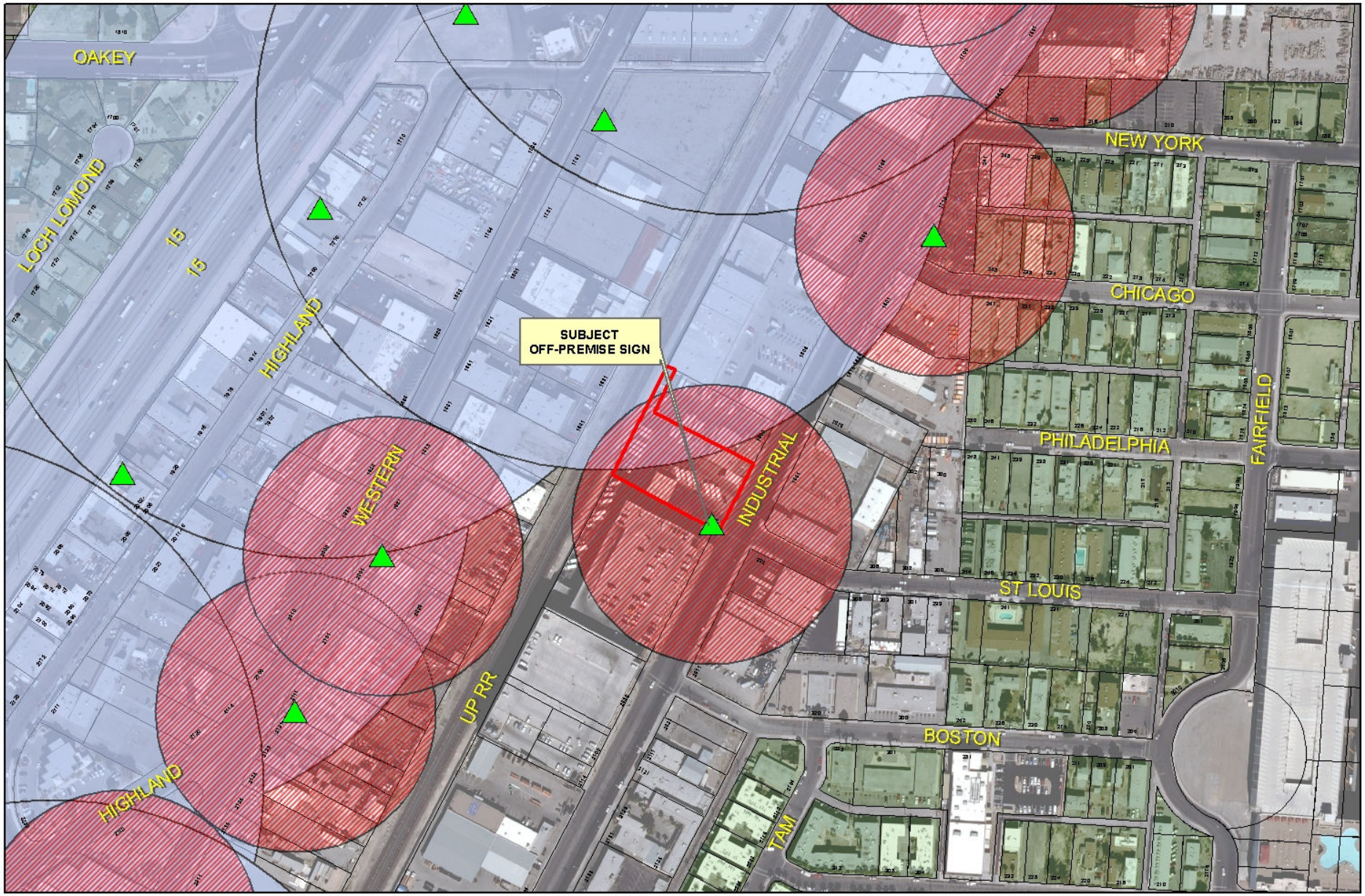
0 300 600 Feet

CASE: **RQR-43804**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



RQR-43804

City of Las Vegas Billboard Data

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: BELL REAL ESTATE

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-43804	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

RQR-43804 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (U-0103-95).

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This request is in response to a two-year Required Review of an approved Special Use Permit (U-0103-95) to allow a 40-foot tall, 12-foot by 24-foot Off-Premise Sign at 1910 Industrial Road. This is the third review of the Special Use Permit for this Off-Premise Sign since it was constructed in 1995. The Off-Premise Sign meets all provisions of Title 19 and conditions in the area have not changed significantly since the previous approval; therefore, staff recommends approval with conditions. If denied, the Off-Premise Sign would have to be removed.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
10/18/95	The City Council approved a request for a Special Use Permit (U-0103-95) for a 12-foot by 24-foot Off-Premise Sign at 1910 Industrial Road. The Board of Zoning Adjustment recommended approval.
12/06/00	The City Council approved a request for a Required Review [U-0103-95(1)] of an approved Special Use Permit (U-0103-95) for a 12-foot by 24-foot Off-Premise Sign at 1910 Industrial Road. The Planning Commission recommended approval.
01/19/05	The City Council approved a request for a Required Review (RQR-5443) of an approved Special Use Permit (U-0103-95) for a 12-foot by 24-foot Off-Premise Sign at 1910 Industrial Road. The Planning Commission recommended approval and staff recommended denial.
05/17/06	The City Council approved a request to change the Future Land Use designation (GPA-9219) to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan Area and within the proposed Redevelopment Plan Expansion Area. The Planning Commission recommended approval.
01/21/09	The City Council approved a request for a Required Review (RQR-31387) of an approved Special Use Permit (U-0103-95) for a 12-foot by 24-foot Off-Premise Sign at 1910 Industrial Road. The Planning Commission recommended approval and staff recommended denial.

Most Recent Change of Ownership	
10/10/03	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/29/95	A building permit (95883202) was issued for an Off-Premise Sign at 1910 Industrial Road. The permit expired on 06/01/96, and was never finalized.
07/12/96	A building permit (96013880) was issued for a Off-Premise Sign (renewal of permit 95883202), but expired on 01/11/97 and was never finalized.
03/19/03	A business license (A04-0065) was issued for Advertising Space Leasing or Selling at 1900 Industrial Road. The license is still active.
07/06/01	A business license (T02-00020) was issued for Sightseeing Bus or Limousine Service at 1900 Industrial Road. The license is still active.
01/14/09	A building permit (130834) was issued for an Off-Premise Sign at 1910 Industrial Road. The permit was finalized on 07/07/09.

Pre-Application Meeting
No pre-application meeting was required.

Neighborhood Meeting
No neighborhood meeting was required, nor was one held.

Field Check	
11/10/11	Staff visited the site and found a clean, well maintained commercial parking garage with an Off-Premise Sign. The sign was free of graffiti and in good condition.

Details of Application Request	
Site Area	
Net Acres	1.01

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Taxicab/Limo Yard	LI/R (Light Industry/Research)	M (Industrial)
North	Offices	LI/R (Light Industry/Research)	M (Industrial)
South	Parking Garage	LI/R (Light Industry/Research)	M (Industrial)
East	Office	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
West	Warehouse	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)

YK

Master Plan Areas	***Yes***	***No***	***Compliance***
Downtown Centennial Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
A-O (Airport Overlay) District 200-feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Standards	***Code Requirement***	***Provided***	***Compliance***
Location	No Off-Premise Sign may be located within the public right-of-way. May not be located within the Off-Premise Sign Exclusionary Zone except in exempted areas.	The Off-Premise Sign is not in the right-of-way.	Y
Zoning	Off-Premise Signs are permitted in the C-1, C-2, C-V, C-M, and M Zoning Districts only.	The Off-Premise Sign is in the M (Industrial) zoning district.	Y
Area	No Off-Premise Signs shall have a surface area greater than 672 square feet.	The Off-Premise Sign is 288 square feet in size.	Y
Height	No higher than 40 feet from grade at the point of construction; may be raised to 55 feet with City Council approval.	The Off-Premise Sign is 40 feet tall.	Y
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	The nearest "R" zoned district is 500 feet to the east.	Y
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	The Off-Premise Sign is secured to the ground on a non-residential property.	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Industrial Road	Primary Arterial	Master Plan of Streets and Highways	100	Y

ANALYSIS

This is the third review of the Special Use Permit (U-0103-95) for an Off-Premise Sign since its initial approval on 1995. Since the approval of the Special Use Permit and the subsequent review periods there has been no tangible redevelopment within the surrounding area. The sign has the required building permit with final inspection completed. A field check conducted by staff on November 10, 2011, established that the sign is in conformance with Title 19 standards. The subject site is located within the Airport Overlay District with height restriction of 200 feet and the existing Off-Premise Sign height is 40 feet.

FINDINGS (RQR-43804)

The Off-Premise Sign conforms to the requirements of Title 19, conditions of approval of Special Use Permit (U-0103-95) and conditions in the area have not changed significantly since approval of the Special Use Permit. Staff recommends approval of this review, with conditions. This Off-Premise Sign will be subject to another review in three (3) years.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 135

APPROVALS 0

PROTESTS 0

YK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-43804** APN: 162 04 704 006

Name of Property Owner: BELL REAL ESTATE LLC

Name of Applicant: Clear Channel Outdoor

Name of Representative: Rod Carter

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

☐ **Yes** ☒ **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: Brent Bell

→ Subscribed and sworn before me

This 3rd day of November, 2011

Deborah N. Garceanu

Notary Public in and for said County and State

Deborah N. Garceanu
Notary Public
State of Nevada
My Appointment Expires March 8, 2015
Certificate No. 99-35724-1

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PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Required Review 31387

Project Address (Location) 1910 Industrial Road

Project Name Clear Channel Outdoor Required Review **Proposed Use** existing

Assessor's Parcel #(s) 162-04-704-006 **Ward #** 3

General Plan: existing x proposed _____ **Zoning:** existing M proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information Required Review of an approved billboard located at 1910 Industrial Road

PROPERTY OWNER Bell Real Estate **Contact** Brent Bell

Address 1900 Industrial Road **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89102

APPLICANT Clear Channel Outdoor **Contact** Rod Carter

Address 2880-B Meade Ave., Suite 350 **Phone:** (702) 238-7209 **Fax:** (702) 238-7266

City Las Vegas **State** NV **Zip** 89102

REPRESENTATIVE Same As Applicant **Contact** _____

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

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

Property Owner Signature* _____

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

Print Name Brent Bell

Subscribed and sworn before me

This 3rd day of November, 20 11.

Deborah N. Garceanu

Notary Public in and for said County and State

Deborah N. Garceanu
Notary Public
State of Nevada
My Appointment Expires March 8, 2015
Certificate No. 99-35724-1

FOR DEPARTMENT USE ONLY

Case #	ZQR-43804
Meeting Date:	11/10/12
Total Fee:	$800
Date Received:*	11/9/11
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.

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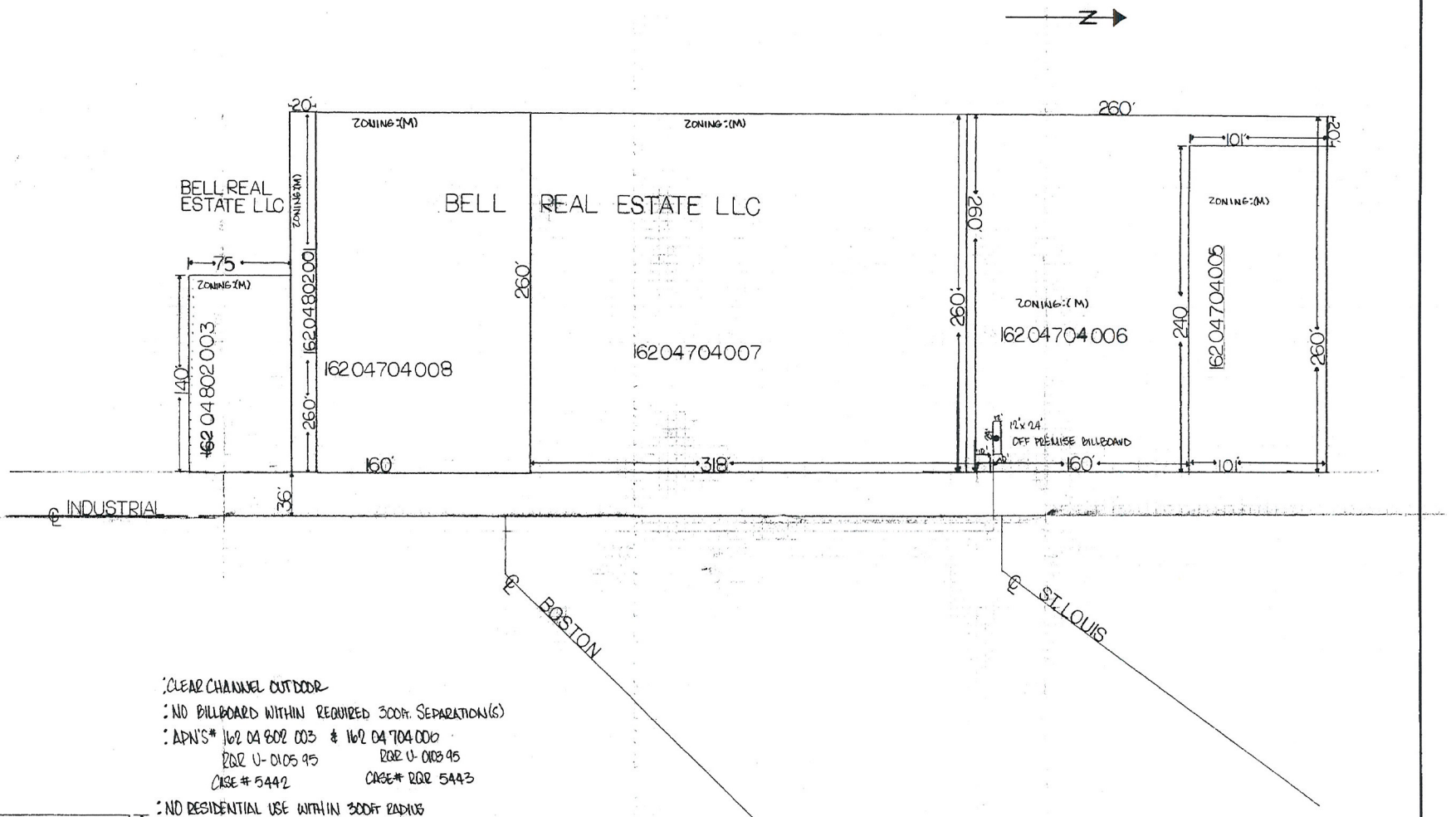
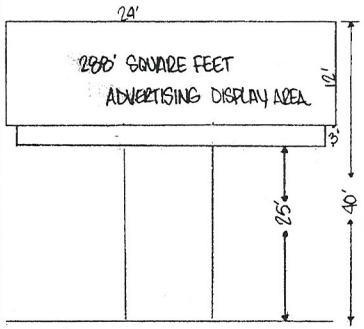
City of Las Vegas

Revised 04/26/05



:CLEAR CHANNEL OUTDOOR
: NO BILLBOARD WITHIN REQUIRED 300ft. SEPARATION(S)
: APN'S* 162 04 802 003 & 162 04 704 006
RQR U-0105 95 RQR U-0103 95
CASE # 5442 CASE# RQR 5443
: NO RESIDENTIAL USE WITHIN 300ft RADIUS
: ZONING (M) INDUSTRIAL DISTRIC
: LAS VEGAS 89102
: LOCATIONS CONFORM TO TITLE 19A
: OWNER: BELL REAL ESTATE LLC
: WARD # 1 - JANET MONCRIEF
: SIGHT PLAN C FOR (1) 12'x 24' OFF PREMISE ADVERTISING "BILLBOARD" SIGN(S)



ELEVATION DRAWING NOT TO SCALE

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City of Las Vegas

RQR-43804

BELL REAL ESTATE LLC INDUSTRIAL RD 89102

SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: RC
DATE: 10/25/04		REVISED

SIGHT PLAN FOR (1) 12'x 24' BILLBOARDS

JURISDICTION: LAS VEGAS 89102 WARD #1

DRAWING NUMBER: ONE OF ONE



RQR-43804 - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: BELL REAL ESTATE
1910 INDUSTRIAL ROAD

11/10/11

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

January 23, 2009

Mr. Brent Bell
Bell Real Estate
1910 Industrial Road
Las Vegas, Nevada 89102

RE: RQR-31387 – REQUIRED REVIEW
CITY COUNCIL MEETING OF JANUARY 21, 2009

Dear Mr. Bell:

The City Council at a regular meeting held January 21, 2009 APPROVED the Request for a Required Review of an approved Special Use Permit (U-0103-95) FOR A 40-FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE SIGN (BILLBOARD) at 1910 Industrial Road (APN 162-04-704-006), M (Industrial) Zone The Notice of Final Action was filed with the Las Vegas City Clerk on January 22, 2009. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Special Use Permit (U-0103-95), if approved.

2. This Special Use Permit shall be placed on an agenda closest to 01/19/12 at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

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

4. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.

5. All of the supporting structure shall be repainted, as required by the Planning and Development Department, within 30 days of final approval of this review by the City Council. Failure to perform the required repainting may result in fines and/or removal of the Off-Premise Sign (Billboard).

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City of Las Vegas

RQR-43804

Printed with environmentally friendly soy ink

6. If the existing Off-Premise Sign (Billboard) is voluntarily demolished, this Special Use Permit (U-0103-95) shall be expunged and a new Off-Premise Sign (Billboard) shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

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

Sincerely,

Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

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

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RQR-43804

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

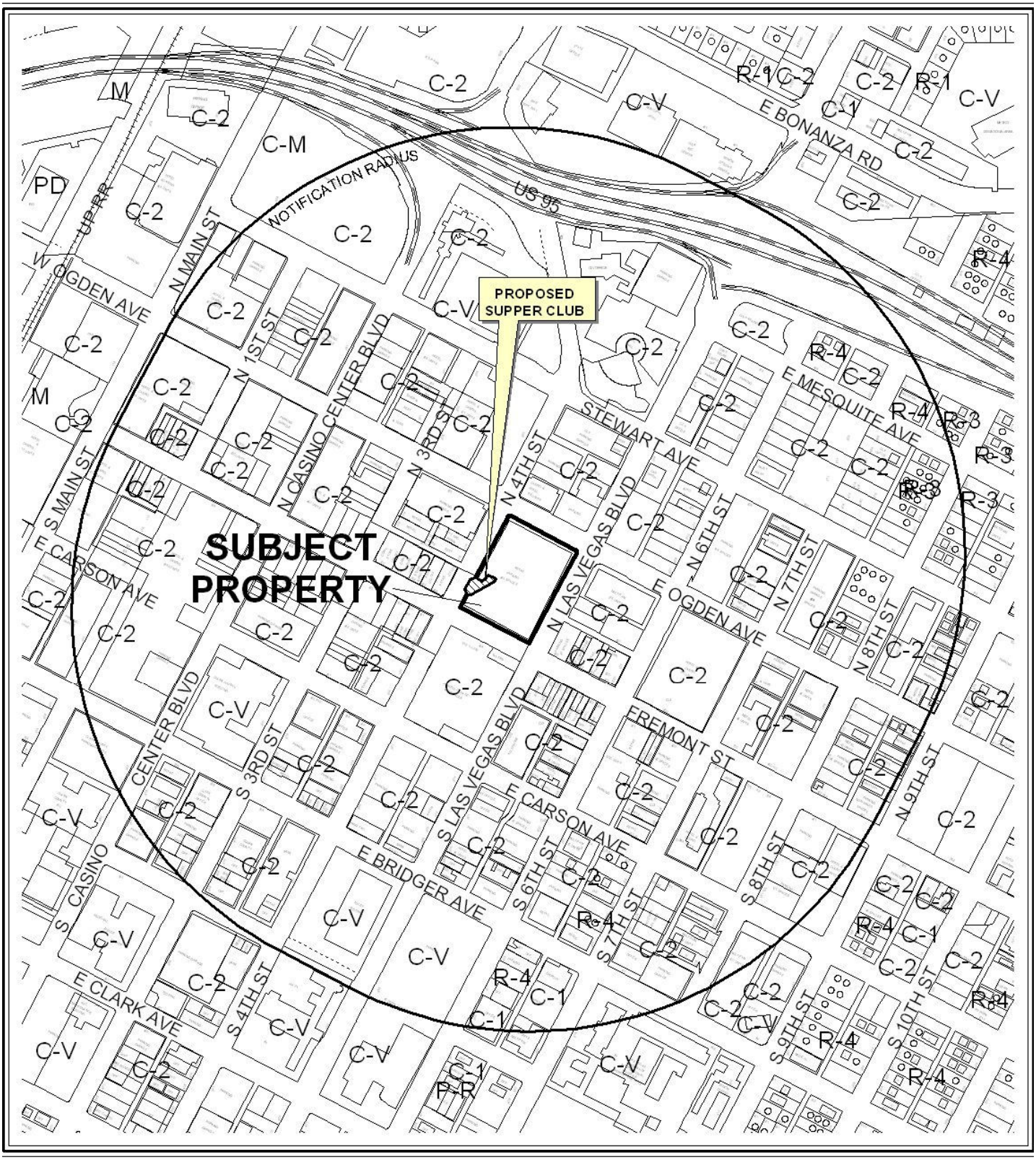
SUBJECT:
SUP-43685 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DENNY"S INC. - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,300 SQUARE-FOOT SUPPER CLUB at 450 Fremont Street, Suite #195 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE 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:
Staff recommends APPROVAL, subject to conditions:

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



0 500 1000 Feet

CASE: **SUP-43685**

RADIUS: 1500 FEET

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

N



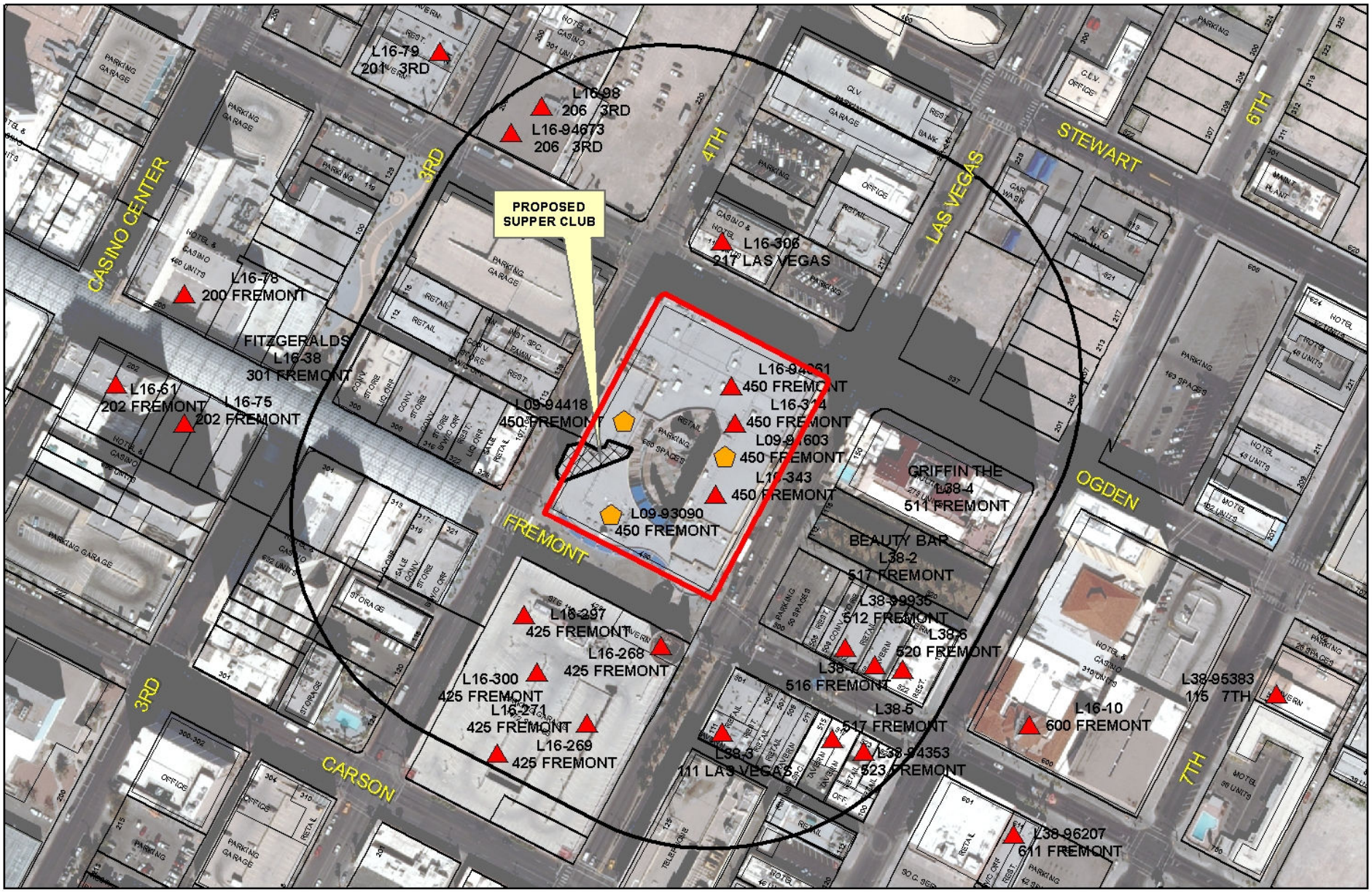
0 500 1000 Feet

CASE: **SUP-43685**

RADIUS: 1500 FEET

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

N



SUP-43685

Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler On Sale
- Child Care/ Children Facility
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DENNY'S INC. - OWNER: FAEC HOLDINGS WIRRULLA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-43685	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-43685 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Supper Club use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. 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 Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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 signage shall be in full conformance to Title 19.08 sign standards and Title# 19.10.160 Las Vegas Scenic Byway Overlay District standards, and shall be reviewed by the Downtown Design Review Committee prior to issuance of a sign permit.

8. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Supper Club use at 450 Fremont Street, Suite #195. The subject tenant space within the Neonopolis is currently vacant. The addition of a Supper Club use will allow a bar area within a restaurant by providing a sufficient barrier limiting access. The use is appropriate for the site and can be conducted in a manner that is harmonious and compatible with surrounding uses; therefore, staff recommends approval. If the application is denied, the use will not be allowed.

ISSUES

- A Supper Club use is permitted in the C-2 (General Commercial) zoning district with an approved Special Use Permit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/16/64	The City Council approved a Rezoning (Z-0100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to C-2 (General Commercial) for approximately 230 Acres generally located on property bounded by Main Street to the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard on the south. The Planning Commission approved Reclassification of this property.
03/23/98	The City Council approved a Site Development Plan (SD-0003-98) on property bounded by Fremont Street, 4th Street, Ogden Avenue, and Las Vegas Boulevard for a proposed 264,210 square-foot Retail/Entertainment Complex. The Planning Commission and staff recommended approval.
10/03/01	The City Council approved a Special Use Permit (U-0117-01) for a proposed 2,162 square-foot Liquor Establishment (Tavern) in conjunction with a Retail/Entertainment Complex at 450 Fremont Street, Suite 195. The Planning Commission and staff recommended approval.
05/01/02	The City Council approved a Special Use Permit (U-0024-02) for a Liquor Establishment (Tavern) at 450 Fremont Street, Suite 101 with a Waiver of the minimum 1,500-foot separation requirement from religious facilities, Liquor Establishment (Tavern) and a school. The Planning Commission and staff recommended approval.

08/07/02	The City Council approved a Special Use Permit (U-0063-02) for a Liquor Establishment (Tavern) at 450 Fremont Street, Suite 130 with a Waiver of the minimum 1,500-foot separation requirement from religious facilities, Liquor Establishment (Tavern) and a school. The Planning Commission and staff recommended approval. This use expired on 01/25/11.
11/20/02	The City Council approved a Special Use Permit (U-0124-02) for a Liquor Establishment (Tavern) at 450 Fremont Street, Suite 320 with a Waiver of the minimum 1,500-foot distance separation requirement from a Liquor Establishment (Tavern), a religious facility, and a school. The Planning Commission and staff recommended approval.
10/15/08	The City Council approved a Special Use Permit (SUP-29230) for a proposed Liquor Establishment (Tavern) at 450 Fremont Street, Suite 150 with a Waiver of the minimum 1,500-foot distance separation requirement from a religious facility, Liquor Establishment (Tavern) and a school. The Planning Commission and staff recommended approval. This use expired on 10/15/09.
	The City Council approved a Special Use Permit (SUP-29237) for a proposed Liquor Establishment (Tavern) at 450 Fremont Street, Suite 101 with a Waiver of the minimum 1,500-foot distance separation requirement from a Liquor Establishment (Tavern), a religious facility, and a school. The Planning Commission and staff recommended approval. This use expired on 10/15/09.
11/05/08	The City Council approved a Special Use Permit (SUP-29607) for a Beer/Wine/Cooler On-Sale Establishment at 450 Fremont Street, Suite 117. The Planning Commission and staff recommended approval. This use expired on 11/05/10.
8/17/11	The City Council approved a Special Use Permit (SUP-41908) for a Liquor Establishment (Tavern) at 450 Fremont Street, Suite 101 with a Waiver of the minimum 1,500-foot distance separation requirement from a Liquor Establishment (Tavern), a religious facility, and a school. The Planning Commission and staff recommended approval.
09/13/11	The Planning Commission approved a Special Use Permit (SUP-42686) for a Liquor Establishment (Tavern) at 450 Fremont Street, Suite 130 with a Waiver of the minimum 1,500-foot distance separation requirement from a Liquor Establishment (Tavern), a religious facility, and a school. Staff recommended approval.
12/07/11	City Council will hear the request for a Special Use Permit (SUP-43347) for a Beer/Wine/Cooler On- and Off Sale Establishment at 450 Fremont Street, Suite 123 in conjunction with a proposed 1,255 square-foot restaurant. The Planning Commission and staff recommended approval.

12/07/11	City Council will hear the request for a Special Use Permit (SUP-43357) for a 22,160 square-foot liquor establishment (tavern) with waivers to allow a zero-foot distance separation from another liquor establishment (tavern), a 1,200-foot distance separation from a religious facility, and a 1,340-foot distance separation from a school where 1,500 feet is required at 450 Fremont Street, in a portion of Suite #130. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
06/21/06	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/10/95	A building permit (#95372959) was issued for a certificate of completion for the shell of a building at 450 Fremont Street Suite. The permit was finalized on 07/28/95.
03/05/02	A building permit (#2003925) was issued for a tenant improvement for 450 Fremont Street Suite #195. The permit was finalized on 05/16/02.
06/16/09	A business license (#L09-99718) was issued for Beer/Wine/Cooler On Sale at 450 Fremont Street Suite #195. This license is no longer active as of 12/17/10.
06/16/09	A business license (#R09-99719) was issued for a Restaurant at 450 Fremont Street Suite #195. This license is no longer active as of 12/17/10.

Pre-Application Meeting	
10/20/11	A pre-application meeting was held and issues concerning the submittal of a Special Use Permit for a Supper Club use were discussed with the applicant.

Neighborhood Meeting
A Neighborhood Meeting is not required for this application, nor was one held.

Field Check	
11/08/11	During a routine site inspection performed by staff, the subject property was noted as a reasonably maintained commercial development.

Details of Application Request	
Site Area	
Net Acres	2.75

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Retail	C (Commercial	C-2 (General Commercial)
North	Gaming Establishment, Non-Restricted/Hotel	C (Commercial	C-2 (General Commercial)
South	Parking Garage/ Taverns	C (Commercial	C-2 (General Commercial)
East	Multi-Family Residential	C (Commercial	C-2 (General Commercial)
West	Retail	C (Commercial	C-2 (General Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Downtown Centennial Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Downtown Centennial Plan Overlay District (Central Casino Core)	X		Y
A-O (Airport Overlay) District (200 Feet)	X		Y
Downtown Casino Overlay District	X		Y
Live/Work Overlay District	X		Y
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
Trails (Las Vegas Boulevard Scenic Byway)	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Las Vegas Boulevard	Primary Arterial	Master Plan of Streets and Highways	80	N

Parking Requirement - Downtown							
Use	*Gross Floor Area or Number of Units*	*Base Parking Requirement*			*Provided*		*Compliance*
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	264,210 SF	1:250 SF	1,057				
TOTAL SPACES REQUIRED			1,057		680		Y

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. Ample parking is provided in the basement parking garage and another parking garage located just to the south of the project. In addition, the site is located on a major mass transit route.

ANALYSIS

A Supper Club is allowed in the C-2 (General Commercial) Zoning District with approval of a Special Use Permit. A Supper Club is a restaurant and bar operation with alcoholic beverage sales in which:

1. The bar area is separated from the restaurant area by a barrier sufficient to prevent access to the bar by minors;

2. The actual seating available at all times within the dining area will accommodate at least 125 persons. For purposes of this requirement, the "dining area" does not include bar stool seating at the bar or lounge seating, but may include table or booth seating within the bar area and table seating within a patio area;

3. Alcoholic beverages are served in the restaurant area only in conjunction with the service of food;

4. Full-course meals are available during all hours the bar area is open to the public;

5. A cook and food server, other than a bartender, are available at all times the bar area is open to the public; and

6. The restaurant operation is the principal portion of the business.

Since only the use at this location will change and the structure will not be altered as a result of the approval of this request, no streetscape, setback, utility or design standards apply. The property for the proposed use is located within seven overlay districts. The Central Casino Core Overlay District within the Downtown Centennial Plan is concerned with the physical development of parcels and the approval requirements for uses are referred to title 19.12. The A-O (Airport Overlay) District refers to a 200 foot height for buildings and the current structure meets the height limit. The Live/Work Overlay District is to allow owners and operators of businesses to occupy joint living and work quarters, and the proposed use does not have a residential component. The use is in conformance with the Las Vegas Boulevard Scenic Byway Trail and the policies of the Downtown Redevelopment Plan Area.

New signage for parcels adjacent to Las Vegas Boulevard, including the subject site, must comply with both Title 19.14 sign standards for the C-2 (General Commercial) Zoning District and the standards of the Las Vegas Boulevard Scenic Byway Overlay District and Downtown Casino Overlay District pursuant to Title 19.06.140. These special districts require sign surface areas of the development to contain illuminated signage in the form of neon signs, animated signs or a combination of the two. A review of the signage by the Downtown Design Review Committee is also required prior to the issuance of sign permits.

The proposed Supper Club Use meets the minimum Special Use requirements, including all distance separation requirements. As the use can be conducted in a manner that is harmonious and compatible with the commercial land uses on all sides of the site, staff recommends approval of the Special Use Permit request.

FINDINGS (SUP-43685)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

   The proposed Supper Club use is suitable for this location and can be operated 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.

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

   No significant changes are proposed to the site with this application to increase the intensity of the proposed land use. The overall development is intended to contain retail and related uses such as the one proposed.

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

   The site has ample access with Las Vegas Boulevard a (Primary Arterial) bordering the property and the US-95 Highway approximately 1,500 feet to the north.

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 a Special Use Permit for a Supper Club at this location will not compromise the public health, safety and welfare or the primary objectives of the General Plan, as the use will be subject to regular to inspections and licensing requirements.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The use, Supper Club, meets the requirements of Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 237

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43685** APN: 139-34-513-002 / -003

Name of Property Owner: FAEC Holdings Wirrulla LLC

Name of Applicant: Denny's, Inc. dba Denny's Restaurant #2337

Name of Representative: Benjamin J. Volmer, Esq.

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Dharmesh Bhanabhai

Subscribed and sworn before me

This 3rd day of Oct., 2011

Dianne M. Sheridan

Notary Public in and for said County and State

Clark County, Nevada

Revised 11-14-06

DIANNE M. SHERIDAN
Notary Public State of Nevada
No. 06-108826-1
My appt. exp. July 26, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Denny's, Inc.

Project Address (Location) 450 Fremont Street, Suite 195, Las Vegas, NV 89101

Project Name Denny's Restaurant #2337 **Proposed Use** Supper Club

Assessor's Parcel #(s) 139-34-513-002 / -003 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER FAEC Holdings (Nirrulla LLC **Contact** Dan Bhanabhai

Address 450 Fremont Street, #285 **Phone:** 243-0654 **Fax:** 671-0092

City Las Vegas **State** NV **Zip** 89101

E-mail Address danenirrulla.com

APPLICANT Denny's, Inc. **Contact** Wayne Hall

Address 203 East Main Street **Phone:** (864) 597-8000 **Fax:** _____

City Spartanburg **State** SC **Zip** 29319

E-mail Address _____

REPRESENTATIVE Kolesar & Leatham, Chtd. **Contact** Benjamin J. Volmer, Esq.

Address 400 S. Rampart Blvd., Suite 400 **Phone:** (702) 362-7800 **Fax:** _____

City Las Vegas **State** NV **Zip** 89145

E-mail Address bvolmer@klnevada.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 Dharmesh Bhanabhai

Subscribed and sworn before me

This 3rd day of October, 20 11.

Dianne M. Sheridan

Clark County, Nevada

Notary Public in and for said County and State

DIANNE M. SHERIDAN
Notary Public State of Nevada
No. 06-108826-1
My appt. exp. July 26, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-43685
Meeting Date:	12/13/2011
Total Fee:	1290.00
Date Received:*	10/25/2011
Received By:	MREP

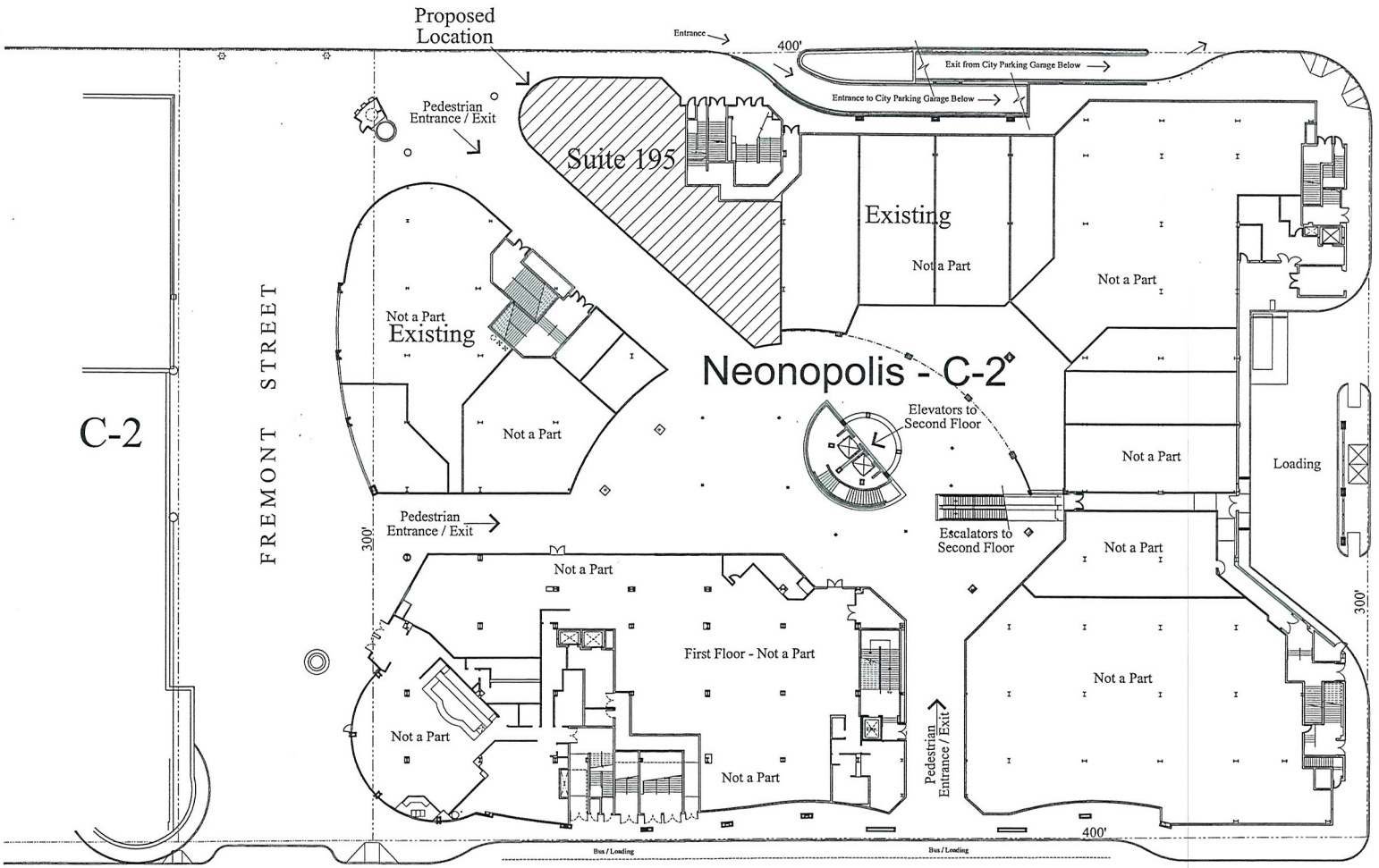
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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

C-2 C-2 C-2

FOURTH STREET



LAS VEGAS BOULEVARD

SITE INFORMATION

ZONING:
C-2 - General Commercial District

COMMERCIAL AREA :

Parcel : (Approximate, to be Verified)
Gross Area 119,790 sf 2.75 acres

Building:
Overall Area 320,000 sf

Suite 195:
Total Area: 6,300 gsf

PARKING REQUIREMENTS

Parking Required:
Shopping Center 1 per 250 sf
Total Required: 6.3 * 4 = 25

Provided:
*** per City Public Parking Garage Below**
Total Provided: 25
Parking Ratio: 4.0 per 1000 1 per 250

H/C Required:
Total Spaces per chart 1
Total Provided: 1
* per City Public Parking Garage Below

C-2



Vicinity Map

© Copyright 2011, Environmental Design Group, LLC
This Plan is Conceptual in Nature and No Guarantee of its Accuracy is Implied. The Owner/Architect reserves the Right to make Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

C-2 **Site Plan** C-2

North

Scale: 1" = 20'
0 20 40 80

Project No. 111032 September 29, 2011

Denny's at Neonopolis

Las Vegas, Nevada

Environmental DESIGN GROUP
ARCHITECTURE ▪ PLANNING ▪ INTERIORS
LAS VEGAS ▪ SCOTTSDALE

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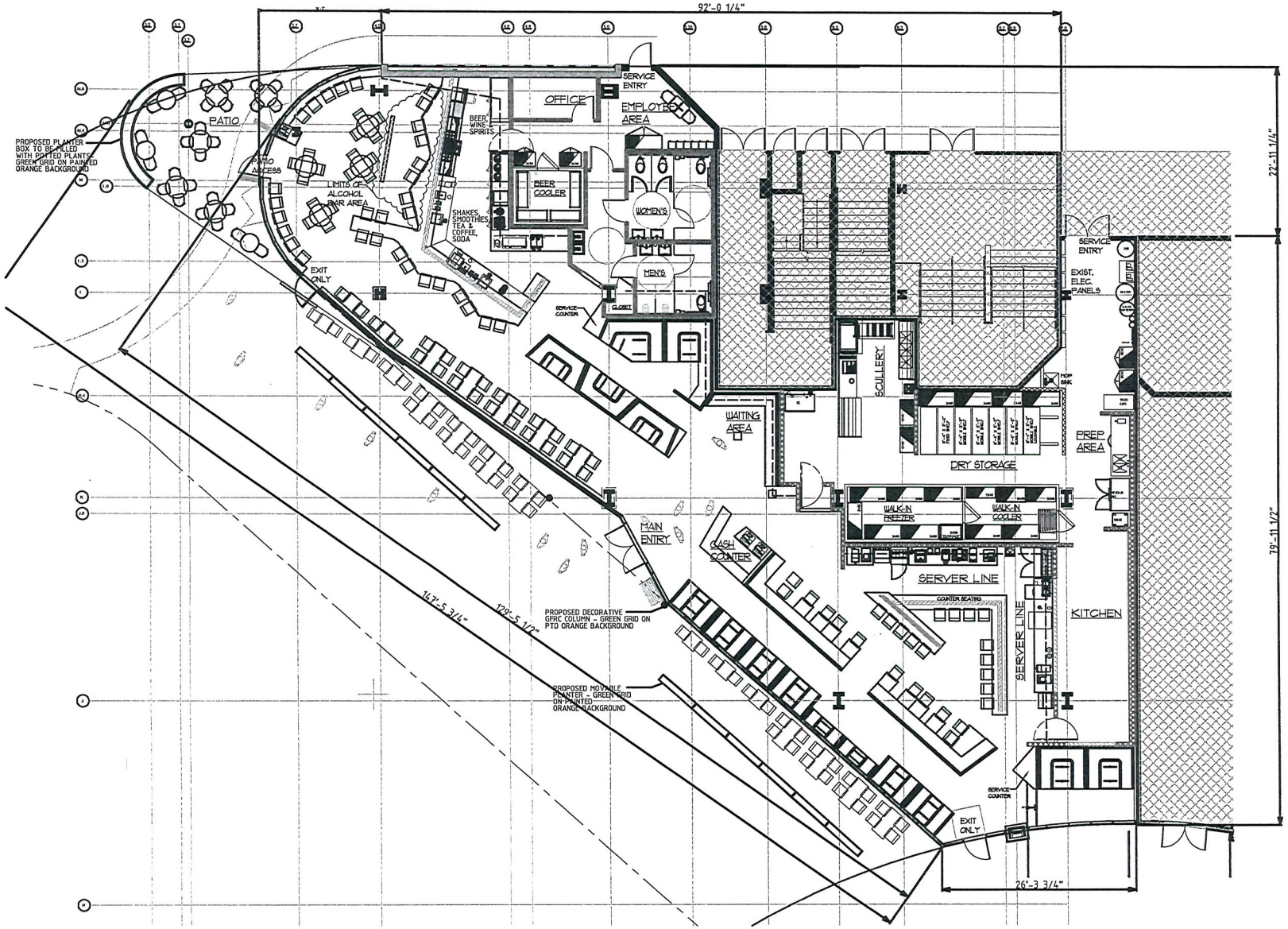
SUP-43685



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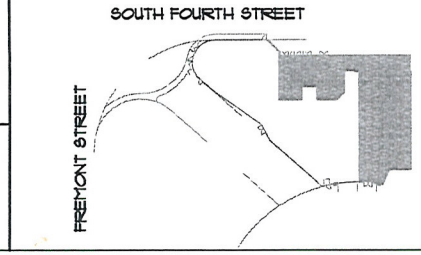
KEY PLAN:



OCCUPANCY:

TOTAL INSIDE SEATING:	176 SEATS
TOTAL EXTERIOR SEATING:	70 SEATS
TOTAL SEATING:	246
MAXIMUM OCCUPANCY:	288

CONSTRUCTION LEGEND

- EXISTING TO BE DEMOLISHED
- EXISTING TO BE DEMOLISHED
- 34" FINISH HEIGHT CHASE PARTITION FOR PLUMBING, ELECTRICAL/ DATA CONSIST OF 3-1/2" STEEL STUDS 16" OC TO ARC[illegible] BRACING REQUIRED W/3/[illegible] ON BOTH SIDES - FOH: V[illegible]TE METAFOR PANEL; BOH: FRP
- EXISTING STRUCTURAL COLUMN DEMISING WALL TO REMAIN
- NEW PERIMETER WALL SYSTEM - CODE-REQUIRED RATED CONSTRUCTION
- NEW STOREFRONT SYSTEM ON NEW LOW WALL: CLEAR ANODIZED METAL FRAMED - NANAWALL SYSTEM ALONG RADIAL CURVE ONLY. CLEAR ANODIZED METAL FIXED STOREFRONT OTHERWISE. SILL AT 24"AFF/ HEAD AT 10'-6"AFF
- FULL HEIGHT METAL STUD CHASE WALL FOR PLUMBING/ ELECTRICAL/ DATA - - CODE-REQUIRED RATED CONSTRUCTION
- 42" FINISH HEIGHT CHASE PARTITION FOR PLUMBING, ELECTRICAL/ DATA CONSIST OF 3-1/2" STEEL STUDS 16" OC TO ARCH LATERAL BRACING REQUIRED W/3/4" PLYWOOD ON BOTH SIDES - FOH: VM ZINC VERTE METAFOR PANEL; BOH: FRP
- 48" FINISH HEIGHT PARTITION FOR ELECTRICAL/ DATA CONSIST OF 3-1/2" STEEL STUDS 16" OC TO ARCH LATERAL BRACING REQUIRED W/3/4" PLYWOOD ON BOTH SIDES
- 36" FINISH HEIGHT CHASE PARTITION FOR PLUMBING, ELECTRICAL/ DATA CONSIST OF 3-1/2" STEEL STUDS 16" OC TO ARCH LATERAL BRACING REQUIRED W/3/4" PLYWOOD ON BOTH SIDES - FOH FINISH: VM ZINC VERTE METAFOR PANEL; BOH: FRP

APPROVAL: DATE:

Denny's

CORPORATE OFFICES
203 EAST MAIN STREET
SPARTANBURG, SC 29319
PHONE: 1-864-597-8592

Denny's @ Neonopolis
450 Freemont Street
LAS VEGAS NV 89101

DRAWN BY:	BH
CHECKED BY:	MR
DATE:	10/21/11
SCALE:	NTS
REVISIONS:	

RECEIVED
DEC 2 5 2011

TITLE: PROPOSED FLOOR PLAN

SHEET: A-1

SUP-43685

ISSUED FOR CONCEPTUAL REVIEW



SUP-43685 - APPLICANT: DENNY'S INC. - OWNER: FAEC HOLDINGS WIRRULLA, LLC
450 FREMONT STREET, SUITE #195

11/03/11



SUP-43685 - APPLICANT: DENNY'S INC. - OWNER: FAEC HOLDINGS WIRRULLA, LLC
450 FREMONT STREET, SUITE #195

11/03/11

KOLESAR & LEATHAM

October 25, 2011

VIA HAND-DELIVERY

City of Las Vegas
Planning & Development Department
333 North Rancho Drive
Las Vegas, NV 89106

Re: Denny's, Inc. - Special Use Permit Application for Supper Club Establishment

Applicant:	**Denny's, Inc. d/b/a Denny's Restaurant #2337**
APN:	**139-34-513-002 and 003**
Business Address:	**450 Fremont Street, Suite 195** **Las Vegas, NV 89101**

Dear Sir/Madam:

This firm represents Denny's, Inc., a Florida corporation, dba Denny's Restaurant #2337 (the "Applicant") with respect to liquor licensing matters in Nevada. Enclosed for processing, please find the Applicant's Supper Club Special Use Permit Application packet which includes the following:

1) Original Submittal Checklist;
2) Original Special Use Permit Application/Petition Form;
3) Original Statement of Financial Interest;
4) Copy of Grant Bargain Sale Deed;
5) Assessor's Parcel Map;
6) Site Plan – 6 folded and 1 rolled colored; and
7) Floor Plan – 1 folded and 1 rolled;
8) Reduced 8.5" x 11" Site Plan and Floor Plan; and
9) Check in the amount of $1,280 in payment of the required fees.

The Applicant is proposing to open a Supper Club restaurant establishment (the "Restaurant") within the Neonopolis shopping mall at the above-referenced address (the "Premises"). The Applicant desires to engage in the sale and service of retail alcoholic beverages from a bar area as permitted with a Supper Club liquor license. The Restaurant will operate twenty-four (24) hours per day and will employ approximately twenty-five (25) employees.

ATTORNEYS AT LAW
400 SOUTH RAMPART, SUITE 400
LAS VEGAS, NEVADA 89145
702.362.7800
KLNEVADA.COM

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The Restaurant will provide a benefit to the community and the neighboring businesses on Fremont Street and within the Neonopolis. As an anchor tenant and national restaurant brand, the Restaurant will draw customer traffic to the Neonopolis and Fremont Street. The Restaurant will be conducive to the City's policy of adding more entertainment and restaurant businesses to Fremont Street. The restaurant will provide employment for approximately 25 persons.

The introduction of alcoholic beverage sales at the Premises will not adversely affect the environment or character of the immediate community, nor will it have a detrimental impact on adjacent properties. As a restaurant with alcohol service, the proposed use is harmonious and compatible with the General Plan, adjacent development and with existing land uses in the immediate vicinity. No additional public services, utilities, parking or waivers will be necessary to accommodate the Restaurant at the Premises. The approval of a Special Use Permit at the Premises will not be inconsistent with or compromise the public health, safety and welfare of the overall objectives of the General Plan.

There is adequate employee and customer parking available at the Neonopolis within the City of Las Vegas Neonopolis Parking Garage (two levels below grade) and additional parking is located at the City of Las Vegas Red Garage across Fremont Street. Further, the Neonopolis provides adequate pedestrian and vehicle ingress/egress to and from the Premises from Fremont Street and Fourth Street and the Premises is located adjacent to a main transit line on Las Vegas Boulevard.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

KOLESAR & LEATHAM

Benjamin J. Volmer, Esq.

BJV:klm
Enclosures: as stated

cc: Mitch Riese (w/o encls.)
John Whitlock (w/o encls.)
Wayne Hall (w/o encls.)
Dharmesh Bhanabhai (w/o encls.)
Matthew D. Saltzman, Esq. (w/o encls.)
Dianne M. Sheridan, Paralegal (w/o encls.)
Ashley E. Ganz, Paralegal (w/o encls.)

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SUP-43685

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

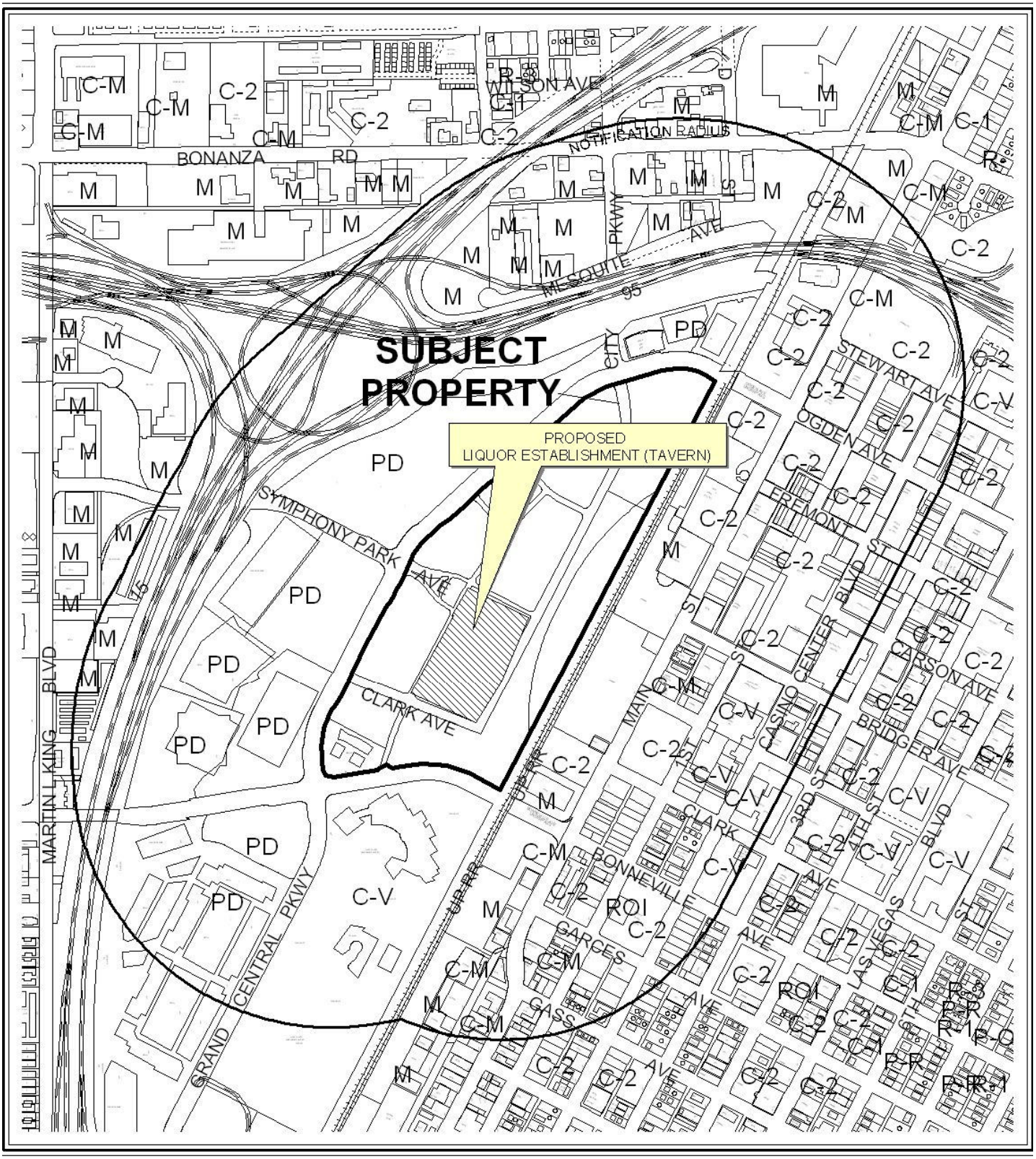
SUBJECT:
SUP-43705 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE SMITH CENTER - OWNER: CITY PARKWAY V, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS TO ALLOW A 500-FOOT DISTANCE SEPARATION FROM ANOTHER LIQUOR ESTABLISHMENT (TAVERN) AND AN 850-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 1,500 FEET IS REQUIRED at 388 Promenade Place and 464 Symphony Park Avenue (APNs 139-34-211-001 and 139-33-610-026), PD (Planned Development) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE 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:
Staff recommends APPROVAL, subject to conditions:

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



0 600 1200 Feet

CASE: **SUP-43705**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



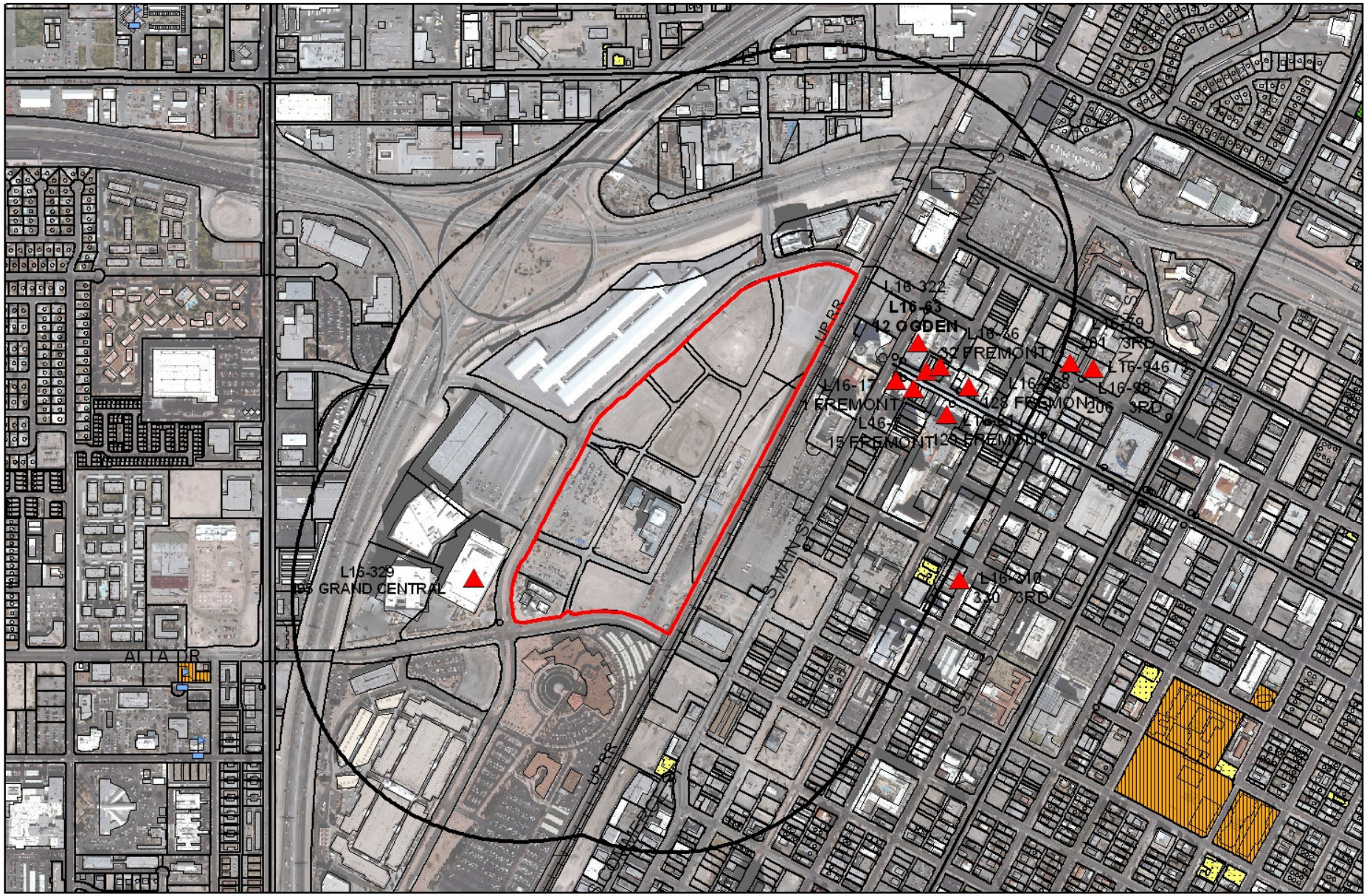
0 600 1200 Feet

CASE: **SUP-43705**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



SUP-43705

Taverns

Business Licenses

Child Care/ Children Facility

Tavern

0 455 910 1,820 Feet

RELIGIOUS

CITY PARKS

SCHOOLS

Subject Property

1500 foot buffer

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: THE SMITH CENTER - OWNER: CITY PARKWAY V, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-43705	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-43705 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Liquor Establishment (Tavern) use.

2. Conformance to the approved conditions for Rezoning (Z-0100-97), and Site Development Plan Reviews (SDR-38854 and SDR-41033).

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. A Waiver to allow a 500-foot distance separation from another Liquor Establishment (Tavern) use where a minimum of 1,500 feet is required is approved.

5. A Waiver to allow a 1,300-foot distance separation from a Church/House of Worship use where a minimum of 1,500 feet is required is approved.

6. 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 Department of Building and Safety.

YK

Conditions Page Two
December 13, 2011 - Planning Commission Meeting

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Liquor Establishment (Tavern) use in conjunction with a performing arts center and private park in the Symphony Park District of the Downtown Centennial Plan area. The Tavern use will be conducted in conjunction with events at the center, and there will be several bar locations throughout the site at any given time depending on the size and type of event being held. There is also a need for distance separation waivers due to the downtown location. The unique venue will be an asset to the community and the tavern will operate as an ancillary use of the performing arts center. For this reason, staff supports the request, with conditions. If denied, a Liquor Establishment (Tavern) use could not be located at this site.

ISSUES

- A Liquor Establishment (Tavern) use is allowed in the Symphony Park District with an approved Special Use Permit.
- A Waiver is required to allow a Tavern use to be 500 feet from another Tavern use where the minimum distance separation is 1,500 feet. Staff supports the request.
- A Waiver is required to allow a Tavern Use to be 1,300 feet from a Church/House of Worship use, where the minimum distance separation is 1,500 feet. Staff supports the request. Please note that a Church/House of Worship was located 850 feet away from the site at 710 South Main Street, but farther research indicated that there is no Certificate of Occupancy for an assembly use at that location; therefore, it does not apply.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/23/98	The City Council approved a Rezoning (Z-0100-97) from M (Industrial) to PD (Planned Development) on approximately 178 acres generally located along the east side of Interstate 15 between Charleston Boulevard and U.S. 95. The Planning Commission and staff recommended approval.
11/15/06	The City Council approved a request for a Site Development Plan Review (SDR-16267) for a proposed mixed use development on 61.57 acres located at the northeast corner of Grand Central Parkway and Bonneville. The Planning Commission and staff recommended approval.
01/03/07	The City Council adopted the Union Park Design Standards through Ordinance #5874.

05/07/08	The City Council approved a request for a Site Development Plan Review (SDR-26709) for a Performing Arts Center, including a 2,100-seat auditorium and an education center with waivers of Union Park streetscape standards, lighting standards, architectural standards and access requirements on a portion of 53.6 acres generally located at the northeast corner of Bonneville Avenue and Grand Central Parkway. The Planning Commission and staff recommended approval.
03/18/09	The City Council approved a Waiver (WVR-32366) of Section IV(C) of the City of Las Vegas Street Naming and Address Assignment Regulations as adopted by Title 13.28 to allow the suffix "Place" on a northeast/southwest street where only allowed for use on northwest/southeast streets in the Union Park development, located at the northeast intersection of Grand Central Parkway and Bonneville Avenue. Staff recommended approval.
05/20/09	The City Council approved the change in the name of the Union Park development to Symphony Park.
08/04/10	The City Council adopted the Symphony Park Design Standards and related design documents through Ordinance #6102.
08/26/10	The Planning Commission approved a request for a Major Amendment (SDR-38854) of a previously approved Site Development Plan Review (SDR-26709) for a proposed 60,000 square-foot Museum (Private) with waivers of Symphony Park screening and architectural design standards on 5.10 acres at the northwest corner of Clark Avenue and City Parkway. Staff recommended approval.
	The Symphony Park Design Review Committee (SP-DRC) recommended denial of the proposed development for nonconformance with the Symphony Park Design Standards on 11/30/10.
01/05/11	The City Council approved a request for a Major Amendment (SDR-40146) to a previously approved Site Development Plan Review (SDR-26709) for a proposed five-level, 335-space parking garage with waivers of the Symphony Park Parking Structure Design Standards, Build-to-Line Standards, required Retail Frontage Standard, and Streetscape Standards on a portion of 5.10 acres at the northeast corner of Clark Avenue and Promenade Place. The Planning Commission recommended approval and staff recommended denial.
04/06/11	The City Council approved a request for a Review of Condition (ROC-41174) to delete Condition 'A' of a previously approved Site Development Plan Review (SDR-40146). Staff recommended approval.
07/12/11	The Planning Commission approved a request for a Site Development Plan Review (SDR-41033) for a private park on 2.16 acres at the intersection of Symphony Park Avenue and Grand Central Parkway. Staff recommended approval.

Most Recent Change of Ownership	
05/11/09	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/19/09	A building permit (128880) was issued for a 2,100-seat auditorium at 361 Symphony Park Avenue. A final inspection has not been completed.
	A building permit (130976) was issued for the Performing Arts Center Large hall and Education Center at 575 Symphony Park Avenue. A final inspection has not been completed.
12/23/10	A building permit (172038) was issued for a Museum shell building. A final inspection has not been approved.

Pre-Application Meeting	
10/20/11	Staff met with the applicant and reviewed the requirements for a Liquor Establishment (Tavern) use at the Smith Center and neighboring private park. Waivers were discussed for distance separation from 3 taverns and 1 church.

Neighborhood Meeting
No neighborhood meeting was required, nor was one held.

Field Check	
11/03/11	Staff visited the site and found construction still taking place.

Details of Application Request	
Site Area	
Net Acres for 139-33-610-026	5.1
Net Acres for 139-34-211-001	1.6

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Properties	Performing Arts Center and Museum Private Park	MXU (Mixed Use)	PD (Planned Development)
North	Undeveloped	MXU (Mixed Use)	PD (Planned Development)

YK

South	Undeveloped	MXU (Mixed Use)	PD (Planned Development)
East	Parking Lot	MXU (Mixed Use)	PD (Planned Development)
West	Parking Lot	MXU (Mixed Use)	PD (Planned Development)

Master Plan Areas	***Yes***	***No***	***Compliance***
Downtown Centennial Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
PD (Planned Development) District	X		Y
Downtown Centennial Plan Overlay District (Symphony Park)	X		Y
G-O (Gaming Enterprise Overlay) District	X		N/A
A-O (Airport Overlay) District (175 feet)	X		Y
Downtown Casino Overlay District	X		N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
West Clark Avenue	N/A	Symphony Park Design Standards	60	N/A
Promenade Place	N/A	Symphony Park Design Standards	34	N/A
Symphony Park Avenue	N/A	Symphony Park Design Standards	23	N/A
South City Parkway	N/A	Symphony Park Design Standards	56	N/A

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Performing Arts Center/Museum	57,377 SF	1:300 SF	192				
TOTAL SPACES REQUIRED			192		335		Y
Regular and Handicap Spaces Required			186	6	327	8	Y

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Maintain a 1,500 foot distance separation from another Tavern use.	To allow a 500-foot distance separation from another Tavern use.	Approval
Maintain 1,500 foot distance separation from a Church/House of Worship use.	To allow a 1,300-foot distance separation from a Church/House of Worship use.	Approval

ANALYSIS

Although this request is for a Liquor Establishment (Tavern) use, it will not function as a typical tavern. The Liquor Establishment (Tavern) use will be ancillary to the performing arts center/museum and as such will not have specifically designated floor areas. The locations of the bar(s) have not been fixed in order to allow for maximum flexibility for each program or event. This will allow the use to be conducted both inside and outside in the park area without the need for additional permits. As there are no designated seating areas or back of house areas, and no additional traffic is expected to be generated with this use, no additional parking is required. This use will enhance the overall offerings of this unique community venue.

Two waivers are requested in order to address the reduced separation distances required between a Liquor Establishment (Tavern) use and another tavern and a Church/House of Worship use. There is another tavern located 500 feet to the southwest of the site. As the proposed tavern will be an ancillary use to the performing art center/museum, no adverse effects are expected with this request and therefore, staff supports it. The second waiver is to allow a tavern to be located 1,300 feet away from a Church/House of Worship use where 1,500 feet is required by code. The church in question is located on the east side of the UPRR tracks on Casino Center Boulevard.

Due to the physical barriers between the two uses, no negative effects are anticipated; therefore, staff supports the request.

The proposed location is in the heart of the Symphony Park District of the Downtown Centennial Plan and ancillary to the primary use; therefore, staff recommends approval of the application with the attached waivers.

FINDINGS (SUP-43705)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

   This site is the location of the premier performing arts center of the community. The proposed Liquor Establishment (Tavern) can be conducted in a manner that is harmonious and compatible with the proposed land uses in the area.

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

   The site is the center of the Symphony Park district of the Downtown Centennial Plan area. This mixed-use area is physically suitable for the proposed use.

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

   The project is well served by a new network of local streets that are connected to the primary arterials streets of Bonneville Avenue and Grand Central Parkway.

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.**
   A Liquor Establishment (Tavern) use within a performing arts center and private park will be subject to regular City and County inspections for licensing; therefore, public health, safety, and welfare will not be compromised.

5. **The use meets all of the applicable conditions per Title 19.12.**

The proposed Liquor Establishment (Tavern) use does not meet the minimum separation distance requirements. A Waiver has been requested by the applicant to allow a 500-foot distance separation from another Liquor Establishment (Tavern), and a 1,300-foot separation distance from a Church/House of Worship where a minimum 1,500-foot distance separation is required. There is no anticipated impact to the surrounding Symphony Park District with this proposed use; therefore, approval of the waiver requests is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 177

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number. **SUP-43705** APN: 130-34-211-001 and 139-33-610-026

Name of Property Owner: The City of Las Vegas

Name of Applicant: The Smith Center

Name of Representative: Jennifer Lazovich - Kaempfer Crowell Renshaw Gronauer & Fiorentino

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: Elizabeth N Fretwell

Print Name: Elizabeth N Fretwell

Subscribed and sworn before me

This 25 day of October, 2011

Kim A. Barrera

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43705** APN: 139-34-211-001 and 139-33-610-026

Name of Property Owner: City Parkway V, Inc.

Name of Applicant: The Smith Center

Name of Representative: Jennifer Lazovich - Kaempfer Crowell Renshaw Gronauer & Fiorentino

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: Elizabeth N Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 6 day of October, 2011

Kim A Barrera

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) Promenade Place

Project Name The Smith Center **Proposed Use** Liquor Establishment (tavern)

Assessor's Parcel #(s) 139-34-211-001 and 139-33-610-026 **Ward #** 5

General Plan: existing MXU proposed n/a **Zoning:** existing PD proposed n/a

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 5 ± **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER City Parkway V, Inc. **Contact** Elizabeth N. Fretwell

Address 400 E. Stewart Ave., 9th Floor **Phone:** 702-229-6501 **Fax:** 702-388-1807

City Las Vegas **State** NV **Zip** 89101

E-mail Address bfretwell@lasvegasnevada.gov

APPLICANT The Smith Center **Contact** Paul Beard

Address 241 Charleston Blvd., Suite 111 **Phone:** 702-614-0109 **Fax:** 702-614-0205

City Las Vegas **State** NV **Zip** 89102

E-mail Address pbeard@thesmithcenter.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 West Sunset Road, Suite 250 **Phone:** 702-792-7000 **Fax:** 702-796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* Elizabeth N. Fretwell

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

Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 6 day of October, 20 11.

Kim A Barrera

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-63705
Meeting Date:	12/13/2011
Total Fee:	1280.00
Date Received:*	10/26/2011
Received By:	MREV

*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

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 360 Promenade Place

Project Name The Smith Center **Proposed Use** Liquor Establishment (tavern)

Assessor's Parcel #(s) 139-34-211-001 and 139-33-610-026 **Ward #** 5

General Plan: existing MXU proposed n/a **Zoning:** existing PD proposed n/a

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 5 ± **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER The City of Las Vegas **Contact** Elizabeth N. Fretwell

Address 400 E. Stewart Ave., 9th Floor **Phone:** 702-229-6501 **Fax:** 702-388-1807

City Las Vegas **State** NV **Zip** 89101

E-mail Address bfretwell@lasvegasnevada.gov

APPLICANT The Smith Center **Contact** Paul Beard

Address 241 Charleston Blvd., Suite 111 **Phone:** 702-614-0109 **Fax:** 702-614-0205

City Las Vegas **State** NV **Zip** 89102

E-mail Address pbeard@thesmithcenter.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 West Sunset Road, Suite 250 **Phone:** 702-792-7000 **Fax:** 702-796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* Elizabeth N. Fretwell

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

Print Name Elizabeth N Fretwell

Subscribed and sworn before me

This 25 day of October, 20 11.

Kim A. Barrera

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-43705
Meeting Date:	12/13/2011
Total Fee:	1280.00
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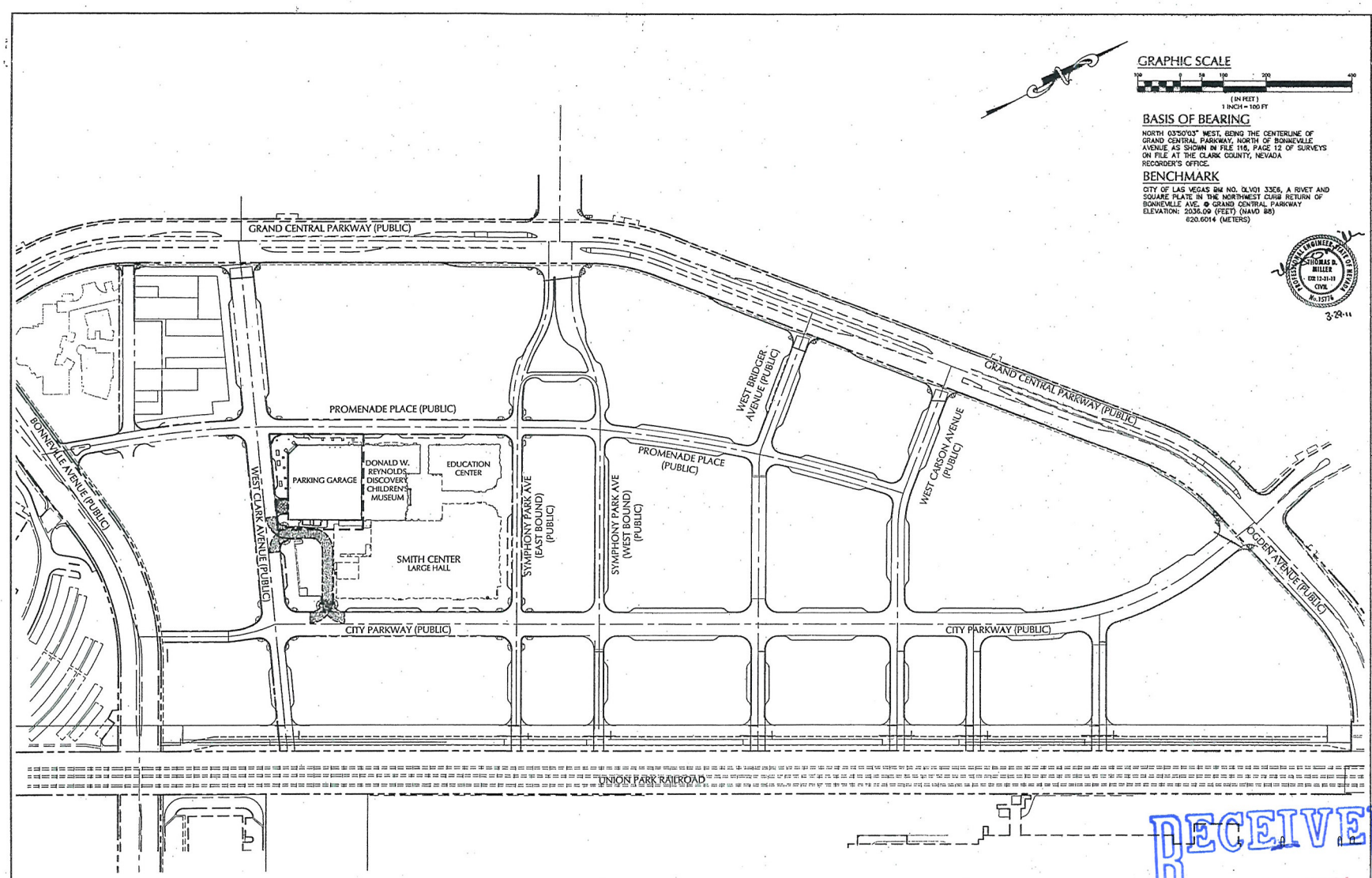
Received By:	MRB

*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



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 INCH = 100 FT

BASIS OF BEARING

NORTH 03°50'03" WEST, BEING THE CENTERLINE OF GRAND CENTRAL PARKWAY, NORTH OF BONNEVILLE AVENUE AS SHOWN IN FILE 116, PAGE 12 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK

CITY OF LAS VEGAS BM NO. OLV01 33E6, A RIVET AND SQUARE PLATE IN THE NORTHWEST CURB RETURN OF BONNEVILLE AVE. @ GRAND CENTRAL PARKWAY
ELEVATION: 2036.09 (FEET) (NAVD 88)
620.6014 (METERS)

PROFESSIONAL ENGINEER STATE OF NEVADA THOMAS D. MILLER EXP. 12-31-11 CIVIL No. 15776 3-29-11

PROFESSIONAL ENGINEER STATE OF NEVADA THOMAS D. MILLER EXP. 12-31-11 CIVIL NO. 15776 3-22-11

NO.	DESCRIPTION OF REVISIONS	DATE	INITIALS

DATE	03/15/11
JOB NUMBER	2184
DESIGN BY	R.GOEBEL
DRAWN BY	R.GOEBEL
CHECKED BY	T. MILLER, P.E.

ONSITE PARKING GARAGE

AT THE SMITH CENTER FOR THE PERFORMING ARTS
APN: 139-33-610-026
OVERALL SITE PLAN
(FOR REFERENCE ONLY)

MARTIN & MARTIN
Civil Engineers
2355 RED ROCK STREET, #103
Las Vegas, Nevada 89146
Phone (702) 248-8000
Fax (702) 248-8076

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OCT 26 2011

SUP-43705

SHEET NUMBER
C1.03
SHEET 3 OF 7

H# 40887

DWG#/07-5530-644

AVOID CUTTING UNDERGROUND SEWER, WATER, AND OTHER LIGHT SYSTEMS. IT'S COSTLY.
CALL BEFORE YOU DO UNDERGROUND WORK
CALL 1-702-432-5300

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DO OVERHEAD WORK
CALL 1-702-227-2929

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
811
OR 1-800-227-2600

MARTIN & MARTIN ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THESE DRAWINGS AND WHAT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY.

FUTURE	EXISTING	PROPOSED	
(0.00%)	(0.00%)	0.00%	SLOPE
(0.00) XXX	(0.00) XXX	0.00 XXX	GRADING/ ELEVATION TAG
			STORM MANHOLE
			BRAIN INLET
			CONTOUR
			SCREEN/ RETAINING WALL

FUTURE	EXISTING	PROPOSED	
			POWER LINE/POLE
			TELEPHONE LINE
			METERS/PULL BOXES
			UTILITY POLE
STREET LIGHTS			100 W H.P.S.
			150 W H.P.S.
			200 W H.P.S.
			250 W H.P.S.
			AREA LIGHT

FUTURE	EXISTING	PROPOSED	
			FIRE HYDRANT
			FIRE DEPARTMENT CONNECTION
			WATER VALVE
			REDUCER
			SEWER MANHOLE
			SEWER CLEANOUT
			STORM CLEANOUT
			GAS VALVE

FUTURE	EXISTING	PROPOSED	
			PL-RIGHT-OF-WAY
			PL-ADJACENT
			CENTERLINE
			EASEMENT LINE
			FLOW LINE
			WATER LINE
			GAS LINE
			STORM DRAIN
			SANITARY SEWER LINE

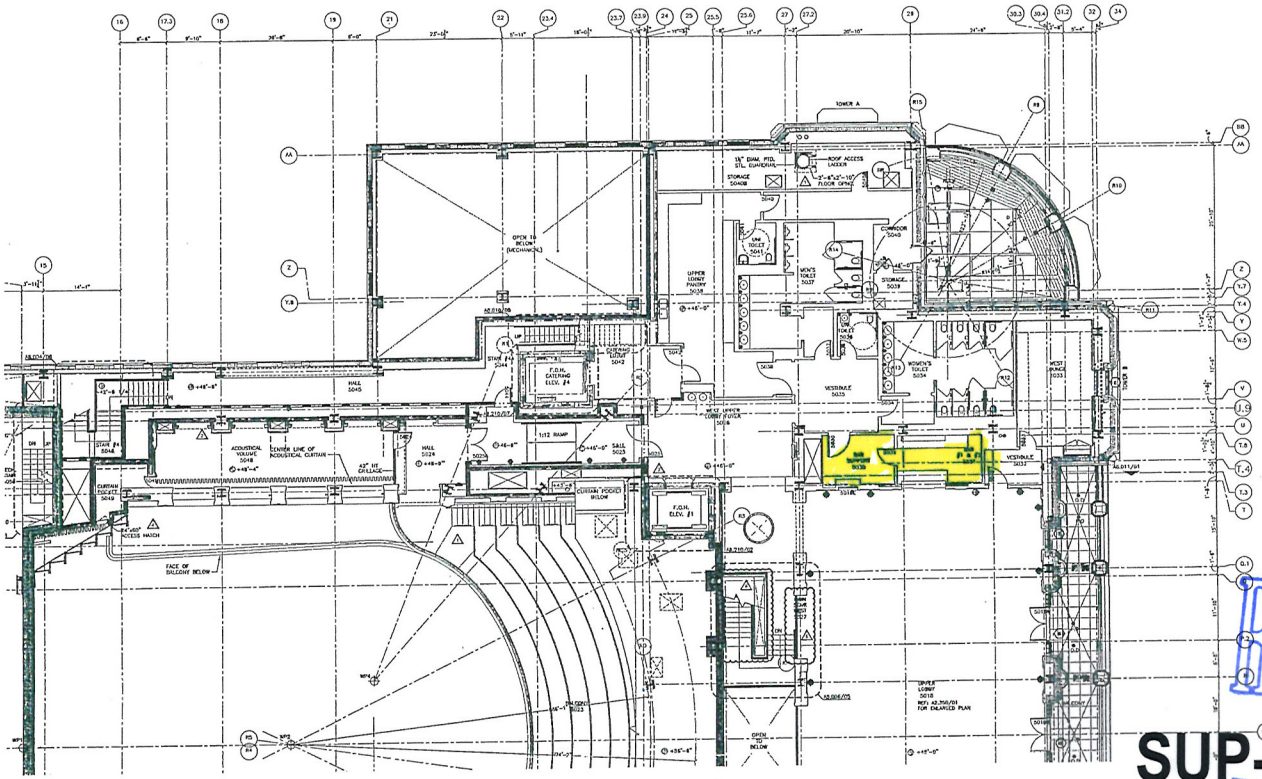
FUTURE	EXISTING	PROPOSED	
			AC PAVEMENT
			6" TYPE "A" CURB
			14" TYPE "A" CURB & GUTTER
			30" ROLL CURB
			CONCRETE

FUTURE	EXISTING	PROPOSED	
			SIGN
			GUARD
			WIRE FE
			GUARDRAIL
FF=(0.00)	FF=(0.00)	FF=(0.00)	FINISH

LIMITS OF CONSTRUCTION

GENERAL PLAN NOTES

1. REFER TO SHEET A2.000 FOR TYPICAL FLOOR PLAN NOTES
2. SHELLED SPACES SHALL HAVE 6'0" FINISHED FLOORS, NO CEILING AT THE EXTERIOR WALLS THE GYP BOARD IS TO EXTEND FULL HEIGHT, PLUMBING CAPPED, WIRING, HVAC & FIRE SPRINKLER SYSTEM TO BE INSTALLED TO SERVE THE SHELLED SPACE AND CAPPED OFF TO COMPLY WITH CODE REQUIREMENTS. ALL WALLS/CEILING INDICATED TO BE FIRE RATED, MUST BE INSTALLED TO MEET THE REQUIRED RATING.
3. REFERENCE THE A3.3 SERIES FOR EXTERIOR DIMENSIONS.



01 LEVEL 5 UPPER LOBBY FLOOR PLAN - 2
1/8" = 1'-0"

NORTH

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HKS

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LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89118

DEVELOPER'S CONSULTANT'S
THE PROJECT GROUP
FT. WORTH, TX 76102

THE WHITING-TURNER CONTRACTING CO
LAS VEGAS, NV 89169

DEVELOPER'S COST CONSULTANT
DONNELL CONSULTANTS INCORPORATED
TAMPA, FL 33607

DEVELOPER'S PLANNING CONSULTANT
PANNA DACHE ASSOCIATES
NEW YORK, NY 10015

ACOUSTICAL CONSULTANT
ARUP
SOUTH NORWALK, CT 06854

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DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTS
WASHINGTON, DC 20008

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MBA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89119

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES,INC.
DALLAS, TX 75201

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SAYLOR & MARTIN
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
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NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
ARUP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89013

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RMK CONSULTANTS, INC.
LAS VEGAS, NV 89119

LIGHTING CONSULTANT
SBLD STUDIO
NEW YORK, NY 10018

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10018

SECURITY CONSULTANT
RMK CONSULTANTS
LAS VEGAS, NV 89119

FOOD & BEVERAGE CONSULTANT
FSA DESIGN
LOS ANGELES, CA 90049

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTAI
CONTECH CONSULTANTS
DUBLIN, CA 94568

THE SMITH CENTER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

REGISTERED ARCHITECT
No. 5030
STATE OF NEVADA
02/15/2008

KEY PLAN

REVISION
1 LH ADDENDUM #5
2 LH ADDENDUM #6
3 LH ADDENDUM #7
4 LH ADDENDUM #8
5 LH ADDENDUM #9

HKS PROJECT NUMBER
10261.012

DATE
11.21.2008

ISSUE
LARGE HALL CD PACKAGE

SHEET NAME
LEVEL 5 UPPER LOBBY FLOOR PLAN - 2

SHEET NO.
A2.152

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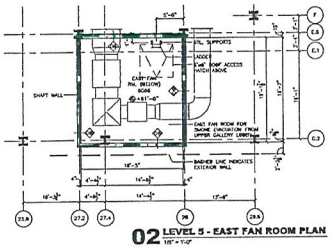
OCT 20 2011

SUP-43705

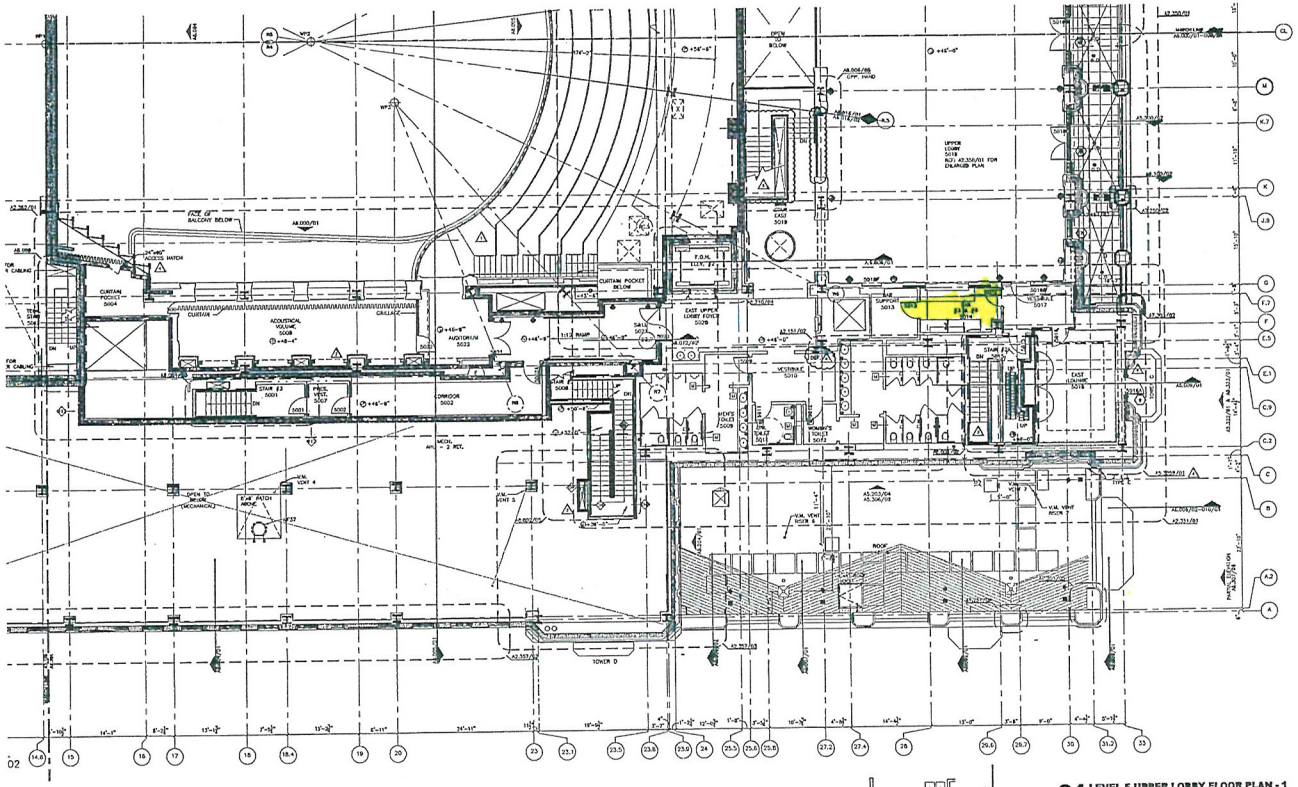
PLOT DATE: FILE NAME: FILE DATE: 3/08/11

GENERAL PLAN NOTES

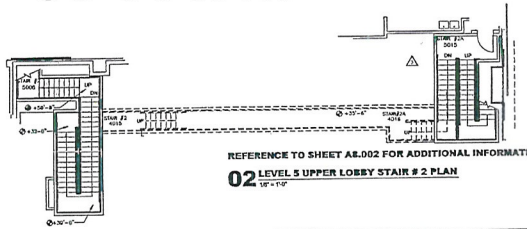
1. REFER TO SHEET A0.000 FOR TYPICAL FLOOR PLAN NOTES
2. SHEATH SPACES SHALL RUN CONC FLOORS, NO CEILING AT THE EXTERIOR WALLS THE ROOF BOARD IS TO EXTEND FULL HEIGHT FROM THE FLOOR TO THE ROOF DECK. ALL WALLS, DUCTS, SUPPLY AIR TO BE EXTENDED THRU THE SLAB OR INTO THE SHELLED SPACE AND CAPPED OFF TO COMPLY WITH CODE REQUIREMENTS. ALL WALLS/CEILING INDICATED TO BE FIRE RATED, MUST BE INSTALLED TO MEET THE REQUIRED RATING.
3. REFERENCE THE A3.3 SERIES FOR EXTERIOR ENVELOPE.



02 LEVEL 5 - EAST FAN ROOM PLAN
1/8" = 1'-0"



01 LEVEL 5 UPPER LOBBY FLOOR PLAN - 1
1/8" = 1'-0"



REFERENCE TO SHEET A8.002 FOR ADDITIONAL INFORMATION

02 LEVEL 5 UPPER LOBBY STAIR # 2 PLAN
1/8" = 1'-0"

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OCT 26 2018

SUP-43705

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LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89119

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THE PROJECT GROUP
FT. WORTH, TX 76102

THE WINDING-TURNER CONTRACTING CO.
LAS VEGAS, NV 89199

DEVELOPER'S COST CONSULTANT
DONNELL CONSULTANTS INCORPORATED
TAMPA, FL 33607

HOUSE MUSIC THEATER
ARCHITECTURE AND PLANNING
FISHER DACHS ASSOCIATES
NEW YORK, NY 10011

CONSULTANT'S ACOUSTICAL
ACENTECH, L.L.C.
SOUTH NORWALK, CT 06854

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTS
WASHINGTON, DC 20036

MEP CONSULTANT
MEA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89119

STRUCTURAL ENGINEERS
WALTER P. MOORE & ASSOCIATES, INC.
DALLAS, TX 75205

CIVIL ENGINEERS
MARTIN & MARTIN
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NEWPORT BEACH, CA 92606

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ARUP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACOM
LAS VEGAS, NV 89013

BUILDING ENVELOPE
IBA CONSULTANTS, INC.
LAS VEGAS, NV 89119

LIGHTING CONSULTANT
BRO STUDIO
NEW YORK, NY 10018

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10016

SECURITY CONSULTANT
INAX CONSULTING
LAS VEGAS, NV 89119

FOOD & BEVERAGE CONSULTANT
FOX DESIGN
LOS ANGELES, CA 90046

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTANT
DON TECH CONSULTANTS
DOVE, PA, 94566

THE SMITH CENTER FOR THE PERFORMING ARTS
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

REGISTERED ARCHITECT No. 5080 STATE OF NEVADA
08/15/2018

KEY PLAN

REVISION
1 LV ADDENDUM #3
2 LV ADDENDUM #4
3 LV ADDENDUM #7
4 LV ADDENDUM #9
5 LV ADDENDUM #9

HKS PROJECT NUMBER
10251.012

DATE
11.21.2008

ISSUE
LARGE HALL
CD PACKAGE

SHEET TITLE
LEVEL 5
UPPER LOBBY
FLOOR PLAN - 1

SHEET NO.
A2.151

NORTH

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PRINTED:
FILE NAME:
FILE DATE:
XREFS:
PLOT DATES:

GENERAL PLAN NOTES

1. REFER TO SHEET A2.000 FOR TYPICAL FLOOR PLAN NOTES.
2. SHELLED SPACES SHALL HAVE CONC FLOORS, NO CEILING AT THE EXTERIOR WALLS THE CMP BOARD IS TO EXTEND FULL HEIGHT, PLUMBING, SANITARY, VENTING, NOT A COLD WATER SUPPLY AND TO BE EXTENDED THRU THE SLAB OR INTO THE SHELLED SPACE AND CAPPED OFF TO COMPLY WITH CODE RECOMMENDED. ALL WALLS/CEILING INDICATED TO BE FIRE RATED, MUST BE INSTALLED TO MEET THE REQUIRED RATING.
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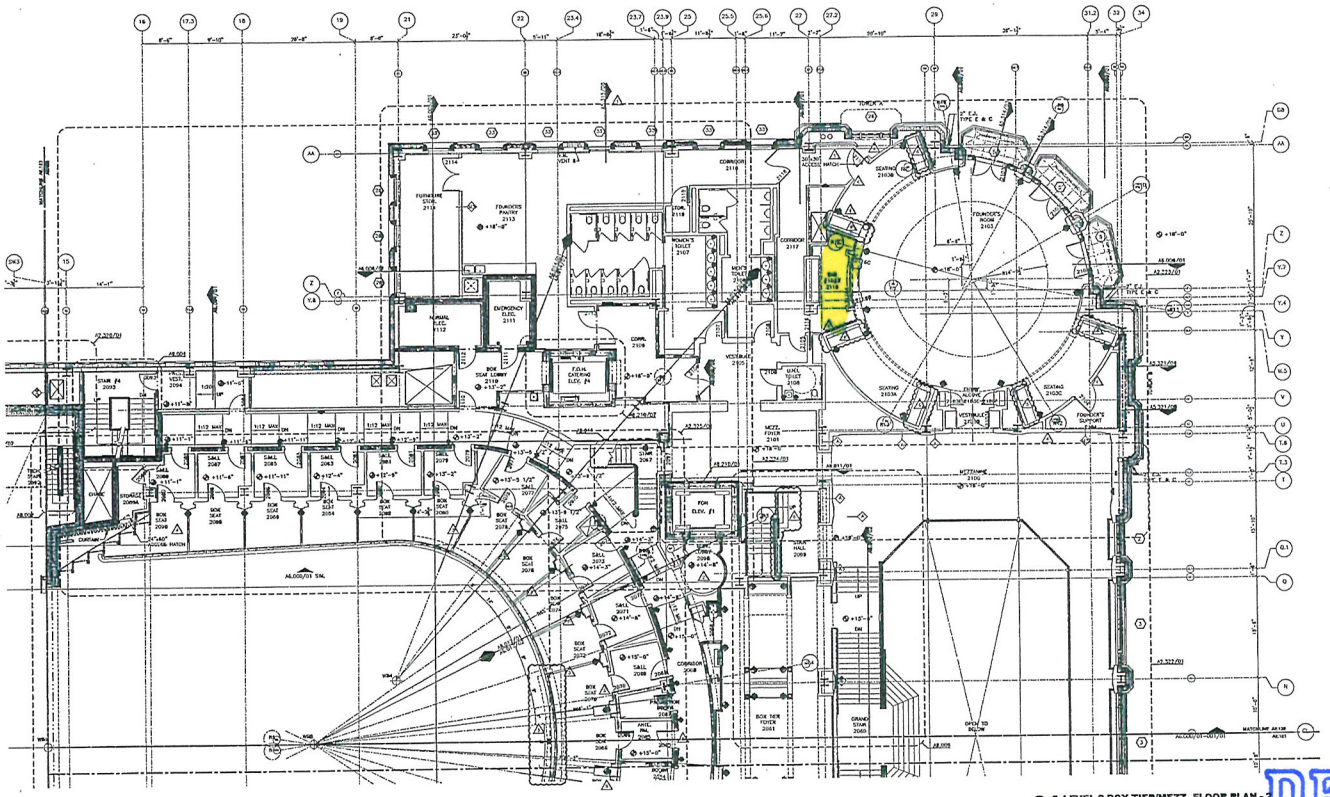

01 LEVEL 2 BOX TIER/MEZZ. FLOOR PLAN - 2
1/8" = 1'-0"

RECEIVED
OCT 26 2011

SUP-43705

TRUE NORTH
NORTH

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DEVELOPER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89119

DEVELOPER'S CONSULTANT'S
THE PROJECT GROUP
FT. WORTH, TX 76102

THE WHITING-TURNER CONTRACTING CO
LAS VEGAS, NV 89189

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DONNELL CONSULTANTS INCORPORATED
TAMPA, FL 33607

DEVELOPER'S THEATRE ENGINEERING PLANNING
FISHER DACHS ASSOCIATES
NEW YORK, NY 10011

DEVELOPER'S ACOUSTICAL CONSULTANT
AKUSTIKA, L.L.C.
SOUTH NORWALK, CT 06854

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTS
WASHINGTON, DC 20036

MEP CONSULTANT
MEA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89119

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES,INC.
DALLAS, TX 75201

CIVIL ENGINEERS
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THE SMITH CENTER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

PROFESSIONAL ARCHITECT
No. 3080
STATE OF NEVADA
02/13/2018

KEY PLAN

REVISION

HKS PROJECT NUMBER
10261.012

DATE
11.21.2008

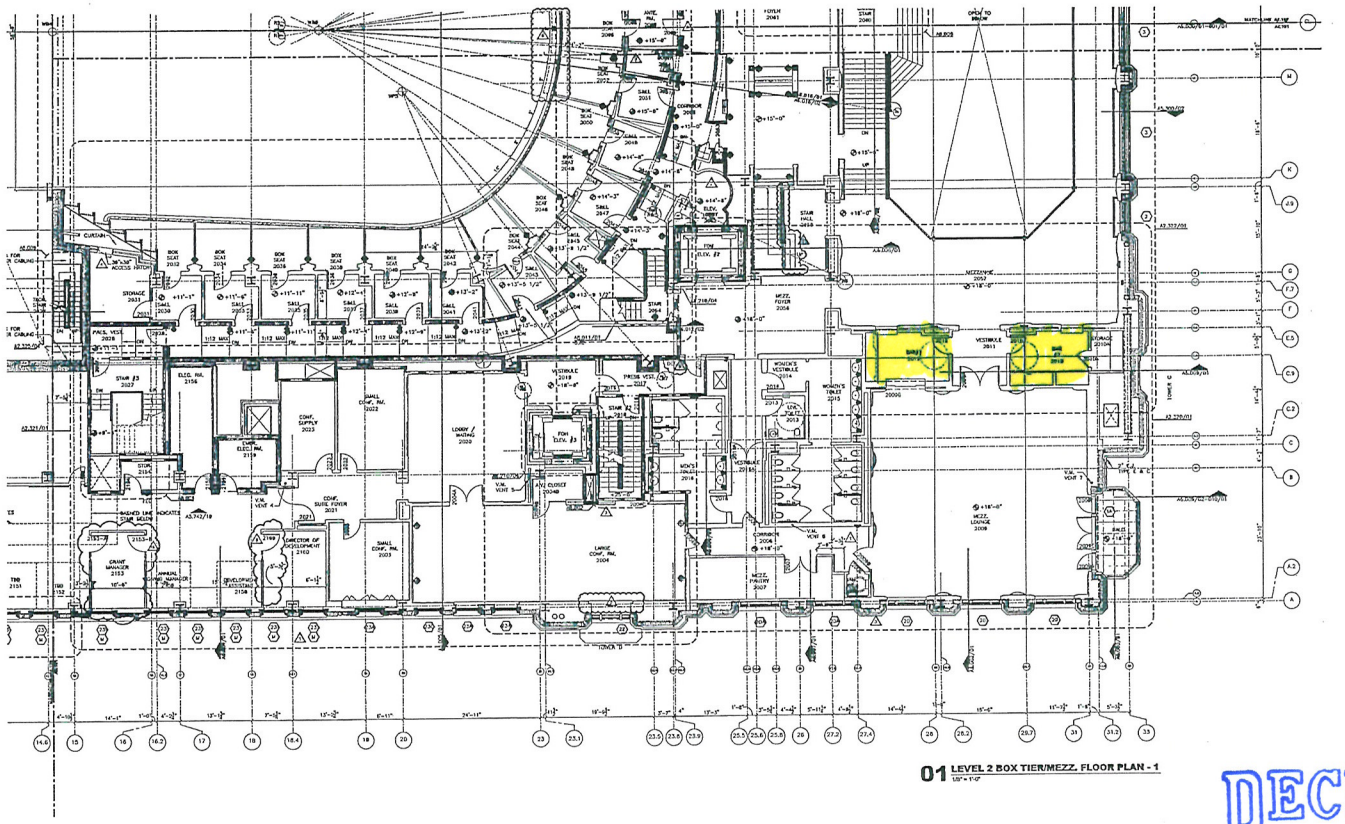
ISSUE
LARGE HALL
CD PACKAGE

SHEET TITLE
LEVEL 2
BOX TIER/MEZZANINE
FLOOR PLAN - 2

SHEET NO.
A2.122

GENERAL PLAN NOTES

1. REFER TO SHEET A2.000 FOR TYPICAL FLOOR PLAN NOTES
2. SHELLED SPACES SHALL HAVE CONC FLOORS, NO CEILING AT THE EXTERIOR WALLS THE CYP BOARD IS TO EXTEND FULL HEIGHT, PLUMBING SANITARY, VENTING, HOT & COLD WATER SUPPLY ARE TO BE EXTENDED THAN THE SLAB OR INTO THE SHELLED SPACE AND CAPPED OFF TO COMPLY WITH CODE REQUIREMENTS. ALL WALLS/CEILING INDICATED TO BE FIRE RATED, MUST BE INSTALLED TO MEET THE REQUIRED RATING.
3. REFERENCE THE A2.3 SERIES FOR EXTERIOR DIMENSIONS.



01 LEVEL 2 BOX TIER/MEZZ. FLOOR PLAN - 1
1/8" = 1'-0"

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THE SMITH CENTER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

ROBERT WILLIAM MORRISON
REGISTERED
No. 5000
ARCHITECT
STATE OF NEVADA
06/15/2010

KEY PLAN



REVISION

1. LH ADDENDUM #6 09.22.2008
2. LH ADDENDUM #4 04.30.2008
3. LH ADDENDUM #7 10.06.2008
4. LH ADDENDUM #8 12.08.2008
5. LH ADDENDUM #9 03.12.2009

HKS PROJECT NUMBER
10261.012

DATE
11.21.2008

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SHEET TITLE
LEVEL 2
BOX TIER/MEZZANINE
FLOOR PLAN - 1

SHEET NO.
A2.121

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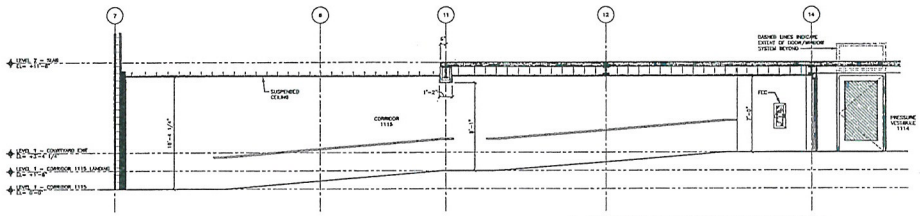
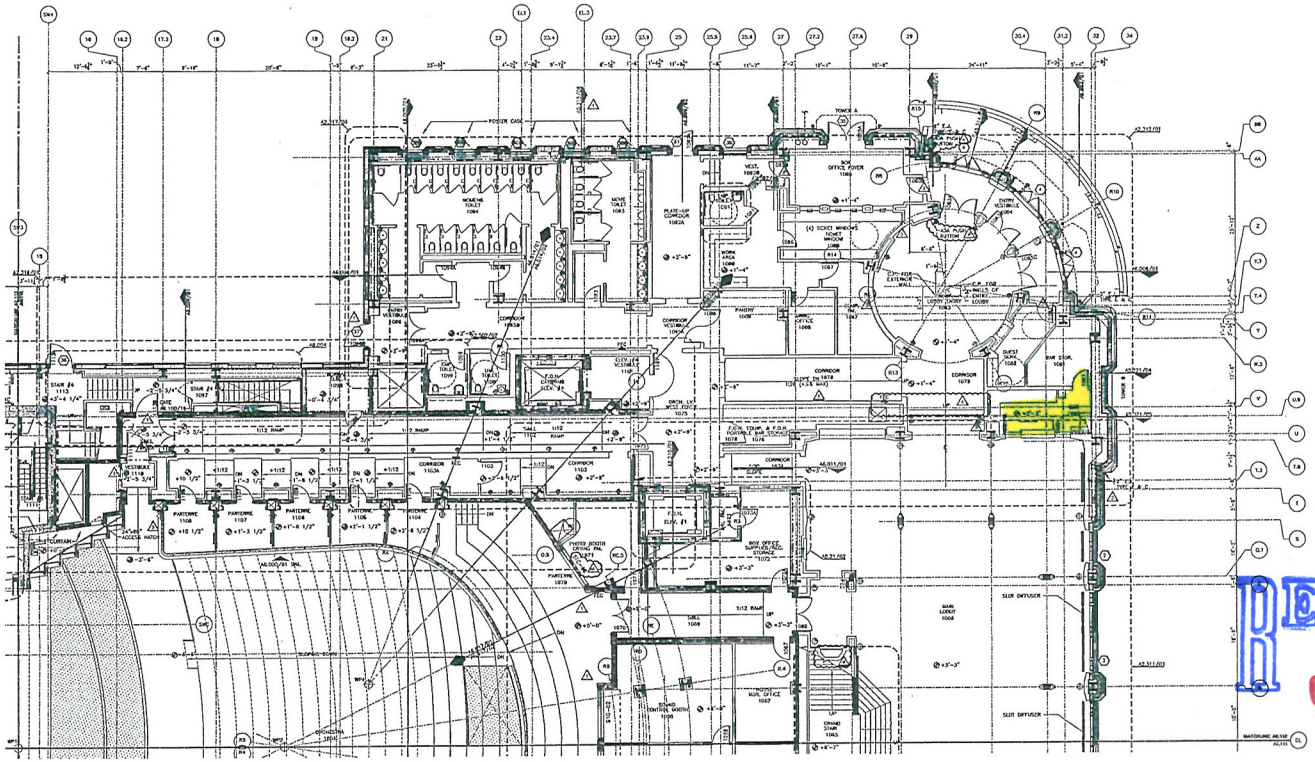
GENERAL PLAN NOTES

1. REFER TO SHEET A2.000 FOR TYPICAL FLOOR PLAN NOTES
2. SHELLED SPACES SHALL HAVE CONC FLOORS, NO CEILING AT THE EXISTING WALLS THE CITY BOARD IS TO EXTEND FULL HEIGHT, PLUMBING SANITARY, VENTING, HOT & COLD WATER SUPPLY ARE TO BE EXTENDED THRU THE SLAB OR INTO THE SHELLED SPACE AND CAPPED OFF TO COMPLY WITH CODE REQUIREMENTS. ALL WALLS/CEILING INDICATED TO BE FIRE RATED, MUST BE INSTALLED TO MEET THE REQUIRED RATING.
3. REFERENCE THE A2.3 SERIES FOR EXTERIOR DIMENSIONS.



△ 02 LEVEL 1 - BOH CORRIDOR 1115 - SECTION
1/4" = 1'-0"



01 LEVEL 1 ORCHESTRA FLOOR PLAN - 2
1/8" = 1'-0"

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THE SMITH CENTER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

REGISTERED ARCHITECT
No. 5080
STATE OF NEVADA
08/19/2010

KEY PLAN



REVISION

△	LH ADDENDUM #8
△	LH ADDENDUM #9
△	LH ADDENDUM #8
△	LH ADDENDUM #9
△	LH ADDENDUM #8
△	LH ADDENDUM #9

HKS PROJECT NUMBER
10261.012

DATE
11.21.2008

ISSUE
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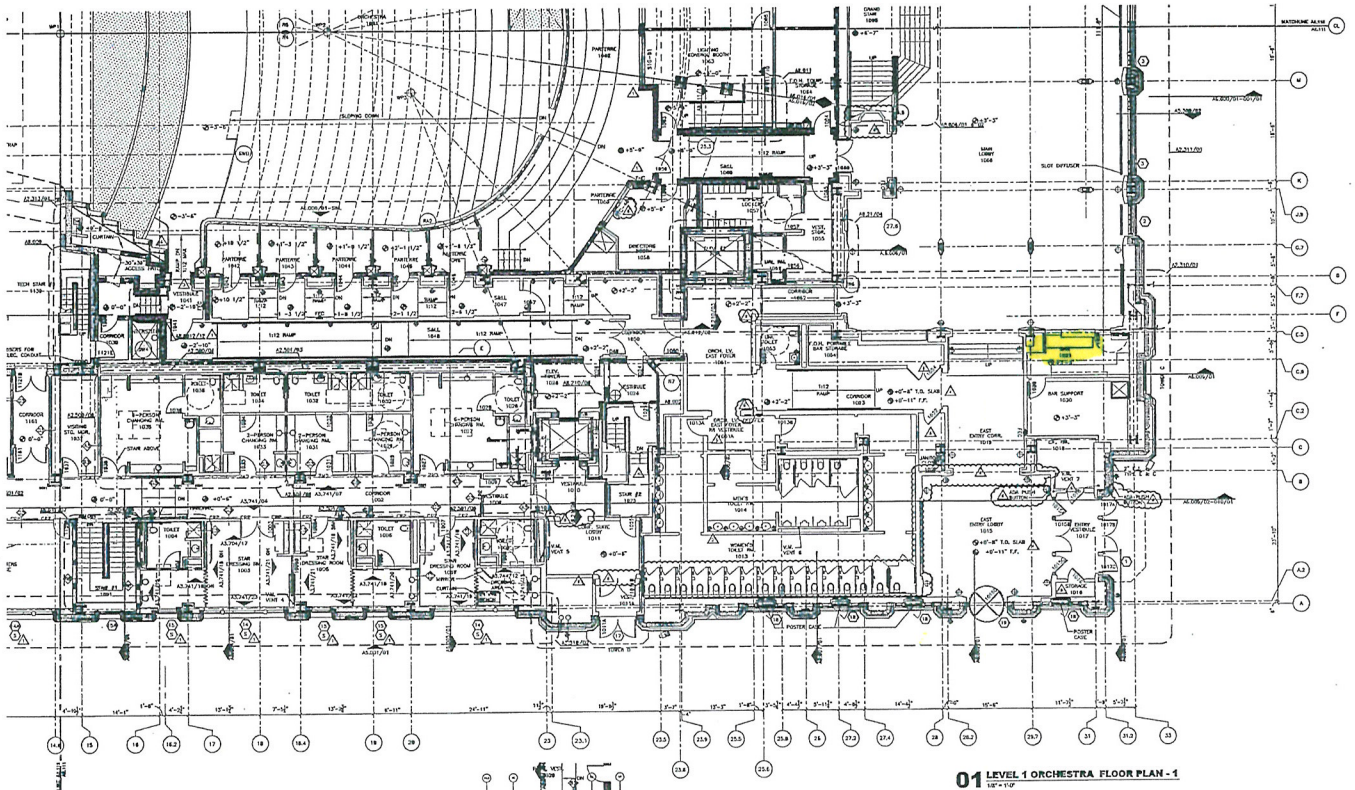
SHEET TITLE
LEVEL 1
ORCHESTRA
FLOOR PLAN - 2

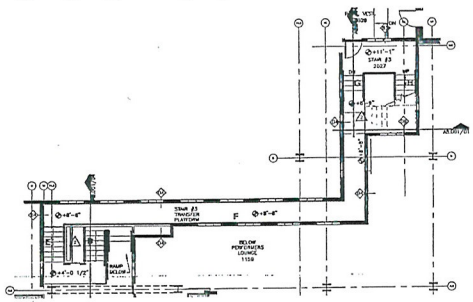
SHEET NO.
A2.112

GENERAL PLAN NOTES

1. REFER TO SHEET A2.000 FOR TYPICAL FLOOR PLAN NOTES
2. DEFLECTED ACTIVITY SHALL HAVE CONC FLOORS, NO CEILING AT THE EXTERIOR WALLS THE CUP BOARD IS TO EXTEND FULL HEIGHT, PLUMBING SANITARY, VENTING, HOT & COLD WATER SUPPLY ARE TO BE EXTENDED THRU THE SLAB OR INTO THE SHIELDED SPACE AND CAPPED OFF TO COMPLY WITH CODE REQUIREMENTS. ALL WALLS/CEILING INDICATED TO BE FIRE RATED, MUST BE INSTALLED TO MEET THE REQUIRED RATING.
3. REFERENCE THE A2.3 SERIES FOR EXTERIOR DIMENSIONS.



01 LEVEL 1 ORCHESTRA FLOOR PLAN - 1
1/8" = 1'-0"



02 LEVEL 1 STAIR # 3
1/8" = 1'-0"

REFER TO SHEET A8.001 FOR ADDITIONAL INFORMANTION

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THE SMITH CENTER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

ROBERT WILLIAM MORRISSEY
REGISTERED
No. 5050
ARCHITECT
STATE OF NEVADA
02/19/2010

KEY PLAN



REVISION

1	LH ADDENDUM #6 10.22.2009
2	LH ADDENDUM #4 10.26.2009
3	LH ADDENDUM #6 10.16.2009
4	LH ADDENDUM #7 10.08.2009
5	LH ADDENDUM #8 11.02.2009
6	LH ADDENDUM #9 10.15.2010

HKS PROJECT NUMBER
10261.012

DATE
11.21.2008

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SHEET TITLE
LEVEL1
ORCHESTRA
FLOOR PLAN - 1

SHEET NO.
A2.111

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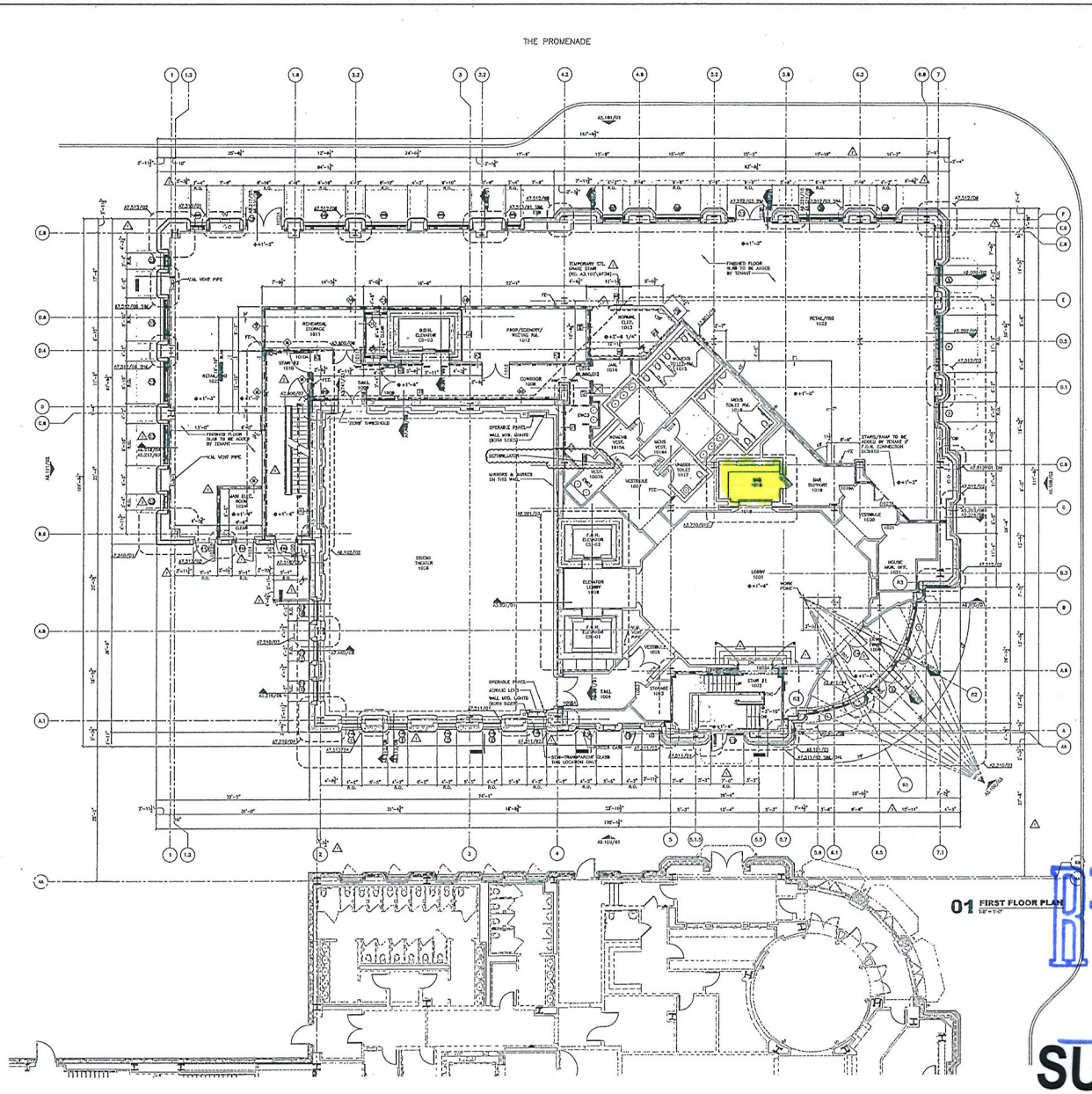

01 FIRST FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES

1. REFER TO A5.000 FOR TYP. WINDOW ELEVATION DESIGNATIONS.
   W — WINDOW DESIGNATION.
   "1" INDICATES WINDOW SERVICE (SINGLE ROLLER – SX OPEN)
   "2" INDICATES WINDOW SERVICE (DOUBLE ROLLER – DX OPEN & MOTORIZED BLACKOUT SHADES).
2. REFER TO A3.002 FOR TYP. CRASHRAIL & CORNER GUARD INFO.
3. REFER TO A3.001 & 3.002 FOR PARTITION TYPES.
4. FINISH FLOOR ELEVATION TAG RELATIVE TO LARGE HALL STAGE FINISHED FLOOR ELEVATION (0'-0").
5. REFER TO SHEET A3.201 FOR TOILET LAYOUTS & STANDARD ACCESSORIES.
6. REFER TO A3.301 FOR DOOR SCHEDULES.
7. ALL SPACES WITH FLOOR DRAINS TO HAVE UNIFORM SLOPE FROM WALL TO FLOOR DRAIN, MINIMUM ¼" PER 1'-0" DUE NOT TO EXCEED 2" PER FOOT.
8. COORDINATE HOUSEKEEPING PAD DIMENSIONS AND LOCATIONS WITH EQUIPMENT TO BE INSTALLED. ALL HOUSEKEEPING PADS SHALL BE A MINIMUM OF 4" THICK MONO, W/ #3 BARS AT 18" O.C.E.W. AND PROVIDE 1" x 45 DEGREE CHAMFERED EDGES.
9. ALL FLOOR MATERIAL CHANGES SHALL occur AT THE CENTERLINE OF THE DOOR (UNLESS NOTED OTHERWISE).
10. REFER TO A3.3XX SERIES SHEET FOR ENLARGED FLOOR PLANS.
11. COORDINATION DRAWINGS OF ALL BUILDING SYSTEMS SHALL BE COMPLETED AND REVIEWED BY THE ARCHITECT AND ENGINEER PRIOR TO THE INSTALLATION OF ANY SYSTEM.
12. THESE DRAWINGS SHALL BE MUTUALLY PREPARED BY ALL CONTRACTORS. THE SHEET METAL CONTRACTOR SHALL REVISE THE DRAWINGS FOR DUCTWORK, DUCT ADDITIONS, TRUNK DUCTS, DUCT SIZES AND SIGN CONFIGURATIONS. THE PLUMBING CONTRACTOR SHALL REVISE THE DRAWINGS FOR PIPING, PIPE SIZES AND SIGN CONFIGURATIONS.
13. THE GENERAL CONTRACTOR SHALL COORDINATE WITH EACH CONTRACTOR AFTER NOTATION OF THE SHEET METAL CONTRACTOR, THE COMPLETION OF THE DRAWINGS. IF A CONFLICT ARISES THAT CAN NOT BE RESOLVED BETWEEN THE SUB-CONTRACTORS, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT. IF THE GENERAL CONTRACTOR CAN NOT RESOLVE THE CONFLICT, THE ARCHITECT/ENGINEER SHALL REVIEW AND DETERMINE RESOLUTION.
14. IF LOCATIONS WERE DURING CONSTRUCTION WHERE MULTIPLE SYSTEMS CAN NOT BE INSTALLED AS SHOWN ON THE DRAWINGS AS A RESULT OF THE NON-COORDINATED DISCIPLINARY SYSTEM INSTALLATION, THE GENERAL CONTRACTOR OR SUB-CONTRACTOR WHO FAILS TO COORDINATE SHALL BE RESPONSIBLE FOR THE SYSTEM MODIFICATIONS REQUIRED TO MAKE THEM FIT WITH THE APPROVAL OF THE ARCHITECT AND ENGINEER.
15. KITCHEN EQUIPMENT/MECHANICAL & ELECTRIC EQUIPMENT SHOWN FOR REFERENCE ONLY. REFER TO SPECIFIC DISCIPLINE DRAWINGS FOR MORE INFORMATION.
16. ALL DIMENSIONS ARE TO FACE OF FINISH MATERIAL.
17. FOR WATERPROOFING AND VAPOR MITIGATION SYSTEM DETAILS REFER TO KLEIWELDER DRAWINGS.

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THE SMITH CENTER FOR THE PERFORMING ARTS LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

ROBERT WILLIAM TEMPLETON — No. 5550 — REGISTERED ARCHITECT — STATE OF NEVADA

02/15/2010

KEY PLAN

REVISION

HKS PROJECT NUMBER
10251.013

DATE
01.05.2009

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SHEET TITLE
FIRST FLOOR PLAN (LEVEL 1)

SHEET NO.
A2.110

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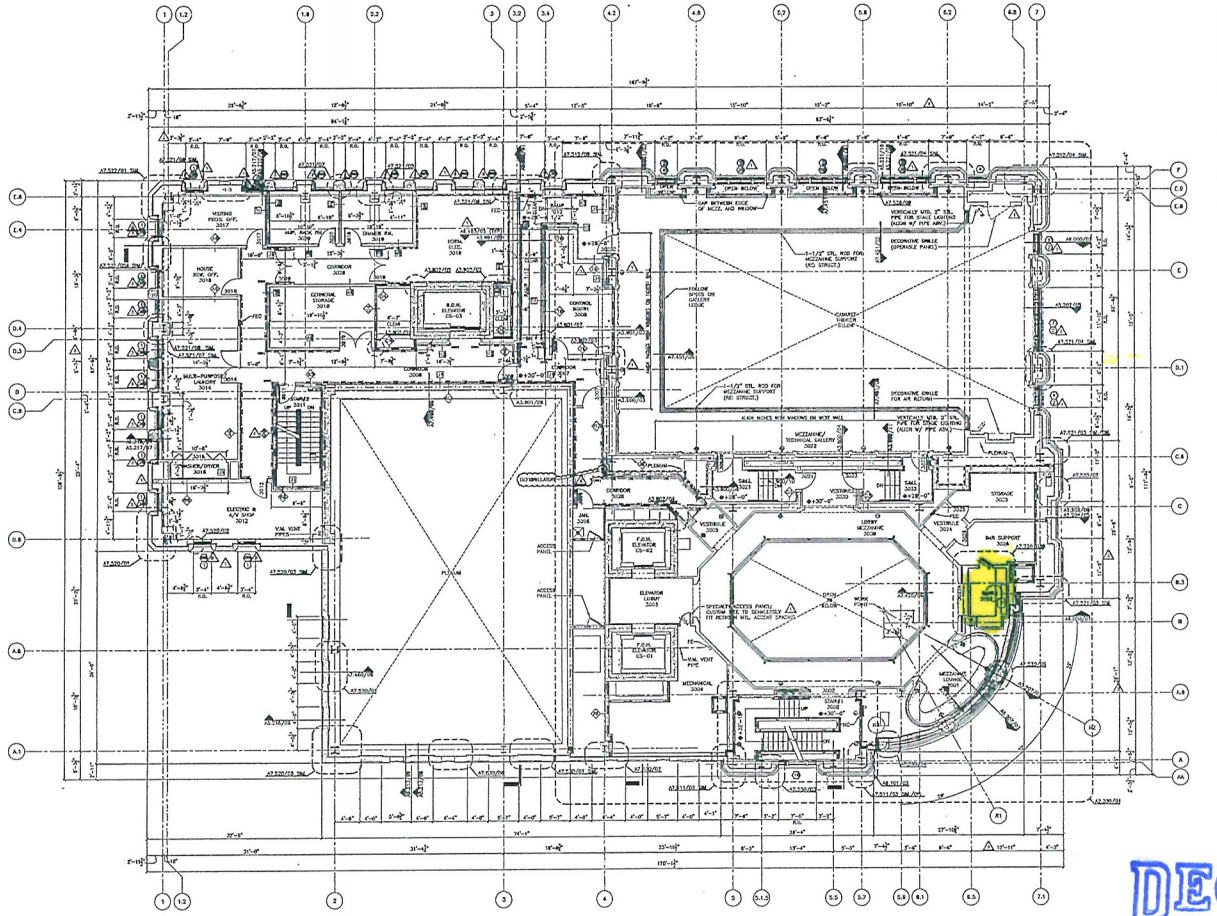

01 THIRD FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES

1. REFER TO A5.500 FOR TYP. WINDOW ELEVATION DESIGNATIONS.
   - W# — WINDOW DESIGNATION.
   - ⊘ — 1/2" MECHOSHADE DEVICE (SINGLE ROLLER – 5% OPEN)
   - △ — 1/2" MECHOSHADE DEVICE (DOUBLE ROLLER – 5% OPEN & ADDITIONAL BLACKOUT SHADE).
2. REFER TO A3.202 FOR TYP. DIAGONAL & CORNER GUARD INFO.
3. REFER TO A3.001 & 3.002 FOR PARTITION TYPES.
4. FINISH FLOOR ELEVATION TAG RELATIVE TO LARGE HALL STAGE FINISHED FLOOR ELEVATION (0'-0").
5. REFER TO SHEET A5.201 FOR TOILET LAYOUTS & STANDARD ACCESSORIES.
6. REFER TO A3.301 FOR DOOR SCHEDULES.
7. ALL SPACES WITH FLOOR DRAINS TO HAVE UNIFORM SLOPE FROM WALL TO FLOOR DRAIN, MINIMUM ¼" PER 12" BUT NOT TO EXCEED ½" PER FOOT.
8. COORDINATE HOUSEKEEPING PAD DIMENSIONS AND LOCATIONS WITH EQUIPMENT TO BE INSTALLED. ALL HOUSEKEEPING PADS SHALL BE 4" MIN. HIGH CONCRETE, EXTEND 6" PAST EQUIP. AT 12" O.C.B.W. AND PROVIDE 1" X 45 DEGREE CHAMFERED EDGES.
9. ALL FLOOR MATERIAL CHANGES SHALL OCCUR AT THE CENTERLINE OF THE DOOR (UNLESS NOTED OTHERWISE).
10. REFER TO A2.300 SERIES SHEET FOR ENLARGED FLOOR PLANS.
11. COORDINATION DRAWINGS OF ALL BUILDING SYSTEMS SHALL BE COMPLETED AND REVIEWED BY THE ARCHITECT AND ENGINEER PRIOR TO THE INSTALLATION OF ANY SYSTEM.
12. THESE DRAWINGS SHALL BE MUTUALLY PREPARED BY ALL CONTRACTORS. THE SHEET METAL CONTRACTOR SHALL NATURE THE DRAWING PREPARATION. EACH ADDITIONAL TRADE SHALL ADD THEIR WORK TO THE DRAWINGS AS THE WORK PROGRESSES. EACH TRADE SHALL DATE AND SIGN COMPLETED DRAWINGS.
13. THE GENERAL CONTRACTOR SHALL COORDINATE WITH EACH CONTRACTOR AFTER INITIATION OF THE SUBMITTAL PROCESS. AFTER REVIEW OF THE SUBMITTALS, IF A CONFLICT ARISES THAT CAN NOT BE RESOLVED BETWEEN THE SUB-CONTRACTORS, THE GENERAL CONTRACTOR SHALL DETERMINE RESOLUTION. IF THE GENERAL CONTRACTOR CAN NOT RESOLVE THE CONFLICT, THE ARCHITECT/ENGINEER SHALL REVIEW AND DETERMINE RESOLUTION.
14. IF LOCATIONS ARISE DURING CONSTRUCTION WHERE MULTIPLE TRADES ARE REQUIRED TO WORK IN THE SAME SPACE, AND ARE NOTED AS A RESULT OF LINE NON-INTERFERENCE DESCRIPANCIES OR VIOLATIONS, THE GENERAL CONTRACTOR OR SUB-CONTRACTOR WHO FAILS TO COORDINATE SHALL BE RESPONSIBLE FOR THE SYSTEM MODIFICATIONS REQUIRED TO MAKE THEIR FIX WITH THE APPROVAL OF THE ARCHITECT AND ENGINEER.
15. KITCHEN EQUIPMENT/MECHANICAL & ELECTRIC EQUIPMENT SIZING FOR ASTHENCE ONLY. REFER TO SPECIFIC DISCIPLINE DRAWINGS FOR MORE INFORMATION.
16. ALL DIMENSIONS ARE TO FACE OF FINISH MATERIAL.
17. FOR WATERPROOFING AND VAPOR MITIGATION SYSTEM DETAILS REFER TO REEVES/LEER DRAWINGS.

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TELECOMMUNICATIONS CONSULTANT
CONTEGRI CONSULTANTS
DUBLIN, CA 94568

THE SMITH CENTER
FOR THE PERFORMING ARTS
LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

STEVEN WILLIAM THOMSEN
No. 5230
REGISTERED ARCHITECT
STATE OF NEVADA
02/15/2010

KEY PLAN

REVISION
1 BC ADDENDUM #2 07.27.2009
2 BC ADDENDUM #3 09.18.2009
3 BC ADDENDUM #6 10.08.2009
4 BC ADDENDUM #7 10.28.2009
5 BC ADDENDUM #8 02.15.2010

HKS PROJECT NUMBER
11261.013

DATE
01.05.2009

ISSUE
EDUCATION CENTER CD PACKAGE

SHEET TITLE
THIRD FLOOR PLAN (LEVEL 3)

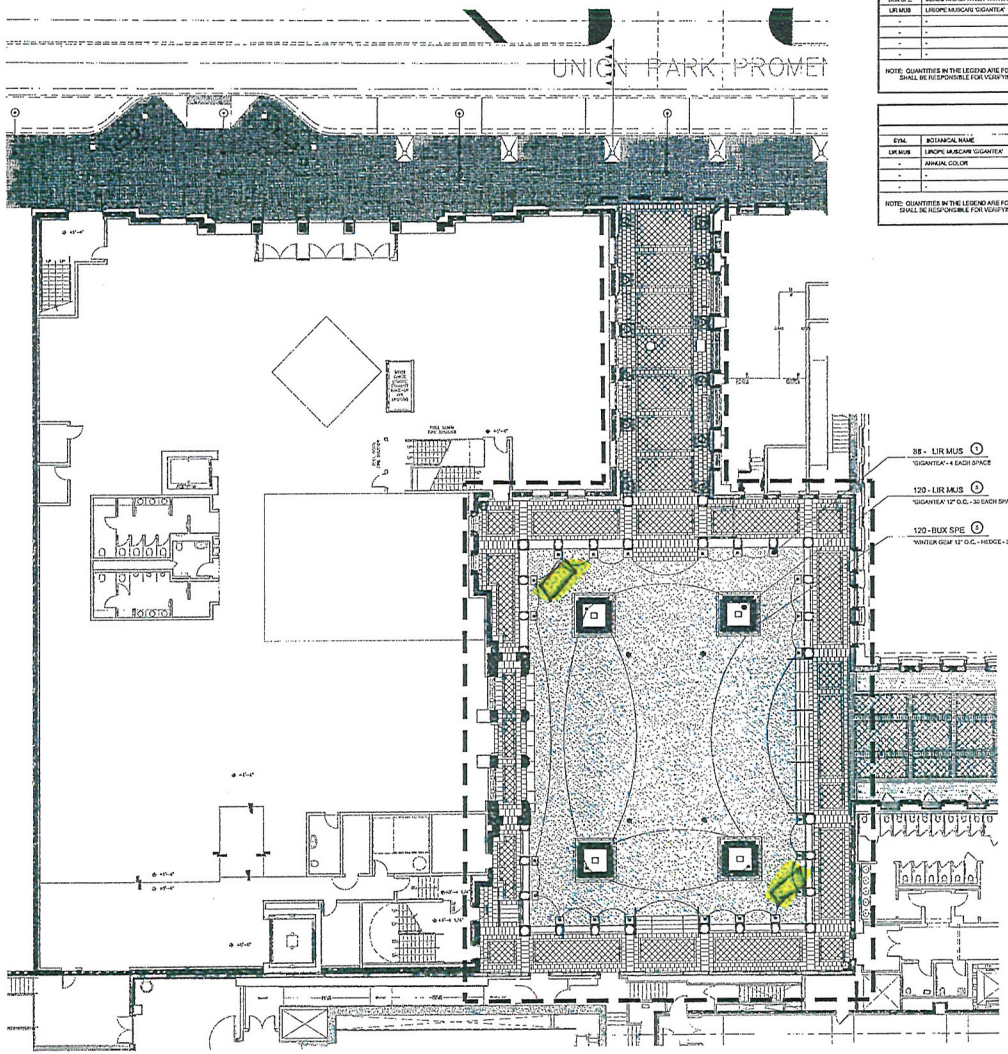
SHEET NO.
A2.130

RECEIVED
OCT 26 2011

SUP-43705

NORTH

© 2010 HKS, INC.



SHRUB LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	FLATS	1G	3G	5G	15G	COMMENTS
BUX SPE	BUXUS MICROPHYLLA 'WINTERGEM'	BOXWOOD	-	-	-	138	-	HEDGE - 12" O.C.
LIR MUS	LIROPE MUSCARI 'GIGANTEA'	GIANT LILY TURF	-	-	-	208	-	12" O.C. - FILL
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-

NOTE: QUANTITIES IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.

POTTERY LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	FLATS	1G	3G	5G	15G	COMMENTS
LIR MUS	LIROPE MUSCARI 'GIGANTEA'	GIANT LILY TURF	-	-	-	-	-	144 - 10" POTS
-	ANNUAL COLOR	ANNUAL COLOR	-	-	-	-	-	492 - 6" POTS @ 8" O.C.
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-

NOTE: QUANTITIES IN THE LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.

POTTERY LEGEND — A

12 - LIR MUS
10" POTS

41 - ANNUAL COLOR
2 ROWS, 6" POTS @ 6" O.C.

TREE
REFER TO TREE PLAN

FACE OF BUILDING

NOTE 1: REFER TO POTTERY LEGEND FOR UNDERSTORY PLANTING

POTTERY LEGEND — B

12 - LIR MUS
10" POTS

41 - ANNUAL COLOR
2 ROWS, 6" POTS @ 6" O.C.

TREE
REFER TO TREE PLAN

FACE OF BUILDING

NOTE 1: REFER TO POTTERY LEGEND FOR UNDERSTORY PLANTING

QUANTITY OF SHRUBS
SYMBOL - REFER TO SHRUB LEGEND
SIZE OF CONTAINER
2 - RHA IND (3) (CIRCLE INDICATES GALLON SIZE)
"CLARA"

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OCT 26 2011

REFER TO SHEET L3.01 - FOR ADDITIONAL NOTES, LEGENDS AND FINISH SCHEDULE

NORTH

SCALE: 1"=10'-0"

SUP-43705

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HKS

OWNER, OFFICE
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION
LAS VEGAS, NV 89119

DEVELOPER'S CONSULTANT'S
THE PINNACLE GROUP
FT. WORTH, TX 76102
THE WHITING-TURNER CONTRACTING CO.
LAS VEGAS, NV 89169

DEVELOPER'S COST CONSULTANT
DONNELL CONSULTANTS INCORPORATED
TAMPA, FL 33607

DEVELOPER'S THEATRE CONSULTANT
FISHER DACHS ASSOCIATES
NEW YORK, NY 10011

DEVELOPER'S ACOUSTICAL CONSULTANT
AGUSTUS, LLC
SOUTH NORWALK, CT 06854

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTURAL SERVICES, INC.
WASHINGTON, DC 20036

KEY CONSULTANT
MKA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89119

STRUCTURAL ENGINEER
WALTER P. MOORE & ASSOCIATES, INC.
DALLAS, TX 75201

CIVIL ENGINEERS
MARTIN & MARTIN
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
LIFESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
AHMP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89013

PLUMBING, MECH, ELEC
IBA CONSULTANTS, INC.
LAS VEGAS, NV 89119

LIGHTING CONSULTANT
SALO STUDIO
NEW YORK, NY 10018

GRAPHICS CONSULTANT
TWO TWELVE ASSOCIATES
NEW YORK, NY 10018

SECURITY CONSULTANT
ALLIED CONSULTANTS
LAS VEGAS, NV 89119

FOOD & BEVERAGE CONSULTANT
FEA DEMSR
LOS ANGELES, CA 90045

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTANT
CONTECH CONSULTANTS
DUBLIN, CA 94568

THE SMITH CENTER FOR THE PERFORMING ARTS
LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION



KEY PLAN



REVISION

A ADDENDUM 13 - 07.30.2010

HKS PROJECT NUMBER
10261.012

DATE
07.30.2010

ISSUE
LARGE HALL
CD PACKAGE

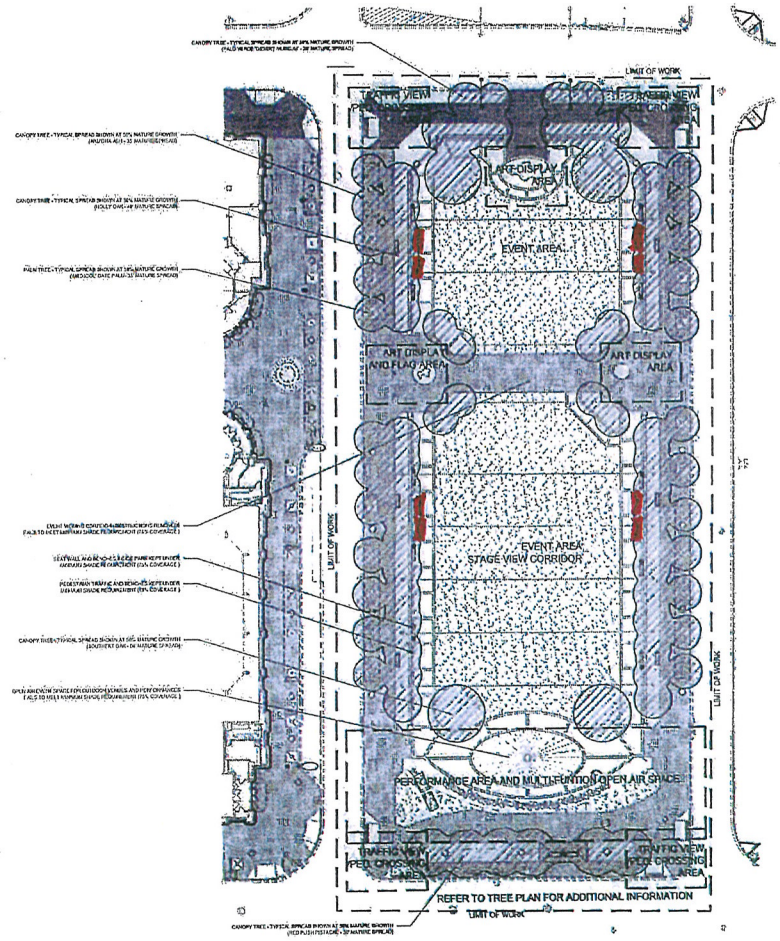
SHEET TITLE
LANDSCAPE
PLANTING PLAN
SHRUBS AND G. COVER

6982CMP801

SHEET NO.
L7.01

07/30/10

PLOT DATE: FILE NAME: FILE DATE: XREFS:



MATURE CANOPY SIZE INFORMATION AS LISTED IN SUNSET WESTERN GARDEN BOOK

PORTABLE BARS

SHADE STUDY SUMMARY	
R.O.W. PEDESTRIAN WALKWAYS	- 77% COVERAGE
PARK INTERIOR, PEDESTRIAN, WALKWAYS (SEATING AREA : SEAT WALL/BENCHES 89% COVERAGE)	- 46% COVERAGE
STAGE/VIEW AREAS	- 15% COVERAGE
TRAFFIC VIEW/PEDESTRIAN CROSSING AREAS/ACCESS AREA	- 5% COVERAGE

ALL CIRCUMSTANCES CALCULATED AS A "WORST CASE"
JUNE 21, 2010 9:00 AM

RECEIVED
OCT 26 2011

SCALE: 1"=30'

SYMPHONY PARK
LAS VEGAS, NEVADA

07-27-2011

PERMIT

LANDSCAPE SHADE STUDY PLAN

L2.03

SUP-43705



SUP-43705 - APPLICANT: THE SMITH CENTER - OWNER: CITY PARKWAY V, INC.
388 PROMENADE PLACE AND 464 SYMPHONY PARK AVENUE

11/03/11

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

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8345 West Sunset Road
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Suite 900
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

October 26, 2011

VIA HAND DELIVERY

CITY OF LAS VEGAS
PLANNING & ZONING
333 N. Rancho Drive, 3rd Floor
Las Vegas, NV 89106

RECEIVED
OCT 26 2011

Re: Justification Letter – Tavern Use
The Smith Center & Symphony Park

To Whom It May Concern:

Please be advised, this office represents The Smith Center (the "Applicant"). The Smith Center is located on APN: 139-33-610-016. Symphony Park is located on APN: 139-34-211-001 (together with The Smith Center, the "Site"). The Applicant is seeking a special use permit for a tavern to offer alcoholic beverages (beer, liquor and wine) to its patrons while on the Site.

At The Smith Center, there will be a main bar on the first floor and permanent bars on the upper levels of the building. Additionally, there may be "add a" bars (portable bars) that are used within all areas of The Smith Center including, but not limited to: Donald W. Reynolds Discovery Children's Museum, Bowman Pavilion, Reynolds Hall, the parking garage and all courtyard and plaza areas on the exterior of The Smith Center. The service of alcoholic beverages may occur in various locations and at simultaneous times. In addition to alcoholic beverage service during performances, there will also be service of alcoholic beverages for events, charitable galas, weddings or other meetings wherein portions of The Smith Center (inside and out) are being utilized.

Symphony Park will be used for smaller outdoor concerts, festivals, fairs and other events. We are asking that the tavern special use permit cover this area as well. We anticipate that Symphony Park can accommodate crowds of about 250 to 1000 people and the service of alcoholic beverages in Symphony Park during these types of events may occur.

The Applicant is also seeking a waiver for the 1500 foot distance separation from other tavern uses. More specifically, 1) there is a tavern inside World Market Center – Mundo; 2) the Golden Gate casino has a tavern use; and 3) the Golden Nugget also has a tavern use. We are allowed to seek such a waiver since the Site is located within the Parkway Center District which is within the Downtown Centennial Plan. We believe this waiver is appropriate because the

SUP-43705

operational aspects of each of the tavern uses are not the same. The Applicant's tavern use will only be utilized by patrons of The Smith Center or people attending specific events at The Smith Center or Symphony Park. Whereas a more traditional tavern is not centered around special events or performances nor are the operational aspects of a casino with a tavern use similar to the proposed tavern use at The Smith Center and Symphony Park. Finally, the Applicant is also seeking a waiver to the distance separation between a tavern use and a religious use. There is a religious facility located on Main Street near Charleston Boulevard. However, given the distance between The Smith Center and the religious facility, there will be no negative impacts.

In addition to service of alcoholic beverages on the Site, the Applicant will also provide food service, when appropriate, for certain events.

Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Jennifer Lazovich

JJL/sfm

cc: Rick Johnson
Paul Beard

RECEIVED
OCT 26 2011

SUP-43705

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

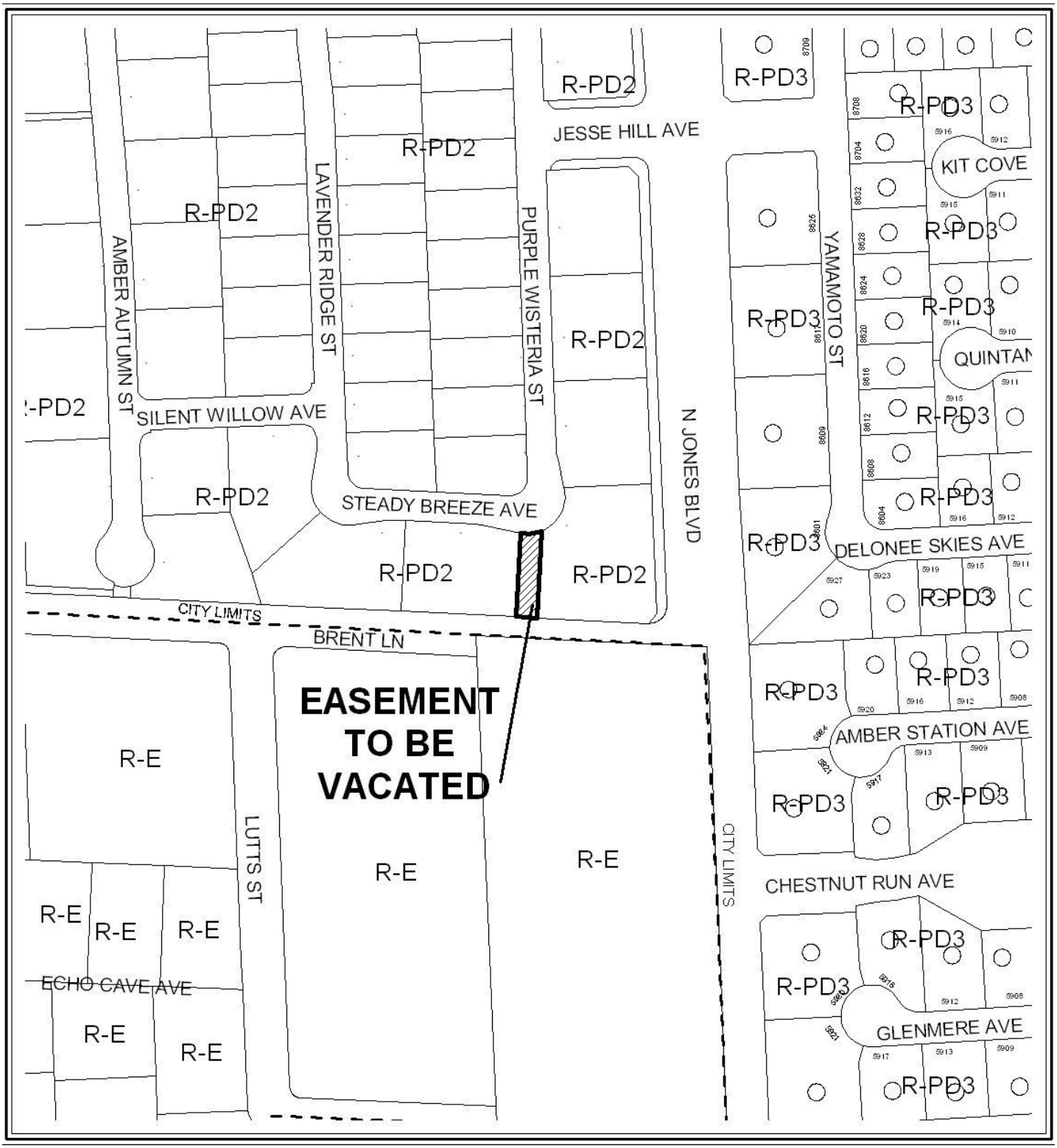
SUBJECT:
VAC-43701 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM LYON HOMES, INC. - For possible action on a request for a Petition to Vacate THE EMERGENCY ACCESS EASEMENT WITHIN COMMON ELEMENT D OF THE RECORDED FINAL MAP ENTITLED STRATTON 35 at the south intersection of Steady Breeze Avenue and Purple Wisteria Street, Ward 6 (Ross). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE 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:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for SDR-9095
6. Justification Letter



CASE: VAC-43701

ZONING OF SUBJECT PROPERTY: R-PD (RESIDENTIAL PLANNED DEVELOPMENT)

N



0 200 400 Feet

CASE: VAC-43701

ZONING OF SUBJECT PROPERTY: R-PD (RESIDENTIAL PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: WILLIAM LYON HOMES, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAC-43701	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

VAC-43701 CONDITIONS

1. The limits of this Petition of Vacation shall be the emergency access easement granted solely to the City of Las Vegas located within Common Lot "D" of the recorded Stratton 35 Final Map, Book 142, Page 77.

2. Common Lot "E" of the recorded Stratton 35 Final Map, Book 142, Page 77 shall maintain the required 20-foot emergency access easement in perpetuity unless specific written authorization is given from the Fire Department.

3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

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. All development shall be in conformance with code requirements and design standards of all City Departments.

6. 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.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to vacate the emergency access easement within common element "D" in the "Stratton 35" single-family residential subdivision. Common element "D" is located approximately 250 feet west of the intersection of Steady Breeze Avenue and Purple Wisteria Street. This access is not needed, as emergency access to the subdivision is provided elsewhere on the site. Approval of this vacation will allow the civil plans (CLV DWG #107Y4948) and final map (FMP-38588) to be consistent with each other; therefore, staff recommends approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
07/02/10	The Planning and Development Department approved a request for a Final Map Technical Review (FMP-38588) for an amended 77-lot single-family residential subdivision on 33.17 acres at the southwest corner of Iron Mountain Road and Jones Boulevard. The map recorded on 9/21/10
07/26/06	The Civil Plan (#107Y4948) was approved on 05/21/07 for a 77-lot single family residential subdivision on 36 acres located on the southwest corner of Iron Mountain Road and Jones Boulevard.

Most Recent Change of Ownership	
12/30/09	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No building permits or business licenses have been issued for parcel to be vacated.

Pre-Application Meeting	
10/13/11	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Vacation of the emergency access easement.

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

Field Check	
11/03/11	Staff conducted a field check of the subject property. Staff noted the subject site was a well maintained parcel.

Details of Application Request	
Site Area	
Net Acres	0.08

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	DR (Desert Rural) Density Residential	R-PD2 (Residential Planned Development- 2 Units per Acre)
North	Single Family, Detached	DR (Desert Rural) Density Residential	R-PD2 (Residential Planned Development- 2 Units per Acre)
South	Undeveloped Land and Single Family Residences- Clark County	RNP (Rural Neighborhood Preservation)- Clark County	R-E (Rural Estates Residential)- Clark County
East	Single Family, Detached	DR (Desert Rural) Density Residential	R-PD2 (Residential Planned Development- 2 Units per Acre)
West	Single Family, Detached	DR (Desert Rural) Density Residential	R-PD2 (Residential Planned Development- 2 Units per Acre)

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

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Brent Lane	N/A	N/A	60	N/A

DED

LEGAL DESCRIPTION

All property lying within Common Element "D" of "Stratton 35" a common interest community as shown by map thereof on file in Book 137 of Plats, Page 54, in the Office of the County Recorder of Clark county, Nevada.

ANALYSIS

The approved civil plans (CLV DWG #107Y4948) depict the emergency access easement as a part of Common Lot "E" approximately 556 feet west of Common Lot "D." The Final Map (FMP-38588) depicts an emergency access easement on both Common Lot "E" and Common Lot "D." Approval of this vacation will remove the emergency access easement from common element "D" and allow the civil plans and final map to be consistent with each other.

The Department of Public Works presented the following information concerning this request to vacate the subject sewer easement.

> "This Vacation application proposes to vacate an emergency access easement located within Common Lot "D" of the Stratton 35 Final Map, Book 142, Page 77. The approved civil improvement drawings show the emergency access easement in Common Lot "E" and the recorded Final Map shows an emergency access easement in both Common Lots "D" and "E". As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this VAC request to the utility companies and franchise holders, nor wait for their responses. Since only a City easement is involved, any utility company interests will need to be addressed with each respective utility company and will not be affected by the City vacating its interest. Furthermore, we recommend that this item be declared final action at Planning Commission."

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

NOTICES MAILED 1

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-43701 APN: 125-11-512-080

Name of Property Owner: ~~Lyon William~~ Homes Inc. %T Connelly
WILLIAM LYON

Name of Applicant: Mary Connelly

Name of Representative: Taney Engineering - Steve Dumovich

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: K Martin - Jensen

Print Name: K. Martin - Jensen

Subscribed and sworn before me

This 26 day of October, 20 11

Erica J. Morales

Notary Public in and for said County and State

ERICA J. MORALES
Notary Public, State of Nevada
Appointment No. 06-108216-14
My Appt. Expires June 23, 2014

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OCT 26 2011

Revised 11-14-06

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation of Emergency Access Easement within Common Lot D

Project Address (Location) Corner of Steady Breeze Ave/Purple Wisteria St

Project Name Stratton 35-Plat Book 142 Page 77 **Proposed Use** No Change Proposed

Assessor's Parcel #(s) 125-11-512-080 **Ward #** 6-Ross

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed no chg

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER ~~Lyon Williams~~ WILLIAM LYON Homes Inc.%TCon **Contact** Mary Connelly

Address 500 Pilot Rd #G **Phone:** (702) 263-8200 **Fax:** (702) 263-8220

City Las Vegas **State** NV **Zip** 89119

E-mail Address _____

APPLICANT ~~Lyon Williams~~ WILLIAM LYON Homes Inc.%T Connelly **Contact** Mary Connelly

Address 500 Pilot Rd #G **Phone:** (702) 263-8200 **Fax:** (702) 263-8220

City Las Vegas **State** NV **Zip** 89119

E-mail Address _____

REPRESENTATIVE Taney Engineering **Contact** Steve Dumovich

Address 6030 S. Jones Blvd, Ste 100 **Phone:** (702) 362-8844 **Fax:** (702) 362-5233

City Las Vegas **State** NV **Zip** 89118

E-mail Address steved@taneycorp.com

Property Owner Signature* Kathy Martin-Jensen

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

Print Name Kathy Martin-Jensen

Subscribed and sworn before me

This 2 day of November, 20 11.

Erica J. Morales

Notary Public in and for said County and S

ERICA J. MORALES
Notary Public, State of Nevada
Appointment No. 06-109210-14
My Appt. Expires June 26, 2014

FOR DEPARTMENT USE ONLY

Case #	Vac-43701
Meeting Date:	12/13/11
Total Fee:	$1,000.00
Date Received:*	10/26/11
Received By:	

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

Revised 10/27/08



VAC-43701 - APPLICANT/OWNER: LYON WILLIAMS HOMES INC.
SOUTH INTERSECTION OF STEADY BREEZE AVENUE AND PURPLE WISTERIA STREET

11/03/11

TANEY ENGINEERING
6030 SOUTH JONES BLVD. #100
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

September 16, 2011

City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, Nevada 89106

Re: Justification Letter for the Vacation/Relinquish of the Emergency Access Easement within Common Element D of Stratton 35

The purpose of this request is for the vacation/relinquishment of the emergency access easement within Common Lot D as shown on the final map (FMP 38588).

The approved civil plans (CLV DWG # 107Y4948) show the emergency access easement in Common Element E and not on Common Element D, and the map inadvertently shows the easement on both common lots.

Approval of our request would succeed in making the recorded final map consistent with the previously approved civil plans. We intend to submit a certificate of amendment to the City Surveyor's office for approval and recordation upon approval of the easement relinquishment.

If you have any questions, please contact me at 362-8844.

Sincerely,

Steve Dumovich, PLS
Principal, Director of Surveying Services

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VAC-43701



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

February 1, 2006

Mr. Mickey Stratton
Quarter Horse Falls Estates, LLC
5365 South Cameron Street
Las Vegas, Nevada 89118

RE: SDR-9095 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 4, 2006
RELATED TO ZON-9093

Dear Mr. Stratton:

The City Council at a regular meeting held January 4, 2006 APPROVED the request for a Site Development Plan Review FOR AN 83-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 33.39 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard (APNs 125-11-503-001, 002, 125-11-507-002, 004 and 125-11-508-003) R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on January 5, 2006. This approval is subject to:

Planning and Development

1. All perimeter lots shall have a minimum lot size of 18,000 net square feet.

2. A minimum 10-foot wide equestrian access shall be provided from the project interior to the park to the north, subject to the approval of the Planning and Development Department.

3. The perimeter wall along Maverick Street and the southwest property line down to Brent Lane shall be decorative block, eight feet in height.

4. Lots 56 and 57 of the site plan date stamped 12/30/05 shall be limited to single story structures.

5. There shall be no streetlights on interior private streets.

6. Landscaping shall be installed on the north side of Brent Lane in a 6-foot wide planter with 24-inch box trees every 30 linear feet on center. Four five gallon shrubs shall be planted around each tree. All landscaping shall be permanently maintained.

7. All lots minimum 18,000 square feet shall be allowed to maintain domestic animals pursuant to all City ordinances.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

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OCT 26 2011
VAC-43701

8. Equestrian access shall be provided along the utility easement between Lots 71 and 73.

9. A Rezoning (ZON-9093) to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zoning District approved by the City Council.

10. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas

11. All development shall be in conformance with the site plan for a maximum of 77 units date stamped 12/30/05 and building elevations date stamped 9/01/05, except as amended by conditions herein. Application for and approval of a variance for open space is required prior to submittal for plan check.

12. Models that have casitas as an option will not be permitted to have a kitchen within the casita.

13. The standards for this development shall include the following: Minimum lot size of 10,003 square feet, minimum distance between buildings of 14 feet, and building height shall not exceed two stories or 35 feet, whichever is less.

14. The setbacks for this development shall be a minimum of 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 7 feet on the side, 15 feet on the corner side, and 20 feet in the rear.

15. The applicant shall construct the required 20-foot Multi-use Transportation Trail along the south side of Iron Mountain Road. The trail is required to have the following components: a five-foot transition strip, a 10-foot public transportation trail, and a five-foot private landscaped corridor.

16. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five gallon shrubs for each tree within provided planters.

17. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.

18. 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. The landscape plan shall include irrigation specifications.

19. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

20. 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.

21. Prior to approval of the Final Map Mylar, two final landscape plans must be submitted for review and approval by the Planning and Development Department in conformance with the conditions of approval.

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

23. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

24. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform to the requirements listed in Title 19.08.

25. Prior to the submittal of a building permit, 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.

26. 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.

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

Public Works

28. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222a.

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

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

31. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.

32. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.

33. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-9093 and all other subsequent applicable site-related actions.

34. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

35. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Sincerely,

Lean Coleman

Lean Coleman
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Evan Nef
PN II, Inc.
8345 West Sunset Road
Las Vegas, Nevada 89113

Mr. Chais Jenkins
GC Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146

VAC-43701

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

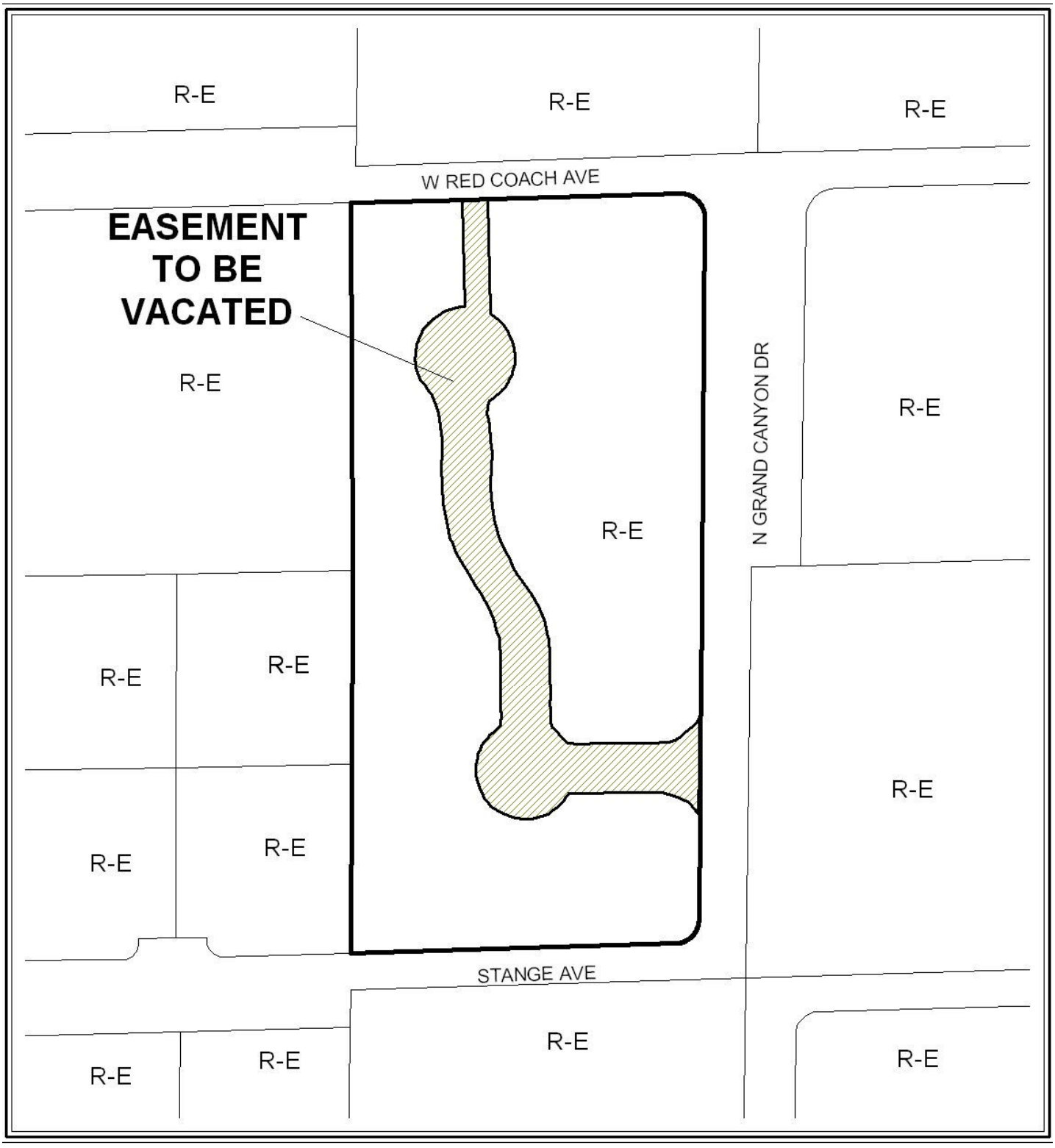
SUBJECT:
VAC-43714 - VACATION - PUBLIC HEARING - APPLICANT: DWYER ENGINEERING - OWNER: MARK III, LLC - For possible action on a request for a Petition to Vacate A PUBLIC SEWER EASEMENT on property located at the northwest corner of Stange Avenue and Grand Canyon Drive (APN 138-06-203-003), Clark County. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

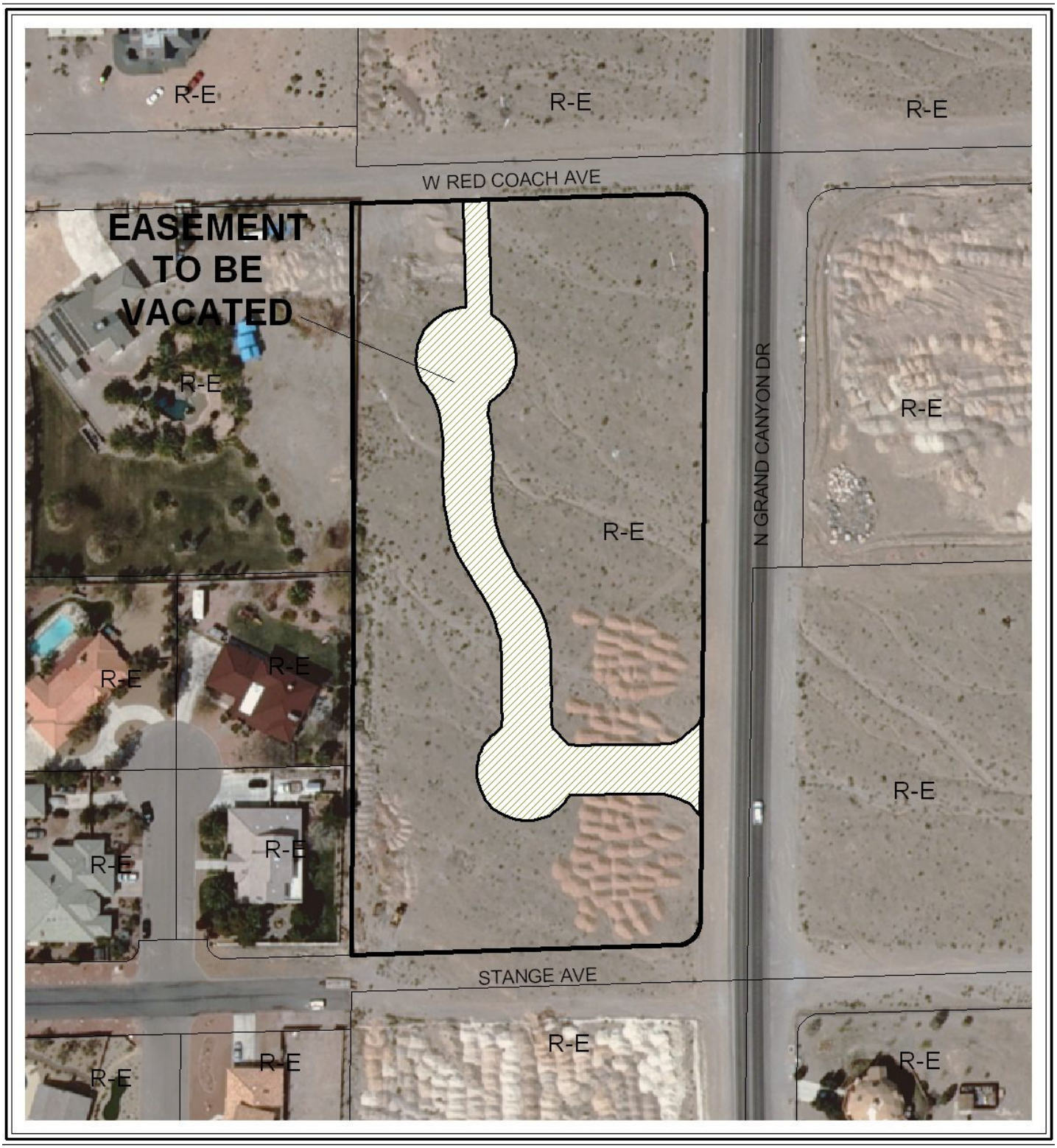
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **VAC-43714**



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CASE: VAC-43714

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DWYER ENGINEERING - OWNER: MARK III, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAC-43714	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

VAC-43714 CONDITIONS

1. The limits of this Petition of Vacation shall be all Public Sewer Easements granted solely to the City of Las Vegas and recorded by the plat of Moore Estates, Book 137 Page 95.

2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

3. 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.

4. 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.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant proposes to vacate a public sewer easement on property located at the northwest corner of Stange Avenue and Grand Canyon Drive. The easement is located in Clark County. The applicant does not anticipate development in the future and the existing sewer easement is no longer required. Staff recommends approval, with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc
No City Actions exist for this parcel to be vacated.

Most Recent Change of Ownership	
06/20/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No building permits or business licenses have been issued for parcel to be vacated.

Pre-Application Meeting	
10/18/11	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Vacation for a sewer easement.

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

Field Check	
11/03/11	Staff conducted a field check of the subject property. Staff noted the subject property was undeveloped land.

Details of Application Request	
Site Area	
Gross Acres	3.97

DED

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

LEGAL DESCRIPTION

The east half of the northeast quarter (NE¼) of the southeast quarter (SE¼) of the northwest quarter (NW¼) of Section 6, Township 20 South, Range 60 East, M.D.B. & M., artesian basin, Clark county, Nevada. And the northwest quarter (NW¼) of the northeast quarter (NE¼) of the southeast quarter (SE¼) of the northwest quarter (NW¼) of section 6, township 20 south, range 60 east, M.D.M. according to the official plat on file in the office of the bureau of land management, further described as lot one (1) of that certain land division in book 6, page 79. Excepting there from the interest in and to the northerly 30 feet and the westerly 30 feet as conveyed to the county of Clark in that certain deed recorded February 23, 1972 in book 209 of official records, as document no. 168498, Clark county, Nevada records. And further excepting there from, that certain spandrel area in the northwest corner as conveyed to the county of Clark in that certain deed recorded May 13, 1994 in book 940513 as document no. 01162 and rerecorded June 14, 1994 in book 940614 as document no. 00855, Clark county, Nevada records.

ANALYSIS

The applicant proposes to vacate a public sewer easement on property located at the northwest corner of Stange Avenue and Grand Canyon Drive. The easement is located in Clark County. The parcel has been reverted back to acreage and the public sewer easement is no longer required; therefore, staff recommends approval.

The Department of Public Works presented the following information concerning this request to vacate the subject sewer easement.

> "This Vacation application proposes to vacate a City of Las Vegas sewer easement located within the boundary of a reverted Final Map, Moore Estates located in Clark County. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this Vacation request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved, any utility company interests will need to be addressed with each respective utility company and will not be affected by the City vacating its interest. Furthermore, we recommend that this item be declared final action at Planning Commission."

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

NOTICES MAILED 3

APPROVALS 0

PROTESTS 0

DED

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-43714** APN: 13806203003

Name of Property Owner: Mark III LLC

Name of Applicant: Dwyer Engineering

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: DUSTIN ALLEN

Subscribed and sworn before me

This 27 day of October, 2011

Judie L. Highmiller
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JUDIE L. HIGHMILLER
No: 94-0786-1
My Appointment Expires April 4, 2014

Revised 11-14-06

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

RECEIVED
OCT 27 2011
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation of Sewer Easement

Project Address (Location) NWC Grand Canyon & Red Coach Ave.

Project Name Moore Estates **Proposed Use** _____

Assessor's Parcel #(s) 13806203003 **Ward #** _____

General Plan: existing R-E proposed R-E **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Mark III LLC **Contact** Dusty Allen

Address 10515 20th Street #100 **Phone:** _____ **Fax:** _____

City Lake Stevens **State** WA **Zip** 98258

E-mail Address _____

APPLICANT Dwyer Engineering **Contact** Thomas L. Hellums

Address 7310 Smoke Ranch Rd. Ste E **Phone:** 254-2200 **Fax:** 254-2236

City Las Vegas **State** NV **Zip** 89128

E-mail Address thellums@dwyerengineering.com

REPRESENTATIVE Dwyer Engineering **Contact** Thomas Hellums

Address 7310 Smoke Ranch Rd. Ste E **Phone:** 254-2200 **Fax:** 254-2236

City Las Vegas **State** NV **Zip** 89128

E-mail Address thellums@dwyerengineering.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 DUSTIN ALLEN

Subscribed and sworn before me

This 27 day of October, 2011.

Judie L. Highmiller

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JUDIE L. HIGHMILLER
No: 94-0786-1
My Appointment Expires April 4, 2014

FOR DEPARTMENT USE ONLY

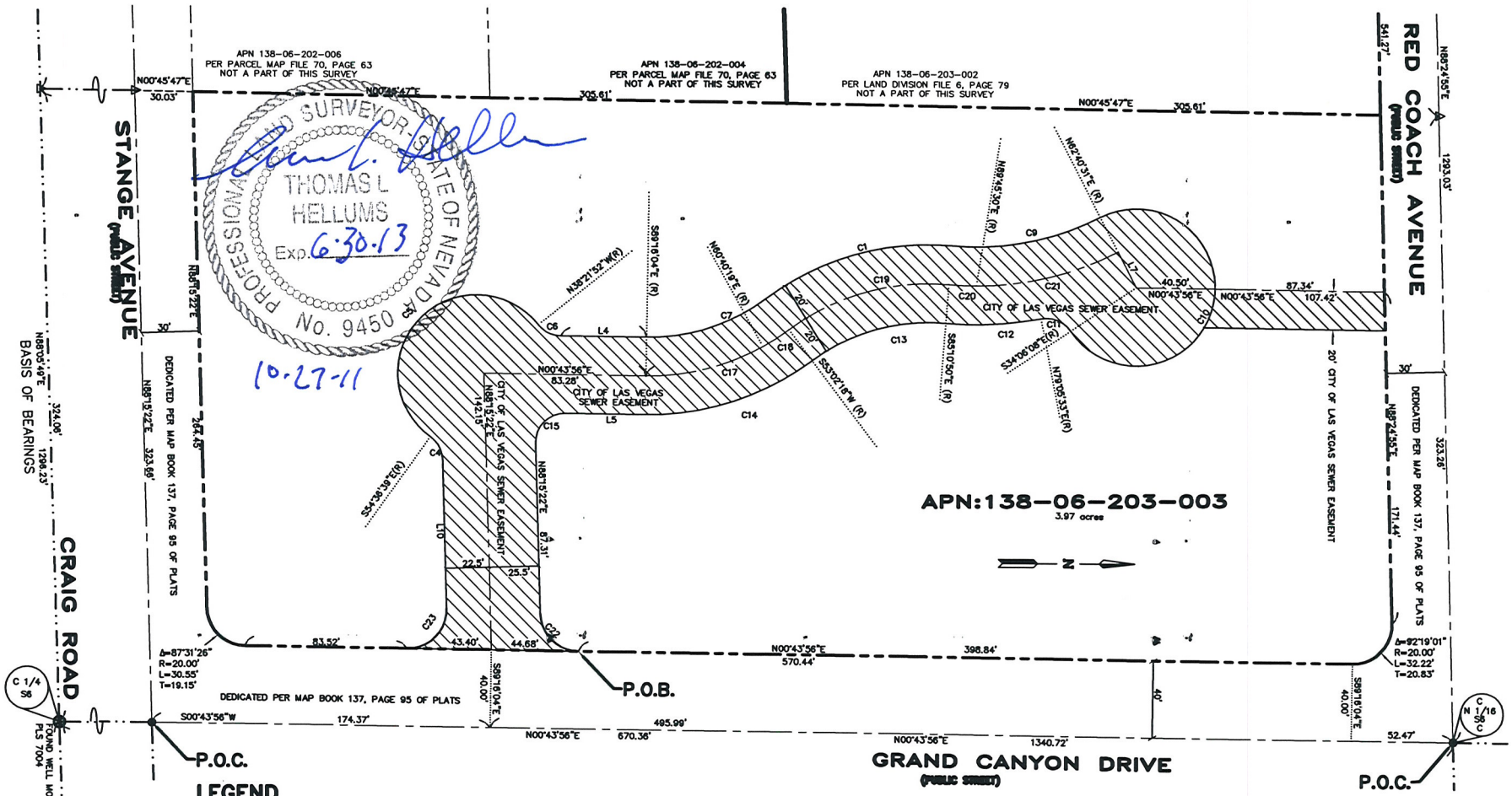
Case #	VAC-43714
Meeting Date:	12/13/11PC
Total Fee:	$1,000—
Date Received:*	10/27/11
Received By:	BC 3

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

RECEIVED
OCT 27 2011
City of Las Vegas

Revised 10/27/08

CITY OF LAS VEGAS SEWER EASEMENT VACATION – EXHIBIT



THOMAS L HELLUMS
PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA
No. 9450
Exp. 6-30-13

10-27-11

LEGEND

- SECTION LINE
- PROPERTY LINE/RIGHT-OF-WAY
- CENTERLINE
- LOT LINE
- CITY OF LAS VEGAS SEWER EASEMENT
- RADIAL/TIE LINE

- FOUND BLM BRASS CAP AS NOTED
- FOUND WELL MON AS NOTED
- FOUND REBAR
- FOUND PLASTIC CAP AS NOTED
- FOUND ALUM. CAP AS NOTED
- FOUND CONCRETE NAIL
- CALCULATED POSITION NOTHING FOUND OR SET

CURVE TABLE				
CURVE	DELTA	LENGTH	TANGENT	RADIUS
C1	41°46'53"	102.09'	53.43'	140.00'
C4	52°52'00"	13.84'	7.46'	15.00'
C5	196°14'47"	138.72'	283.75'	40.50'
C6	50°54'12"	13.33'	7.14'	15.00'
C7	37°41'38"	65.79'	34.13'	100.00'
C8	41°46'53"	102.09'	53.43'	140.00'
C9	32°08'39"	78.54'	40.34'	140.00'
C10	263°13'21"	186.06'	45.60'	40.50'
C11	66°48'19"	17.49'	9.89'	15.00'
C12	15°43'38"	49.41'	24.86'	180.00'
C13	41°46'53"	72.92'	38.17'	100.00'
C14	37°41'38"	92.10'	47.79'	140.00'
C15	92°28'34"	24.21'	15.66'	15.00'
C17	30°03'37"	62.96'	32.22'	120.00'
C18	7°38'01"	15.99'	8.01'	120.00'
C19	41°46'53"	87.51'	45.80'	120.00'
C20	5°03'41"	14.13'	7.07'	160.00'
C21	27°04'59"	75.63'	38.54'	160.00'
C22	87°31'26"	30.55'	19.15'	20.00'
C23	92°28'34"	32.28'	20.88'	20.00'

LINE TABLE		
LINE	LENGTH	BEARING
L4	44.20'	S00°43'56"W
L5	41.22'	S00°43'56"W
L7	20.50'	N62°40'31"E
L8	9.03'	N89°49'54"E
L9	87.31'	N88°15'22"E
L10	76.22'	N88°15'22"E

CITY OF LAS VEGAS SEWER EASEMENT PER BOOK 137 OF PLATS, PAGE 95

BASIS OF BEARINGS

NORTH 88°05'49" EAST, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. AS SHOWN ON FILE 115, OF SURVEYS, PAGE 93 IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER.

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OCT 27 2011
City of Las Vegas

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX.
N.R.S. 278.5695

DWYER ENGINEERING INC.
CIVIL ENGINEERS
LAND SURVEYORS
WATER RIGHTS
LAND USE PLANNING
7310 SMOKE RANCH RD., SUITE E
LAS VEGAS, NEVADA 89128
(702) 254-2200
fax: (702) 254-2236

DRAWN BY: TLH | DATE: 24 OCT 11 | JOB No.: 11555

VAC-43714



VAC-43714 - APPLICANT: DWYER ENGINEERING - OWNER: MARK III, LLC
NORTHWEST CORNER OF STANGE AVENUE AND GRAND CANYON DRIVE

11/03/11

DWYER ENGINEERING, INC.
CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING

October 24, 2011

City of Las Vegas Planning Department
333 N. Rancho Dr.
Las Vegas, NV 89106

Re: Justification Letter
Vacation of City of Las Vegas Sewer Easement
APN: 138-06-203-003

Note: Project parcel is in Clark County.

Dear Sirs:

The property owner formally requests the vacation of the existing CLV Sewer Easement. The property has been reverted to raw acreage and no development is foreseen in the future. The existing sewer easement is no longer required for the reverted parcel. This project is located in Clark County.

We request approval of the vacation of this sewer easement.

Sincerely,
DWYER ENGINEERING

Thomas L. Hellums, P.L.S., W.R.S.
Principal

RECEIVED
OCT 27 2011
City of Las Vegas

VAC-43714

7310 SMOKE RANCH ROAD, SUITE E ▪ LAS VEGAS, NV 89128 ▪ (702) 254-2200 ▪ fax: (702) 254-2236
www.dwyerengineering.com ▪ email: dwyereng@lvcm.com

City of Las Vegas Agenda Item No.: **18.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

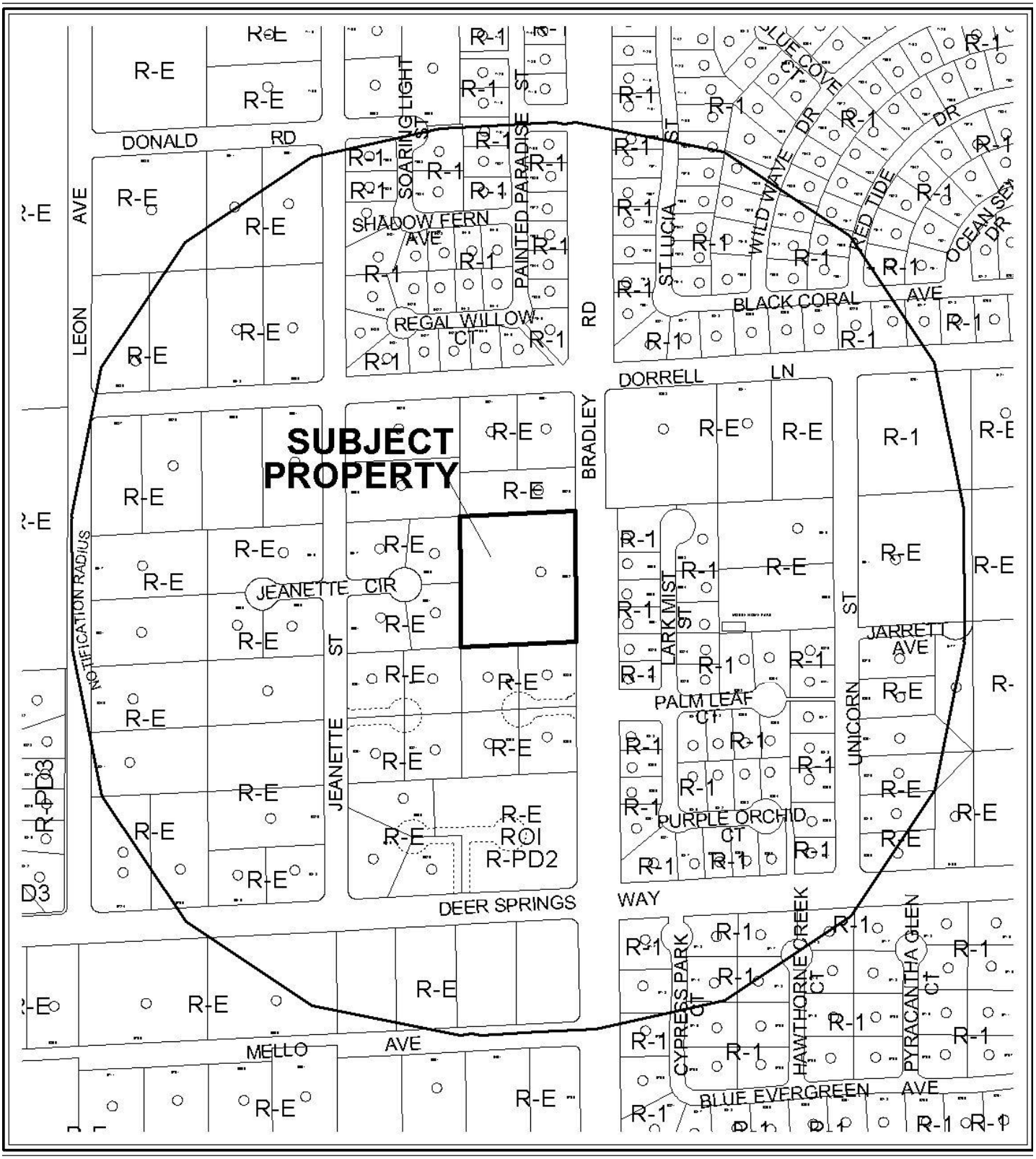
SUBJECT:
VAR-42988 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JACK W. ZERKLE, JR. AND ORPHA ZERKLE - For possible action on a request for a Variance TO ALLOW AN EXISTING SIX-FOOT TALL SOLID CORRUGATED METAL SCREEN FENCE WITH NO CONTRASTING MATERIALS OR COLOR WHERE A FIVE-FOOT TALL FENCE WITH A MAXIMUM OF TWO FEET THAT IS SOLID IS ALLOWED IN THE FRONT YARD OF A RESIDENTIAL PROPERTY AND 20 PERCENT CONTRASTING MATERIALS AND/OR COLOR IS REQUIRED on 2.26 acres at 6902 Bradley Road (APN 125-24-203-010), R-E (Residence Estates) Zone, Ward 6 (Ross). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**7**	**Planning Commission Mtg.**	**14**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends 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 and Support Petition



0 300 600 Feet

CASE: **VAR-42988**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **VAR-42988**

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: JACK W. ZERKLE, JR. AND ORPHA ZERKLE

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-42988	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

VAR-42988 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. 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 Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

Public Works

5. The gates shall be set back a sufficient distance (a minimum of 18 feet from right-of-way line) to allow a vehicle to pull completely out of the public street right-of-way before parking to manually operate the gate unless otherwise allowed by the City Traffic Engineer. No part of the gates, either in the opened or closed position are allowed to intrude into the public right-of-way. The fence shall also accommodate required Site Visibility Restriction Zones (SVRZ's) per Standard Drawing # 201.2 and adequate entry areas at all entries for the ultimate cross section of Bradley Road.

Staff Report Page One
December 13, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow an existing unpermitted six-foot tall by 337-foot long solid corrugated metal screen fence with no contrasting materials along the front property line at 6902 Bradley Road. The subject site is a single–family residence in an R-E (Residence Estates) zoning district, within the Rural Preservation Overlay District. The applicant has indicated that the unpermitted fence was installed due to concerns for privacy, reduced street noise and health and well being of the family pet.

As no evidence of a hardship has been presented to justify the requested variance, staff recommends denial of this Variance. If this application is denied, the existing unpermitted six-foot tall by 337-foot long solid corrugated metal screen fence with no contrasting materials, shall be removed or redesigned to comply with all Title 19 standards.

ISSUES

- A Variance is required, to allow an existing six-foot tall solid corrugated metal screen fence with no contrasting materials or colors where a five-foot tall fence with a maximum of two feet that is solid is allowed in the front yard of a residential property and 20 percent contrasting materials and/or color is required. Staff does not support the request.
- The existing six-foot tall solid corrugated metal screen fence was installed without permits.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/18/64	The City Council approved Annexation (A-0003-64) for 5,000 acres located on the northwest corner of Lone Mountain Road and Decatur Boulevard. The Board of Adjustment and staff recommended approval.
10/11/11	The Planning Commission held Variance (VAR-42988) for an over height front yard fence in abeyance in order for the applicant to hold a neighborhood meeting.

Most Recent Change of Ownership	
06/04/01	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/06/99	A building permit (99023222) was issued for a single family residence at 6902 Bradley Road. The permit was finaled on 02/08/01.

YK

11/13/01	A building permit (1022294) was issued for an 88-foot by 40-foot shade structure at 6902 Bradley Road. The permit was finaled on 05/21/03.
08/08/05	Code Enforcement issued a Citation (#33383) for building a 20-foot tall structure without a building permit. The case was closed on 08/09/05.
02/10/09	A building permit (#133228) for the installation of a Natural Gas line at 6902 Bradley Road. The permit has not been finaled.
07/06/11	A code enforcement case (#103546) was processed for large piles of dirt in the front yard and installing a fence without a permit at 6902 Bradley Road. The case remains open.

Pre-Application Meeting	
08/23/11	Staff reviewed the requirements for a Variance application for a non-compliant front yard fence with the applicant. Staff encouraged the applicant to obtain letters of support from surrounding neighbors.

Neighborhood Meeting	
11/14/11	A neighborhood meeting was held at the request of the Planning Commission. Sixteen residents and two City Council and Planning Department staff members attended. The following is a summary of the meeting: • Residents in attendance generally agreed that the fence was beneficial in reducing the dust and noise from the applicant's property. • Residents in attendance generally agreed that the height and opacity of the fence was appropriate for the neighborhood. • Some of the attendees were satisfied with the corrugated fence material in its current condition; others strongly objected to the material and felt that the corrugated metal detracted from the appearance of the neighborhood and would reduce values of abutting properties. Some attendees stated that they would prefer some type of block wall more in keeping with the design/aesthetics of the principal dwelling. • The general consensus of those who attended the meeting was that the corrugated metal should be painted/changed out so that all of the metal panels were the same gray color for a consistent appearance.

Field Check	
11/03/11	Staff conducted a field check of the subject site and noted a single family residence with an unpermitted corrugated metal screen fence in the front yard.

Details of Application Request	
Site Area	
Net Acres	2.26

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	L (Low Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	L (Low Density Residential)	R-E (Residence Estates)
South	Single Family, Detached	L (Low Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	ML (Medium Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	L (Low Density Residential)	R-E (Residence Estates)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.060 , the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	20,000 SF	98,446 SF	Y
Min. Lot Width	100 Feet	335 Feet	Y
Min. Setbacks			
• Front	50 Feet	69 Feet	Y
• Side	10 Feet	80 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	35 Feet	150 Feet	Y
Max. Lot Coverage	N/A	N/A	N/A
Mech. Equipment	Screened	Screened	Y

YK

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Bradley Road	Secondary Collector	Master Plan of Streets and Highways	80	Y

ANALYSIS

The requested variance is to allow an existing unpermitted six-foot tall by 337-foot long solid corrugated metal screen fence with no contrasting materials, where a five-foot tall fence with a maximum of two feet that is solid is allowed in the front yard of a residential property and 20 percent contrasting materials and/or color is required. While some of the metal fencing is clean and some is covered in rust, the solid color fence and the rust colored fence are not considered contrasting. This is a 67 percent deviation from the maximum of the two-foot solid height permitted, a 17 percent deviation from the total height permitted and a 100 percent deviation from the contrasting materials and/or colors requirement. As the applicant has provided no compelling evidence of a unique or extraordinary circumstance related to the lot, staff recommends denial of this request.

FINDINGS (VAR-42988)

In accordance with the provisions of Title 19.16.140(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 19.16.140(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."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by installing a fence that does not meet the Title 19.06 requirements. Alternative design and materials 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 22

NOTICES MAILED 172

APPROVALS 14

PROTESTS 7

YK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-42988 APN: 125-24-203-010

Name of Property Owner: Jack W Jr and Orpha Zerkle

Name of Applicant: Same as above

Name of Representative: Same as above

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: Orpha Zerkle

Print Name: Orpha Zerkle

Subscribed and sworn before me

This 16th day of August, 2011

Penni Mendez

Notary Public in and for said County and State

PENNI MENDEZ
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 11-27-2011
Certificate No: 08-5500-1

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City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 6902 Bradley Rd, Las Vegas NV 89131 Detached

Project Name Zerkle Residence **Proposed Use** Single Family ~~Detached~~

Assessor's Parcel #(s) 125-24-203-010 **Ward #** _____

General Plan: existing L proposed NA **Zoning:** existing R-E proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 2.26 **Lots/Units** NA **Density** NA

Additional Information ~~Variance~~ See Justification Letter

PROPERTY OWNER Jack W. Jr and Orpha Zerkle **Contact** Orpha Zerkle

Address 6902 Bradley Rd **Phone:** 395-9119 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89131

E-mail Address _____

APPLICANT Same as above **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE Same as above **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Orpha Zerkle

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

Print Name Orpha Zerkle

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AUG 24 2011
City of Las Vegas

Subscribed and sworn before me

This 11e day of August, 20 11

Penni Mendez

Notary Public in and for said County and State

PENNI MENDEZ
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 11-27-2011
Certificate No: 08-5500-1

FOR DEPARTMENT USE ONLY

Case #	VAR-72188
Meeting Date:	10/11/11 PC
Total Fee:	~~$~~ 830
Date Accepted:	8/24/11
Accepted By:	BJS

*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.

Property Line

SINGLE FAMILY DETACHED

EXISTING CHAIN LINK FENCE 6FT

334'

12'

Shade

36'

34'

21'

100'

118'

Horse Shade

28'

18'

110'

EXISTING CHAIN LINK FENCE 6FT

SINGLE FAMILY DETACHED

290'

SINGLE FAMILY DETACHED

98'

Chicken Shade

Hay Barn

32'

SINGLE FAMILY DETACHED

282'

EXISTING CHAIN LINK FENCE 6FT

137'

54'

Home
3380 sqft

29ft

2 space car port
754 sqft

26ft

Storage

112'

Vicinity Map

N

Scale
1 inch = 2 mile
A = 6902 Bradley Rd

EXISTING BLOCK WALL

101'

69'

gate

(This gate hasn't been made yet)

SINGLE FAMILY DETACHED

Fence

4'

29'

100ft

Edge of Proposed Street Pavement

337'

Property Line

Fence

Bradley Road

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VAR-42988


3
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City of Las Vegas
VAR-42988


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City of Las Vegas
Back Fence Detail
VAR-42988


1
4ft
6ft
RECEIVED
AUG 24 2011
City of Las Vegas
VAR-42988


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City of Las Vegas
VAR-42988


3
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VAR-42988


4
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VAR-42988



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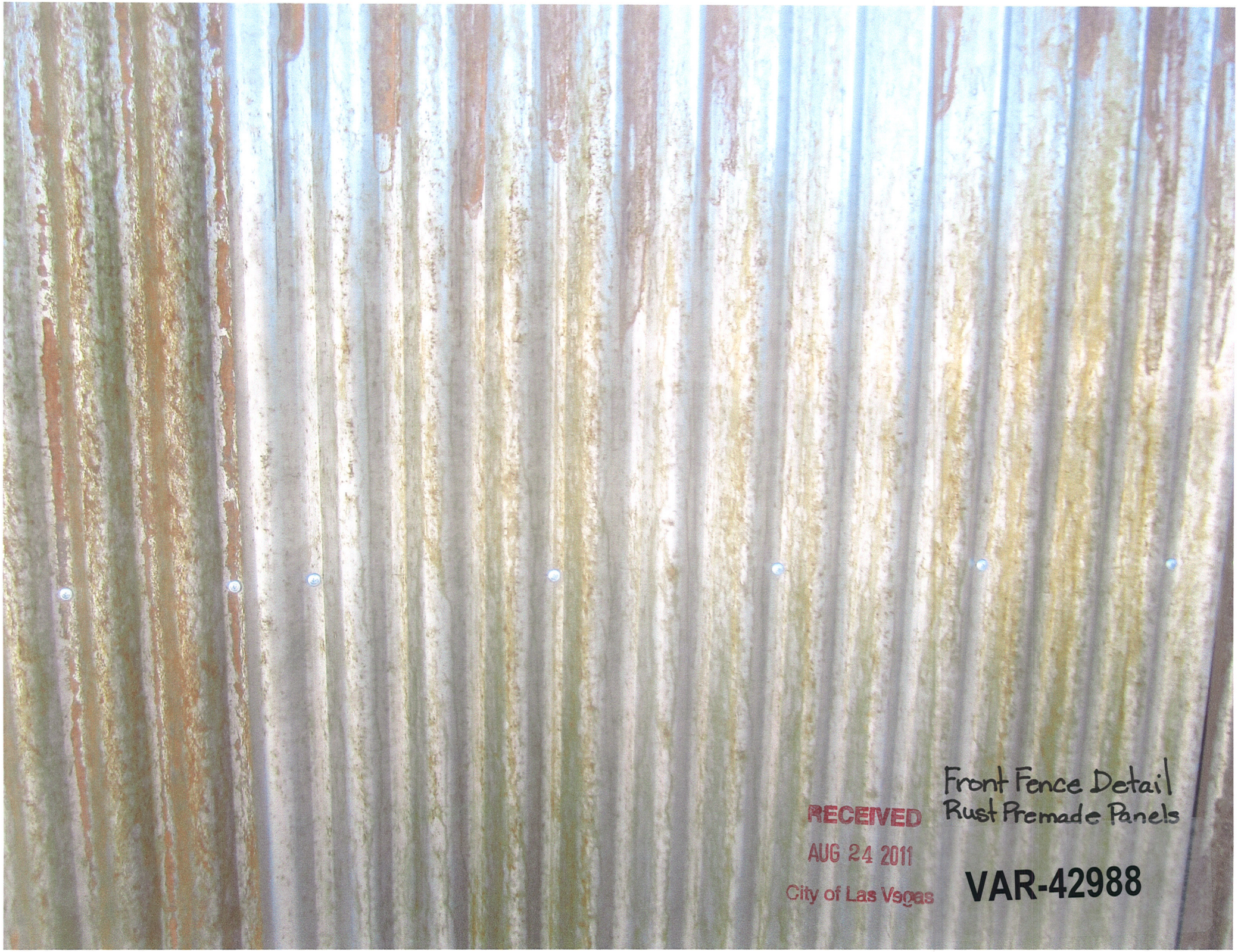
Front Fence Detail
Grey Pre made Panels

VAR-42988



Front Fence Detail
Rust Premade Panels

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VAR-42988

2



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City of Las Vegas

VAR-42988



VAR-42988 - APPLICANT/OWNER: JACK W. ZERKLE, JR. AND ORPHA ZERKLE
6902 BRADLEY ROAD

09/01/11



VAR-42988 - APPLICANT/OWNER: JACK W. ZERKLE, JR. AND ORPHA ZERKLE
6902 BRADLEY ROAD

09/01/11



VAR-42988 - APPLICANT/OWNER: JACK W. ZERKLE, JR. AND ORPHA ZERKLE
6902 BRADLEY ROAD

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6902 BRADLEY ROAD

09/01/11



VAR-42988 - APPLICANT/OWNER: JACK W. ZERKLE, JR. AND ORPHA ZERKLE
6902 BRADLEY ROAD

09/01/11

August 3, 2011

To the City of Las Vegas Department of Planning,

We are applying for a variance for a 6 foot solid wall in front yard where five feet is required, to allow no contrasting where 20 percent is required and to allow a screen wall in the front yard where such is not allowed.

The fence is 6 foot high, 337 foot long, corrugated metal fence that runs across the front of our property at 6902 Bradley Road. The fence has two colors of corrugated metal one brick gray and the other will be rust when it gets more rain on it. The rust colored metal is centered between the two gates.

We are a single family home on a 2.26 acre piece of land zoned ranch estate. Our home is set back from the street about 106 feet. There is never a need for us to back out of our property. The return to the gate is slanted at both sides allowing us to see the street very well when driving out.

We enjoy the privacy the solid, 6 foot high fence gives us. Traffic from the street is quieter and the possibility of someone climbing over is less. There has been no more teasing the dog from middle school kids.

The fence looks very nice. It is straight, clean, and goes well with a ranch style property. We have received many complements on our fence. Some have stated they would like to have one like it for their own property.

Orpha Zerkle

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VAR-42988

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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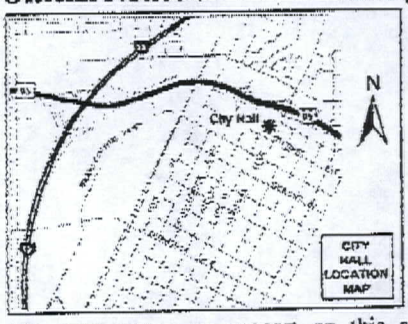
Official Notice of Public Hearing



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 Department of Planning, Case Planning Division 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-42988

Planning Commission Meeting of 10/11/2011

Case: VAR-42988
12524110043
ROUSE WILLIE N
HART-ROUSE CLAUDETTE
P O BOX 750036
LAS VEGAS NV 89136-0036 89136-0036

79 HRDFN11 89136

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OCT - 3 2011

25P

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Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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Fence is rusting! Or looks terrible! Make it look like a junk yard!

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 Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-42988
Planning Commission Meeting of 10/11/2011

Case: VAR-42988
12524610026
PHILLIPS EILEEN E
6824 LARK MIST ST
LAS VEGAS NV 89131-2780 89131-2780

Submitted after final agenda
Date 10-11-2011 Item 25 25P

10/04/2011 12:13

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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0004279218 SEP 29 2011
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Please use available blank space on card for your comments.

VAR-42988

Planning Commission Meeting of 10/11/2011

NOTE: This fence should abide by city code. not only is the fence not in character w/ the neighborhood, it was obviously built w/out a permit.
Tear down & rebuild !!!

Case: VAR-42988

12524710030
VALENZUELA VICTOR H
6717 CYPRESS PARK CT
LAS VEGAS NV 89131-2754 89131-2754

25 P

#6469 P.001 /001

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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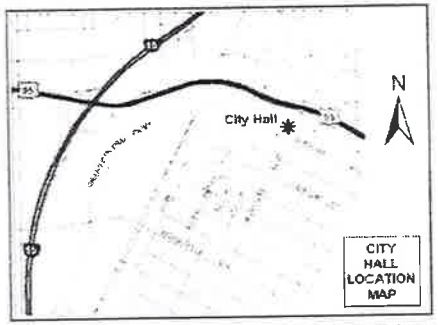

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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Planning Commission Meeting of 10/11/2011

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PLANNING & DEVELOPMENT

Case: VAR-42988
12524610013
QUINTANA PAVALKO 2008 TRUST
QUINTANA KELLY A TRS
6801 LARK MIST ST
LAS VEGAS NV 89131-2780 89131-2780

66 HRDFN11 89131

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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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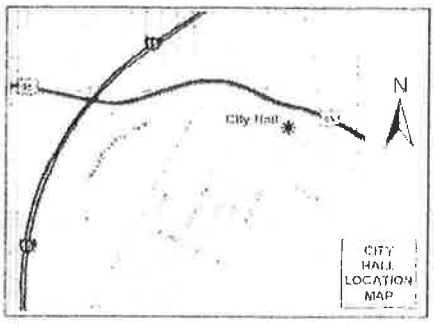

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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VAR-42988
Planning Commission Meeting of 10/11/2011

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PLANNING & DEVELOPMENT

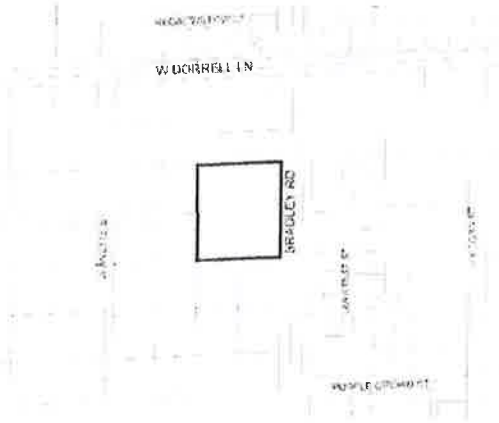
Case VAR-42988
12524601005
SPENDLOVE LORIN K & JANET
6910 UNICORN ST
LAS VEGAS NV 89131-2710 89131-2710

Application Information

VAR-42988 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JACK W. ZERKLE, JR. AND ORPHA ZERKLE - For possible action on a request for a Variance TO ALLOW AN EXISTING SIX-FOOT TALL SOLID CORRUGATED METAL SCREEN FENCE WITH NO CONTRASTING MATERIALS OR COLOR WHERE A FIVE-FOOT TALL FENCE WITH A MAXIMUM OF TWO FEET THAT IS SOLID IS ALLOWED IN THE FRONT YARD OF A RESIDENTIAL PROPERTY AND 20 PERCENT CONTRASTING MATERIALS AND/OR COLOR IS REQUIRED on 2.26 acres at 6902 Bradley Road (APN 125-24-203-010), R-E (Residence Estates) Zone, Ward 6 (Ross).

I support this variance. Bradley is a busy street and if Jack Zerkle wants privacy from the many vehicles then He should be allowed.

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***October 11, 2011***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov

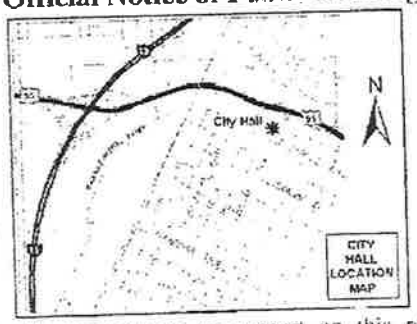
25 A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested

Official Notice of Public Hearing

Acceptable to this rural area!



NO Problem!

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-42988

Planning Commission Meeting of 10/11/2011

Case: VAR-42988

12524203003
LAUB KENNETH C & CATHY D
5501 DORRELL LN
LAS VEGAS NV 89131-2821 89131-2821

89131 MRDFM11

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OCT 06 2011

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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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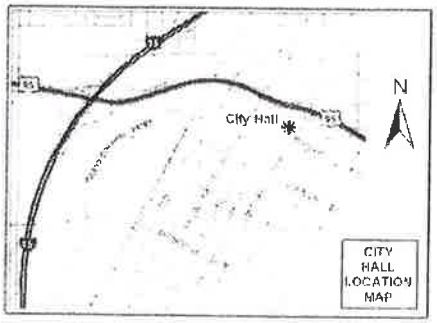

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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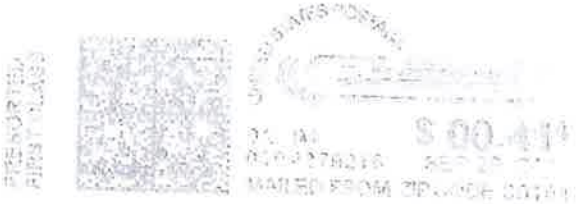
VAR-42988

Planning Commission Meeting of 10/11/2011





Case VAR-42988

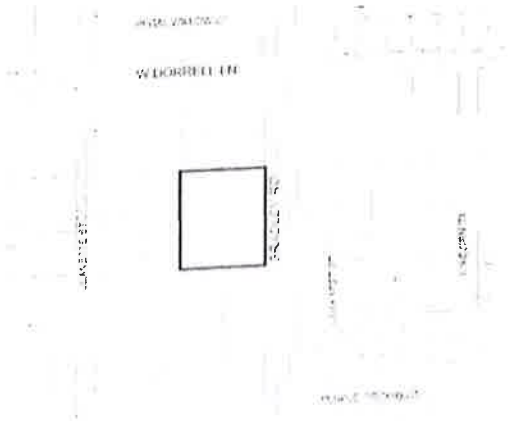
12524710031
KAMIMOTO STANLEY & D LIV TR
KAMIMOTO STANLEY & DORISANNE TRS
6718 CYPRESS PARK CT
LAS VEGAS NV 89131-2754 89131-2754

Application Information

VAR-42988 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JACK W. ZERKLE, JR. AND ORPHA ZERKLE - For possible action on a request for a Variance TO ALLOW AN EXISTING SIX-FOOT TALL SOLID CORRUGATED METAL SCREEN FENCE WITH NO CONTRASTING MATERIALS OR COLOR WHERE A FIVE-FOOT TALL FENCE WITH A MAXIMUM OF TWO FEET THAT IS SOLID IS ALLOWED IN THE FRONT YARD OF A RESIDENTIAL PROPERTY AND 20 PERCENT CONTRASTING MATERIALS AND/OR COLOR IS REQUIRED on 2.26 acres at 6902 Bradley Road (APN 125-24-203-010), R-E (Residence Estates) Zone, Ward 6 (Ross).

Their fence is fine.
It gives them the
privacy they deserve.

Application Location



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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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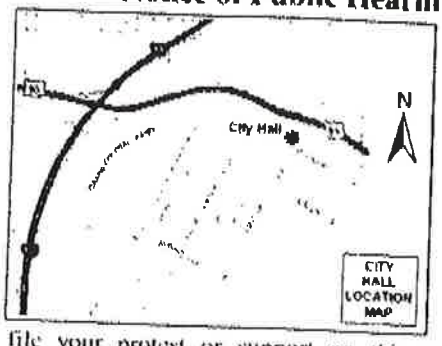

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-42988

Planning Commission Meeting of 10/11/2011

Case: VAR-42988

12524202004
HAAS SUSAN PRICE 1993 TRUST
HAAS SUSAN PRICE TRS
P O BOX 161
DYER NV 89010-0161 89010-0161

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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Official Notice of Public Hearing



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We totally support the fence! Please do not take down the fence.
Brigitte Sep

12524203001

Case: VAR-42988

To: the City of Las Vegas, Department of Planning,

I am in support of the 6 foot high corrugated metal fence that is located on the Zerkle residence of 6902 Bradley Road.

Resident ~~Owner~~ Signature	Contact #	Address	
~~D. Merg~~			
M Meyn Astle	702 6569549	6880 Bradley Rd	1
	702.278.4613	6880 Jeanette St.	2
Shelley Astle	702-494-5516	7900 Maverick	3
Sprigall	702-395-13006	6841 Jeanette St.	4
James Schilling	702.622.1133	6880 Jeanette St.	
Kara Dunsmoor	702.505.0899	6841 Jeanette St.	
Ken & Cathy Lamb	702-645-2057	5501 Dorrell Lane	5
BILL & WANDA JONES	702-523-7243	6920 BRADLEY RD.	6
Carol Smith	702.658.7874	5353 Dorrell Ln 89131	7
Steve BRETH	702-321-8246	5353 DORRELL LANE	

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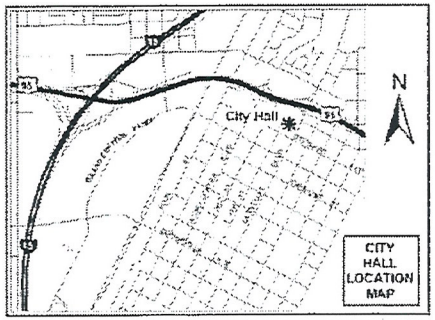

We need to maintain appearances and standards. It is unslightly!

Roger

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-42988

Planning Commission Meeting of 10/11/2011

Case: VAR-42988
12524602008
POZOS ALFRED R & TARA
6865 UNICORN ST
LAS VEGAS NV 89131-2739 89131-2739

66 HRDFN11 89131

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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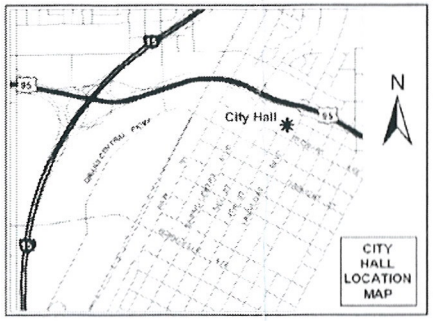

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Michele
The fence is too tall in front
This fence is also an eyesore
as it is rusted in large parts
of it. Also, they motorcycle race
over large berms on the property
which causes a great deal
of noise in a quiet, rural neighborhood.

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-42988
Planning Commission Meeting of 10/11/2011

Case: VAR-42988
12524104006
BAKER SANDRA A & ROBERT J
5618 DORRELL LN
LAS VEGAS NV 89131-2820 89131-2820

65 MRDFM11 89131

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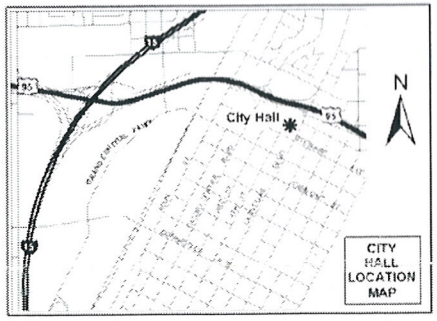
Official Notice of Public Hearing



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0004279218 SEP 29 2011
MAILED FROM ZIP CODE 89101

THIS BEAUTIFUL HOME HAS BECOME A SITE FOR A DUMP OR SALVAGE YARD BECAUSE OF THE FRONT YARD FENCE!

Sherry

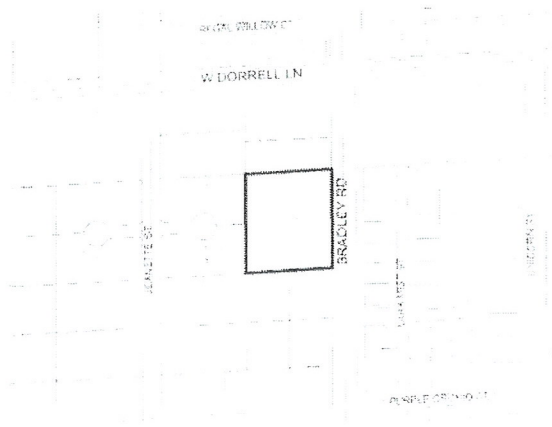
Case: VAR-42988

Application Information

VAR-42988 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JACK W. ZERKLE, JR. AND ORPHA ZERKLE - For possible action on a request for a Variance TO ALLOW AN EXISTING SIX-FOOT TALL SOLID CORRUGATED METAL SCREEN FENCE WITH NO CONTRASTING MATERIALS OR COLOR WHERE A FIVE-FOOT TALL FENCE WITH A MAXIMUM OF TWO FEET THAT IS SOLID IS ALLOWED IN THE FRONT YARD OF A RESIDENTIAL PROPERTY AND 20 PERCENT CONTRASTING MATERIALS AND/OR COLOR IS REQUIRED on 2.26 acres at 6902 Bradley Road (APN 125-24-203-010), R-E (Residence Estates) Zone, Ward 6 (Ross).

DUE TO THE FACT THAT I LIVE RIGHT AROUND THE CORNER FROM THIS PROPERTY, I PASS IT 3 TO 4 TIMES A DAY. I AM IN SUPPORT OF THIS VARIANCE BECAUSE I BELIEVE IT IS NOT ONLY SAFER FOR PEDESTRIANS AND MOTORISTS, BUT ALSO LOOKS BETTER AND ADDS TO THE NEIGHBORHOOD

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	*October 11, 2011*
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

THANK YOU! FOR TAKING THE TIME TO READ THIS, Mike Springer

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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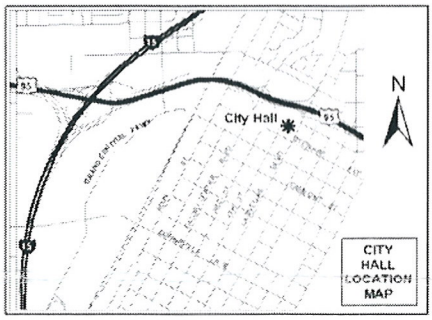

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-42988
Planning Commission Meeting of 10/11/2011

PLEASE SEE COMMENTS ON REVERSE SIDE

Case: VAR-42988
12524601002
SPRINGER MICHAEL D & MICHAEL R
5311 DORRELL LN
LAS VEGAS NV 89131-2705 89131-2705

6S MRDFN11 89131

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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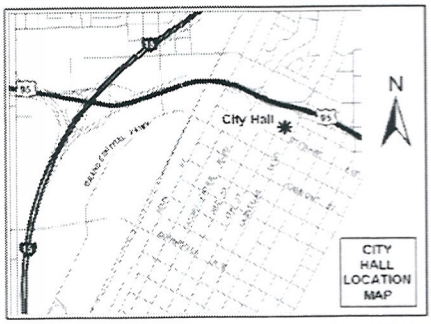

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Please use available blank space on card for your comments.

VAR-42988

Planning Commission Meeting of 10/11/2011

Case: VAR-42988
12524110033
JENSEN KENNETH M & LINDA LIV TR
JENSEN KENNETH M & LINDA K TRS
5423 SHADOW FERN AVE
LAS VEGAS NV 89131-2854 89131-285

66 HRDFM11 89131

City of Las Vegas Agenda Item No.: **19.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

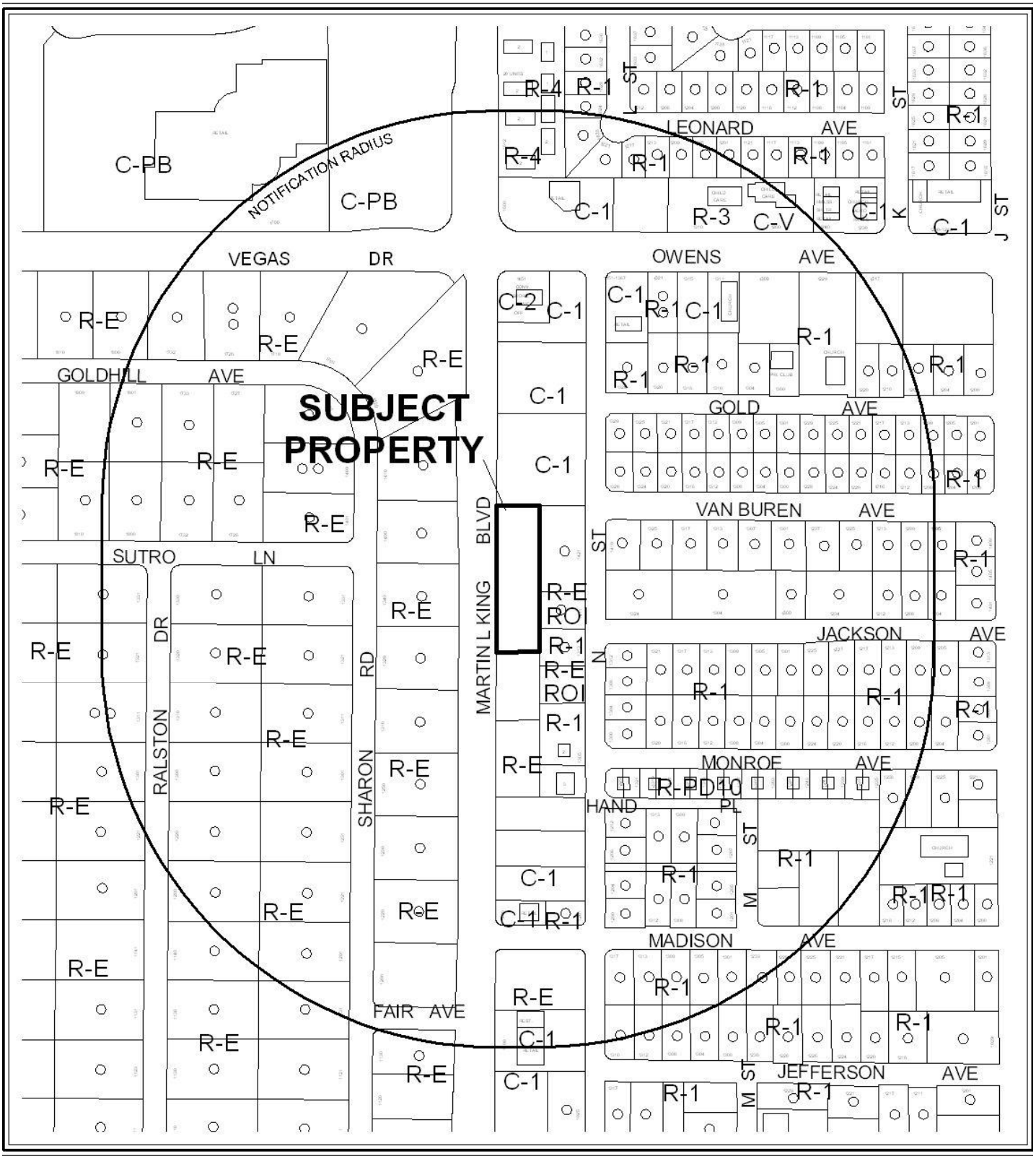
SUBJECT:
VAR-43359 - VARIANCE - PUBLIC HEARING - APPLICANT: BUSTN' SUDS CARWASH - OWNER: JGM HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW 21 PARKING SPACES WHERE 27 PARKING SPACES ARE REQUIRED on 0.88 acres at 1326 North Martin Luther King Boulevard (APN 139-28-501-005), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 12/07/2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-43359, SUP-43358 and SDR-43360
2. Conditions and Staff Report - VAR-43359, SUP-43358 and SDR-43360
3. Supporting Documentation
4. Photos - VAR-43359, SUP-43358 and SDR-43360
5. Justification Letter - VAR-43359, SUP-43358 and SDR-43360
6. Protest Letter - VAR-43359, SUP-43358 and SDR-43360



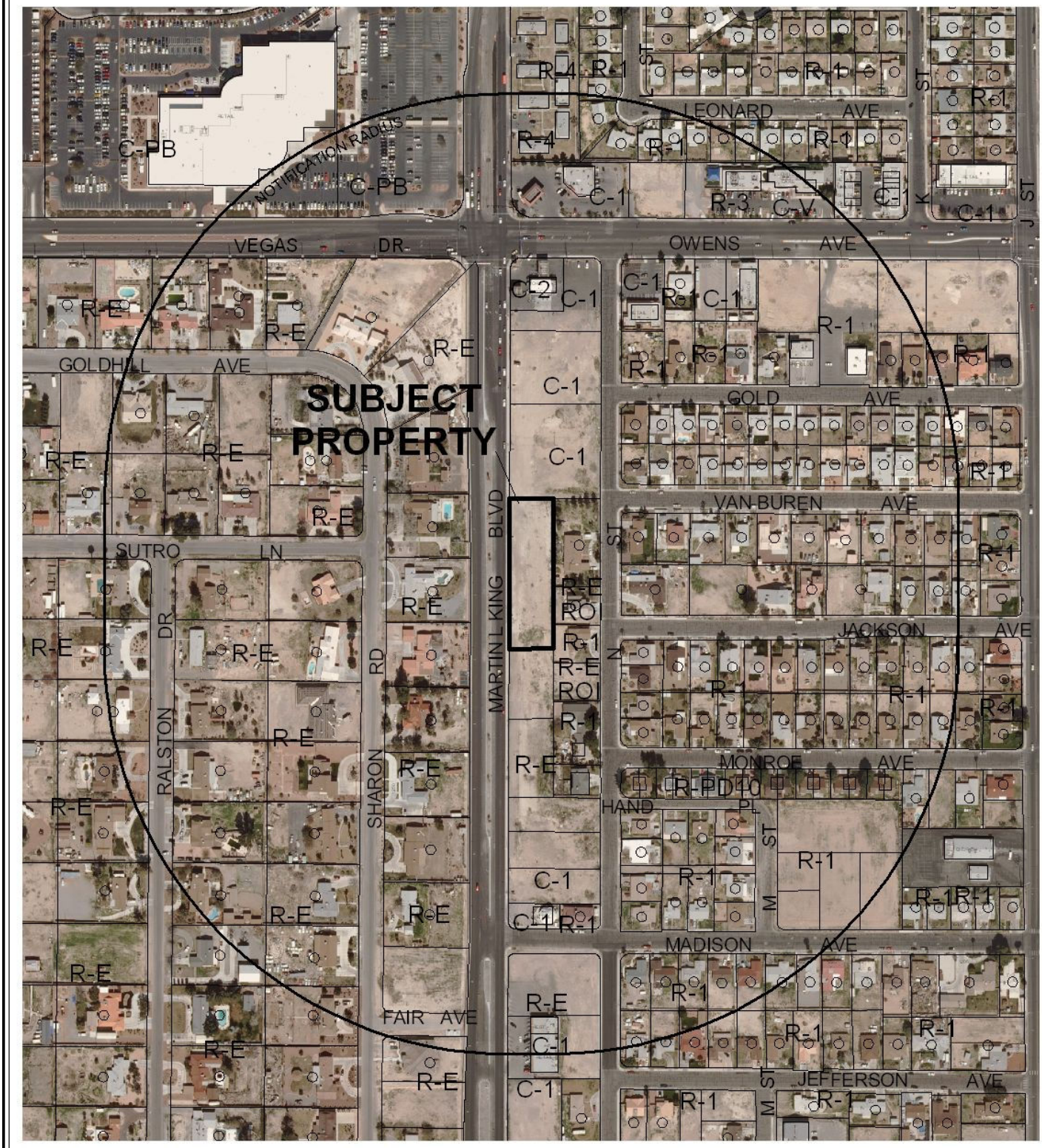
CASE: **SDR-43360;SUP-43358 AND VAR-43359**

0 300 600 Feet

RADIUS: 1000 FT

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

N



CASE: **SDR-43360;SUP-43358 AND VAR-43359**

0 300 600 Feet

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: BUSTN' SUDS CARWASH - OWNER: JGM HOLDINGS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-43359	Staff recommends APPROVAL, subject to conditions:	
SUP-43358	Staff recommends APPROVAL, subject to conditions:	**VAR-43359**
SDR-43360	Staff recommends APPROVAL, subject to conditions:	**VAR-43359 SUP-43358**

** CONDITIONS **

VAR-43359 CONDITIONS

Planning

1. Approval of and conformance to the approved conditions for Special Use Permit (SUP-43358) and Site Development Plan Review (SDR-43360).

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. 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 Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

SUP-43358 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Car Wash, Full Service or Auto Detailing Use.

2. Approval of and conformance to the approved conditions for Variance (VAR-43359) and Site Development Plan Review (SDR-43360).

3. Hours of operation are limited daily to 7:00 A.M. to 7:00 P.M.

4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

5. 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 Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

SDR-43360 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/02/11, except as amended by conditions herein.

3. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape

plans date stamped 09/02/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

4. 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 Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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. Installed landscaping shall not impede visibility of any traffic control device.

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

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

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.

10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off 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.

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

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

Public Works

13. Remove all substandard sidewalk improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

14. Prior to the submittal of offsite construction drawings for this site, the applicant shall meet with the Sanitary Sewer Planning section of the Department of Public Works to provide the anticipated amount of wastewater to be generated from this business. If the proposed amount of wastewater to be discharged to the sanitary sewer is significant, or the wastewater discharge increases significantly after business operations begin, the applicant may be required to construct a relief public sewer at a size and location acceptable to the Sanitary Sewer Section of the Department of Public Works either concurrently with development of this site or when it is determined that discharge flow from this site exceeds allowable thresholds.

15. All landscaping and private improvements (including monument signage) installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

This project is for a proposed 3,985 square-foot, 22-foot tall Car Wash, Full Service or Auto Detailing Facility to be located at 1326 North Martin Luther King Boulevard. The proposal will offer full service and moderated levels of service so that customers may vacuum and clean their own interiors at lower rates. The Car Wash will provide an internal lobby area with restrooms, offices, and equipment rooms that house all mechanical equipment, including the vacuums. There is an anticipated staffing of five to 15 employees, depending on the levels of business. Staff recommends approval.

ISSUES

- The Car Wash, Full Service or Auto Detailing Use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- The approval of the requested Variance to allow 21 parking spaces where the proposed use requires 27 spaces is required for approval of the Special Use Permit and Site Development Plan Review.
- The hours of operation are limited daily to 7 A.M. to 7 P.M.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/08/11	The Planning Commission voted to hold items VAR-43359, SUP-43358 and SDR-43360 in abeyance to the 12/13/11 meeting in an effort to provide the applicant with an opportunity to host a neighborhood meeting.

Most Recent Change of Ownership	
06/03/05	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no relevant building permits or business licenses associated with the subject site.

Pre-Application Meeting	
09/19/11	A pre-application meeting was held with the applicant and his representative to discuss the requirements for submitting a Site Development Plan Review and Special Use Permit for a proposed Car Wash, Full Service use. During the meeting it was determined that a request for a Variance to allow a 22% deficiency in the required parking would be needed.

Neighborhood Meeting
A neighborhood meeting is not required for these types of requests, nor was one held.

Field Check	
09/29/11	A field check was performed on the subject site by staff. The undeveloped parcel abuts three existing residential dwellings with a six-foot tall block wall between the rear yard of two of the properties and a wire fence placed between the third property and the subject property.

Details of Application Request	
Site Area	
Net Acres	0.89

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	C (Commercial)	C-1 (Limited Commercial)
North	Undeveloped	C (Commercial)	C-1 (Limited Commercial)
South	Undeveloped	C (Commercial)	R-E (Residence Estates)
East	Single Family, Detached	C (Commercial)	R-E (Residence Estates)
West	Right-Of-Way	Right-Of-Way	Right-Of-Way

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front	10 Feet	10 Feet	Y
• Side	10 Feet	68 Feet	Y
• Rear	20 Feet	57 Feet	Y
Max. Lot Coverage	50 %	21 %	Y
Max. Building Height	N/A	22 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof	Screened, Gated, w/ a Roof	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.040, the following standards apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	54 Feet	57 Feet	Y
Adjacent development matching setback	35 Feet	57 Feet	Y
Trash Enclosure	50 Feet	51 Feet	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	5 Trees	5 Trees	Y
• South	1 Tree / 30 Linear Feet	5 Trees	5 Trees	Y
• East	1 Tree / 20 Linear Feet	18 Trees	18 Trees	Y
• West	1 Tree / 20 Linear Feet	15 Trees	15 Trees	Y
TOTAL PERIMETER TREES		**43 Trees**	**43 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	2 Trees	7 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	8 Feet		8 Feet	Y
• East	8 Feet		8 Feet	Y
• West	10 Feet		10 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		8 Feet	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Martin L King Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y

Pursuant to Title 19.08 and 19.12, 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	
Car Wash, Full Service or Auto Detailing	3,985 SF	1:150 SF					
TOTAL SPACES REQUIRED			27		21		
Regular and Handicap Spaces Required			25	2	20	1	N
Percent Deviation			22%				

MH

ANALYSIS

The proposed Car Wash, Full Service or Auto Detailing facility meets all Title 19.08 Development and Landscaping Standards and adheres to the West Las Vegas Plan by providing a suitable commercial use along Martin Luther King Boulevard. The overall site design, building scale, and massing demonstrate the appropriate level of sensitivity to the three residential structures that abut the subject site to the east. The applicant has placed all mechanical equipment, including the vacuum, internally and has proposed an eight-foot solid screen wall with landscaping to provide a suitable buffer.

Although the site provides good circulation and access, the applicant is requesting a Variance to allow 21 parking spaces where 27 are required. Staff supports this request, as the narrowness of the lot has provided a unique circumstance where the applicant will not be able to provide the full amount of required parking. The proposed site design provides ample landscaping with relatively low lot coverage; any changes to provide additional parking on site would require the applicant to eliminate landscaping and reduce building footprint for relatively small gains.

This development proposal is in conformance with the General Plan, the Title 19.08 Development Standards, and the West Las Vegas Plan and all Minimum Special Use Requirements for the proposed Car Wash use have been met. Staff recommends approval, with conditions.

FINDINGS (VAR-43359)

In accordance with the provisions of Title 19.16.140(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 19.16.140(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."

Evidence of a unique or extraordinary circumstance has been presented, in that a hardship has been created by an exceptionally narrow lot. Any alternative that would allow conformance to the Title 19 requirements would cause an unnecessary reduction in site landscaping and require a building footprint that would not be functional for its purpose. It is concluded that the applicant's hardship is not preferential in nature; therefore, it is within the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SUP-43358)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

   This proposal can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses in the West Las Vegas Master Plan.

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

   The subject site is currently undeveloped and maintains the C (Commercial) land use designation and is with the C-1 (Limited Commercial) zoning district. The proposed Car Wash, Full Service or Auto Detailing Use meets all minimum requirements for the Special Use Permit and the applicant has provided a design that greatly mitigates any potential impacts the adjacent residential properties to the east.

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.**

   Vehicular access to the site is provided solely from Martin Luther King Boulevard, which is adequate for traffic generated by the proposed use.

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

   A Car Wash, Full Service or Auto Detailing Use will be subject to regular City inspections for construction and licensing; therefore, public health, safety, and welfare will not be compromised.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Car Wash, Full Service or Auto Detailing Use meets all applicable conditions and Minimum Special Use Permit Requirements as listed for such use in Title 19.12.

FINDINGS (SDR-43360)

In order to approve a Site Development Plan application, per Title 19.16.100(E) 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 Car Wash, Full Service or Auto Detailing facility is compatible with the adjacent development; the applicant has provide suitable buffering to the single family residences to the east by means of landscaping and an eight-foot screen wall. The level of commercial activity proposed is in context with the types of commercial uses along Martin Luther King Boulevard.

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 site is consistent with the General Plan, Title 19.08 and the West Las Vegas Plan, policies and standards. The applicant has provided suitable means to address site screening and impact mitigation to the adjacent residential properties by means of landscaping, enclosed mechanical equipment rooms, and an eight-foot solid wall. Although a variance has been requested for a 22% deficiency in onsite parking, this request is support by staff.

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

   The access is solely from Martin Luther King Boulevard, a 100-foot Primary Arterial. The circulation provided is logical and will not have a negative impact on adjacent roadways or neighborhood traffic.

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

   The proposed building and landscaping materials are appropriate for the area and for the City. The proposed building colors are muted earth tones accented with blue trim that complements the blue metal canopies that cover portions of the parking lot.

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 elevations provide an overall commercial street front appearance, while providing the suitable massing and scale that remains sensitive to the adjacent residential properties to the east. Overall, the proposed development is harmonious and compatible with the neighborhood.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 207

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-43359** APN: 139-28-501-005

Name of Property Owner: JGM Holdings LLC, Gina Mazza

Name of Applicant: Trandy Hester

Name of Representative: John Roddell Arch

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: _____

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Department of Planning

Signature of Property Owner: Trandy Hester

Print Name: Trandy Hester

Subscribed and sworn before me

This 21 day of September, 2011

Notary Public in and for said County and State

MEGAN GUIDRY
Notary Public State of Nevada
No. 10-2664-1
My Appt. Exp. August 12, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: PARKING VARIANCE

Project Address (Location) 1326 N. MARTIN LUTHER KING BLVD.

Project Name BUST'N SUDS CARWASH Proposed Use FULL SERVICE C.W.

Assessor's Parcel #(s) 139-28-501-005 Ward # _____

General Plan: existing C proposed NO CHANGE Zoning: existing C-1 proposed NO CHANGE

Commercial Square Footage BUILDING 3985 SF CANOPIES 9008 S.F Floor Area Ratio 20.8%

Gross Acres .88 AC Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER GM HOLDINGS LLC. Contact GINA MAZZA

Address 116 RIVINGTON AVE Phone: (917) 2504978 Fax: NONE

City STATEN ISLAND State NY Zip 10314

E-mail Address GMAZZA804@AOL.COM

APPLICANT BUSTN'SUDS CARWASH Contact TRANDY HESTER

Address 4901 SPARKLING SKY AVENUE Phone: 702.860.1201 Fax: _____

City LAS VEGAS State NEVADA Zip 89130

E-mail Address TRANDYH357@GMAIL.COM

REPRESENTATIVE JOHN REDDELL ARCH. Contact JOHN REDDELL

Address 7524 E. ANGUS DRIVE #1 Phone: 480.946.0242 Fax: 480.946.0182

City SCOTTSDALE State AZ Zip 85251

E-mail Address JOHN@REDDELLARCHITECTS.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 JEFFREY ANDERSON

Subscribed and sworn before me

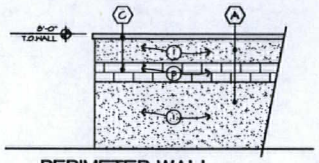
This 22nd day of September 2011

Notary Public in and for said County and State

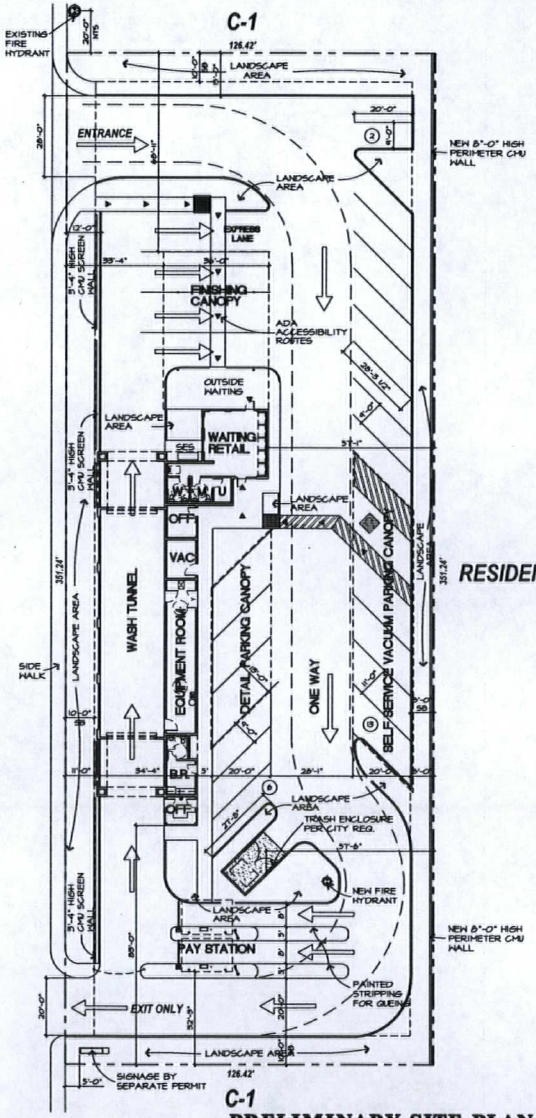
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LISA STARR PORTER
Appt. No. 04-88607-1
My Appt. Expires Feb. 28, 2012

FOR DEPARTMENT USE ONLY

Case #	VAR-43359
Meeting Date:	PB 11-8-11
Total Fee:	$3200
Date Accepted:	9.22.11
Accepted By:	F.S.



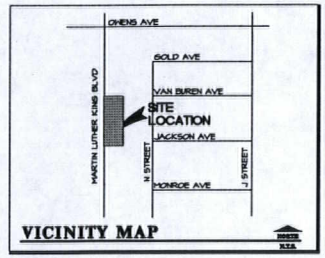
PERIMETER WALL



PRELIMINARY SITE PLAN

SCALE: 1"= 20'-0"

NORTH



VICINITY MAP

PROJECT DATA:

ADDRESS:	1326 N. Martin Luther King Blvd. Las Vegas, Nevada
OWNER / APPLICANT:	Trandy Hester 4901 Sparkling Sky Ave. Las Vegas, Nevada 89130
ARCHITECT/ REPRESENTATIVE:	JOHN REDDELL ARCHITECTS 7524 E ANGUS DR, SUITE 1 SCOTTSDALE, AZ 85251 P 480 946-0242 F 480 946-0182
BOOK/ MAP:	T20S R61E SEC 28 IONE4
APN:	124-28-501-005
ZONING:	C-1
CONSTRUCTION TYPE:	V-B
SITE AREA:	
NET:	38,332 S.F.(.88 AC)
BUILDING USE:	FULL SERVICE CARWASH W/ FLEX SERVE
GROUP 'B' OCCUPANCY	
BUILDING AREA:	
CONDITIONED SPACE:	
OFFICE, RESTROOMS	1,308 SQ. FT.
WASH TUNNEL	1,842 SQ. FT.
EQUIPMENT ROOM	820 SQ. FT.
VACUUM RM	215 SQ. FT.
BUILDING AREA:	3,485 SQ. FT.
TOTAL CANOPY AREA:	4,008 SQ. FT.
TOTAL S.F.:	7,478 SQ. FT.
OCC. LOAD:	
OFFICE, RESTROOMS	1,308 S.F. / 100 = 13.07 OCC.
WASH TUNNEL	2,267 S.F. /300 = 7.55 OCC.
EQUIPMENT ROOM	820 S.F. / 300 = 2.06 OCC
TOTAL OCCUPANTS:	22.68 OR 23 OCCUPANTS
LOT COVERAGE	20.8%
PARKING REQUIRED	
PARKING SPACE	3485 S.F. / 150 = 26.5 OR 27 SP
STACKING	6 SP
PARKING SPACE COUNT:	
20 REGULAR + 0 COMPACT + 1 HANDICAP = 21 SP. TOTAL	
STACKING	6 SP
PARKING VARIANCE REQUEST FOR 6 SPACES	

NOTE:
A. ALL SIGNAGE SHALL BE REVIEWED AND APPROVED BY SEPARATE PERMIT.
B. ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM VIEW

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PLANNING & DEVELOPMENT

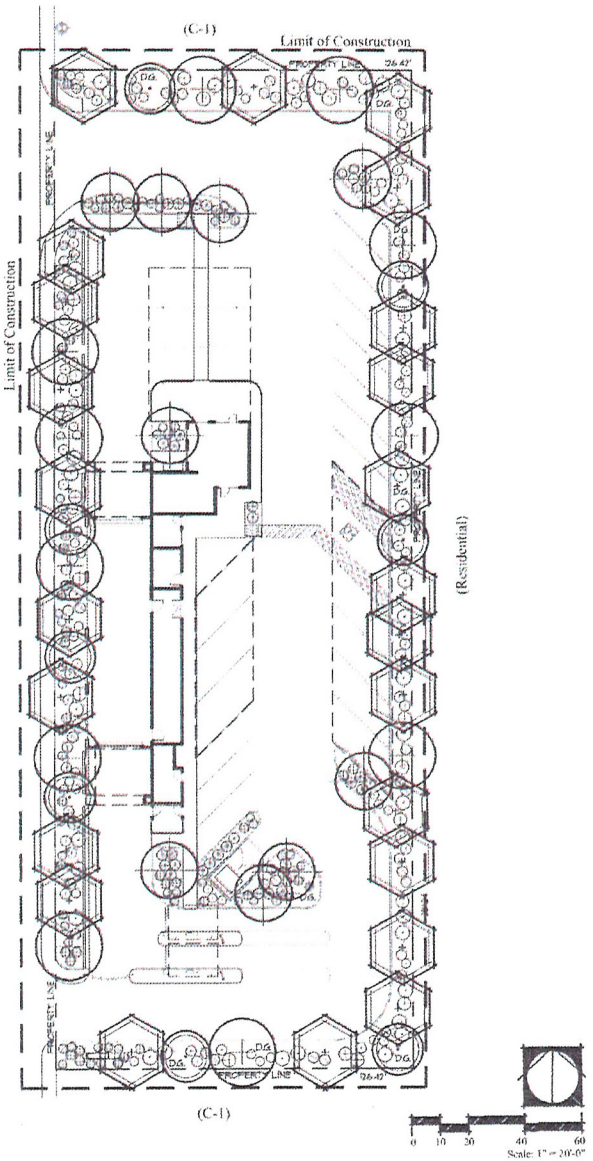
BUST'N SUDS Carwash
1326 N. Martin Luther King Blvd
Las Vegas, Nevada

John Reddell Architects, Inc.
Architecture Interiors Land Planning
7524 E. Angus Drive, Scottsdale, Arizona 85251
Office: (480) 946-0242 Fax: (480) 946-0182 Email: johnreddellarchitects.com

Date: 9/21/11
Revisions:

A

VAR-43359 SUP-43358
SDR-43360 REVISED



Master Legend

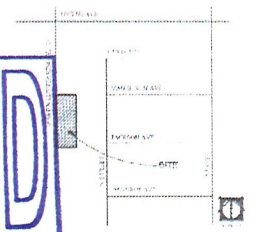
Sym.	Botanical Name	Common Name	#Qty.	Size	Remarks
Trees					
	ACACIA SALICINA	WILLOW ACACIA	5	24" BOX	TALL UPRIGHT WELL DEVELOPED BRANCHING STRUCTURE (8'-0" TALL, 4'-0" WIDE, 1.50" MIN CALIPER)
	CERCIDIUM 'HYBRID' DESERT MUSEUM - STD.	DESERT MUSEUM PALO VERDE	24	24" BOX	TALL UPRIGHT WELL DEVELOPED BRANCHING STRUCTURE (11'-0" TALL, 4'-0" WIDE, 1.50" MIN CALIPER)
	ACACIA FARNESIANA	SWEET ACACIA - MULTI.	6	36" BOX	MULTI, VASE SHAPED, WELL DEVELOPED BRANCHING STRUCTURE (13'-0" TALL, 7'-0" WIDE, 1.50" MIN CALIPER)
	CATALPA TASHKENTENSIS 'PINK DAWN' - STD.	PINK DAWN CATALPA	11	36" BOX	SINGLE TRUNK, LOW BRANCHING (MINIMUM 9.0' HEIGHT, 6.0' WIDE, 1.75" CALIPER)
Shrubs					
(S)	CALLIANDRA ERIOPHYLLA	FAIRY DUSTER	46	5 GAL.	SPACE 5' O.C., 3' FROM HARDSCAPE
(S)	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	43	5 GAL.	SPACE 5' O.C., 3' FROM HARDSCAPE
(S)	LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON'	CIMARRON BLUE RANGER	36	5 GAL.	SPACE 4' O.C., 3' FROM HARDSCAPE
(S)	CAESALPINIA PULCHERRIMA	BIRD OF PARADISE	18	5 GAL.	SPACE 6' O.C., 5' FROM HARDSCAPE
(S)	CHAPARRAL SAGE	SALVIA CLEVELANDII	40	5 GAL.	SPACE 6' O.C., 5' FROM HARDSCAPE
Accents					
(A)	DASYLIRION WHEELERI	DESERT SPOON	6	5 GAL.	FULL AND BUSHY
(A)	HESPERALOE PARVIFLORA	RED YUCCA	32	5 GAL.	FULL AND BUSHY
Ground Covers					
(G)	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	53	1 GAL.	SPACE 3' O.C., 3' FROM HARDSCAPE
(G)	LANTANA SP. 'NEW GOLD'	NEW GOLD LANTANA	41	1 GAL.	SPACE 3' O.C., 3' FROM HARDSCAPE
D.G.	DECOMPOSED GRANITE	5/8" SCREENED MOHAVE GOLD	16,036 SF	5/8" SCREEN	ON APPROVED EQUAL SEE NOTE, THIS SHEET

#PLANT QUANTITIES ARE FOR REFERENCE ONLY. EXACT QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR

Granite Note:

INSTALL A 3" LAYER OF DECOMPOSED GRANITE IN ALL PLANTERS UNDER ALL TREES AND SHRUBS BEFORE PLACING GRANITE, COMPACT SUB GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE, RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL (MATCH PROPOSED COLOR AND SIZE WITH EXISTING).

Vicinity Map



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VAR-43359
SUP-43358
SDR-43360

Wildwood Design Studio
Landscape Architects
15207 Stayburn Drive
Fountain Hills, AZ 85268
Phone (480) 816-5529
Fax (480) 837-5104
E-Mail wildwooddesign@cox.net

Car Wash

Martin Luther King Boulevard
Las Vegas, NV.

These drawings are the property of the architect and may not be reused, redrawn, used for any purpose without the Architect's written consent. Acceptance of any or these documents constitutes full and total agreement to the terms and conditions stated herein.

PROJECT NUMBER 1107
DATE 09.21.11
REVISIONS
REVISIONS

landscape plan

L-1

1 of 1

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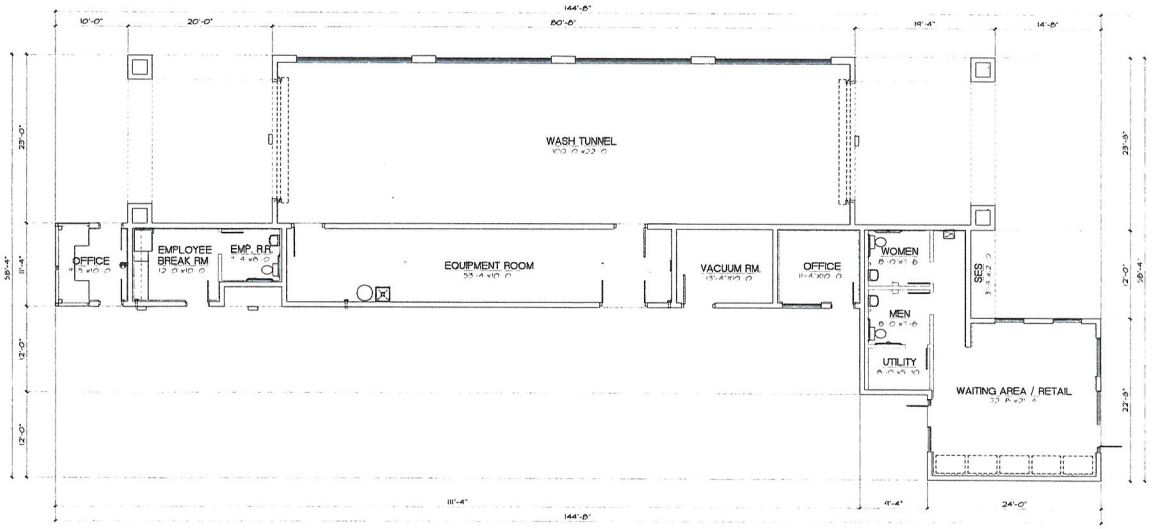

FLOOR PLAN

NORTH

1/8"= 1'-0"

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BUST'N SUDS Carwash
1326 N. Martin Luther King Blvd
Las Vegas, Nevada

John Reddell Architects, Inc.
Architecture Interiors Land Planning
7524 E. Angus Drive, Scottsdale, Arizona 85251
Office: (480) 946-0242 Fax: (480) 946-0182 Email: john@reddellarchitects.com

Date: 9/21/11
Revisions:

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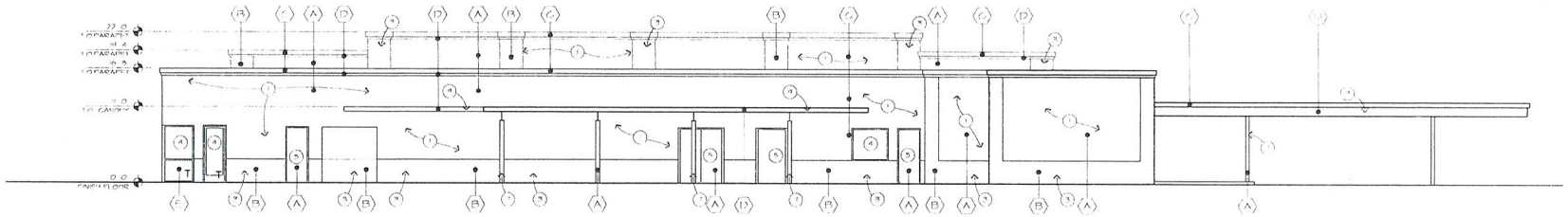
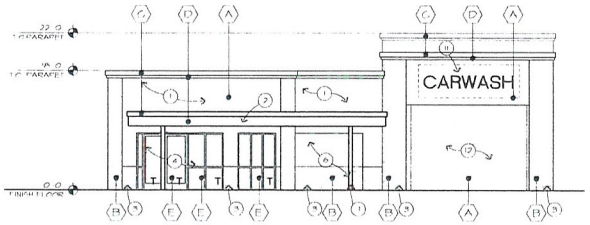
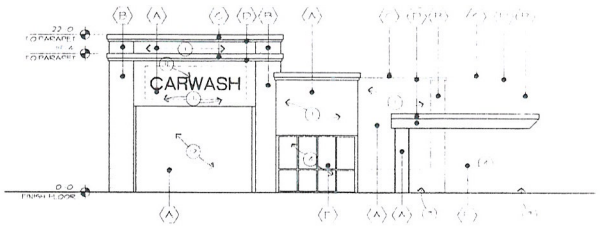


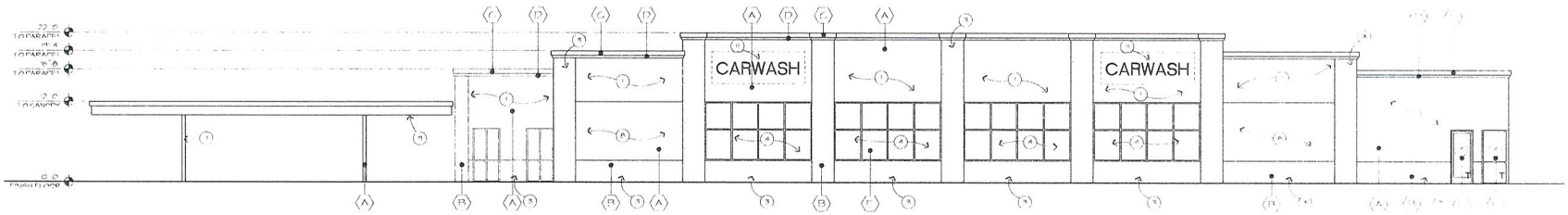
EAST



NORTH



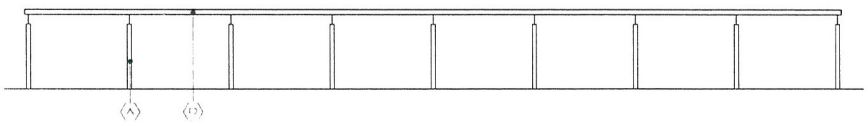
SOUTH



WEST

BUILDING ELEVATIONS

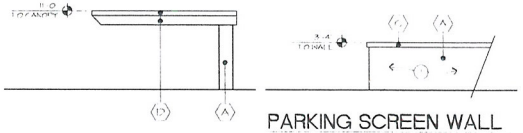
1/8"=1'-0"



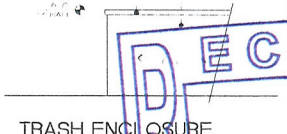
VACUUM CANOPYS

CANOPY ELEVATIONS

1/8"=1'-0"



PARKING SCREEN WALL



TRASH ENCLOSURE

SCREEN WALL ELEVATIONS

1/4"=1'-0"

COLOR SCHEDULE

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BUST'N SUDS Carwash
1326 N. Martin Luther King Blvd
Las Vegas, Nevada

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Office: (480) 946-0242 Fax: (480) 946-0182 Email: john@reddellarchitects.com

Date: 9/21/11

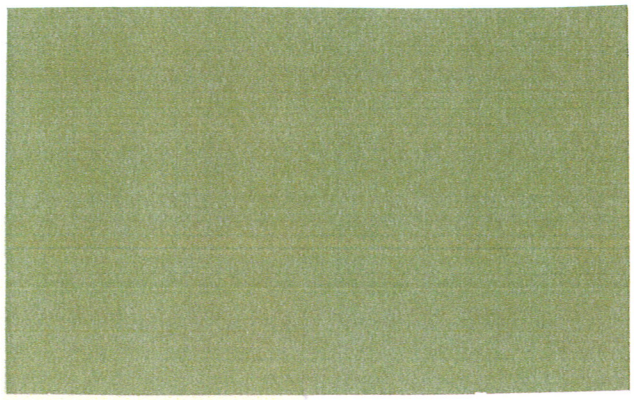
VAR-43359
SUP-43358
SDR-43360

MATERIAL / COLOR SCHEDULE

BUST'N SUDS Carwash
1326 N. Martin Luther King Blvd
Las Vegas, Nevada

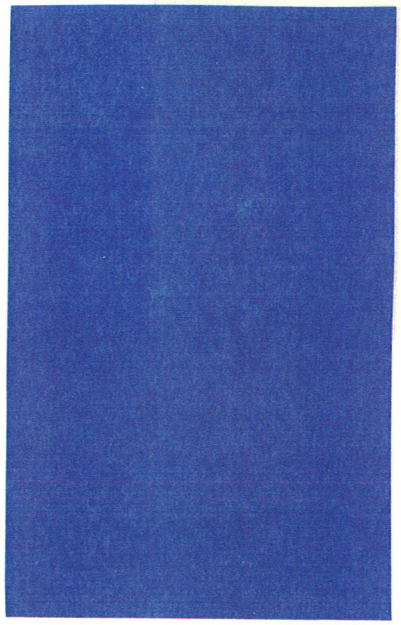
Building Color - B

Splitface CMU
DUNN-EDWARDS: DE 6145
COLOR: Rocky Ridge



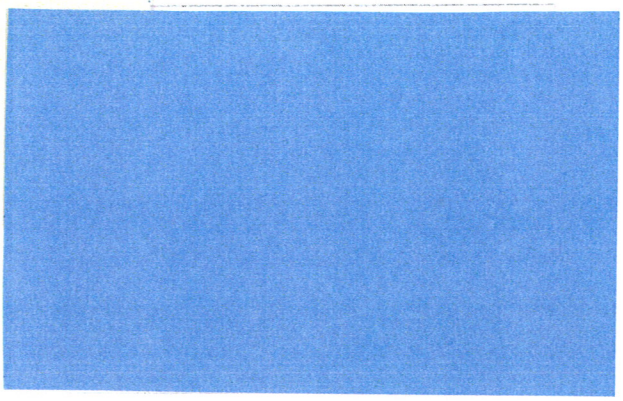
Building Color - A

Main Building Stucco Color
DUNN-EDWARDS: DEC 741
COLOR: Bone White



Building Color - C

Stucco Trim & Canopy Fascia
DUNN-EDWARDS: DE 5846
COLOR: Lapis



Building Color - D

Stucco Trim & Canopy Fascia
DUNN-EDWARDS: DE 5844
COLOR: Splish Splash

NOTE: STOREFRONT DOORS AND WINDOWS SHALL BE BRONZE ALUMINUM FRAME WITH BRONZE TINTED GLASS

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SUP-43358
SDR-43360



VAR-43359, SUP-43358 & SDR-43360 - APPLICANT: BUSTN' SUDS CARWASH - OWNER: JGM HOLDINGS, LLC
1326 NORTH MARTIN LUTHER KING BOULEVARD

09/29/11



VAR-43359, SUP-43358 & SDR-43360 - APPLICANT: BUSTN' SUDS CARWASH - OWNER: JGM HOLDINGS, LLC
1326 NORTH MARTIN LUTHER KING BOULEVARD

09/29/11

John Reddell Architects, Inc.

Architecture Interiors Land Planning

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Department of Planning

September 21, 2011

Justification Letter

Bustin' Suds Car Wash
1326 N. Martin Luther King Blvd.

We are requesting Special Use Permit (required for car wash in C1 zoning), Site Development Review and a Variance for parking for a full service carwash with flex serve (flex serve is the ability to get an exterior car wash and self finish your own vehicle for a reduce rate).

The project is located south of the southeast corner of Owens Avenue and Martin Luther King Blvd. on a vacant C1 property. The proposed project is a full service car wash with flex service, this allows a customer the option to have the standard full service or an exterior only car wash with the option to self vacuum their own vehicle. The project consist of a pay canopy, a main building that houses the wash tunnel, equipment room, restrooms, offices, and waiting area, and a separate structure for a finishing canopy and covered parking areas for self vacuum. The car wash will require from 5 to 15 employees depending on the day of the week and time of the day. The site consists of 0.88 acres that is rectangular in shape that runs north / south along Martin Luther King Blvd. with pedestrian sidewalk connecting the parcels on the south and north. The building is sited along Martin Luther King Blvd. as to allow for the interior vehicle circulation to move thru the site on the east with minimum cross traffic circulation, the entrance to the site is on the north end of the property with vehicles circulating thru the site in a clockwise direction. The vehicles turn south to the queing lanes and those customers using the express process can vacuum their vehicles prior or after the wash process which we have provided an exit only at the south end which will allow vehicles that vacuum after the wash process to exit. To enter the auto wash you proceed to the south thru the automated pay stations and turn north thru the tunnel, the customer exiting the tunnel turns right to the finishing canopy for the full service or the express lane to exit the site.

We are requesting approval of site plan thru Site Development Review. The car wash development is along a major street (Martin Luther King Blvd.) between two other C1 Commercial sites that are vacant at this time and its is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and buffer Standards, and other duly-adapted city plans, policies and standards. The site access is in mid block with a median is the center of Martin Luther King and are a substantial distance from the major driveways to residential properties as not to have a negative impact on the adjacent properties and roadway. The building and landscape are so designed as to be durable and appropiate for the area with the elevations being asthetically pleasing while site designed to be considerate of the residential to the east. We have used earth tones as to blend with the surroundings and kept the heights down to be comfortable with the scale of the project. With our site layout and building design (explained in detail below in the Use Permit) we have taken in the considerations of the neighbors the operation of the business as not to impact in a negative way and with our hours of operations (explained below in the Use Permit) to be closed during the proper time with residential adjacent.

We are requesting a Special Use Permit for the car wash use in a C1 zoning. The structure will be constructed of a combination of exposed architectural masonry units with the pay station and finishing canopies being steel frame with shade screen. The orientation of the detail and self vacuum face inward to the site and screened from street view by the building structure. The site layout also removes the building away from the residential on the east and puts it along the west adjacent to Martin Luther King Blvd. to remove the operational noises and which also screens traffic noise to the residential. The equipment is all housed within building structure including the vacuum equipment and the air dryers are within the tunnel, this eliminates any sound transmission to the residential neighbors to the east and commercial properties to the north and south. Operational hours consist of summer hours from 7:00 am to 7:00 pm and winter hours reduced to 8:00 am to 6:00 pm. and at all times of operation the business has employees monitoring the site for cleanliness, debris and control of noise from any vehicle. The access to the site is located in the middle of the block with plenty of clear visibility for cars and

7524 E. Angus Drive Suite 1 Scottsdale, Arizona 85251
Phone: 480-946-0242 Fax: 480-946-0182 E-mail:john@reddellarchitects.com

VAR-43359
SUP-43358
SDR-43360

pedestrians at the entrance and exit for the site. Our traffic counts will be on the lower end of the numbers for our C1 zoning with approximate trip generations of average 250 to 300 cars a day, this would represent a significant less count than fast food, bank or restaurant. The approval of our Special Use Permit will not have adverse affect with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

We are requesting the approval of a parking Variance of 6 spaces from the required number of 27 per CLV zoning ordinance. The requirement is based upon a square foot of gross building, which does not accurately represent the use of the car wash, the customers do not park their vehicle in a parking space and enter the building. The customer stays in their vehicle thru the pay station into the carwash tunnel at which if they selected the full service they pull under the finishing canopy and they exit the vehicle and go to the waiting area inside or on the outside patio until their vehicle is vacuumed and finished. Their vehicle is never parked in a designated parking space rather they are under the finishing canopy. Those customers that decided upon the exterior car wash have the option of pulling into a covered parking stall to vacuum (that is usually 20% of the exterior wash customers) or they exit the site. We have also made the covered vacuum parking stalls wider than the city standard and that is for the ability of the customer to have their doors in the open position while they vacuum and not have any interference with the vehicle in the adjacent space, this has reduced a few more spaces because of the additional distance of width, but the space is necessary for the customers convenience. We have also included a site plan that shows vehicles circulating thru the car wash facility with them being in all different phases of the process (not in the drive lane) and that number is (45) which exceeds the requirements of the ordinance (27). This approval will allow the owner to operate the business without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent of and purpose of any ordinance or resolution.

Trandy Hester – Owner / Applicant
Bust'n Suds Car Wash

VAR-43359
SUP-43358
SDR-43360

From: Andrea Sayles <andrea.sayles@gmail.com>
To: yobyron <yobyron@aol.com>
Subject: 11/08/2011 Planning Commission Meeting Agenda Items (27 & 28) Oppose Bustin' Suds Application for a Car Wash
Date: Tue, Nov 8, 2011 12:43 pm

#27 & #28

Planning Commissioner Goynes,

My mother, brother and myself, own the house located at 1421 "N" Street. We're 100% in opposition to the applicant (Bustin' Suds) establishing a business behind our property. This is one of the first homes built on "N" street. Our home was built in 1964. It is one of the few ranch style homes located in historical West Las Vegas, better known as "The Westside." My mother decided to have our property enclosed with a chain link fence so that the view would not be obstructed.

Allowing a full service car wash to be built behind a residencial area would disprupt our quiet neighborhood community. We are concerned about the noise levels that are usually associated with a car wash and the hours of operation.

We are in opposition of the (Bustin' Suds) full service car wash being located on MLK BLVD behind our property.

Respectfully Submitted On Behalf Of,

Augusta M. Garry, Andrea D. Sayles and Hezdral L. Garry

Submitted at Planning Commission
Date 11-08-2011 Item 26-28
COMM. GOYNES

From: Andrea Sayles <andrea.sayles@gmail.com>
To: yobyron <yobyron@aol.com>
Subject: 11/08/2011 Planning Commission Meeting Agenda Items (27 & 28) Oppose Bustin' Suds Application for a Car Wash
Date: Tue, Nov 8, 2011 12:24 pm

#27 & #28

Planning Commissioner Goynes,

We're 100% in opposition to the applicant (Bustin' Suds) establishing a business directly behind our home located at 1411 "N" Street, Las Vegas, NV 89106. We have been in this location for more than ten (10) years. Our home is comparable to the homes located in Summerlin and is over 2800 square feet. We paid extra to have a balcony built onto our home to enjoy the view of Mt. Charleston and now the beautiful landscape Councilman Barlow was instrumental in getting for MLK BLVD.

We do not want our (quiet) community disrupted by having a full service car wash located directly behind our home. We are concerned about the noise levels that are usually associated with a car wash and the hours of operation. We currently have a six food block wall in our back yard. And, we do not want a higher fence built next to our block wall. This will make us feel as though we're behind a "prison" wall cutoff from society.

We grew up in this neighborhood and could have lived anywhere in the Vegas valley, but, we chose to custom build our home in the West Las Vegas area to support the revitalization of the westside and because it was a quite community.

To reiterate, we are in opposition of the (Bustin' Suds) application to place a full service car wash directly behind our home.

Respectfully Submitted,

Edgar and Andrea Sayles

City of Las Vegas Agenda Item No.: **20.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
ABEYANCE - SUP-43358 - SPECIAL USE PERMIT RELATED TO VAR-43359 - PUBLIC HEARING - APPLICANT: BUSTN' SUDS CARWASH - OWNER: JGM HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A CAR WASH, FULL SERVICE OR AUTO DETAILING at 1326 North Martin Luther King Boulevard (APN 139-28-501-005), C-1 (Limited Commercial) Zone , Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

COPY

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43358** APN: 139-28-501-005

Name of Property Owner: JGM Holdings LLC, Gina Mazza

Name of Applicant: Trandy Hester

Name of Representative: John Roddell Arch

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: Trandy Hester

Print Name: Trandy Hester

Subscribed and sworn before me

This 21 day of September, 2011

Notary Public in and for said County and State

MEGAN GUIDRY
Notary Public State of Nevada
No. 10-2664-1
My Appt. Exp. August 12, 2014

RECEIVED
SEP 22 2011
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT

Project Address (Location) 1326 N. MARTIN LUTHER KING BLVD.

Project Name BUST'N SUDS CARWASH Proposed Use FULL SERVICE C.W.

Assessor's Parcel #(s) 139-28-501-005 Ward # _____

General Plan: existing C proposed NO CHANGE Zoning: existing C-1 proposed NO CHANGE

Commercial Square Footage BUILDING 3985 SF CANOPIES 9008 S.F Floor Area Ratio 20.8%

Gross Acres .88 AC Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER SGM Holdings LLC Contact GINA MAZZA

Address 116 Rivington Ave Phone: (917) 250-4928 Fax: NONE

City STATEN Island State NY Zip 10314

E-mail Address Jeffanderson702@gmail.com / GMAZZA864@Aol.com

APPLICANT BUSTN'SUDS CARWASH Contact TRANDY HEGSTER

Address 4901 SPARKLING SKY AVENUE Phone: 702-860-1201 Fax: _____

City LAS VEGAS State NEVADA Zip 89130

E-mail Address TRANDYH357@GMAIL.COM

REPRESENTATIVE JOHN REDDELL ARCH. Contact JOHN REDDELL

Address 7524 E. ANGUS DRIVE #1 Phone: 480-946-0242 Fax: 480-946-0188

City SCOTTSDALE State AZ Zip 85251

E-mail Address JOHN@REDDELLARCHITECTS.COM

Property Owner Signature* _____

*An authorized agent may sign if a letter of authorization from the property owner is submitted. Powers of Attorney, Trustee's Deeds, Partnership Agreements, Articles of Incorporation, Boards of Directors' Resolutions, Corporate Bylaws, Limited Liability Company Articles of Organization, Operating Agreements, Certificates of Good Standing, and Fictitious Firm Statements may be required.

Print Name JEFFREY ANDERSON

Subscribed and sworn before me

This 22 day of September 2011

Notary Public

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LISA STARR PORTER
Appt. No. 04-88607-1
My Appt. Expires Feb. 28, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-43358
Meeting Date:	11-8-11
Total Fee:	1030.00
Date Accepted:	9-22-11
Accepted By:	FS

City of Las Vegas Agenda Item No.: **21.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
ABEYANCE - SDR-43360 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-43359 AND SUP-43358 - PUBLIC HEARING - APPLICANT: BUSTN' SUDS CARWASH - OWNER: JGM HOLDINGS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 3,985 SQUARE-FOOT CAR WASH, FULL SERVICE OR AUTO DETAILING on 0.88 acres at 1326 North Martin Luther King Boulevard (APN 139-28-501-005), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

Copy

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-43360** APN: 139-28-501-005

Name of Property Owner: JGM Holdings LLC, Gina Mazza

Name of Applicant: Trandy Hester

Name of Representative: John Roddell Arch

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: Trandy Hester

Print Name: Trandy Hester

Subscribed and sworn before me

This 21 day of September, 2011

Notary Public in and for said County and State

MEGAN GUIDRY
Notary Public State of Nevada
No. 10-2664-1
My Appt. Exp. August 12, 2014

RECEIVED
SEP 22 2011
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT REVIEW

Project Address (Location) 1326 N. MARTIN LUTHER KING BLVD.

Project Name BUST'N SUDS CARWASH Proposed Use FULL SERVICE C.W.

Assessor's Parcel #(s) 139-28-501-005 Ward # _____

General Plan: existing C proposed NO CHANGE Zoning: existing C-1 proposed NO CHANGE

Commercial Square Footage BUILDING 3985 SF CANOPIES 9008 S.F Floor Area Ratio 20.8%

Gross Acres .88 AC Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER JGM HOLDINGS LLC Contact GINA MAZZA

Address 116 RIVINGTON AVE Phone: (917) 250-4978 Fax: NONE

City STATEN ISLAND State NY Zip 10314

E-mail Address GMAZZA804@AOL.COM

APPLICANT BUSTN'SUDS CARWASH Contact TRANDY HESTER

Address 4901 SPARKLING SKY AVENUE Phone: 702.860.1201 Fax: _____

City LAS VEGAS State NEVADA Zip 89130

E-mail Address TRANDYH357@GMAIL.COM

REPRESENTATIVE JOHN REDDELL ARCH. Contact JOHN REDDELL

Address 7524 E. ANGUS DRIVE #1 Phone: 480.946.0242 Fax: 480.946.0188

City SCOTTSDALE State AZ Zip 85251

E-mail Address JOHN@REDDELLARCHITECTS.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 JEFFREY ANDERSON

Subscribed and sworn before me

This 22 day of September 2011

_____

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LISA STARR PORTER
Appt. No. 04-88607-1
Expires Feb. 28, 2012

FOR DEPARTMENT USE ONLY

Case #	SDR-43360
Meeting Date:	11-8-11
Total Fee:	1032.00
Date Accepted:	9-22-11
Accepted By:	FS

SDR 43360
Bustin' Suds Carwash

1326 M. Martin L. King Boulevard

Proposed 1 stall car wash.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CAR WASH, SELF SERVICE [STALL]	1	108.00	108
AM Peak Hour			8.00	8
PM Peak Hour			5.54	6

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Martin L. King Blvd.

Average Daily Traffic (ADT)	33,838
PM Peak Hour	2,707

(heaviest 60 minutes)

Owens Ave.

Average Daily Traffic (ADT)	12,925
PM Peak Hour	1,034

(heaviest 60 minutes)

Washington Ave.

Average Daily Traffic (ADT)	12,813
PM Peak Hour	1,025

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Martin L. King Blvd.	51,800
Owens Ave.	34,500
Washington Ave.	34,500

This project will add approximately 108 trips per day on Martin L. King Boulevard, Owens Avenue and Washington Avenue. Martin L. King is currently at about 65 percent of capacity, and Owens and Washington are both at about 37 percent of capacity. After this project is added, Martin L. King is expected to be at about 66 percent of capacity, and Owens and Washington to be at about 38 percent of capacity.

Based on Peak Hour use, this development will add roughly 8 additional cars into the area, which works out to about two every fifteen minutes.

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

City of Las Vegas Agenda Item No.: **22.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

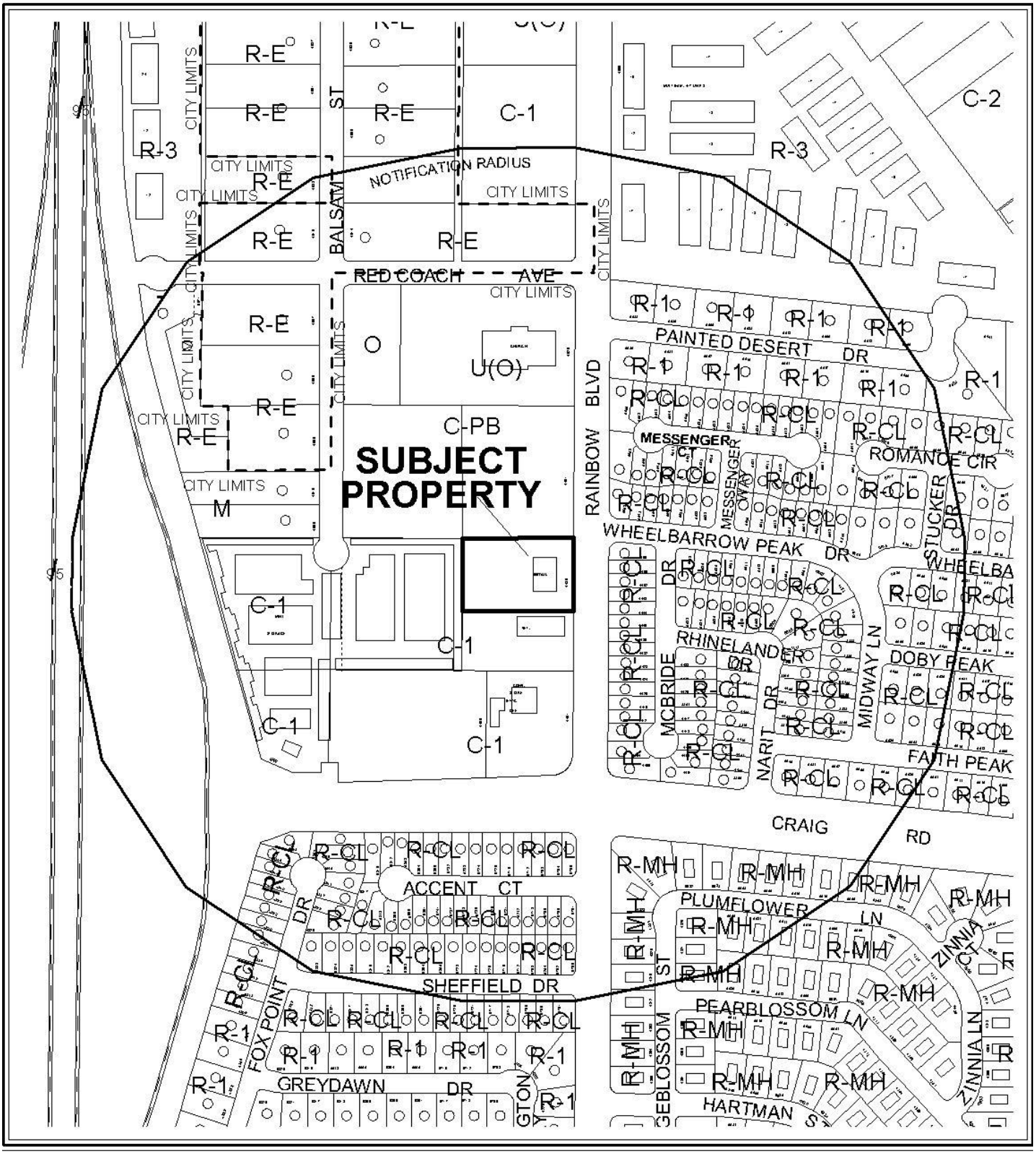
SUBJECT:
ABEYANCE - SUP-43005 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - For possible action on a request for a Special Use Permit FOR BUILDING MAINTENANCE SERVICE AND SALES at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE 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:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-43005 and SDR-43004
2. Conditions and Staff Report - SUP-43005 and SDR-43004
3. Supporting Documentation
4. Photos - SUP-43005 and SDR-43004
5. Justification Letter



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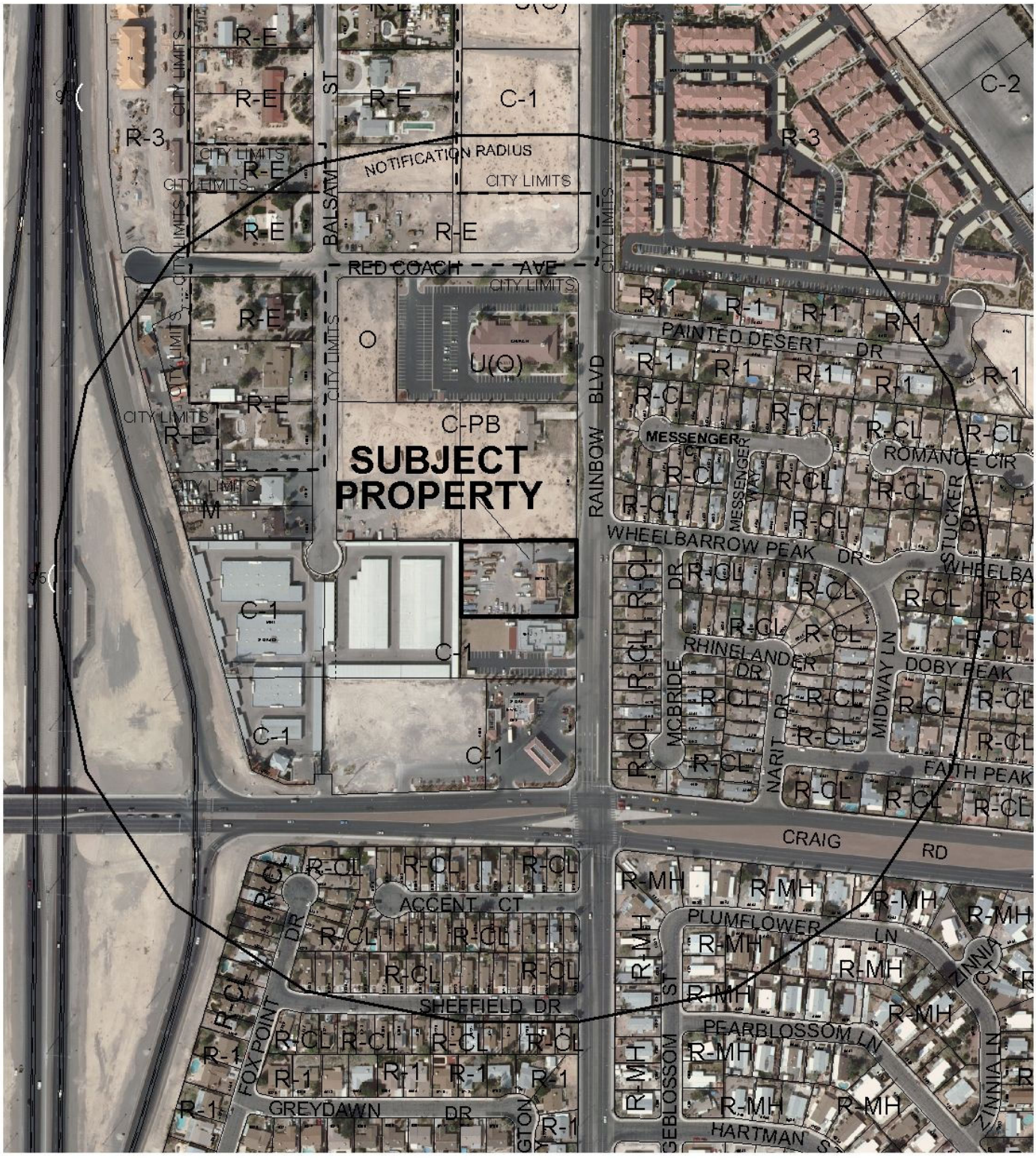
CASE: **SUP-43005 AND SDR-43004**

RADIUS: 1000 FT

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

N



0 300 600 Feet

CASE: **SUP-43005 AND SDR-43004**

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-43005	Staff recommends APPROVAL, subject to conditions:	
SDR-43004	Staff recommends APPROVAL, subject to conditions:	SUP-43005

** CONDITIONS **

SUP-43005 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-43004) shall be required.

2. Conformance to the approved conditions for Rezoning (ZON-1112).

3. Heavy equipment and machinery, including, but not limited to tractors, backhoes, dump trucks, tow trucks, bucket or ladder trucks, front end loaders, semi-trucks and trailers and similar vehicles, shall not be parked or stored at the subject site. No equipment that is available for rent shall be stored outside.

4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

5. 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 Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

SDR-43004 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-43005) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan and landscape plan date stamped 10/18/11 and building elevations date stamped 11/17/11 except as amended by conditions herein.

4. No Waivers are required or approved as part of this application.

5. Outdoor storage shall be limited to the 2,000 square-foot area at the southeast corner of the site as depicted in the site plan date stamped 10/18/11. The outdoor storage area shall be screened from view from Rainbow Boulevard by a screening device of at least eight feet in height. No equipment that is available for rent shall be stored outside.

6. The existing gate shall remain open during business hours. Business hours shall be from 6:30 a.m. to 6:30 p.m. Monday through Friday.

7. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 10/18/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

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 Department of Building and Safety.

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. Installed landscaping shall not impede visibility of any traffic control device.

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

12. 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.

13. 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.

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

Public Works

15. Remove all substandard sidewalk and sidewalk ramp improvements adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. The existing driveway as shown on the approved Site Plan is acceptable.

16. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

17. 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.

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site contains an existing 4,011 square-foot office building and parking on 1.21 acres at 4485 North Rainbow Boulevard. The applicant proposes to complete construction of a 30-foot tall, 4,970 square-foot building at the rear (west side) of the property for storage and rental of small business-related equipment. The curved building has already been partially constructed. A raised gravel bed (labeled "Wash Pit" on the submitted site plan) has also been placed near the north perimeter.

The proposal requires approval of a Special Use Permit and Site Development Plan Review. The Building Maintenance Service and Sales use can meet minimum Title 19 requirements and can be compatible with adjacent commercial and residential uses. Staff therefore recommends approval of the Special Use Permit with conditions. Revised elevations have been submitted to add a false façade with a cornice, articulated walls, and roofline variation to the partially constructed semicircular building. As the proposed structure conforms to Title 19.08 requirements, staff recommends approval of the Site Development Plan Review. If denied, a new Site Development Plan must be submitted for any new development on the site, and the partially constructed building may be required to be removed.

ISSUES

- The Building Maintenance Service and Sales use is permitted in the C-1 (Limited Commercial) District with the approval of a Special Use Permit. Outside storage in conjunction with this use is permitted with approval of the Special Use Permit. A Rental Store without Outside Storage is a permitted use as of right within the C-1 District. A Rental Store (with Outside Storage) is not permitted in the C-1 District.
- A Waiver of Title 19.08.040(B) was previously required to allow no building articulation or architectural features where required for building surfaces over 20 feet tall or 50 feet in length. Since the 11/08/11 Planning Commission meeting, the design of the proposed building has been altered to add architectural features that provide visual interest. The waiver is therefore not necessary.
- A Waiver of Title 19.08.070 was previously required to allow a two-foot wide perimeter landscape buffer along the north property line where eight feet is required. This Waiver is no longer needed, as the Wash Pit has been relocated to allow the required buffer depth.
- All unexercised Site Development Plan Review and Special Use Permit approvals on the site have expired.
- The proposed exterior fabric is not a preferred building material per Title 19.08; however, revised elevations have been submitted that largely obscure the fabric from view.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/11/99	The City Council approved the Annexation (A-0013-98) of approximately 1.43 gross acres located at 4485 North Rainbow Boulevard into the City of Las Vegas. The Planning Commission and staff recommended approval. The annexation became effective on 01/22/99.
07/12/99	The City Council approved a Rezoning (Z-0029-99) from R-E (Residence Estates) to C-1 (Limited Commercial) on 1.22 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended approval. The Resolution of Intent expired on 07/12/00.
12/18/02	The City Council approved a Rezoning (ZON-1112) from R-E (Residence Estates) to C-1 (Limited Commercial) on 1.22 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended approval.
02/04/04	The City Council approved Ordinance #5668, which amended the Official Zoning Map to change the zoning on the subject site from R-E (Residence Estates) to C-1 (Limited Commercial).
01/19/05	The City Council approved a Special Use Permit (SUP-5554) for a proposed Auto Detail Facility at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended approval. The City Council approved a related Site Development Plan Review (SDR-5553) for a proposed 2,220 square-foot Auto Detail Facility and waivers of parking lot, perimeter and foundation landscaping standards on 1.21 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended approval.
02/22/07	The Planning Commission approved a Major Amendment (SDR-19122) of a previously approved Site Development Plan Review (SDR-5553) for a proposed two-story, 4,364 square-foot Auto Detail Facility at 4485 North Rainbow Boulevard. Staff recommended approval. This approval expired 02/22/09.
03/07/07	The City Council approved an Extension of Time (EOT-19400) of a previously approved Special Use Permit (SUP-5554) for a proposed Auto Detail Facility at 4485 North Rainbow Boulevard. Staff recommended approval. The approval expired 01/19/09.
02/17/09	A Code Enforcement case (74600) was processed for storing equipment and vehicles on an unpaved lot at 4485 North Rainbow Boulevard. The case was closed by Code Enforcement on 03/04/09.
04/30/09	A Code Enforcement case (77677) was processed for storing commercial trucks and operating a business out of a temporary trailer without proper zoning approvals at 4485 North Rainbow Boulevard. The case was closed by Code Enforcement on 03/05/10.

04/06/11	The City Council voted to Withdraw Without Prejudice a request for a General Plan Amendment (GPA-39489) from SC (Service Commercial) to GC (General Commercial) on 1.21 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended denial.
	The City Council voted to Withdraw Without Prejudice a request for a Rezoning (ZON-34490) from C-1 (Limited Commercial) to C-2 (General Commercial) on 1.21 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended denial.
	The City Council voted to Withdraw Without Prejudice a request for a Variance (VAR-39492) to allow a zero-foot rear yard setback where 20 feet is required and a zero-foot side yard setback where 10 feet is required on 1.21 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended denial.
	The City Council voted to Withdraw Without Prejudice a request for a Site Development Plan Review (SDR-39491) for the addition of a proposed 9,000 square-foot Rental Store (With Outside Storage) building to a site containing an existing 4,011 square-foot Office, with a Waiver of Perimeter Landscape Buffer standards to allow a seven-foot buffer along a portion of the south property line where eight feet is required on 1.21 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended denial.
	The City Council voted to Withdraw Without Prejudice a request for a Special Use Permit (SUP-40564) for a Rental Store (With Outside Storage) at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended denial.
05/05/11	A Code Enforcement case (101530) was processed for storing equipment illegally at 4485 North Rainbow Boulevard. The case remains open.
05/17/11	A Code Enforcement case (102037) was processed for storage containers and equipment at 4485 North Rainbow Boulevard. The case remains open.
10/11/11	The Planning Commission abeyed SUP-43005 and SDR-43004 to the 11/08/11 Planning Commission at the applicant's request.
11/08/11	The Planning Commission abeyed SUP-43005 and SDR-43004 to the 12/13/11 Planning Commission at the applicant's request.

Most Recent Change of Ownership	
04/29/08	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c. 1978	The existing building was constructed on the subject site.
03/19/04	A building permit (#04006226) was issued for city design block walls at 4485 North Rainbow Boulevard. A final inspection was completed on 03/31/04.
02/14/07	A business license (A01-01335) was issued for an administrative office at 4485 North Rainbow Boulevard. The license was marked out on 11/27/07.
07/17/08	A business license (Q13-01135) was issued for a law firm at 4485 North Rainbow Boulevard. The license is still active.
08/28/08	A business license (B20-00912) was issued for a business support service (paralegal services) at 4485 North Rainbow Boulevard. The license was previously issued at another location in the city. The license is still active.
09/18/08	A business license (C11-07585) was issued for an electrical contractor at 4485 North Rainbow Boulevard. The license had been previously issued at another location in the city. The license is still active.
03/24/09	A business license (C11-11397) was issued for an electrical contractor at 4485 North Rainbow Boulevard. The license is still active.
04/07/09	A building permit (137098) was issued for an interior remodel tenant improvement for certificate of occupancy at 4485 North Rainbow Boulevard. A final inspection was completed on 04/22/11.
	A building permit (137104) was issued for non-structural demolition at 4485 North Rainbow Boulevard. A final inspection was completed on 04/16/10.
08/14/09	An application (E02-90960) for a business license for equipment rental at 4485 North Rainbow Boulevard was submitted for staff review. Staff denied the application on 08/18/09. The application was closed out on 02/10/10 at the request of the applicant.
04/29/10	A building permit (161965) was issued for city design block walls and engineering to add courses to existing block walls at 4485 North Rainbow Boulevard. A final inspection was completed on 06/28/10.
06/02/10	A building permit (164257) was issued for a city design eight-foot tall block wall on the north side of the site at 4485 North Rainbow Boulevard. A final inspection was completed on 06/28/10.
04/13/11	A business license (E02-00936) was issued for equipment rental at 4485 North Rainbow Boulevard. The license is still active.
04/25/11	A business license (M18-05258) was issued for management at 4485 North Rainbow Boulevard. The license is still active.

Pre-Application Meeting	
06/13/11	A pre-application meeting was held with the applicant. Submittal requirements for application of a Special Use Permit for Building Maintenance Service and Sales were discussed. The following items were also discussed: • The proposed storage building cannot be considered an accessory structure, as it is larger than the existing office building. • A Contractor's Plant, Shop and Storage Yard use is not permitted in the C-1 District. • The gate indicated on the north side of the building must remain open during business hours to accommodate the required parking. • The area behind the storage building and proposed landscape buffer along the west property line was of concern, as it must be at least 24 feet wide to accommodate a two-way drive aisle.

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

Field Check	
09/01/11	A field check was conducted on the subject site. An office is located on the east part of the site fronting on Rainbow Boulevard. The subject storage building is partially built and is located behind an electric gate that requires authorization for entry. A boat is parked underneath the unfinished structure. A vehicle wash pit is located in the northwest portion of the site within the required landscape buffer area. The site overall is well maintained.

Details of Application Request	
Site Area	
Net Acres	1.21

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached (vacant)	LI/R (Light Industry/Research)	C-PB (Planned Business Park)

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
South	Animal Hospital (with no Outside Pens)	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single Family, Detached	M (Medium Density Residential)	R-CL (Single Family Compact-Lot)
West	Mini-Storage Facility	SC (Service Commercial)	C-1 (Limited Commercial)

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

DEVELOPMENT STANDARDS

Pursuant to 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	52,942 SF	N/A
Min. Lot Width	100 Feet	185 Feet	Y
Min. Setbacks			
• Front (east)	10 Feet	50 Feet	Y
• Side (north and south)	10 Feet	44 Feet	Y
• Rear	20 Feet	20 Feet	Y
Min. Distance Between Buildings	10 Feet	91 Feet	Y
Max. Lot Coverage	50 %	17 %	Y
Max. Building Height	N/A	30 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, Roofed	Y
Mech. Equipment	Screened	None Indicated	N/A

Pursuant to Title 19.08.040, the following standards apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	90 Feet	152 Feet	Y
Adjacent development matching setback	10 Feet	152 Feet	Y
Trash Enclosure	50 Feet	98 Feet	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	8 Trees	10 Trees	Y
• South	1 Tree / 30 Linear Feet	8 Trees	11 Trees	Y
• East	1 Tree / 20 Linear Feet	7 Trees	13 Trees	Y
• West	1 Tree / 30 Linear Feet	7 Trees	8 Trees	Y
TOTAL PERIMETER TREES		**30 Trees**	**42 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	12 Trees	12 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	8 Feet		8 Feet	Y
• East	15 Feet		30 Feet	Y
• West	8 Feet		8 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		8 Feet along north and south PL; 12 Feet existing along west PL	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Rainbow Boulevard	Secondary Collector	Master Plan of Streets and Highways	90	N

Pursuant to Title 19.08 and 19.12, 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	
Rental Store (Without Outside Storage)	4,970 SF	1 space/250 SF GFA	20				
Office, Other Than Listed	4,011 SF	1 space/300 SF GFA	14				
TOTAL SPACES REQUIRED			**34**		**37**		Y
Regular and Handicap Spaces Required			32	2	35	2	Y
Loading Spaces	8,981 SF	Up to 10,000 SF	1		2		Y

ANALYSIS

The site is located within the Airport Overlay District as referenced by 19.10.080 with a height restriction of 175 feet. The partially built storage structure will comply with the requirements of the Overlay District.

A Rental Store without Outside Storage is a permitted use in the C-1 (Limited Commercial) District and is intended for rental of general merchandise to the general public that does not include outside storage of the rental items. Items for rent typically include wearing apparel, electronics, videos, tools and garden equipment, furniture and other household appliances and goods for special occasions or seasonal items; the applicant states that only small tools and equipment needed for an electrical contractor business will be available for rent. The items will be located within the proposed 4,930 square-foot building, and the rental area will be partitioned off from interior storage. No outside storage of rental items is permitted in the C-1 District.

The Building Maintenance Service and Sales use allows the outside storage of supplies and equipment related to the existing electrical contractor service in the C-1 District with approval of a Special Use Permit. The applicant has also indicated that large vehicles and other heavy equipment for use in the electrical contracting service will be stored offsite in an appropriately zoned contractor's storage yard.

The site and landscape plans were revised from the Planning Commission meeting of 10/11/11 to move to the south the existing gravel wash pit that had been located along the north property line within a required perimeter landscape buffer, thereby complying with the perimeter landscape buffer width standards. The wash pit is intended for cleaning of small equipment related to the contracting service and cannot be used for washing heavy machinery within the current zoning district. Staff does not object to the existence of the wash pit, as long as no drain is installed and runoff is both contained on site and does not run into public storm sewers. An additional tree was added in the northwest corner of the parking lot to comply with 19.08.110(C)(12) requirements for trees to be included at the ends of all parking rows. Waivers and exceptions for these landscape requirements will not be needed. The site now meets all setback, residential adjacency, lot coverage, wall height, landscape and parking standards. The site adheres in part to the Rental Store parking standards, as this proposed use is more intense than the requested Building Maintenance Service and Sales use.

The design of the proposed storage building was revised from the Planning Commission meeting of 11/08/11 to relieve the building mass, which is over 30 feet in height and 50 feet in length, with changes in wall plane on the east and west elevations. The proposed changes provide visual interest and screening and use solid materials. The proposed location of the storage building is behind the existing office, partially obscuring view from public streets; although the top of the structure can still be seen from a distance, the amended design will help to mitigate the impact of the 30-foot tall structure. As the revised design conforms to the code requirements of Title 19.08.040(B) for architectural bulk and scale, the waiver is no longer necessary.

As the Building Maintenance Service and Sales use can meet minimum Title 19 requirements and can be compatible with adjacent commercial and residential uses, staff recommends approval of the Special Use Permit with conditions. As the proposed building design now conforms to all code requirements, staff also recommends approval of the Site Development Plan Review, with conditions.

FINDINGS (SUP-43005)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

   The proposed Building Maintenance Service and Sales use can be conducted in a harmonious and compatible manner with the adjacent commercial and residential uses. A condition of approval ensures that only small equipment appropriate for uses in the C-1 (Limited Commercial) District may be rented or stored onsite. Any proposed outside storage would be appropriately screened from view of the Rainbow Boulevard right-of-way.

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

   The site is of sufficient size to accommodate the proposed Building Maintenance Service and Sales use, including items for storage and parking.

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.**

   Rainbow Boulevard can accommodate the requirements of the proposed Building Maintenance Service and Sales 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.**

   As long as all code requirements are met, approval of a Special Use Permit for the Building Maintenance Service and Sales use will not compromise the public health, safety and general welfare. Activities on the site are subject to licensing, permitting and inspection for the public's protection.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Building Maintenance Service and Sales use will comply with the requirement to screen all outside storage from view of adjacent properties and streets.

FINDINGS (SDR-43004)

In order to approve a Site Development Plan application, per Title 19.16.100(E) 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;**

   With the proposed changes, the proposed storage building is aesthetically compatible with the buildings on the adjacent commercial sites and is appropriately designed for the C-1 District, which is intended to be located on the periphery of residential neighborhoods.

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

   The applicant has submitted revised plans that bring the proposed development into substantial conformance with the General Plan and Title 19 standards.

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

   Site access from Rainbow Boulevard is appropriate and adequate. The gate access shall remain open during business hours to allow full use of parking facilities. Circulation around the site is logical and should not create negative impacts to traffic in the neighborhood.

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

   The revised elevations depict a colored plaster exterior to mitigate the negative effect of a tall, long, monolithic structure and maintain compatibility with buildings on adjacent properties.

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 sufficiently articulated to provide visual interest and mitigate the effect of the structure's height. The façade will be painted to maintain compatibility with the existing office building. Although it does not contain any windows, the structure will mostly be hidden from view of rights-of-way.

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

   The proposed changes to the site are subject to permitting and inspection, thereby protecting the public health, safety and general welfare.

NOTICES MAILED	278
APPROVALS	0
PROTESTS	1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43005** APN: 138-03-602-013

Name of Property Owner: Sagebrush Property Ventures

Name of Applicant: Sequoia Electric & Desert Seguro

Name of Representative: Pacific Design Concepts- Richard Gallegos

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: Blake Barsy

Subscribed and sworn before me

This 21st day of June, 20 11

_____

Notary Public in and for said County and State

STATE OF NEVADA
COUNTY OF CLARK

RECEIVED
AUG 25 2011

TAMMY J. POWELL
Notary Public State of Nevada
No. 09-10981-1
My appt. exp. Sept. 14, 2013

RECEIVED

Revised 11-14-06

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

AUG 25 2011

City of Las Vegas

SDR

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 4485 N. Rainbow Blvd. Las Vegas, NV 89108

Project Name Rainbow & Craig Sequoia Electric **Proposed Use** Commercial

Assessor's Parcel #(s) 138-03-602-013 **Ward #** _____

General Plan: existing SC proposed SC **Zoning:** existing C-1 proposed C-1

Commercial Square Footage 4, 970 sq. ft. **Floor Area Ratio** N/A

Gross Acres 1.21 **Lots/Units** N/A **Density** N/A

Additional Information _____

PROPERTY OWNER Sagebrush Property Ventures **Contact** Blake Barsy

Address 4485 N. Rainbow Blvd. **Phone:** 454-5842 **Fax:** 454-7842

City Las Vegas **State** NV **Zip** 89108

APPLICANT Sequoia Electric **Contact** Blake Barsy

Address 4485 N. Rainbow Blvd. **Phone:** 839-9047 **Fax:** _____

City Las Vegas **State** NV **Zip** 89108

REPRESENTATIVE Pacific Design Concepts **Contact** Richard Gallegos

Address 3005 W. Horizon Ridge Pkwy Suite 200 **Phone:** 454-5842 **Fax:** 454-7842

City Henderson **State** NV **Zip** 89052

Property Owner Signature* _____

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

Print Name Blake Barsy

Subscribed and sworn before me

This 21st day of June, 20 11.

_____

Notary Public in and for said County and State

STATE OF NEVADA
COUNTY OF CLARK

TAMMY J. POWELL
Notary Public State of Nevada
No. 09-10981-1
My appt. exp. Sept. 14, 2013

FOR DEPARTMENT USE ONLY

Case #	SVP-43005
Meeting Date:	10/11/11
Total Fee:	$1,030
Date Received:*	8/25/11
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

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AUG 25 2011

Revised 04/26/05

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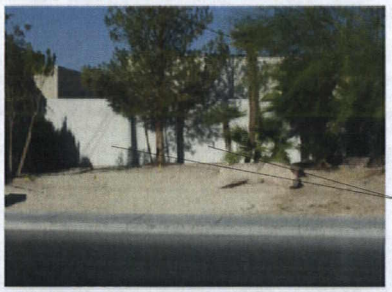
#1 EXISTING FENCE WALL @ SOUTH SIDE



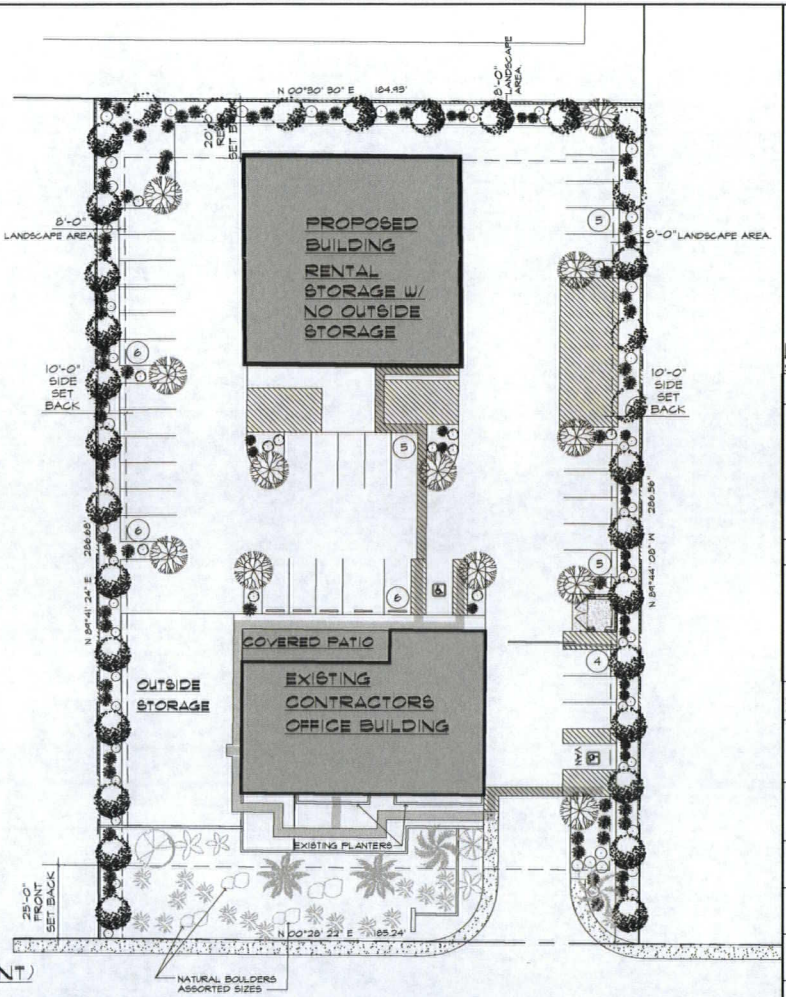
#2 EXISTING FENCE WALL @ NORTH SIDE



#3 EXISTING FENCE WALL @ EAST SIDE (FRONT)



EXISTING LANDSCAPE
AT FRONT OF EXISTING BUILDING



MISCELLANEOUS NOTES

1. ALL EXPOSED SOILS TO RECEIVE 2" THICK LAYER OF DECORATIVE GRAVEL OR DECOMPOSED GRANITE.
2. ALL TREES AND SHRUBS TO BE SPACED ACCORDING TO CITY OF LAS VEGAS MUNICIPAL CODE 14.12.040
3. ASSORTED 5 GAL SHRUBS TO COVER MORE THAN 80% OF LANDSCAPE AREA WITHIN TWO YEAS OF INSTALLATION
4. TREES SHALL NOT BE PLANTED WITHIN 3' OF A DEDICATED RIGHT-OF-WAY WHEN MATURE
5. ANY TREE WITHIN 5' OF A SIDEWALK / PAVED SURFACE AND/OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
6. SWALE DESIGN PER FIGURE 30.64-3.
7. DECOMPOSED GRANITE COLOR: PALAMINO CORAL 1/2" SCREENED
   DECOMPOSED GRANITE SOURCE: VISTA ROCK LAS VEGAS, NEVADA
   DECORATIVE GRAVEL COLOR: RED SANDSTONE 3/4" 3/4"
   DECORATIVE GRAVEL SOURCE: STAR NURSERY LAS VEGAS, NEVADA
8. ALL LANDSCAPE AREAS TO REGEIVED COMPLETE AUTOMATIC PERMANENT UNDERGROUND DRIP IRRIGATION SYSTEM.

LANDSCAPE LEGEND

TREES	SIZE	Q	BOTANICAL NAME	COMMON NAME
	24" BOX	33	PISTACIA CHINENSIS	CHINESE PISTACHE
	24" BOX	12	ACACIA SP	ACACIA
SHRUBS	**SIZE**		**BOTANICAL NAME**	**COMMON NAME**
	5 GAL.	52	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER
	5 GAL.	80	AGAVE AMERICANA	INCENSE CEDAR
	5 GAL.	14	CALOCEDRUS DECURRENS	CENTURY PLANT

EXISTING LANDSCAPE LEGEND

14'	2	EXISTING DATE PALMS TO REMAIN
10'	4	EXISTING MEXICAN FAN PALMS TO REMAIN
6'	2	EXISTING CANARY ISLAND DATE PALM TO REMAIN
48" BOX	1	EXISTING MONDEL PINE TO REMAIN
48" BOX	1	EXISTING EVERGREEN ELM TO REMAIN
15 GAL.	16	EXISTING ERAPE MYRTLE TO REMAIN

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Department of Planning

N. RAINBOW BLVD.

PERIMETER TREES
REQUIRED 1 PER 30 LINEAR FEET
(540 L.F / 30) = 18 TREES
PROVIDED = 33 TREES

PARKING LOT TREES
REQUIRED 1 PER 6 STALLS = 14 TREES
PROVIDED = 12 TREES

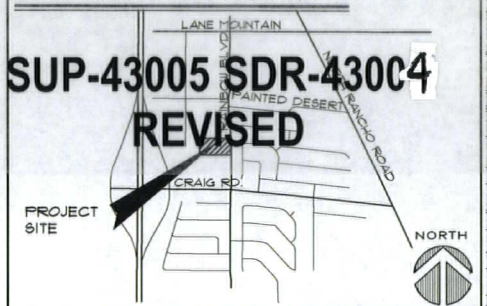
LEGEND

ACCESSIBLE ROUTE 5% MAX. RUNNING SLOPE 2% MAX. CROSS SLOPE W/1/2" MAX CHANGE IN ELEVATIONS

NORTH

LANDSAPE PLAN
1" = 20'-0"

LOCATION MAP/VICINITY:



SUP-43005 SDR-43004
REVISED

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title:
RAINBOW AND CRAIG
SEQUOIA ELECTRIC
4485 N. RAINBOW BLVD
LAS VEGAS, NV 89108

PRELIMINARY
NOT FOR CONSTRUCTION
October 18, 2011
10/18/2011

sheet title:
LANDSCAPE PLAN

LAND USE SUBMITTAL

issue dates:
drawn by: PT
checked by: RCG
project no.: 10-129
revisions:

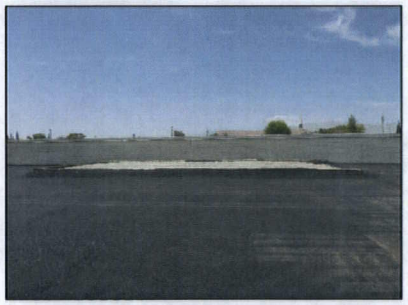
sheet no.
AL1.01
of sheets

all instruments of service these drawings and specifications are the property of the architect and may not be reproduced or used for any purpose without the architects written consent. copies of the drawings and specifications retained by the client may be utilized only for their use and for occupying the project for which they were prepared, and not for construction of any other projects. any use or reproduction of this drawing in whole or part by any means whatsoever is strictly prohibited. these documents are not final and ready for use, and therefore not valid, unless they are sealed, signed, and dated. non 623.780 pacific design concepts, llc © 2006.

P:\10-129 Rainbow & Craig-Sequoia\LUS\Submitted LUS_06-23-11\ARCH\10-129 AL1.01.dwg plotted: 10/18/2011 10:13 AM by: Patricia Terrazas



#1 EXISTING WASH PIT (LOOKING WEST)



#2 EXISTING WASH PIT (LOOKING NORTH)



#3 EXISTING WASH PIT (LOOKING EAST)

EXISTING MINI STORAGE BUILDING C-1
GENERAL PLAN SC

EXISTING DEVELOPMENT C-1
GENERAL PLAN SC

UNDEVELOPED C-PB
GENERAL PLAN L1/R

PROPOSED BUILDING
71'-0"
RENTAL STORAGE W/ NO OUTSIDE STORAGE

COVERED PATIO
EXISTING CONTRACTORS OFFICE BUILDING

OUTSIDE STORAGE

EXISTING 12'-0" HIGH C.M.U. WALL AT REST SIDE PROPERTY

N 00°30' 30" E 184.93'

20'-0" REAR SET BACK

10'-0" SIDE SET BACK

8'-0" LANDSCAPE AREA

EXISTING 8'-0" HIGH C.M.U. WALL SEE 1/A1.01

(2) 15' X 25' LOADING ZONE

EXISTING WASH PIT AREA

EXISTING 8'-0" HIGH C.M.U. WALL, SEE 2/A1.01

PROPERTY LINE

TRASH ENCLOSURE, PER CITY OF LAS VEGAS MUNICIPAL CODE 19.08.050 ROOF COVERED TRASH ENCLOSURE

WHEEL STOP

EXISTING GATE SHALL REMAIN OPEN DURING BUSINESS

EXISTING PLANTERS

PROPERTY LINE

25'-0" FRONT SET BACK

EXISTING 4'-0" HIGH C.M.U. WALL

EXISTING LANDSCAPE AREA

N 00°28' 22" E 185.24'

24'-6" EXISTING DRIVEWAY

50'-0" MIN THROAT DEPTH TYP.

EXISTING 6'-0" HIGH C.M.U. WALL TO BE MODIFIED TO 8'-0" HIGH SEE 3/A1.01

N. RAINBOW BLVD. ℄

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Department of Planning

SUP-43005 SDR-43004
REVISED

ARCHITECTURAL SITE PLAN
1" = 20'-0"

EXISTING RESIDENTIAL RC-L
GENERAL PLAN M

LEGEND

ACCESSIBLE ROUTE 5% MAX. RUNNING SLOPE 2% MAX. CROSS SLOPE W/1/2" MAX CHANGE IN ELEVATIONS

L.A. LANDSCAPE AREA

NORTH

PROJECT DATA:

ASSESSORS PARCEL NUMBER:	138-03-602-013
ACTION REFERENCE NUMBER:	N/A
DEVELOPMENT CODE:	TITLE 19- LAS VEGAS ZONING CODE ADOPTION DATE 05-01-2011
GOVERNING JURISDICTION:	CITY OF LAS VEGAS
SPECIAL OVERLAY DISTRICT(S)	N/A
GENERAL PLAN	SC
EXISTING LAND USE ZONE:	C-1
SITE AREA:	1.21 ACRES/ 52, 842.4 SQ. FT.
LOT COVERAGE	16.96 % (BASED ON ROOF DRIP LINE)
BUILDING HEIGHT:	
ALLOWABLE:	N/A
ACTUAL:	30 FT.
OCCUPANCY GROUP: EXISTING BUILDING	B
OCCUPANCY GROUP: PROPOSED BUILDING	S-1/M
CONSTRUCTION TYPE: EXISTING BUILDING	V-B

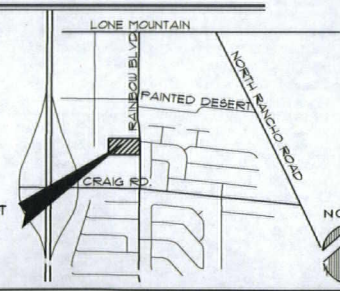
BUILDING AREA TABULATIONS

EXISTING CONTRACTORS OFFICE BUILDING AREA:	4, 011 SQ. FT.
PROPOSED RENTAL STORAGE W/ NO OUTSIDE STORAGE:	4, 970 SQ. FT.
TOTAL BUILDING AREA	8, 981 SQ. FT.

PARKING ANALYSIS

EXISTING CONTRACTORS OFFICE BUILDINGS AREA 4, 011 SQ FT. / 300 = 13.37=	14 SPACES
PROPOSED RENTAL STORAGE W/ NO OUTSIDE STORAGE & SALES AREA 4, 970 SQ. FT. / 250 =	20 SPACES
NUMBER OF PARKING SPACES REQUIRED:	34 SPACES
NUMBER OF PARKING SPACES PROVIDED: (INCLUDING 2 ACCESSIBLE SPACES WITH ONE VAN SPACE)	37 SPACES
OUTSIDE STORAGE AREA	2, 000 SQ. FT.

LOCATION MAP/VICINITY:



AERIAL MAP:



pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title:
RAINBOW AND CRAIG
SEQUOIA ELECTRIC
4485 N. RAINBOW BLVD
LAS VEGAS, NV. 89108

PRELIMINARY
NOT FOR CONSTRUCTION
October 18, 2011

sheet title:
ARCHITECTURAL
SITE PLAN
LAND USE SUBMITTAL

issue dates:
drawn by: PT
checked by: RCG
project no.: 10-129
revisions:
sheet no.: AS1.01
of sheets

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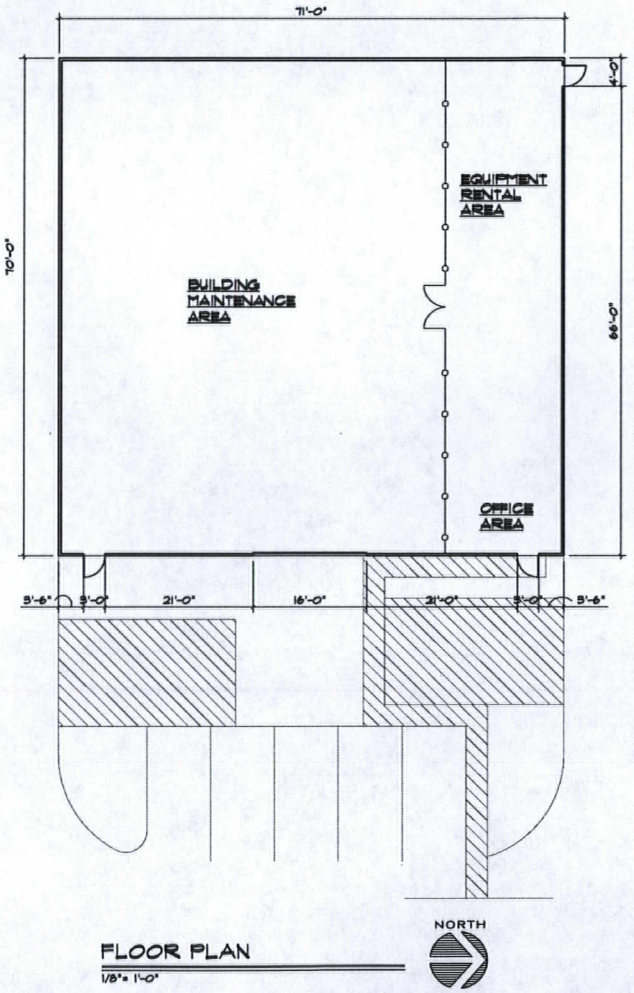
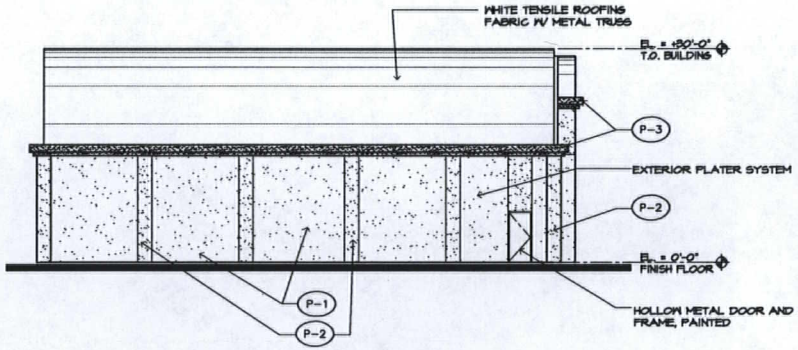
P:\10-129 Rainbow & Craig-Sequoia\LUS\Submitted LUS_06-23-11\ARCH\10-129 AS1.01_B.dwg plotted: 10/18/2011 10:25 AM by: Patricia Terrazas



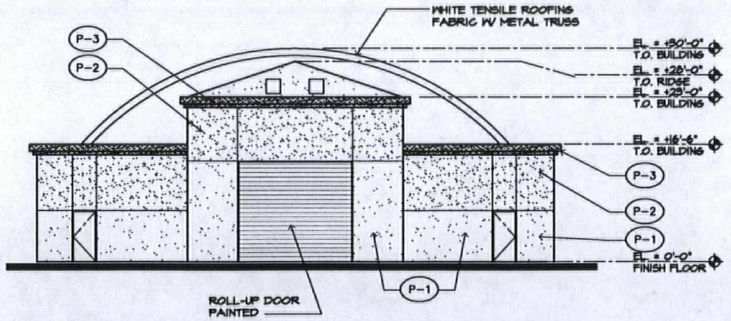
FLOOR PLAN
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

- (P-1) PRIMARY COLOR
- (P-2) SECONDARY COLOR
- (P-3) ACCENT COLOR



NORTH ELEVATION (RIGHT SIDE), SOUTH SIMILAR (LEFT SIDE)
1/8" = 1'-0"



EAST ELEVATION (FRONT), WEST SIMILAR (REAR)
1/8" = 1'-0"

REVISED
SUP-43005
SDR-43004
REVISED

RECEIVED
NOV 17 2011

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title:
RAINBOW AND CRAIG SEQUOIA ELECTRIC
4485 N. RAINBOW BLVD
LAS VEGAS, NV 89108

PRELIMINARY
NOT FOR CONSTRUCTION
November 17, 2011

sheet title:
FLOOR PLAN
EXTERIOR ELEVATIONS
LAND USE SUBMITTAL

issue dates:
drawn by: PT
checked by: RCG
project no.: 10-129
revisions:

sheet no.
A1.01
of sheets

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P:\10-129 Rainbow & Craig-Sequoia\LUS\Submitted LUS_06-23-11\ARCH\10-129 A1.01_new.dwg plotted: 11/17/2011 2:45 PM by: Patricia Terrazas



SUP-43005 & SDR-43004 - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC
4485 NORTH RAINBOW BOULEVARD

09/01/11



SUP-43005 & SDR-43004 - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC
4485 NORTH RAINBOW BOULEVARD

09/01/11



SUP-43005 & SDR-43004 - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC
4485 NORTH RAINBOW BOULEVARD

09/01/11



SUP-43005 & SDR-43004 - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC
4485 NORTH RAINBOW BOULEVARD

09/01/11

pacific design concepts, llc PDC
3005 w. horizon ridge pkwy., #200, henderson, nv 89052 (702) 454-5842 fax (702) 454-7842

August 19, 2011
October 28, 2011 Revised
November 18, 2011 Revised

City of Las Vegas
333 N. Rancho Dr.
Las Vegas, NV 89106

Attn: Steve Swanton – Senior Planner

RE: RAINBOW & CRAIG SEQUOIA ELECTRIC **PROJECT NO-10-129**
APN: 138-03-602-013
SITE DEVELOPMENT PLAN REVIEW
JUSTIFICATION LETTER

Dear Steve,

We respectfully request favorable consideration for the above referenced project for a Site Development Plan Review.

The proposed Site Development Plan is for a single story 4, 970 sq ft. Rental Store with no Outside Storage/ Building Maintenance Services Sales use in conjunction with an existing 4, 011 sq. ft. Contractors Office Building on 1.21 acres in a C-1 zone.

This request is appropriate based on the following finding of the facts.

1. The proposed development is compatible with adjacent development and development in the area.
2. The proposed development is consistent with the General Plan, Title 19 and the Design Standards Manual, the landscape, wall and buffer Standards, and other duly-adopted city plans, policies and standards.
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.
4. Landscape materials 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.
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.
7. The exterior finish of the structure will have a facade consisting of exterior plaster and pop-outs that will match the principal building. The proposed surface finish and paint color will also be consistent with the principal building
8. The proposed design meets all set backs, parking and landscape requirements.
9. The existing wash pit area is designated as an evaporative system and is self contained. The use is for the small company vehicles such as the minivan, passenger car ad regular size pick-up trucks. The frequency of use is about twice a month in effort to keep the vehicles clean and to avoid any debris from falling off while driving on public streets.

SUP-43005
SDR-43004
REVISED

RECEIVED
NOV 21 2011

Should you have any questions or require additional information please contact our office.
Sincerely,

Richard C. Gallegos
Principal
RCG/PT

REVISED
SUP-43005
SDR-43004
REVISED

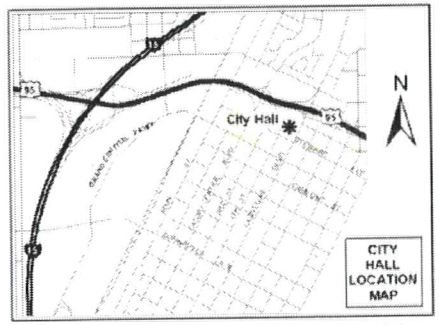
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.414
0004279218 SEP 29 2011
MAILED FROM ZIPCODE 89101

Return Service Requested

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division 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-43005 & SDR-43004

Planning Commission Meeting of 10/11/2011

NO! THIS IS A RESIDENIAL COMMUNITY AND THEY CONTINUE TO PUSH FOR AN INDUSTRIAL USEAGE THEY SHOULD MOVE TO AN INDUSTRIAL PARK IF THEY REFUSE TO ABIDE BY THEIR OFFICE ZONING THIS SITE SHOULD HAVE NEVER BEEN CHANGED TO OFFICE FROM RESIDENTIAL IN THE FIRST PLACE IT IS SURROUNDED BY RESIDENTIAL HOMES AND NEW APARTMENT COMPLEXES

RECEIVED
OCT 12 2011

Case: SUP-43005
13802210053
THOMSON JOSEPH P
6609 WHEELBARROW PEAK DR
LAS VEGAS NV 89108-5740 89108-5740

24 HRDFN11 89108

City of Las Vegas Agenda Item No.: **23.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
ABEYANCE - SDR-43004 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-43005 - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - For possible action on a request for a Site Development Plan Review FOR THE ADDITION OF AN EXISTING 4,970 SQUARE-FOOT BUILDING TO A SITE CONTAINING AN EXISTING 4,011 SQUARE-FOOT OFFICE WITH A WAIVERS TO ALLOW A TWO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED AND TO ALLOW NO BUILDING ARTICULATION OR ARCHITECTURAL FEATURES WHERE REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE 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:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Justification Letter

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-43004 APN: 138-03-602-013

Name of Property Owner: Sagebrush Property Ventures

Name of Applicant: Sequoia Electric & Desert Seguro

Name of Representative: Pacific Design Concepts- Richard Gallegos

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: Blake Barsy

Subscribed and sworn before me

This 21st day of June, 20 11

Tammy J Powell

Notary Public in and for said County and State

STATE OF NEVADA
COUNTY OF CLARK

TAMMY J. POWELL
Notary Public State of Nevada
No. 09-10981-1
My appt. exp. Sept. 14, 2013

RECEIVED
AUG 25 2011
City of Las Vegas

SUP

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 4485 N. Rainbow Blvd. Las Vegas, NV 89108

Project Name Rainbow & Craig Sequoia Electric **Proposed Use** Commercial

Assessor's Parcel #(s) 138-03-602-013 **Ward #** _____

General Plan: existing SC proposed SC **Zoning:** existing C-1 proposed C-1

Commercial Square Footage 4, 970 sq. ft. **Floor Area Ratio** N/A

Gross Acres 1.21 **Lots/Units** N/A **Density** N/A

Additional Information _____

PROPERTY OWNER Sagebrush Property Ventures **Contact** Blake Barsy

Address 4485 N. Rainbow Blvd. **Phone:** 454-5842 **Fax:** 454-7842

City Las Vegas **State** NV **Zip** 89108

APPLICANT Sequoia Electric **Contact** Blake Barsy

Address 4485 N. Rainbow Blvd. **Phone:** 839-9047 **Fax:** _____

City Las Vegas **State** NV **Zip** 89108

REPRESENTATIVE Pacific Design Concepts **Contact** Richard Gallegos

Address 3005 W. Horizon Ridge Pkwy Suite 200 **Phone:** 454-5842 **Fax:** 454-7842

City Henderson **State** NV **Zip** 89052

Property Owner Signature* _____

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

Print Name Blake Barsy

Subscribed and sworn before me

This 21st day of June, 20 11.

Tammy J Powell

Notary Public in and for said County and State

STATE OF NEVADA
COUNTY OF CLARK

TAMMY J. POWELL
Notary Public State of Nevada
No. 09-10981-1
My appt. exp. Sept. 14, 2013

FOR DEPARTMENT USE ONLY

Case #	SDR-43004
Meeting Date:	10/11/11
Total Fee:	$1,030
Date Received:*	8/25/11
Received By:	BCS

*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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AUG 25 2011
City of Las Vegas

pacific design concepts, llc PDC
3005 w. horizon ridge pkwy., #200, henderson, nv 89052 (702) 454-5842 fax (702) 454-7842

August 19, 2011
October 28, 2011 Revised

City of Las Vegas
333 N. Rancho Dr.
Las Vegas, NV 89106

Attn: Steve Swanton – Senior Planner

RE: RAINBOW & CRAIG SEQUOIA ELECTRIC **PROJECT NO-10-129**
APN: 138-03-602-013
SITE DEVELOPMENT PLAN REVIEW
JUSTIFICATION LETTER

Dear Steve,

We respectfully request favorable consideration for the above referenced project for a Site Development Plan Review.

The proposed Site Development Plan is for a single story 4, 970 sq ft. Rental Store with no Outside Storage/ Building Maintenance Services Sales use in conjunction with an existing 4, 011 sq. ft. Contractors Office Building on 1.21 acres in a C-1 zone.

This request is appropriate based on the following finding of the facts.

1. The proposed development is compatible with adjacent development and development in the area.
2. The proposed development is consistent with the General Plan, Title 19 and the Design Standards Manual, the landscape, wall and buffer Standards, and other duly-adopted city plans, policies and standards.
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.
4. Landscape materials 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.
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.
7. A Waiver to allow the tensile structure as proposed. These types of structures are difficult to enhance due to the nature of design. The structure is 87 percent blocked from view by the existing front building. The proposed exterior covering of the building is a white tensile fabric that has a clean and futuristic appearance and very appropriate for the desert environment. The building is 30 feet in overall height, and is located behind the existing contractor's office building, which is 26 feet in height and is set back approximately 200 feet from the Rainbow right of way. The very small top portion of the curved structure will not be seen from the Rainbow right of way due to the existing office building.
8. The proposed design meets all set backs, parking and landscape requirements.
9. The existing wash pit area is designated as an evaporative system and is self contained. The use is for the small company vehicles such as the minivan, passenger car ad regular size pick-up trucks. The frequency of use is about twice a month in effort to keep the vehicles clean and to avoid any debris from falling off while driving on public streets.

RECEIVED
OCT 31 2011

SDR-43004
REVISED

Should you have any questions or require additional information please contact our office.
Sincerely,



Richard C. Gallegos
Principal
RCG/pt

SDR-43004
REVISED

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

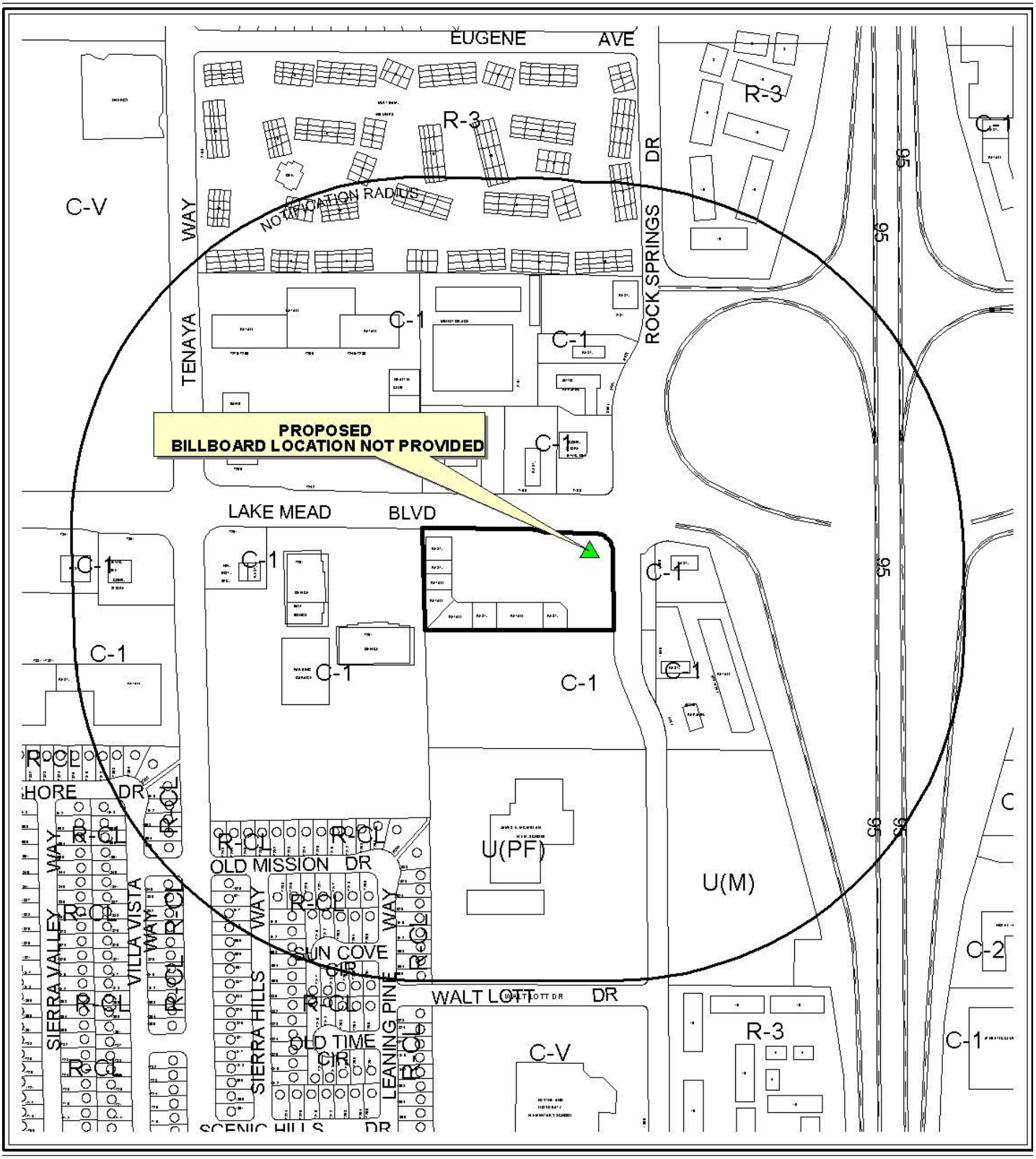
SUBJECT:
ABEYANCE - SUP-43285 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ROCK SPRING PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 7175 West Lake Mead Boulevard (APN 138-22-701-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SUP-43285**

RADIUS: 1000 FT

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

N



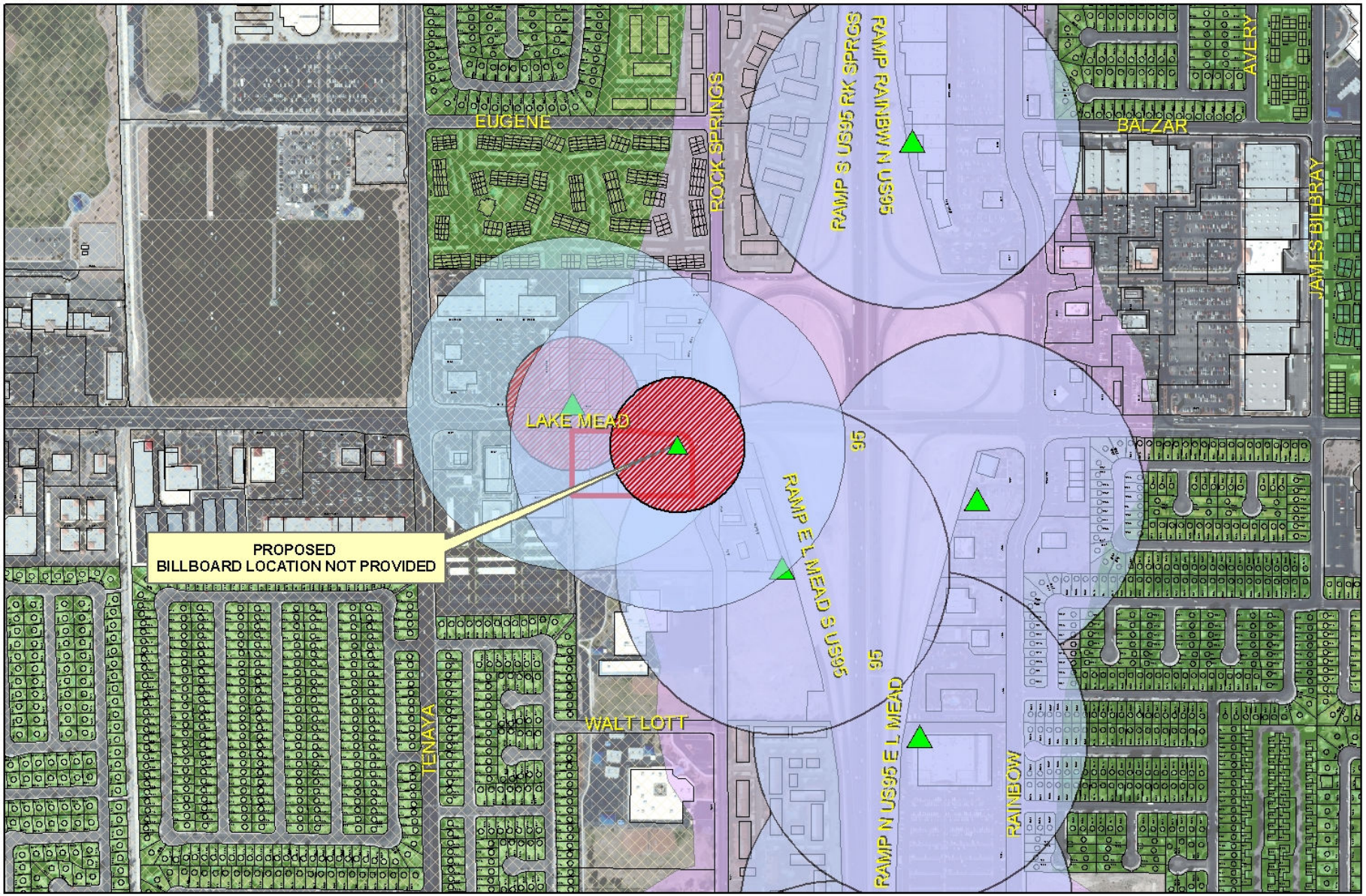
0 300 600 Feet

CASE: **SUP-43285**

RADIUS: 1000 FT

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

N



SUP-43285

City of Las Vegas Billboard Data

- SUBJECT PROPERTY
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ROCKSPRINGS PLAZA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-43285	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-43285 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Off-Premise Sign use.

2. Conformance to the approved conditions for Site Development Plan Review (SDR-5711).

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. 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 Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

Conditions Page Two
December 13, 2011 - Planning Commission Meeting

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

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

9. Per Title 19.12.120 the sign must be oriented toward US- 95 as such only one sign face is permitted which must face US-95. The western facing portion of the sign shall have sufficient screening to cover the internal sign structures.

10. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

11. The Off-Premise Sign supporting structure shall be redesigned to include finish materials that complement the existing on-site building. The entire face-area of both sides of the Off-Premise Sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

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

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

Staff Report Page One
December 13, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to install a 40-foot tall, 14-foot x 48-foot Off-Premise Sign within an existing Shopping Center located at 7175 West Lake Mead Boulevard. The supporting base of the proposed sign will be located within a landscape island with the sign projecting northwards within 11-feet of the north property line. The double-face v-shaped sign will be oriented towards the eastbound and westbound traffic along Lake Mead Boulevard. Staff recommends approval, with conditions. If denied, the applicant will not be allowed to construct an Off-Premise Sign at this location.

ISSUES

- An Off-Premise Sign is only permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- The proposed sign will not reduce onsite parking nor impede onsite circulation.
- The proposed Off-Premise Sign meets all Minimum Special Use Permit requirements.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/16/05	The City Council approved a Site Development Plan Review (SDR-5711) for a proposed 40,125 square-foot commercial development and Waivers of the build-to line, front landscaping, and front, side and rear setback standards on the subject site. The Planning Commission and staff recommended approval.
11/08/11	The Planning Commission voted to hold this item in abeyance to the December 13, 2011 meeting.

Most Recent Change of Ownership	
05/14/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no relevant building permits or business licenses relate to this request for a proposed Off-Premise Sign (Billboard)

Pre-Application Meeting	
09/13/11	A pre-application meeting was held with the applicant to discuss the requirements for a submitting a Special Use Permit for a proposed Off-Premise Sign (Billboard).

Neighborhood Meeting
A neighborhood meeting is not required for this type of application, nor was one held.

Field Check	
09/29/11	Staff conducted a field check of the subject site and found the location for the proposed sign's structural base as adequate in size and location. The proposed location should allow for unimpeded site circulation and have no impact on the provided onsite parking.

Details of Application Request	
Site Area	
Net Acres	3.48

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial) Zone
North	Restaurant Tavern	SC (Service Commercial)	C-1 (Limited Commercial) Zone
South	Undeveloped	M (Medium Density Residential)	U (Undeveloped) [M (Medium Density Residential) General Plan Designation)
East	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial) Zone
West	Office, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial) Zone

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – 175 Feet	X		Y
Trails			N/A
Rural Preservation Overlay District			N/A
Las Vegas Redevelopment Plan Area			N/A
Development Impact Notification Assessment			N/A
Project of Regional Significance			N/A

DEVELOPMENT STANDARDS

Pursuant to Title19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	40,125 SF	1:250SF					
Off Premise Sign	-	-					
TOTAL SPACES REQUIRED			161		212		Y
Regular and Handicap Spaces Required			155	6	205	7	Y

Pursuant to Title 19.12.120, the following standards apply:

Off Premise Signs			
Standards	***Code Requirement***	***Provided***	***Compliance***
Location	No Off-Premise Sign may be located within public right-of-way	Sign is not located in public right-of-way.	Y
Zoning	Off-Premise Signs are permitted in C-1. C-2, C-M, and M zoning districts only	The sign is located in a C-1 (Limited Commercial) zoning district.	Y
Area	No Off-Premise Sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square	Sign is 672 square feet in size and it does not have an embellishment on it.	Y

	feet.		

Off Premise Signs: *(cont.)*			
Standards	***Code Requirement***	***Provided***	***Compliance***
Height	No higher than 40 feet from grade at the point of construction: may be raised to a maximum of 55 feet with approval of the City Council if significantly obscured from view of travel lanes.	Sign is 40 feet tall.	Y
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	Structural elements of the sign are screened from public view.	Y
Off-Premise Sign	At least 750 feet to another Off-Premise Sign along US-95 or at least 300 feet to another Off-premise Sign (if not along US-95)	Sign is at least 450 feet from another Off-Premise Sign along Lake Mead Boulevard.	Y
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" or U" zoned districts.	Sign is approximately 850 feet northeast of property zoned for residential use.	Y
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Sign is permanently secured to the ground and is located on commercially zoned property.	Y

ANALYSIS

The proposed 40-foot tall, 14-foot by 48-foot Off-Premise Sign is located in the C-1 (Limited Commercial) zoning district and is not located within the Off-Premise Sign Exclusionary Zone. The sign's supporting base will be located within a parking lot landscape finger island with the sign's structure cantilevered over two parking spaces in the northeast corner of the site. There is no anticipated impact to either the onsite circulation or parking and the sign meets all necessary setbacks. There is no anticipated change to the existing landscaping and no trees are proposed to be removed.

All Minimum Special Use Permit Requirements for the proposed Off-Premise Sign use have been met and that there are no adverse impacts regarding the proposed use at this location; therefore, staff recommends approval with conditions.

FINDINGS (SUP-43285)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

   The proposed Off-Premise Sign can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses.

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

   The subject site is currently developed as a Shopping Center and maintains the C (Commercial) land use designation and is with the C-1 (Limited Commercial) zoning district. The proposed Off Premise Sign Use meets all minimum requirements as listed in Title 19.12.

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.**

   Vehicular access to the site will remain unaffected by the proposed use. The applicant proposes to install the sign base within an existing parking lot landscape island, which will leave all existing parking spaces and site circulation intact.

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

   The proposed Off Premise Sign will be subject to regular City inspections; therefore, public health, safety, and welfare will not be compromised.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Off-Premise Sign Use meets all applicable conditions and Minimum Special Use Permit Requirements as listed for such use in Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 85

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43285** APN: 138-22-701-007

Name of Property Owner: Rock Springs Plaza L.L.C

Name of Applicant: Rock Springs plaza L.L.C

Name of Representative: Ali Kaveh

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: Alireza Kaveh

Subscribed and sworn before me

This 19th day of September, 2011

_____

Notary Public in and for said County and State

BRIELLE BROWNLEE
Notary Public, State of Nevada
Appointment No. 11-4488-1
My Appt. Expires Nov 22, 2014

RECEIVED
SEP 20 2011
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 7175 W. Lake Mead

Project Name Rock Springs plaza **Proposed Use** OFF-site Advertising

Assessor's Parcel #(s) 138-22-701-007 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 5 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Rock Spring plaza L.L.C **Contact** Ali Kaveh

Address 7175 W. Lake Mead **Phone:** 251-0218 **Fax:** 251-0918

City LV **State** NV **Zip** 89103

E-mail Address Kaveh1769@gmail.com

APPLICANT Rock Spring plaza **Contact** Ali Kaveh

Address 7175 W. Lake Mead **Phone:** 277-0494 **Fax:** 251-0918

City LV **State** NV **Zip** 89103

E-mail Address Kaveh1769@gmail.com

REPRESENTATIVE Ali Kaveh **Contact** _____

Address 3804 S. Jones #F **Phone:** _____ **Fax:** _____

City LV **State** NV **Zip** 89103

E-mail Address Kaveh1769@gmail.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 Alireza Kaveh

Subscribed and sworn before me

This 19th day of September, 20 11.

_____

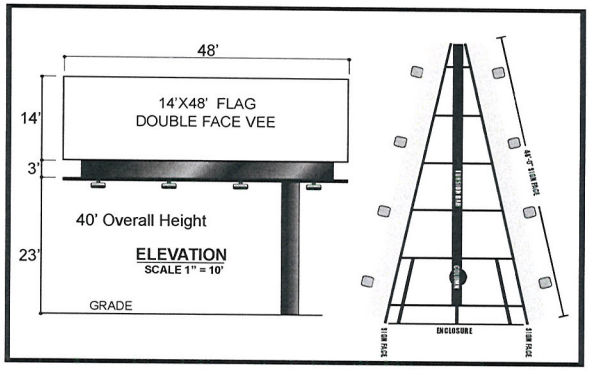
Notary Public in and for said County and State

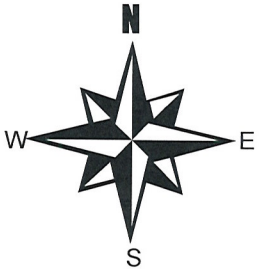
BRIELLE BROWNLEE
Notary Public, State of Nevada
Appointment No. 11-4488-1
My Appt. Expires Nov 22, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-43285
Meeting Date:	11-8-11
Total Fee:	1030.00
Date Accepted:	9-20-11
Accepted By:	

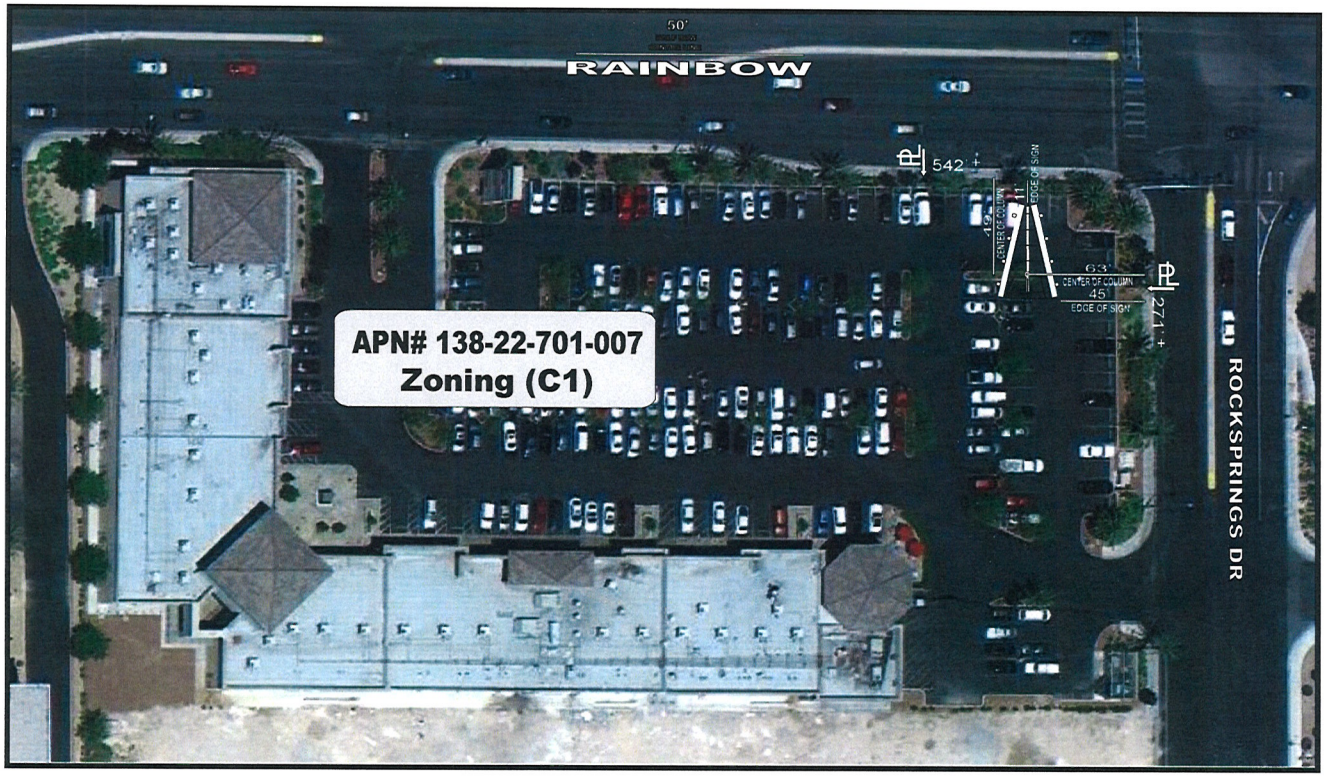
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.





TOP VIEW
SCALE 1" =30'
DETAIL





GENERAL NOTES
1. Not within 300 foot radius of another off-premise billboard.
2. Not within 300 foot radius of residential use.
3 No parking spaces will be taken for this location.

RECEIVED
SEP 2011
Department of Planning

ALI R KAVEH
277-0194
JONES
4445W. TECO AVE. LAS VEGAS, NV 89118/ 702-645-0092

OWNER: ROCKSPRINGS PLAZA INVEST LLC		
SCALE: NOTED	APPROVED BY:	DRAWN BY: TOM JONES
DATE: 9-15-11		REVISED:
LOCATION: 7175 W LAKE MEAD BLVD		
APN# 138-22-701-007		DRAWING NUMBER: 314

SUP-43285



SUP-43285 - APPLICANT/OWNER: ROCK SPRING PLAZA, LLC
7175 WEST LAKE MEAD BOULEVARD

09/29/11



SUP-43285 - APPLICANT/OWNER: ROCK SPRING PLAZA, LLC
7175 WEST LAKE MEAD BOULEVARD

09/29/11



SUP-43285 - APPLICANT/OWNER: ROCK SPRING PLAZA, LLC
7175 WEST LAKE MEAD BOULEVARD

09/29/11

To Whom It May Concern:

Rockspring Plaza was built in May of 2006 and is located on Lake Mead Boulevard, just west of the 95 freeway. This 39,000 sqft shopping center has approximately 600 feet of frontage on Lake Mead blvd with a car count of 50,000 cars a day. We feel that this is an ideal location to construct a billboard for the following reasons:

1. It is surrounded by existing billboards in the area.
2. It meets all the set backs and requirements to our knowledge for a billboard structure.
3. It is located in a heavily commercial area and will have no effect on any residential.

We would kindly as you to consider our request to establish an off –Premises advertising sign at this location(billboard).

Sincerely Yours,

Ali Kaveh
Managing Member, RockSprings Plaza
7175 W. Lake Mead Blvd.
APN 138-22-701-007
Cell: 277-0194

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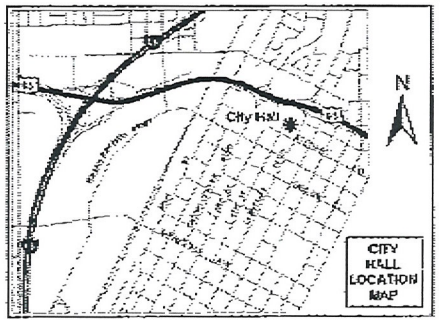
SEP 20 2011
City of Las Vegas
Department of Planning

SUP-43285

PAGE 01/01
LVICC
7025155310
10/26/2011 10:40

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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 Department of Planning, Case Planning Division 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-43285

Planning Commission Meeting of 11/8/2011

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.414
0004279218 OCT 27 2011
MAILED FROM ZIP CODE 89101

RECEIVED
OCT 31 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: SUP-43285
13822710016
MORAN SHAUNA M
1924 LEANING PINE WY
LAS VEGAS NV 89128-3173 89128-3173

29P

City of Las Vegas Agenda Item No.: **25.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

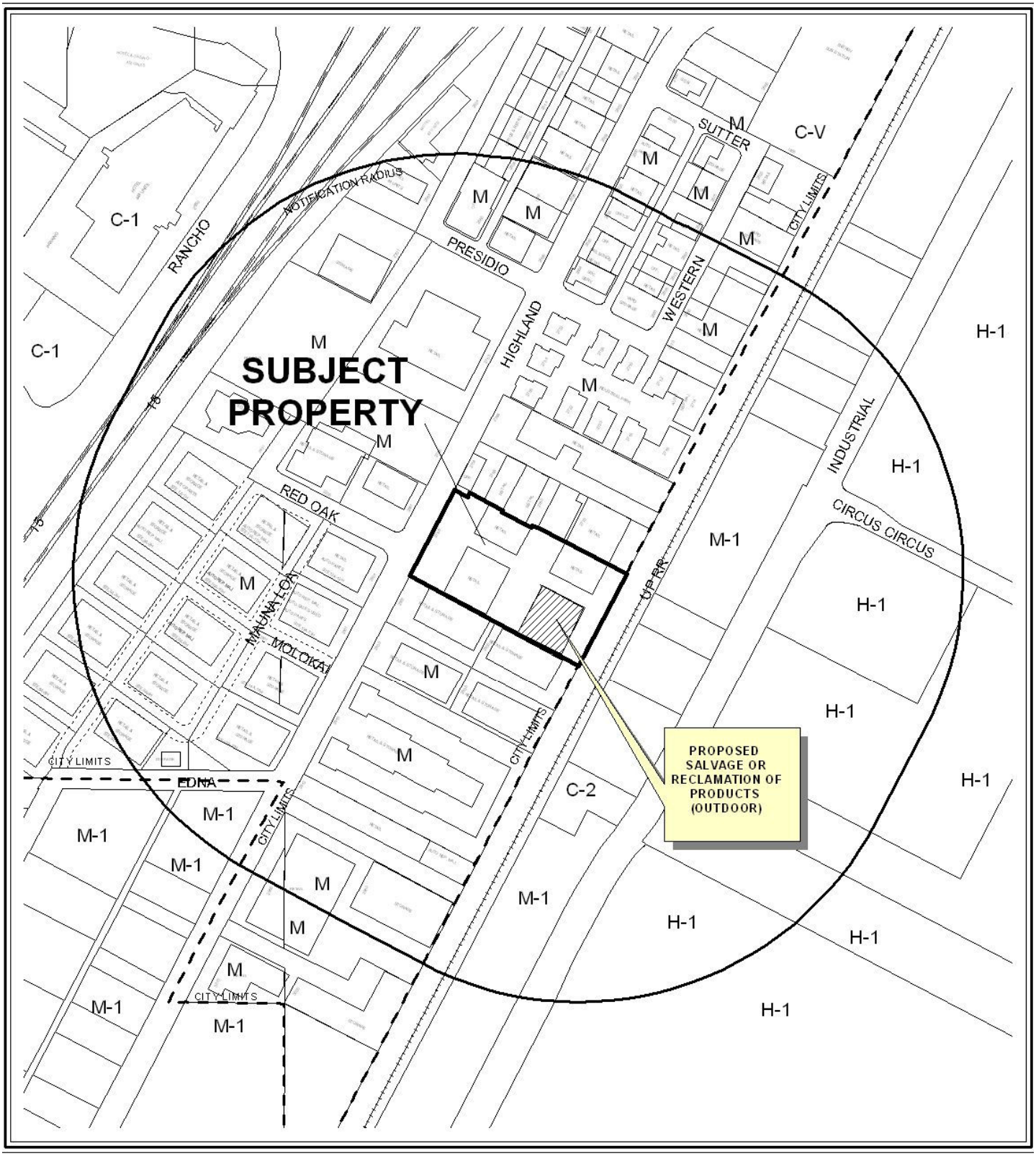
SUBJECT:
ABEYANCE - SUP-43354 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NUEVO RECYCLING - OWNER: NEVADA SPACE, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED 26,300 SQUARE-FOOT SALVAGE OR RECLAMATION OF PRODUCTS (OUTDOOR) USE WITH AN EXISTING SIX-FOOT TALL CHAIN LINK FENCE WITH BARBED WIRE ALONG THE REAR PROPERTY LINE at 2866 South Highland Drive (APN 162-09-202-007), M (Industrial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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: **SUP-43354**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



0 300 600 Feet

CASE: **SUP-43354**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: NUEVO RECYCLING - OWNER: NEVADA SPACE, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-43354	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-43354 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Salvage or Reclamation of Products (Outdoor) use.

2. No evergreen trees for screening is approved.

3. A six-foot tall wire fence with barbed wire along a portion of the side and rear property line in lieu of an eight-foot solid screen wall is approved.

4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

5. 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 Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

Public Works

8. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

Staff Report Page One
December 13, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to operate a 26,300 square-foot Salvage or Reclamation of Products (Outdoor) use at 2866 South Highland Drive. The use consists of an 11,400 square-foot warehouse and 14,900 square feet of outside yard area. The applicant proposes to receive, store and process only source-separated recyclables such as ferrous metals, non-ferrous metals, plastics, paper, cardboard, wood, and glass. Customers are directed towards a designated parking area where they will unload and weigh the recyclables, which are then stored inside the warehouse. Staff recommends approval of this request because it is the appropriate location for the industrial use proposed. If denied, the applicant will not be able to operate a Salvage or Reclamation of Products (Outdoor) use at this location.

ISSUES

- A Special Use Permit is required for the proposed Salvage or Reclamation of Products (Outdoor) use does not meet the conditional use requirements for the C-M (Limited Commercial) zoning district.
- A request to allow no evergreen trees for screening accompanies this Special Use Permit request.
- A request to allow the existing six-foot tall wire fence with barbed-wire along portions of the front and rear property line in lieu of the required eight-foot screen wall accompanies this Special Use Permit request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/18/61	The Board of City Commissioners approved the Rezoning of this site to M-1 (Light Industry) as part of a larger request (Z-0062-60). The zoning was later changed to the current equivalent M (Industrial) designation. The Planning Commission and staff recommended approval on January 12, 1961.
10/20/93	The City Council approved a Special Use Permit (U-0202-93) for a Tavern in conjunction with a proposed Banquet Facility on the subject site. The Board of Zoning Adjustment and staff recommended.
04/07/04	The City Council approved a Special Use Permit (SUP-3545) for a 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign located at 2798 Highland Drive. Planning Commission and Staff recommended approval.

05/17/06	The City Council approved a request to amend the Future Land Use designation (GPA-9219) to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. Planning Commission and staff recommended approval.
11/08/11	The Planning Commission voted to hold this item in abeyance to the December 13, 2011 Planning Commission meeting.

Most Recent Change of Ownership	
06/01/89	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/08/08	A business license (#A16-01286) was issued at 2812 South Highland Drive for Used Auto Sales. This license is active
08/10/11	A business license (#B20-01570) was issued at 2810 South Highland Drive for Business Support Services. This license is active
08/10/11	A business license (#M06-03235) for was issued at 2810 South Highland Drive for Miscellaneous Sales. This license is active
08/10/11	A business license (#A02-02336) for was issued at 2812 South Highland Drive for an Advertising or Marketing Service. This license is active

Pre-Application Meeting	
09/12/11	A pre-application meeting was held with the applicant to discuss the conditional requirements for the Salvage or Reclamation of Products (Outdoor) use. A Special Use Permit was determined necessary in order for the applicant to request waivers of the conditional requirements.

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

Field Check	
09/29/11	A field check was performed by staff and it was noticed that there is existing wire fencing with barbed-wire in place along the rear and side property lines. It is also of note that the existing warehouse is addressed as 2866 South Highland Drive. The proposed location is not visible from the public right of way and is adjacent to the railroad.

Details of Application Request	
Site Area	
Net Acres	3.97

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail, Other Than Listed (3500 Square Feet or More)	LI/R (Light Industry/Research)	M (Industrial)
North	General Retail, Other Than Listed (3500 Square Feet or More)	LI/R (Light Industry/Research)	M (Industrial)
South	General Retail, Other Than Listed (3500 Square Feet or More)	LI/R (Light Industry/Research)	M (Industrial)
East	Right Of Way (Railroad)	Right Of Way (Railroad)	Right Of Way (Railroad)
West	General Retail, Other Than Listed (3500 Square Feet or More)	LI/R (Light Industry/Research)	M (Industrial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – 175 feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and 19.12, 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	
Salvage or Reclamation of Products (Outdoor) use (Warehouse)	11,400 SF	1:1,000 SF	12				
Salvage or Reclamation of Products (Outdoor) use (Yard)	14,900 SF	1:10,000 SF	2				
TOTAL SPACES REQUIRED			14		14		
Regular and Handicap Spaces Required			13	1	13	1	Y
Loading Spaces	11,400 SF	1:10,000 SF	2		2		Y

Requirements	***Request***	***Staff Recommendation***
Mature evergreen trees shall be installed along the perimeter property lines to screen any vehicle parts storage area from surrounding properties.	To provide no mature evergreen trees along the perimeter property line.	Approval
Perimeter walls, a minimum of 8 feet in height, shall be installed along all property lines	To allow a 6-foot high wire fence topped with barbed-wire along a portion of the rear and side property line.	Approval

ANALYSIS

The proposed Salvage or Reclamation of Products (Outdoor) use is within the range of light industrial uses permitted in the M (Industrial) zoning district. This particular use requires a Special use Permit, since it does not meet the conditional requirements for evergreen trees and eight-foot tall walls placed along the property perimeter. Staff supports the applicant's requested waiver of these requirements, as the proposed use is located more than 500 feet away from the front property line and out of view from the public right of way. There are additional public safety and security concerns regarding the placement of evergreen trees adjacent to the railroad.

The applicant proposes to house the use inside an existing 11,400 square-foot warehouse and within a fenced outside storage yard located towards adjacent the back of the building at the rear of the property. The proposed use will not interfere with sight visibility zones, impede traffic flow or reduce the number of required on-site parking spaces. There are no objections to the proposed Salvage or Reclamation of Products (Outdoor) use at this location; therefore, staff recommends approval of this request, subject to the conditions of approval.

FINDINGS (SUP-43354)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

   The proposed Salvage or Reclamation of Products (Outdoor) use can be conducted in a suitable manner, as this property maintains the LI/R (Light Industry/Retail) land use designation and is appropriately located within the M (Industrial) zoning district. The property abuts the railroad and is compatible with the surrounding industrial uses.

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

   The proposed use is located within a warehouse at the southeast corner of an industrial lot that contains three other warehouses. There is a service yard that is contained by wire fencing with barbed wire placed along the top for security. The proposed use is not visible from Highland Drive, as the warehouse screens all activity from the public right-of-way.

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

   The site is served by Highland Drive, which is a fully-dedicated 80-foot wide right-of-way. Addition to the current traffic demand as a result of the proposed use is negligible.

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

   The proposed Salvage or Reclamation of Products (Outdoor) use will not be a threat to the public health, safety, and welfare, as its license would be subject to ongoing City inspection and enforcement.

5. The use meets all of the applicable conditions per Title 19.12.

The applicant has requested waiver to the conditional requirements to allow a six-foot wire fence with barbed wire along portions of the rear and side yards in lieu of an eight-foot screen wall along all perimeter walls and to allow no evergreen trees along the perimeter property lines. Staff supports this request, as the location of the existing warehouse minimizes visual intrusion from the public right-of-way and as a means to avoid any potential security and safety issues with having trees placed alongside the railroad.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 53

APPROVALS 0

PROTESTS 0

MH

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43354** APN: 162-09-202-007

Name of Property Owner: NEVADA SPACE, INC

Name of Applicant: NUEVO RECYCLING

Name of Representative: PETYA BALOVA

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: FRANK SILVER

Subscribed and sworn before me

This 20 day of September, 2011

_____

Notary Public in and for said County and State

OFFICIAL SEAL
LISA M. JAGODZINSKI
Notary Public - State of Nevada
CLARK COUNTY
My Comm. Expires June 25, 2012

RECEIVED
SEP 22 2011
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT

Project Address (Location) 2804 SOUTH HIGHLAND DRIVE

Project Name NUEVO RECYCLING **Proposed Use** RECYCLING CENTER

Assessor's Parcel #(s) 162-09-202-007 **Ward #** 1

General Plan: existing _____ proposed _____ **Zoning:** existing M proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER NEVADA SPACE, INC. **Contact** Reza Darehpocht

Address 1900 E. Desert Inn rd **Phone:** 696-0606 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89169

E-mail Address —

APPLICANT NUEVO RECYCLING **Contact** RAFAEL VALENCIA

Address 3020 N. WALNUT RD, # 180 **Phone:** (909) 677-9723 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89115

E-mail Address nuevorecycling@live.com

REPRESENTATIVE BALOVA ENGINEERING **Contact** PETYA BALOVA

Address 6130 ELTON AVENUE **Phone:** (702) 216-0330 **Fax:** (702) 216-6001

City LAS VEGAS **State** NV **Zip** 89107

E-mail Address petya@balovaengineering.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 FRANK SILVER

Subscribed and sworn before me

This 20 day of September, 20 11.

_____

Notary Public in and for said County and State

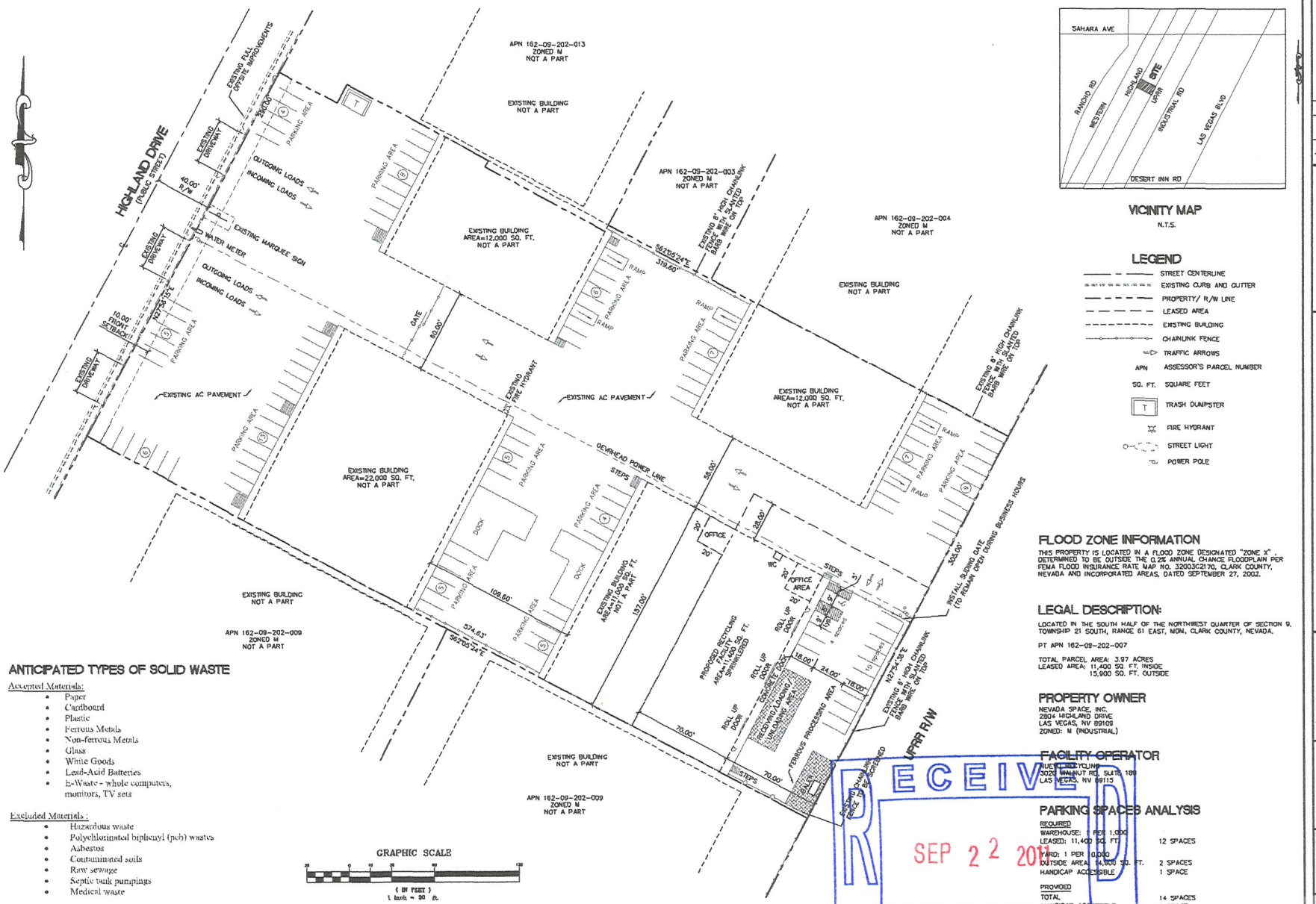
OFFICIAL SEAL
LISA M. JAGODZINSKI
Notary Public · State of Nevada
CLARK COUNTY
My Comm. Expires June 25, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-43354
Meeting Date:	11-8-11
Total Fee:	1030.00
Date Received:*	9-22-11
Received By:	JFM

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

Revised 10/27/08



ANTICIPATED TYPES OF SOLID WASTE

Accepted Materials:

- Paper
- Cardboard
- Plastic
- Ferrous Metals
- Non-ferrous Metals
- Glass
- White Goods
- Lead-Acid Batteries
- E-Waste - whole computers, monitors, TV sets

Excluded Materials :

- Hazardous waste
- Polychlorinated biphenyl (pcb) wastes
- Asbestos
- Contaminated soils
- Raw sewage
- Septic tank pumpings
- Medical waste

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

VICINITY MAP
N.T.S.

LEGEND

- STREET CENTERLINE
- EXISTING CURB AND GUTTER
- PROPERTY/ R/W LINE
- LEASED AREA
- EXISTING BUILDING
- CHAINLINK FENCE
- TRAFFIC ARROWS
- APN ASSESSOR'S PARCEL NUMBER
- SQ. FT. SQUARE FEET
- T TRASH DUMPSTER
- FIRE HYDRANT
- STREET LIGHT
- POWER POLE

FLOOD ZONE INFORMATION

THIS PROPERTY IS LOCATED IN A FLOOD ZONE DESIGNATED "ZONE X" DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NO. 32003C2170, CLARK COUNTY, NEVADA AND INCORPORATED AREAS, DATED SEPTEMBER 27, 2002.

LEGAL DESCRIPTION:

LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 61 EAST, MDM, CLARK COUNTY, NEVADA.

PT APN 162-09-202-007

TOTAL PARCEL AREA: 3.97 ACRES
LEASED AREA: 11,400 SQ. FT. INSIDE
15,900 SQ. FT. OUTSIDE

PROPERTY OWNER

NEVADA SPACE, INC.
2804 HIGHLAND DRIVE
LAS VEGAS, NV 89109
ZONED: M (INDUSTRIAL)

FACILITY OPERATOR

NUEVO RECYCLING
3020 WALNUT RD, SUITE 180
LAS VEGAS, NV 89115

PARKING SPACES ANALYSIS

REQUIRED		
WAREHOUSE: 1 PER 1,000		
LEASED: 11,400 SQ. FT.		12 SPACES
YARD: 1 PER 8,000		
OUTSIDE AREA: 14,900 SQ. FT.		2 SPACES
HANDICAP ACCESSIBLE		1 SPACE
PROVIDED		
TOTAL		14 SPACES
HANDICAP ACCESSIBLE		1 SPACE

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Department of Planning

SUP-43354

REV.	DATE	BY	REVISION

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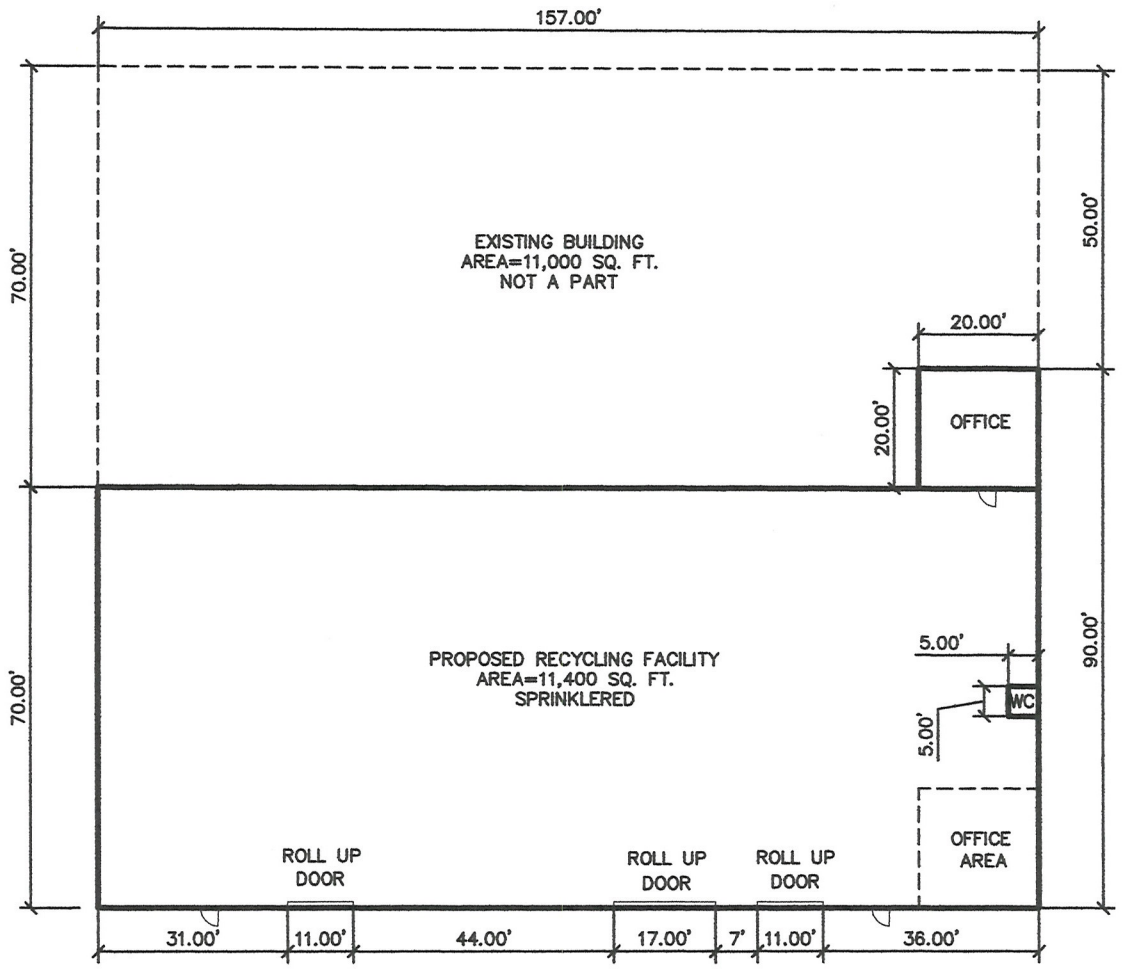
BALOVA ENGINEERING
6130 ELTON AVENUE
SUITE 104
LAS VEGAS, NV 89107
702-216-0330 T
702-216-6001 F

NUEVO RECYCLING
SITE PLAN

2804 HIGHLAND DRIVE
LAS VEGAS, NEVADA

DESIGNED BY: PB
CHECKED BY: PB
DATE: 08/29/11
JOB #: 11-000
APN: 162-09-202-007
SHEET: TITLE SITE
SCALE: HORZ 1" = 30'

SHEET #
SP
1 OF 1



FLOOR PLAN

SCALE: 1"=20'

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DRAWN BY: pb	DATE: 09/21/11
CHECKED BY:	DRAWING NO.: NUEVO RECYCLING
JOB NO.: 11-068	SHEET 1 OF 1

SUP-43354

NUEVO RECYCLING
2866 HIGHLAND DRIVE
APN 162-09-202-007



EAST ELEVATION



EAST AND NORTH ELEVATIONS

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STREET FRONTAGE

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SUP-43354 - APPLICANT: NUEVO RECYCLING - OWNER: NEVADA SPACE, INC.
2866 SOUTH HIGHLAND DRIVE

09/29/11



SUP-43354 - APPLICANT: NUEVO RECYCLING - OWNER: NEVADA SPACE, INC.
2866 SOUTH HIGHLAND DRIVE

09/29/11



SUP-43354 - APPLICANT: NUEVO RECYCLING - OWNER: NEVADA SPACE, INC.
2866 SOUTH HIGHLAND DRIVE

09/29/11



SUP-43354 - APPLICANT: NUEVO RECYCLING - OWNER: NEVADA SPACE, INC.
2866 SOUTH HIGHLAND DRIVE

09/29/11



September 21, 2011

City Las Vegas
Planning and Zoning Department
333 Rancho Drive
Las Vegas, NV 89101

Re: SPECIAL USE PERMIT FOR NUEVO RECYCLING
PT APN 162-09-202-007

The purpose of this letter is to request a Special Use Permit for a Salvage and Reclamation of Products (Outdoor) use, located on a portion of 2804 Highland Drive, Assessor's Parcel Number 162-09-202-007. The parcel is zoned M (Industrial) and a Salvage or Reclamation of Products (Outdoor) is allowed with the conditions, listed in Table 2 of Chapter 19.04.

Nuevo Recycling is a recycling center, which is a solid waste management facility, designed and operated to receive, store, or process recyclable material which has been separated at the source from all but residual solid waste (ref. NRS 444A.014). "Recyclable material" means solid waste that can be processed and returned to the economic mainstream in the form of raw materials or products. The subject recycling center will receive, store and process only source-separated recyclables, for which there is available market. The recyclable materials (ferrous, non-ferrous metals, plastic, paper, cardboard, glass, wood, etc.) will be separated from the solid waste stream at the source of waste generation. Autobodies will not be accepted by the facility. Nuevo recycling currently operates a similar facility, located on 3020 Walnut Road, Suite 180, Las Vegas, NV 89115.

Customers will be directed to the designated parking area, where they will be provided with appropriate containers to unload the recyclable material. The material will then be weight, sorted, baled and stored inside the warehouse or outside in the designated containers. When quantities are sufficient, the recyclable materials will be transported to other permitted recycling centers for further processing. Any residual debris will be transported to a permitted landfill. The operator will have a baler, forklift and storage containers. The recycling center will accept ferrous, non-ferrous metals, paper, plastic, appliances, batteries, and glass bottles. There are will be no liquid pollutants or contaminants associated with the recycled material.

There are no floor drains in the building. The facility does not accept putrescible waste. There is no offensive odor associated with these types of recyclable material. A Stormwater Polution . Prevention Plan (SWPPP) will be prepared for the proposed facility to outline measures, which mitigate any adverse impact on the natural environment.

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SUP-43354

6130 Elton Avenue, Las Vegas, NV 89107 Office: 702.216.0330

Access to the industrial center is provided by existing dustpan driveways on Highland Drive, which is fully improved public street. The parcel is fully developed industrial complex, which consists of four warehouse buildings and parking areas. Two of the buildings have a floor area of 22,000 square feet each, and the other two have a floor area of 12,000 square feet. Perimeter fence and a sliding gate between the easterly two buildings provides access control to the entrance of the proposed facility.

Nuevo Recycling will lease a part of a 22,000 sq. ft. building, located at the southeast corner of the site. The leased area will include 11,400 sq. ft. of warehouse and office space. The outside area adjacent to the facility is approximately 14,900 sq. ft., which will be used for customer parking and unloading of recyclable materials. The existing masonry building is approximately 20 feet in height, which includes a 4 feet high loading dock. The building is painted in white and blue which matches the color of the other three buildings on the same parcel. The parcel is surrounded by industrial properties, zoned M to the east, north and south. Adjacent to the parcel to the west is Union Pacific Railroad 100-foot right-of-way. Further to the west are Clark County properties, zoned M-1. The whole parcel is

Nuevo Recycling will have four (4) employees. The facility will be open to the public. It will be open 8 am to 5 pm, Moday through Friday, 8 am to 3 pm on Saturday, and 8 am to 1 pm on Sunday.

Parking has been provided as part of the whole industrial complex. Given the size of the parcel and a total of approximately 68,000 square feet of warehouse space (sum of all four buildings), the required number of parking spaces is 79 spaces. The site has a capacity of approximately 98 spaces.

Parking Analysis for the whole parcel:

	Total area	Required spaces	Total number of spaces required
Warehouse Area	68,000 sq. ft.	1 per 1,000 sq. ft.	68
Outdoor Storage Area	105,000 sq. ft.	1 per 10,000 sq. ft.	11
Total			79

Parking Analysis for the leased area:

	Total area	Required spaces	Total number of spaces required
Warehouse Area	11,400 sq. ft.	1 per 1,000 sq. ft.	12
Outdoor Storage Area	14,900 sq. ft.	1 per 10,000 sq. ft.	2
Total			14

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Department of Planning

SUP-43354

6130 Elton Avenue, Las Vegas, NV 89107 Office: 702.216.0330

We would like to request a variance of the following conditional use regulations:,

Variance 1:
The minimum site area dedicated to this use shall be 25,000 square feet.

Nuevo Recycling will be leasing 11,400 square feet of warehouse space, with the adjacent outside area, which is approximately 14,900 square feet, as shown on the attached exhibit, for a total of 26,300 square feet of space.

Variance 2:
In addition to the requirements of the LVMC 19.08040 (F), mature evergreen trees shall be installed along the perimeter property lines to screen any vehicle parts storage area from the surrounding properties.

This is an existing development with no landscape buffers along the property lines due to the zero setback from the adjacent buildings. Planting of mature evergreen trees will interfere with the receiving, sorting, storage and loading and unloading operations of the recycling center.

Variance 3:
Perimeter walls, a minimum of 8 feet in height shall be installed along all property lines.

Currently the property has a 6 foot high chainlink fence along the property lines. All industrial properties in the vicinity of the subject use have chainlink fences on the perimeter, including along the UPRR right-of-way. There is no visibility from a public right-of-way to the proposed recycling center, therefore no need for additional screening.

The proposed recycling center will not be detrimental to the health, safety or welfare of the community, nor will substantially increase traffic in the area. We believe, the proposed use can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses, and with future surrounding land uses as projected by the General Plan;

The business owner estimates to begin operation upon approval of this application and the following approval and a permit by the Southern Nevada Health District. A Clark County Department of Air Quality Control approval and a Southern Nevada Health District permit will be obtained as part of the business license approval process.

If you require further information, please feel free to contact me at (702) 216-0330.

Sincerely,

Petya Balova, P.E.
Balova Engineering

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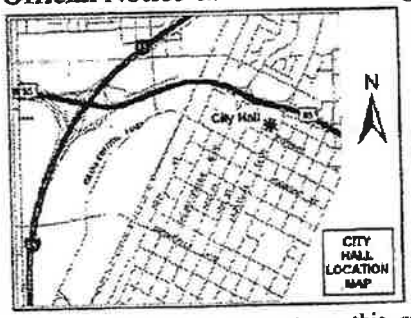
City of Las Vegas
Department of Planning

SUP-43354

6130 Elton Avenue, Las Vegas, NV 89107
Office: 702.216.0330

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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 Department of Planning, Case Planning Division 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-43354
Planning Commission Meeting of 11/8/2011

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 27 2011
MAILED FROM ZIPCODE 89101

Case: SUP-43354

16209110032
L C 111 L L C
P O BOX 81745
LAS VEGAS NV 89180-1745 89180-1745

58 HRDFN11 89180

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2011

Submitted after final agenda
Date 11-08-2011 Item 32
32P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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0004279218 OCT 27 2011
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Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43354

Planning Commission Meeting of 11/8/2011

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

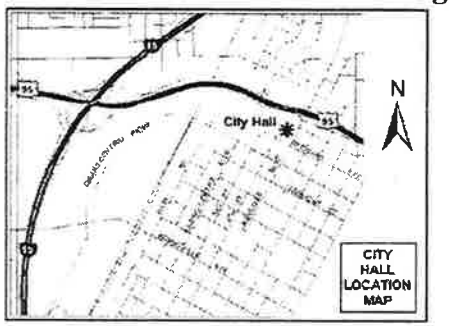
Case: SUP-43354

16209202008
KHAZAI SHAHRIAR & ISABELA
P O BOX 25879
LOS ANGELES CA 90025-0879 90025-087

328

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-43354

Planning Commission Meeting of 11/8/2011

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MAILED FROM ZIP CODE 89101

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
Case SUP-43354

16209102002
2701 WESTWOOD L L C
%MR R BRANDY
1113 PINE ISLAND CT
LAS VEGAS NV 89134-6330 89134-6330

8 HRDFN11 89134

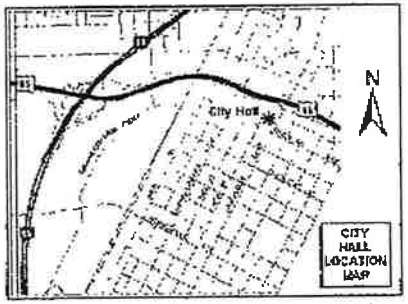
32P

Nov-01-11 11:15am From-A&B Printing +7027312272 T-416 P.001/001 F-037

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3RD Floor
Las Vegas, Nevada 89106

Return Service Requested

Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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Planning Commission Meeting of 11/8/2011

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02 1M $ 00.41⁴
0004279218 OCT 27 2011
MAILED FROM ZIP CODE 89101

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PLANNING & DEVELOPMENT

Case: SUP-43354

16209202010
POSITIVE SPACE INC
%B ALLEN PHOTOGRAPHY
18 STAR BROOK AVE
HENDERSON NV 89052-6628 89052-6628

32 A

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

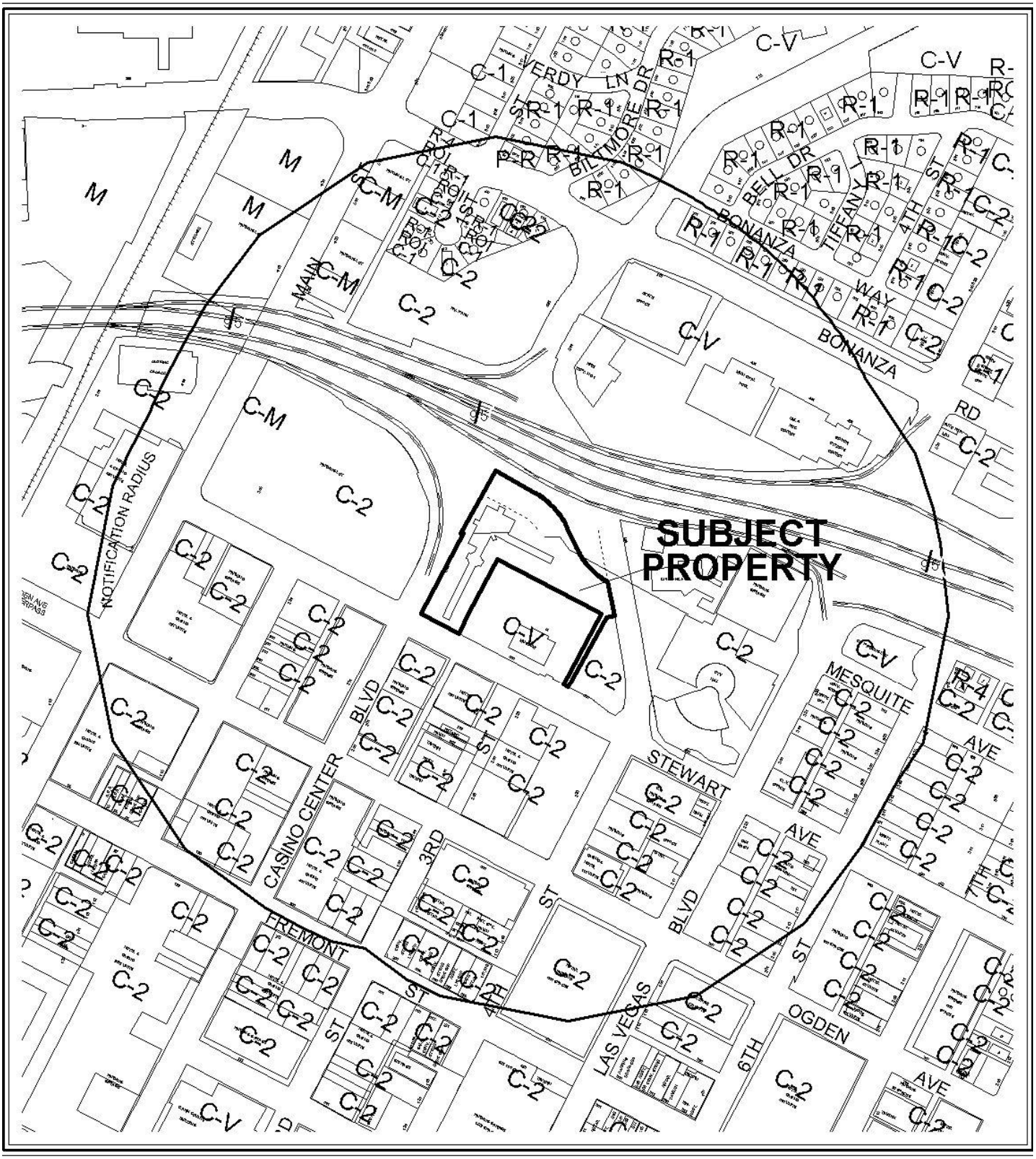
SUBJECT:
ABEYANCE - SDR-42987 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED GENERAL RETAIL STORE, OTHER THAN LISTED AND PLAZA on 2.83 acres at 300 North Casino Center Boulevard (APN 139-34-501-008), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **SDR-42987**

RADIUS: 1000 FT

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



0 300 600 Feet

CASE: **SDR-42987**

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-42987	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SDR-42987 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/24/11, except as amended by conditions herein.

3. All proposed signage depicted on the site plan shall comply with the requirements of Title 19.08 and be approved through separate building permits. No signage shall be approved as part of this Site Development Plan Review.

4. 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 Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

Public Works

7. Remove all substandard sidewalk improvements, including sidewalk ramps adjacent to this site, if any, and replace with new improvements meeting current Downtown Centennial Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

8. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

9. A Traffic Impact Analysis or other information acceptable to the City Traffic Engineer 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. 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.

Staff Report Page One
December 13, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This request is to convert an existing bus transportation facility located at 300 North Casino Center Boulevard into a General Retail Store, with an outdoor plaza area for additional activities, including, but not limited to, vending, events and food trucks. The existing site is to remain in its current configuration, with areas set aside for the outdoor activities to occur. This adaptive re-use of the site is anticipated to fill the void between the vacancy created when the new transportation terminal opened at Bonneville Avenue and Casino Center Boulevard, and future redevelopment of the site. The re-use of the site supports Policy 1.2.6 of the Las Vegas 2020 Master Plan, which states "That the City encourage street vendors as a means of improving the pedestrian environment," and also supports the Downtown Centennial Plan's Urban Design Goals and Objectives for the Pedestrian Environment to "encourage a network of arcades throughout downtown." Staff is recommending approval with conditions.

ISSUES

- Currently, NRS requires that food trucks remain mobile, with a maximum stay at any one location limited to 30 minutes, unless otherwise approved through a Special Event Permit.
- Additional inspections may be required to ensure the welfare, health and safety of the general public. These inspections, including but not limited to tent inspections by the Department of Fire and Rescue, shall be conducted as required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/12/85	The Planning Commission approved a request for a Civic Review (CV-0002-85) of property generally located at Mesquite Avenue and Casino Center Boulevard, for the purpose of establishing a Downtown Transportation Center. Staff recommended approval.
09/25/97	Planning staff administratively approved a Site Development Plan Review (SD-0016-97) for a proposed building and parking expansion to the existing 9,700 square-foot Transit Passenger Facility located at 300 North Casino Center Boulevard.
03/07/07	A Code Enforcement case (51068) was processed for trash and debris at 300 North Casino Center Boulevard. The case was resolved 03/12/07.

08/02/07	A Code Enforcement case (56367) was processed for pigeon droppings at 300 North Casino Center Boulevard. The case was resolved 08/16/07.
11/17/10	The City Council approved a General Plan Amendment (GPA-39192) from PF (Public Facilities) to MXU (Mixed Use) on the subject site as part of a larger request. The Planning Commission and staff recommended approval.
11/17/10	The City Council approved a Rezoning (ZON-39193) from C-V (Civic) to C-2 (General Commercial) on the subject site as part of a larger request. The Planning Commission and staff recommended approval.
11/08/11	The Planning Commission voted to hold this item in abeyance to the December 13, 2011 Planning Commission meeting.

Most Recent Change of Ownership	
07/01/1947	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c. 1987	A Transit Passenger Facility (Downtown Transportation Center) was constructed at 300 North Casino Center Boulevard.
11/12/98	A building permit (98022323) was issued for a remodel of the Transit Passenger Facility located at 300 North Casino Center Boulevard. A final inspection was approved on 09/10/99.

Pre-Application Meeting	
08/18/11	A pre-application meeting was held with the applicant, where submittal requirements for a Site Development Plan Review for changes to the existing site were discussed. The applicant was informed that a parking analysis would be necessary and justification would be required for any parking deficiency. The applicant described what types of uses would be proposed.

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

Field Check	
09/29/11	A field check was conducted on the site. The site is clean and free of debris. Crash barriers have been set up to block access to two areas of the site.

Details of Application Request	
Site Area	
Net Acres	2.83

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Transit Passenger Facility (vacant)	MXU (Mixed Use)	C-2 (General Commercial)
North	I-515/U.S. 95 right-of-way	ROW (Right-of-Way)	ROW (Right-of-Way)
South	Hotel parking garage	C (Commercial)	C-2 (General Commercial)
	Government Facility	PF (Public Facilities)	C-V (Civic)
East	Government Facility	PF (Public Facilities)	C-V (Civic)
	Government Facility	MXU (Mixed Use)	C-2 (General Commercial)
West	Hotel surface parking lot	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Downtown Centennial Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Downtown Centennial Plan Overlay District (Downtown Gateway District)	X		Y
A-O (Airport Overlay) District (200 Feet)	X		Y
Live/Work Overlay District	X		N/A
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail Store, Other Than Listed (≥3500 SF)	11,981 SF	1 space/175 SF GFA	69				
Restrooms	1,650 SF	N/A	0				
	13,631 SF						
TOTAL SPACES REQUIRED			**69**		**28**		N
Regular and Handicap Spaces Required			66	3	24	4	N
Loading Spaces	11,981 SF	10,000-29,999 SF	2	N/A	1	N/A	N

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of Title 19 parking requirements. However, the above table is used to illustrate the requirements of an analogous project in another location in the City.

ANALYSIS

The subject site was used as the downtown bus terminal until recently, when it moved to a site at Bonneville Avenue and Casino Center Boulevard. Since then, the site has remained vacant. This proposal would convert the facility into a General Retail Store with a plaza area for outdoor vending, including a farmer's market and space for mobile food trucks.

The subject site was approved for and developed as a bus terminal, and all site amenities, including parking areas, landscaping and structures, are already present on the site. No new facilities or landscaping are proposed at this time. The intent is to adaptively reuse the site in its current configuration pending future redevelopment of the site. No Waivers or Exceptions are required for the re-use.

Parking is to be accommodated on-site with 28 spaces, with approximately 152 spaces available in publicly owned parking lots located to the north in public rights-of-way immediately adjacent to the site. The parking available is more than adequate for the proposed use. Due to the size of the existing building, the site requires two loading spaces. However, the proposed mobile vending area is more than adequate to supplement the loading needs of the site, and Title 19 loading standards are not automatically applied within the Downtown Gateway District of the Downtown Centennial Plan.

The proposed re-use of the existing bus terminal as a General Retail Store with a plaza area for outdoor activity is consistent with Policy 1.2.6 of the Las Vegas 2020 Master Plan, which states "That the City encourage street vendors as a means of improving the pedestrian environment," and also supports the Downtown Centennial Plan's Urban Design Goals and Objectives for the Pedestrian Environment to "encourage a network of arcades throughout downtown." Staff is recommending approval of the request.

FINDINGS (SDR-42987)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

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

   The proposed development is compatible with adjacent development and development in the area, as previously approved.

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 goals and policies of the 2020 Master Plan and the Downtown Centennial Plan.

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

   Site access and circulation are adequate for the proposed activity, and will not negatively impact the adjacent roadways or traffic.

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

   The existing building and landscape materials, as previously approved, 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;**

   No new facilities are proposed. Existing facilities, as previously approved, create an aesthetically pleasing environment and are compatible with development in the area.

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

Building permits will be required for any tenant improvements needed, and inspections will be conducted as needed to ensure the public health, safety and general welfare is secure.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 114

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-42987** APN: 139-34-501-008

Name of Property Owner: City of Las Vegas

Name of Applicant: CIM/POB Las Vegas, LLC

Name of Representative: Todd Kessler

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: Elizabeth N Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 23 day of August, 20 11

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR for proposed general retail within a plaza area

Project Address (Location) 300 N. Casino Center Blvd.

Project Name Downtown Transit Center Reuse Proposed Use Retail

Assessor's Parcel #(s) 139-34-501-008 Ward # 5

General Plan: existing C proposed n/a Zoning: existing C-2 proposed n/a

Commercial Square Footage 13,361 Floor Area Ratio 0.11

Gross Acres 2.83 Lots/Units n/a Density n/a

Additional Information

ELIZABETH N. FRETWELL

PROPERTY OWNER City of Las Vegas Contact ~~David Bratcher~~

Address 400 E. Stewart Ave. Phone: 229-2201 Fax:

City Las Vegas State NV Zip 90801

E-mail Address dbratcher@lasvegasnevada.gov

APPLICANT CIM/POB Las Vegas, LLC Contact Bradley Aaronson

Address 6922 Hollywood Blvd. #900 Phone: (323) 860-4988 Fax: (323) 446-7172

City Los Angeles State CA Zip 90028

E-mail Address BAaronson@cimgroup.com

REPRESENTATIVE Todd Kessler Contact n/a

Address 206 N. 3rd St. Phone: (702) 296-2600 Fax: (702) 477-0045

City Las Vegas State NV Zip 90801

E-mail Address Todd@rgglv.com

Property Owner Signature* Elizabeth N Fretwell

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

Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 23 day of August, 20 11.

Kim Barrera

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

FOR DEPARTMENT USE ONLY

Case #	SDR-42987
Meeting Date:	10-11-11
Total Fee:	1030.00
Date Received:*	8-24-11
Received By:	JFMuller

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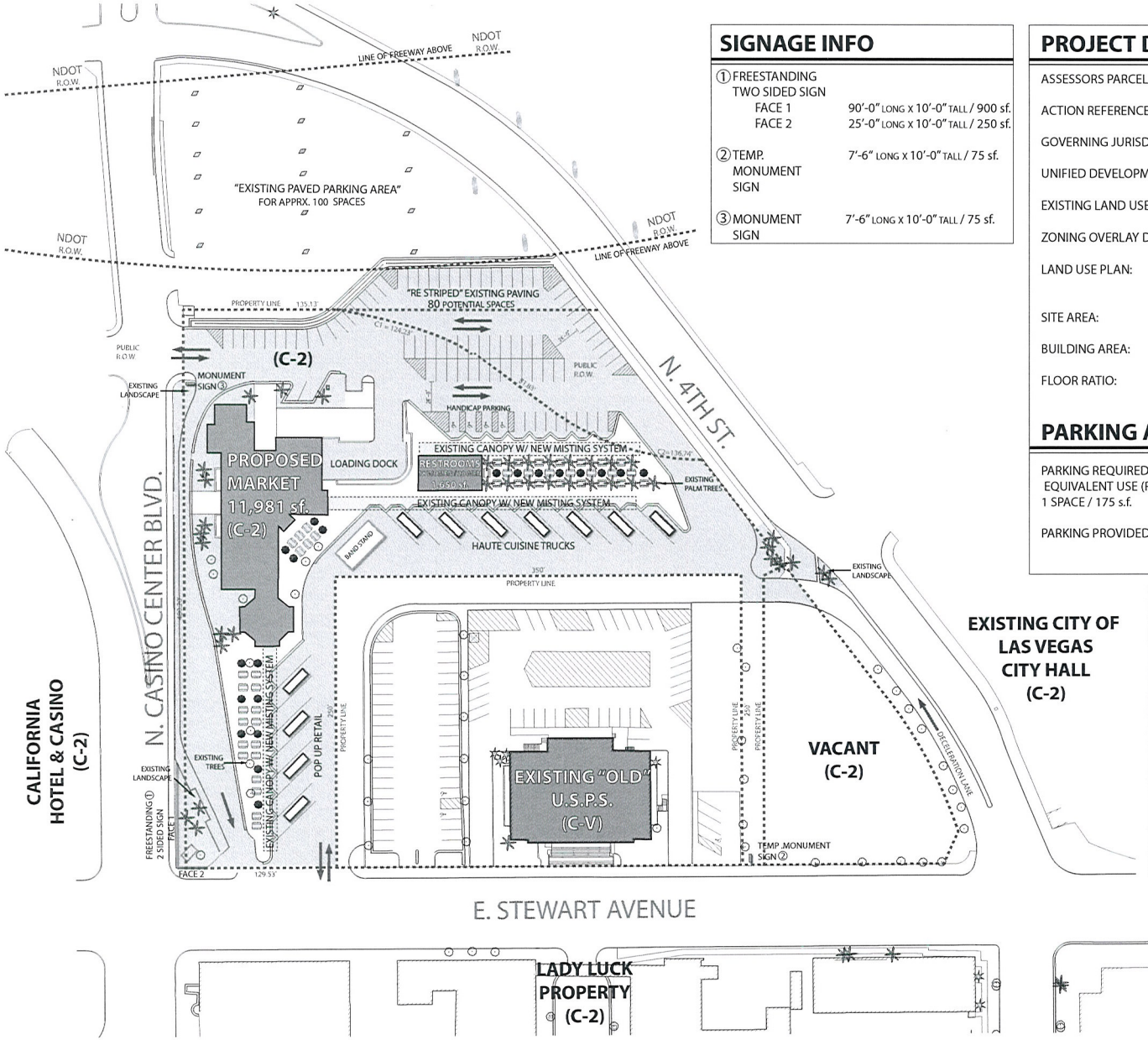
Department of Planning

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

Revised 10/27/08

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



SIGNAGE INFO

① FREESTANDING TWO SIDED SIGN	FACE 1	90'-0" LONG x 10'-0" TALL / 900 sf.
	FACE 2	25'-0" LONG x 10'-0" TALL / 250 sf.
② TEMP. MONUMENT SIGN		7'-6" LONG x 10'-0" TALL / 75 sf.
③ MONUMENT SIGN		7'-6" LONG x 10'-0" TALL / 75 sf.

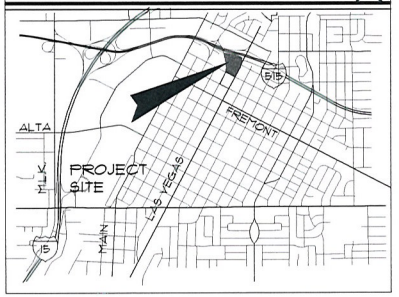
PROJECT DATA

ASSESSORS PARCEL NUMBER (S):	139-34-501-008
ACTION REFERENCE NUMBER (S):	-
GOVERNING JURISDICTION:	CITY OF LAS VEGAS
UNIFIED DEVELOPMENT CODE:	TITLE 19
EXISTING LAND USE ZONE:	GENERAL COMMERCIAL DISTRICT (C-2)
ZONING OVERLAY DISTRICT (S):	N/A
LAND USE PLAN:	DOWNTOWN CENTENNIAL GATEWAY DISTRICT
SITE AREA:	2.83 ACRES / 123,275 sq. ft.
BUILDING AREA:	13,631 sq. ft.
FLOOR RATIO:	.11

PARKING ANAYLSIS

PARKING REQUIRED PER EQUIVALENT USE (RETAIL) 1 SPACE / 175 s.f.	76 SPACES
PARKING PROVIDED:	76 SPACES + 4 H.C. SPACES = 80 TOTAL SPACES

VICINITY MAP (N.T.S.)



CONCEPTUAL SITE PLAN

1" = 40'-0"

OWNER/ DEVELOPER
CIM
9TH FLOOR
6922 HOLLYWOOD BLVD.
LOS ANGELES, CA. 90028
T. 323-860-4900

CONSULTANTS
HFAI
T 415.331.5233
F.415.997.5234
4000 Bridgeway Avenue
Sausalito, California 94965
www.hfainternational.com

ARCHITECT
PGAL
3379 W. OQUENDO RD.
LAS VEGAS, NV 89118
[T] 702.435.4448
[F] 702.435.4470

PROJECT TITLE
SDR DOWNTOWN TRANSIT CENTER REUSE

PROJECT ADDRESS
SDR DOWNTOWN TRANSIT CENTER
300 NORTH CASINO CENTER
LAS VEGAS, NEVADA 89101

PROJECT NUMBER
R1000615.31

DATE OF ISSUE
ISSUED FOR PERMIT
AUGUST 10, 2011

REVISIONS

LAND USE SUBMITTAL

SUBMITTED

APPROVED

REGISTRATION

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PRELIMINARY NOT FOR CONSTRUCTION

SHEET TITLE
CONCEPTUAL SITE PLAN

SHEET NUMBER
AS1.01

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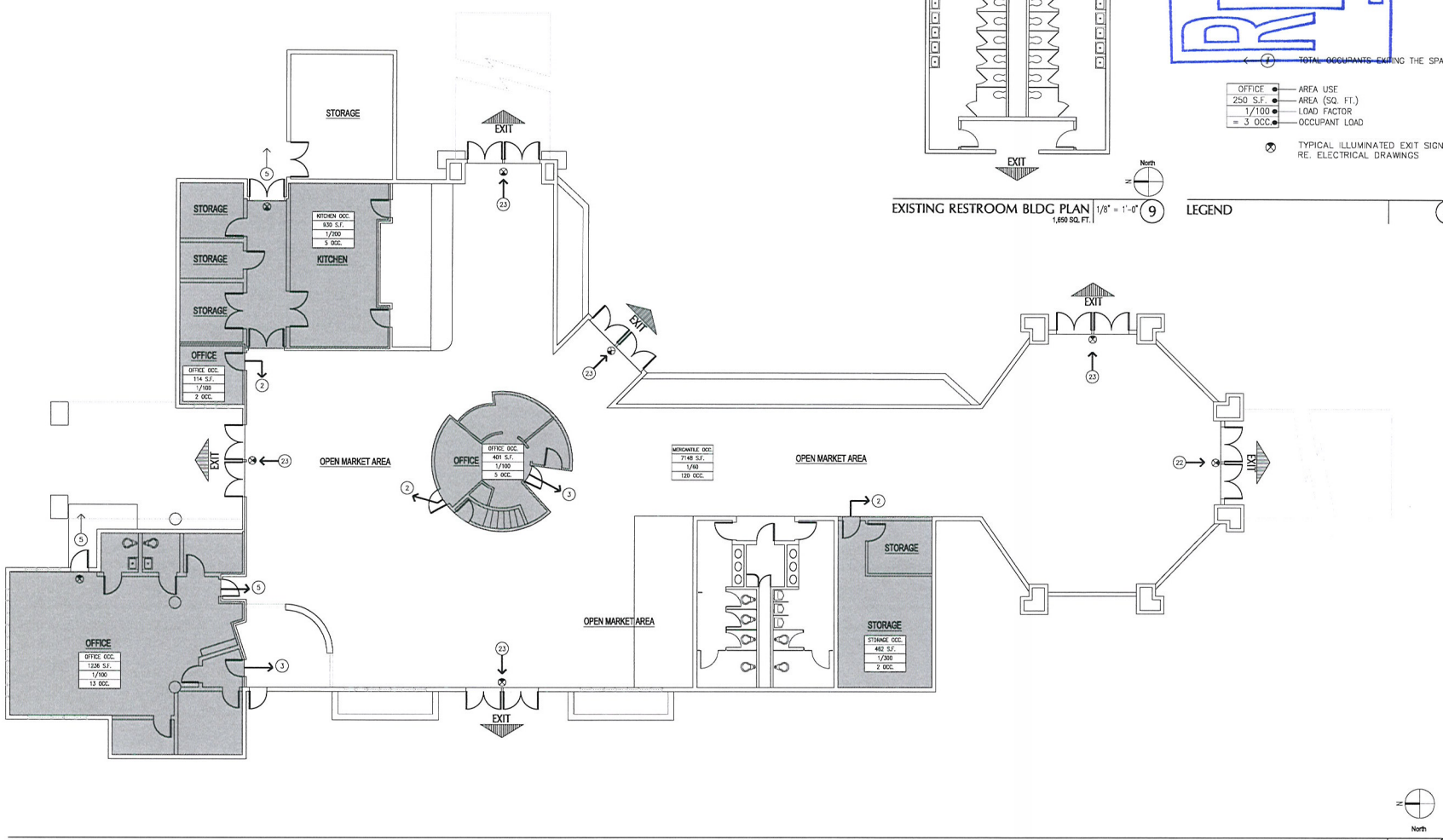
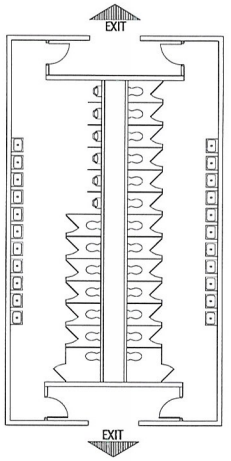
SDR-42987



EXISTING FIRST FLOOR PLAN
11,981 SQ. FT.

1/8" = 1'-0" (1)



EXISTING RESTROOM BLDG PLAN
1,650 SQ. FT.

1/8" = 1'-0" (9)

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TOTAL OCCUPANTS EXITING THE SPACE

OFFICE	AREA USE
250 S.F.	AREA (SQ. FT.)
1/100	LOAD FACTOR
= 3 OCC.	OCCUPANT LOAD

TYPICAL ILLUMINATED EXIT SIGNAGE– RE. ELECTRICAL DRAWINGS

LEGEND (4)

OWNER/ DEVELOPER
CIM
9TH FLOOR
6922 HOLLYWOOD BLVD.
LOS ANGELES, CA. 90028
T. 323-860-4900

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LAS VEGAS, NEVADA 89101

PROJECT NUMBER

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SHEET TITLE
EXITING PLANS

SHEET NUMBER
A0.01

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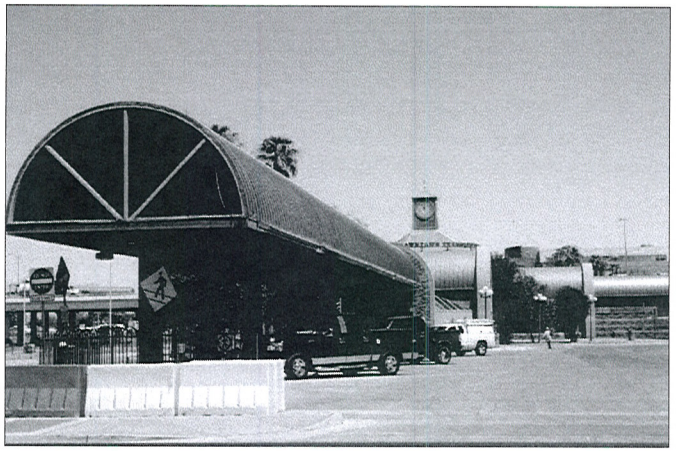
PGAL LLC

SDR-42987



NORTH ELEVATION | NO SCALE 13



SOUTH ELEVATION | NO SCALE 3



EAST ELEVATION | NO SCALE 11



WEST ELEVATION | NO SCALE 1

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PROJECT TITLE
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PROJECT NUMBER

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EXISTING ELEVATIONS

SHEET NUMBER
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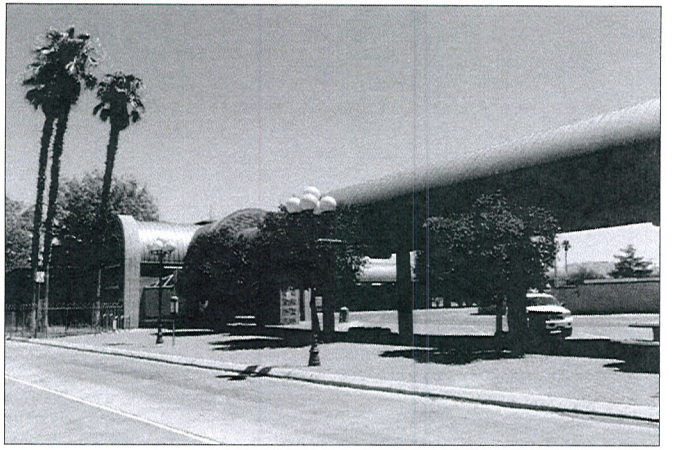
EXISTING LANDSCAPE NO SCALE (13)



EXISTING LANDSCAPE NO SCALE (3)



EXISTING LANDSCAPE NO SCALE (11)



EXISTING LANDSCAPE NO SCALE (1)

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LAS VEGAS, NEVADA 89101

PROJECT NUMBER

DATE OF ISSUE

REVISIONS

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SHEET TITLE
EXISTING LANDSCAPE

SHEET NUMBER
L1.01

PGAL, LLC
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SDR-42987 - APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS
300 NORTH CASINO CENTER BOULEVARD

09/29/11



SDR-42987 - APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS
300 NORTH CASINO CENTER BOULEVARD

09/29/11



SDR-42987 - APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS
300 NORTH CASINO CENTER BOULEVARD

09/29/11



SDR-42987 - APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS
300 NORTH CASINO CENTER BOULEVARD

09/29/11



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300 NORTH CASINO CENTER BOULEVARD

09/29/11



SDR-42987 - APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS
300 NORTH CASINO CENTER BOULEVARD

09/29/11



SDR-42987 - APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS
300 NORTH CASINO CENTER BOULEVARD

09/29/11



SDR-42987 - APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS
300 NORTH CASINO CENTER BOULEVARD

09/29/11

Todd Kessler
206 N. 3rd St.
Las Vegas, NV 89101
(702) 296-2600

August 24, 2011

Flinn Fagg
City of Las Vegas- Planning & Development
333 N. Rancho Drive
Las Vegas, Nevada 89106

Re: **JUSTIFICATION LETTER FOR THE RESUE OF THE DOWNTOWN TRANSPORTATION CENTER**

SDR Application - APN 139-34-501-008

Dear Mr. Fagg:

Please accept this as an official justification letter for a Site Development Review for general retail within a plaza area encompassing the reuse of the Downtown Transportation Center located on 2.83 acres at 300 N. Casino Center Drive, Las Vegas, NV 89101 zoned C-2 (General Commercial). The Application is FOR AN SDR FOR GENERAL RETAIL WITHIN A PLAZA AREA.

The proposed reuse design for the Downtown Transit Center includes the creation of a Farmers/Retail Market to energize the area north of Stewart Avenue. The site plan and programming has outdoor activities of both Retail Pop-Up Kiosks and Haute Cuisine Food Trucks. Additional retail and a Farmers Market will be located within the existing 11,361 SF building.

A Pop-Up Retail Kiosk, while small and temporary, can build up consumer interest by exposure. Pop-up retail allows a company to create a unique environment that engages their customers, as well as generates a feeling of relevance and adds an element of surprise, urgency, and must-have/must-see to shopping, dining, entertaining, lodging, exhibiting and so on. Pop-up stores are cheaper solutions than year-round rentals, and they can generate a lot of buzz for companies during essential months. Their often strategically placed during the holiday season for shoppers, or put up in time for events like Fashion Week, the launch of a new line or fragrance or just in time for the launch of a major motion picture. Various retailers will be targeted including artists who sell handmade one-of-a kind crafts and more traditional, mainstream retailers.

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The operation of the Food Trucks and Pop-Up Retail is planned for Monday – Sunday, 9am - 6pm. The Farmers/Retail Market is initially scheduled for Thursdays at 11am – 3pm. The plan for the interior of the Downtown Transportation center will include both culinary and non-culinary products. It is anticipated that with growing popularity the Market will be extended to the weekend to include Friday, Saturday and Sunday schedules.

Signage plans include two monument signs and a two sided freestanding sign. The materials will be exterior quality and standard in the signage industry. The signs will be metal framed, vinyl covered and not be illuminated.

The proposed reuse will enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the Mob Museum. The reuse will create more energy, help enhance the attractiveness of Downtown and will be a crucial part of the beautification and revitalization of Downtown. We believe the SDR application is 'in-line' with the vision of the Centennial Plan and will help change the face of Downtown and spark the Renaissance that is currently stalled.

We believe the proposed reuse; can be conducted in a manner that is harmonious and compatible with the existing and future land uses due to the fact that all the adjacent properties are zoned C-2; is consistent with the General Plan and other duly-adopted city plans, policies and standards; has existing site access and circulation that do not negatively impact adjacent roadways or neighborhood traffic; has building and landscape materials that are appropriate for the area and for the City; contains building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious; and the applicant will take appropriate measures will be taken to secure and protect the public health, safety and general welfare.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

Todd Kessler
Representative for the Applicant

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Department of Planning

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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OCT 27 2011
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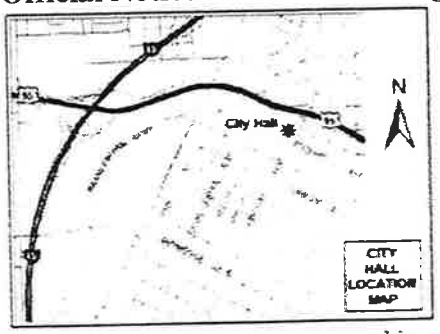
Return Service Requested
Official Notice of Public Hearing



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 Department of Planning, Case Planning Division 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-42987
Planning Commission Meeting of 11/8/2011

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11 NOV -3 PM 3:48
DEVELOPMENT

Case SDR-42987

13934613081
MISHUCK LAWRENCE R & MARIA L
18604 FIELDBROOK ST
ROWLAND HEIGHTS CA 91748-4831

89 HRDFM11 91748

34A

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

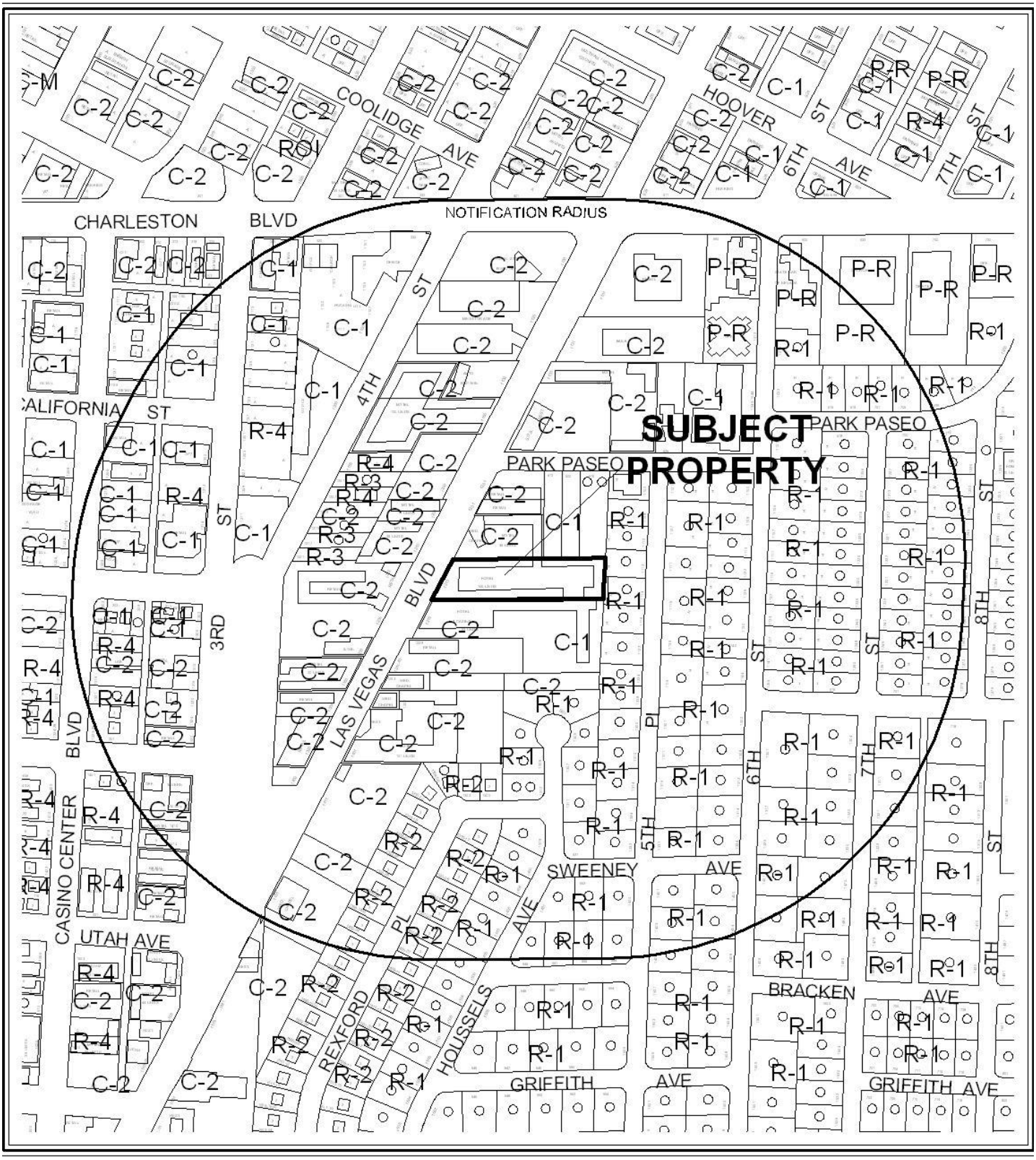
SUBJECT:
VAR-43719 - VARIANCE - PUBLIC HEARING - APPLICANT: CONTINENTAL SUITES - OWNER: 1213 S. LAS VEGAS BLVD., LLC - For possible action on a request for a Variance TO ALLOW A PROPOSED 25-FOOT TALL FREESTANDING SIGN TO HAVE A ZERO-FOOT SETBACK WHERE FIVE FEET IS REQUIRED on 1.17 acres at 1213 South Las Vegas Boulevard (APN 162-03-112-028), C-2 (General Commercial) and C-1 (Limited Commercial) Zones, Ward 3 (Coffin). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE 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:
Staff recommends DENIAL.

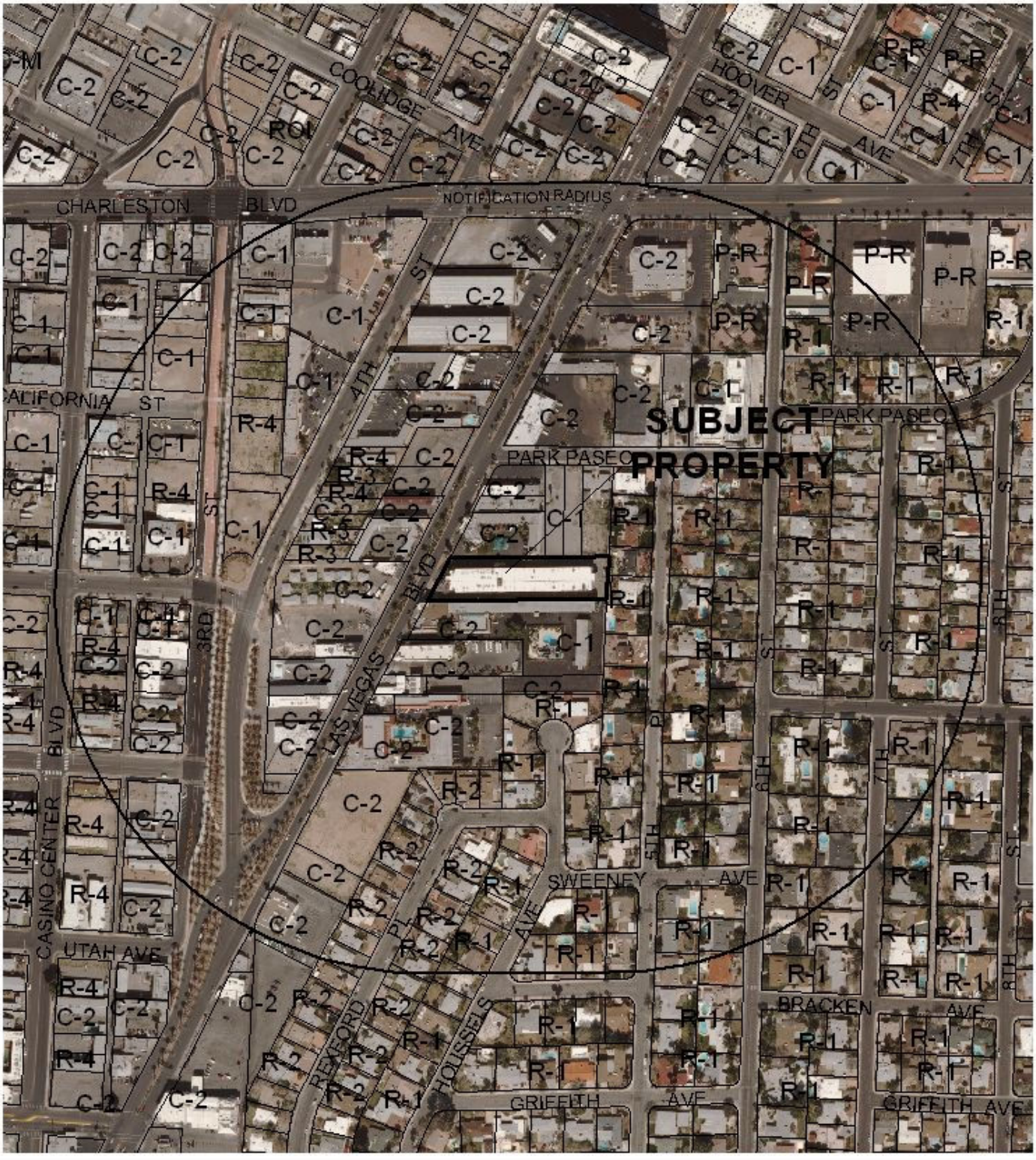
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: VAR-43719

RADIUS: 1000 FEET

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



0 300 600 Feet

CASE: **VAR-43719**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CONTINENTAL SUITES - OWNER: 1213 S. LAS VEGAS BLVD., LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-43719	Staff recommends DENIAL, if approved subject to conditions:	

** CONDITIONS **

VAR-43719 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for a Downtown Design Review Committee Signage Design Review (ARC-43672) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All temporary signage associated with this site shall be removed within 60 days of final approval unless a Temporary Sign Permit is approved.

4. 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 Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

Public Works

7. Submit an Encroachment Agreement for the portions of the proposed sign located in the Las Vegas Boulevard South public right-of-way adjacent to this site. The applicant must carry an insurance policy for the term of the encroachment agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove the sign encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all private structures in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

** STAFF REPORT **

PROJECT DESCRIPTION

A 25-foot tall freestanding sign is proposed along the frontage at an existing Motel at 1213 South Las Vegas Boulevard. The sign as proposed would encroach three feet into the public right-of-way and would therefore have a zero-foot setback from the right-of-way. As the sign could be constructed to meet the requirements of Title 19, staff recommends denial. If denied, a permit for the proposed sign could not be issued.

ISSUES

- A Variance of LVMC 19.08.120(F)(16) is required to allow a zero-foot setback for a proposed freestanding sign where five feet from the right-of-way is required. An Encroachment Agreement is required for the portion of the sign that extends into the public right-of-way.
- The sign design was approved by the Downtown Design Review Committee (DDRC) on 11/15/11.
- Las Vegas Boulevard is designated as a 100-foot Primary Arterial in the subject location; however, the roadway has not been built out to its maximum capacity.
- The existing temporary signage located on the subject property and on the sign to the north of this site shall be removed unless a Temporary Sign Permit is obtained through the Department of Planning.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/24/99	The City Council denied a request for a Rezoning (Z-0019-99) from C-1 (Limited Commercial) and C-2 (General Commercial) to C-2 (General Commercial) on a larger 7.60-acre tract that included the subject parcel. The Planning Commission recommended denial and staff had recommended approval.
12/15/04	The City Council approved a Site Development Plan Review (SDR-5369) for a proposed 505 square-foot lobby addition to an existing Motel. The applicant's accompanying request for Waivers of Downtown Centennial Plan streetscape standards was partially approved, with conditions to provide a portion of the required streetscape. The Planning Commission and staff recommended approval. The approval expired 12/15/06.

09/18/07	Department of Planning staff approved a Site Development Plan Review (SDR-23776) for a proposed 529 square-foot lobby expansion within an existing Motel on 1.17 acres at 1213 South Las Vegas Boulevard. The approval expired 09/18/09.
03/15/11	A Code Enforcement case (99064) was processed for demolition, foundation repair, underground plumbing and sewer work, installation of water valves and electrical work without permits at 1213 South Las Vegas Boulevard. The case was resolved 04/04/11.
10/25/11	Department of Planning staff approved a Temporary Commercial Permit (TCP-43658) to allow an outdoor special event with music, third party catering and retail sales of souvenirs from 11/11/11 to 11/13/11 in the parking lot at 1213 South Las Vegas Boulevard.
11/15/11	The Downtown Design Review Committee approved a request for a Signage Design Review (ARC-43672) for a proposed 25-foot tall freestanding sign at 1213 South Las Vegas Boulevard. Staff recommended denial.

Most Recent Change of Ownership	
01/03/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/03/10	A building permit (177221) was issued for a tenant improvement for Buildings #1 and 2 at an existing Motel at 1213 South Las Vegas Boulevard. A final inspection was approved and Certificate of Occupancy was issued on 02/24/11.
03/21/11	A building permit (183768) was issued for a tenant improvement for Building #3 at an existing Motel at 1213 South Las Vegas Boulevard. A final inspection was approved and Certificate of Occupancy was issued on 05/25/11.
05/16/11	A business license (M06-03210) was issued for General Merchandise at 1213 South Las Vegas Boulevard. The license is still active.
05/16/11	A business license (M08-00206) was issued for a 151-unit Motel at 1213 South Las Vegas Boulevard. The license is still active.

Pre-Application Meeting	
10/13/11	A pre-application meeting was held with the applicant to discuss submittal requirements for a sign setback Variance on the subject site. It was noted that the proposed sign would project into the public right-of-way and that an encroachment permit would need to be approved by the City Council prior to any construction within the right-of-way. Downtown Design Review Committee approval of the sign design would need to be obtained prior to the hearing on this item. A street address would need to be added to the sign per Title 19.

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

Field Check	
11/03/11	A field check of the subject site was conducted by staff. The following items were noted: • There is currently no freestanding sign on the property. • Two portable signs and two banners advertising onsite services are located on the property. One of the banners is attached to a freestanding sign on the adjacent property to the north.

Details of Application Request	
Site Area	
Net Acres	1.17

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Motel	C (Commercial)	C-2 (General Commercial) and C-1 (Limited Commercial)
North	Wedding Chapel	C (Commercial)	C-2 (General Commercial)
	Motel		
	General Retail Store Parking Lot	C (Commercial)	C-1 (Limited Commercial)
South	Hotel	C (Commercial)	C-2 (General Commercial) and C-1 (Limited Commercial)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	General Retail Store	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Downtown Centennial Plan	X		Y
John S. Park Neighborhood Plan	X		N/A

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Freestanding Signs:			
Standards	***Required/Allowed***	***Provided***	***Compliance***
Maximum Number	1/200 feet street frontage; 1 total	1 total	Y
Maximum Area	2 SF/foot street frontage; 260 SF	120 SF	Y
Maximum Height	40 Feet	25 Feet	Y
Separation Distance from another Freestanding Sign	100 feet from freestanding or monument sign on same lot	No other freestanding or monument sign on same lot (nearest sign is 100 feet from proposed)	Y
Minimum Setback	5 Feet	0 Feet	N
Illumination	75% of total surface areas for all signs must contain neon illumination and/or animation	76% neon	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Las Vegas Boulevard	Primary Arterial	Master Plan of Streets and Highways	92	N

ANALYSIS

The subject parcel is located in the Downtown South District within the Downtown Centennial Plan area. The Downtown South District is intended to accommodate a wide variety of land uses and density, and encourages redevelopment that contributes to the vitality of the area while supporting the adjacent residential uses.

The subject property is located within the Las Vegas Boulevard Scenic Byway Overlay, which is intended to preserve the character of Las Vegas Boulevard as a nighttime urban scenic route. The Overlay requires the use of neon and/or animation for all signage, and prohibits new off-premise signage. The proposed signage meets the illumination requirements of the Overlay District.

The parcel is within the boundaries of the Las Vegas Redevelopment Area, with a C (Commercial) land use designation. The use is in conformance with the Redevelopment Plan.

A Variance of LVMC 19.08.120(F)(16) is required to allow a zero-foot front yard setback where five feet is required for a proposed freestanding sign. The setback is measured from the property line to the closest edge of the sign. The pole of the proposed sign is located on private property, but the entire projecting portion of the sign and part of the main sign cabinet encroaches three feet into the public right-of-way. All other Title 19 sign standards are met, including freestanding sign separation distance and special design standards.

The use for which the sign would advertise is set back from Las Vegas Boulevard such that it is difficult to be seen from the roadway. Additionally, an existing freestanding sign on the property to the north encroaches into the right-of-way; however, this sign predates the current sign code and the encroachment is nonconforming. These conditions are factors to be considered, but do not prevent the proposed sign from being designed and positioned to meet Title 19.08 standards. Staff therefore recommends denial, subject to conditions if approved.

According to Title 19.10.100, which in part provides for sign standards within the Scenic Byway, encroachment of signage into rights-of-way is not encouraged, and the proper encroachment approvals must be obtained prior to installation of such signage. This is added as a condition of approval. The design of the sign was approved by the DDRC independently of the encroachment.

FINDINGS (VAR-43719)

In accordance with the provisions of Title 19.16.140(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 19.16.140(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."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a sign that encroaches into the public right-of-way. Redesign and repositioning of the sign 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 27

NOTICES MAILED 224

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-43719** APN: 162-03-112-028

Name of Property Owner: 1213 S Las Vegas Blvd LLC

Name of Applicant: Continental Suites

Name of Representative: Zohar Robin

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: Ilan Gorodezki

Print Name: ILAN GORODEZKI

Subscribed and sworn before me

This 25 day of Oct, 20 11

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
TANDI HUIZENGA
No: 04-86863-1
My Appointment Expires Feb. 4, 2012

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OCT 27 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance setback approval of a proposed 25' freestanding sign

Project Address (Location) 1213 South Las Vegas Boulevard

Project Name Continental Suites **Proposed Use** No Change / Motel

Assessor's Parcel #(s) 162-03-112-028 **Ward #** 3 - Coffin

General Plan: existing C proposed _____ **Zoning:** existing C2 / C1 proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 1213 S Las Vegas Blvd LLC **Contact** Zohar Robin

Address 1213 S Las Vegas Blvd **Phone:** (702) 210-6182 **Fax:** (702) 643-6292

City Las Vegas **State** NV **Zip** 89104

E-mail Address zre702@gmail.com

APPLICANT Continental Suites **Contact** Zohar Robin

Address 1213 S Las Vegas Blvd **Phone:** (702) 331-0545 **Fax:** (702) 331-0546

City Las Vegas **State** NV **Zip** 89104

E-mail Address zre702@gmail.com

REPRESENTATIVE Patrick's Signs Inc **Contact** John L Yurik

Address 9030 West Sahara Avenue Suite 222 **Phone:** (702) 604-9883 **Fax:** (702) 873-5657

City Las Vegas **State** NV **Zip** 89117

E-mail Address john.yurik@gmail.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 ILAN GORODEZKI

Subscribed and sworn before me

This 25 day of Oct, 20 11.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
TANDI HUIZENGA
No: 04-86863-1
My Appointment Expires Feb. 4, 2012

FOR DEPARTMENT USE ONLY

Case #	VAR-43719
Meeting Date:	12/13/11
Total Fee:	$ 830.00
Date Received:*	10/27/11
Received By:	

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

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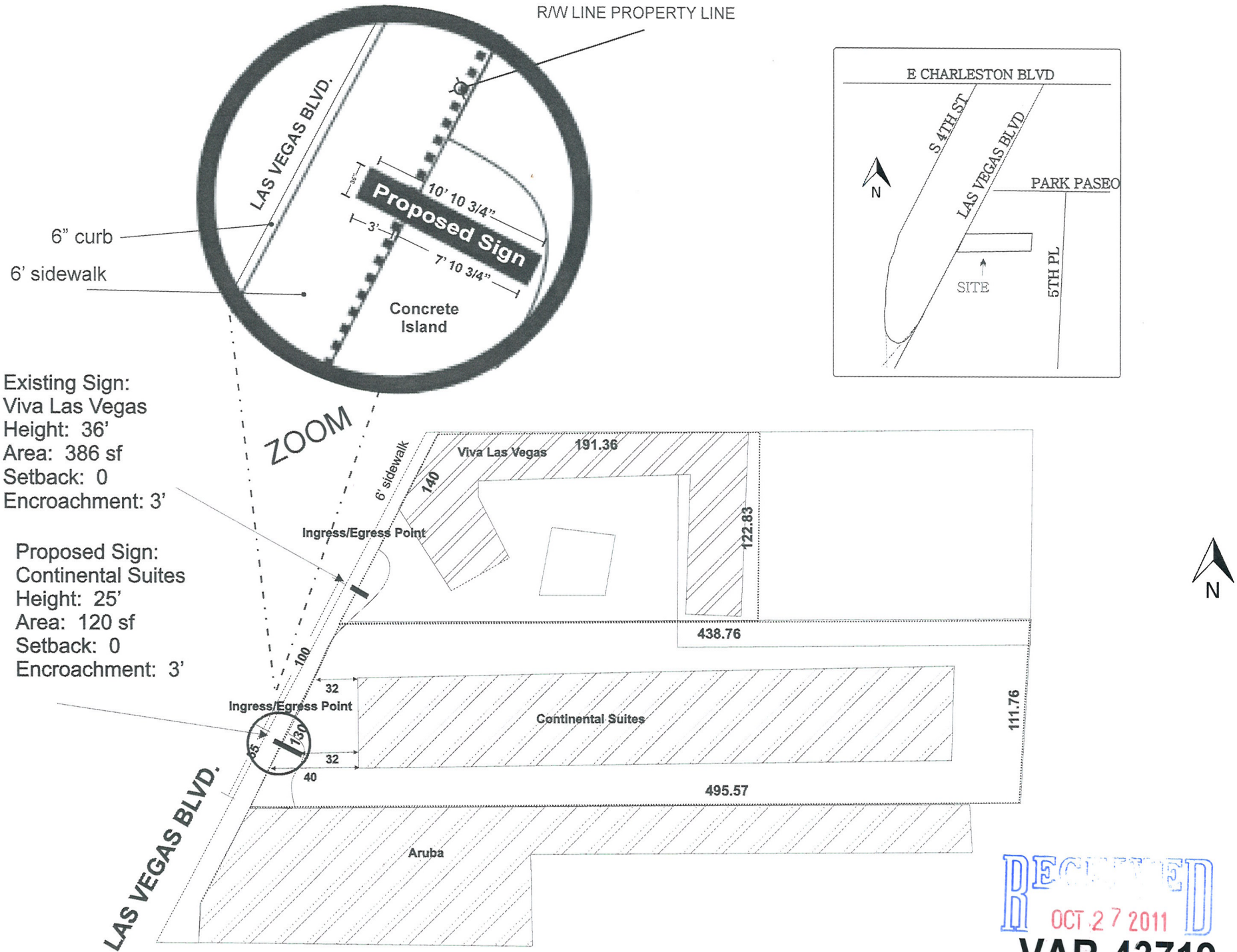
OCT 27 2011

Revised 10/27/08



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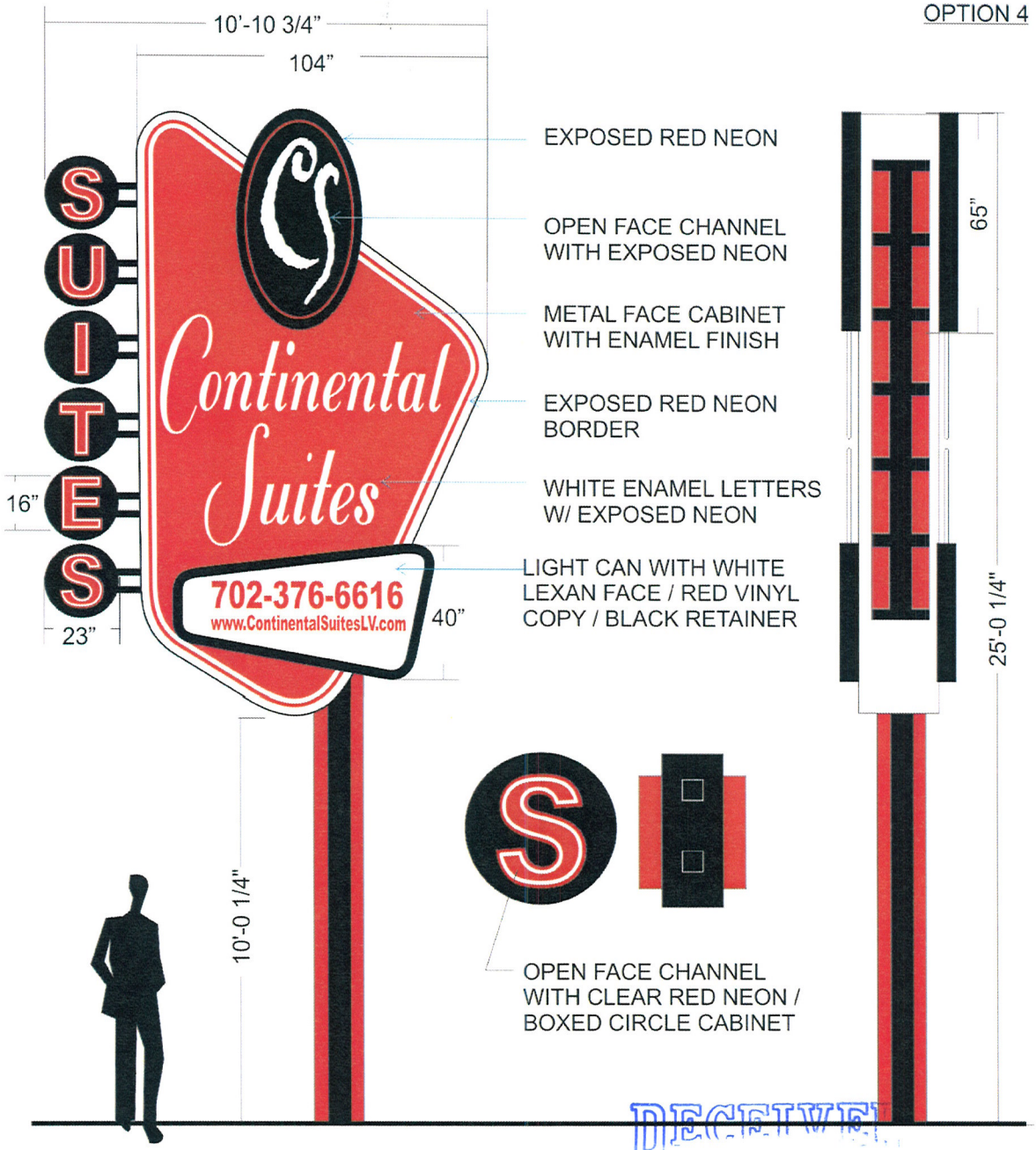
VAR-43719

OPTION 4





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VAR-43719

City of Las Vegas
Planning Department
Applicant: Continental Suites
Sign Analysis Table

Sign	Type of Sign	Required Setback	Provided Setback	Allowed Height	Provided Height	Allowed Area	Provided Area	Required Lighting	Provided Lighting
1	Free Standing	5'	0'	40'	25'	260 SF	120 SF	75% neon and/or animation	76% neon

OCT 27 2011
VAR-43719



VAR-43719 - APPLICANT: CONTINENTAL SUITES - OWNER: 1213 S. LAS VEGAS BLVD., LLC
1213 SOUTH LAS VEGAS BOULEVARD

11/03/11



VAR-43719 - APPLICANT: CONTINENTAL SUITES - OWNER: 1213 S. LAS VEGAS BLVD., LLC
1213 SOUTH LAS VEGAS BOULEVARD

11/03/11



VAR-43719 - APPLICANT: CONTINENTAL SUITES - OWNER: 1213 S. LAS VEGAS BLVD., LLC
1213 SOUTH LAS VEGAS BOULEVARD

11/03/11

PATRICK'S SIGN COMPANY

October 6, 2011

License Number: 62560

City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, Nevada 89106

RE: Sign Variance Application for Continental Suite's Free Standing Sign

Planning Department:

Please consider this sign variance application of a proposed new 25' tall double faced free standing illuminated sign. Applicant is requesting a reduction in the setback standard of 5' from R/W line to 0'

The applicant has also applied for DDRC approval in conjunction with this variance application for the sign design, as well as an encroachment agreement to allow the sign to extend into the R/W 3'.

The parcel has 130' of street frontage, allowing per code 1 freestanding sign, and 240 sf of surface area. This will be the only freestanding sign on the property and as designed is 120 sf in surface area. The proposed sign is also 100' from the nearest freestanding sign meeting the required separation distance per code.

We feel this variance from the standard is not substantial. The benefits of approving this request will allow the applicant to complete the revitalization of the property and erect it's main and vital marketing tool so it can be seen and function optimally. This sign will greatly add to the City's intent of revitalization of the Scenic Byway Overlay District, and without it the applicant will be at a competitive disadvantage and will not be able to construct an ID sign that functions properly.

Thank you for your consideration.

John L Yurik
Applicant's Representative
702-604-9883

RECEIVED
OCT 27 2011
VAR-43719

5115 South Arville Street Las Vegas, Nevada 89118 - Phone (702) 873-4463 - Fax (702) 873-5657

City of Las Vegas Agenda Item No.: **28.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

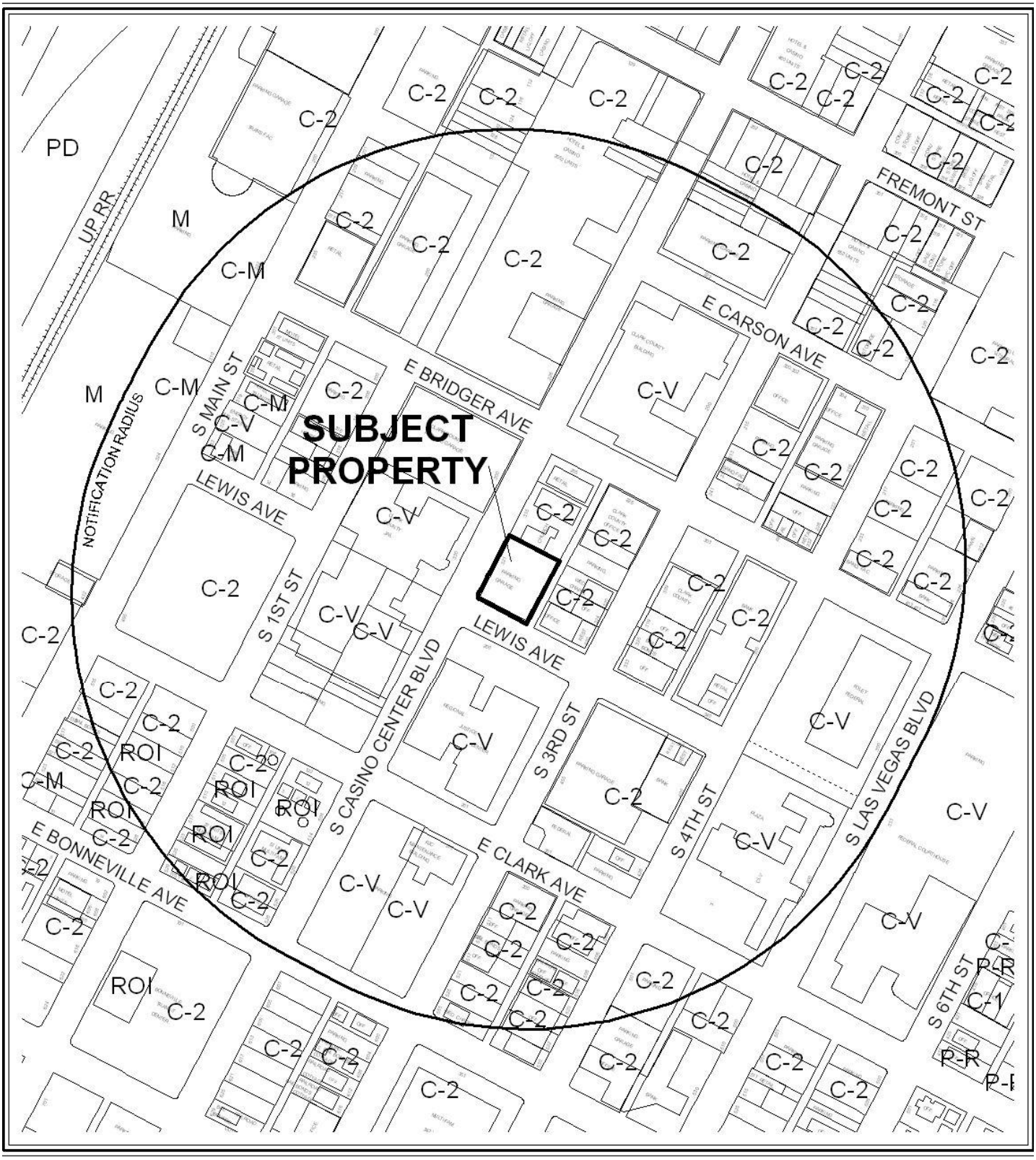
SUBJECT:
VAR-43723 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: OAKBROOK REALTY AND INVESTMENTS II, LLC - For possible action on a request for a Variance TO ALLOW TEN 210 SQUARE-FOOT PROJECTING SIGNS ON AN EXISTING BUILDING WHERE EIGHT SIGNS WITH A MAXIMUM AREA OF 32 SQUARE FEET PER SIGN ARE ALLOWED at 321 South Casino Center Boulevard (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE 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:
Staff recommends DENIAL.

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



0 300 600 Feet

CASE: VAR-43723

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: VAR-43723

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: OAKBROOK REALTY AND INVESTMENTS II, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-43723	Staff recommends DENIAL, if approved subject to conditions:	

** CONDITIONS **

VAR-43723 CONDITIONS

Planning

1. Conformance to the approved conditions for Site Development Plan Review (SDR-1298).

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. 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 Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

Public Works

6. Submit an Encroachment Agreement for any portions of the proposed signage located in the Lewis Street and Casino Center Boulevard public rights-of-way adjacent to this site prior to occupancy of this site. The applicant must carry an insurance policy for the term of the encroachment agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove all private improvements encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all private structures in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. This Encroachment Agreement may supersede L-ENCR #41924.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to replace existing artistic banners with signage bearing a commercial message on a parking garage at the northeast corner of Lewis Street and Casino Center Boulevard. These banners were architecturally designed to visually break up the building mass for curb appeal. Title 19 classifies these as projecting signs, which are permitted in the C-2 (General Commercial) zone. The signs exceed the number and maximum area allowed by Title 19. There has been no compelling reason presented to justify the request. For this reason, staff recommends denial. If denied, the artistic banners would remain.

ISSUES

- A Variance is required to allow projecting signs to exceed the maximum area and maximum number allowed by code. Staff does not support the request.
- Currently one of the banners on the south elevation has a sign with the word, "Parking" on it. This does not have a proper sign permit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/24/63	The Board of City Commissioners approved zoning request (Z-0159-62) from C-1 (Limited Commercial) to C-2 (General Commercial) on the subject site. The Planning Commission and staff recommended approval.
02/19/03	The City Council approved a Site Development Plan Review (SDR-1298) and a waiver of the Downtown Centennial Plan building setback standards for a proposed eight-level parking garage with 17,959 square feet of ground level retail at 321 Casino Center Boulevard. Planning Commission and staff recommended approval.
01/05/05	The City Council approved a request for an Extension of Time (EOT-5631) for a previously approved Site Development Plan Review (SDR-1298) for a proposed eight-level parking garage with 17,959 square feet of ground level retail. Staff recommended approval.
02/21/07	The City Council approved a Special Use Permit (SUP-18695) for a proposed Bailbond Service at the northeast corner of Casino Center Boulevard and Lewis Avenue. Planning Commission and staff recommended approval.
03/21/07	The City Council approved a request for a Special Use Permit (SUP-19105) for a Bailbond Service at 321 South Casino Center Boulevard. Planning Commission and staff recommended approval.

05/07/08	The City Council approved request for an Extension of Time (EOT-27576) for an approved Special Use Permit (SUP-19105) for a Bailbond Service at 321 South Casino Center Boulevard. Staff recommended approval.
01/20/10	The City Council approved a request for a Special Use Permit (SUP-36551) for a proposed 1,079 square-foot Bailbond Service at 321 South Casino Center Boulevard, Suite 105. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-36552) for a proposed 1,624 square-foot Bailbond Service at 321 South Casino Center Boulevard, Suites 110 and 115. The Planning Commission and staff recommended approval.
02/02/11	The City Council approved a request for an Extension of Time (EOT-40580) of a previously approved Special Use Permit (SUP-36551) for a proposed 1,079 square-foot Bailbond Service at 321 South Casino Center Boulevard, Suite #105. Staff recommended approval.

Most Recent Change of Ownership	
01/24/08	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/03/05	A building permit (#05002805) was issued for Certificate of Completion for a Parking Garage at 321 South Casino Center Boulevard. A final inspection was completed on 07/10/07.
11/30/06	A permit for Civil Improvement Plans (#18394) was issued for Lewis Center Parking Garage.
07/27/09	A business license (P02-01067) was issued for a commercial parking lot at 321 South Casino Center. The business license is still active.
10/15/09	A business license (P02-01068) was issued for a commercial parking lot at 321 South Casino Center. The business license is still active.

Pre-Application Meeting	
10/18/11	Staff met with the applicant and reviewed the requirements for a Variance to allow projecting signs to exceed the number and area allowed by code.

Neighborhood Meeting
No neighborhood meeting was required, nor was one held.

Field Check	
11/03/11	Staff visited the site and found a well maintained parking garage with suites on the ground floor. Artistic banners were up where the proposed signage will be located. One of the banners had the word, "Parking" on it, which is considered a commercial message and therefore requires a sign permit.

Details of Application Request	
Site Area	
Net Acres	0.56

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Parking Garage Bailbond Service Restaurant, Less than 2,000 SF (without Drive-Through)	C (Commercial)	C-2 (General Commercial)
North	Church/House of Worship	C (Commercial)	C-2 (General Commercial)
South	Regional Justice Center	PF (Public Facilities)	C-V (Civic)
East	Retail Wedding Chapel	C (Commercial)	C-2 (General Commercial)
West	Clark County Detention Center	PF (Public Facilities)	C-V (Civic)

Master Plan Areas	***Yes***	***No***	***Compliance***
Downtown Centennial Plan (Office Core)	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Downtown Overlay District	X		Y
A-O Airport Overlay District (200 Feet)	X		Y
Live/Work Overlay District	X		N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

YK

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Casino Center Boulevard	Secondary Collector	Master Plan of Streets and Highways	80	Y
Lewis Street	N/A	N/A	80	Y

Projecting Signs: *(West Elevation)*			
Standards	***Allowed***	***Provided***	***Conformance***
Maximum Number	1 / door entry 4 total	5	No
Maximum Area	35 SF	215 SF	No
Maximum Height	1 Foot above eave	Below eave	Yes
Minimum Setback	3 Feet	3 Feet	Yes
Illumination	Internal/External	N/A	N/A

Projecting Signs: *(South Elevation)*			
Standards	***Allowed***	***Provided***	***Conformance***
Maximum Number	1 / door entry 4 total	5	No
Maximum Area	35 SF	215 SF	No
Maximum Height	1 Foot above eave	Below eave	Yes
Minimum Setback	3 Feet	3 Feet	Yes
Illumination	Internal/External	N/A	N/A

ANALYSIS

The applicant is requesting to convert the artistic banners that were required as part of the approved Site Development Plan Review (SDR-1298) into commercial signage. The reason presented is that the required streetscape shade trees block the view of wall signage, making it less effective for advertising businesses on the site. Changing required artistic features for signage would change the character of the building and have a negative effect on the downtown aesthetic.

The Las Vegas 2020 Master Plan Policy 1.2.5 states: "That the City improve the quality and appearance of signage through review, amendment and consistent application of its Sign Code." This request is not consistent with the Sign Code and no evidence of a unique or extraordinary circumstance has been presented by the applicant to justify the request; therefore, staff recommends denial.

FINDINGS (VAR-43723)

In accordance with the provisions of Title 19.16.140(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 19.16.140(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."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing signage that exceeds Title 19 requirements. Alternative design of wall signage 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 30

NOTICES MAILED 77

APPROVALS 0

PROTESTS 0

YK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-43723** APN: 139-34-201-020

Name of Property Owner: Oakbrook Realty & Investments II LLC

Name of Applicant: Oabrook Realty & Investments

Name of Representative: Kim M. Plencner

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: X _____

Print Name: Kim M. Plencner

Subscribed and sworn before me

This 28 day of September, 2011

_____

Notary Public in and for said County and State

OFFICIAL SEAL
JAMES R HORSTMAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/16/13

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

19.08/120(F)

Application/Petition For: Sign Varience / PROJECTING SIGNS (24)

Project Address (Location) 321 Casino Center, Las Vegas , Nevada

Project Name Lewis Street, First Floor Retail **Proposed Use** Varience

Assessor's Parcel #(s) 139-34-201-020 **Ward #** Coffin

General Plan: existing C-2 proposed _____ **Zoning:** existing C-2 proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Oakbrook Realty & Investments II LLC **Contact** Kevin Plencner

Address 1000 Royce Blvd **Phone:** (847) 268-4000 **Fax:** (847) 268-4444

City Oakbrook Terrace **State** IL **Zip** 60181

E-mail Address kvplncn@aol.com

APPLICANT Oakbrook Realty & Investments II LLC **Contact** Kevin Plencner

Address 1000 Royce Blvd **Phone:** (847) 268-4000 **Fax:** (847) 268-4444

City Oakbrook Terrace **State** IL **Zip** 60181

E-mail Address kvplncn@aol.com

REPRESENTATIVE Chris Denzel **Contact** Chris Denzel

Address 1000 Royce Blvd **Phone:** (630) 268-4000 **Fax:** (630) 268-4444

City Oakbrook Terrace **State** IL **Zip** 60181

E-mail Address _____

Property Owner Signature* X _____

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

Print Name Kim M. Plencner, Managing Member

Subscribed and sworn before me

This 28 day of September, 2011.

_____

Notary Public in and for said County and State

OFFICIAL SEAL
JAMES R HORSTMAN
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/16/12

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City of Las Vegas

FOR DEPARTMENT USE ONLY

Case #	VAR-43723
Meeting Date:	12/13/11 P.C.
Total Fee:	$830 —
Date Received:*	10/27/11
Received By:	B.S.

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

CASINO CENTER PARKING PLAZA
321 CASINO CENTER BOULEVARD
LAS VEGAS, NEVADA
CERTIFICATE OF CONSTRUCTION FOR PART OF THE FIRST FLOOR (PHASE 2)

COMMON AREA

OAKBROOK REALTY & INVESTMENT, LLC
8100 ROYCE BOULEVARD
OAKBROOK TERRACE, IL 60181
PHONE: 630-268-4000, FAX: 630-268-4444

SHEETS REVISED
1 SHEETS REVISED A-1, A-1A A-2, A-3, A-5, A-6, A-9, S-1

REVISIONS	BY
1 3 /31 / 10	

SPECIAL INSPECTION REQUIRED

BOLTS OR REBAR WITH EPOXY ANCHORAGE - SEE STRUCTURAL DRAWING S-1

ARCHITECT

PRINCIPAL DESIGN PROFESSIONAL
THOMAS J. O'NEILL
ARCHITECTURE DESIGN & DEVELOPMENT
2160 W. CHARLESTON BLVD.
SUITE J
LAS VEGAS, NV 89102
TELEPHONE: 702-382-0427
FAX: 702-382-9952
EMAIL: add@lvcm.com

STRUCTURAL ENGINEER

JOHN S. KUBOTA
KUBOTA AND ASSOCIATES ENGINEERS, LTD.
5125 W. QUENDO #4
LAS VEGAS, NV 89119
TELEPHONE: 702-367-2800
FAX: 702-367-9669
EMAIL: kubotaengr@aol.com

MECHANICAL & PLUMBING ENGINEER

MOE KAZEMEINI, MSME, P.E.
PRECISION DESIGN GROUP
6275 MCLEOD DRIVE
SUITE 6
LAS VEGAS, NV 89120
TELEPHONE: 702-307-0912
FAX: 702-307-0913
EMAIL: moe@pd-group.net

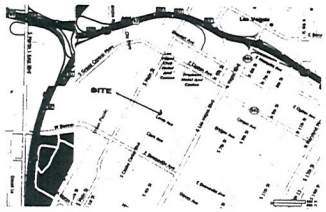
ELECTRICAL ENGINEER

NOSRAT ROUHANI, P.E.
NRC ENGINEERS, INC.
3320 WYNN ROAD
SUITE D
LAS VEGAS, NV 89102
TELEPHONE: 702-248-1592
FAX: 702-3248-1593
EMAIL: nosrat@nrceng.com

GENERAL CONTRACTOR

RICK RAINEY
MILLENNIUM CONSTRUCTION INC.
3900 S. HUALAPAI WAY
SUITE 140
LAS VEGAS, NV 89147
TELEPHONE: 702-533-6423
FAX: 702-688-6438
EMAIL: rickrainey@mcinv.net

VICINITY MAP



GENERAL NOTES

1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COMPLETELY FAMILIARIZE HIMSELF WITH THESE PLANS AND THE EXISTING SITE CONDITIONS AND TO VERIFY ALL DETAILS WITH THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
2. ANY DEVIATIONS FROM STAMPED AND APPROVED CONTRACT DOCUMENTS WITHOUT PROPER WRITTEN NOTIFICATION TO THE ARCHITECT WILL VOID THE ARCHITECTS RESPONSIBILITY FOR THE PROJECT.
3. INDICATED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS-DO NOT SCALE DRAWINGS.
4. WHERE NECESSARY, THE SUB-CONTRACTOR IS TO PROVIDE LINE DIAGRAMS, LOAD CALCULATIONS, SHOP DRAWINGS, ETC. TO THE ARCHITECT FOR APPROVAL AND FOR ANY CHANGES AND OR SUBMITTAL.
5. ALL WORK SHALL EQUAL OR EXCEED ALL CURRENT BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, FIRE SAFETY, AND ZONING CODE ISSUES.
6. THE CONTRACTOR SHALL DIRECT ALL INQUIRIES TO THE ARCHITECT REGARDING PLAN CLARIFICATIONS AND SUBMITTALS.
7. CONSTRUCTION TECHNIQUES SHALL CONFORM WITH ALL LOCAL CODES AND ALL APPLICABLE HANDICAPPED ACCESSIBILITY CODEDS (FEDERAL AND LOCAL).
8. ALL PRODUCTS AND SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND OR DETAILS.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL DIMENSIONS BIFORE STARTING CONSTRUCTION.
10. FAILURE TO COMPLY WITH THE ABOVE GENERAL NOTES AND THE CONSTRUCTION DOCUMENTS WILL VOID THE ARCHITECT'S RESPONSIBILITY FOR SAID PART OR MEANING OF THE ABOVE NOTES. FAILURE TO MAKE THE ARCHITECT AWARE OF AND /OR FAILURE TO SUBMIT TO THE ARCHITECT FOR APPROVAL ANY CHANGES, SUBMITTALS, REVISIONS TO CONSTRUCTION DOCUMENTS SHALL ALSO VOID THE ARCHITECT'S RESPONSIBILITY FOR SAID CHANGES, SUBMITTALS OR REVISIONS.
11. ALL FINISHES ARE OWNER SELECT U.N.O.

CODE ANALYSIS

SCOPE OF WORK:
INTERIOR:
-CERTIFICATE OF CONSTRUCTION FOR 1 TENANT AREA (#125) THE TENANT AREA CONSISTS OF DEMISING WALLS ONLY (GRAY SHELL) INDIVIDUAL TENANT IMPROVEMENT CONTRACT DOCUMENTS WILL BE SUBMITTED IN THE FUTURE.
EXTERIOR
-CONSTRUCT COMMON AREA NEW HANDICAP RAMPS AND NEW PATIO FOR HANDICAP ACCESS ALONG LEWIS STREET.
-REMOVE & ADD DOORS IN EXISTING STOREFRONT

CODES USED: 2006 I.B.C., 2006 IECC/UPC/UMC, 2005 NEC, ICC/ANSI A117.1-2003

ZONING: C-1/C-2 DOWNTOWN OVERLAY

GROSS SITE AREA: 24,500 SQ. FT.

EXISTING BUILDING CONSTRUCTION TYPE: 1A

NEW T.I SHELL CONSTRUCTION TYPE: 1A

OCCUPANCY GROUP: A-2 (ASSEMBLY) W/KITCHEN FOR TENANT #125.

FLOOR AREA:
TENANT #125 = 1,233 SQ. FT.
COMMON AREA EXTERIOR PATIO = 857 SQ. FT.

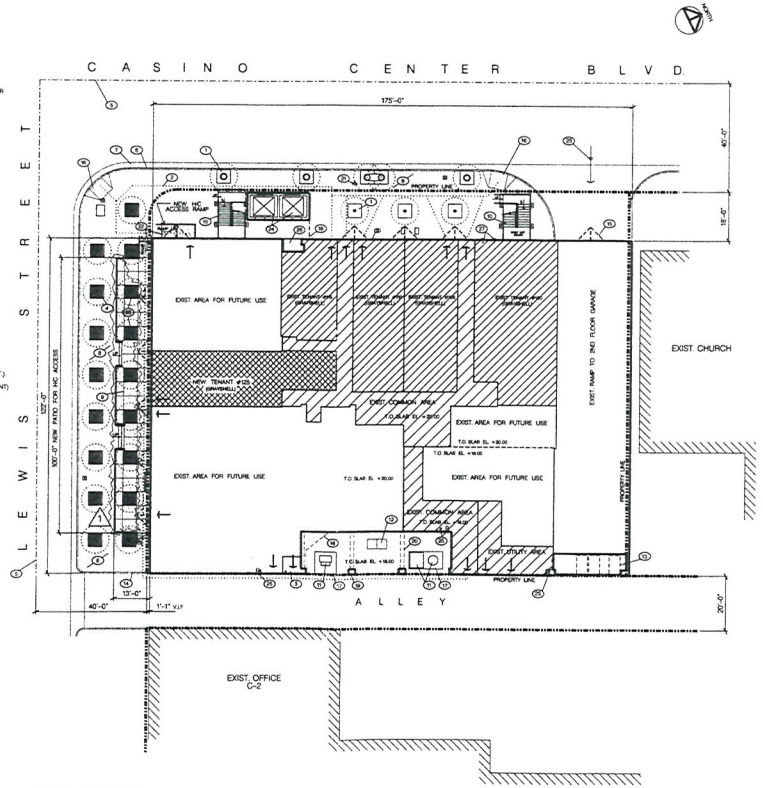
ALLOWABLE FLOOR AREA (PER I.B.C. TABLE 503): UNLIMITED

OCCUPANCY LOADS (ASSEMBLY @ 1/15 SQ. FT. + KITCHEN @ 1/200 SQ.FT.):
TENANT #125 = 46 OCCUPANTS (ASSUMED AS FUTURE RESTAURANT)

EXITS REQ'D & PROVIDED (PER I.B.C. TABLE 1019.1): 2

FIRE SPRINKLERS: PROVIDED @ GROUND FLOOR

PARKING REQ'D: RESTAURANT (1 SPACE FOR EACH 100 SF OF GFA, INCLUDING OUTDOOR SEATING/EATING AREAS, PLUS 1 SPACE FOR EACH 200 SF OF THE TOTAL REMAING GFA, WITH A MINIMUM OF TEN SPACES) TO BE DETERMINED IN THE FUTURE T.I. PLANS
PARKING PROVIDED: 426 SPACES PROVIDED (INCLUDING 8 REGULAR HC SPACES & 2 VAN HC SPACES



SITE PLAN
1" = 20'

KEYNOTES

1. EXIST. CONC. GRATE AT EXIST TREE
2. ACCESSIBLE HC ROUTE
3. EXIST. FIRE RISER RM.
4. EXIST. CAST IRON GRATES AT EXIST. TREE WELLS
5. CENTERLINE OF STREET
6. EXIST. CONC. CURB
7. EXIST. CONC. GUTTER
8. EXIST. CONC. SIDEWALK
9. NEW PATIO DECK FOR HC ACCESS - SEE FIRST FLOOR PLAN, SHEET A-2 & ENLARGED PLAN, SHEET A-3
10. EXIST. STAIRS
11. EXIST. NEVADA POWER EQUIP.
12. EXIST. NEVADA POWER STEEL HATCH (AT GRADE) FOR ACCESS TO VAULT
13. TRASH CONTAINERS
14. EXIST. TOP OF CONC. CURB IS FLUSH W/EXIST. TOP OF ALLEY SURFACE.
15. EXIST. BANNER FRAME ABOVE
16. EXIST. HC CURB RAMP
17. EXIST. 6" HIGH CONC. PAD FOR EQUIPMENT
18. EXIST. 2ND FLOOR SOFFIT LINE ABOVE
19. EXIST. CONC. COL.
20. EXIST. 2ND FLOOR CAST CONC. BEAMS ABOVE
21. EXIST. FIRE HYDRANT
22. NEW CONC. HC RAMP W/GUARDRAILS
23. EXIST. ENTRANCE TO GARAGE
24. EXIST. ELEVATOR
25. EXIST. DRAIN FROM ABOVE
26. EXIST. AUTOMATED GARAGE FEE MACHINE
27. EXIST. STANDPIPES
28. ELEVATE EXIST. CAST IRON GRATES - SEE PATIO ENLARGED FLOOR PLAN, SHEET A-3

LIST OF DRAWINGS

A-1 COMMON AREA COVER SHEET /SITE PLAN
A-1A TENANT #125 COVER SHEET /SITE PLAN
A-2 FIRST FLOOR PLAN
A-3 FOUNDATION & ENLARGED FLOOR PLAN FOR HANDICAP ACCESS PATIO
A-4 SECOND FLOOR PLAN
A-5 ELEVATIONS
A-6 BUILDING SECTION
A-7 SCHEDULES
A-8 DETAILS
A-9 SECTIONS & DETAILS
A-10 HANDICAP DETAILS

S-1 STRUCTURAL DETAILS & SPECIFICATIONS

MG1.01 MECHANICAL COVER SHEET
M1.01 FIRST FLOOR MECHANICAL PLAN
M2.01 SECOND FLOOR MECHANICAL PLAN

PG1.01 PLUMBING COVER SHEET
P1.01 FIRST FLOOR PLUMBING PLAN

EG.01 SPECIFICATIONS AND LEGEND
EG.02 ONE-LINE DIAGRAM, SCHEDULES & CALCULATIONS
E1.01 FIRST FLOOR ELECTRICAL PLAN

PLUMBING ANALYSIS

AREA	OCCUPANCY	# OF OCCUPANTS	M.W.C.	W.W.C.	U.W.C.	M.LAV.	W.LAV.	U.LAV.
COMMON AREA	NA	0	0	0	1	0	0	1
TENANT #125	A-2	46 +/-	1 FUTURE MEN & 1 FUTURE WOMEN TOILET ROOM					

CASINO CENTER PARKING PLAZA
FIRST FLOOR TENANT IMPROVEMENT ROUGH-OUT
PHASE 2 GRAY SHELL AT EXISTING PARKING STRUCTURE
321 CASINO CENTER BLVD.
LAS VEGAS, NV
OAKBROOK REALTY & INVESTMENT, LLC

ARCHITECTURE DESIGN AND DEVELOPMENT
702-382-0427
fax. 382-9952
2160 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

SITE PLAN, NOTES & LIST OF DRAWINGS

Date: 8 /11 /09
Scale: 1" = 20'-0"
Drawn:
Job:
Sheet: A-1 OF

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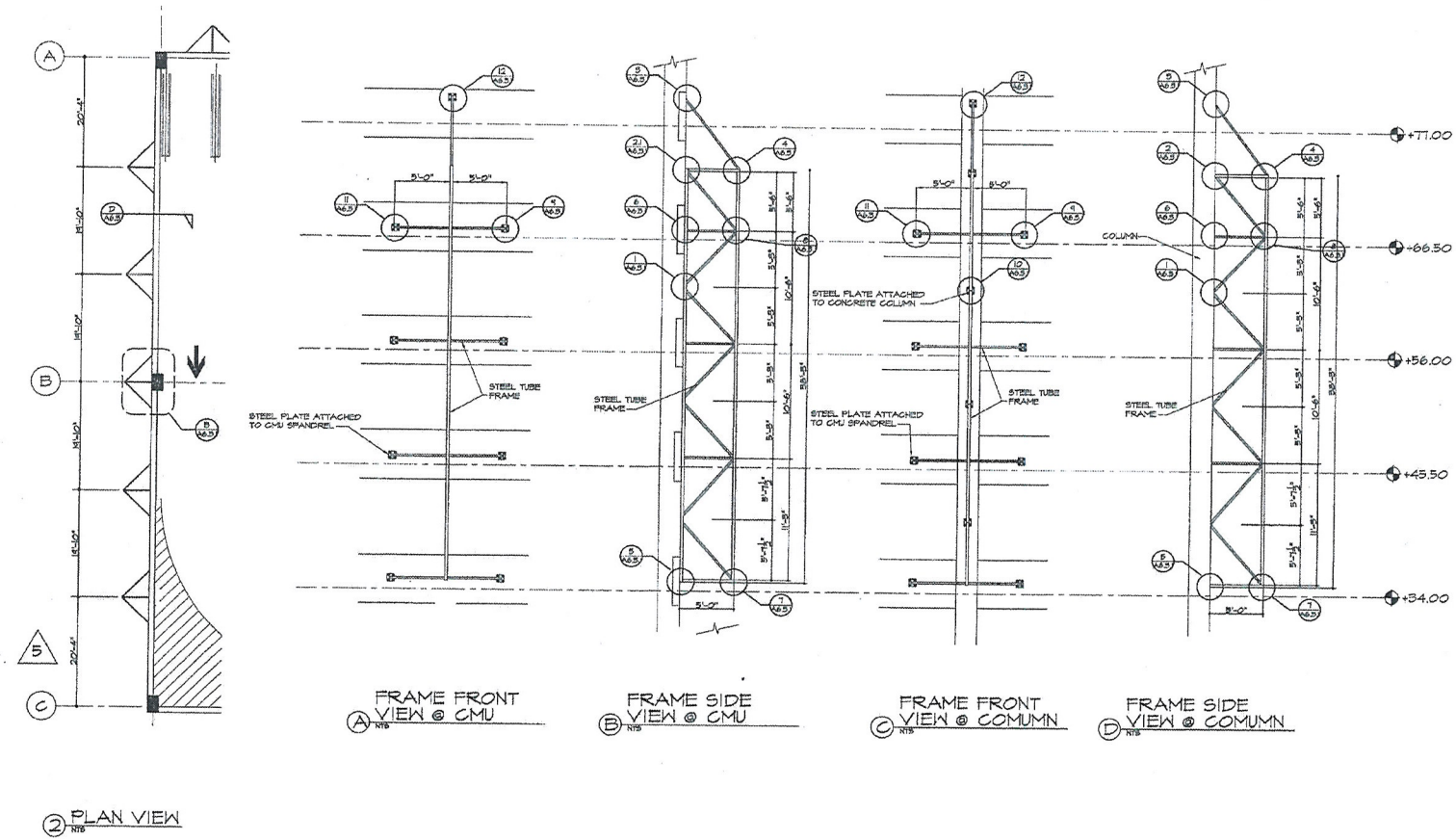
City of Las Vegas

VAR-43723



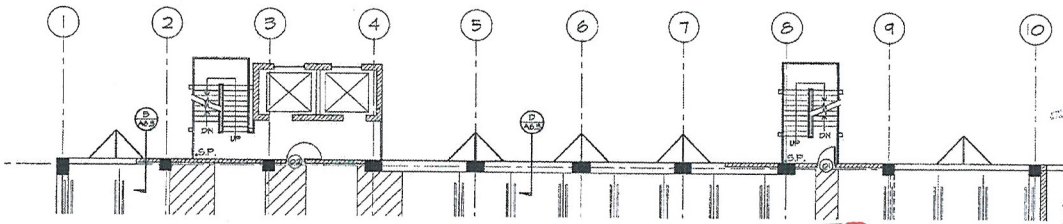
FRAME FRONT VIEW @ CMU (A) NTS

FRAME SIDE VIEW @ CMU (B) NTS

FRAME FRONT VIEW @ COMUMN (C) NTS

FRAME SIDE VIEW @ COMUMN (D) NTS

(2) PLAN VIEW NTS



(1) PLAN VIEW NTS

(2) REVISED ENTIRE SHEET

4/15/05 OWNER REVISIONS

KRACOR, INC.

JESSEN-WRIGHT Structural Engineers

LEWIS STREET PARKING STRUCTURE FOR LEWIS CENTER PARKING, L.L.C.

LAS VEGAS, NEVADA

BANNER DETAILS

PROJECT NO. 02-118.01
DATE 3/21/2003
DRAWN BY R.
CHECKED BY
REVISED DATE
/1\ 4/17/03-CITY CORRECTIONS
/2\ 4/15/05 - OWNER REVISIONS
/3\ 6/7/05 - REDESIGN

A-6.3

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City of Las Vegas

VAR-43723



VAR-43723 - APPLICANT/OWNER: OAKBROOK REALTY AND INVESTMENTS II, LLC
321 SOUTH CASINO CENTER BOULEVARD

11/03/11



VAR-43723 - APPLICANT/OWNER: OAKBROOK REALTY AND INVESTMENTS II, LLC
321 SOUTH CASINO CENTER BOULEVARD

11/03/11



VAR-43723 - APPLICANT/OWNER: OAKBROOK REALTY AND INVESTMENTS II, LLC
321 SOUTH CASINO CENTER BOULEVARD

11/03/11

TANEY ENGINEERING
6030 SOUTH JONES BLVD. #100
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

October 26, 2011

City of Las Vegas
Department of Planning
333 N. Rancho Dr
Las Vegas, NV 89106

Re: Justification Letter - Sign Variance 321 Casino Center

This letter is requesting a sign variance. Originally the banners were architecturally designed into the building to visually break up the building mass for curb appeal and to separate the public parking from the county employee parking lot across the street to avoid confusion. Now that there are tenants moving into the retail space, they require signage to promote their business. The trees in front of the building, planted in the streetscape, required by the downtown centennial plan, obstruct views of any signage on the first floor, thereby not allowing them to promote their business.

Currently there are four business entrances each on Lewis Street and Casino Center Boulevard. There are five signs on Lewis Street and five signs on Casino Center Blvd. The size of the banners are 5' x 42' – 6". To the best of our knowledge the proposed projecting signs meet the minimum setback requirements of 3 feet measured from the back of the curb and do not project more than 6 feet from the building elevation.

The variance we are requesting exceeds the one sign per entrance, maximum height and the maximum area code.

At present, the existing banners have the words "public parking" one on the Lewis side and one on the Casino Center of the subject property. The remaining banners are multi colored. The Justification for the change would number one be the hardship posed by the trees blocking the public from seeing what services are being offered. The banners fit into the long term development plan of the downtown in promoting new business and the excitement of same. Upgraded signage has been allowed at Neonopolis, the new clubs along the block on Fremont at Las Vegas Boulevard and on the parking garage at the outlet mall on Grand Canyon to name a few. They would help the proprietors achieve success in this struggling economy, which also can benefit the sales tax income for the city.

Sincerely,

Janet Avance

Janet Avance
Project Service Coordinator

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City of Las Vegas
VAR-43723

OAKBROOK REALTY AND INVESTMENT, LLC

October 4, 2011

Justification Letter
Sign variance 321 Casino Center

The reason we are requesting a sign variance, originally the banners were architecturally designed into the building to visually break up the building mass for curb appeal and to separate the public parking from the county employee parking lot across the street to avoid confusion. Now that we have tenants moving into our retail space, they require signage to promote their business. The trees in front of the building, planted in the streetscape, required by the downtown centennial plan, obstruct views of any signage on the first floor, thereby not allowing them to promote their business.

To the best of our knowledge the proposed projecting signs meet the minimum setback requirements and the minimum clearance standard. The variance we are requesting exceeds the one sign per entrance, maximum height and the maximum area code.

At present the existing banners have the words public parking, one on the Lewis side and one on the Casino Center of the subject property. The remaining banners are multi colored. The Justification for the change would number one be the hardship posed by the trees blocking the public from seeing what services are being offered. The banners fit into the long term development plan of the downtown in promoting new business and the excitement of same. Upgraded signage has been allowed at Neonopolis, the new clubs along the block on Fremont at Las Vegas Boulevard and on the parking garage at the outlet mall on Grand Canyon to name a few. They would help the proprietors achieve success in this struggling economy, which also can benefit the sales tax income for the city.

Sincerely,

Kim M. Plencner

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OCT 27 2011
City of Las Vegas

VAR-43723

1000 Royce Boulevard
Oakbrook Terrace, Illinois 60181
(630) 268-4000
FAX: 630 268 4444

From: Tom Burkart <tburkart@LasVegasNevada.GOV>
To: kvplncn <kvplncn@aol.com>
Cc: lvchris <lvchris@hotmail.com>
Subject: RE: 321 Casino Center sign variance package for review prior to submission:
Date: Mon, Oct 3, 2011 4:16 pm

Kevin,

The Justification letter should be expanded upon.

The current code permits projecting signs, the letter submitted should explain why we are proposing to go above and beyond what the current code permits for projecting signs (aka the Variance request). To explain this, I would begin with the history of the decorative banners (originally installed to break-up building mass) and the transition to using the decorative banners for on-site signage (now that we have ground floor businesses and wall signs may be blocked by the trees), and what we're proposing to do to keep some of the decorative elements of the original banners.

I've included the Projecting sign standards below. You should review each requirement and comment on why the proposed sign either meets or does not meet what the current code permits in the justification letter. What does not meet current code will be the subject of the Variance review.

Your questions below also seem to reference Off-Site Advertising (different downtown events advertised on the banners). As we previously discussed any advertising for product not located on-site will be considered a "Billboard" or as the code defines, an "off-premise signage". Off Premise Signage requires the approval of a Special Use Permit, which is a separate review from the Variance for the On-Site Projecting Sign Standards.

The Pre-Application Request Form, Justification letter and Elevations need to be faxed to Planning No later than this Thursday, October 6th to be placed on the next agenda cycle. As long as the applications are signed and notarized by the Property Owner or Legal Representative, Chris will not need any power of attorney, he will simply be listed as the applicant.

Table 20. Projecting Sign Standards in Commercial and Industrial Districts (see Figure 23)

Standard	C-1, C-2, C-M and M
Maximum Number	1 sign per entrance
Maximum Area	32 square feet
Maximum Height	1 foot above eave or rafter line, whichever is higher
Minimum Setback	A projecting sign may project over the public right-of-way, provided the projecting sign maintains a minimum setback of 3 feet measured from the back of the curb and such signs do not project more than 6 feet from the building elevation to which they are attached
Minimum Clearance	8 feet from the ground to the bottom of the sign
Additional Standards	1. Projecting signs shall not be permitted on property that has freestanding signs 2. Projecting signs shall be subject to review by the Department of Public Works to the extent they extend over or near the public right-of-way

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City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

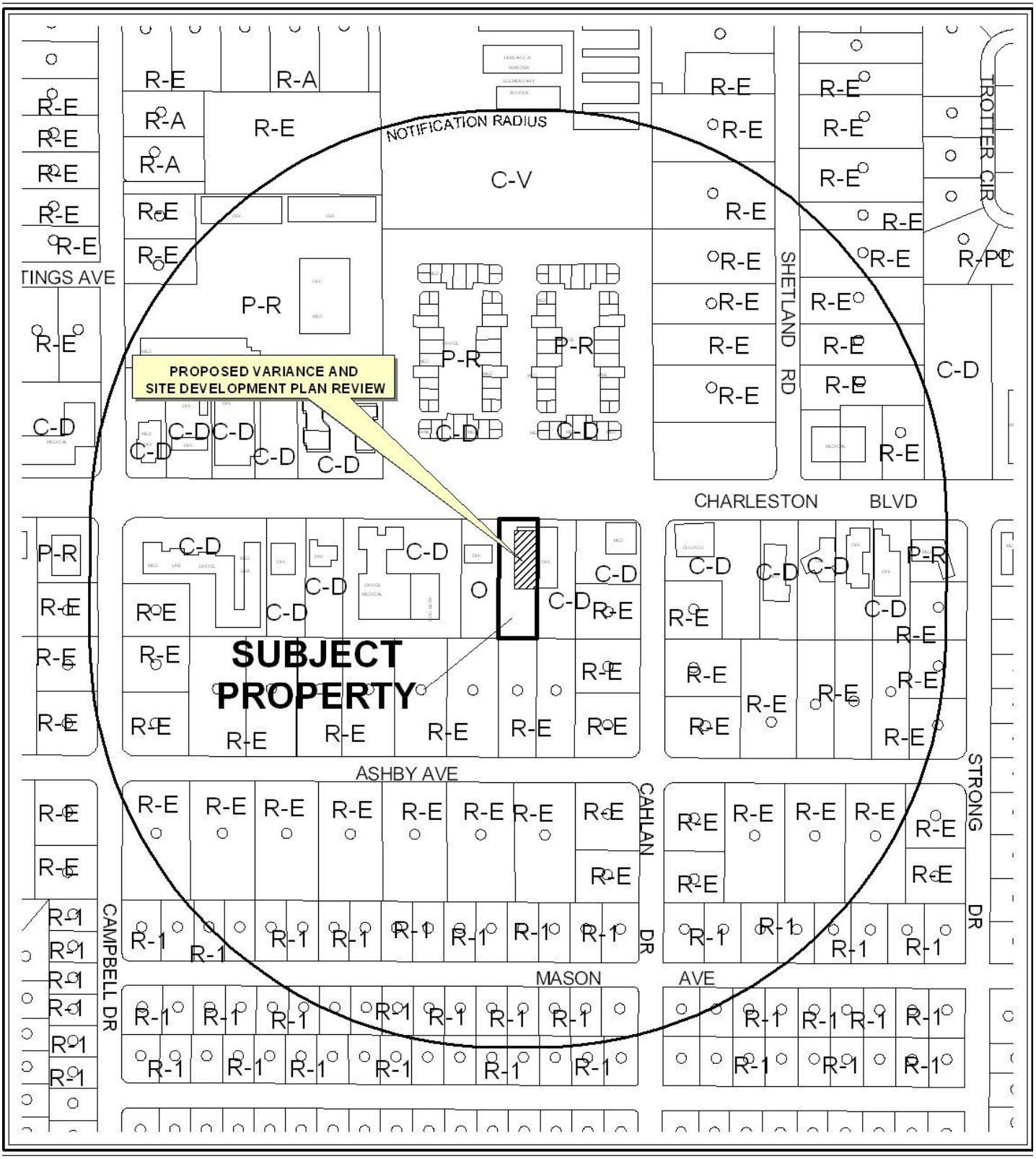
SUBJECT:
VAR-43728 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SCENIC VISTAS, LLC - For possible action on a request for a Variance TO ALLOW 84 PARKING SPACES WHERE 111 PARKING SPACES ARE REQUIRED on 1.26 acres at 2905 and 2809 West Charleston Boulevard (APNs 162-05-510-004 and 005), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

C.C.: 01/18/2012

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps – VAR-43728 and SDR-43726
2. Conditions and Staff Report – VAR-43728 and SDR-43726
3. Supporting Documentation
4. Photos – VAR-43728 and SDR-43726
5. Justification Letter – VAR-43728 and SDR-43726



0 300 600 Feet

CASE: VAR-43728 & SDR-43726

RADIUS: 1000 FEET

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

N



CASE: VAR-43728 & SDR-43726

RADIUS: 1000 FEET

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

0 300 600 Feet

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SCENIC VISTAS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-43728	Staff recommends DENIAL, if approved subject to conditions:	
SDR-43726	Staff recommends DENIAL, if approved subject to conditions:	VAR-43728

** CONDITIONS **

VAR-43728 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-43726) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. 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 Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

SDR-43726 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan, landscape plan, and floor plans, date stamped 11/16/11 and building elevations sate stamped 10/27/11, except as amended by conditions herein.

3. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

4. A Waiver from Title 19.08 is hereby approved, to allow zero foot landscape buffers along the east, west and south perimeters where a minimum of eight feet is required.

5. 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 Department of Building and Safety.

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. Installed landscaping shall not impede visibility of any traffic control device.

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

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.

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

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

11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Public Works

12. Remove all substandard sidewalk improvements, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

13. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

14. The west driveway shall be ingress only and the east driveway shall be egress only and these movements shall perpetually be guaranteed. Driveways shall meet the intent of Standard Drawing #222A unless otherwise approved by the City Traffic Engineer. Appropriate on-site ingress/egress signage shall be installed to guide motorist to correctly use the driveways.

15. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for any new driveways or other private improvements, if any, in the West Charleston Boulevard public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

16. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Charleston ITS Communications Infrastructure project Phase 1B and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

Staff Report Page One
December 13, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to expand an existing legal, nonconforming medical office building via the addition of a second floor at 2905 West Charleston Boulevard. This project will also enhance the landscaping at both 2809 and 2905 West Charleston Boulevard. Both properties are legal, nonconforming, since they do not meet the current setback requirements or perimeter landscape buffer requirements of the C-D (Designed Commercial) district; however, as part of this request, the applicant is proposing to remap and combine the properties, at which time the existing and proposed structures will meet required setbacks. Staff recommends denial of both applications due to the requested variance and waivers required, as well as the fact that the proposed project does not conform to the CD-O Designed Commercial Overlay for the area. If denied, the proposed expansion could not take place.

ISSUES

- The applicant is proposing to remap the two parcels into a single lot prior to pulling building permits. Staff supports this proposal and has added a condition to this effect.
- A Variance is required to allow 84 parking spaces where a minimum of 111 parking spaces are required. Staff does not support the request.
- A Site Development Plan Review is required for both parcels. Staff does not support the request.
- Waivers are required to allow a zero-foot landscape buffer on the east, west and south perimeters where a minimum of eight feet is required. Staff supports the requests.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/27/80	The Board of Zoning Adjustment denied a Variance (V-0008-80) request for 28 square-foot free-standing sign at 2905 West Charleston Boulevard.
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 R (Rural Density Residential); and from L (Low Density Residential) to DR (Desert Rural Density Residential) in accordance with the recommendations of the Rancho Charleston Land Use Study and Strategic Plan. The Planning Commission recommended denial and staff recommended approval.

YK

Most Recent Change of Ownership	
08/30/11	A deed was recorded for a change in ownership for both parcels.

Related Building Permits/Business Licenses	
06/11/07	A business license (A01-01350) was issued for an Administrative Office at 2809 West Charleston Boulevard. The license closed on 07/16/09 as out-of-business.
09/22/11	A business license (Q07-94809) for a Medical Firm was applied for at 2905 West Charleston Boulevard. The license is currently being processed.

Pre-Application Meeting	
10/20/11	Staff met with the applicant and reviewed the required applications needed for the proposed expansion. It was determined that a Variance for parking as well as a Site Development Plan Review applications would be needed. The applicant was informed that the CD-O Overlay requires properties along Charleston Boulevard to remain single story.

Neighborhood Meeting	
11/30/11	A voluntary neighborhood meeting is scheduled to be held by the applicant.

Field Check	
11/03/11	Staff visited the site and found two one-story vacant medical office buildings. The property was clean and well maintained. There was some construction underway in the rear of the properties. The wall between the two parking lots was being demolished and the area leveled.

Details of Application Request	
Site Area	
Net Acres for 162-050-510-004	0.63
Net Acres for 162-050-510-005	0.63

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Office, Medical or Dental	O (Office)	C-D (Designed Commercial)
North	Office, Medical or Dental	O (Office)	P-R (Professional Office and Parking)
South	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Office, Medical or Dental	O (Office)	C-D (Designed Commercial)
	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Office	O (Office)	O (Office)

Special Purpose and Overlay Districts	*Yes*	*No*	*Compliance*
A-O (Airport Overlay) District (175 feet)	X		Y
CD-O (Designed Commercial Overlay)	X		N
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19 prior to May 1, 2011 and Chapter 19.10.090 of the Unified Development Code, the following standards apply:

Standard 162-05-510-004 and 005	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	187 Feet	N/A
Min. Lot Width	100 Feet	189 Feet	Y
Min. Setbacks			
• Front	25 Feet	25 Feet	Y
• Side	10 Feet	41 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	25 Feet	107 Feet	Y
Max. Lot Coverage	30 %	25 %	Y
Max. Building Height	One story or 20 feet, whichever is less.*	Two story (32 Feet)	N
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/a Trellis	Y
Mech. Equipment	Screened	Screened	Y

YK

*Unless otherwise approved by the City Council in a Site Development Plan Review.

Residential Adjacency Standards 162-05-510-004	***Required/Allowed***	***Provided***	***Compliance***
3:1 proximity slope	96 Feet	107 Feet	Y
Adjacent development matching setback	35 Feet	125 Feet	Y
Trash Enclosure	50 Feet	60 Feet	Y

Pursuant to Title 19.08 prior to May 1, 2011, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	8 Trees	8 Trees	Y
• South	1 Tree / 30 Linear Feet	7 Trees	0 Trees	N
• East	1 Tree / 30 Linear Feet	10 Trees	0 Trees	N
• West	1 Tree / 30 Linear Feet	10 Trees	0 Trees	N
TOTAL PERIMETER TREES		**35 Trees**	**8 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces	13 Trees	15 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		25 Feet	Y
• South	8 Feet		0 Feet	N
• East	8 Feet		0 Feet	N
• West	8 Feet		0 Feet	N
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y

Pursuant to Title 19.08 and 19.12, 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	
Office, Medical or Dental	19,800 SF	1:200 SF up to 2,000 SF & 1:175 SF for remainder	111				
TOTAL SPACES REQUIRED			111		84		N
Regular and Handicap Spaces Required			106	5	79	5	N
Percent Deviation			24%				N

Waivers		
Requirement	***Request***	***Staff Recommendation***
To provide an eight-foot landscape buffer on the east perimeter.	To provide a zero-foot landscape buffer on the east perimeter.	Approval
To provide an eight-foot landscape buffer on the west perimeter.	To provide a zero-foot landscape buffer on the west perimeter.	Approval
To provide an eight-foot landscape buffer on the south perimeter.	To provide a zero-foot landscape buffer on the south perimeter.	Approval

ANALYSIS

The proposed project consists of two nonconforming C-D (Designed Commercial) parcels on Charleston Boulevard. The applicant is proposing to remap the parcels into one parcel to resolve the nonconforming setback issue but would not resolve the nonconforming perimeter landscape buffer issues. The existing two zero-foot setback buildings would remain as two separate buildings. Staff supports this aspect of the project. The applicant is also proposing to increase the building area by 50% via a second floor addition. The CD-O Designed Commercial Overlay prohibits buildings along this section of West Charleston Boulevard to be taller than one story or 20 feet, whichever is less, unless otherwise approved by City Council via a Site Development Plan Review. The proposed addition would be 32 feet tall. The applicant states that no windows on the second floor would face the adjacent residential properties and that enhanced landscaping along the rear of the building will provide visual relief to the elevation. Staff does not support this aspect of the project due to the adjacent residential property to the south and the CD-O Designed Commercial Overlay requirements.

The site currently meets the current Title 19 parking requirements. However, the proposed 6,036 square-foot addition would require 27 additional parking spaces that the site cannot accommodate, requiring a variance. The variance would equate to a 24% deviation from the code, which clearly illustrates that the proposed addition would result in the overbuilding of the site.

The site plan has three waiver requests attached to it. These waivers are to allow no perimeter landscape buffers along the east, west and north property lines where a minimum of eight feet is required. Staff supports the waiver requests, due to the site being nonconforming when the code change took effect requiring the perimeter landscape buffers, and the addition of the required buffer areas would reduce on-site parking and impede site circulation.

Although the applicant is taking steps to improve the properties and remove some of the existing nonconforming issues via the remapping process, the proposal will result in the site being overdeveloped. The parking variance and second floor addition are not supported by Title 19 and no compelling arguments have been presented for staff to support them. Staff recommends denial of both application requests.

FINDINGS (VAR-43728)

In accordance with the provisions of Title 19.16.140(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 19.16.140(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."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to significantly increase the building area and overbuild the site. Alternative 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.

FINDINGS (SDR-43726)

In order to approve a Site Development Plan application, per Title 19.16.100(E) 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 second floor addition is not compatible with the adjacent residential development. The CD-O Designed Commercial Overlay prohibits buildings on Charleston Boulevard between Valley View and Rancho Drive to be greater than one story or 20 feet, whichever is less, unless otherwise approved by City Council via a Site Development Plan Review.

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

   The proposed project is not consistent with Title 19 in that the building will exceed the height limit allowed by Code and the project does not meet the minimum parking requirements, triggering the need for a variance.

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

   The project site is adequately served by Charleston Boulevard, a 100-foot Primary Arterial Street as designated in the Master Plan of Streets and Highways.

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

   The building and landscape materials are appropriate for the area and will blend in with the surrounding developments.

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 modern architectural aesthetic will be maintained and will be harmonious with development in the area.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 126

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-43728** APN: 162-05-510-004 & 005

Name of Property Owner: Scenic Vistas, LLC (Alain Coppel)

Name of Applicant: Alain Coppel, MD - Scenic Vistas, LLC

Name of Representative: Alain Coppel

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: Alain Coppel, MD

Subscribed and sworn before me

This 27th day of October, 2011

Melissa L. Hodgdon

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MELISSA L. HODGDON
Appt No 07-1928-1
My Appt Expires July 12, 2014

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OCT 27 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance for reduction in parking

Project Address (Location) 2809 & 2905 West Charleston

Project Name Nevada Comprehensive Pain Center **Proposed Use** Medical Office

Assessor's Parcel #(s) 162-05-510-004 & 005 **Ward #** 1- Tarkanian

General Plan: existing O proposed _____ **Zoning:** existing C-D proposed _____

Commercial Square Footage 19,700 **Floor Area Ratio** 24.95

Gross Acres 1.27 **Lots/Units** 2 **Density** _____

Additional Information _____

PROPERTY OWNER Scenic Vistas LLC **Contact** Juan Pena

Address 2820 West Charleston Suite 7 **Phone:** 476-9999 **Fax:** 946-1343

City Las Vegas **State** Nevada **Zip** 89102

E-mail Address JuanP@nvcpc.com

APPLICANT Scenic Vistas LLC **Contact** Juan Pena

Address 2820 West Charleston **Phone:** 476-9999 **Fax:** 946-1343

City Las Vegas **State** Nevada **Zip** 89102

E-mail Address JuanP@nvcpc.com

REPRESENTATIVE Cross Construction Company LLC **Contact** Bert Craig & Dustin Belinski

Address 104 Laurel Ave. **Phone:** 596-7743 **Fax:** 940-6162

City Las Vegas **State** Nevada **Zip** 89102

E-mail Address Bert@bhcraig.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 Alain Coppel

Subscribed and sworn before me

This 27th day of October, 20 11.

Melissa L. Hodgdon

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MELISSA L. HODGDON
Appt No 07-1928-1
My Appt Expires July 12, 2014

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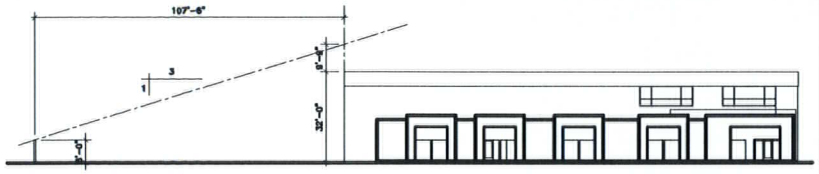
OCT 27 2011

FOR DEPARTMENT USE ONLY

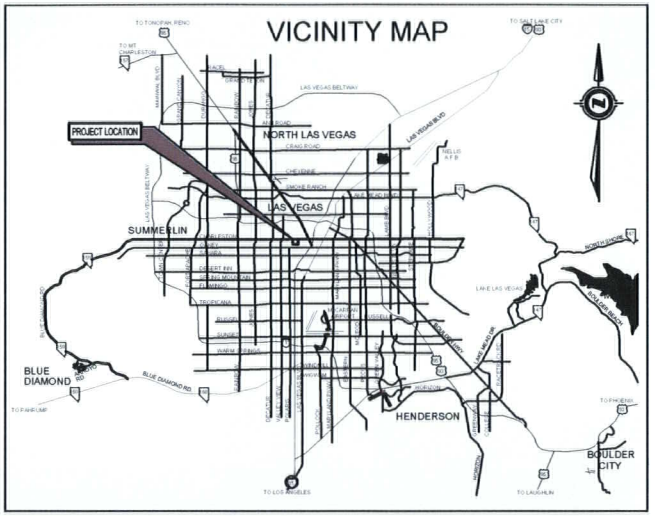
Case #	VAR-43728
Meeting Date:	12-13-11
Total Fee:	830.00
Date Received:*	10-27-11
Received By:	

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

Revised 10/27/08



DISTANCE - TO - HEIGHT SLOPE DIAGRAM

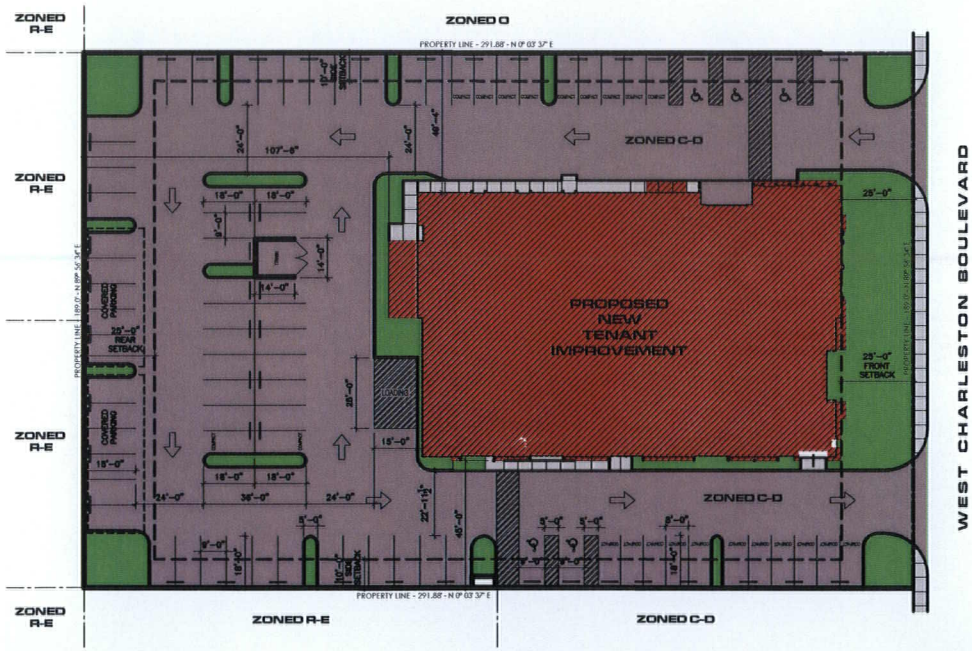


PSWC Architects
ARCHITECTURE
PLANNING
INTERIOR DESIGN

1930 Village Center Circle
Suite #3-473
Las Vegas, Nevada 89134
702/259.0011
Fax: 702/259.6380

PROJECT DATA

ASSESORS PARCEL NUMBERS:	162-05-510-005 162-05-510-004
JURISDICTION :	CITY OF LAS VEGAS
CURRENT ZONING :	C-D
SQUARE FOOTAGES :	
TENANT IMPROVEMENT :	
LEVEL ONE :	13,764 s.f.
LEVEL TWO :	6,036 s.f.
TOTAL :	19,800 s.f.
TOTAL :	19,700 s.f.
TOTAL FOOTPRINT :	13,764 s.f.
SITE AREA :	55,166 s.f. 1.27 acres
BUILDING COVERAGE :	24.95 %
PARKING ANALYSIS :	
REQUIRED - BUILDING ONE :	
MEDICAL / DENTAL OFFICES 1:200 s.f. UP TO 2,000 S.F. + 1:175 s.f. ALL ADDITIONAL S.F. =	111 SPACES
REQUIRED ACCESSIBLE SPACES : (101 - 150)	5 SPACES
REQUIRED LOADING SPACES : 10,000 - 29,999)	2 SPACES
TOTAL REQUIRED SPACES :	111 SPACES
PROVIDED :	
STANDARD :	57 SPACES
COMPACT (30%) :	22 SPACES
ACCESSIBLE :	5 SPACES
LOADING :	1 SPACES
TOTAL PROVIDED SPACES :	85 SPACES



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OVERALL SITE PLAN

SCALE : 1" = 20'-0"

A Proposed new Medical Office

Nevada Comprehensive Pain Center

2809 & 2905 Charleston Ave.
Las Vegas, Nevada, 89048

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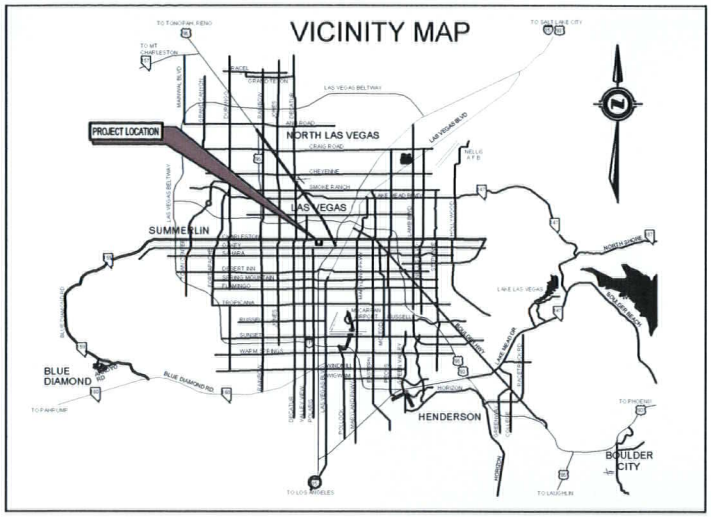
October 27, 2011

VAR-43728
SDR-43726
REVISED



PLANT LEGEND

TREES

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITIES	REMARKS
	PROSOPIS	CHILEAN MESQUITE (THORNLESS)	36" BOX	9	
	CERCIDIUM	BLUE PALO VERDE	36" BOX	9	
	RHUS LANCEA	AFRICAN SUMAC	36" BOX	6	SINGLE TRUNK

SHRUBS

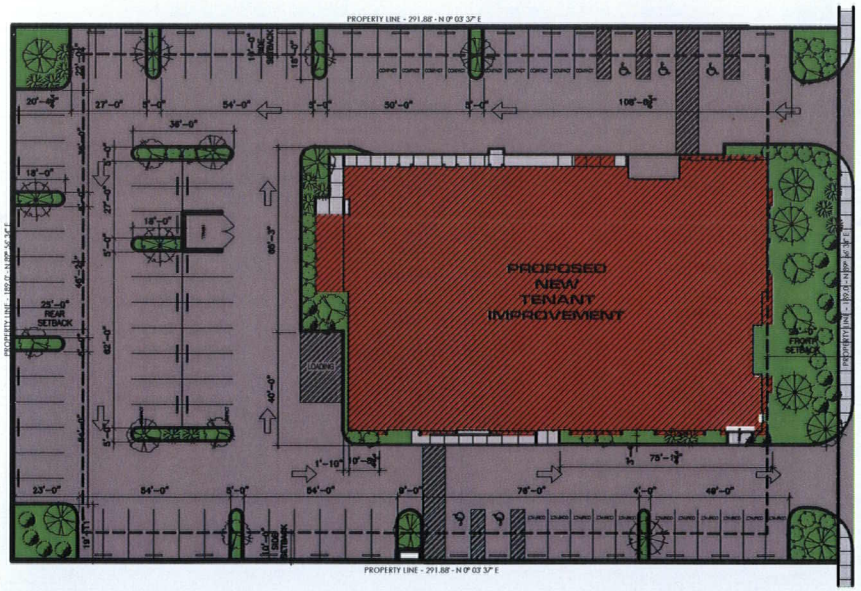
KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITIES	REMARKS
	ARTEMISIA	TEXAS RANGER SAGE	15 GAL.	25	
	LANTANA	BUSH LANTANA	15 GAL. (3'x3')	17	
	GILLIESII	DESERT BIRD OF PARADISE	15 GAL. (3'x3')	14	

GROUND COVER

DECORATIVE ROCK LANDSCAPE COVER @ ALL NEW
LANDSCAPE AREAS TO BE
REBEL RED 3/8" STONE
NEW ROCK TO BE WATER ROLLED COMPACTED.

PSWC Architects
ARCHITECTURE
PLANNING
INTERIOR DESIGN

1930 Village Center Circle
Suite #3-475
Las Vegas, Nevada 89134
702/259.0011
Fax: 702/259.6380



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LANDSCAPE PLAN

SCALE: 1" = 20'-0"

A Proposed new Medical Office

Nevada Comprehensive Pain Center

2809 & 2905 Charleston Ave.
Las Vegas, Nevada, 89048

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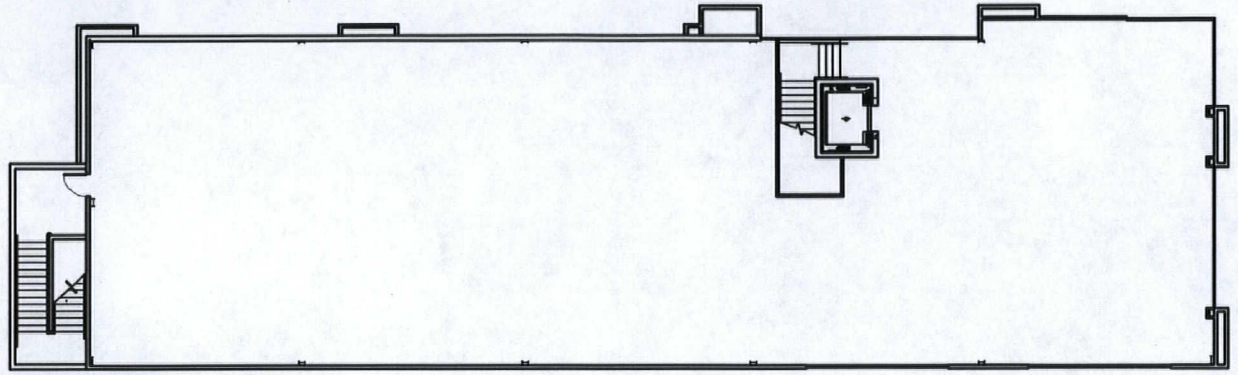
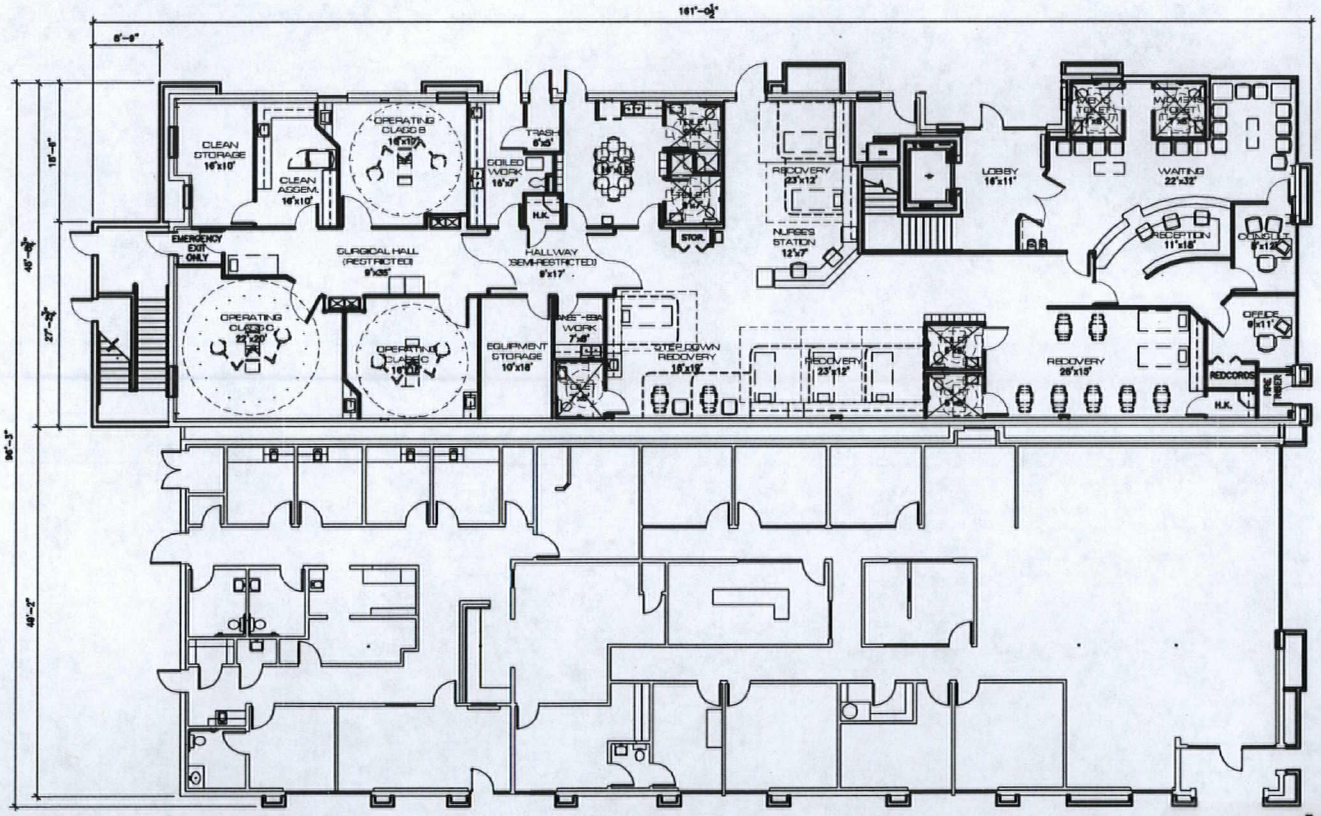


SECOND LEVEL FLOOR PLAN



FIRST LEVEL FLOOR PLAN

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INTERIOR DESIGN

1930 Village Center Circle
Suite #3-475
Las Vegas, Nevada 89134
702/259.8011
Fax: 702/259.6380

N

FLOOR PLAN

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

A Proposed new Medical Office

Nevada Comprehensive Pain Center

2809 & 2905 Charleston Ave.
Las Vegas, Nevada, 89048

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October 27, 2011

VAR-43728
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VAR-43728 AND SDR-43726 - APPLICANT/OWNER: SCENIC VISTAS, LLC
2905 WEST CHARLESTON BOULEVARD

11/03/11



VAR-43728 AND SDR-43726 - APPLICANT/OWNER: SCENIC VISTAS, LLC
2905 WEST CHARLESTON BOULEVARD

11/03/11



VAR-43728 AND SDR-43726 - APPLICANT/OWNER: SCENIC VISTAS, LLC
2905 WEST CHARLESTON BOULEVARD

11/03/11



VAR-43728 AND SDR-43726 - APPLICANT/OWNER: SCENIC VISTAS, LLC
2905 WEST CHARLESTON BOULEVARD

11/03/11



VAR-43728 AND SDR-43726 - APPLICANT/OWNER: SCENIC VISTAS, LLC
2905 WEST CHARLESTON BOULEVARD

11/03/11

November 15, 2011

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
333 N. Rancho Drive
Las Vegas, NV 89106

Subject: JUSTIFICATION LETTER
PROPOSED SECOND STORY ADDITION FOR NEW MEDICAL CENTER
2905 W Charleston Blvd.
Assessors Parcel Numbers: 162-050-510-004 & 162-050-510-005

Owner: Nevada Comprehensive Pain Center, Dr. Alain Coppel

To Whom it may concern:

We are a leading medical practice in Southern Nevada providing interventional pain management to patients who have been injured in many ways or who have developed long term debilitating disabilities which have caused them to seek medical care with us.

We are desperately in need of more space to accommodate our operations. We are currently located on West Charleston Blvd. in Las Vegas, NV, in the medical district which has developed over the years adjacent to and near University Medical Center, and directly across from the subject location.

Our building on W Charleston Blvd. must be expanded as part of the tenant improvement in order to suit the operational requirements of our practice. We need to add a second story of up to thirty-two feet in overall height and is proposed to be an additional 6,036 sq, ft to the existing 13,764 sq. ft. building. This addition will be required to accommodate our medical practice. This addition in conjunction with the first floor will be improved with all of the necessary components for an in house ambulatory surgery center and a VIP type medical office. The east portion of the building is anticipated to provide a physical therapy suite, a diagnostic MRI suite and a small medical office.

In addition to meeting all of the Southern Nevada requirements, all facilities must meet strict State and Federal Health and Medical Board requirements in order to satisfactorily operate this type of facility.

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The finished cosmetic appearance will be compatible with the recently constructed building appearances in the area. The exterior will be finished with clean lined modern architecture, similar to that rendered by many of the government and civic centers generally located across the desert southwest and those in the city. This architectural theme is present in numerous buildings located on W Charleston Blvd. which bear similar size and shape to our proposed facility. This proposed project will provide a much needed facelift to the Charleston C-D district.

Our current licensed medical practice is located across the street in the Quail Park office plaza. We have between ten and fifteen employees at this location and more at other various locations throughout the valley. Once fully operational, we will house between twenty and thirty employees at the facility. We will be open during normal business hours in the area: 7:00am – 5:00 pm, Monday thru Saturday. In addition to meeting regional regulation requirements we must also meet the very strict standards set by the Nevada Department of health and Human Services, and regulatory requirements issued by the U.S. Department of Health and Human Services.

The proposed uses of the building are not intended to provide any type of emergency "clinic" type occupancies.

The proposed building setbacks to the adjacent residential uses exceeds the City of Las Vegas minimum adjacency standards.

The two parcels this project encompasses will be re-mapped into a single parcel.

The proposed project will not be using the City of Las Vegas green building standards.

The current parcels are part of the C-D district which limits buildings to one story. In order to provide adequate space for our practice, it will be required to build a second story over the existing west portion of the building. The proposed project will be a maximum of 32 feet high.

The proposed project has limited the amount of glazing (windows) at the rear of the west and east walls of the second level. There are no proposed windows at the south end of the second floor. The intent of this feature is to provide for the privacy of the adjacent residential uses and minimize the impact of the second story on these uses.

A parking analysis of the proposed buildings indicates that 111 parking spaces will be required for this project per the latest Title 19. The current parking lot configuration is only capable of providing 76 spaces. We propose to combine both parking lots creating better traffic flow and increasing the parking to 85 spaces which is 26 short of the required 111 spaces. This will require the removal of the existing CMU wall that currently separates the two parking lots. The proposed facilities will all be Medicare certified which limits a facility to seeing only 4 patients per hour. It is anticipated that these buildings will accommodate a maximum of 5 facilities so this will limit the buildings to seeing a total of 20 patients per hour. Anticipating a maximum of a

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VAR-43728
SDR-43726
REVISED

1-hour overlap there will be a maximum of 40 patients requiring parking. With a maximum of 30 employees there will be a total of 70 anticipated parking spaces required. This will leave the proposed parking lot with an excess of 15 spaces.

The parking analysis indicates the two loading zones are required for this project. It is proposed to provide only one loading zone. This is due to the fact that the nature of the proposed uses do not heavily rely on the delivery of supplies. There will never be the need for more than one loading space on this project.

The proposed project will require a waiver for the rear lot landscape buffer to be at zero when 8'-0" is required by Title 19. Additionally a waiver will be required to eliminate the entire perimeter landscaping buffer.

Sincerely,

Dr. Coppel
Nevada Comprehensive Pain Center

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VAR-43728
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REVISED

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-43726 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-43728 - PUBLIC HEARING - APPLICANT/OWNER: SCENIC VISTAS, LLC - For possible action on a request for a Site Development Plan Review TO ADD A 6,036 SQUARE-FOOT SECOND STORY TO AN EXISTING MEDICAL OFFICE BUILDING FOR A TOTAL HEIGHT OF 32 FEET WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW ZERO FEET ALONG THE EAST, WEST AND SOUTH PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 1.26 acres at 2905 and 2809 West Charleston Boulevard (APNs 162-05-510-004 and 005), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

C.C.: 01/18/2012

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-43726** APN: 162-05-510-004 & 005

Name of Property Owner: Scenic Vistas, LLC

Name of Applicant: Scenic Vistas, LLC

Name of Representative: Alain Coppel

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: A Coppel

Print Name: Alain Coppel

Subscribed and sworn before me

This 27th day of October, 2011

Melissa L Hodgdon

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MELISSA L. HODGDON
Appt No 07-1928-1
My Appt Expires July 12 2014

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 2809 & 2905 West Charleston

Project Name Nevada Comprehensive Pain Center **Proposed Use** Medical Office

Assessor's Parcel #(s) 162-05-510-004 & 005 **Ward #** 1-Tarkanian

General Plan: existing O proposed _____ **Zoning:** existing C-D proposed _____

Commercial Square Footage 19,700 **Floor Area Ratio** 24.95

Gross Acres 1.27 **Lots/Units** 2 **Density** _____

Additional Information Wavier for landscape reduction zero feet buffer where Eight feet is Required

PROPERTY OWNER Scenic Vistas LLC **Contact** Juan Pena

Address 2820 west Charleston **Phone:** 476-9999 **Fax:** 946-1343

City Las Vegas **State** Nevada **Zip** 89102

E-mail Address JuanP@nvcpc.com

APPLICANT Scenic Vistas LLC **Contact** Juan Pena

Address 2820 West Charleston **Phone:** 476-9999 **Fax:** 946-1343

City Las Vegas **State** Nevada **Zip** 89102

E-mail Address JuanP@nvcpc.com

REPRESENTATIVE Cross Construction Company LLC **Contact** Bert Craig & Dustin Belinski

Address 104 Laurel Ave. **Phone:** 596-7743 **Fax:** 940-6162

City Las Vegas **State** Nevada **Zip** 89104

E-mail Address Bert@bhcraig.com

Property Owner Signature* A Coppel

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

Print Name Alain Coppel

Subscribed and sworn before me

This 27th day of October, 20 11.

Melissa L. Hodgdon

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MELISSA L. HODGDON
Appt No 07-1928-1
My Appt Expires July 12, 2014

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OCT 27 2011

FOR DEPARTMENT USE ONLY

Case #	SDR-43726
Meeting Date:	12-13-11
Total Fee:	1030.00
Date Received:*	10-27-11
Received By:	JFnell

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

City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

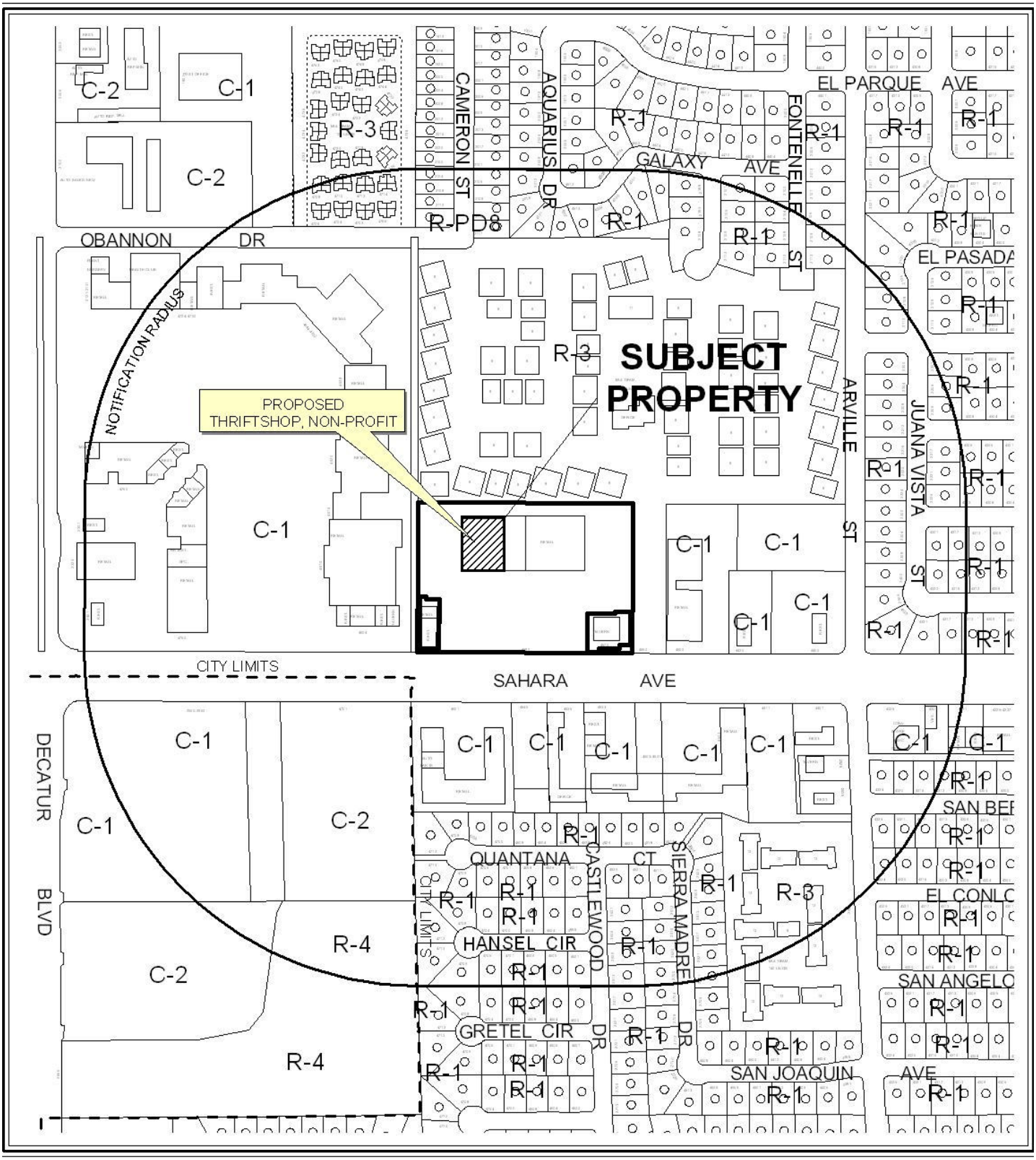
SUBJECT:
SUP-43700 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SAHARA CROSSING, LP - For possible action on a request for a Special Use Permit FOR A THRIFTSHOP, NON-PROFIT at 4580 West Sahara Avenue, Suite #110 (APN 162-06-411-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE 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:
Staff recommends APPROVAL, subject to conditions:

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



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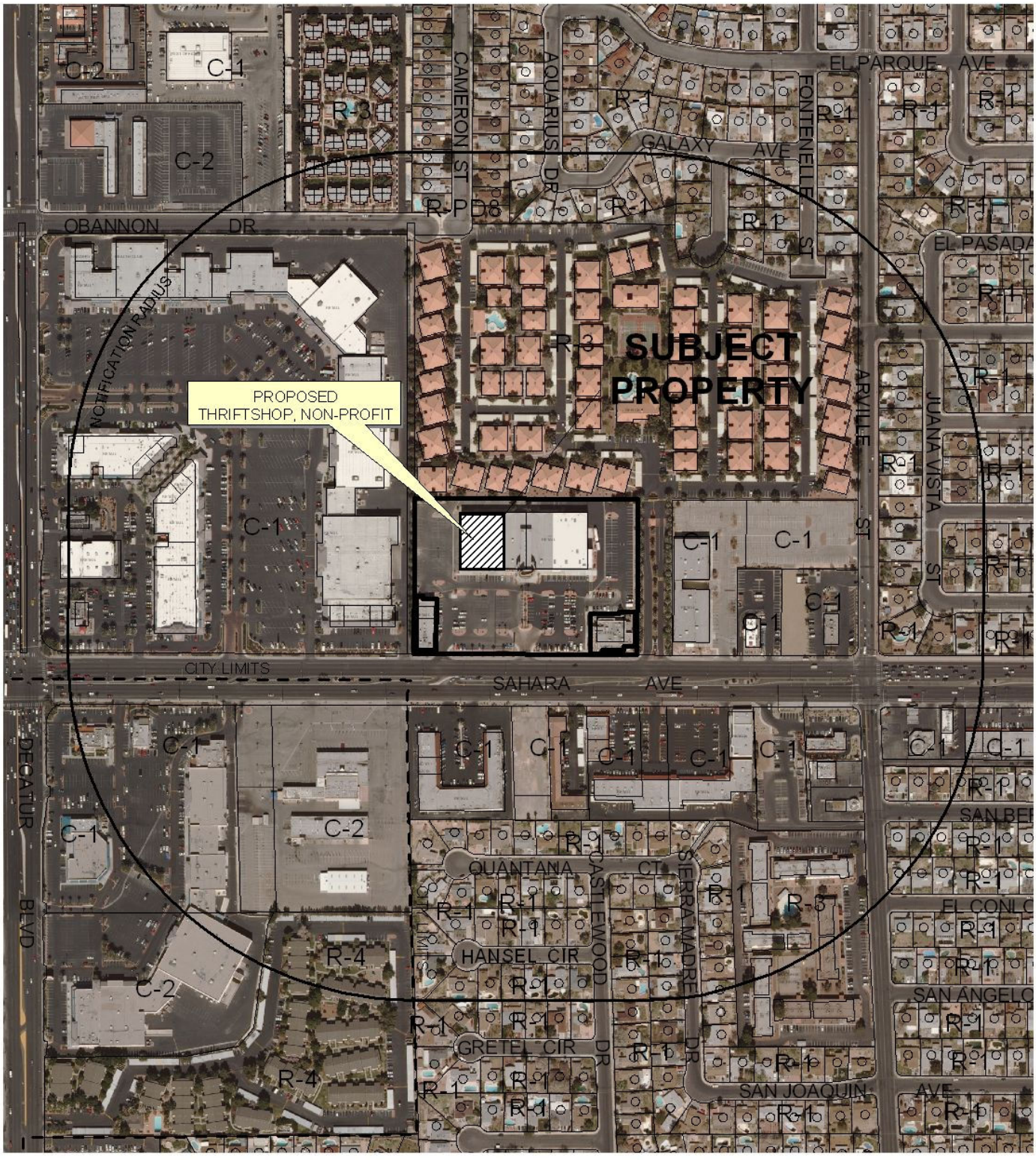
CASE: **SUP-43700**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **SUP-43700**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SAHARA CROSSING, LP

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-43700	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SUP-43700 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Thriftshop, Non-profit use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All deliveries, donations, loading, unloading and services to the premises shall be completed between 8:00 am and 6:00 p.m.

4. The existing block wall along the north property line shall be increased to a minimum height of eight feet and extend a minimum of twenty feet beyond the limits of the loading dock to the west and east. The wall improvements shall be constructed prior to the start of construction of the loading dock.

5. 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 Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for the approval of a Special Use Permit for a Thriftshop, Non-profit at 4580 W. Sahara Avenue Suite #110. The proposed land use will allow the applicant to sell donated used merchandise. The land use is appropriate for the site and can be conducted in a manner that is harmonious and compatible with the surrounding land uses; therefore, staff recommends approval with conditions. If the application is denied, the land use of Thriftshop, Non-profit will not be allowed.

ISSUES

- A Special Use Permit is required for the land use of Thriftshop, Non-profit in the C-1 (Limited Commercial) zoning district.
- The applicant is proposing a loading dock at north side of the building and a drive-through porte cochere along the west side of the building.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/05/87	The City Council approved a Rezoning (Z-0057-87) from R-3 (Medium Density Residential) to C-1 (Limited Commercial) for this site as part of a larger overall request.
01/24/08	The Planning Department administratively approved a Site Development Plan Review (SDR-25837) for proposed exterior modifications to an existing shopping center at 4580 West Sahara Avenue. Staff approved this request.

Most Recent Change of Ownership	
10/18/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
08/10/07	A building permit (#7002494) was issued for a Tenant Improvement (Walgreens) at 4580 West Sahara Avenue, Suite #110. The permit was finalized 10/15/08
01/30/08	A building permit (#106991) was issued for a Tenant Improvement with on site improvements (Fresh and Easy) at 4580 West Sahara Avenue, Suite #150. The permit was finalized 02/17/09

Pre-Application Meeting	
10/13/11	A pre-application meeting was held and issues concerning the submittal of a Special Use Permit for a Thriftshop, Non-profit were discussed with the applicant.

Neighborhood Meeting
A Neighborhood Meeting is not required for this application nor was one held.

Field Check	
11/03/11	Staff conducted a field check of the subject property. Staff noted the subject site was a well maintained commercial development. The north wall along the property line was at a proximity height of five and a half feet.

Details of Application Request	
Site Area	
Net Acres	6.15

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	General Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A

Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways	130	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	77,930 SF	1:250 SF	312				
TOTAL SPACES REQUIRED			312		364		Y
Regular and Handicap Spaces Required			304	8	349	15	Y
Loading Spaces	77,930 SF	1:10,000 SF	4		4		Y

ANALYSIS

The land use of Thriftshop, Non-profit is defined by Title 19.12 as a shop that is operated by a nonprofit organization and that sells donated used merchandise only. The minimum Special Use Permit Requirements are:

1. No outdoor display, sales or storage of any merchandise shall be permitted.
2. The use shall comply with the applicable requirements of LVMC Title 6.

The property is zoned C-1 (Limited Commercial) and is intended to provide retail shopping and personal services. The C-1 (Limited Commercial) District is consistent with the General Plan of SC (Service Commercial). The proposed land use of Thriftshop, Non-profit is permissible in the C-1 (Limited Commercial) District with approval of a Special Use Permit.

The submitted Site Plan depicts a loading dock on the north side of the building and a Porte Cochere drive through on the west side of the building to facilitate drop-off of used goods. Loading docks are required to be screened to a minimum height of eight feet. Conditions have been added requiring the proper screening and limiting deliveries to business hours.

The land use of Thriftshop, Non-profit is appropriate for the site and can be conducted in a manner that is harmonious and compatible with surrounding land uses; therefore, staff recommends approval.

FINDINGS (SUP-43700)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

   The proposed land use of Thriftshop, Non-profit is located within a shopping center with similar hours and can be operated 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.

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

   No significant changes are proposed to the existing structure or the site with this application that would increase the intensity of the proposed land use.

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

   Sahara Avenue, designated as a Primary Arterial by the city's Master Plan of Streets and Highways, provides access to the property. These roadway facilities are adequate to serve the land use of Thriftshop, Non-profit.

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 a Special Use Permit for the land use of Thriftshop, Non-profit at this location will not compromise the public health, safety and welfare or the primary objectives of the General Plan, as the use will be subject to regular to inspections and licensing requirements.

5. **The use meets all of the applicable conditions per Title 19.12.**

The land use of Thriftshop, Non-profit meets all of the applicable conditions of Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 36

NOTICES MAILED 244

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-43700 APN: 162-06-411-004

Name of Property Owner: Sahara Crossing, LP

Name of Applicant: Sahara Crossing, LP

Name of Representative: John Stewart, Manager Sahara Crossing Development Company,LLC (

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JOHN STEWART

Subscribed and sworn before me

This 18th day of October, 2011

_____ Clark County, Nevada

Notary Public in and for said County and State

HEATHER STRONG
Notary Public State of Nevada
No 06-107806-1
MY APPT. EXP. JULY 26, 2014

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Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 4580 W. Sahara Avenue

Project Name Goodwill **Proposed Use** Thrift Shop

Assessor's Parcel #(s) 162-06-411-004 **Ward #** 1

General Plan: existing SC proposed SC **Zoning:** existing C-1 proposed C-1

Commercial Square Footage Approx 17,000 sf space **Floor Area Ratio**

Gross Acres **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Sahara Crossing, LP **Contact** John Stewart

Address 8357 W. Flamingo Ave. #200 **Phone:** 368-5800 **Fax:** 368-5801

City Las Vegas **State** Nevada **Zip** 89147

E-mail Address john@julietlasvegas.com

APPLICANT same **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE B2 Development Services, LLC **Contact** Diana Bossard

Address 209 S. Stephanie St. #B128 **Phone:** 451-3510 **Fax:** 451-4988

City Henderson **State** Nevada **Zip** 89012

E-mail Address dbinbc@cox.net

Property Owner Signature* JOHN STEWART

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

Print Name

Subscribed and sworn before me

This 18th day of October, 20 11.

Clark County, Nevada

Notary Public in and for said County and State

HEATHER STRONG
Notary Public State of Nevada
No. 06-107806-1
My Appt. Exp. July 26, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-43700
Meeting Date:	12-13-11
Total Fee:	1030.00
Date Received:*	10-26-11
Received By:	

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

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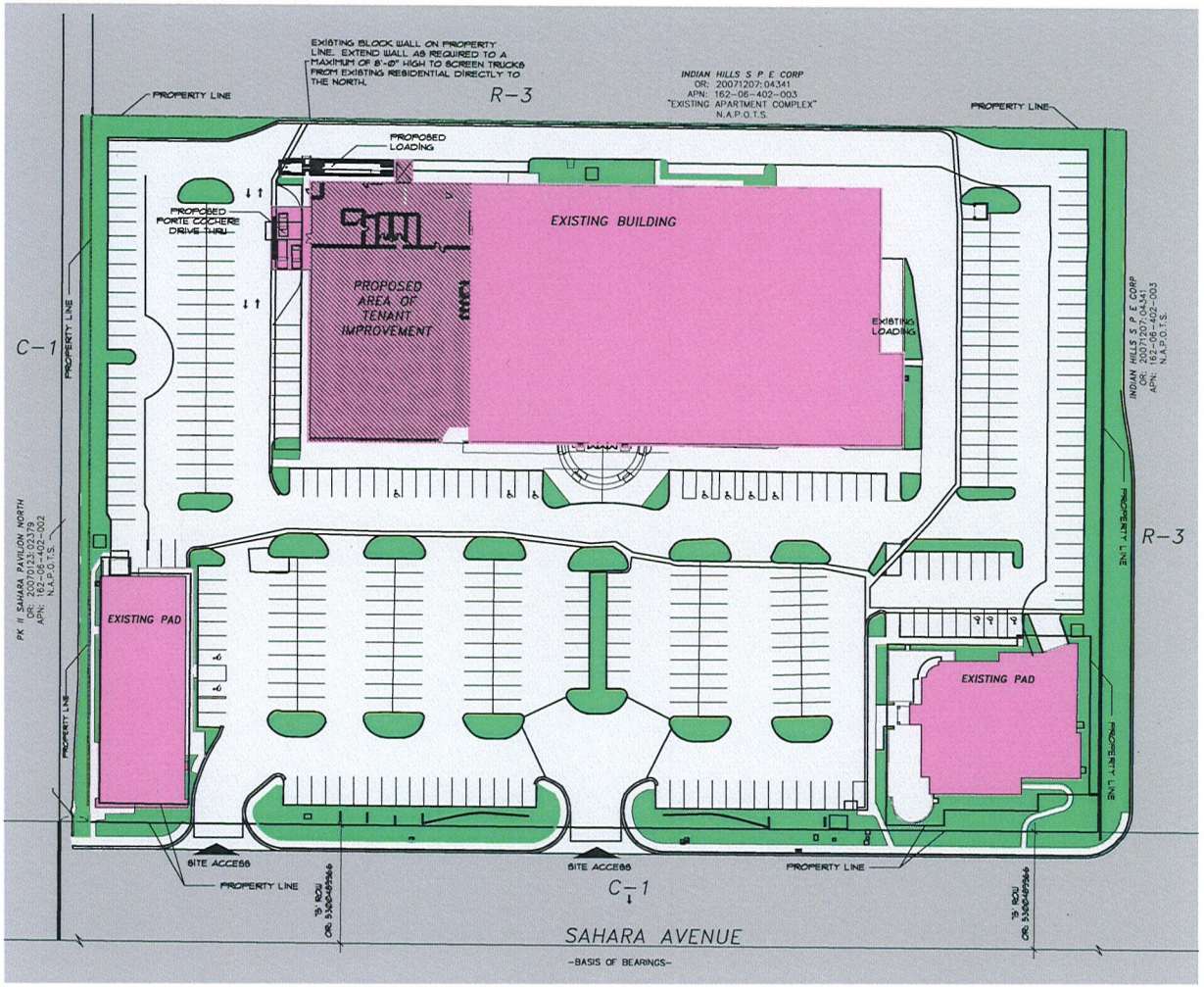
Department of Planning

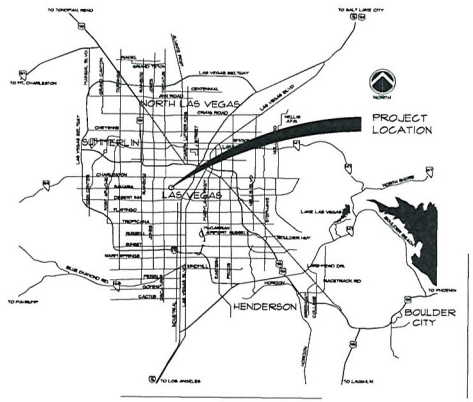


1 SITE PLAN
SCALE: 1" = 75'

NORTH

VICINITY MAP

SITE INFORMATION



SITE NOTES

SITE INFORMATION

PARCEL:	A.P.N. #162-06-411-003 #162-06-411-004 #162-06-411-005
ZONING:	C-1
PARCELS TOTAL AREA:	6.666 ACRES
A.P.N. #162-06-411-003	0.32 ACRES
#162-06-411-004	6.56 ACRES
#162-06-411-005	0.19 ACRES
BUILDINGS TOTAL AREA:	77,930 SF
A.P.N. #162-06-411-003	8,492 SF
#162-06-411-004	8,124 SF
#162-06-411-005	61,314 SF
PROJECT TOTAL AREA:	16,965 SF
PARKING REQUIREMENTS:	1 PER 250 SF
BUILDING TOTAL AREA:	77,930 SF / 250 SF
TOTAL PARKING REQUIRED:	312 SPACES
PARKING PROVIDED:	
COVERED SPACES	0
OPEN SPACES	333
COMPACT SPACES	16
ACCESSIBLE SPACES	15
TOTAL PARKING PROVIDED	364 SPACES

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City of Las Vegas
Department of Planning

DLR Group
Architecture Engineering Planning Interiors

6775 Edmond Street
suite 260
Las Vegas, Nevada 89118

(702) 269-6615
(702) 269-6625 FAX

www.dlrgroup.com

-

Tenant Improvement for:

GOODWILL AT SAHARA CROSSING

Beltway Business Park
5650 West Sahara Ave.
Las Vegas, Nevada

No.	Date	Description

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Project	xx-xxxxx-xx
Drawing Number	
Date	04-21-2011
Drawn by	SS/RS
Checked by	RS

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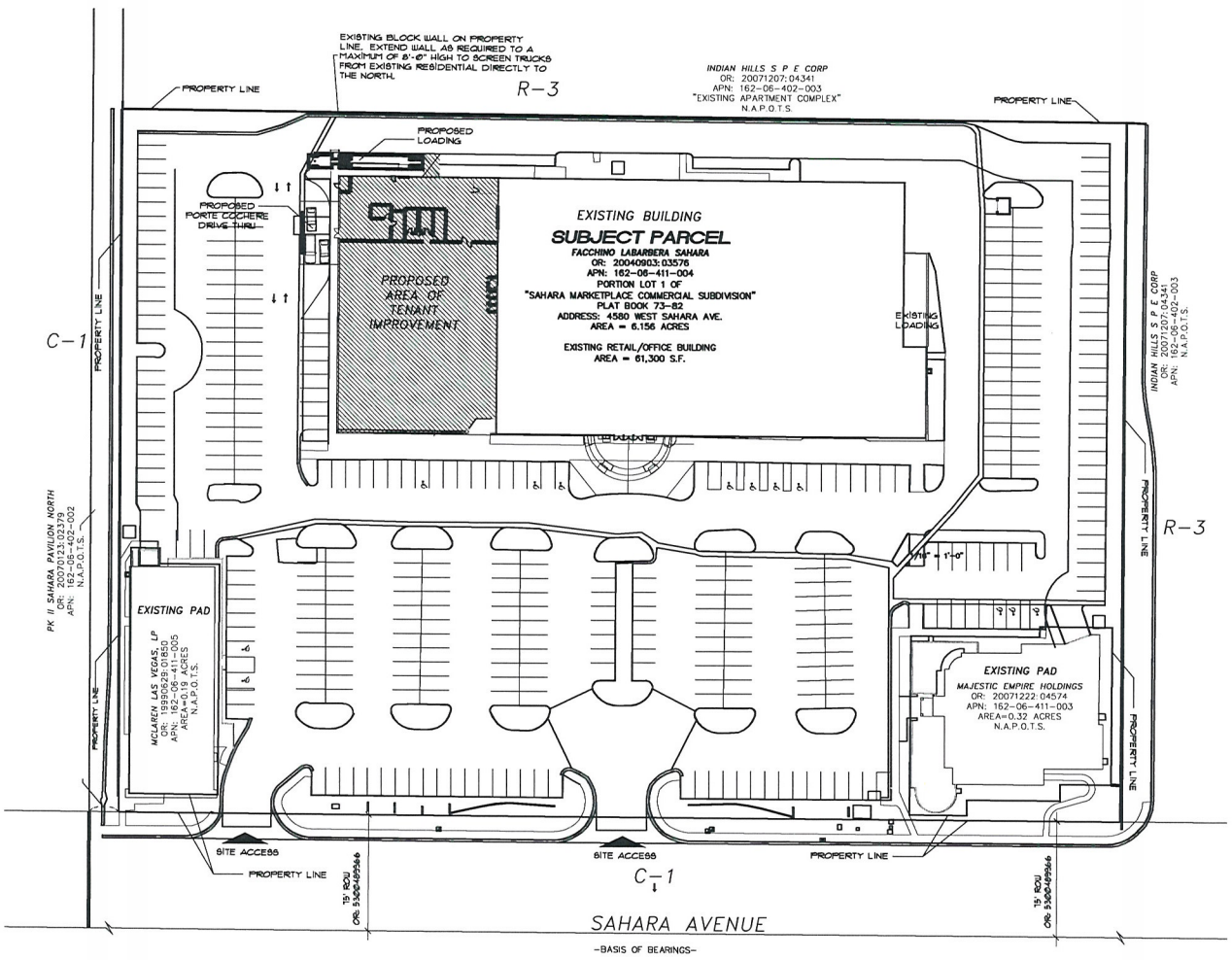


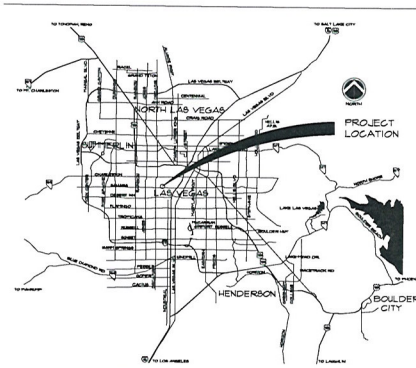
1 SITE PLAN

SCALE: 1" = 75'

NORTH

VICINITY MAP

SITE INFORMATION



SITE NOTES

SITE INFORMATION

PARCEL:	A.P.N. #162-06-411-003 #162-06-411-004 #162-06-411-005
ZONING:	C-1
PARCELS TOTAL AREA:	6.666 ACRES
A.P.N. #162-06-411-003	0.32 ACRES
#162-06-411-004	6.156 ACRES
#162-06-411-005	0.19 ACRES
BUILDINGS TOTAL AREA:	77,930 SF
A.P.N. #162-06-411-003	8,492 SF
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ACCESSIBLE SPACES	15
TOTAL PARKING PROVIDED:	364 SPACES

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Tenant Improvement for:

GOODWILL AT SAHARA CROSSING

Beltway Business Park
5650 West Sahara Ave.
Las Vegas, Nevada

No.	Date	Description

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Project	xx-xxxxx-xx
Drawing Number	
Date	09-27-2011
Drawn by	SS/RS
Checked by	RS

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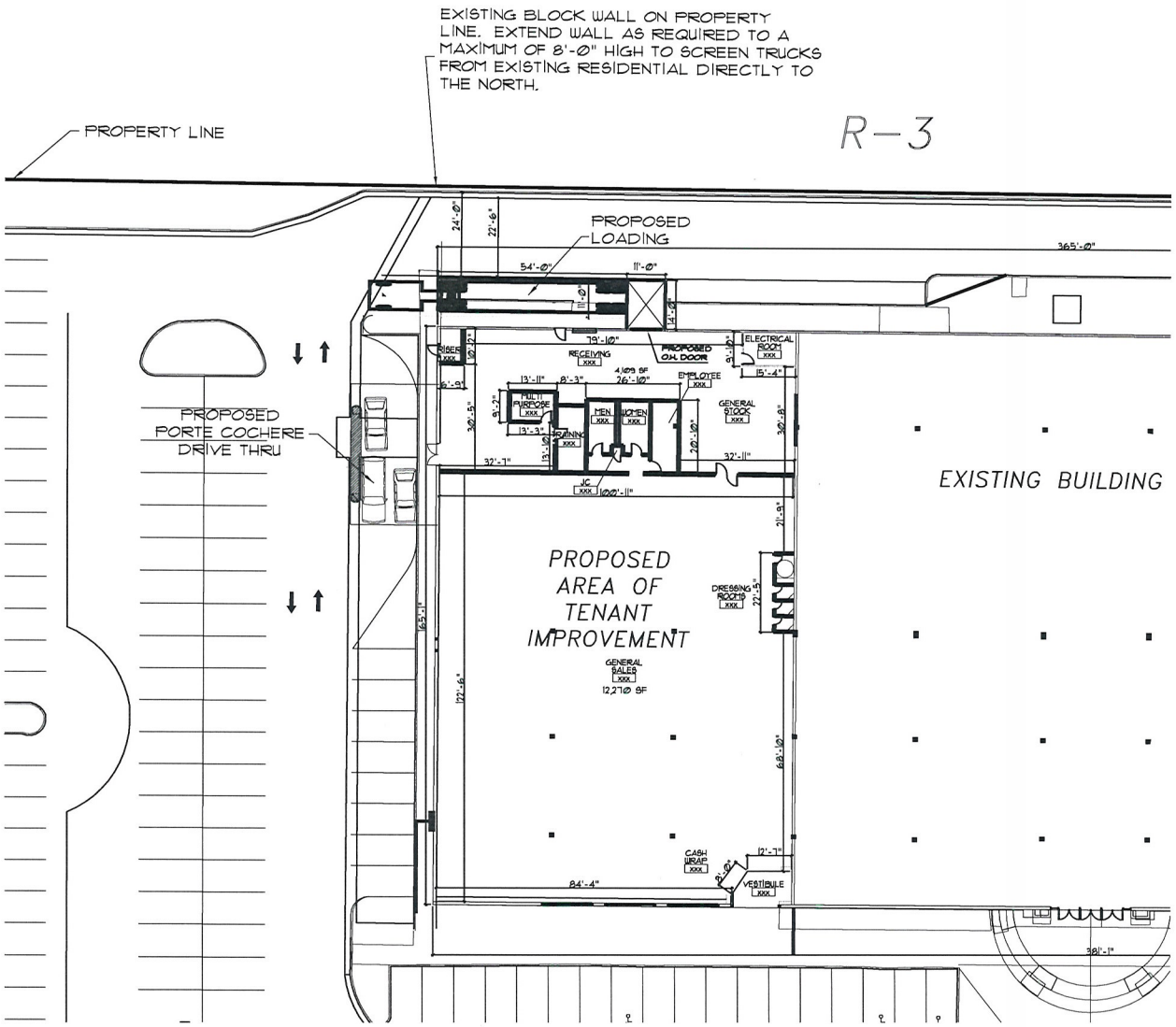

1 FLOOR PLAN
SCALE: 1/32" = 1'-0"

NORTH

NOTES

PROJECT INFORMATION

OCCUPANCY CLASSIFICATION:	M		
AREA OF TENANT IMPROVEMENT:	16,965 SF		
	AREA	ALLOWANCES	OCC LOAD
MERCHANTILE	16,965 SF	30 GROSS	566

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Architecture Engineering Planning Interiors

6775 Edmond Street
suite 260
Las Vegas, Nevada 89118

(702) 269-6615
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Tenant Improvement for:

GOODWILL AT SAHARA CROSSING

Beltway Business Park
5650 West Sahara Ave.
Las Vegas, Nevada

No.	Date	Description

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Project	xx-xxxxx-xx Drawing Number
Date	04-21-2011
Drawn by	SS/RS
Checked by	RS

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City of Las Vegas
Department of Planning

SUP-43700



SUP-43700 - APPLICANT/OWNER: SAHARA CROSSING, LP
4580 WEST SAHARA AVENUE

11/03/11



SUP-43700 - APPLICANT/OWNER: SAHARA CROSSING, LP
4580 WEST SAHARA AVENUE

11/03/11



SUP-43700 - APPLICANT/OWNER: SAHARA CROSSING, LP
4580 WEST SAHARA AVENUE

11/03/11

SAHARA CROSSING, L.P.

October 24, 2011

City of Las Vegas
Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Subject: Goodwill Industries at Sahara Crossing
Special Use Permit

Dear Mr. Howe:

Attached please find a Special Use Permit Application relative to Goodwill Industries proposed retail operation within the existing Sahara Crossing commercial center. We respectfully request your review and approval of this application. Sahara Crossing is a commercial center generally located west of Arville Street on the north side of Sahara Avenue, previously known as Sahara Marketplace prior to being acquired by Sahara Crossing, LP. The Assessor's Parcel Number is 162-06-411-004, containing approximately 6.15 acres, and has a zoning designation of C-1. With approval of a Special Use Permit, Goodwill Industries will replace the Walgreen's Drug Store that previously occupied the approximate 17,032 square-foot retail space within the Sahara Crossing commercial center.

Goodwill Industries of Southern Nevada, Inc., a non-profit organization, is well known throughout Clark County for providing education, employment and training for those people who have disabilities. There are currently eight locations within Clark County. This location will offer for sale new and gently used merchandise. The store will be open from 8:00 AM until 10:00 PM Monday through Sunday. It will employ approximately 34 individuals at any given time and enable job placement and job training services for many more. All deliveries, loading, unloading and services to the Premises shall be completed between 8:00 am and 6:00 pm each day. All deliveries, loading, unloading and services to the Premises shall be accomplished within the service areas of the Project.

Since Goodwill Industries of Southern Nevada, Inc. is incorporated within the State of Nevada as a non-profit entity, it is not required to have a Nevada State Business License.

Please place this item on the December 13, 2011 Planning Commission Agenda and do not hesitate to contact our office or Diana Bossard, if any questions arise during the review of the application documents. Thank you for your assistance with this project. You may reach Diana Bossard on her cell phone at 604-5965 or email dbinbc@cox.net.

Very truly yours,

John Stewart

Cc: D. Bossard, B2
R. Starks, DLR

RECEIVED
OCT 26 2011
City of Las Vegas
Department of Planning

8375 W. Flamingo Road, Suite 200 Las Vegas, NV 89147 Tel.: 702.368.5800 / Fax: 702.368.5801

SUP-43700

City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

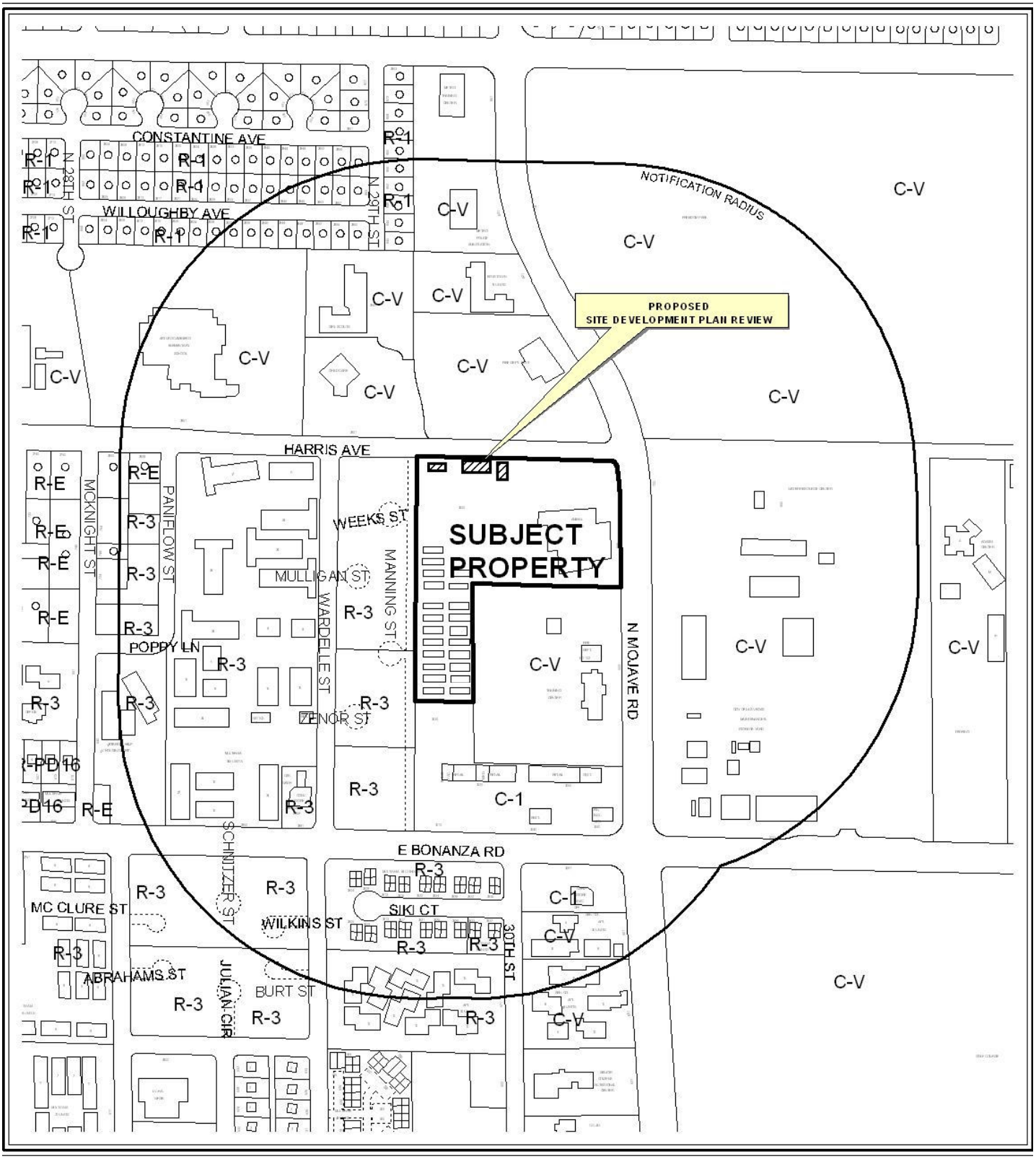
SUBJECT:
SDR-43702 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR THREE EXISTING MODULAR BUILDINGS TOTALING 7,660 SQUARE FEET AT AN EXISTING ANIMAL HOSPITAL, CLINIC, OR SHELTER (WITH OUTSIDE PENS) on 8.39 acres at 655 North Mojave Road (APN 139-25-405-008), C-V (Civic) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE 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:
Staff recommends APPROVAL, subject to conditions:

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



0 400 800 Feet

CASE: **SDR-43702**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 400 800 Feet

CASE: **SDR-43702**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-43702	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SDR-43702 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-3275) shall be required.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. 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 10/26/11, except as amended by conditions herein.

4. Landscape materials within the perimeter landscape buffer adjacent to the structures shall be installed in conformance with the previously approved landscape plan within 90 days of final approval.

5. Application shall be made within 30 days of final approval for building permits for the three temporary structures that are the subject of this Site Development Plan Review. This Site Development Plan Review, if approved, shall be void if permit applications and/or issued permits are voided or allowed to expire, and a new Site Development Plan Review would be required. 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 Department of Building and Safety.

6. The three temporary structures shall be removed no later than two years from the date of final approval, unless an Extension of Time is approved by the City of Las Vegas.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall indicate four (4) five-gallon shrubs per tree in the north landscape buffer.

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

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

Public Works

11. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the use of the existing facilities.

12. A Drainage Study update or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.

Staff Report Page One
December 13, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

Three existing temporary structures located along Harris Avenue west of Mojave Road currently house facilities related to an existing Animal Shelter with Outside Pens. These include a 2,100 square-foot administrative building, 4,160 square-foot cat adoption tent, and a 1,400 square-foot veterinary classroom building. The structures had been entitled through a previous action (most recently SDR-31744); however, building permits were either not secured or a final inspection not completed and the permits and entitlement expired. The request is to review the existing structures as permanent structures so as to obtain building permits until such time as buildings with foundations can be constructed for these services. Landscaping along Harris Avenue is existing, but does not conform to Title 19 requirements. As the existing structures have been shown to be compatible with adjacent properties and a new plan for permanent facilities is proposed, staff recommends approval with conditions. If this request is denied, no permits may be obtained for the existing structures, and they must then be removed from the premises.

ISSUES

- The subject modular structures were installed on the site without completing the entitlement or permitting process.
- A Site Development Plan Review (SDR-43704) is proposed to be heard by the Planning Commission to replace the existing structures with a future permanent facility that will provide the same services. Staff recommends approval of SDR-43704.
- Perimeter landscaping adjacent to the structures does not conform to the approved landscape plan for this site. A condition of approval will require conformance with the approved landscape plan for the site within 90 days of final approval.
- Application shall be made for building permits for the existing structures within 30 days of final approval. This Site Development Plan Review, if approved, shall be void if permit applications and/or issued permits are voided or allowed to expire, and a new Site Development Plan Review would be required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/23/97	The City of Las Vegas Planning & Development staff administratively approved a Site Development Plan Review (SD-0015-97) for a 34,000 square-foot Animal Shelter on 2.02 acres adjacent to the southwest corner of Mojave Road and Harris Avenue.

01/07/04	The City Council approved a Site Development Plan Review (SDR-3275) for a proposed Animal Shelter and Veterinary Complex on 9.5 acres adjacent to the southwest corner of Harris Avenue and Mojave Road. The Planning Commission and staff recommended approval of this request.
08/17/05	The City Council approved a Site Development Plan Review (SDR-6883) for Temporary Structures for an Animal Shelter on 8.39 acres adjacent to the southwest corner of Mojave Road and Harris Avenue. The Planning Commission and staff recommended approval of this request.
11/01/06	The City Council approved a One-Year Required Review (RQR-14476) of an approved Site Development Plan Review (SDR-6883) which allowed Temporary Structures for an Animal Shelter on 8.39 acres at the southwest corner of Mojave Road and Harris Avenue. The Planning Commission and staff recommended denial of this request.
12/20/06	The City Council approved a Review of Condition (ROC-17677) for Condition Number 1 of an approved Site Development Plan Review (SDR-6883) to allow a temporary tent located on the corner of Harris Street and Manning Street to be allowed to remain for two additional years on 8.39 acres at the southwest corner of Mojave Road and Harris Avenue. Staff recommended approval of this request.
05/16/07	The City Council struck a request for a Site Development Plan Review (SDR-20124) for an existing 1,900 square-foot Veterinary School, a 4,116 square-foot Animal Shelter, a 1,900 square-foot Office and a proposed Barn and Restroom Facility on 8.39 acres adjacent to the southwest corner of Harris Avenue and Mojave Road. The Planning Commission and staff recommended approval of this request.
01/21/09	The City Council approved a Site Development Plan Review (SDR-31744) for an existing 1,400 square-foot veterinary school, an existing 1,900 square-foot office, an existing 4,116 square-foot cat adoption facility and a proposed 2,800 square-foot spay/neuter clinic on 8.39 acres at the southwest corner of Mojave Road and Harris Avenue. The Planning Commission and staff recommended approval. The approval expired 01/21/11.
08/17/09	A Code Enforcement case (80879) was processed for construction near the dog adoption kennels without permits. The case was resolved 08/19/09.
12/13/11	The Planning Commission will consider a request for a Special Use Permit (SUP-43703) for a Cemetery/Mausoleum for animals on the subject site.
	The Planning Commission will consider a request for a Site Development Plan Review (SDR-43704) for two proposed buildings with a total floor area of 28,495 square feet and an accessory barn on the subject site.

Most Recent Change of Ownership	
N/A	There has been no change in ownership on the subject property.

Related Building Permits/Business Licenses	
02/11/98	A business license (G99-00005) was issued for an Animal Shelter at 655 North Mojave Road. The license is still active.
06/30/00	A building permit (#00012474) was issued for a new building at 655 North Mojave Road. The permit received final approval on 12/20/00.
06/30/00	A building permit (#00012475) was issued for onsite improvements at 655 North Mojave Road. The permit received final approval 01/12/01.
10/23/00	A building permit (#00019517) was issued for a trash enclosure and walls at 655 North Mojave Road. The permit received final approval 11/01/00.
01/16/01	A building permit (#01000727) was issued for a sign at 655 North Mojave Road. The permit received final approval on 02/27/01.
08/20/04	A building permit (#04019189) was issued for a utility closet at 3000 Harris Avenue. The permit received final approval 06/21/05.
08/20/04	A building permit (#04019175) was issued for onsite/hardscape improvements at 3000 Harris Avenue. The permit has not yet received final approval.
08/20/04	Building permits were issued for a new Kennel Building 1 (#04019178) and Kennel Building 2 (#04019179) at 3000 Harris Avenue. The permits received final approval on 09/23/05 and 09/16/05.
08/20/04	Building permits were issued for Kennel Buildings 3 through 11 (#04019180 through #04019188) at 3000 Harris Avenue. The permits received final approval on 09/09/05.
03/17/05	Building permits were issued for onsite/hardscape improvements (#05001671) and for a building addition (#05001670) for an Animal Shelter at 655 North Mojave Road. The permits received final approval on 03/21/06.
03/17/05	A building permit (#05001669) was issued for a barn animal shelter at 3000 Harris Avenue. The permit expired and was placed on hold on 09/17/05.
04/13/05	A building permit (#05002193) was issued for onsite improvements for a wetlands project at 3000 Harris Avenue. The permit did not have a final inspection.
05/26/05	A building permit (41873) was issued for a wall/fence at 655 North Mojave Road. The permit did not have a final inspection and expired 12/29/05.
12/13/05	A building permit (#05008740) was issued for a temporary classroom trailer building at 655 North Mojave Road. The permit did not have a final inspection.

Pre-Application Meeting	
10/20/11	Staff met with the applicant and discussed the proposed project. It was determined that a Site Development Plan Review (SDR) application would be required for the existing modular structures.

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

Field Check	
11/08/11	During a field inspection, staff noted three temporary structures in good condition located along Harris Avenue near the rear of the property, behind a chain link fence. Parking is provided to the rear of the structures. A portion of the area of the site south of the structures is undeveloped. Landscaping along Harris Avenue is sparse, but provides some screening of the temporary structures.

Details of Application Request	
Site Area	
Net Acres	8.39

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Animal Shelter	PF (Public Facilities)	C-V (Civic)
North	Government Facility (Fire Station)	PF (Public Facilities)	C-V (Civic)
South	Government Facility	PF (Public Facilities)	C-V (Civic)
	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Government Facility (Maintenance and Storage Yard)	PF (Public Facilities)	C-V (Civic)
West	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

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

DEVELOPMENT STANDARDS

Pursuant to the submitted site plan, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	8.39 acres	N/A
Min. Lot Width	N/A	602 Feet	N/A
Min. Setbacks • Corner	11 Feet	11 Feet	Y
Max. Lot Coverage	N/A	23 %	N/A
Max. Building Height	N/A	20 Feet	N/A

Pursuant to the approved landscape plan, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees: • North	1 Tree / 20 Linear Feet	17 Trees	13 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North	8 Feet		8 Feet	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Mojave Road	Primary Arterial	Master Plan of Streets and Highways	100	Y
Harris Avenue	N/A	N/A	60	N/A
Manning Street	N/A	N/A	30	N/A

Pursuant to Title 19.10 and 19.12, 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	
Animal Hospital, Clinic, or Shelter (with Outside Pens)	80 on-duty employees, 3 doctors and 4 exam rooms	One space for every 2 on-duty employees, plus 1 space per doctor and 1 space per exam room	47				
TOTAL SPACES REQUIRED			47		118		Y
Regular and Handicap Spaces Required			45	2	113	5	Y

ANALYSIS

The site is located within a C-V (Civic) District. Development standards are established by an approved Rezoning or Site Development Plan Review. The request is to approve the temporary buildings already in place as permanent structures, and no new standards are proposed through this review. Landscape standards were approved through Site Development Plan Review (SDR-3275). Provision of parking is subject to Title 19.08 Commercial Development Standards.

Approval of this Site Development Plan Review would allow permits and final inspections for the existing structures to be obtained so that services currently operating in the buildings could continue until more permanent facilities are constructed on the site. A Site Development Plan Review (SDR-43704) has been submitted for development of these new future facilities.

Title 19 requirements are satisfied for the temporary structures. They have been kept in good condition and are compatible with the surrounding properties. The landscape buffer along the north property line currently is deficient in landscape materials as compared to the submitted plan; however, the applicant is to provide the necessary landscaping as a condition of approval. Staff therefore recommends approval, with conditions.

FINDINGS (SDR-43702)

In order to approve a Site Development Plan application, per Title 19.16.100(E) 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 existing modular structures and animal shelter are located within a C-V (Civic) District adjacent to other city services to the north and east of the subject property. There is an existing multi-family housing development to the west of the site, which is buffered by existing mature landscaping. The development has minimal impact on the surrounding 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 proposal is consistent with the General Plan designation for public uses in this area. The development is consistent with Title 19 insofar as the standards established by the site plan are consistent with neighboring properties and meet the intent of Title 19 and General Plan.

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

   The site is served by Harris Avenue, a 60-foot right-of-way and Mojave Road, a 100-foot wide Primary Arterial. Together they provide adequate access to the site that does not adversely impact traffic in the vicinity.

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

   The building materials used are typical of modular buildings. The landscape types within the existing buffer are adequate, but an insufficient number of trees and shrubs have been provided to match approved plans. As the buildings being considered by this review have been on the site for several years without adverse impact to the surrounding neighborhood, staff can support the materials proposed.

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 photographs supplied by the applicant of the three existing buildings are not unsightly or obnoxious in appearance. While they do not offer the appearance of a permanent building, the existing and proposed structures are screened by the existing mature landscape buffer and are compatible with the surrounding area.

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

   The development will be subject to Building Code requirements, and therefore the development will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 42

NOTICES MAILED 97

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-43702 APN: 139-25-405-008

Name of Property Owner: The City of Las Vegas

Name of Applicant: The Animal Foundation

Name of Representative: Jennifer Lazovich - Kaempfer Crowell

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

_____ Yes ___X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Robin Yoakum

Print Name: Robin Yoakum

Subscribed and sworn before me – Robin Yoakum –

This 24th day of October, 2011

Christina Strong

Notary Public in and for said County and State

CHRISTINA STRONG
Notary Public-State of Nevada
APPT. NO. 07-1185-1
My App. Expires January 04, 2015

Revised 11-14-06

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

1052247.1

10987.126

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Plan Review for additional structures

Project Address (Location) 655 N. Mojave Road

Project Name The Animal Foundation **Proposed Use** Animal Shelter

Assessor's Parcel #(s) 139-25-405-008 **Ward #**

General Plan: existing PF proposed n/a **Zoning:** existing C-V proposed n/a

Commercial Square Footage **Floor Area Ratio**

Gross Acres 8± **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER The City of Las Vegas **Contact** Robin Yoakum

Address 400 E. Stewart Ave. **Phone:** 229-1022 **Fax:** 464-2522

City Las Vegas **State** NV **Zip** 89101

E-mail Address ryoakum@lasvegasnevada.gov

APPLICANT The Animal Foundation **Contact** Christine Robinson

Address 655 N. Mojave Road **Phone:** 384-3333 **Fax:** 384-4563

City Las Vegas **State** NV **Zip** 89101

E-mail Address crobinson@animalfoundation.com

REPRESENTATIVE Kaempfer Crowell **Contact** Jennifer Lazovich

Address 8345 West Sunset Road, Suite 250 **Phone:** 792-7000 **Fax:** 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* Robin Yoakum

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

Print Name Robin Yoakum

Subscribed and sworn before me Robin Yoakum

This 24th day of October, 20 11.

Christina Strong

Notary Public in and for said County and State

CHRISTINA STRONG
Notary Public-State of Nevada
APPT. NO. 07-1185-1
My App. Expires January 04, 2015

Revised 10/27/08

1052237.1

FOR DEPARTMENT USE ONLY

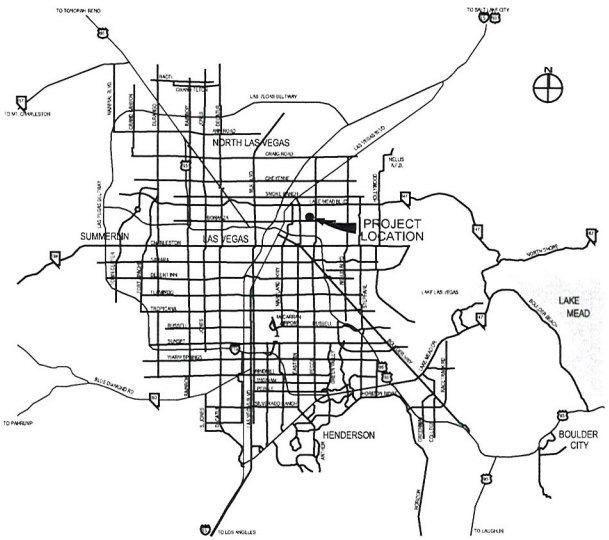
Case #	SDR-43782
Meeting Date:	12/13/2011
Total Fee:	1030.00
Date Received:*	10/26/2011
Received By:	MREY

*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

10987.126

VICINITY MAP



SITE AREA	365,532 SF 8.4 ACRES
TOTAL BUILDING AREA	85,580 SF
F.A.R.	23.4%

PARKING ANALYSIS

ANIMAL SHELTER	
80 - ON DUTY EMPLOYEES (1 SPACE/2 EMPLOYEES)	40 SPACES
3 - ON DUTY DOCTORS (1 SPACE EA.)	3 SPACES
4 - EXAM ROOMS (1 SPACE EA.)	4 SPACES
PIMA CLASSROOM	
70 - STUDENTS (1 SPACE/2 STUDENTS)	35 SPACES
1 - STAFF (1 SPACE/STAFF)	1 SPACE
TOTAL REQUIRED	83 SPACES
TOTAL PROVIDED	118 SPACES
HANDICAP ACCESSIBLE PARKING	
REQUIRED	5 SPACES
PROVIDED	5 SPACES



8965 s. eastern
suite 100
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DRAWING APPROVED: _____
DATE: _____

ethos three
ARCHITECTURE

SITE PLAN - EXIST.

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

SITE PLAN - EXISTING

SCALE : 1"=50'-0"

0 25 50 100

10-27-11

SHT A1.1

RECEIVED
OCT 26 2011
SDR-43702



PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	CALIPER MINIMUM SIZE
	EXISTING TREE PROTECT IN PLACE		

SHRUBS

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	MINIMUM SIZE
	EXISTING SHRUBS PROTECT IN PLACE		

LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION	QTY.	DETAIL
DG	DECOMPOSED GRANITE, COLOR GOLD, 2" MINIMUM DEPTH. SEE NOTE #1	26,326 S.F.	

PLANTING NOTES

1. DECOMPOSED GRANITE (DG) - INSTALL THE MINIMUM LAYER OF DECOMPOSED GRANITE/ROCK ALL LANDSCAPE AREAS WITHIN LANDSCAPE LIMIT OF WORK EXCEPT WHERE NOTED OTHERWISE. CONTRACTOR TO PROVIDE SAMPLES OF DECOMPOSED GRANITE/ROCK FOR APPROVAL BEFORE PLACING GRANITE. COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE - RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 2" BELOW TREE GRATE. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY TREE. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.
2. ALL MULTI TRUNK TREES ARE TO HAVE 3 TO 4 TRUNKS.
3. ANY TREE PLANTED WITHIN 5 FEET OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT GUARD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD. SEE DETAIL 'E', SHEET L3.05.
4. CONTRACTOR TO PRESERVE AND PROTECT EXISTING TREES IDENTIFIED ON PLAN BY AN EXISTING TREE SYMBOL. CONTRACTOR TO PRESERVE AND PROTECT LANDSCAPE OUTSIDE LIMIT OF LANDSCAPE WORK.
5. PRIOR TO BEGINNING WORK, CONTRACTOR TO INVENTORY EXISTING PLANTS AND MARK THOSE TO REMAIN FOR APPROVAL BY OWNER. CONTRACTOR TO VERIFY THAT EXISTING TREES TO REMAIN WILL NOT BE DAMAGED BY DEMOLITION OR CONSTRUCTION. IF EXISTING TREES AND/OR LANDSCAPE TO REMAIN IS DAMAGED DURING DEMOLITION OR CONSTRUCTION, TREES/SHRUB/SOD TO BE REPLACED AT CONTRACTORS EXPENSE WITH PLANT(S) OF SAME GENUS, SPECIES, VARIETY, FORM AND SIZE.
6. CONTRACTOR TO PROTECT IN PLACE EXISTING UTILITIES. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO USE CAUTION. CALL BEFORE YOU DIG AND CALL BEFORE YOU OVER HEAD.

SITE NOTES: EXISTING

TOTAL LANDSCAPE AREA	26,326 S.F.
TOTAL OPEN SPACE AREA	97,665 S.F.
TOTAL AREA	145,877 S.F.

southwick
LANDSCAPE ARCHITECTS
702.597.3108
12 Commerce Center Drive
Henderson, NV 89014
www.southwickla.com

CLIENT:

CONSULTANT:

STAMP:

THE ANIMAL FOUNDATION

645 N. MOJAVE ROAD
LAS VEGAS, NEVADA

REVISIONS:

SHEET CONTENTS:

EXISTING CONDITIONS

DRAWN BY:	SLA
REVIEWED BY:	JDV
DATE:	OCTOBER, 2011
PROJECT #:	11-006

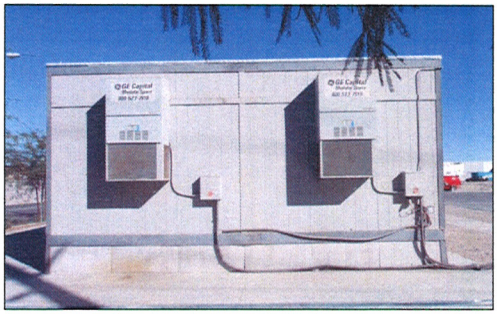
SHEET #: **L1.01**

0 40' 80' 120'
SCALE: 1" = 40'

RECEIVED
OCT 26 2011
SDR-43702



NORTH ELEVATION



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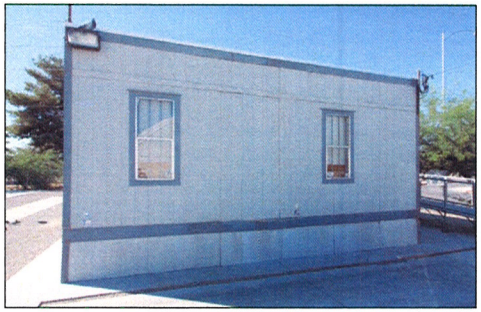

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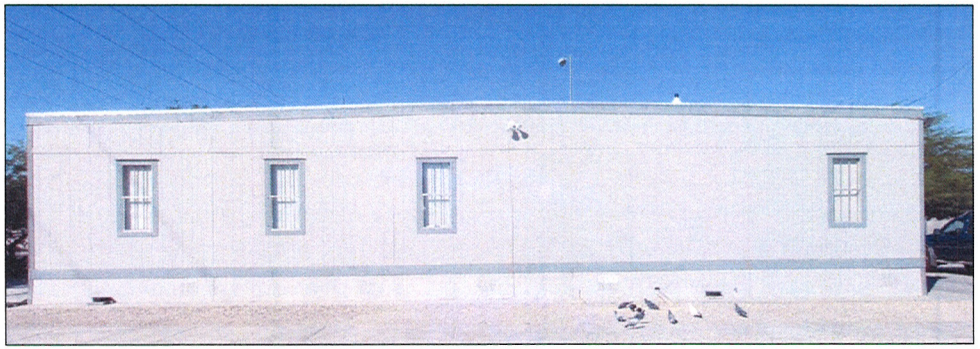

SOUTH ELEVATION

ELEVATIONS - EXISTING PIMA

SCALE : NO SCALE

8965 s. eastern
suite 100
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DRAWING APPROVED:
DATE:

ethos three
ARCHITECTURE

ELEVATIONS - PIMA

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

10-27-11

SHT A5.3

SDR-43702

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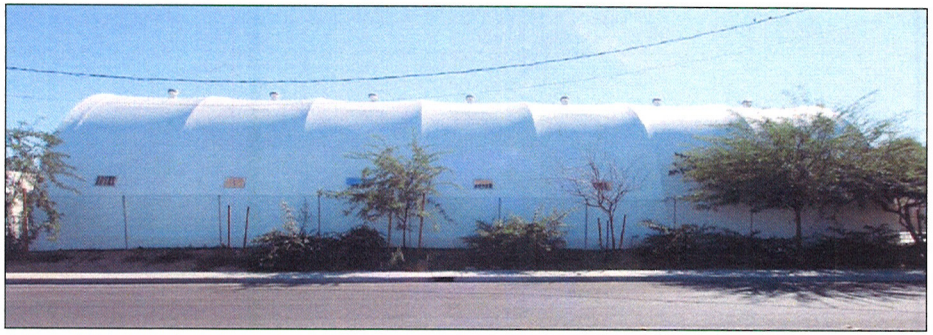
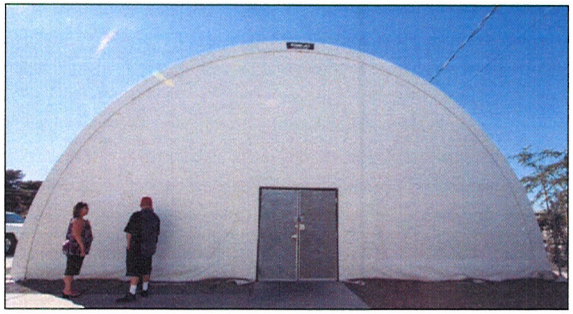
OCT 26 2011



NORTH ELEVATION



WEST ELEVATION



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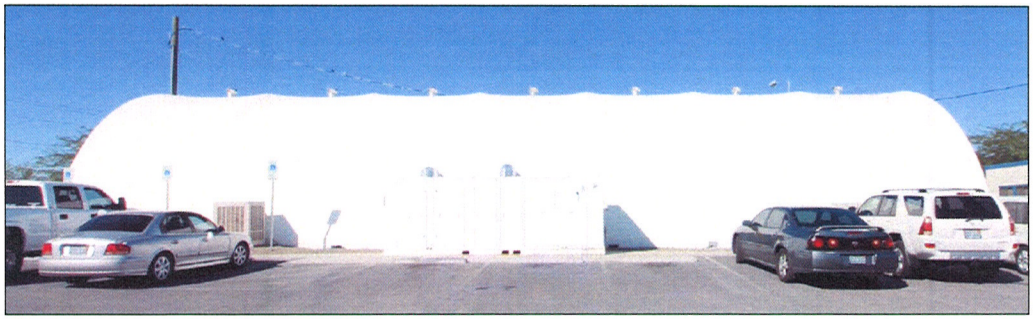

SOUTH ELEVATION

ELEVATIONS - EXISTING ADOPT. TENT

SCALE : NO SCALE

8965 s. eastern
suite 100
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DRAWING APPROVED:
DATE:

ethos three

ELEVATIONS - ADOPT.

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

1027411

SHT A5.2

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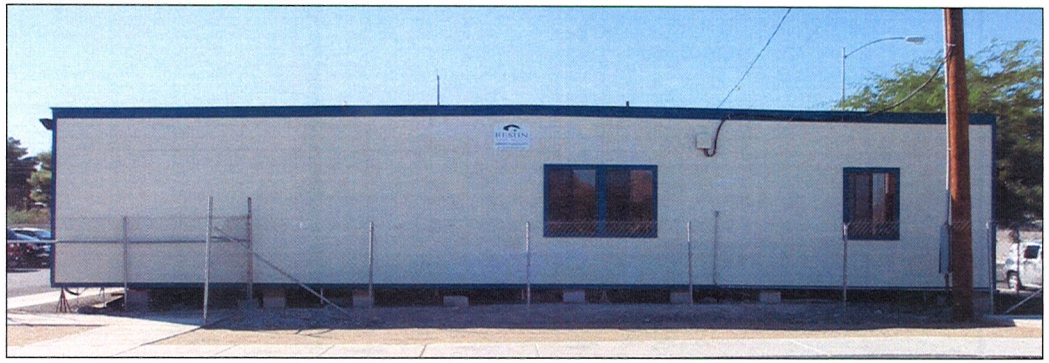
OCT 26 2011
SDR-43702



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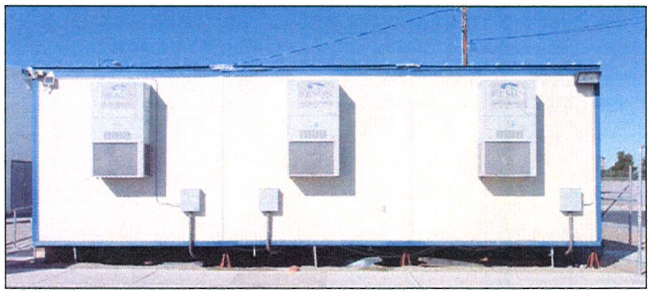

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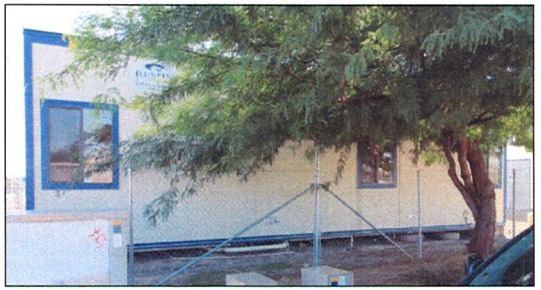

NORTH ELEVATION



WEST ELEVATION

ELEVATIONS - EXISTING ADMIN. BLDG.

SCALE : NO SCALE

8965 s. eastern
suite 100
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DRAWING APPROVED:
DATE:

ethos three

ELEVATIONS - ADMIN.

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

10-27-11

SHT A5.1

SDR-43702

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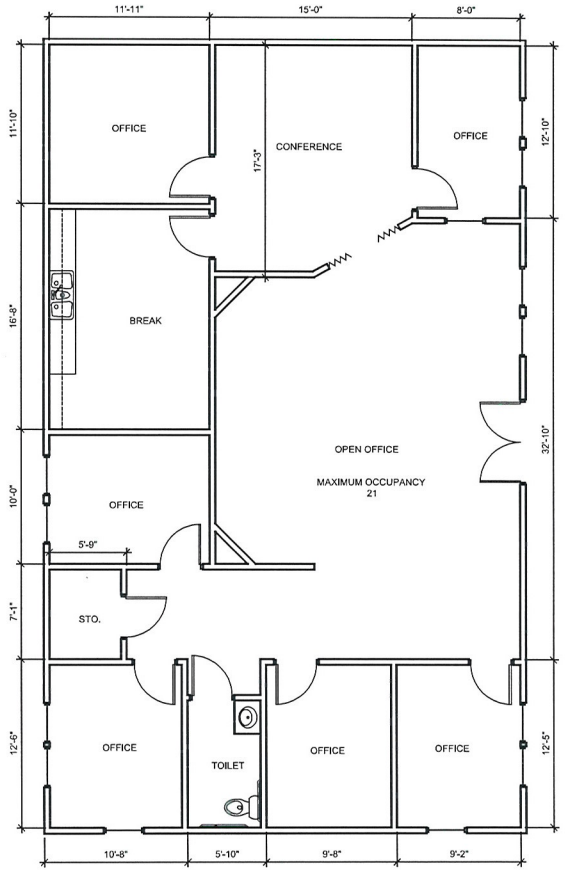
OCT 26 2011



FLOOR PLAN - EXISTING ADMIN. BLDG.

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

8965 s. eastern
suite 100
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

FLOOR PLAN - ADMIN

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

SHT A2.1

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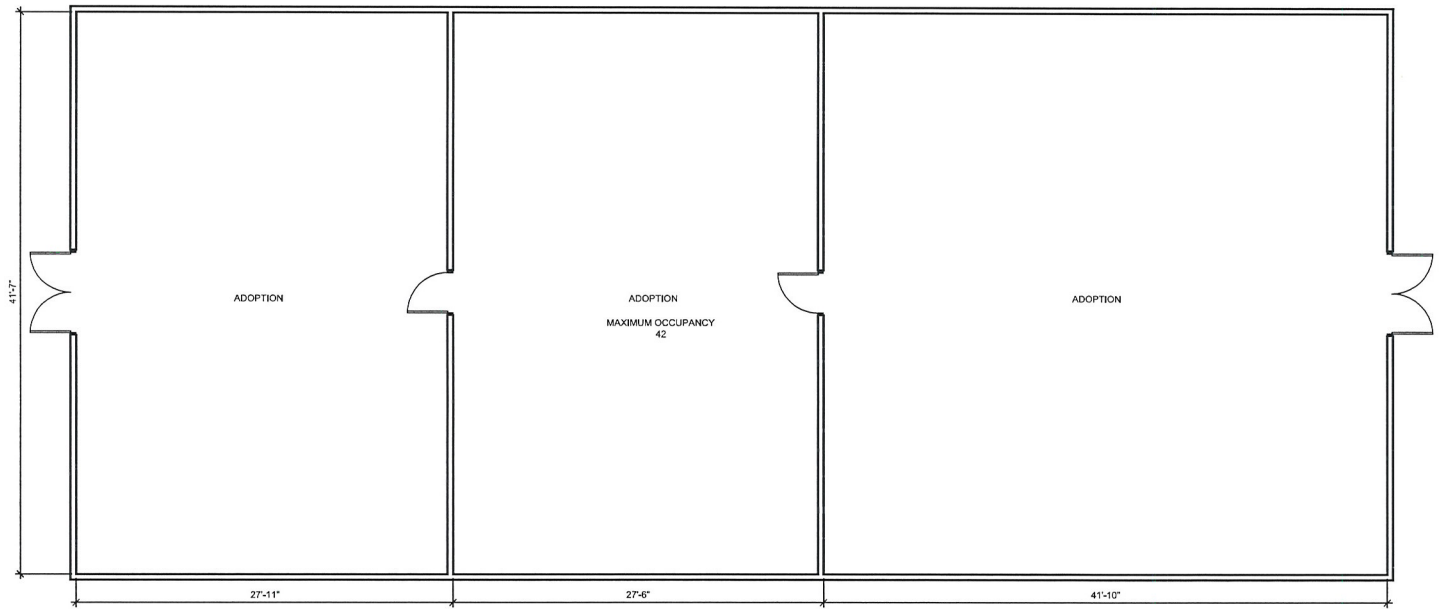
10-27-11
OCT 26 2011
SDR-43702



FLOOR PLAN - EXISTING ADOPT. BLDG.

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

8965 s. eastern
suite 100
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

FLOOR PLAN - ADOPT

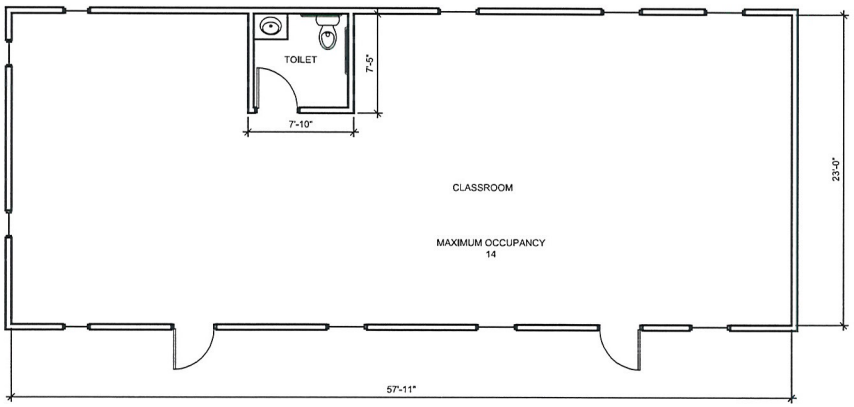
THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

0 2 4 8 10-27-11

SHT A2.2

RECEIVED
OCT 26 2011
SDR-43702

8965 s. eastern
suite 100
las vegas, nv 89123
p 702.456.1070
f 702.456.7020



DRAWING APPROVED:
DATE:

ethos three
ARCHITECTURE

FLOOR PLAN - PIMA

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

FLOOR PLAN - EXISTING PIMA

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

RECEIVED
OCT 26 2011

0 2 4 8

10-27-11

SHT A2.3

SDR-43702



SDR-43702 - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS
655 NORTH MOJAVE ROAD

11/08/11



SDR-43702 - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS
655 NORTH MOJAVE ROAD

11/08/11



SDR-43702 - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS
655 NORTH MOJAVE ROAD

11/08/11



SDR-43702 - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS
655 NORTH MOJAVE ROAD

11/08/11



SDR-43702 - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS
655 NORTH MOJAVE ROAD

11/08/11



SDR-43702 - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS
655 NORTH MOJAVE ROAD

11/08/11

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

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8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 900
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

October 26, 2011

VIA HAND DELIVERY

CITY OF LAS VEGAS
PLANNING & ZONING
333 N. Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Re: Justification Letter – Site Development Plan Review-Existing Animal Foundation
APN: 139-25-405-008

To Whom It May Concern:

Please be advised, this office represents the Animal Foundation with respect to land use entitlements (the "Applicant"). On behalf of the Applicant, we are submitting this justification letter seeking a site development plan review for existing modular buildings. The Animal Foundation is located on the southwest corner of Mojave Road and Harris Avenue (the "Site").

The Site is zoned C-V. There are three (3) existing modular buildings on the Site located adjacent to Harris Avenue. These modular buildings house a veterinarian training facility, administrative offices and cat adoption facility. The Applicant will be securing the required permits from the City of Las Vegas for the modular buildings.

Future plans for the Site include constructing a 28,500 square foot new building to house the uses currently operating inside the modular buildings. However, until such time as funding is secured to construct the new building on the Site, use of the modular buildings is critical to the daily operation of the Animal Foundation.

The Applicant is seeking a waiver for some deficiency in the existing landscaping along the perimeter of the Site. It is the Applicant's intent to comply with all landscaping requirements upon completion of the new building and removal of the modular buildings. Once the modular buildings are removed, this area will be used for additional parking. However, even with the modular buildings, the Applicant exceeds the parking required by the City of Las Vegas for this type of use.

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OCT 26 2011

SDR-43702

KAEMPFER
CROWELL

Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Jennifer Lazovich

JJL/sfm

Encl.

cc: Chris Robinson
Bonnie Rinaldi
John Lopeman

RECEIVED
OCT 26 2011

SDR-43702

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

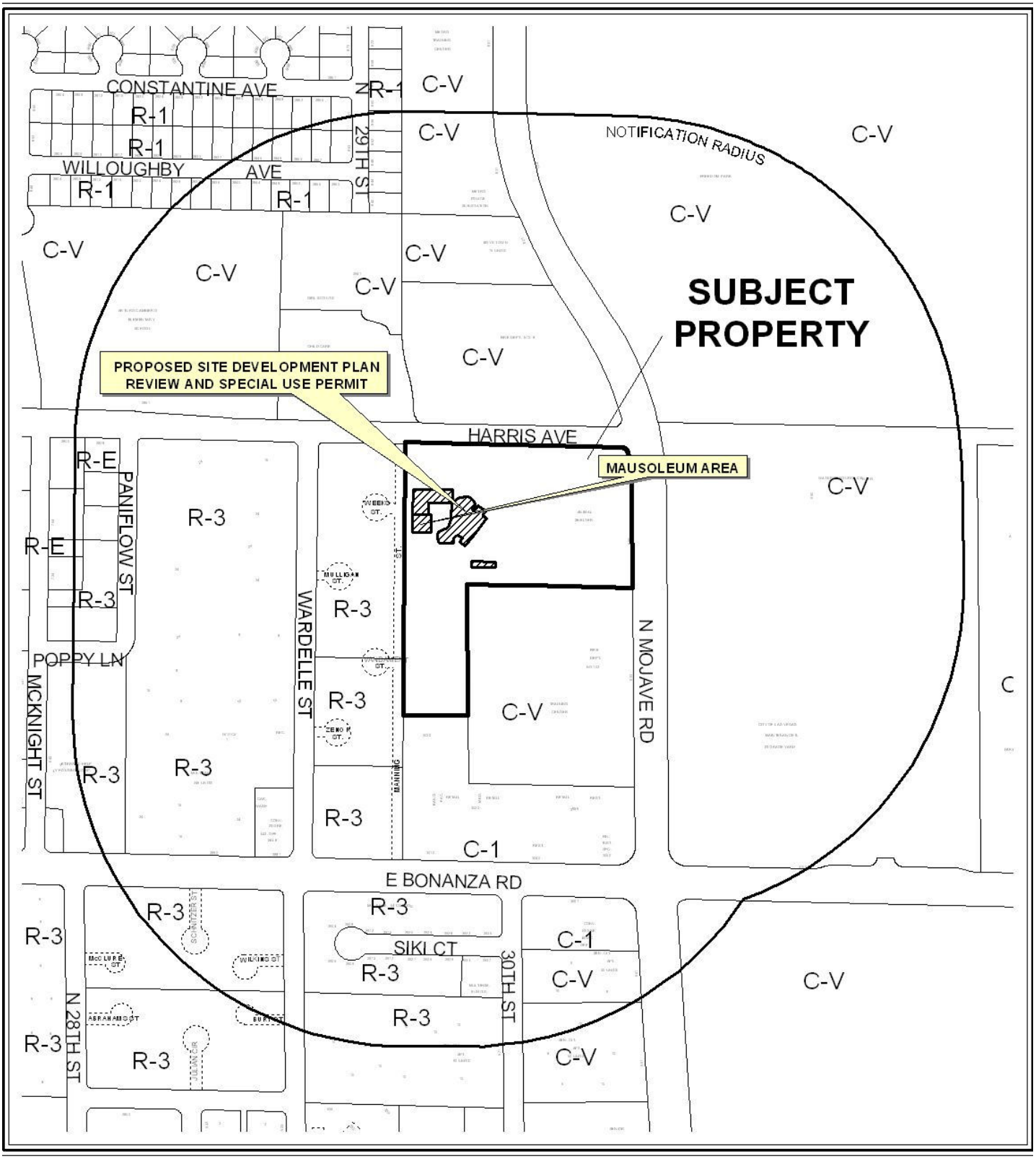
SUBJECT:
SUP-43703 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR A CEMETERY/MAUSOLEUM (ANIMALS) AT AN EXISTING ANIMAL HOSPITAL, CLINIC, OR SHELTER (WITH OUTSIDE PENS) at 655 North Mojave Road (APN 139-25-405-008), C-V (Civic) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE 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:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-43703 and SDR-43704
2. Conditions and Staff Report - SUP-43703 and SDR-43704
3. Supporting Documentation
4. Photos - SUP-43703 and SDR-43704
5. Justification Letter - SUP-43703 and SDR-43704



CASE: **SUP-43703 AND SDR-43704**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



CASE: **SUP-43703 AND SDR-43704**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 400 800 Feet

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43703** APN: 139-25-405-008

Name of Property Owner: The City of Las Vegas

Name of Applicant: The Animal Foundation

Name of Representative: Jennifer Lazovich - Kaempfer Crowell

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

_____ Yes ___X___ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Robin Yoakum

Print Name: Robin Yoakum

Subscribed and sworn before me Robin Yoakum

This 24th day of October, 2011

Christina Strong

Notary Public in and for said County and State

CHRISTINA STRONG
Notary Public-State of Nevada
APPT. NO. 07-1185-1
My App. Expires January 04, 2015

Revised 11-14-06

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

1052247.1

10987.126

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for a mausoleum (Columbarium)

Project Address (Location) 655 N. Mojave Road

Project Name The Animal Foundation **Proposed Use** Animal Shelter

Assessor's Parcel #(s) 139-25-405-008 **Ward #**

General Plan: existing PF proposed n/a **Zoning:** existing C-V proposed n/a

Commercial Square Footage **Floor Area Ratio**

Gross Acres 8± **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER The City of Las Vegas **Contact** Robin Yoakum

Address 400 E. Stewart Ave. **Phone:** 229-1022 **Fax:** 464-2522

City Las Vegas **State** NV **Zip** 89101

E-mail Address ryoakum@lasvegasnevada.gov ~~ryokum~~

APPLICANT The Animal Foundation **Contact** Christine Robinson

Address 655 N. Mojave Road **Phone:** 384-3333 **Fax:** 384-4563

City Las Vegas **State** NV **Zip** 89101

E-mail Address crobinson@animalfoundation.com

REPRESENTATIVE Kaempfer Crowell **Contact** Jennifer Lazovich

Address 8345 West Sunset Road, Suite 250 **Phone:** 792-7000 **Fax:** 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* Robin Yoakum

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

Print Name Robin Yoakum

Subscribed and sworn before me Robin Yoakum

This 24th day of October, 20 11.

Christina Strong

Notary Public in and for said County and State

CHRISTINA STRONG
Notary Public-State of Nevada
APPT. NO. 07-1185-1
My Appt. Expires January 04, 2015

Revised 10/27/08

1052228.1

FOR DEPARTMENT USE ONLY

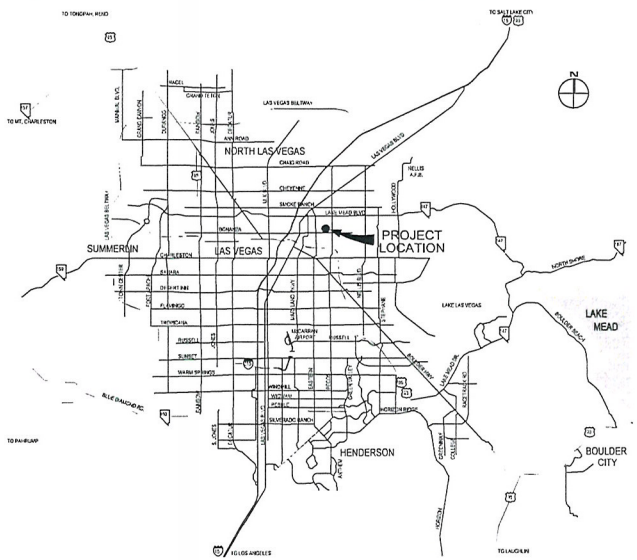
Case #	SDP-43703
Meeting Date:	12/13/2011
Total Fee:	1030.00
Date Received:*	10/26/2011
Received By:	MIREX

*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.

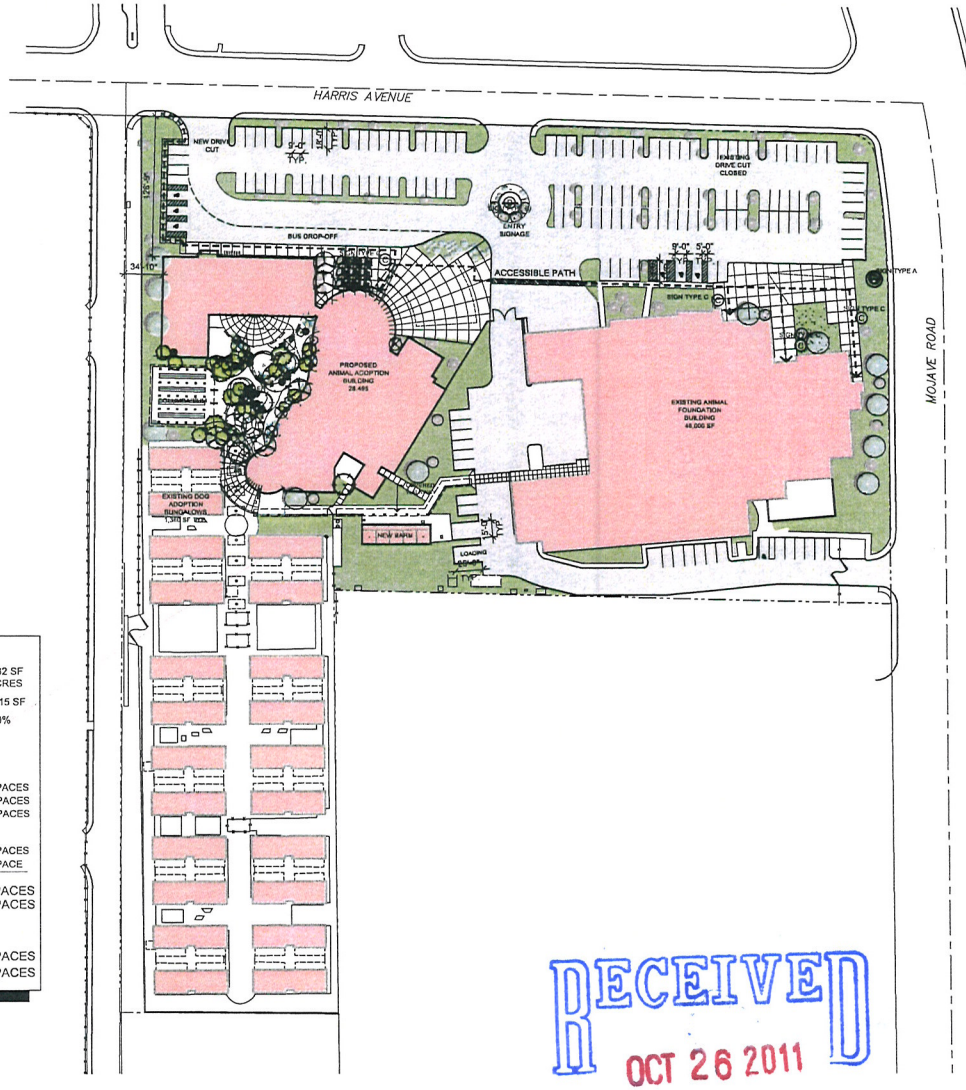
f:\depot\Application Packet\Application Form.pdf

10987.126

VICINITY MAP



SITE AREA	365,532 SF 8.4 ACRES
TOTAL BUILDING AREA	106,415 SF
F.A.R.	29.0%
PARKING ANALYSIS	
ANIMAL SHELTER	
80 - ON DUTY EMPLOYEES (1 SPACE/2 EMPLOYEES)	40 SPACES
3 - ON DUTY DOCTORS (1 SPACE EA.)	3 SPACES
4 - EXAM ROOMS (1 SPACE EA.)	4 SPACES
PIMA CLASSROOM	
80 - STUDENTS (1 SPACE/2 STUDENTS)	40 SPACES
2 - STAFF (1 SPACE/STAFF)	2 SPACE
TOTAL REQUIRED	89 SPACES
TOTAL PROVIDED	157 SPACES
HANDICAP ACCESSIBLE PARKING	
REQUIRED	6 SPACES
PROVIDED	6 SPACES



8965 s. eastern
suite 100
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

SITE PLAN

10-27-11

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OCT 26 2011

SITE PLAN

SCALE : 1"=50'-0"

0 25 50 100

SUP-43703
SDR-43704



PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	CALIPER / MINIMUM SIZE
	BRACHYCHITON POPULNEUS / BOTTLE TREE		2 1/2" / 24" BOX
	CHITALPA x TASHKENTENSIS / CHITALPA TREE		1 1/4" / 24" BOX
	FRAXINUS ANGUSTIFOLIA RAYWOOD / RAYWOOD ASH		1 1/2" / 24" BOX
	MAGNOLIA GRANDIFLORA LITTLE GEM / LITTLE GEM MAGNOLIA		1 1/2" / 24" BOX
	PISTACIA CHINENSIS / CHINESE PISTACHE		1 1/2" / 24" BOX
	PYRUS CALLERYANA ARISTOCRAT / ARISTOCRAT PEAR		1 1/4" / 24" BOX
	RHUS LANCEA / AFRICAN SUMAC		1 1/4" / 24" BOX
	ROBINIA x AMBIGUA PURPLE ROSE / PURPLE ROSE LOCUST		1 1/2" / 24" BOX
	SOPHORA SECUNDIFLORA / TEXAS MOUNTAIN LAUREL		CLPR / 24" BOX

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OCT 28 2011

30' 60' 90'
SCALE: 1" = 30'

southwick LANDSCAPE ARCHITECTS
702 597 3108
10 Commerce Center Drive
Henderson NV 89014
www.southwickla.com

CLIENT

CONSULTANT

STAMP

THE ANIMAL FOUNDATION
645 N. MOJAVE ROAD
LAS VEGAS, NEVADA

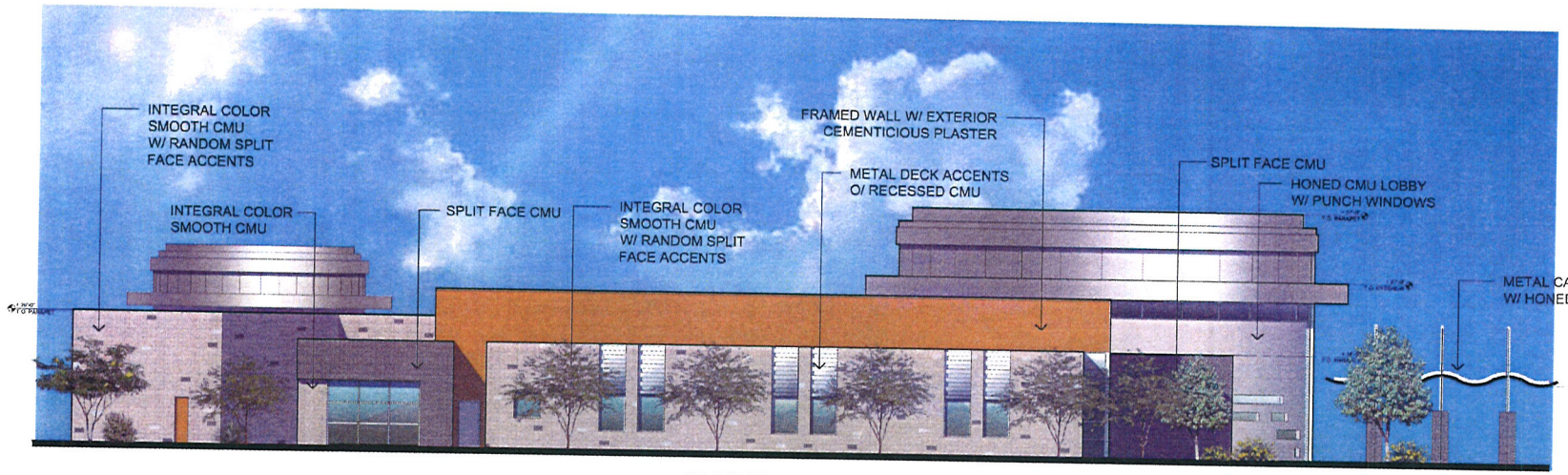
REVISIONS

SHEET CONTENTS

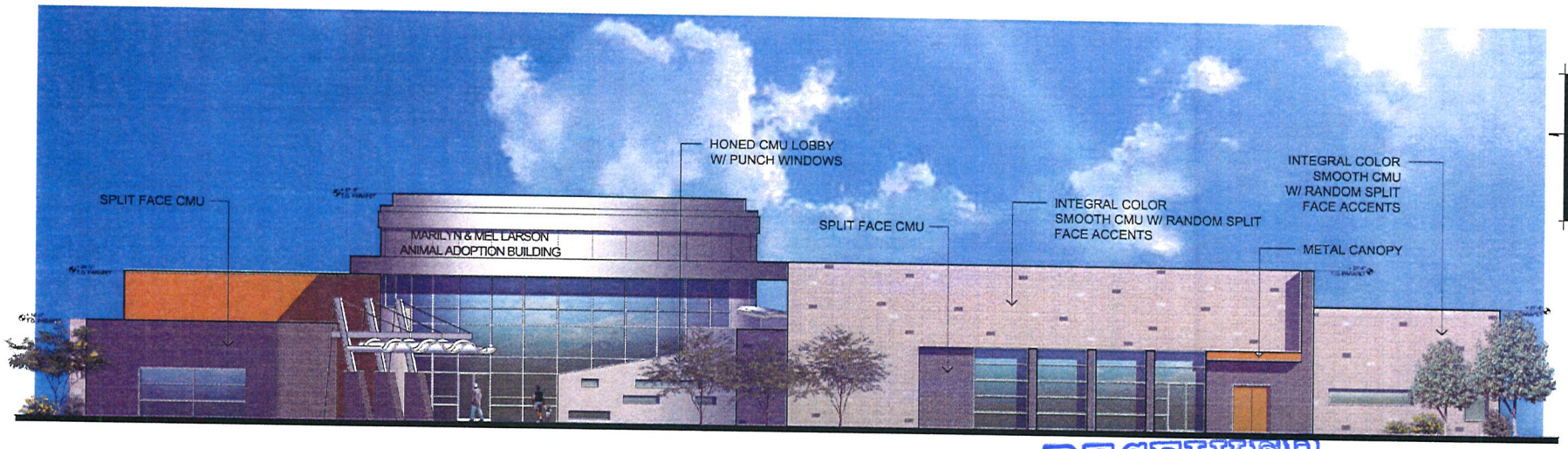
DRAWN BY:	SLA
REVIEWED BY:	JDV
DATE:	JULY 15, 2011
PROJECT NO:	11-006

SHEET:
L1.01

SUP-43703
SDR-43704



EAST ELEVATION



NORTH ELEVATION

ELEVATIONS 1

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

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DRAWING APPROVED:
DATE:

ethos

ELEVATIONS 1

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

0 4 8 16

06-15-11

SHT A5.1

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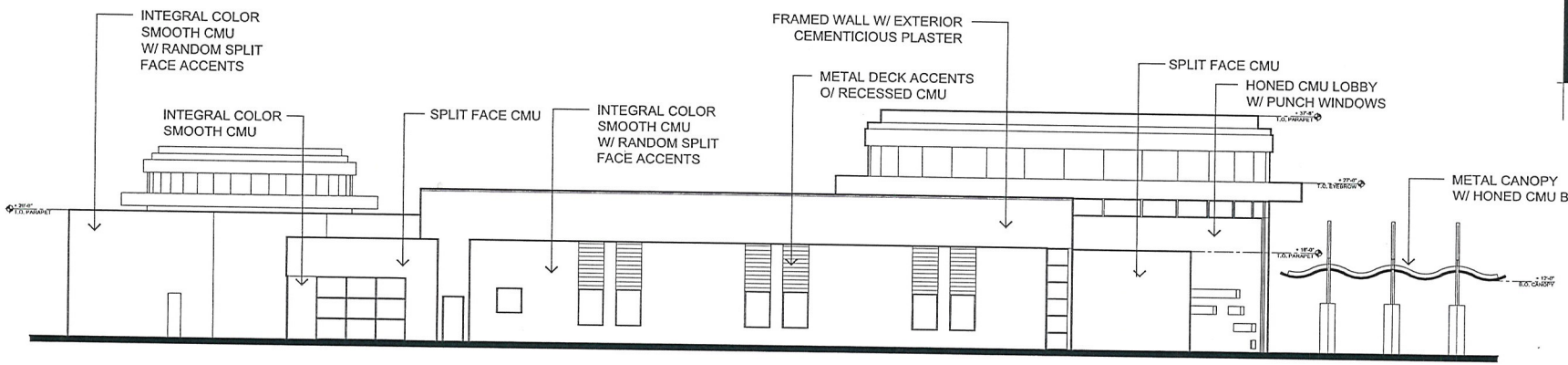
OCT 26 2011

SUP-43703
SDR-43704

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020



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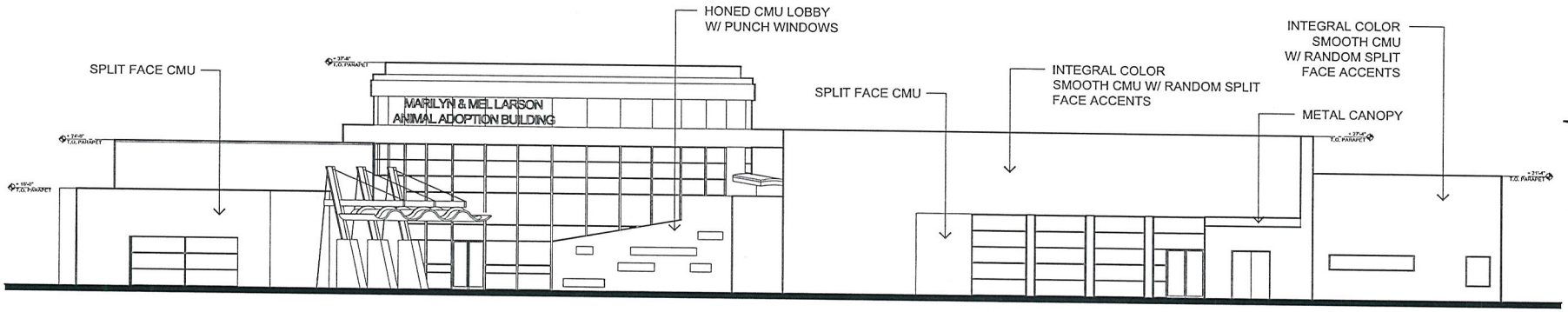


NORTH ELEVATION

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

ELEVATIONS 1

ELEVATIONS 1

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

RECEIVED
OCT 20 2011

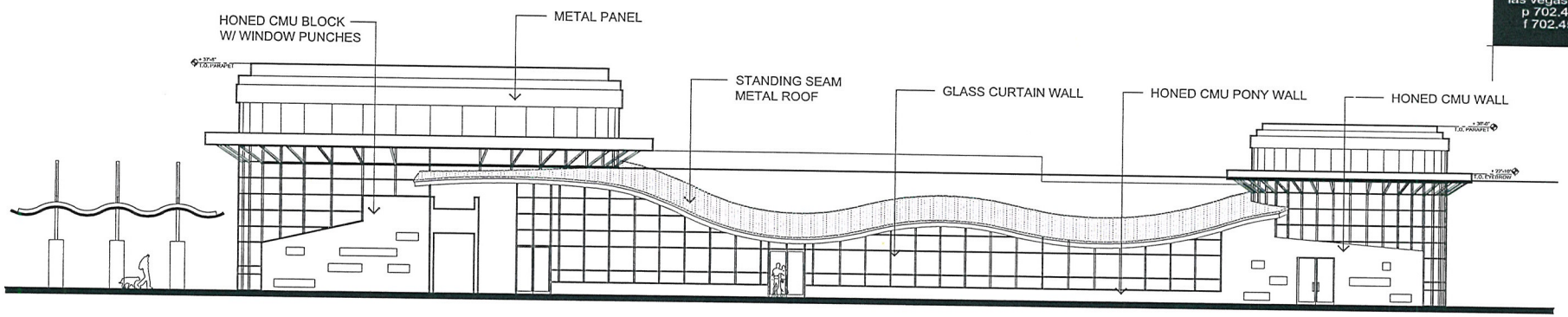
0 4 8 16

10-25-11

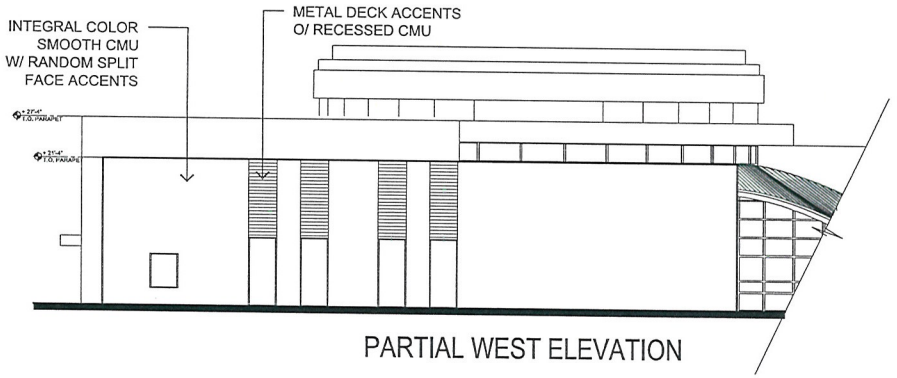
SHT A5.1

SUP-43703
SDR-43704

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020



PARTIAL WEST ELEVATION



PARTIAL WEST ELEVATION

DRAWING APPROVED:
DATE:

ethos three
ARCHITECTURE

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OCT 28 2011

ELEVATIONS 2

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

ELEVATIONS 2

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

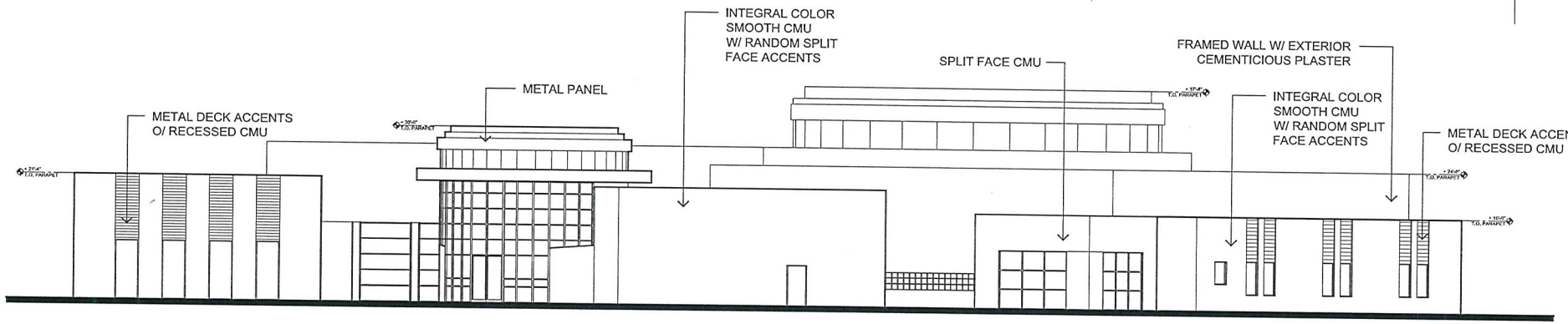
0 4 8 16

10-25-11

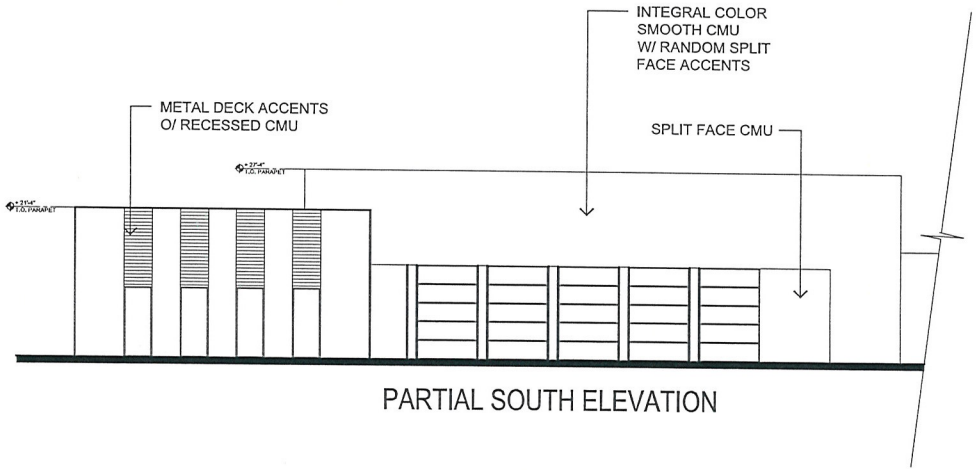
SHT A5.2

SUP-43703
SDR-43704

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020



PARTIAL SOUTH ELEVATION



PARTIAL SOUTH ELEVATION

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

ELEVATIONS 3

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

RECEIVED
OCT 26 2011

ELEVATIONS 3

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

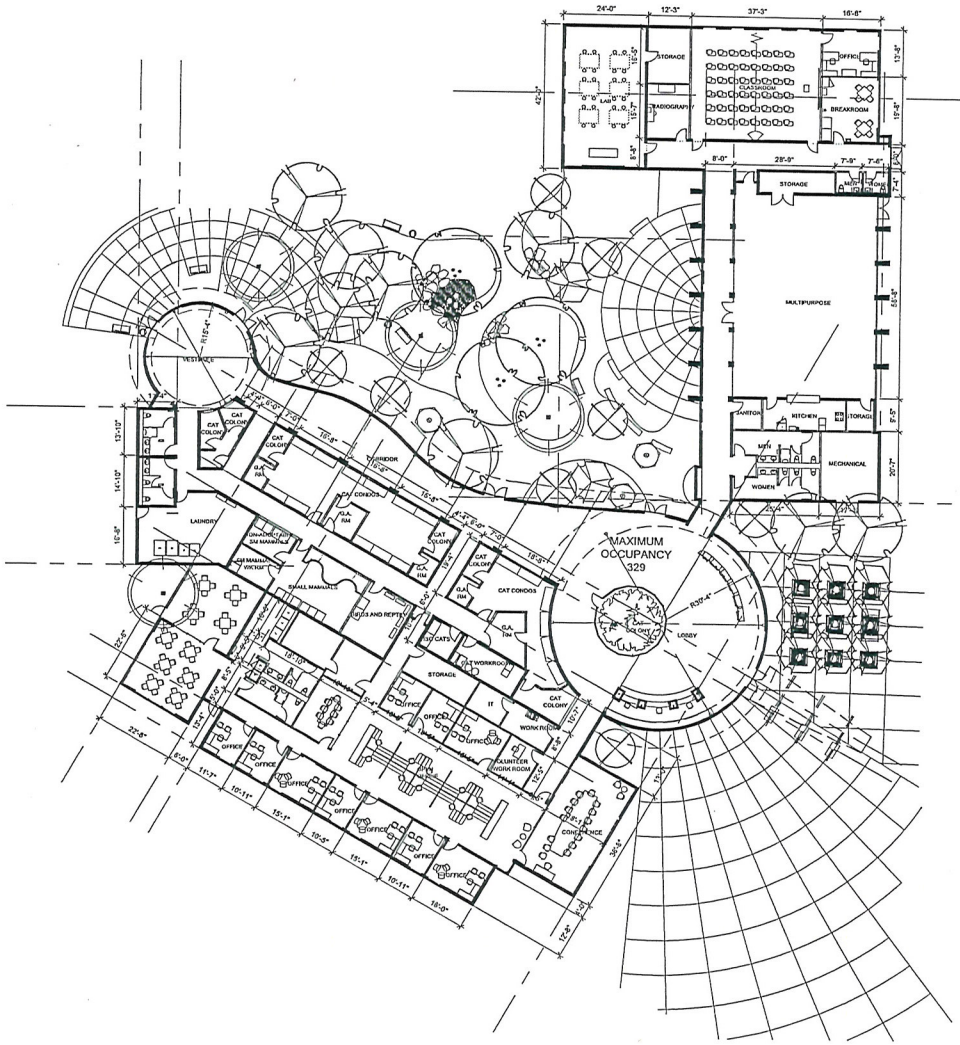
0 4 8 16

10-25-11

SHT A5.3

SUP-43703
SDR-43704

8965 s. eastern
suite 100
las vegas, nv 89123
p 702.456.1070
f 702.456.7020



DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

FLOOR PLAN

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

RECEIVED
OCT 26 2011

ADOPTION BUILDING FLOOR PLAN

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

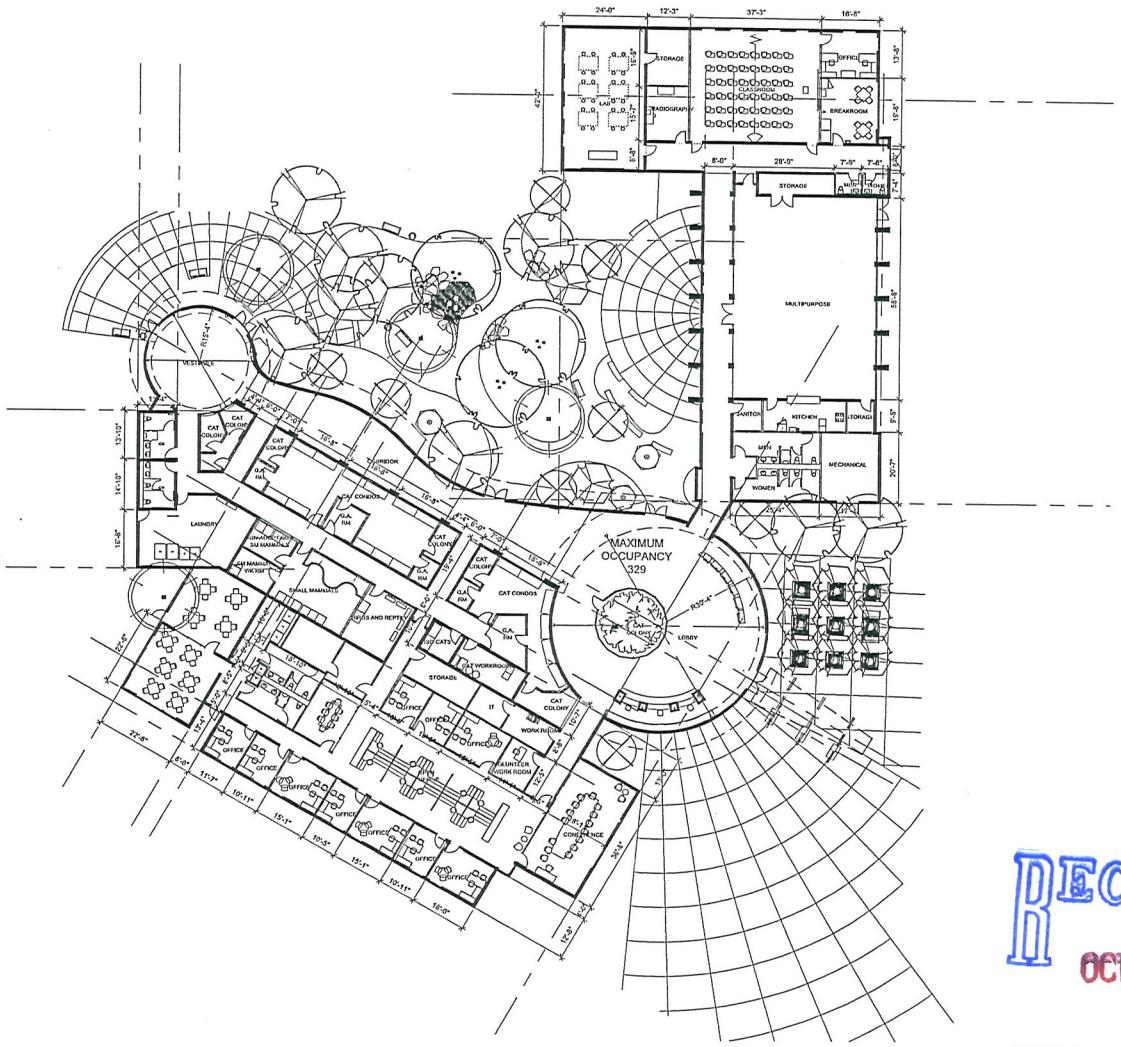
0 8 16 32

10-25-11

SHT A2.1

SUP-43703
SDR-43704

8965 s. eastern
suite 100
las vegas, nv 89123
p 702.456.1070
f 702.456.7020



DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

FLOOR PLAN

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

RECEIVED
OCT 26 2011

ADOPTION BUILDING FLOOR PLAN

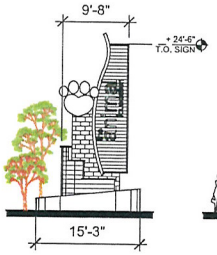
SCALE : 1/16"=1'-0"

0 8 16 32

10-25-11

SHT A2.1

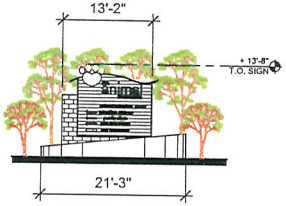
SUP-43703
SDR-43704



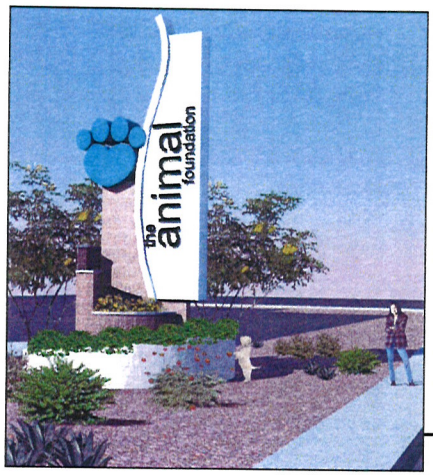
TYPE A SIGN



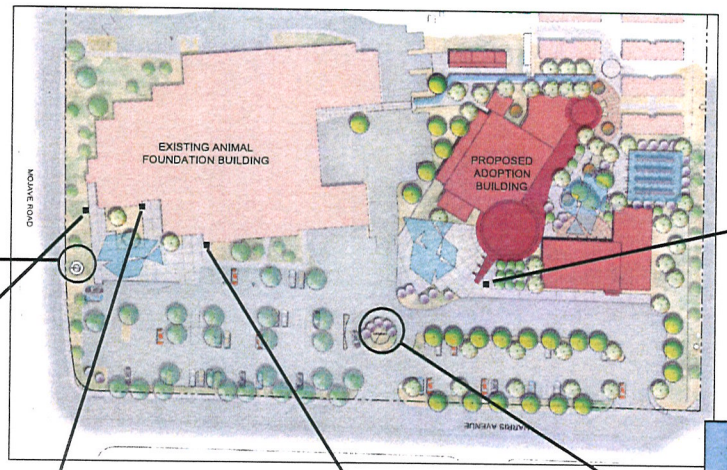
TYPE C SIGN

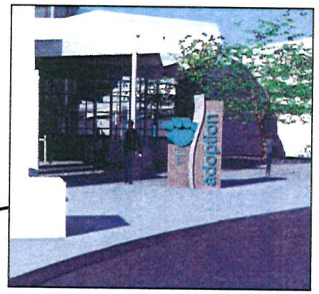


TYPE B SIGN



SIGN AT MOJAVE ROAD (A)





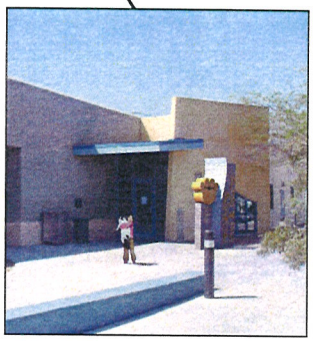
SIGN AT ADOPTION LOBBY (C)



SIGN AT CLINIC LOBBY (C)



SIGN AT ADOPTION
PICK-UP LOBBY (C)



SIGN ATRECIEVING/
LOST & FOUND LOBBY (C)



MAIN ENTRY DIRECTORY (B)

WAY FINDING

SCALE : 1"=60'-0"

8965 s. eastern
suite 100
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

WAY FINDING

0 30 60 120 10427.11

SHT A1.3

RECEIVED
OCT 26 2011

SUP-43703
SDR-43704



SUP-43703 AND SDR-43704 - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS
655 NORTH MOJAVE ROAD

11/08/11



SUP-43703 AND SDR-43704 - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS
655 NORTH MOJAVE ROAD

11/08/11



SUP-43703 AND SDR-43704 - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS
655 NORTH MOJAVE ROAD

11/08/11



SUP-43703 AND SDR-43704 - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS
655 NORTH MOJAVE ROAD

11/08/11



SUP-43703 AND SDR-43704 - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS
655 NORTH MOJAVE ROAD

11/08/11

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 900
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

October 26, 2011

VIA HAND DELIVERY

CITY OF LAS VEGAS
PLANNING & ZONING
333 N. Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Re: Justification Letter – Site Plan Review & Special Use Permit
Animal Foundation
APN: 139-25-405-008

To Whom It May Concern:

Please be advised, this office represents the Animal Foundation with respect to land use entitlements (the "Applicant"). On behalf of the Applicant, we are submitting this justification letter seeking a site development plan review and a special use permit. The Animal Foundation is generally located on the southwest corner of Mojave Road and Harris Avenue (the "Site").

Site Development Plan Review

The Site is zoned C-V. The Applicant is proposing to construct new buildings that total approximately 28,500 square feet and will include an adoption center, administrative offices, a veterinary tech training center, a public education/multi-purpose room, a large animal barn and central plant. Also contemplated is the interior re-remodel of the clinic portion of the existing shelter building (approximately 11,500 square feet) and interior renovation of the rest of the shelter building as well as the dog bungalows. These existing buildings will be painted in a complimentary color to match the new building.

In the future, the modular buildings that currently exist on the property will be removed. The modular buildings currently house the administrative offices, the veterinary tech classrooms as well as the cat adoption area. However, until the Animal Foundation raises sufficient funds to complete the permanent buildings contemplated with this site development plan review, the modular buildings will be used.

RECEIVED
OCT 26 2011

SUP-43703
SDR-43704

The Applicant is also contemplating a small retail area as an accessory use to adoption of pets. The retail area may be operated by an independent vendor and will sell equipment, food and accessories needed by new owners of adopted pets. The approximate size of the retail area will be 2,850 square feet.

Additionally, the Applicant is contemplating holding special events at the Site. These events could be sponsored by the Animal Foundation or the events could be sponsored by public or private entities that want to use certain areas of the new building such as the multi-purpose facility. As contemplated, these facilities could be used for outside events, meetings and other needs unrelated to the Animal Foundation.

The Applicant is seeking a waiver for landscaping. There is some deficiency in the amount of landscaping that is currently provided along the perimeter of the Site. The Applicant is not asking for a permanent waiver but rather a deferral of installing the missing landscaping until such time as the new buildings are constructed and the modular buildings are removed from the Site. Finally, the Applicant meets all necessary parking requirements.

Signage

The applicant is also seeking approval of signage for the site. A copy of the sign elevations is attached as well as the location of the proposed signs. All signs are complimentary to the design of the existing and new buildings.

Special Use Permit

The Applicant is seeking a special use permit for a Columbarium. A Columbarium is similar to a mausoleum in the sense that ashes can be interred on the Site. There will be no cremation activities or pet cemetery on the Site. Rather, the Applicant is seeking a special use permit for the Columbarium only so that animal owners have the option of interring their deceased pet's ashes within the Columbarium with a memorial plaque. The Columbarium is limited to a specific area within the new project area and will be a peaceful and tranquil place to honor deceased pets.

Summary

Finally, we are seeking the City's assistance to determine the correct address for The Animal Foundation. The mailing address is 655 N. Mojave Road but the site is assigned the address of 645 N. Mojave Road.

We believe the new buildings will be an upgrade to the existing facilities and will further the goals of the Animal Foundation in partnership with the City of Las Vegas and other government agencies.

SUP-43703
SDR-43704

KAEMPFER
CROWELL

Thank you for your consideration of this request. Please do not hesitate to contact me if you have any questions.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Jennifer Lazovich

JJL/sfm

Encl.
cc: Chris Robinson
Bonnie Rinaldi
John Lopeman

SUP-43703
SDR-43704

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-43704 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-43703 - PUBLIC HEARING - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR TWO PROPOSED BUILDINGS WITH A TOTAL FLOOR AREA OF 28,495 SQUARE FEET AT AN EXISTING ANIMAL HOSPITAL, CLINIC, OR SHELTER (WITH OUTSIDE PENS) on 8.39 acres at 655 North Mojave Road (APN 139-25-405-008), C-V (Civic) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE 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:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-43704** APN: 139-25-405-008

Name of Property Owner: The City of Las Vegas

Name of Applicant: The Animal Foundation

Name of Representative: Jennifer Lazovich - Kaempfer Crowell

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

_____ Yes ___X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Robin Yoakum

Print Name: Robin Yoakum

Subscribed and sworn before me Robin Yoakum

This 24th day of October, 2011

Christina Strong

Notary Public in and for said County and State

CHRISTINA STRONG
Notary Public - State of Nevada
APPT. NO 07-[illegible]85-1
My App Expires January 04 2015

Revised 11-14-06

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

1052247.1

10987.126

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Plan Review for existing structures

Project Address (Location) 655 N. Mojave Road

Project Name The Animal Foundation **Proposed Use** Animal Shelter

Assessor's Parcel #(s) 139-25-405-008 **Ward #** _____

General Plan: existing PF proposed n/a **Zoning:** existing C-V proposed n/a

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 8± **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER The City of Las Vegas **Contact** Robin . Yockum

Address 400 E. Stewart Ave. **Phone:** 229-1022 **Fax:** 464-2522

City Las Vegas **State** NV **Zip** 89101

E-mail Address ~~ryokum~~ ryoakum@lasvegasnevada.gov

APPLICANT The Animal Foundation **Contact** Christine Robinson

Address 655 N. Mojave Road **Phone:** 384-3333 **Fax:** 384-4563

City Las Vegas **State** NV **Zip** 89101

E-mail Address crobinson@animalfoundation.com

REPRESENTATIVE Kaempfer Crowell **Contact** Jennifer Lazovich

Address 8345 West Sunset Road, Suite 250 **Phone:** 792-7000 **Fax:** 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* Robin Yoakum

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

Print Name Robin Yoakum

Subscribed and sworn before me - Robin Yoakum -

This 24th day of October, 20 11.

Christina Strong

Notary Public in and for said County and State

CHRISTINA STRONG
Notary Public-State of Nevada
APPT. NO. 07-1185-1
My App. Expires January 04, 2015

FOR DEPARTMENT USE ONLY

Case #	SDR-43704.
Meeting Date:	12/13/2011
Total Fee:	1030 00/100
Date Received:*	10/26/2011,
Received By:	MREY

*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

1052234.1

10987.126

City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

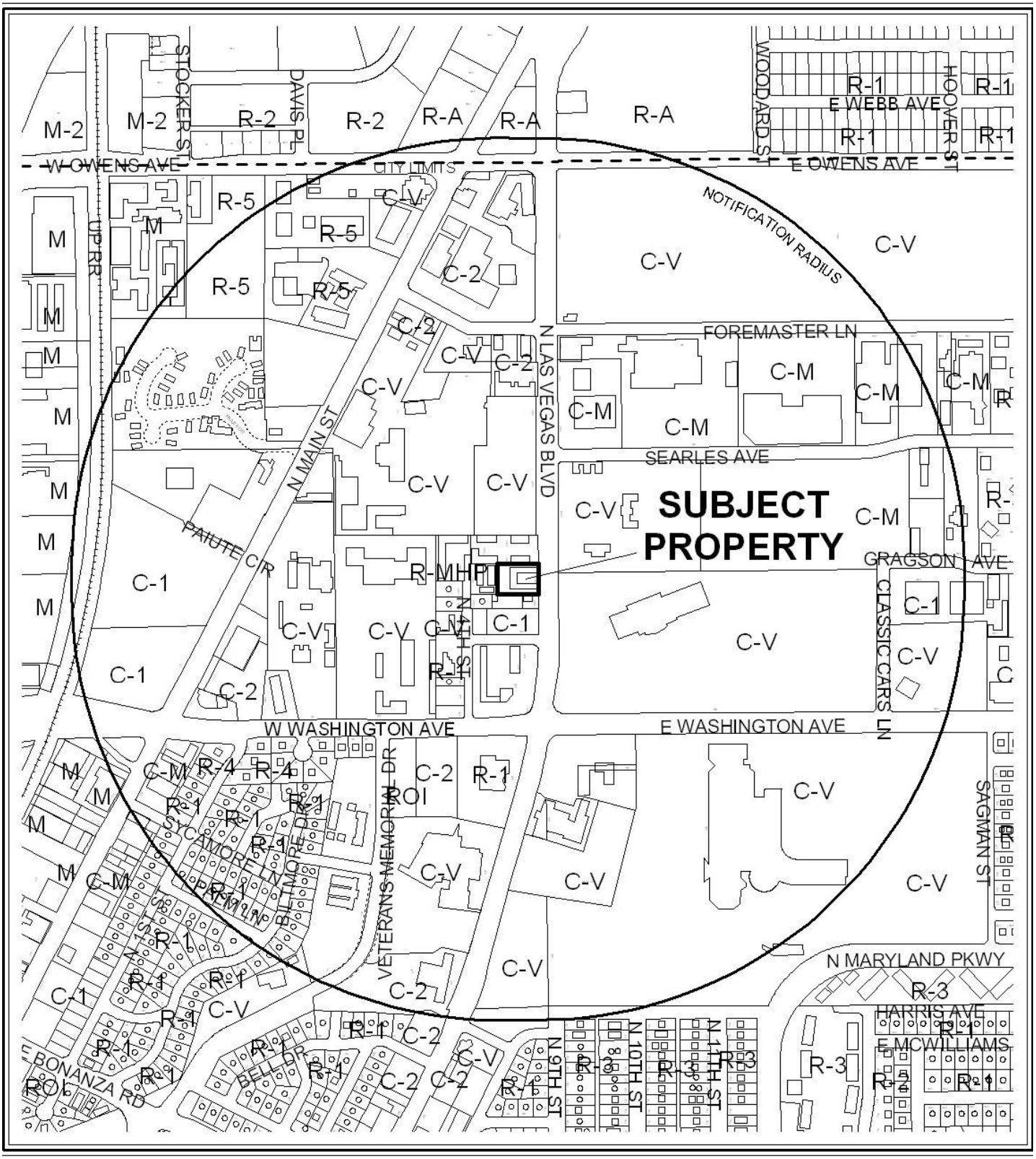
SUBJECT:
SUP-43708 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASHMAN FIELD INN - OWNER: PANTHEON 1101 LAS VEGAS, LLC - For possible action on a request for a Special Use Permit FOR A HOTEL, RESIDENCE USE WITHIN AN EXISTING HOTEL at 1101 North Las Vegas Boulevard (APN 139-27-603-007), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE 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:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **SUP-43708**

RADIUS: 2000 FEET

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



0 500 1000 Feet

CASE: **SUP-43708**

RADIUS: 2000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CASHMAN FIELD INN - OWNER: PANTHEON 1101 LAS VEGAS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-43708	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-43708 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas

2. Prior to the approval of a business license, the parking lot shall be restriped to provide two handicap parking spaces, one of which is a van accessible space, in conformance with the site plan date stamped 11/15/11

3. Outside storage, including cargo container(s) and recreational travel trailer(s), shall be removed from the site within 30 days of final approval.

4. Trash dumpster(s) shall be contained within the existing area designated as trash enclosure on the site plan.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

Staff Report Page One
December 13, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for the approval of a Special Use Permit to allow the use of Hotel, Residence at 1101 North Las Vegas Boulevard. The property is being used to operate a licensed Hotel. The proposed use will allow the applicant to provide extended stay lodging. The use is appropriate for the site and can be conducted in manner that is harmonious and compatible with surrounding uses; therefore, staff recommends approval. If the application is denied, the Hotel may continue to operate as it currently exists.

ISSUES

- A Special Use Permit is required for the use of a Hotel, Residence in the C-2 (General Commercial) zoning district.
- The change of use will require a van accessible handicap parking space.
- The property is "parking impaired" and has outside storage including, cargo container(s) and recreational travel trailer(s) limiting the available parking area and need to be removed.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/31/62	The Board of City Commissioners approved a Rezoning (Z-0121-62) from R-1 (Single Family Residential) to C-1 (Limited Commercial) and R-4 (High Density Residential), at 1101 North Las Vegas Boulevard. The Planning Commission and staff recommended approval.
08/28/08	A Code Enforcement case (#98748) was processed due to the Hotel being operated as apartments at 1101 North Las Vegas Boulevard. The Enforcement case was resolved on 01/05/09

Most Recent Change of Ownership	
01/12/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/25/11	A business license for a Motel (M08-00209) was issued at 1101 N. Las Vegas Boulevard. This license is active.
	A business license for Miscellaneous Sales (M06-03239) was issued at 1101 N. Las Vegas Boulevard. This license is active.

Pre-Application Meeting	
10/17/11	A pre-application meeting was held and land use issues concerning the submittal of a Special Use Permit for a Hotel, Residence were discussed with the applicant.

Neighborhood Meeting
A Neighborhood Meeting is not required for this application nor was one held.

Field Check	
11/03/11	Staff conducted a field check of the subject property. Staff noted the subject site was did not have a van accessible handicap parking space. Additionally, the site has outside storage that reduces the amount of parking.

Details of Application Request	
Site Area	
Net Acres	0.61

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Hotel	M (Medium Density Residential)	C-2 (General Commercial)
North	Cemetery	GC (General Commercial)	C-2 (General Commercial)
South	Retail	SC (Service Commercial)	C-1 (Limited Commercial)
East	Government Facility	PF (Public Facilities)	C-V (Civic)
West	Apartments	M (Medium Density Residential)	R-4 (High Density Residential)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Downtown North Plan	X		Y

Special Purpose and Overlay Districts	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (200 Feet)	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Las Vegas Boulevard	Primary Arterial	Master Plan of Streets and Highways	90	Y

Pursuant to Title 19.08 and 19.12, 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	
Residence Hotel	40 Units	One: Guest Room	40				
TOTAL SPACES REQUIRED			40		27		Y*
Regular and Handicap Spaces Required			38	2	25	2	Y*

*This site is parking impaired, per Title 19.16

ANALYSIS

A Hotel, Residence use is defined by Title 19.12 as a multi-dwelling facility for extended stay lodging, consisting of:

1. Efficiency units or suites with a complete kitchen suitable for long term occupancy;
2. Customary hotel services such as linen, maid service, telephone and upkeep of furniture; and
3. Optional resident and guest amenities such as meeting rooms, club house and recreation facilities.

The proposed layout provides efficiency units with a complete kitchen, common laundry facilities, and recreation spaces. The subject property is adjacent to the Pioneer and Las Vegas Boulevard Trails. The proposed land use will not affect these trails.

The property is zoned C-2 (General Commercial) and is intended to provide the broadest scope of compatible services. The C-2 (General Commercial) District is not consistent with the M (Medium Density Residential) of General Plan. The proposed land use of a Hotel, Residence is permissible in the C-2 (General Commercial) District with approval of a Special Use Permit. The proposed use will not increase the intensity of the site; therefore, an amendment to the General Plan will not be required at this time

The site is considered a "parking-impaired development" and no additional parking space are required, as the parking requirements for the proposed use are the same as the current use parking requirements. Although additional parking is not required, the change in use will require the current handicap parking to meet title 19.08 and 19.12 parking standards. The site plan provides two handicap parking spaces, one of which is a van accessible space.

The proposed land use is appropriate for the site and can be conducted in a manner that is harmonious and compatible with surrounding land uses; therefore, staff recommends approval. If the application is denied, the Hotel may continue to operate as it currently exists.

FINDINGS (SUP-43708)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

   The proposed land use is similar to the existing land use in intensity, and 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.

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

   The property is being used to operate a licensed Hotel. The addition of the proposed Hotel, Residence land use will not increase the intensity of the subject property land use.

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

Las Vegas Boulevard, designated as a Primary Arterial by the city's Master Plan of Streets and Highways, provides access to the property. These roadway facilities are adequate to serve the proposed Land 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 a Special Use Permit for a Hotel, Residence at this location will not compromise the public health, safety and welfare or the primary objectives of the General Plan, as the use will be subject to regular to inspections and licensing requirements.

5. **The use meets all of the applicable conditions per Title 19.12.**

   Title 19.12 does not have minimum conditions for the land use of Hotel, Residence.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 449

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43708** APN: 139-27-603-007

Name of Property Owner: Pantheon 1101 Las Vegas, LLC / Noah Grassi

Name of Applicant: Cashman Field Inn

Name of Representative: Noah Grassi

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: Noah Grassi

Subscribed and sworn before me

This 26th day of October, 2011

James Friedrich

Notary Public in and for said County and State

JAMES W. FRIEDRICH
Notary Public State of Nevada
No. 06-108075-1
My appt. exp. Aug. 25, 2014

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OCT 26 2011
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 1101 N. Las Vegas Blvd.

Project Name Pantheon 1101 Las Vegas, LLC DBA Cashman Field Inn **Proposed Use** Hotel / Residence

Assessor's Parcel #(s) 139-27-603-007 **Ward #** _____

General Plan: existing ✓ proposed _____ **Zoning:** existing ✓ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres .61 (estimated) **Lots/Units** 39 **Density** _____

Additional Information _____

PROPERTY OWNER Pantheon 1101 Las Vegas, LLC **Contact** Noah Grassi

Address 3975 S. Durango Dr., Ste. 108 **Phone:** 702-308-9161 **Fax:** 702-982-2074

City Las Vegas **State** NV **Zip** 89147

E-mail Address noahgrassi@aol.com

APPLICANT Cashman Field Inn **Contact** Noah Grassi

Address 1101 N. Las Vegas Blvd. **Phone:** 702-308-9161 **Fax:** 702-982-2074

City Las Vegas **State** NV **Zip** 89101

E-mail Address Noahgrassi@aol.com

REPRESENTATIVE Same as owner **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 Noah Grassi

Subscribed and sworn before me

This 26th day of October, 2011.

James Friedrich

Notary Public in and for said County and State

JAMES W. FRIEDRICH
Notary Public, State of Nevada
No. 06-108075-1
My appt. exp. Aug. 25, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-43709
Meeting Date:	12-13-11
Total Fee:	1030.00
Date Received:*	10-26-11
Received By:	JFriedrich

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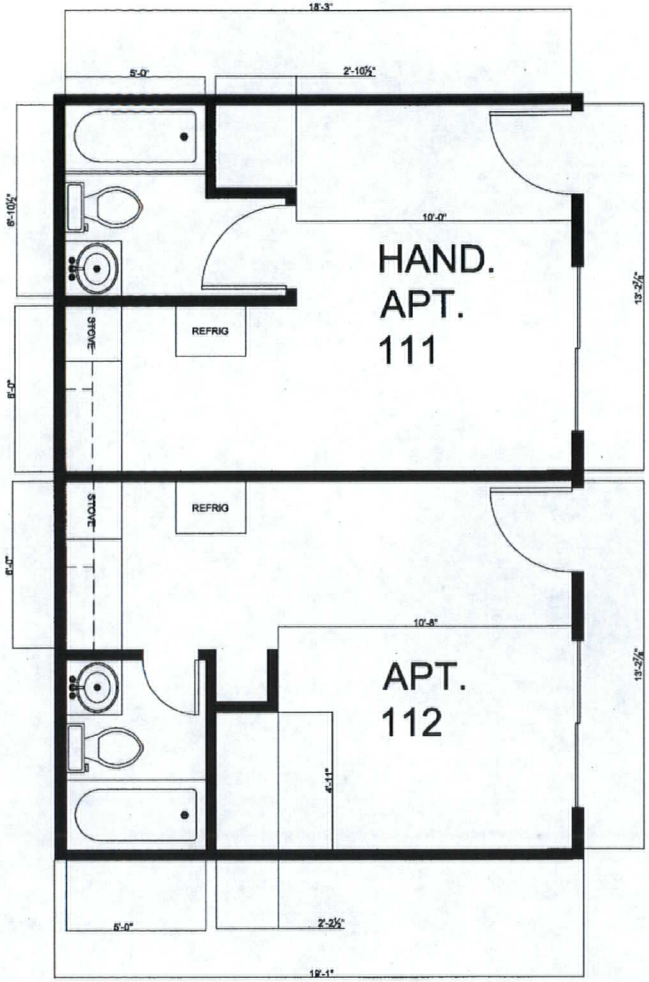
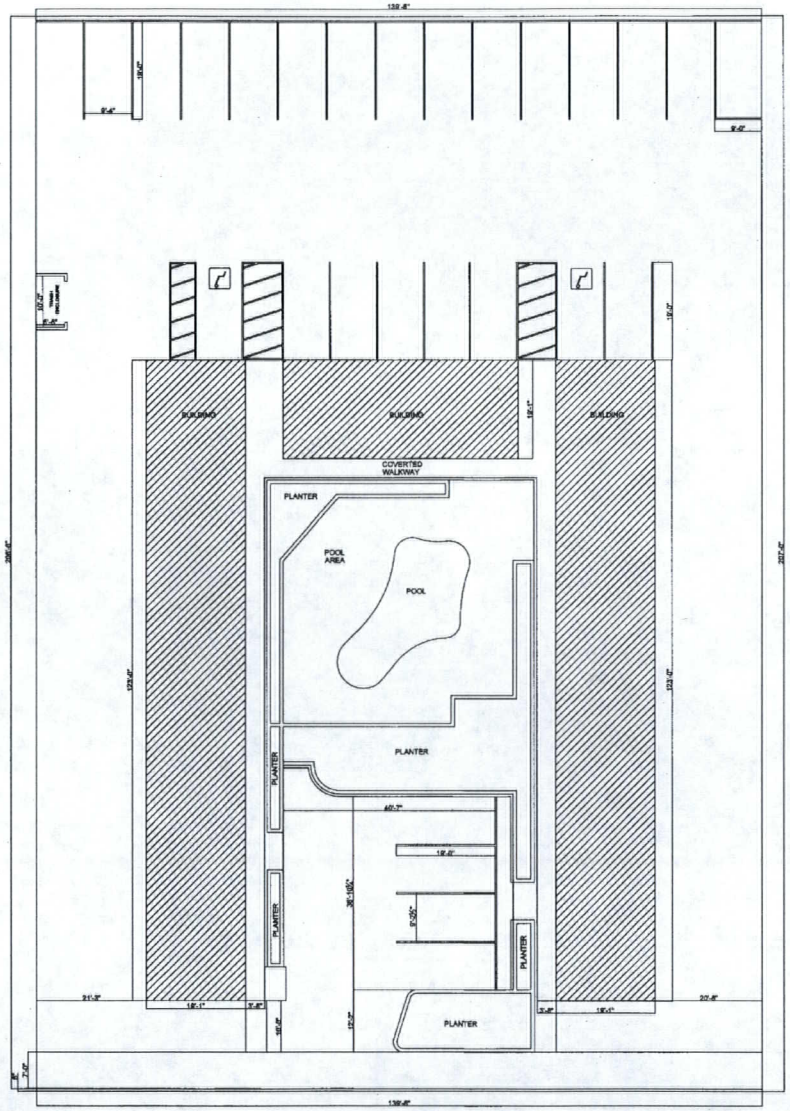
City of Las Vegas
Department of Planning

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



B DETAIL VIEW
1/2" = 1'-0"



A SITE PLAN
1/8" = 1'-0"

CASHMAN FIELD INN
1101N LAS VEGAS BLVD.
LAS VEGAS, NV. 89101 (702) 275-4925

Rev. No	Rev. Name	Description

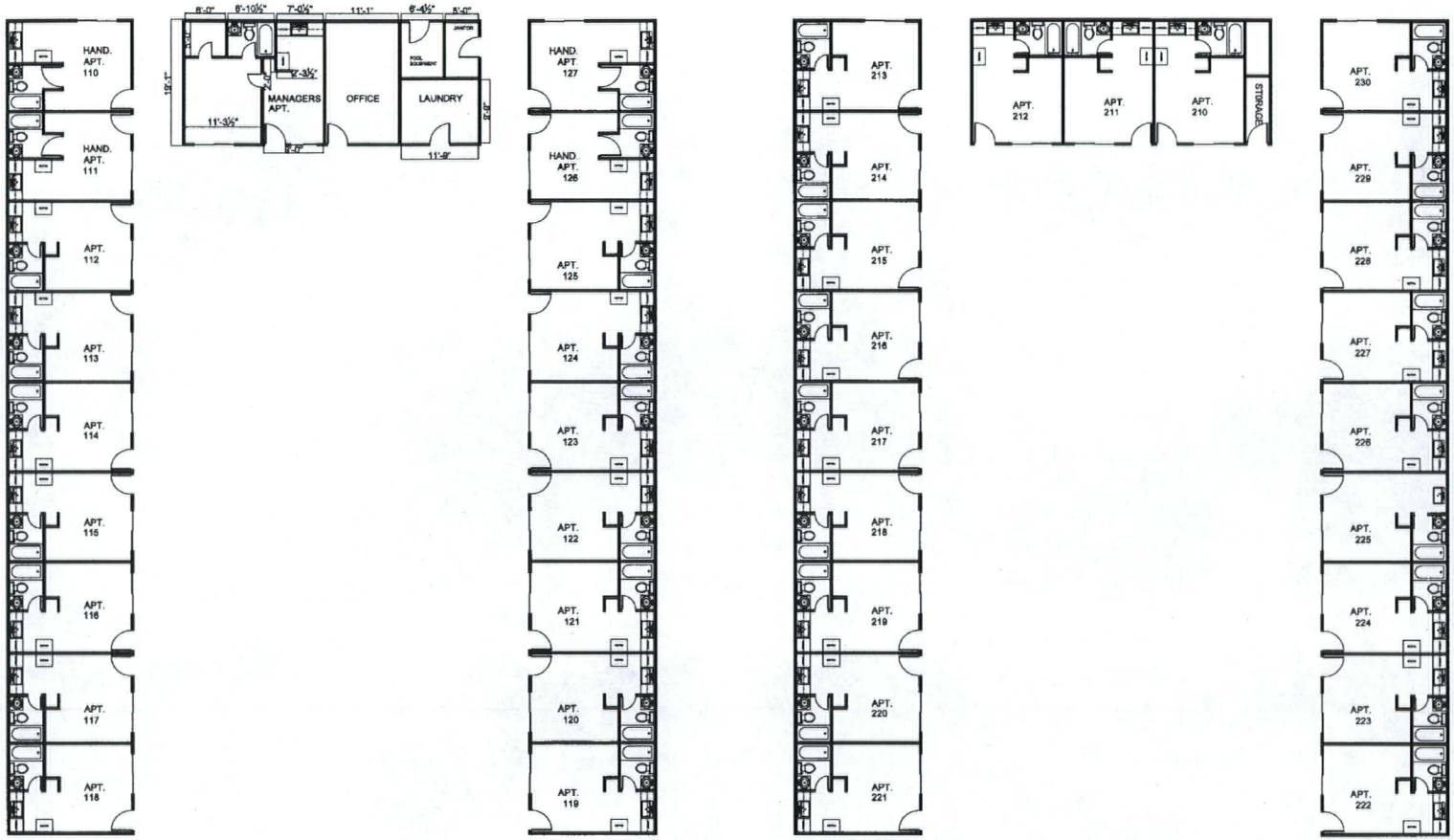
SITE PLAN

AS 1

1 of 2

SUP-43708
REVISED

RECEIVED
NOV 15 2011



A FIRST FLOOR
1/8" = 1'- 0"

B SECOND FLOOR
1/8" = 1'- 0"

CASHMAN FIELD INN
1101N LAS VEGAS BLVD.
LAS VEGAS, NV. 89101 (702) 278-4935

Rev. No	Rev. Name	Description

FLOOR PLAN

A 1

2 of 2

SUP-43708
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NOV 15 2011



SUP-43708 - APPLICANT: CASHMAN FIELD INN - OWNER: PANTHEON 1101 LAS VEGAS, LLC
1101 NORTH LAS VEGAS BOULEVARD

11/03/11



SUP-43708 - APPLICANT: CASHMAN FIELD INN - OWNER: PANTHEON 1101 LAS VEGAS, LLC
1101 NORTH LAS VEGAS BOULEVARD

11/03/11



SUP-43708 - APPLICANT: CASHMAN FIELD INN - OWNER: PANTHEON 1101 LAS VEGAS, LLC
1101 NORTH LAS VEGAS BOULEVARD

11/03/11



SUP-43708 - APPLICANT: CASHMAN FIELD INN - OWNER: PANTHEON 1101 LAS VEGAS, LLC
1101 NORTH LAS VEGAS BOULEVARD

11/03/11



SUP-43708 - APPLICANT: CASHMAN FIELD INN - OWNER: PANTHEON 1101 LAS VEGAS, LLC
1101 NORTH LAS VEGAS BOULEVARD

11/03/11



SUP-43708 - APPLICANT: CASHMAN FIELD INN - OWNER: PANTHEON 1101 LAS VEGAS, LLC
1101 NORTH LAS VEGAS BOULEVARD

11/03/11

GRASSI BUILDING GROUP, LLC

October 17, 2011

Department of Planning
City of Las Vegas
333 N. Rancho Dr.
Las Vegas, NV 89106

Re: Special Use Permit – Justification Letter
Cashman Field Inn
1101 N. Las Vegas Blvd.
Las Vegas, NV 89101

Dear Planning Dept.,

I am writing to request a Special Use Permit for the property known as Cashman Field Inn located at 1101 N. Las Vegas Blvd., Las Vegas, NV 89101. It is currently licensed as a motel with weekly use, whereas, people can rent a room for one week at a time and must be checked in and out and back in again weekly. There has been considerable interest in monthly rentals at this location and we would like to proceed with getting the required special use permit to operate the property as a residence hotel.

Currently there is one on-site manager and a total of 39 units for rent. The tenants have use of the pool on the property. The hours of operation are Monday – Friday 7am – 4pm and Saturday 7am – 1pm.

If you have any questions or need additional information please do not hesitate to contact our office at 702-538-8200.

Sincerely,

Noah Grassi
Owner/Manager
Pantheon 1101 Las Vegas, LLC
Grassi Building Group, LLC

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City of Las Vegas
Department of Planning

SUP-43708

City of Las Vegas Agenda Item No.: **36.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

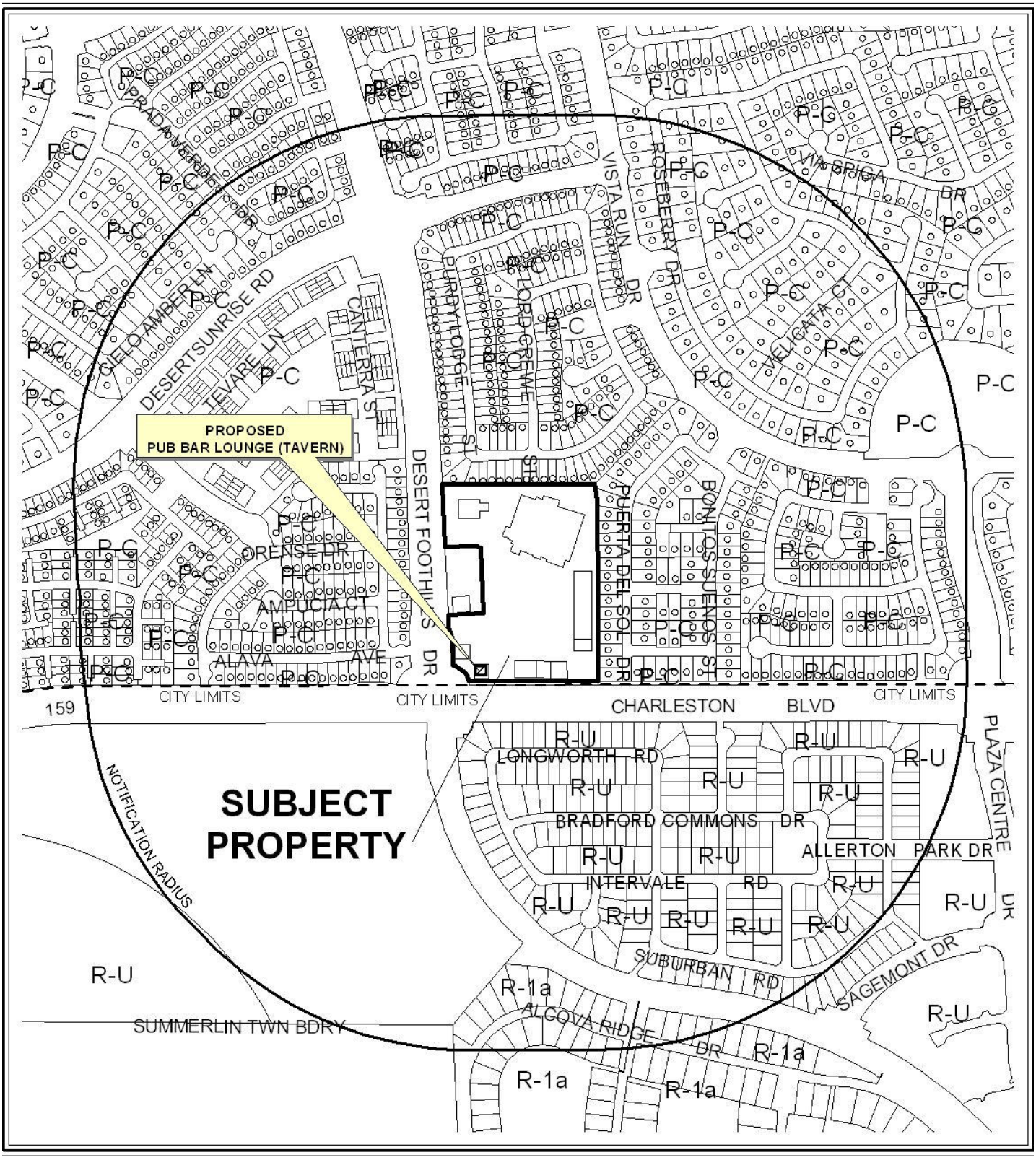
SUBJECT:
SUP-43724 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CROSS CREEK DEVELOPMENT, LLC - OWNER: THE VISTA COMMONS CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,950 SQUARE-FOOT PUB, BAR OR LOUNGE (TAVERN) at 11770 West Charleston Boulevard, Suite #150 (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Wolfson). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE 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:
Staff recommends APPROVAL, subject to conditions:

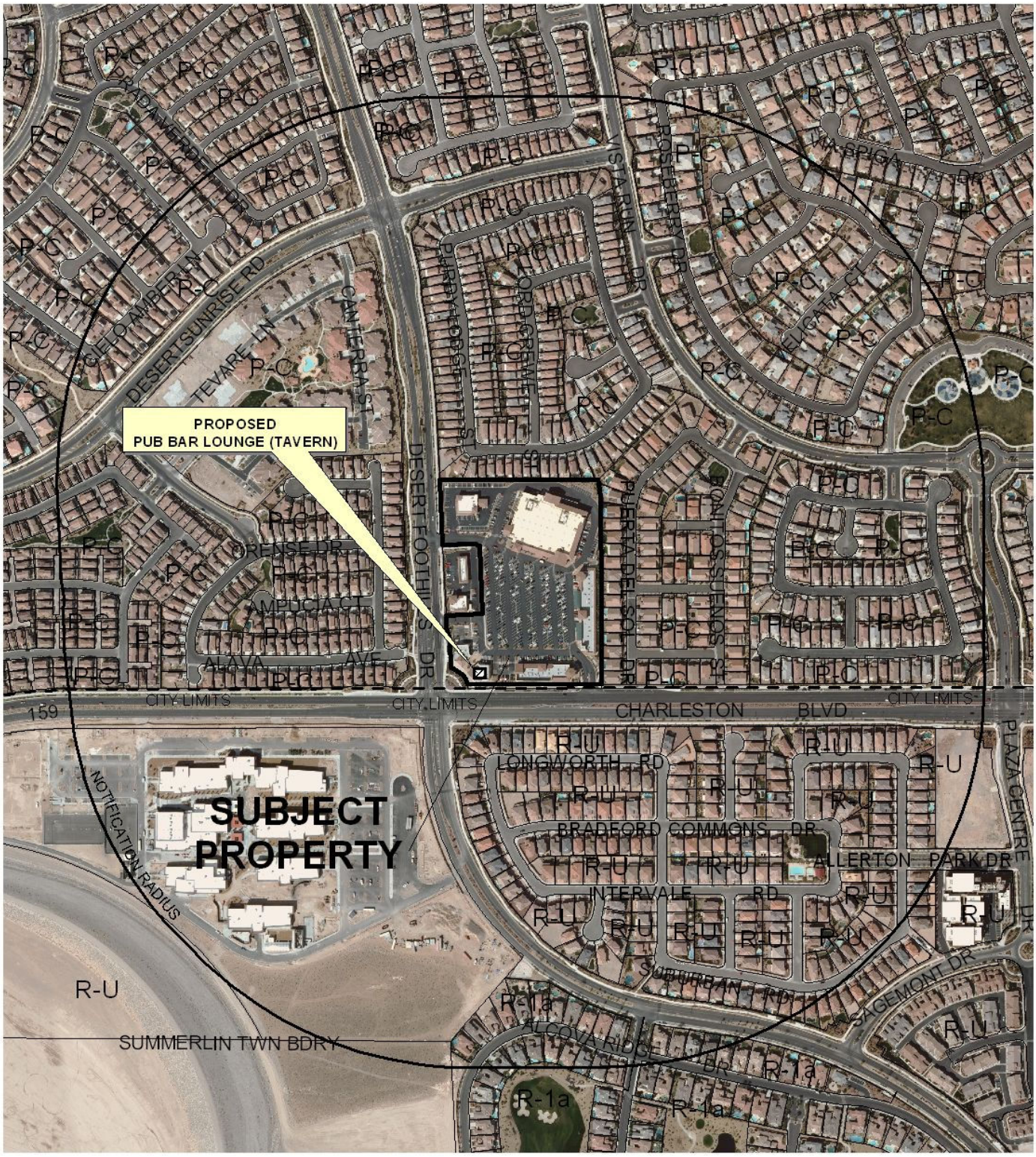
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-43724**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)



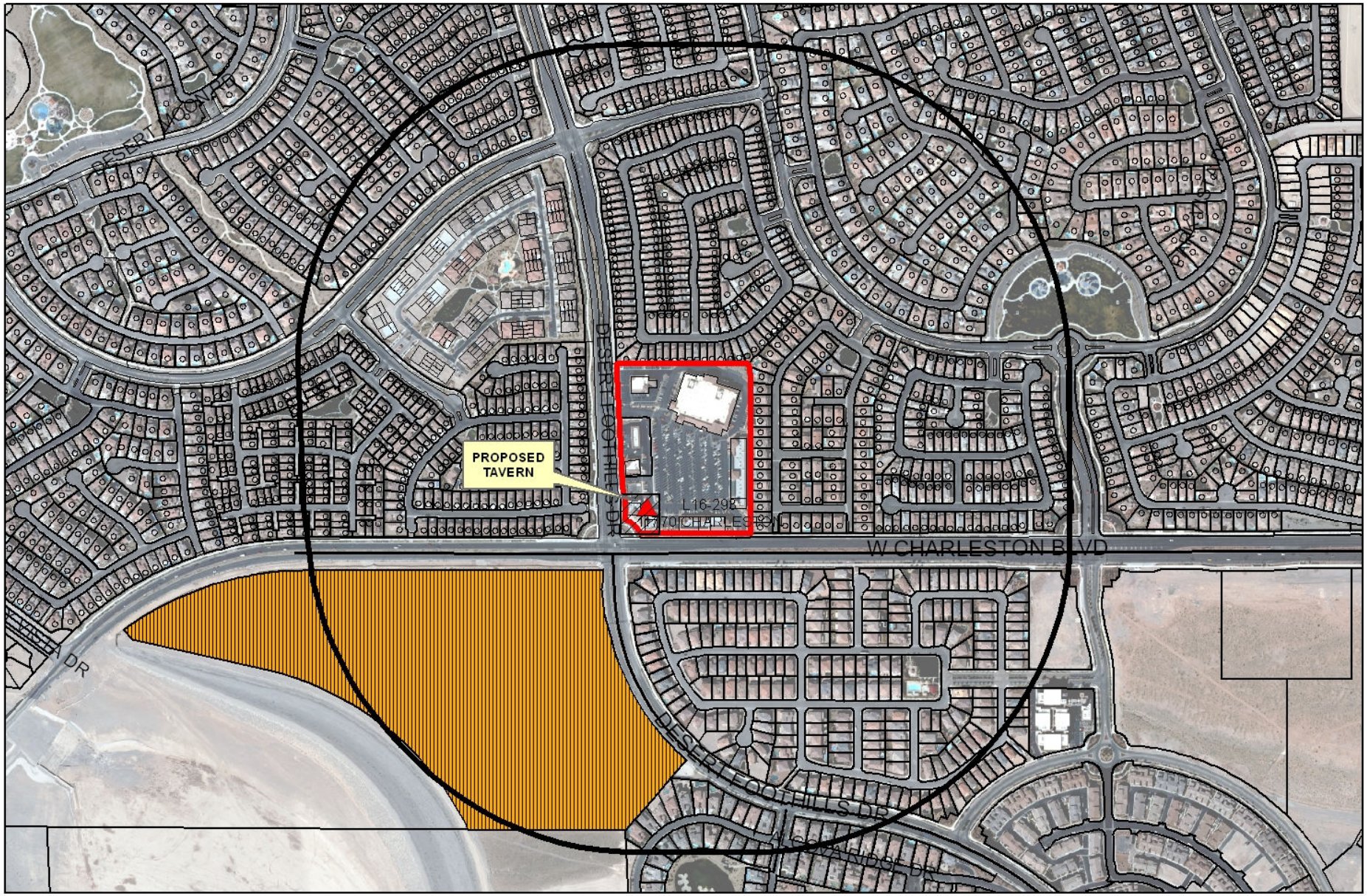
0 500 1000 Feet

CASE: **SUP-43724**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

N



SUP-43724

Taverns

Business Licenses

Child Care/ Children Facility

Tavern

0 310 620 1,240 Feet

RELIGIOUS

CITY PARKS

SCHOOLS

Subject Property

1500 foot buffer

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CROSS CREEK DEVELOPMENT, LLC - OWNER: THE VISTA COMMONS CENTER, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-43724	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SUP-43724 CONDITIONS

Planning

1. Conformance to the Summerlin Development Standards for the Pubs, Bars, or Lounges use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. 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 Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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.

Staff Report Page One
December 13, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This proposal consists of a 2,951 square-foot Pub, Bar or Lounge (Tavern) at 11700 West Charleston Boulevard, Suite #150. The proposed use consists of a 1,891 square-foot interior space with approximately 1,060 square feet of outdoor patio space located within a commercial shopping center. Therefore, the use is determined to be compatible with adjacent uses and staff recommends approval.

ISSUES

- A Pub, Bar, or Lounge use requires a Special Use Permit in the VC (Village Commercial) Summerlin Land Use.
- Per the Summerlin Development Standards, no waivers are required for distance separation requirements; however, the proposed use will be adjacent to an existing Pub, Bar, or Lounge (Tavern) use and is located within 1,500 feet of an existing Public or Private School, Secondary Use. The school is approximately 280 feet away, south of Charleston Boulevard and west of Desert Foothills Drive. Both of these streets are at least 100 feet in width.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
05/25/05	A request for a Site Development Plan Review (CRG-6661) was approved by the City Referral Group for a proposed 56,000 square-foot grocery store at the northeast corner of Charleston Boulevard and Desert Foothills Drive.
07/06/05	The City Council approved a request for a Special Use Permit (SUP-6500) for a proposed Liquor Store adjacent to the northeast corner of Charleston Boulevard and Desert Foothills Drive. The Planning Commission recommended approval.
08/15/07	The City Council approved a request for an Extension of Time (EOT-22994) of an approved Special Use Permit (SUP-6500) for a proposed Liquor Store at 11720 West Charleston Boulevard.
09/05/07	The City Council approved a request for a Special Use Permit (SUP-22488) for a proposed Beer/Wine/Cooler On-Sale Establishment at 11710 West Charleston Boulevard, Suite #150. The Planning Commission recommended approval.
11/21/07	The City Council approved a request for a Special Use Permit (SUP-24265) for a proposed Pub, Bar and Lounge at 11770 West Charleston Boulevard, Suite #110. The Planning Commission recommended approval.

03/19/08	The City Council approved a request for a Special Use Permit (SUP-26267) for a Gaming Establishment, Restricted within an existing Pub, Bar and Lounge at the northeast corner of Charleston Boulevard and Desert Foothills Drive. The Planning Commission recommended approval.
10/15/08	The City Council approved a request for a Special Use Permit (SUP-29241) for a proposed 6,019 square-foot Supper Club at 11760 West Charleston Boulevard. The Planning Commission and staff recommended approval. This entitlement has expired.

Most Recent Change of Ownership	
01/24/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
08/14/07	Business license #L15-00136 issued for a Package Liquor Establishment at 11720 West Charleston Boulevard
08/26/08	Business license #L16-00293 issued for Tavern at 11770 W. Charleston Bl. Suite 110.
	Business license #C05-02630 issued for Retail Tobacco Dealer at 11770 W. Charleston Bl. Suite 110.
11/20/07	Business license #L09-00245 issued for a Beer/Wine/Cooler On-Sale at 11710 West Charleston Boulevard, Suite #150.
	Business license #R09-01430 issued for a Restaurant at 11710 West Charleston Boulevard, Suite #150.

Pre-Application Meeting	
10/20/11	A pre-application meeting was held where the submittal requirements for a Special Use Permit for a proposed Pub were discussed.

Neighborhood Meeting
A neighborhood meeting is not required for this type of application.

Field Check	
11/03/11	A field check was performed by staff. The existing shopping center at the northeast corner of Charleston Boulevard and Desert Foothills Drive provides sufficient onsite parking and is well maintained.

Details of Application Request	
Site Area	
Net Acres	10.3

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SUM (Summerlin)	P-C (Planned Community) [VC (Village Center) Summerlin Land Use District]
North	Single-Family Residential	SUM (Summerlin)	P-C (Planned Community) [SF3 (Single Family Detached)]
South	Unincorporated Clark County- Single-Family Detached	Unincorporated Clark County- SF (Single Family Residential)	Unincorporated Clark County- R-U (Rural Open Land District)
East	Single-Family, Detached	SUM (Summerlin)	P-C (Planned Community) [SF3 (Single Family Detached)]
West	Single-Family, Detached	SUM (Summerlin)	P-C (Planned Community) [SF3 (Single Family Detached)]

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Summerlin	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
P-C (Planned Community) District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance	X		Y

DEVELOPMENT STANDARDS

Pursuant to the Summerlin Development Standards the following parking standards apply:

Parking Requirement (as approved by CRG-6661)							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Grocery Store (Bldg A)	56,000 SF	1:250 SF	224				
Retail (Bldg B)	17,200 SF	1:250 SF	70				
Retail (Bldg C)	12,800 SF	1:250 SF	52				
Pubs, Bars and Lounges (Bldgs D & E)	8,000 SF	1 space for each 50 s.f. of public seating and waiting area, including outdoors seating/eating areas	91				
Service Station (Bldg F)	3,660 SF	1:250 SF	15				
Bank (Bldg G)	5,000 SF	1:200 SF	25				
TOTAL SPACES REQUIRED			477		494		
Regular and Handicap Spaces Required			468	9	472	22	Y

ANALYSIS

The applicant proposes a 1,891 square-foot drinking and eating establishment with a 1,060 square-foot outdoor patio area located in a commercial shopping center that falls under the Village Center (VC) land use category. The Village Center (VC) allows a mix of land uses including commercial and recreational facilities that provide most of the daily and weekly services and activities for a village or combination of villages. A Pub, Bar or Lounge use may occur with an approved Special Use Permit in the Village Center District of Summerlin.

This Special Use Permit request qualifies as a Project of Regional Significance (PRS) as the subject site is located within 500 feet of the boundary with Clark County. There have been no comments received from participating agencies regarding the anticipated impact from this proposal.

The Summerlin Development Standards defines the "Pubs, Bars, & Lounges use" as, "A place where the sale and service of alcoholic beverages are sold by the drink, where meals are not required." The proposed establishment would operate much in the way Title 19.12 describes the Supper Club use, with the Liquor Establishment (Tavern) use being applied as the equivalent Title 19.12 use equivalent in terms of intensity and analytical discussion of separation distances

There are no waivers required with this proposal, as the Summerlin Development Standards do not require a minimum distance separation from city parks, schools, child care facilities licensed for more than 12 children, or houses of worship. However, a Pub, Bar, or Lounge use is located adjacent to this proposal and and a Public or Private School, Secondary use is located approximately 280 feet to the southwest of the subject site. It is important to note that both Charleston Boulevard and Desert Foothills separates the proposed use from the school with at least 100 feet of public right-of-way.

Parking is adequately provided for the proposed use and the included proposed outdoor patio area. The originally approved City Referral Group (CRG-6661) approval had the proposed "Building D" parked as a restaurant, which utilizes the same parking ratio for Pubs, Bars, or Lounges. The applicant is adding approximately 1,060 square feet of additional drinking and dining space with the proposed patio, which will require an additional 11 parking spaces that are readily available on site.

Staff recommends approval of this proposal, as it meets the intent and expectations of the VC (Village Commercial) land use and is compatible with the surrounding uses. If denied, the applicant will not be allowed to sell alcohol at this location.

FINDINGS (SUP-43724)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

   The proposed Pub, Bar, or Lounge use is located within a commercial shopping center that includes a bank, a restaurant with on premise alcohol sales, a tavern, personal services, and a grocery store with accessory package liquor sales. The addition of the Pub, Bar, or Lounge use is meets the intent of the VC (Village Center) land use designation. The closest protected uses is separated from the site by a 150-foot right-of-way.

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

The subject site operates as a commercial shopping center which was designed to accommodate a variety of uses and parking needs, including the proposed Pub use.

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

The proposed use is located within a commercial subdivision that is accessed by Charleston Boulevard and Desert Foothills Drive, both of which are adequate in size to meet the needs of the proposed use.

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

The Pub, Bar, or Lounge use is will be subject to regular licensing inspections and will not compromise the public health, safety, and welfare or overall objectives of the General Plan.

5. The use meets all of the applicable conditions per Title 19.12.

The proposed use is regulated by the Summerlin Development Standards Manual, and as such meets all of the applicable conditions required of said plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

NOTICES MAILED 1,233

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43724** APN: 137-34-818-002

Name of Property Owner: The Vista Commons Center, LLC

Name of Applicant: Cross Creek Development, LLC

Name of Representative: Tom Amick - Kaempfer Crowell

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.

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OCT 27 2011
City of Las Vegas
Department of Planning

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Dave Petty

Print Name: Dave Petty, Authorized Signatory

Subscribed and sworn before me

This 25th day of October, 2011

Kristie Lynne Eidlhuber

Notary Public in and for said County and State

KRISTIE LYNNE EIDLHUBER
Commission No. 1921978
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Comm. Expires JANUARY 15, 2015

Revised 11-14-06

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1052296.1

14937.5

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Pub Bar Lounge (Tavern)

Project Address (Location) 11700 West Charleston

Project Name Bar Taco **Proposed Use** Tavern

Assessor's Parcel #(s) 137-34-818-002 **Ward #** 2

General Plan: existing Summerlin proposed n/a **Zoning:** existing PC-VC proposed n/a

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER The Vista Commons Center, LLC **Contact** _____

Address 4350 Von Karman Ave., 4th Floor **Phone:** _____ **Fax:** _____

City Newport Beach **State** CA **Zip** 92660

E-mail Address _____

APPLICANT Cross Creek Development, LLC **Contact** Mitch Wilson

Address 9701 Orient Express Court **Phone:** 279-6000 **Fax:** 360-5373

City Las Vegas **State** NV **Zip** 89145

E-mail Address mitchwilson@cox.net

REPRESENTATIVE Kaempfer Crowell **Contact** Tom Amick

Address 8345 West Sunset Road, Suite 250 **Phone:** 792-7000 **Fax:** 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address tda@kcnvlaw.com

Property Owner Signature* Dave Patty

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

Print Name Dave Patty

Subscribed and sworn before me

This 25th day of October, 20 11.

Kristie Lynne Eidlhuber

Notary Public in and for said County and State

KRISTIE LYNNE EIDLHUBER
Commission No. 1921978
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Comm. Expires JANUARY 15, 2015

FOR DEPARTMENT USE ONLY

Case #	SUP-43724
Meeting Date:	12-13-11
Total Fee:	1280.00
Date Received:*	10-27-11
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.

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City of Las Vegas
Department of Planning

Revised 10/27/08

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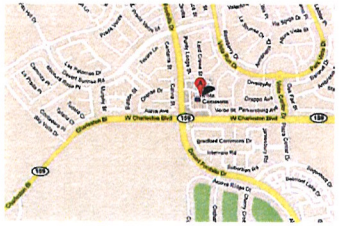
City of Las Vegas
Department of Planning

bar taco

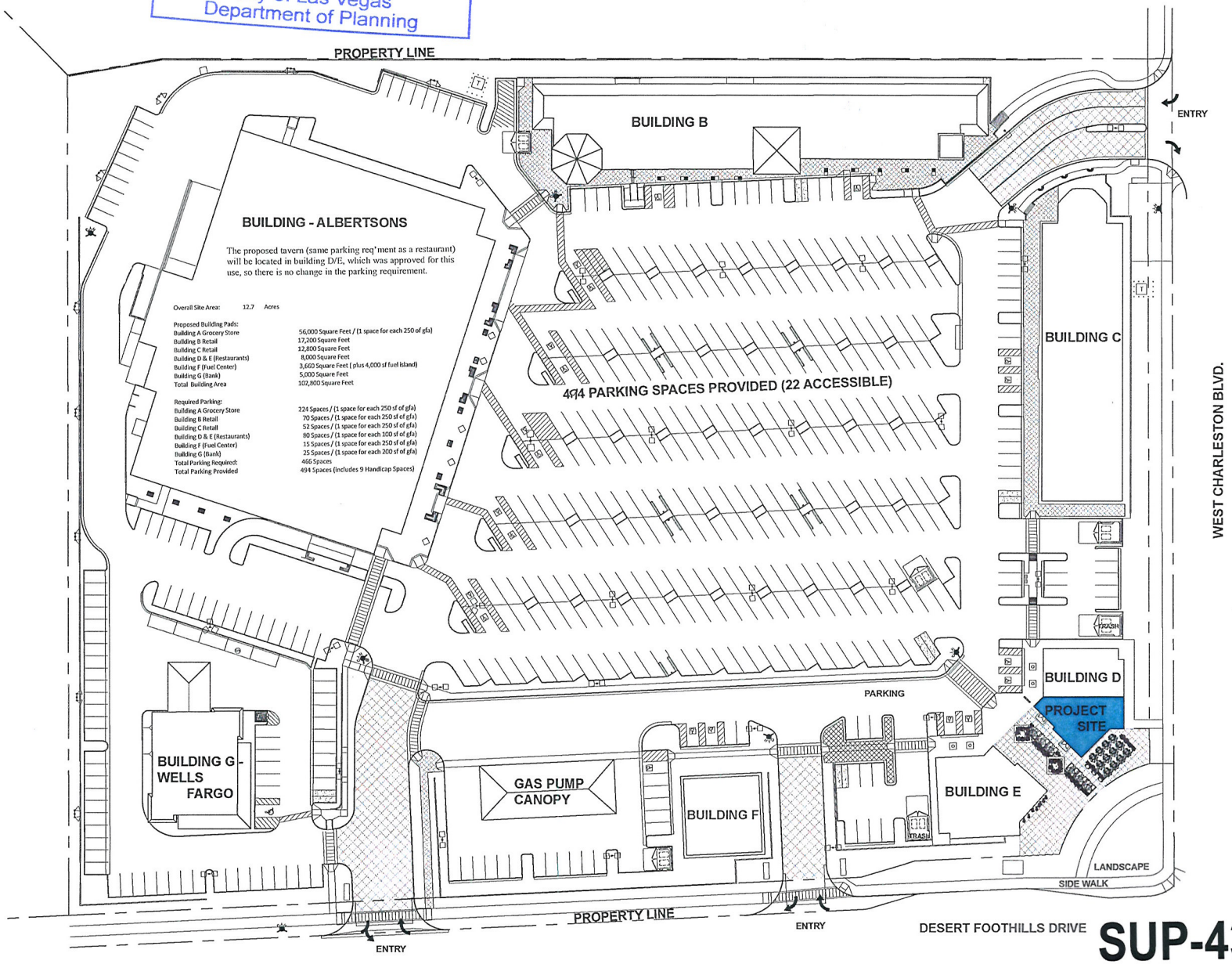
11700 W CHARLESTON BLVD
LAS VEGAS, NEVADA, 89135











SITE PLAN

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

SUP-43724

bar taco

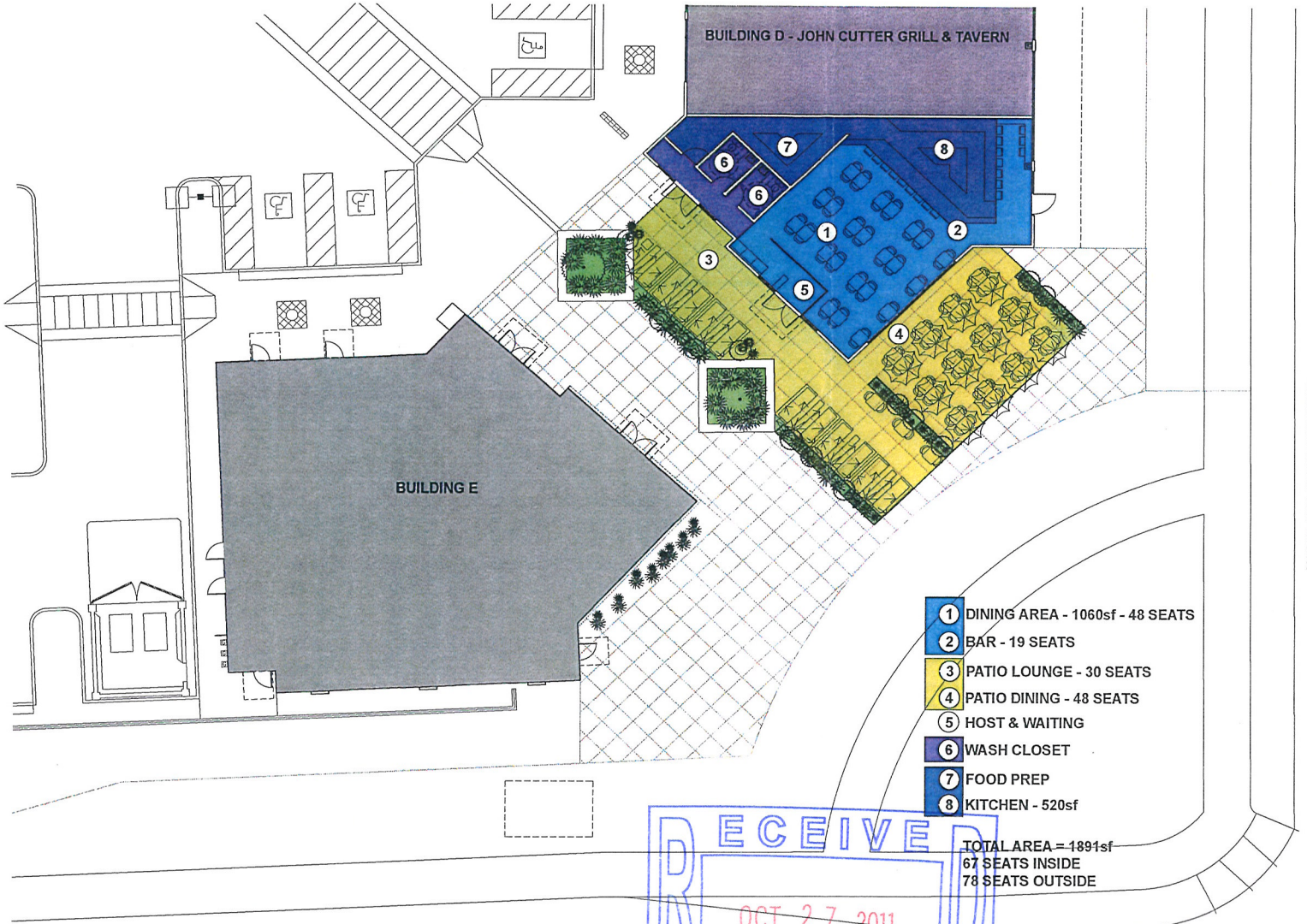
11700 W CHARLESTON BLVD
LAS VEGAS, NEVADA, 89135











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FLOOR PLAN

NORTH

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

SUP-43724



SUP-43724 - APPLICANT: CROSS CREEK DEVELOPMENT, LLC - OWNER: THE VISTA COMMONS CENTER, LLC

11770 WEST CHARLESTON BOULEVARD, SUITE #150

11/03/11



SUP-43724 - APPLICANT: CROSS CREEK DEVELOPMENT, LLC - OWNER: THE VISTA COMMONS CENTER, LLC

11770 WEST CHARLESTON BOULEVARD, SUITE #150

11/03/11



SUP-43724 - APPLICANT: CROSS CREEK DEVELOPMENT, LLC - OWNER: THE VISTA COMMONS CENTER, LLC

11770 WEST CHARLESTON BOULEVARD, SUITE #150

11/03/11

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

THOMAS D. AMICK
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Reno, NV 89511
Tel: 775.852.3900
Fax: 775.882.0257

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

October 26, 2011

CITY OF LAS VEGAS
PLANNING DEPARTMENT
333 S. Rancho Road
Las Vegas, NV 89104

Re: Justification Letter – APN 137-34-818-002
Special Use Permit Application
Cross Creek Development – Bar Taco

To Whom it May Concern:

This office represents the applicant in the above referenced matter. This application is a request for a special use permit for a "Pub, Bar & Lounge" (tavern), within an existing commercial shopping center located on the northeast corner of Desert Foothills Drive and Charleston Boulevard within Summerlin.

The proposed establishment is located within an existing Albertsons shopping center and faces Charleston Boulevard, a 100 foot right-of-way. The establishment, known as "Bar Taco" will be located in an approximately 2,000 square foot inline space on the southeast end of the site within Building D.

Bar taco is a casual yet upscale dining and drinking establishment offering a large outdoor seating area located within an existing courtyard between buildings D and E. The existing shopping center was designed to offer a variety of neighborhood friendly shopping and dining choices to serve the many rooftops located west of the 215 and to supplement the dining and shopping alternatives east of the 215. The proposed use is consistent with and compatible with the surrounding area and will serve as a desirable amenity for the nearby residential communities.

The proposed establishment will not have any gaming machines.

We appreciate your kind consideration of our request. Should you have any questions, please call me. Thank you very much.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Thomas D. Amick

RECEIVED
OCT 27 2011
City of Las Vegas
Department of Planning

TDA/EED

SUP-43724

City of Las Vegas Agenda Item No.: **37.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

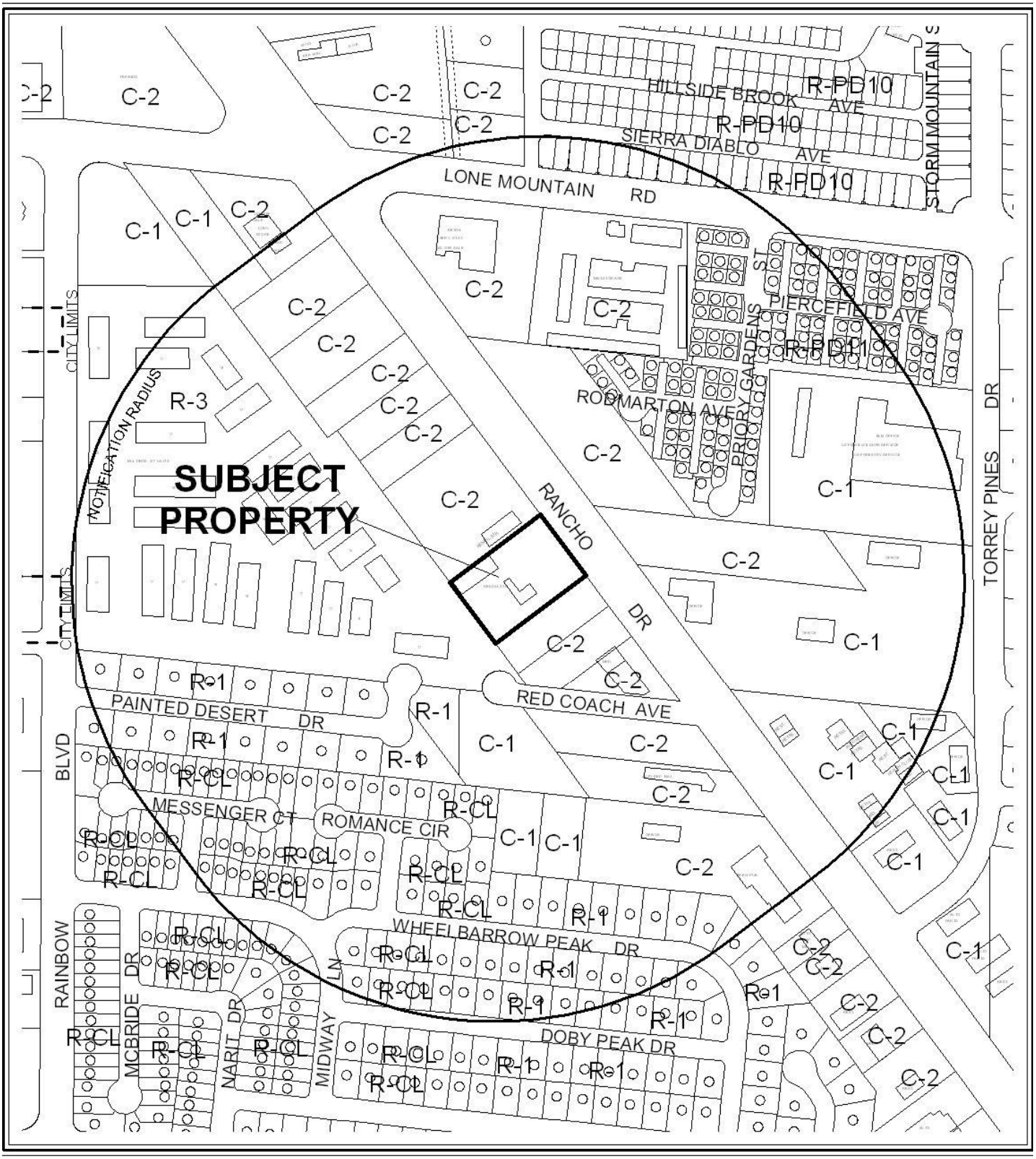
SUBJECT:
SUP-43897 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: COX COMMERCIAL FLEET SERVICES, LLC - OWNER: DFA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO REPAIR GARAGE, MAJOR at 4655 North Rancho Drive (APN 138-02-101-009), C-2 (General Commercial) Zone, Ward 6 (Ross). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE 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:
Staff recommends APPROVAL, subject to conditions:

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



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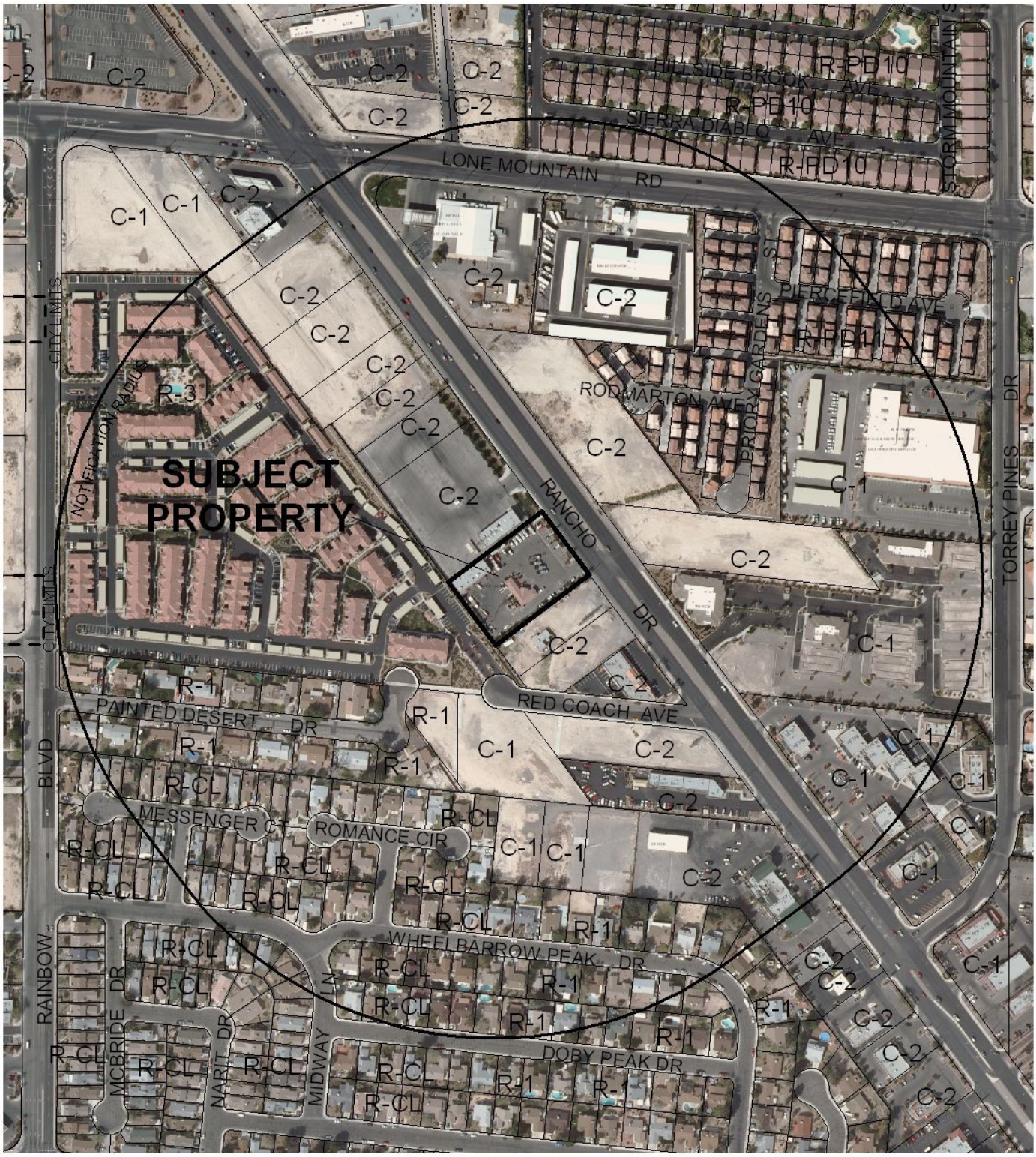
CASE: **SUP-43897**

RADIUS: 1000 FEET

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

N



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CASE: **SUP-43897**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: COX COMMERCIAL FLEET SERVICES, LLC - OWNER: DFA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-43897	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-43897 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Auto Repair Garage, Major use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. Prior to occupancy, all necessary permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for permits.

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

Staff Report Page One
December 13, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow an Auto Repair Garage, Major at 4655 Rancho Drive. The primary use of the property will be the maintenance and repair of fleet vehicles; accessory automotive parts storage and office uses are also intended for the site. The proposed use will occupy a developed site that has previously housed an equipment rental facility and a used-car dealership. The use can be conducted in conformance to the minimum standards outlined in Title 19.12 for automotive repair, and is adequately screened from abutting properties by a perimeter wall and landscape buffers. If denied, the proposed use will not be permitted at the proposed location.

ISSUES

- An Auto Repair Garage, Major use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- The proposed use can be operated in conformance to the minimum standards listed in Title 19.12 for an Auto Repair Garage, Major.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/03/00	The City Council approved a Special Use Permit (U-0019-00) for used car sales on the subject site. The Planning Commission recommended approval on 03/23/00.
06/07/00	The City Council approved a Site Development Plan Review (SD-0023-00) for a proposed used car dealership on the subject site. The Planning Commission recommended approval on 04/27/00.
09/20/00	The City Council approved a Variance (V-0046-00) to allow an eight-foot side yard setback where 10 feet is required for the subject property. This setback requirement does not apply adjacent to the auto repair facility.
10/06/00	The City Council approved a request for a Review of Condition on an approved Special Use Permit [U-0019-00(1)] that required recordation of a deed restriction that prohibited operation of the used car dealership on Sundays. The applicant requested that the condition be tied to the Special Use Permit, rather than the deed.

08/01/01	The City Council approved a request for a Variance (V-0037-01) on this site to allow an electronic message unit where such signage is not allowed within 200 feet of residentially developed property.
04/02/03	The City Council approved the City's request to amend portions of the Southeast and Centennial Hills Sector Plans of the General Plan from GC (General Commercial), SC (Service Commercial), and DR (Desert Rural) to GC (General Commercial), O (Office), PF (Public Facilities), ML (Medium Low Density Residential), and DR (Desert Rural) on property located on, or in close proximity to, both sides of Rancho Drive from Vegas Drive to the northern City limits at Moccasin Road. The subject site was included in the changes. The entire site was given a GC (General Commercial) General Plan Designation.
06/06/03	The Planning Commission administratively approved a Site Development Plan Review (SDR-2325) to allow the development of elevated pads for vehicle display within the landscape buffer area.
06/12/03	The Planning Commission approved a Review of Condition (ROC-2306) of an approved Site Development Plan Review (SD-0023-00), which limited the minor automotive repair facility to servicing only vehicles to be sold on site as part of the used car dealership; and of an approved Special Use Permit (U-0019-00), which restricted the site to a used car dealership.
07/16/03	The City Council approved a request for a Review of Condition of an approved Site Development Plan Review (SD-0023-00) which limited the minor automotive repair facility to servicing vehicles to be sold on site as part of the used car dealership.
07/21/04	The City Council approved a request for a Special Use Permit for a Rental Store with Outside Storage.

Most Recent Change of Ownership	
08/19/04	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/19/01	Permit #01007546 was finalized for a 1,521 square-foot Sales Office
11/26/01	Permit #01007548 was finalized for a 4,000 square-foot Service Building

Pre-Application Meeting	
11/17/11	The requirements for submittal were reviewed.

Neighborhood Meeting
No meeting was held nor is one required.

Field Check	
11/20/11	A field check was conducted by staff. The site is a vacant rental store site in good condition.

Details of Application Request	
Site Area	
Net Acres	1.38

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Rental Store [Proposed: Auto Repair, Major]	GC (General Commercial)	C-2 (General Commercial)
North	Rental Store	GC (General Commercial)	C-2 (General Commercial)
South	Single Family Residence	SC (Service Commercial)	C-2 (General Commercial)
East	Vacant	GC (General Commercial)	C-2 (General Commercial)
West	Condominiums	M (Medium Density Residential)	R-3 (Multifamily Residential)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Trails	X		Y
Airport Overlay District	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and 19.12, 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	
Major Automotive Repair	4,000 SF	5 plus 1/200 SF	25				
Office	1,521 SF	1/300 SF	6				
TOTAL SPACES REQUIRED			31		31		Y
Regular and Handicap Spaces Required			29	2	29	2	Y
Loading Spaces	1 per 10,000 SF		1		1		Y

ANALYSIS

The applicant is requesting approval of an Auto Repair Garage, Major use on the subject site with the intent to perform standard maintenance on fleet vehicles. Title 19.20 defines the use as a "…facility for the repair or reconditioning of any type of motorized vehicle. This uses includes a facility which performs any repairs to vehicles with a gross vehicle weight over 10,000 pounds." The proposed use is consistent with the definition contained in Title 19 and may be conducted on the site upon the approval of a Special Use Permit (SUP) application.

In regards to Master Plan or Special Area Plan requirements, the subject property is located within the Airport Overlay (A-O) District. The overlay district limits buildings on the property to 175 feet in height; the existing buildings are one-story in height and conform to the requirements of the district. In addition, Rancho Drive has been designated for a bike trail, but the applicant is not responsible for the development of the trail.

There are two existing buildings on the site: a small office building located at the front of the site facing Rancho Drive, and a repair building at the rear of the property with five service bays. A masonry wall is located at the sides and rear of the property to screen the repair building and its associated staging area from adjacent properties and a landscape buffer is located along the front and north side; the office building assists in screening those functions from Rancho Drive.

Customer parking is located at the front of the property, and employee parking spaces are located behind the office building. A loading space is provided immediately adjacent to the repair building. The proposed use will be in conformance with parking requirements.

The minimum requirements for an Auto Repair Garage, Major include the following:

- All repair and service work shall be performed within a completely enclosed building.
- Openings in service bays shall not face public rights-of-ways.
- No used or discarded parts or equipment shall be located or stored in any open area.
- All disabled vehicles shall be stored in an area that is screened from view of abutting properties and streets.
- Outdoor hoists are prohibited.
- All hazardous materials shall be properly stored and removed from the premises in a timely manner.
- No vehicle shall be parked on the premises for the purposes of offering the vehicle for sale.
- Outdoor bells and loudspeakers are prohibited.

In reviewing the minimum standards for the use, the service bay doors do not face a public right-of-way, and are oriented so as to minimize the impact to the adjacent condominium development to the rear of the property. The doors to the service bays can be closed so as to minimize noise. There are existing screen walls in place so as to screen disabled vehicles from adjacent properties. The applicant will be prohibited from using any outdoor loudspeakers or bells, and from storing any discarded parts or equipment in outdoor areas.

FINDINGS (SUP-43897)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

   The site is arranged so that the repair building and fleet parking area is located to the rear of the site, and is generally screened from Rancho Drive by the office building. Although the subject property abuts a multifamily development to the rear, the service bay openings generally face away from the condominium buildings, and there is a masonry wall in place to screen the use. The proposed use is consistent with the adjacent uses on Rancho Drive.

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

   There is adequate area on the site for the repair and staging of the fleet vehicles.

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

The property is accessed from a single driveway on Rancho Drive. Rancho Drive is designated as a Freeway by the Master Plan of Streets and Highways, and has a 125-foot right-of-way width immediately adjacent to the subject property. Access to the property and street capacity are sufficient for the proposed use.

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

The proposed use is consistent with the General Commercial land use designation, as defined in the Las Vegas 2020 Master Plan. The General Commercial designation allows uses of a more intense commercial nature, and specifically identifies automotive repair as an allowable use. The proposed use will not compromise public health, safety or welfare.

5. The use meets all of the applicable conditions per Title 19.12.

The use can be conducted in conformance with the minimum requirements identified in Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 253

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43897** APN: 138-02-101-009

Name of Property Owner: DFA, LLC

Name of Applicant: Cox Commercial Fleet Services, LLC

Name of Representative: Jennifer Lazovich - Kaempfer Crowell

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: Don F Ahern

Print Name: Don F. Ahern

Subscribed and sworn before me

This 16th day of November, 2011

Joni B Starcher

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
JONI B. STARCHER
My Appointment Expires
July 30, 2013
No: 93-0701-1

RECEIVED
NOV 17 2011

Revised 11-14-06

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

393052.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 4655 N. Rancho

Project Name Cox Commercial Fleet Services, LLC **Proposed Use** Major Auto Repair

Assessor's Parcel #(s) 138-02-101-009 **Ward #** 6

General Plan: existing GC proposed n/a **Zoning:** existing C-2 proposed n/a

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information See attached

PROPERTY OWNER DFA, LLC **Contact** Don Ahern

Address 1401 Mineral Avenue **Phone:** n/a **Fax:** n/a

City Las Vegas **State** NV **Zip** 89016

E-mail Address n/a

APPLICANT Cox Commercial Fleet Services, LLC **Contact** Marie Gross

Address 6205 Peachtree Dunwoody Road **Phone:** 678-645-0913 **Fax:** 678-645-1658

City Atlanta **State** GA **Zip** 30328

E-mail Address Marie.Munson@coxinc.com

REPRESENTATIVE Kaempfer Crowell **Contact** Jennifer Lazovich

Address 8345 West Sunset, Suite 250 **Phone:** 792-7000 **Fax:** 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* Don F. Ahern

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

Print Name Don F. Ahern

Subscribed and sworn before me

This 16th day of November, 20 11.

Joni B. Starcher

Notary Public in and for said County and State

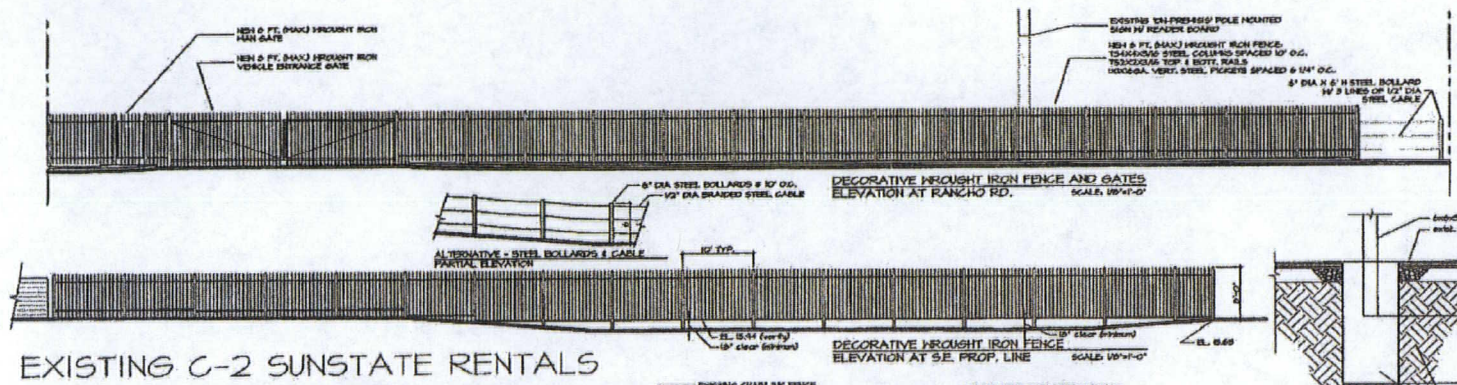
Notary Public - State of Nevada
County of Clark
JONI B. STARCHER
My Appointment Expires
July 30, 2013
No: 93-0701-1

FOR DEPARTMENT USE ONLY

Case #	SUP-43897
Meeting Date:	12/13/2011
Total Fee:	1030.00
Date Received:*	11/17/2011
Received By:	M Rel

*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.

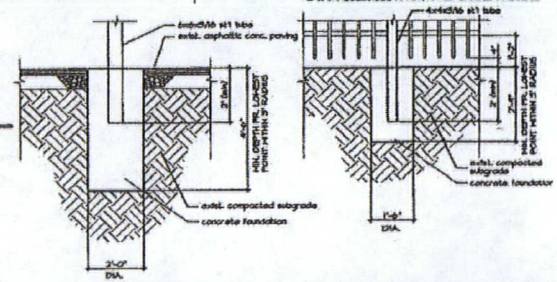
Revised 10/27/08



PARKING TABLE

BUILDING	USE	BUILDING AREA	PARKING STANDARD	REQUIRED PARKING
FRONT BUILDING	RETAIL OTHER THAN LISTED	1521 S.F.	1/175 S.F.	9 SPACES
BACK BUILDING	MACHINERY SALES (per David Bretcher)	4000 S.F.	1/500 S.F.	8 SPACES
			TOTAL REGULAR PARKING TOTAL HANDICAP PARKING	11 SPACES 1 SPACE*
			TOTAL	18 SPACES

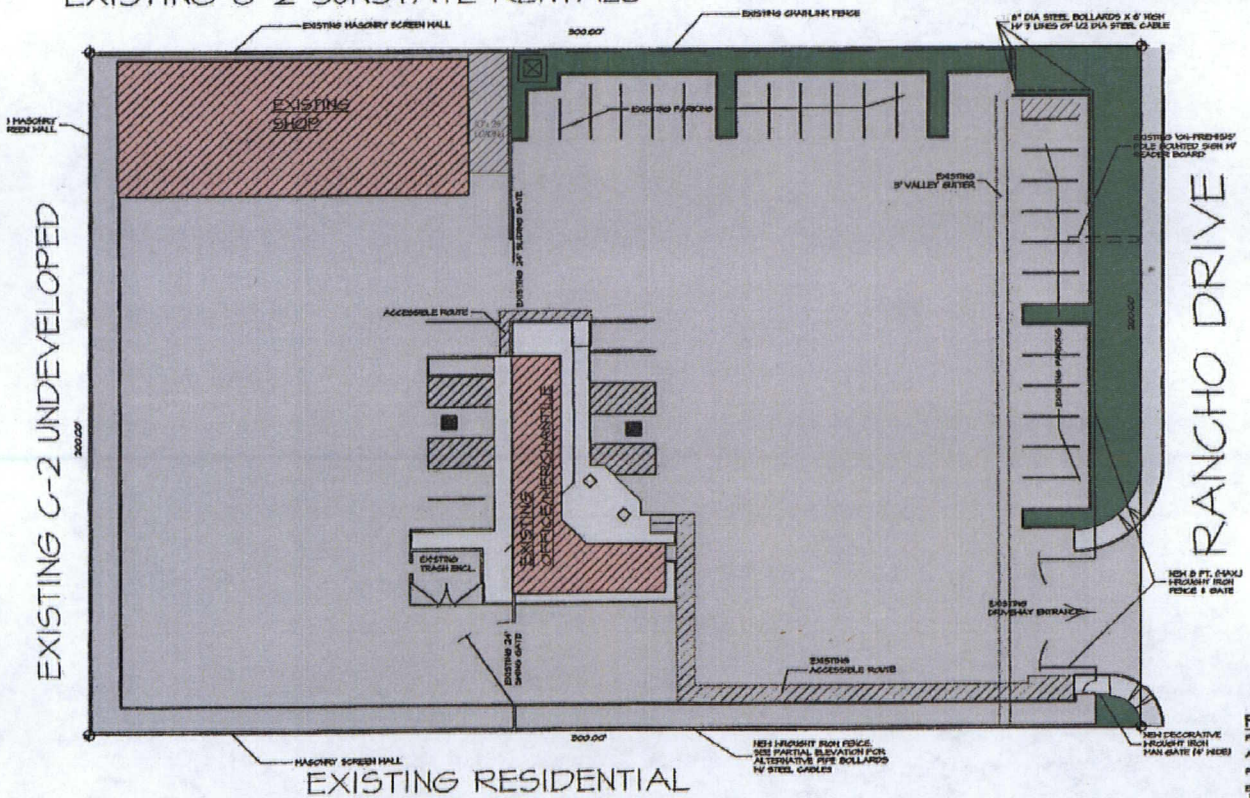
* 2 VAN ACCESSIBLE HANDICAPPED SPACES PROVIDED

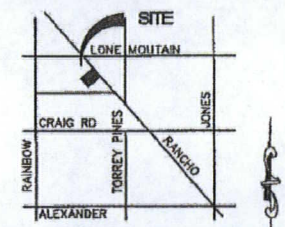


1 GATEPOST DETAIL
SCALE: 1"=1'-0"

2 FENCEPOST DETAIL
SCALE: 1"=1'-0"

STRUCTURAL NOTES





VICINITY MAP
N.T.S.

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PROJECT INFORMATION

PARCEL NO.:	138-02-101-009
ADDRESS:	4655 NORTH RANCHO DR. 84106
PROPERTY SIZE:	1.38 ACRES
BUILDING AREA:	
FRONT BUILDING:	1521 S.F.
BACK BUILDING:	4000 S.F.
TOTAL BUILDING AREA:	5521 S.F.

SUP-43897
REVISED

SHEETNAME1 : Architectural Site Plan
PJ# :
DATE : 11-18-11

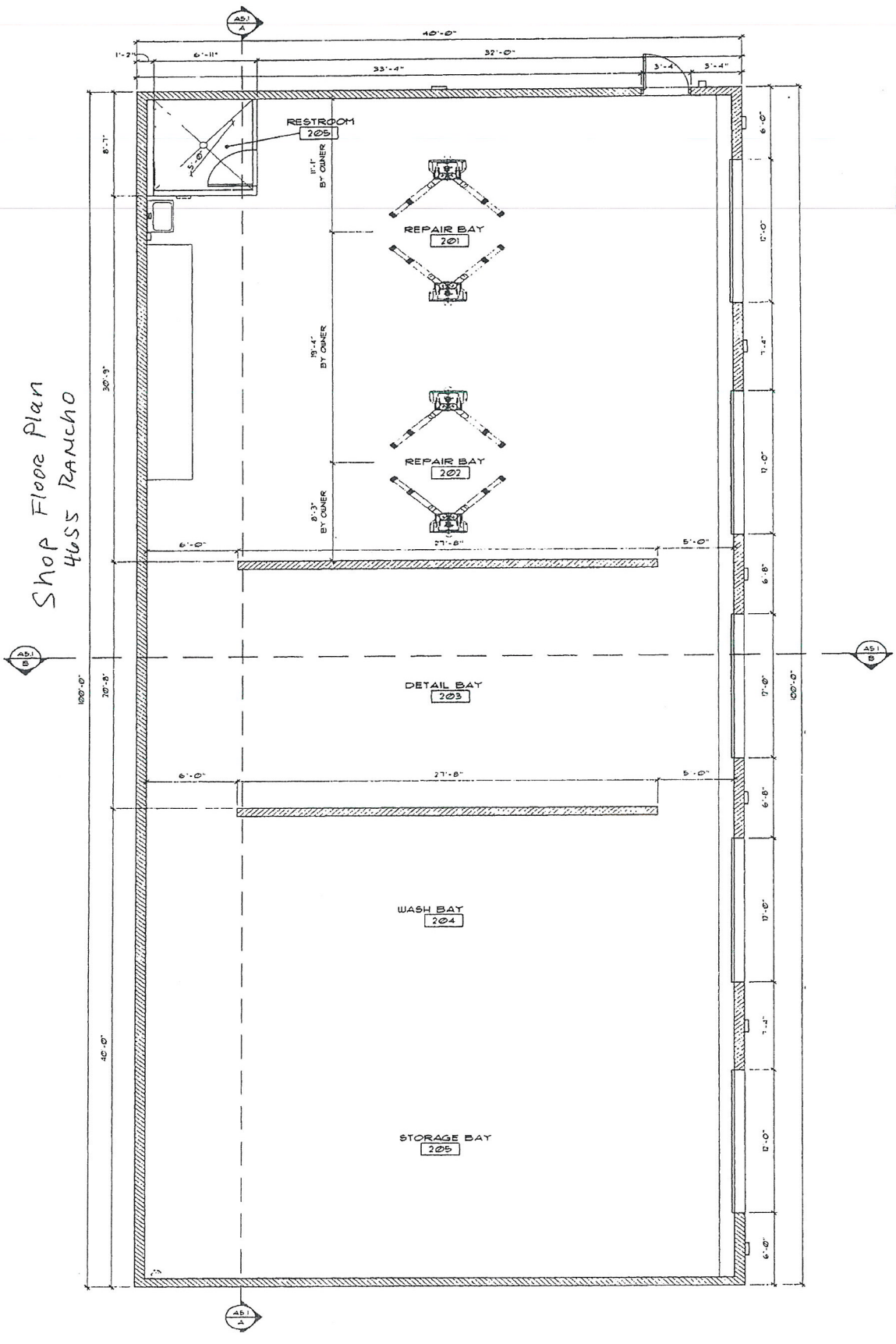
ARCHITECTURAL SITE PLAN

4655 NORTH RANCHO DRIVE

SITE PLAN DRAWN BY OTHERS

Scale: NTS

MOSER architecture studio



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SUP-43897

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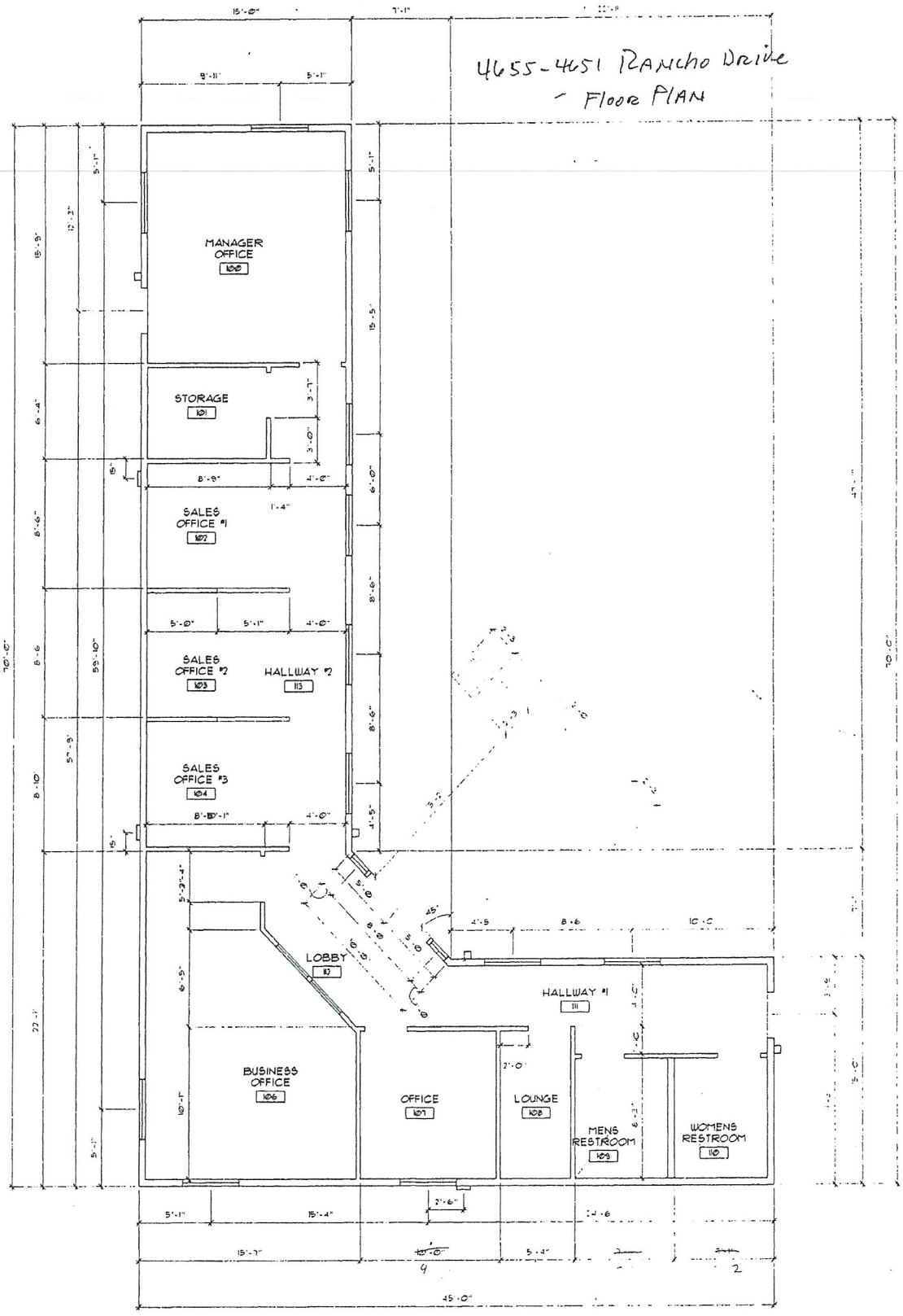
NOV 17 2011
SUP-43897

4655-4651 Rancho Drive
- Floor Plan





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SUP-43897



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SUP-43897



SUP-43897 - APPLICANT: COX COMMERCIAL FLEET SERVICES, LLC - OWNER: DFA, LLC
4655 NORTH RANCHO DRIVE

11/20/11

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

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jlazovich@kcnvlaw.com
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510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

November 16, 2011

VIA EMAIL
drankin@lasvegasnevada.gov

Doug Rankin
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
333 No. Rancho Drive, 3rd Flr.
Las Vegas, NV 89106

Re: Justification letter – Special Use Permit (Auto Repair Garage, Major)
APN: 138-02-101-009

Dear Mr. Rankin:

Please be advised, this office represents Cox Commercial Fleet Services, LLC (the "Applicant") with respect to a special use permit for Auto Repair, Major on the above referenced property. The property is generally located near Rancho Drive and Lone Mountain Road and is zoned C-2 (the "Site"). Previously, the Site was used for a Rental Store with Outside Storage (equipment rental). There are two existing buildings on the Site with parking and landscaping.

The Applicant is seeking a special use permit for Auto Repair, Major. The Applicant intends to use the existing buildings for repair of its fleet vehicles that service cable needs in Southern Nevada. The rear building on the Site will be used for the repair work. Generally, the repair work will include oil changes, air filters, tire rotation and balancing, replacement of tires and other repairs for general maintenance of the fleet vehicles. Most of the fleet vehicles are vans and trucks but there are a limited number of vehicles that exceed a gross weight of 10,000 pounds. The facility would not be open to the public.

Additionally, an auto parts retailer may utilize a portion of the existing building in the front of the Site to provide parts directly to the fleet service repair facility. The front building would also be used for offices and storage needs.

We believe this request is appropriate as there are a number of similar automotive repair type uses along the Rancho Drive corridor.

RECEIVED
NOV 17 2011
SUP-43897

KAEMPFER
CROWELL

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

Jennifer Lazovich

JJL/sfm
Encl.

cc: Marie Gross

RECEIVED
NOV 17 2011

SUP-43897

City of Las Vegas Agenda Item No.: **38.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

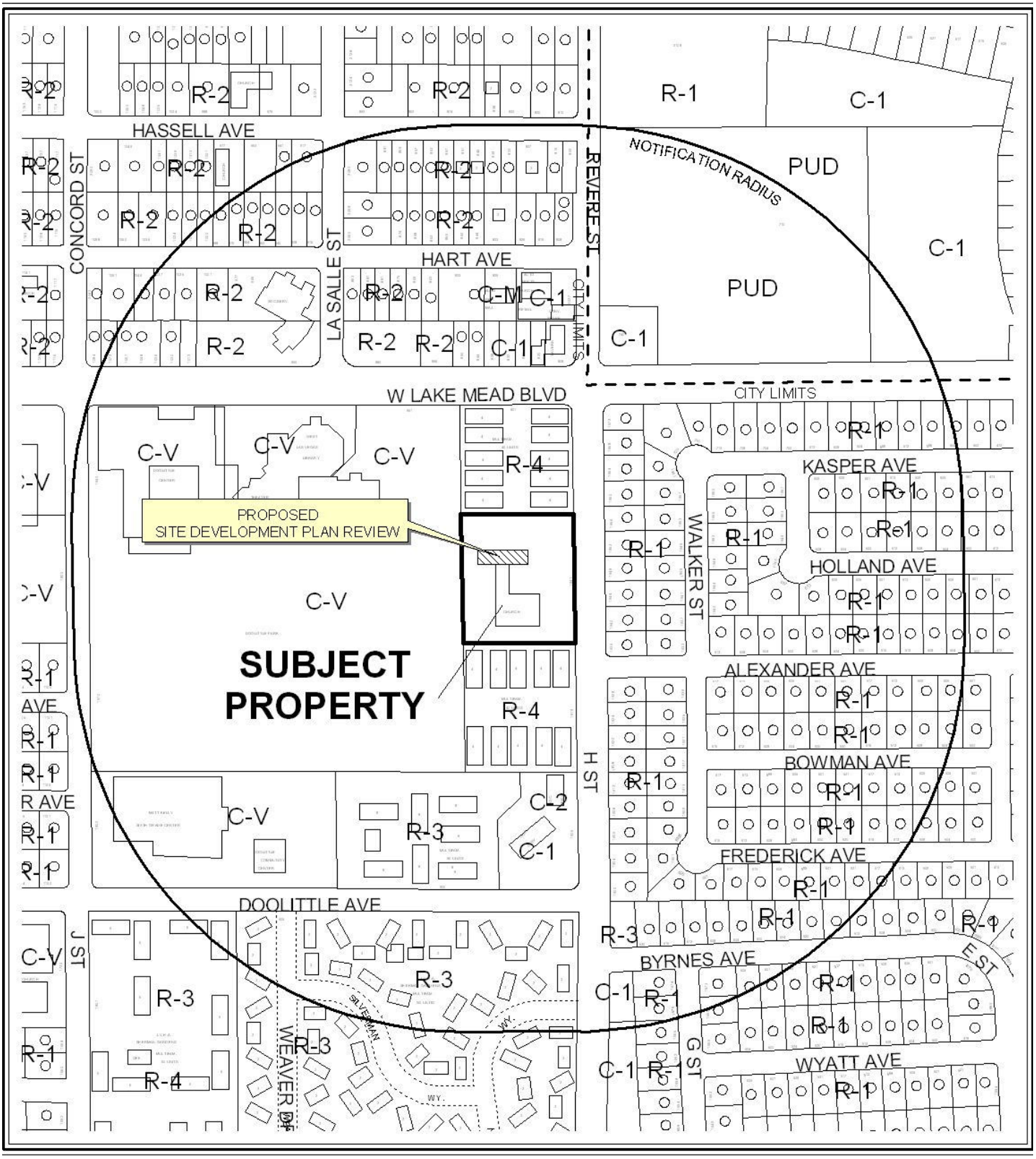
SUBJECT:
SDR-43718 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TRUE LOVE BAPTIST CHURCH - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 5,445 SQUARE-FOOT ADDITION TO AN EXISTING CHURCH/HOUSE OF WORSHIP on 2.28 acres at 1941 "H" Street (APNs 139-21-703-003), C-V (Civic) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE 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:
Staff recommends APPROVAL, subject to conditions:

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



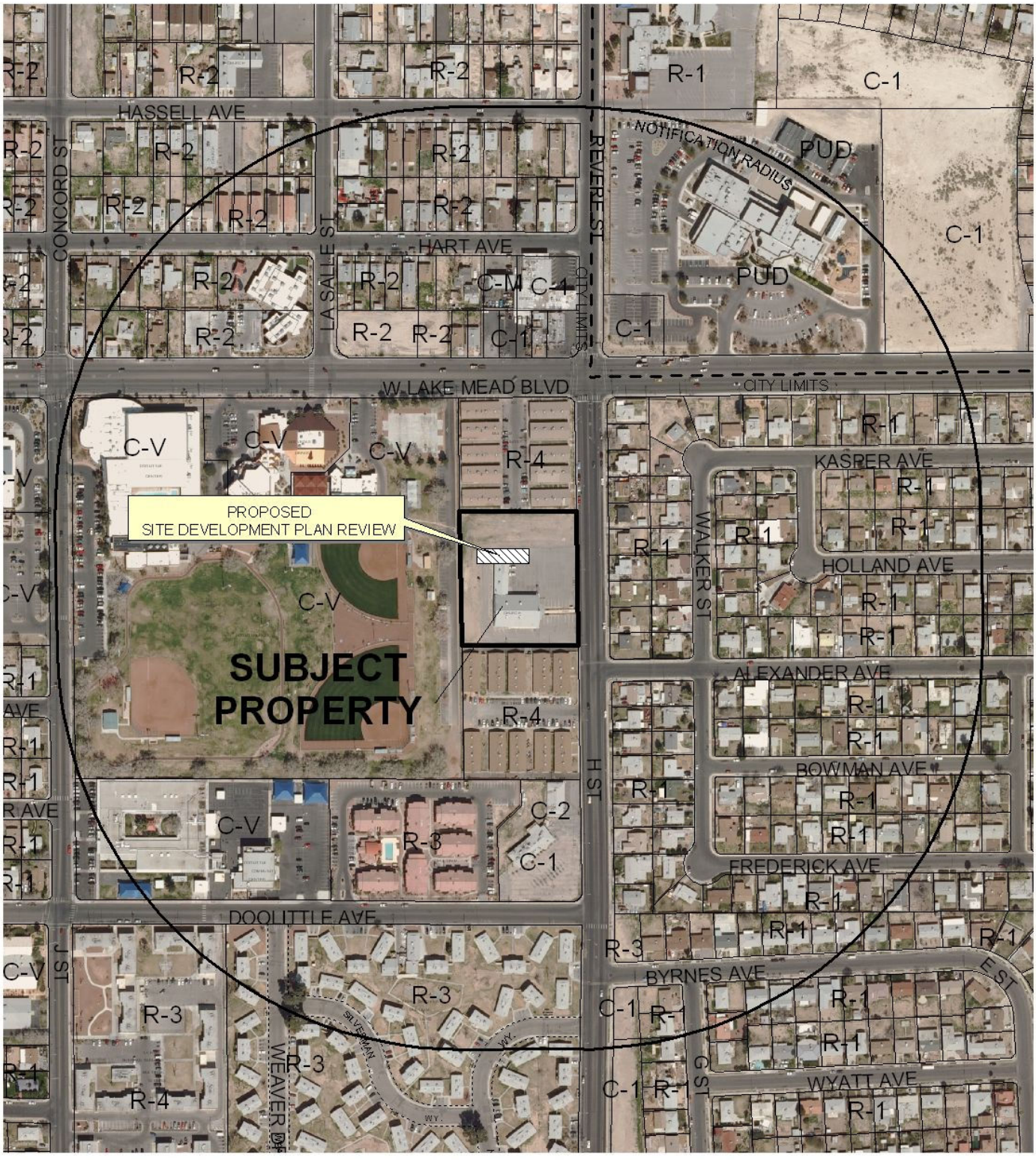
0 300 600 Feet

CASE: **SDR-43718**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 300 600 Feet

CASE: **SDR-43718**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: TRUE LOVE BAPTIST CHURCH

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-43718	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SDR-43718 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/27/11, except as amended by conditions herein.

3. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 10/27/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

4. 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 Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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. Installed landscaping shall not impede visibility of any traffic control device.

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

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

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.

10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off 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.

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

12. Roofing materials shall conform to the requirements of Title 19.08.040(B)(3)(b). Asphalt shingles are prohibited.

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 sidewalk improvements, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. The existing "pan style" driveways accessing this site may remain.

15. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

Staff Report Page One
December 13, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant proposes to add a 5,445 square-foot, single-story addition to an existing 10,790 square-foot church on 2.28 acres at 1941 H Street. Included with this proposal is additional parking and landscaping. The applicant intends for the additional space to be used as ancillary classroom space in support of the existing church services. Staff recommends approval, as the expansion remains consistent with the existing use.

ISSUES

- The site-specific development standards for the C-V (Civic) zoning district were established with the approved Rezoning ZON-32214.
- There is no internal circulation provided from the existing building to the proposed addition.
- The materials specified for proposed the addition are not aesthetically compatible with the existing Church building. Asphalt shingles are a prohibited roofing material, per Title 19.08.040(B)(3)(b).

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/19/60	The Board of City Commissioners approved a request for Rezoning (Z-0034-60) from R-E (Residence Estates) to C-1 (Limited Commercial) at property generally located on the west side of "H" Street between Wyatt and the north city limits.
06/26/63	The Board of Commissioners of the City of Las Vegas approved a request for Rezoning (Z-0034-60) from C-1 (Limited Commercial) to R-4 (High Density Residential) at property generally located on the west side of "H" Street between Doolittle Avenue and College Avenue.
01/04/61	The Board of Commissioners of the City of Las Vegas approved a request for a Variance (V-0020-60) to allow a Community Recreation Facility, including a Bowling Alley, at property generally located on the west side of "H" Street between Owens Avenue and College Avenue.
02/18/09	The City Council approved the request to Rezone (ZON-32214) 2.18 acres of property to the C-V (Civic) zoning district and the related request for a Site Development Plan Review (SDR-32218) for a proposed 4,686 square-foot modular building addition to an existing Church/House of Worship on 2.28 acres at 1941 "H" Street. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
09/03/74	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c. 1975	Church/House of Worship constructed at 1941 "H" Street.
04/03/07	Building permit #85342 was issued for 770 linear feet of six-foot high block wall at the north and south property lines at 1941 "H" Street. A final inspection was completed on 06/09/07.

Pre-Application Meeting	
10/03/11	A pre-application meeting was held to discuss the development and submittal requirements for a Site Development Plan Review for adding classrooms to an existing church site.

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

Field Check	
11/03/11	A field check was conducted by staff. The site contains a well-maintained Church/House of Worship.

Details of Application Request	
Site Area	
Net Acres	2.28

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Church/House of Worship	PF (Public Facilities)	C-V (Civic)
North	Apartments	C (Commercial)	R-4 (High Density Residential)
South	Apartments	M (Medium Density Residential)	R-4 (High Density Residential)
East	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
West	City Park and Library	PF (Public Facilities)	C-V (Civic)

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

DEVELOPMENT STANDARDS

Pursuant to 19.10.010, the following standards apply:

Standard	*Approved (ZON-32214)*	*Provided*
Min. Setbacks		
• Side	20 Feet	76 Feet
• Rear	20 Feet	55 Feet
Max. Lot Coverage	16 %	15 %
Max. Building Height	16 Feet	16 Feet
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis
Mech. Equipment	Screened	Screened

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Conformance*
3:1 proximity slope	48 Feet	55 Feet	Y
Adjacent development matching setback	20 Feet	55 Feet	Y
Trash Enclosure	50 Feet	290 Feet	Y

Pursuant to Title 19.10.010, the following standards apply:

Landscaping and Open Space Standards			
	Approved (ZON-32214)		
Standards	*Ratio*	*Trees*	*Provided*
Buffer Trees:			
• North	1 Tree / 30 Linear Feet	12 Trees	10 Trees
• South	1 Tree / 20 Linear Feet	10 Trees	13 Trees
• East	1 Tree / 20 Linear Feet	13 Trees	4 Trees
• West	1 Tree / 20 Linear Feet	10 Trees	6 Trees

TOTAL PERIMETER TREES	**45 Trees**	**33 Trees**

Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	15 Trees	22 Trees
LANDSCAPE BUFFER WIDTHS			
Min. Zone Width • North • South • East • West	 5 Feet 3 Feet 10 Feet 16 Feet		 5 Feet 4 Feet 10 Feet 5 Feet
Wall Height	6 Feet Adjacent to Residential		6 Feet

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
H Street	Secondary Collector	Master Plan of Streets and Highways / Title 19.04 Complete Streets	60	N

Pursuant to 19.12, the following 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	
Church/House of Worship	430 Seats	1 space per each four fixed seats, or one space per each 100 SF of non-fixed seating area in the gathering room					
TOTAL SPACES REQUIRED			108		129		
Regular and Handicap Spaces Required			103	5	119	10	Y

ANALYSIS

The proposed development consists of an existing 10,790 square-foot church with a projected 5,445 square-foot addition and associated parking and landscaping. The proposed one-story addition will be attached to the existing church but will not have internal access to the main building. The additional space will be used for ancillary classroom space and does not aesthetically match the existing white brick building. The proposed asphalt shingles are prohibited materials, per Title 19.08.040(B)(3)(b). The applicant will have to provide a suitable substitute roofing material prior to the issuance of building permits. The proposed addition, parking, and landscaping comply with the development standards established by the approved Rezoning ZON-32214.

The applicant has clearly stated the intent to use this facility as an ancillary use to the established Church/House of Worship use. There were concerns regarding the future use of this addition as a Public or Private School, Primary use, which were discussed during the original pre-application conference. In the event that the proposed 5,445 square-foot space were to be used as a Public or Private School, Primary, a Variance would be required for a parking deficiency and a change in building occupancy may trigger the requirement for a Site Development Plan Review and Special use Permit.

As the addition is an appropriate expansion of the existing facility and will not have a negative impact on neighboring properties, staff recommends approval of the proposed addition. If denied, the subject site will remain as it is.

FINDINGS (SDR-43718)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

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

   The proposed development is compatible with the adjacent development and development in the area. It will not negatively affect the surrounding residential and park uses.

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 PF (Public Facilities) General Plan designation and complies with the existing C-V (Civic) development standards.

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

   The site access is provided by two existing driveways that empty onto H Street. The site is an existing Church/House of Worship use, and the additional facilities will not negatively impact adjacent roadways or neighborhood traffic.

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

   The proposed building materials do not match the existing church facilities. Staff recommends that the applicant consider choosing material and color finish that is consistent with the existing white-painted brick Church. The applicant shall specify roofing materials that comply with Title 19.08 standards, as conditioned. The landscape materials are appropriate and a condition has been added to ensure compliance with minimum size requirements.

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 massing and placement of the proposed addition fit within the site. However, there are concerns regarding the proposed rose-colored masonry not matching the existing white painted concrete brick finish church facilities and inconsistent architectural details. Staff recommends that the applicant pursue selections of colors that will provide a more attractive street front appearance.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 230

APPROVALS 0

PROTESTS 0

MH

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-43718** APN: 139-21-703-003

Name of Property Owner: TRUE LOVE BAPTIST CHURCH

Name of Applicant: TRUE LOVE BAPTIST CHURCH

Name of Representative: Curtis R. Wilson

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: x _____

Print Name: Willie Jacobs, Jr.

Subscribed and sworn before me

This 26th day of OCTOBER, 2011

Ben Winslow

Notary Public in and for said County and State

BEN WINSLOW
Notary Public State of Nevada
No. 98-3957-1
My Appt. Exp. September 23, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: True Love Baptist Church Addition

Project Address (Location) 1941 H Street

Project Name True Love Baptist Church Addition **Proposed Use** Classrooms

Assessor's Parcel #(s) 139-21-703-003 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing C-V proposed C-V

Commercial Square Footage 15,850 **Floor Area Ratio** 15.95%

Gross Acres 2.28 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER True Love Baptist Church **Contact** CURTIS WILSON

Address 1941 NORTH "H" ST **Phone:** (702) 672-8087 **Fax:** —

City LAS VEGAS **State** NV **Zip** 89106

E-mail Address DEACON 2 @ COX.NET / CURTIS @ LOCHSA.COM

APPLICANT True Love Baptist Church **Contact** CURTIS WILSON

Address 1941 NORTH "H" ST **Phone:** (702) 672-8087 **Fax:** —

City LAS VEGAS **State** NV **Zip** 89106

E-mail Address DEACON 2 @ COX.NET / CURTIS @ LOCHSA.COM

REPRESENTATIVE ethos three ARCHITECTURE **Contact** John Lopeman, AIA

Address 8985 S. Eastern Ave., Suite 220 **Phone:** 456-1070 **Fax:** 456-7020

City Las Vegas **State** NV **Zip** 89123

E-mail Address jclopeman@ethosthree.com

Property Owner Signature* X _____

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

Print Name WILLIE JACOBS JR

Subscribed and sworn before me

This 26th day of OCTOBER, 20 14.

Ben Winslow

Notary Public in and for said County and State

BEN WINSLOW
Notary Public State of Nevada
No. 98-3957-1
My Appt. Exp. September 23, 2014

FOR DEPARTMENT USE ONLY

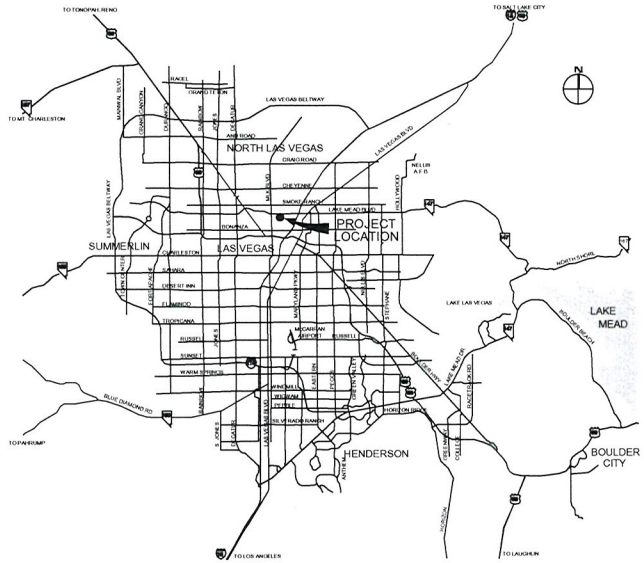
Case #	SDR-43719
Meeting Date:	12/3/2014
Total Fee:	1030 00 TW
Date Received:*	10/27/2014
Received By:	M Reed

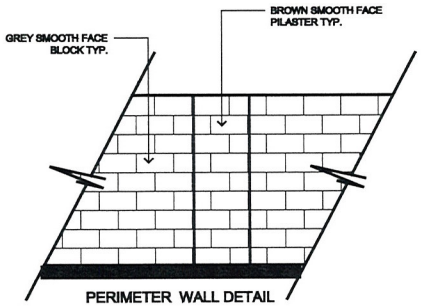
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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

VICINITY MAP



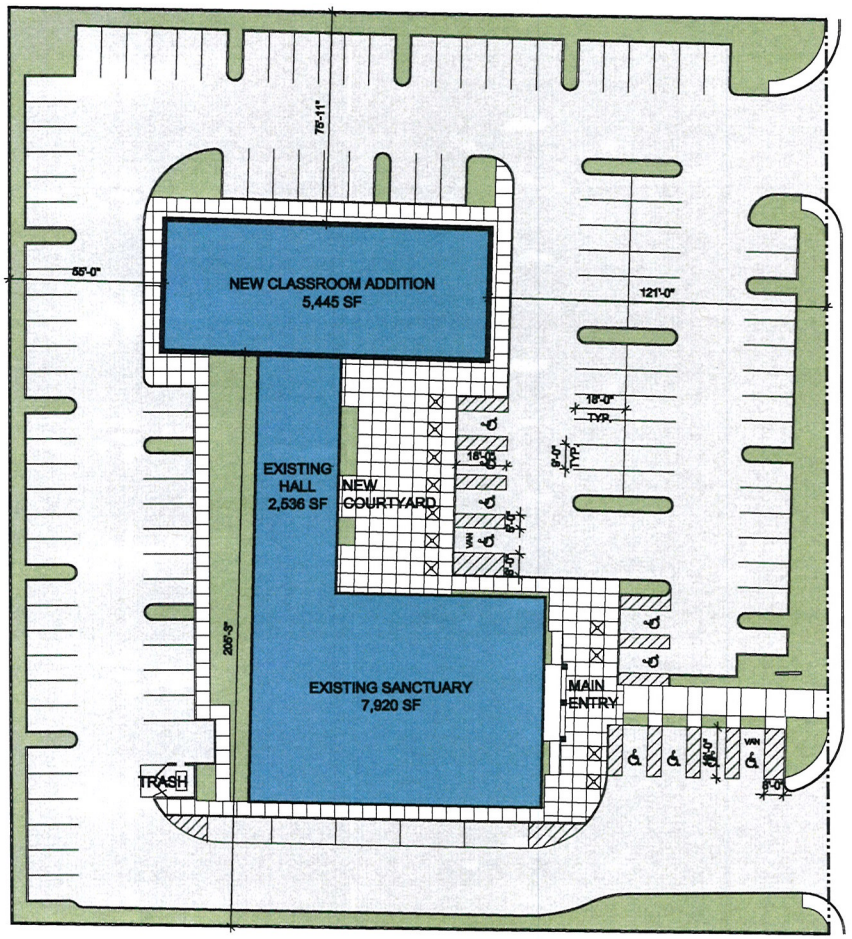


SITE DATA
PARKING ANALYSIS

SITE AREA	95,737 SF
	2.2 ACRES
F.A.R.	16.5%
NEW BUILDING AREA:	5,445 SF
JURISTICTION:	CITY OF LAS VEGAS
ZONED:	CV
PARKING REQUIRED:	NOT APPLICABLE
PARKING PROVIDED	129
HANDICAP ACCESSIBLE PARKING REQUIRED	5
HANDICAP ACCESSIBLE PARKING PROVIDED	10
VAN ACCESSIBLE PARKING REQUIRED	2
VAN ACCESSIBLE PARKING PROVIDED	2

R-4

C-V



R-4

SITE PLAN

SCALE : 1"=20'-0"

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

SITE PLAN

True Love Baptist Church
1941 H Street

0 10 20 40

10-27-11

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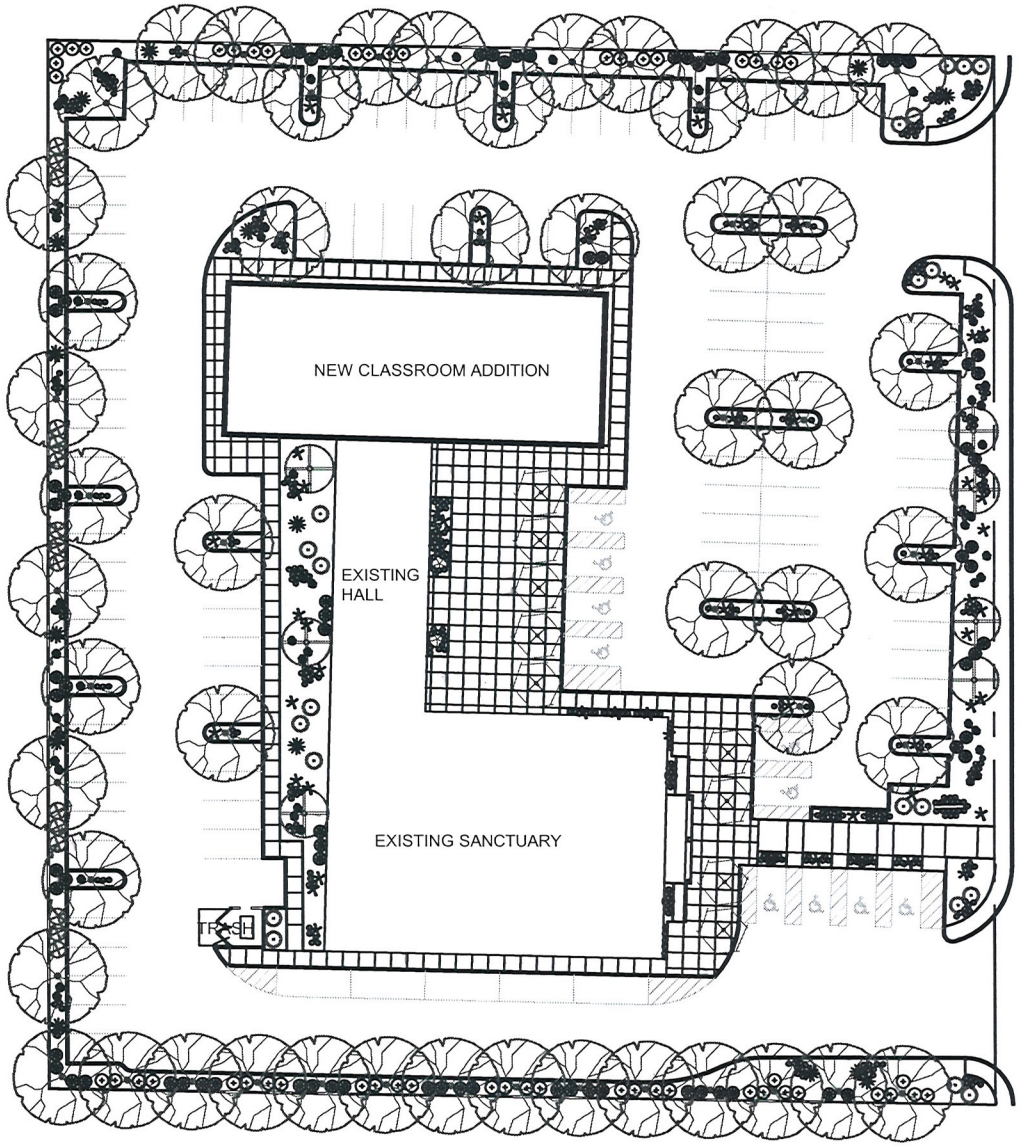
SDR-43718



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE		24" BOX	STD.
	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL		24" Box	STD.
	QUERCUS ILEX	HOLLY OAK		24" BOX	STD.
SHRUBS					
	EUPHORBIA ANTISYPHILITICA	CANDELILLA		5 GAL	
	LONICERA X AMERICANA 'PAM'S PINK'	PAM'S PINK HONEYSUCKLE		5 GAL	
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL		15 GAL	
	XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA		5 GAL	
GROUNDCOVERS					
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	UPRIGHT ROSEMARY		5 GAL	
	TEUCRIUM CHAMAEDRYS	BUSH GERMANDER		1 GAL	MIN. 18" O.C.
ACCENTS					
	CYCAS REVOLUTA	SAGO PALM		24" BOX	
	DASYLIRION QUADRANGULATUM	TOOTHLESS SOTOL		5 GAL	
	HESPERALOE PARVIFLORA 'RED'	RED YUCCA		5 GAL	
	YUCCA PALLIDA	PALE-LEAF YUCCA		5 GAL	
OTHER					
	BOULDERS	'CHERRY MIST' BOULDERS FROM MINERAL PARK	14	2' - 3' DIAMETER	SEE DETAIL 'N' SHEET L3.01

LANDSCAPE NOTES:

1. CITY OF LAS VEGAS STANDARDS TO BE FOLLOWED.
2. ALL PLANTER AREAS TO RECEIVE A 2" LAYER OF ⅜" SCREENED CRUSHED GRANITE ROCK GROUNDCOVER, INCLUDING THE AREA OF FUTURE ROADWAY AND CURBING AS INDICATED ON THE PLAN. ('HUALAPAI RED' COLOR, FROM MINERAL PARK DECORATIVE ROCK, or 'REBEL RED' FROM KALAMAZOO MATERIALS, or 'RED GRANITE' FROM VISTA LANDSCAPE CENTER.)
3. PLANT QUANTITIES SHOWN ON PLANT SCHEDULE ARE FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES.

north

0 30' 60' 120'

SCALE: 1"=60'-0"

PLANTING PLAN

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OCT 27 2011
SDR-43718

HILL CLARK & ASSOCIATES
LANDSCAPE ARCHITECTURE
74 N. Pecos Road, Ste. B
Henderson, NV 89074
P: (702) 260-9356
F: (702) 260-9357

Consultant

Seal

Rev	Date	By	Description

Project Name: TRUE LOVE BAPTIST CHURCH
LAKE MEAD BLVD. & H STREET
LAS VEGAS, NV

Sheet Title: PLANTING PLAN

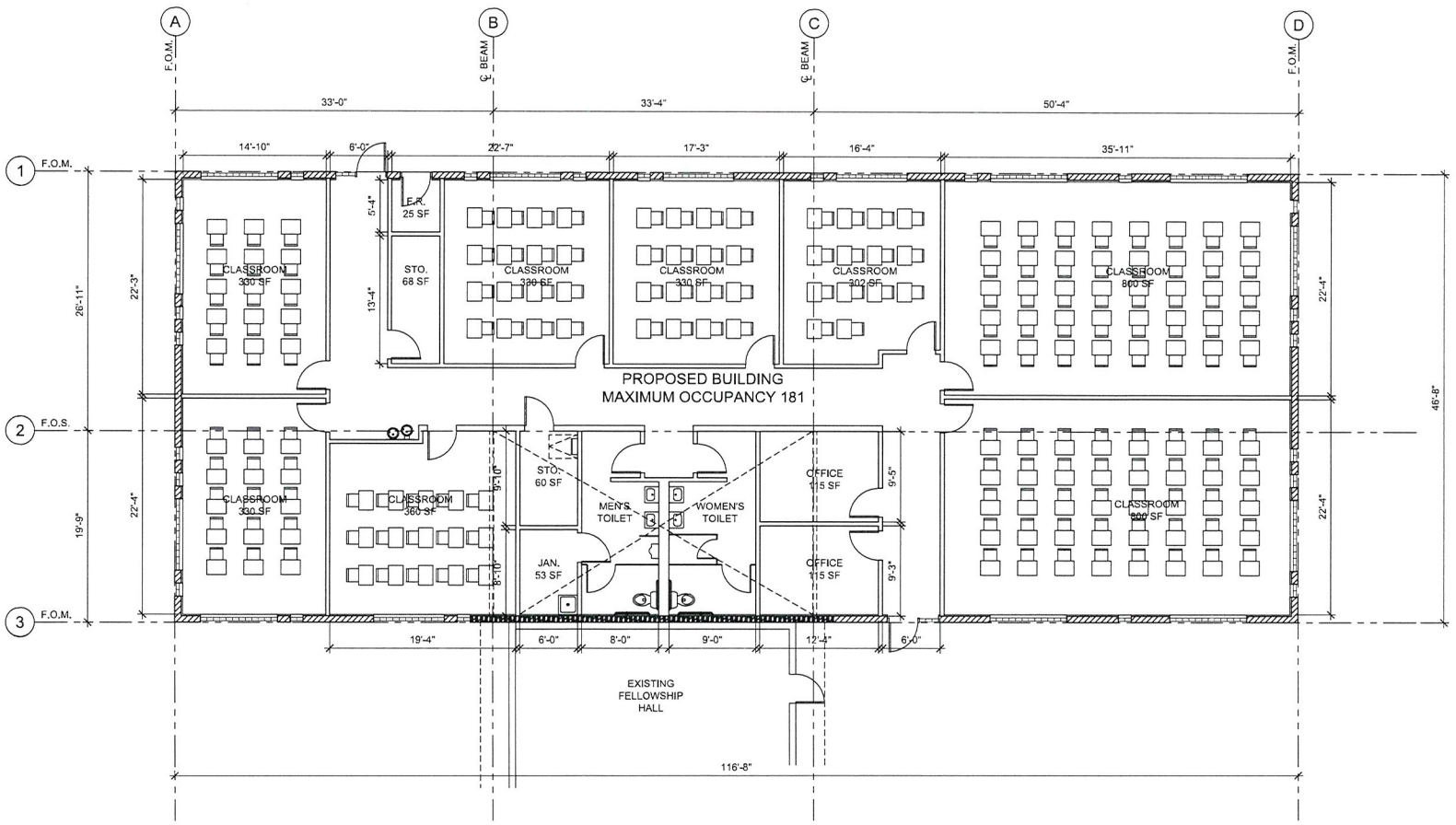
Drawn/Checked By: BC

Date: 10/27/11

Project Number: 1131

Sheet Number: L2.01

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020



DRAWING APPROVED:
DATE:

ethos three
ARCHITECTURE

Floor Plan

True Love Baptist Church
1941 H Street

SHT A2.1

FLOOR PLAN

SCALE : 3/16" = 1'-0"

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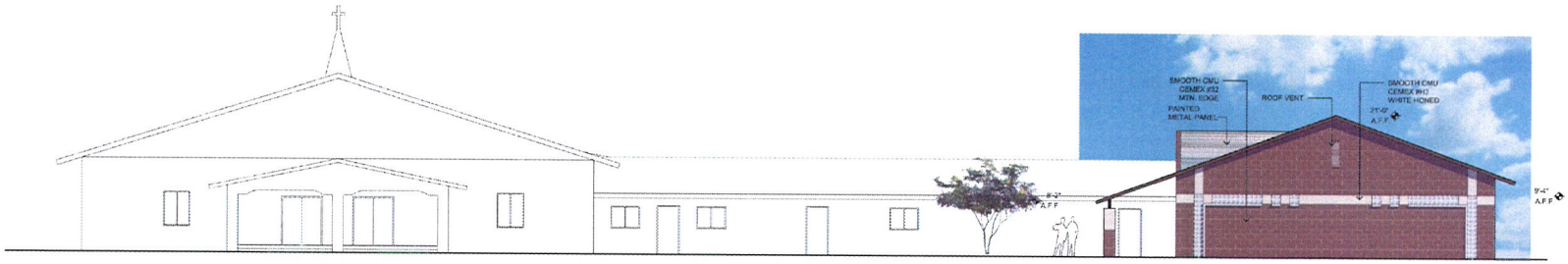
OCT 27 2011

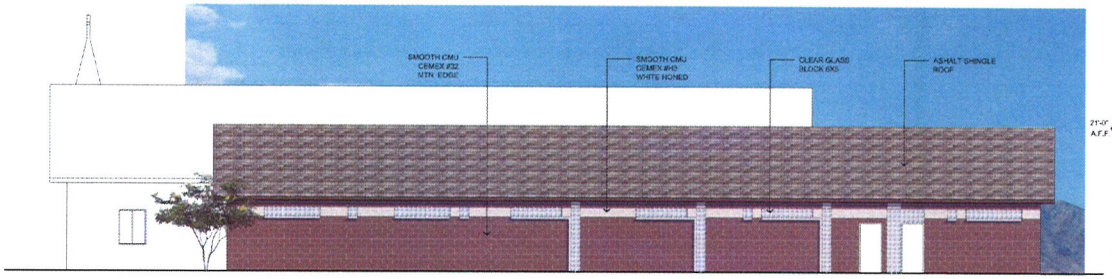
0 2' 4' 8'

10-27-11

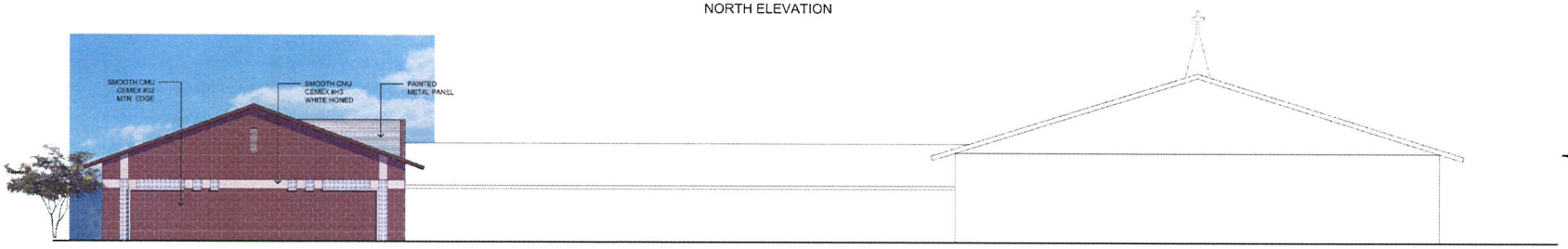
SDR-43718



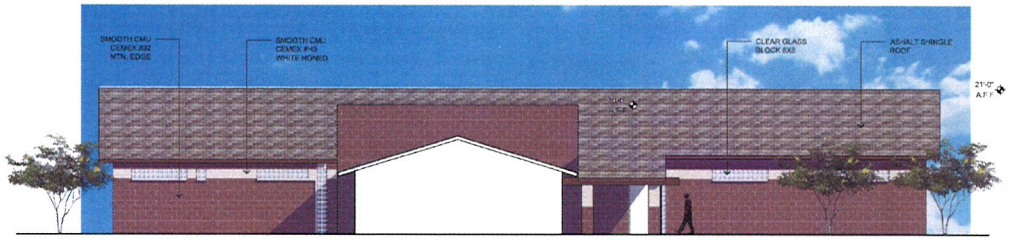
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

ELEVATIONS

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

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DRAWING APPROVED:
DATE:

ethos three
ARCHITECTURE

ELEVATIONS

True Love Baptist Church
1941 H Street

0 4 8 16 08-21-11

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OCT 27 2011

SDR-43718

TRUE LOVE ♥ *Missionary Baptist Church*

ethos three
ARCHITECTURE

classroom addition



CEMEX CMU
WHITE
HONED

CEMEX CMU
MTN. EDGE
SMOOTH

SHERWIN WILLIAMS
SW 6066
SAND TRAP

SHERWIN WILLIAMS
SW 7003
TOQUE WHITE

CLEAR GLASS BLOCK
8"X8"



RECEIVED
OCT 27 2011
SDR-43718



SDR-43718 - APPLICANT/OWNER: TRUE LOVE BAPTIST CHURCH
1941 "H" STREET

11/03/11



SDR-43718 - APPLICANT/OWNER: TRUE LOVE BAPTIST CHURCH
1941 "H" STREET

11/03/11



SDR-43718 - APPLICANT/OWNER: TRUE LOVE BAPTIST CHURCH
1941 "H" STREET

11/03/11

ethos three
ARCHITECTURE

October 26, 2011

Planning Department
City of Las Vegas
333 N. Rancho Drive
Las Vegas, Nevada 89106

RE: **True Love Baptist Church Classroom Addition**
APN: 139-21-703-002

Dear Planning Department,

We are requesting a Site Development Review for a Classroom Addition and parking lot redesign at an existing Religious Facility located at 1941 H Street, known as True Love Baptist Church. The addition is 5,445 square feet and consists of 8 classrooms, 2 offices and toilet rooms.

The Classroom Addition will allow the church to efficiently provide religious instruction to its congregation. The parking lot redesign is intended to improve traffic flow as well as increase parking capacity of the site.

These improvements to the property will enhance the neighborhood by introducing space needed for instruction, beautifying the property, and improving site utilization, efficiency and capacity.

Sincerely,

John Lopeman, AIA

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NOV - 8 2011

SDR-43718
REVISED

8985 S. Eastern Suite 220 Las Vegas, Nevada 89123 P: 702.456.1070 www.ethosthree.com

City of Las Vegas Agenda Item No.: **39.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

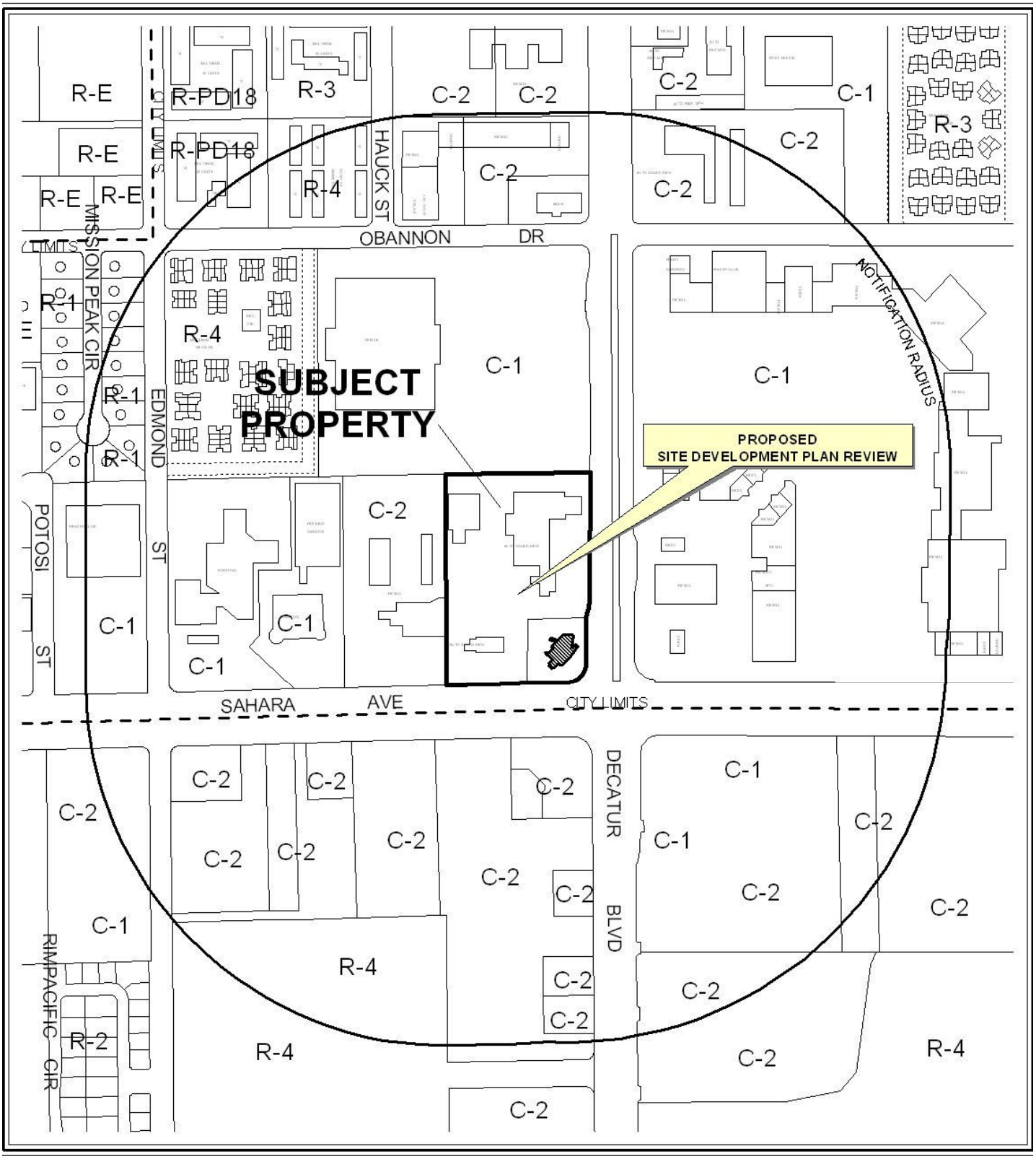
SUBJECT:
SDR-43737 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: JRJ PROPERTIES - For possible action on a request for a Site Development Plan Review FOR A PROPOSED MOTOR VEHICLE SALES (NEW) FACILITY WITH WAIVERS TO ALLOW LANDSCAPE BUFFER WIDTHS OF ZERO FEET ALONG PORTIONS OF THE SOUTH AND EAST PROPERTY LINES WHERE 15 FEET IS REQUIRED AND ALONG THE NORTH AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 5.40 acres at the northwest corner of Sahara Avenue and Decatur Boulevard (APNs 163-01-803-004 and 005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE 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:
Staff recommends APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SDR-43737**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **SDR-43737**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: JRJ PROPERTIES

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-43737	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SDR-43737 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/31/11, except as amended by conditions herein.

3. The display of vehicles in landscape planters shall be prohibited, except for the existing display pads located adjacent to Decatur Boulevard, immediately south of the northern driveway onto the site, as depicted in the site plan date stamped 10/31/11.

4. A Waiver from 19.08.080 is hereby approved, to allow a landscape buffer width of zero feet along the north and west property lines where an eight-foot wide landscape buffer is required and portions of the south and east property lines where a 15-foot wide landscape buffer is required.

5. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 10/31/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

6. 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 Department of Building and Safety.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

8. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

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. Installed landscaping shall not impede visibility of any traffic control device.

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 19.08.040.

13. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off 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.

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

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

Public Works

16. Remove all substandard improvements, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new driveways shall meet Uniform Standard Drawing #222a as required by the City Traffic Engineer. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Remove the southernmost driveway on Decatur Boulevard and replace with curb, gutter, and sidewalk meeting current City Standards.

17. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

18. As appropriate, submit an Encroachment Agreement to the City of Las Vegas and/or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Decatur Boulevard and Sahara Avenue public rights-of-way adjacent to this site prior to the issuance of any building permits. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. This Encroachment Agreement may supersede L-ENCR # 4418.

19. Vehicles shall neither be displayed nor stored within the public right of way adjacent to this site. All delivery vehicles shall maneuver for loading and unloading on site; there shall be no parking, loading or unloading of vehicles within the Sahara Avenue or Decatur Boulevard public rights-of-way.

20. 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 or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

Staff Report Page One
December 13, 2011 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to remodel and expand an existing Motor Vehicle Sales (New) Facility. The site includes property adjacent to the northwest corner of Sahara Avenue and Decatur Boulevard that had previously occupied by a service station and is now undeveloped. The existing car dealership will be feature an additional 5,613 square feet of retail floor space and will include minor improvements to the facade of the existing dealership building. The applicant also proposes to provide solar collectors for providing on site power and vehicle charging stations.

ISSUES

- The Motor Vehicle Sales (New) use is conditionally allowed in the C-2 (General Commercial) zoning district.
- Waivers to the landscape buffer width requirements of zero feet along portions of the south and east property lines where 15 feet is required and along the north and west property lines where eight feet are necessary. Staff recommends approval of the waivers.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/21/04	The City Council approved a Site Development Plan Review (SDR-3347) for the proposed remodeling and expansion of an existing Motor Vehicle Sales (New) facility on 9.39 acres adjacent to the northwest corner of Sahara Ave and Decatur Boulevard. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
02/01/85	A deed was recorded for a change in ownership for APN 163-01-803-004
08/29/03	A deed was recorded for a change in ownership for APN 163-01-803-005

Related Building Permits/Business Licenses	
1970	This site was originally constructed as an automotive dealership.
11/26/01	Building permit #01-20568 was issued against Plan Check #C-0288-01 for the partial demolition and redevelopment of a car dealership at 2333 South Decatur Boulevard. A certificate of occupancy was issued on 02/22/02.

Pre-Application Meeting	
10/04/11	A pre-application meeting was held with the applicant to discuss the requirements for the redevelopment of an existing Motor Vehicle Sales (New) facility.

Neighborhood Meeting
A neighborhood meeting is not required for this type of request.

Field Check	
11/03/11	A field check was conducted by staff. The site contains a well-maintained Motor Vehicle Sales (New) facility and undeveloped lot at the corner of Sahara Avenue and Decatur Boulevard.

Details of Application Request	
Site Area	
Net Acres	5.4

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Motor Vehicle Sales (New)	GC (General Commercial)	C-2 (General Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Unincorporated Clark County - Convenience Store	Unincorporated Clark County – CG (Commercial General)	Unincorporated Clark County – C-2 (General Commercial)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Office, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area		X	
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	405 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	10 Feet	2 Feet	Y*
• Corner	15 Feet	15 Feet	Y
• Rear	20 Feet	40 Feet	Y
Max. Lot Coverage	50 %	25 %	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

**The two foot setback is from a legal, nonconforming structure that was constructed in 1970.*

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	14 Trees	0 Trees	N
• South	1 Tree / 20 Linear Feet	21 Trees	7 Trees	N
• East	1 Tree / 20 Linear Feet	30 Trees	5 Trees	N
• West	1 Tree / 30 Linear Feet	20 Trees	0 Trees	N
TOTAL PERIMETER TREES		**85 Trees**	**12 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	4 Trees	0 Trees	N

LANDSCAPE BUFFER WIDTHS			
Min. Zone Width			
• North	8 Feet	0 Feet	N
• South	15 Feet	0 Feet	N
• East	15 Feet	0 Feet	N
• West	8 Feet	0 Feet	N

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways	150	Y
Decatur Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y

Pursuant to Title 19.08 and 19.12, 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	
Motor Vehicle Sales (New)	23,681 SF	1 space per 500 SF of GFA	48				
Office, Other Than Listed	22,396 SF	1 space per 300 SF of GFA	75				
TOTAL SPACES REQUIRED			123		210		
Regular and Handicap Spaces Required			118	5	202	8	Y
Loading Spaces			3		4		Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
15-foot wide landscape buffer along the south and west property lines.	No landscape buffers along portions of the north and west property lines.	Approval
Eight-foot wide landscape buffers along the north and west property lines.	No landscape buffers along the north and west property lines.	Approval

ANALYSIS

The proposed development consists of the refurbishment of 40,464 square feet of existing Motor Vehicle Sales (New) facilities with a new 5,613 square-foot facility located on the undeveloped corner of Sahara Avenue and Decatur Boulevard. The applicant will remap the two parcels into a single commercial lot and continue to meet all conditional requirements for a Motor Vehicle Sales (New) use located within the C-2 (General Commercial) zoning district.

The applicant has requested a waiver of the Title 19.08 landscape perimeter buffer requirements in order to retain the original site layout along the north and west property lines and portions of the south and east property line. Staff supports this request, as a component of the right-of-way improvements along Sahara Avenue consist of 15 feet of offsite landscaping and sidewalk. Any increase to the landscape buffer widths along the developed portions of the site would likely create a parking deficiency and cause site circulation conflicts. The plan shows existing vehicle display areas in the landscape buffer along Decatur Boulevard which has been conditionally approved; no other expansion of vehicle displays within the landscape buffer area may occur without approval of a site development plan review. In addition to these display areas, there are 87 additional spaces available on the site for vehicle storage and display, as no spaces that are required to meet the minimum parking standards may be used for these purposes.

Access to the site is adequately provided from three driveways from Sahara Avenue and two driveways from Decatur Boulevard. Adequate parking is shown and 15 solar-power collecting shade structures are proposed, thus negating the need for parking lot landscaping.

The applicant is addressing the neighborhood need for redeveloping this existing Automotive Sales (New) facility while remaining consistent with the goals and objectives of the 2020 Master Plan complying to the Title 19 Development Standards as much as possible; therefore, staff recommends conditional approval of the proposed Site Development Plan Review.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.16.100(E) 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 remodel and expansion of the existing car dealership is appropriate along this segment of Sahara Avenue and is compatible with adjacent development in the area.

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

   The proposed project is consistent with the General Plan, Title 19 and the Commercial Development Standards. The applicant is providing a sound redevelopment plan for an existing Motor Vehicle Sales (New) facility that has been not been operating for the past two years. It is expected that this proposal will allow visual improvements to the site to occur, providing benefit to the property and adjacent commercial properties.

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

   The site will have access to Sahara Avenue, which is undergoing a capital improvement project for the Bus Rapid Transit (BRT) line. The site is also accessed from Decatur Boulevard, a 100-foot wide primary arterial which adequately provides access to serve the proposed use. The site access and on-site circulation will not negatively impact adjacent roadways or neighborhood traffic.

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

   The proposed building materials provide visual consistency with the surrounding commercial developments along this segment of Sahara Avenue and Decatur Boulevard. Although deficient in on site landscaping, staff supports the requested waivers for no landscape buffers along portions of the south and east property lines, as there will be landscaping provided off site with the completion of the Sahara BRT capital improvement project. The remaining waivers for landscape buffers are supported, as the addition of the landscape buffers to the existing layout would create additional burdens to development such as parking deficiencies and poor site circulation.

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

   The submitted building elevations demonstrate visual consistency with the surrounding commercial developments and provide an aesthetically pleasing environment. The applicant has provided a sound plan for redeveloping the existing facilities that incorporate green technologies to be used on site.

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

The proposed development will be subject to inspection by the City and will not compromise the health safety and welfare of the general public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 35

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-43737 APN: 163-01-803-004,005

Name of Property Owner: JRJ PROPERTIES

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: James J. Chaisson PARTNER

Print Name: JAMES J. CHAISSON PARTNER

Subscribed and sworn before me

This 10th day of October, 2011

_____

Notary Public in and for said County and State

ROBERT M. TORRES
Notary Public, State of Nevada
Appointment No. 99-51343-1
My Appt. Expires Jan. 27, 2015

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OCT 31 2011
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Enigma Energy Special Use Permit

Project Address (Location) 2333 S. Decatur Las Vegas Nevada

Project Name Enigma Energy Car Dealership **Proposed Use** Dealership/Charging

Assessor's Parcel #(s) 163-01-803-004, 005 **Ward #** 1- Tarkanian

General Plan: existing GC proposed GC **Zoning:** existing C-2 proposed No Ch

Commercial Square Footage 42,545 **Floor Area Ratio** _____

Gross Acres 5.4 **Lots/Units** _____ **Density** _____

Additional Information proposed use will be for a charging station, solar energy and dealership

PROPERTY OWNER JRJ PROPERTIES **Contact** JIM CHAISSON, SR

Address 4021 MEADOWS LANE **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89107

E-mail Address JIMCHAISSONSR@YAHOO.COM

APPLICANT _____ **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE KME Architects **Contact** Kelvin Haywood

Address 231 West Charleston Boulevard Suite 140 **Phone:** (702) 888-2088 **Fax:** (702) 888-2089

City Las Vegas **State** Nevada **Zip** 89102

E-mail Address kelvin@kmearchitects.com

Property Owner Signature* James Chaisson Partner

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

Print Name JAMES D. CHAISSON PARTNER

Subscribed and sworn before me

This 10 day of OCTOBER, 20 11.

Notary Public in and for said County and State

ROBERT M. TORRES
Notary Public, State of Nevada
Appointment No. 99-51343-1
My Appt. Expires Jan. 27, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-43737
Meeting Date:	12/13/11
Total Fee:	$1,030
Date Received:*	10/31/11
Received By	BJS

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

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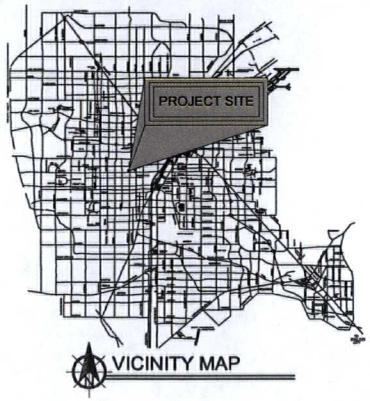
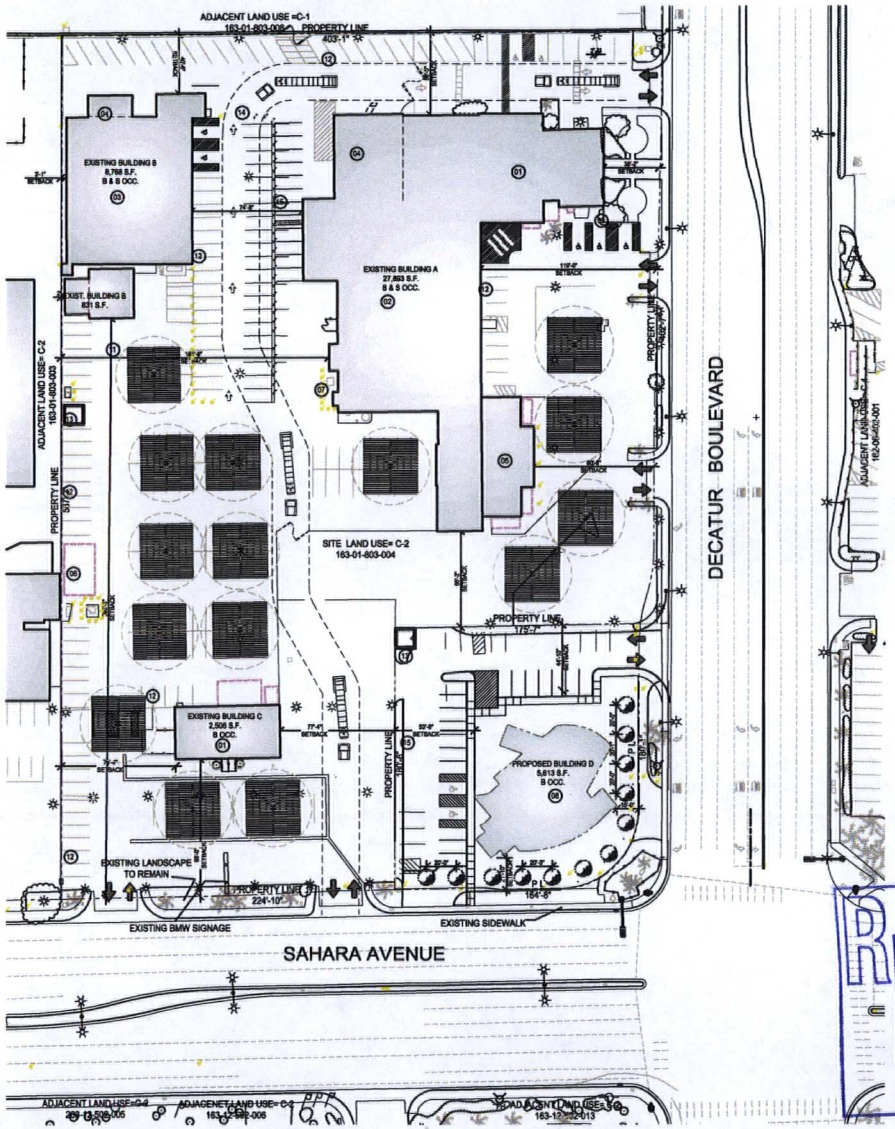
OCT 31 2011
City of Las Vegas





SITE PLAN/ LANDSCAPE PLAN

SCALE: 1" = 40'-0"

1

PARKING CALCULATION
PER TITLE 19A (TABLE 19.10)

EXISTING BUILDING A
OCCUPANCY: B & S
BLDG. SQUARE FT = 10,524 S.F. (B OCC. 1:300)
BLDG. SQUARE FT = 17,369 S.F. (S OCC. 1:500)
BLDG. SQUARE FT = 27,893 S.F. TOTAL

TOTAL PARKING REQUIRED:

STANDARD STALLS	66	STALLS
H.C. ACCESSIBLE (H)	3	STALLS
PARKING REQUIRED:	69	STALLS

EXISTING BUILDING B
OCCUPANCY: B & S
BLDG. SQUARE FT = 3,753 S.F. (B OCC. 1:300)
BLDG. SQUARE FT = 6,312 S.F. (S OCC. 1:500)
BLDG. SQUARE FT = 10,065 S.F. TOTAL

TOTAL PARKING REQUIRED:

STANDARD STALLS	24	STALLS
H.C. ACCESSIBLE (H)	1	STALLS
PARKING REQUIRED:	25	STALLS

EXISTING BUILDING C
OCCUPANCY: B
BLDG. SQUARE FT = 2,506 S.F. (B OCC. 1:300)
BLDG. SQUARE FT = 2,506 S.F. TOTAL

TOTAL PARKING REQUIRED:

STANDARD STALLS	7	STALLS
H.C. ACCESSIBLE (H)	1	STALLS
PARKING REQUIRED:	8	STALLS

PROPOSED BUILDING D
OCCUPANCY: B
BLDG. SQUARE FT = 5,613 S.F. (B OCC. 1:300)
BLDG. SQUARE FT = 5,613 S.F. TOTAL

TOTAL PARKING REQUIRED:

STANDARD STALLS	17	STALLS
H.C. ACCESSIBLE (H)	1	STALLS
PARKING REQUIRED:	18	STALLS

TOTAL PARKING REQUIRED:

STANDARD STALLS	111	STALLS
H.C. ACCESSIBLE (H)	6	STALLS
PARKING PROVIDED:	117	STALLS

TOTAL PARKING PROVIDED:

STANDARD STALLS	202	STALLS
H.C. ACCESSIBLE (H)	8	STALLS
PARKING PROVIDED:	210	STALLS

SITE PLAN KEY NOTES

01	CAR DEALERSHIP (NEW USED)
02	SERVICE BAYS
03	BATTERY STORAGE & I-CELL MANUFACTURING DIRECT CHARGING POWER CELL (DCPC)
04	OPEN CANOPY
05	DEALERSHIP SALES
06	STORAGE SHED
07	TRANSFORMERS	ELECTRICAL PANELS
08	PHASE II FUTURE SITE OF CHARGING STATION (w/ FUTURE UNDERGROUND GROUND SALTWATER TANK)
09	EXISTING LANDSCAPING TO REMAIN
10	PROPOSED TRASH ENCLOSURE LOCATIONS
11	PROPOSED ARBOR LOCATIONS (TYPICAL)
12	EXISTING PARKING STALLS
13	NEW TRASH ENCLOSURE (TYP. OF 2)
14	NEW FIRE TRUCK ACCESS ROUTE
15	NEW STANDARD PARKING STALLS

PLANTING LEGEND

EXISTING LANDSCAPE

ITEM	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
A	35	-	PALM TREE	24" BOX
B	4	-	SMALL TREES	15 GALLON
C	12	-	MEDIUM TREES	15 GALLON
D	16	-	MEDIUM TREES	24" BOX

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OCT 31 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SDR-43737
REVISED

kme ARCHITECTS
231 West Charleston Boulevard
Suite #140
Las Vegas, NV 89102
office: 702.868.2088
fax: 702.868.2089
web: www.kmearchitects.com
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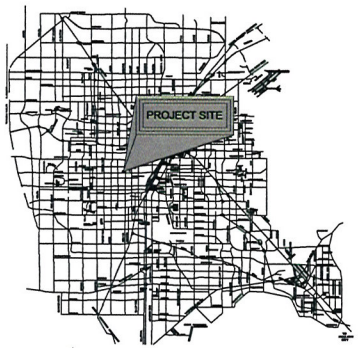
PROJECT:
ENIGMA ENERGY - MASTER PLAN
5000,5050 WEST SAHARA AVENUE
LAS VEGAS, NEVADA

SHEET TITLE:
SITE PLAN/ LANDSCAPE SITE PLAN

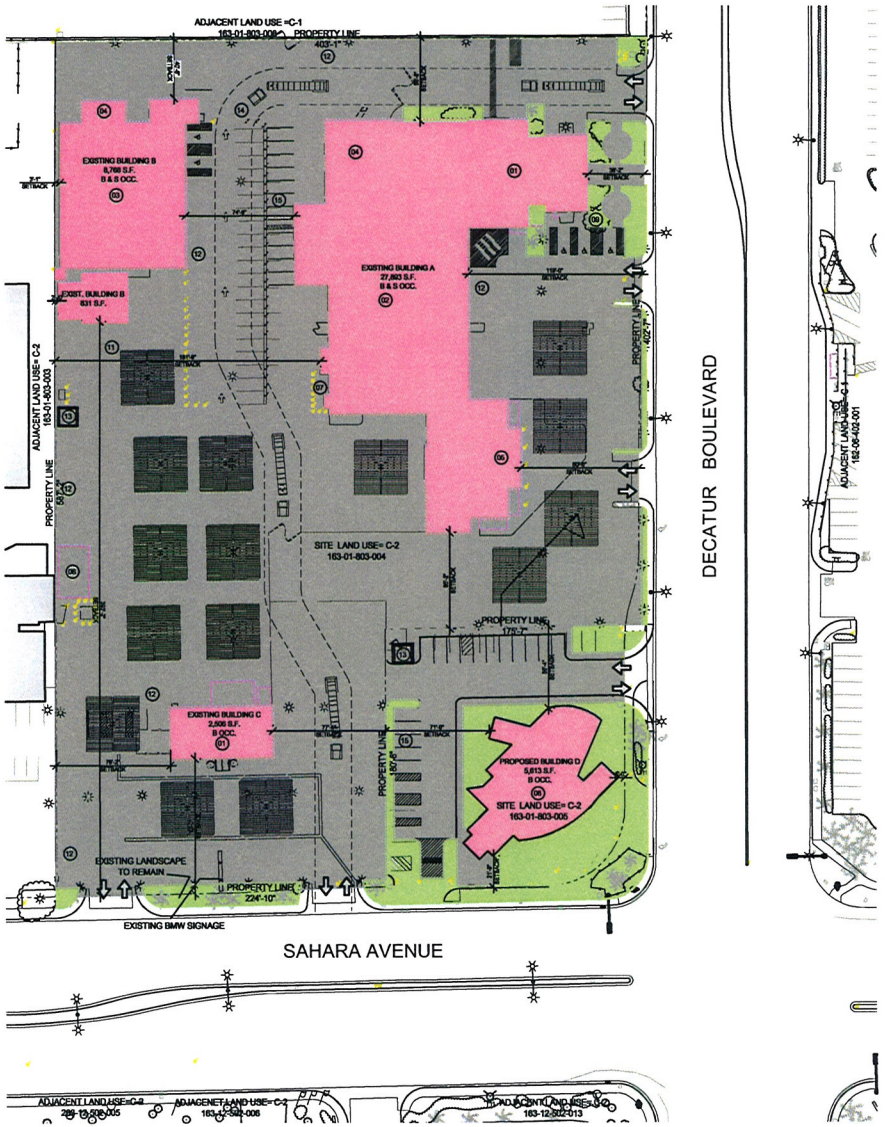
REVISIONS	DATE
REVISIONS 1	11-4-2011
REVISIONS 2	11-16-2011

DRAWN BY: K.H.
DATE: 10-27-2011
JOB NO: 2011-040
SCALE: AS INDICATED

SHEET
A1.01



VICINITY MAP



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SCALE: 1" = 40'-0"

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PER TITLE 19A (TABLE 19.10)

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STANDARD STALLS	24	STALLS
H.C. ACCESSIBLE (H)	1	STALLS
PARKING REQUIRED:	25	STALLS

EXISTING BUILDING C
OCCUPANCY: B
BLDG. SQUARE FT = 2,506 S.F. (B OCC. 1:300)
BLDG. SQUARE FT = 2,506 S.F. TOTAL

TOTAL PARKING REQUIRED:

STANDARD STALLS	7	STALLS
H.C. ACCESSIBLE (H)	1	STALLS
PARKING REQUIRED:	8	STALLS

PROPOSED BUILDING D
OCCUPANCY: B
BLDG. SQUARE FT = 5,613 S.F. (B OCC. 1:300)
BLDG. SQUARE FT = 5,613 S.F. TOTAL

TOTAL PARKING REQUIRED:

STANDARD STALLS	17	STALLS
H.C. ACCESSIBLE (H)	1	STALLS
PARKING REQUIRED:	18	STALLS

TOTAL PARKING REQUIRED:

STANDARD STALLS	111	STALLS
H.C. ACCESSIBLE (H)	6	STALLS
PARKING PROVIDED:	117	STALLS

TOTAL PARKING PROVIDED:

STANDARD STALLS	202	STALLS
H.C. ACCESSIBLE (H)	8	STALLS
PARKING PROVIDED:	210	STALLS

SITE PLAN KEY NOTES

01 CAR DEALERSHIP (NEW/ USED)
02 SERVICE BAYS
03 BATTERY STORAGE & I-CELL MANUFACTURING DIRECT CHARGING POWER CELL (DCPC)
04 OPEN CANOPY
05 DEALERSHIP SALES
06 STORAGE SHED
07 TRANSFORMERS | ELECTRICAL PANELS
08 PHASE II FUTURE SITE OF CHARGING STATION (w/ FUTURE UNDERGROUND GROUND SALTWATER TANK)
09 EXISTING LANDSCAPING TO REMAIN
10 PROPOSED TRASH ENCLOSURE LOCATIONS
11 PROPOSED ARBOR LOCATIONS (TYPICAL)
12 EXISTING PARKING STALLS
13 NEW TRASH ENCLOSURE (TYP. OF 2)
14 NEW FIRE TRUCK ACCESS ROUTE
15 NEW STANDARD PARKING STALLS

PLANTING LEGEND

EXISTING LANDSCAPE

ITEM	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
A	23		PALM TREE	24" BOX
B	4		SMALL TREES	5 GALLON
C	12		MEDIUM TREES	15 GALLON

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ENIGMA ENERGY - MASTER PLAN
5000,5050 WEST SAHARA AVENUE
LAS VEGAS, NEVADA

SHEET TITLE:
SITE PLAN/ LANDSCAPE SITE PLAN

REVISIONS	DATE

DRAWN BY: K.H.
DATE: 10-27-2011
JOB NO: 2011-040
SCALE: AS INDICATED

SHEET
A1.01

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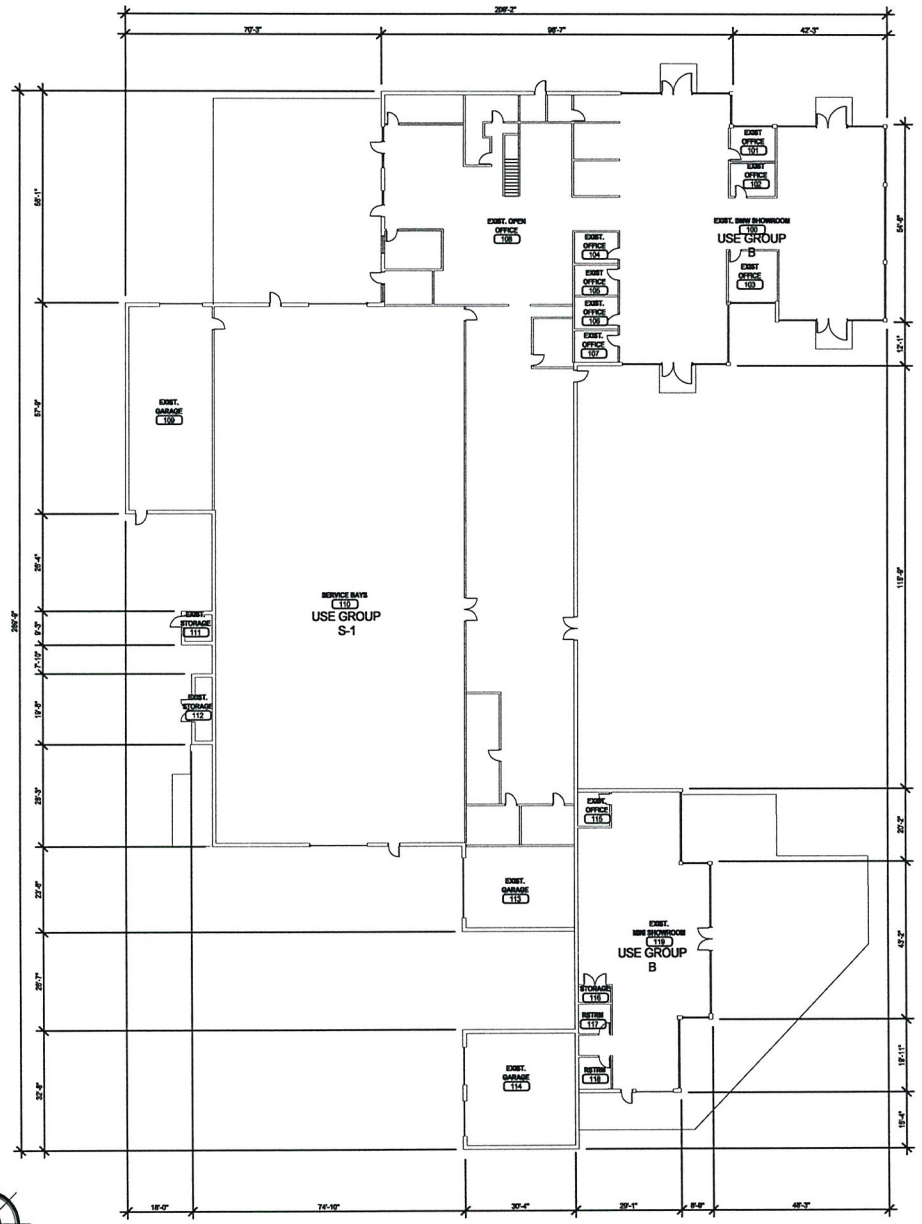

EXISTING BUILDING A FLOOR PLAN

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

OCCUPANT LOAD PER TITLE 19	
EXISTING BUILDING A (1ST FLOOR)	8,260 S.F.
OCUPANCY: B - EXIST. BMW OFFICE SPACE (1:100)	
CALCULATION: 8,260 SQ. FT. / 100	82 OCC.
EXISTING BUILDING A (1ST FLOOR)	17,369 S.F.
OCUPANCY: S-1 - BATTERY STORAGE (1:300)	
CALCULATION: 17,369 SQ. FT. / 300	57 OCC.
EXISTING BUILDING A (1ST FLOOR)	2264 S.F.
OCUPANCY: B - EXIST. MIMI OFFICE SPACE (1:100)	
CALCULATION: 2564 SQ. FT. / 100	25 OCC.
TOTAL OCCUPANTS	164 OCC.

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PROJECT:
ENIGMA ENERGY - MASTER PLAN
5000,5050 WEST SAHARA AVENUE
LAS VEGAS, NEVADA

SHEET TITLE:
EXISTING BUILDNG A FLOOR PLAN

REVISIONS	DATE

DRAWN BY: J.C.
DATE: 10-27-2011
JOB NO: 2011-040
SCALE: AS INDICATED

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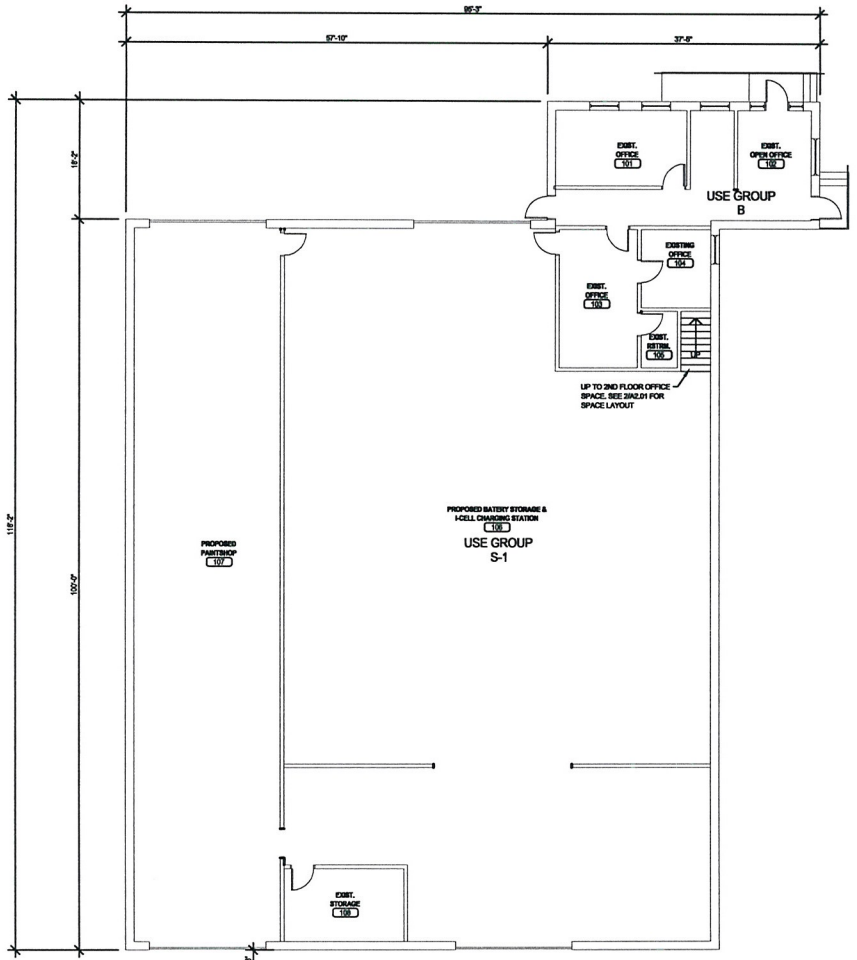
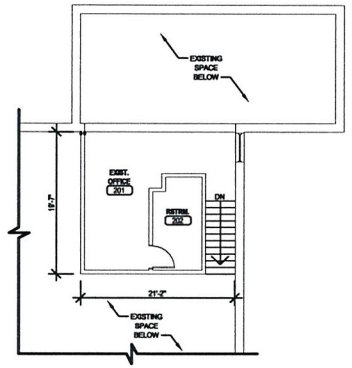
A2.01



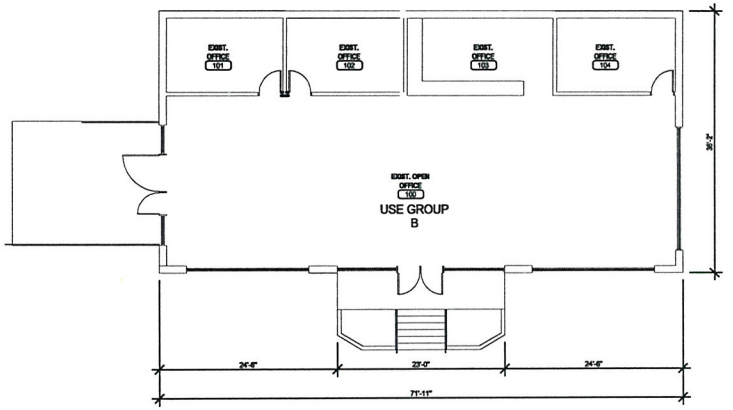
EXISTING BUILDING B
1ST FLOOR PLAN 1

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



EXISTING BUILDING B
2ND FLOOR PLAN 2

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



EXISTING BUILDING C
1ST FLOOR PLAN 3

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

OCCUPANT LOAD PER TITLE 19	
EXISTING BUILDING B (1ST FLOOR) OCUPANCY: B - OFFICE (1:100) CALCULATION: 3287 SQ. FT. / 100	3287 S.F. 32 OCC.
EXISTING BUILDING B (2ND FLOOR) OCUPANCY: B - OFFICE (1:100) CALCULATION: 1112 SQ. FT. / 100	466 S.F. 4 OCC.
EXISTING BUILDING B (1ST FLOOR) OCUPANCY: S - STORAGE (1:300) CALCULATION: 5481 SQ. FT. / 300	5481 S.F. 18 OCC.
EXISTING DETACHED STORAGE OCUPANCY: S - STORAGE (1:300) CALCULATION: 831 SQ. FT. / 300	831 S.F. 3 OCC.
TOTAL OCCUPANTS	53 OCC.
EXISTING BUILDING C (1ST FLOOR) OCUPANCY: B - OFFICE (1:100) CALCULATION: 2,388 SQ. FT. / 100	2,506 S.F. 25 OCC.
TOTAL OCCUPANTS	25 OCC.

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ENIGMA ENERGY - MASTER PLAN
5000,5050 WEST SAHARA AVENUE
LAS VEGAS, NEVADA

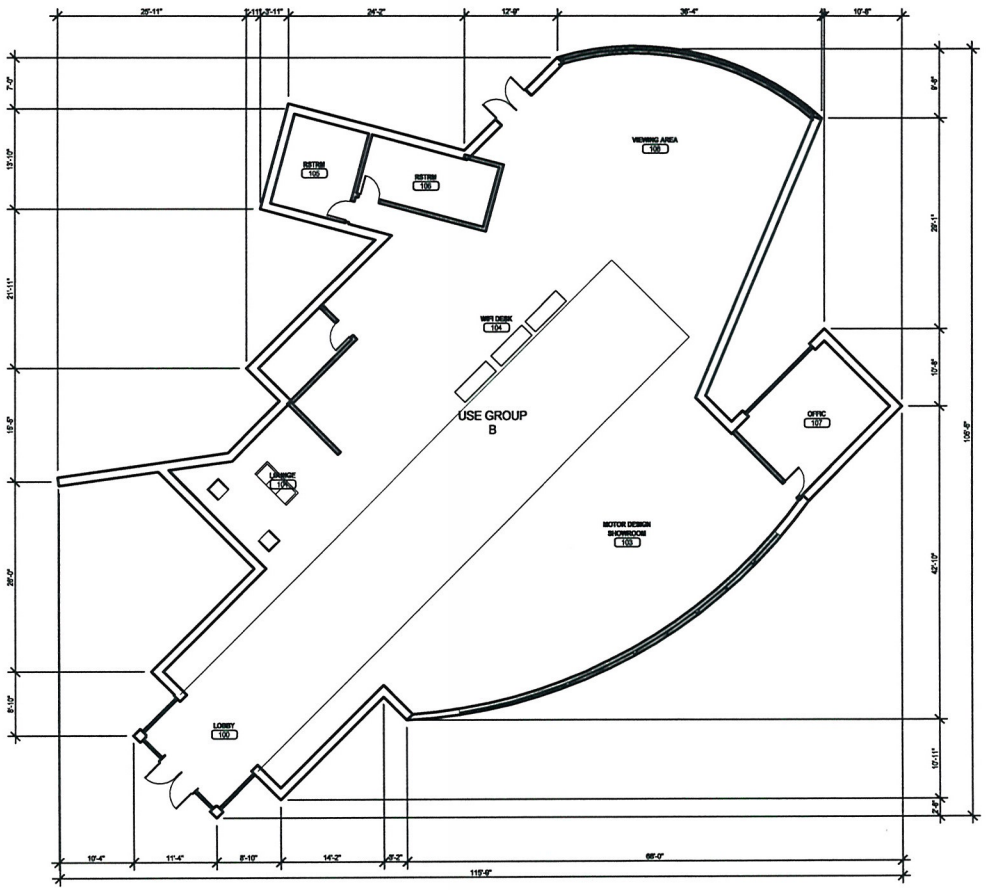
SHEET TITLE:
EXISTING BUILDING B & C - EXISTING FLOOR PLANS

REVISIONS	DATE

DRAWN BY: J.C.
DATE: 10-27-2011
JOB NO: 2011-040
SCALE: AS INDICATED

SHEET
A2.02

OCCUPANT LOAD PER TITLE 19	
PROPOSED BUILDING D (1ST FLOOR)	5,613 S.F.
OCUPANCY: B - OFFICE (1:100)	
CALCULATION: 5,613 SQ. FT. / 100	53 OCC.
TOTAL OCCUPANTS	53 OCC.



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PROPOSED BUILDING D FLOOR PLAN

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

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ENIGMA ENERGY - MASTER PLAN
5000,5050 WEST SAHARA AVENUE
LAS VEGAS, NEVADA

SHEET TITLE:
PROPOSED BUILDNG D FLOOR PLAN

REVISIONS	DATE

DRAWN BY: J.C.
DATE: 10-27-2011
JOB NO: 2011-040
SCALE: AS INDICATED

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A2.03

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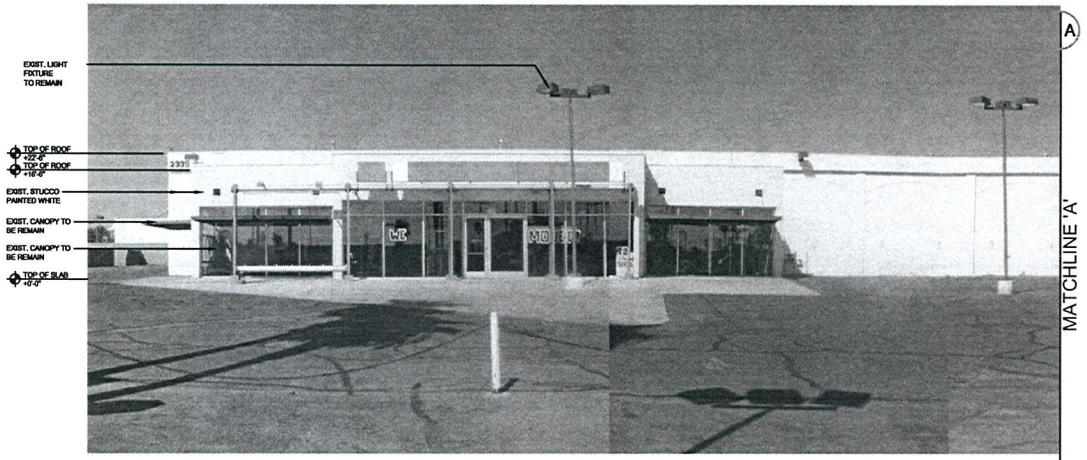


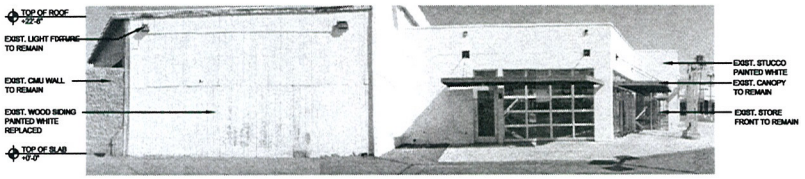
EAST ELEVATION BUILDING A- EXISTING 1

NTS



EAST ELEVATION BUILDING A- EXISTING 2

NTS



SOUTH ELEVATION BUILDING A- EXISTING 3

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LAS VEGAS, NEVADA

SHEET TITLE:
ELEVATIONS BUILDING A- EXISTING

REVISIONS	DATE

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DATE: 10-27-2011
JOB NO: 2011-040
SCALE: AS INDICATED

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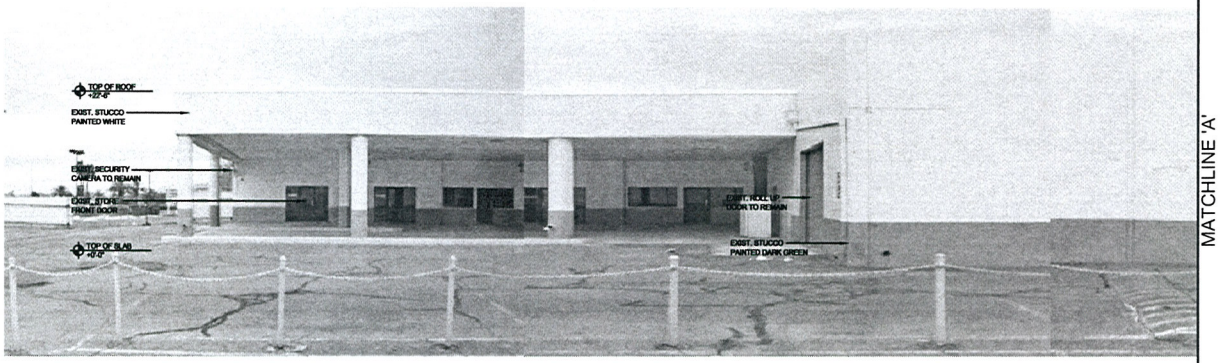
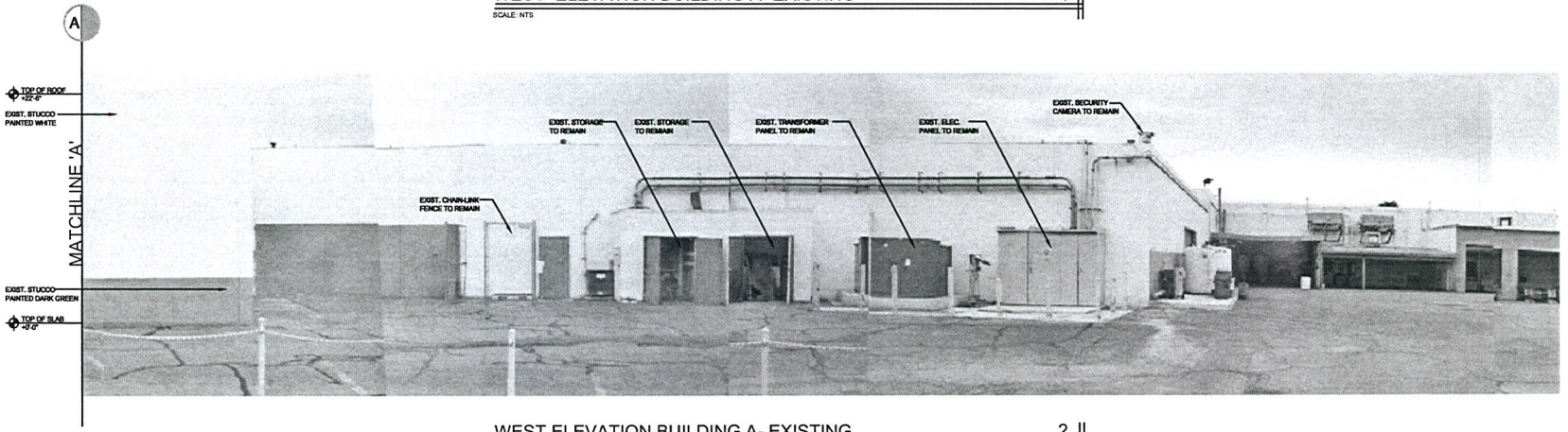
A5.01



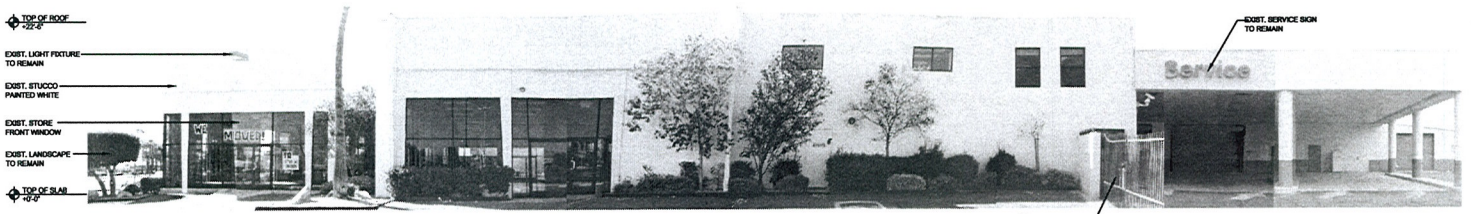
WEST ELEVATION BUILDING A- EXISTING 1

SCALE: NTS



WEST ELEVATION BUILDING A- EXISTING 2

SCALE: NTS



NORTH ELEVATION BUILDING A- EXISTING 3

SCALE: NTS

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LAS VEGAS, NEVADA

SHEET TITLE:
ELEVATIONS BUILDING A- EXISTING

REVISIONS	DATE

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DATE: 10-27-2011
JOB NO: 2011-040
SCALE: AS INDICATED

SHEET
A5.02

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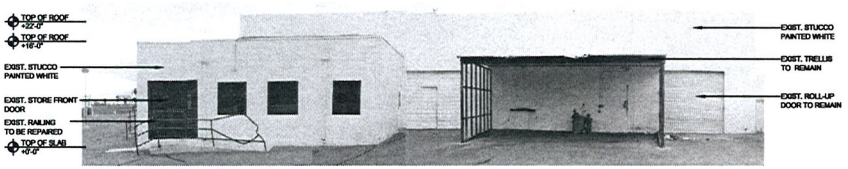
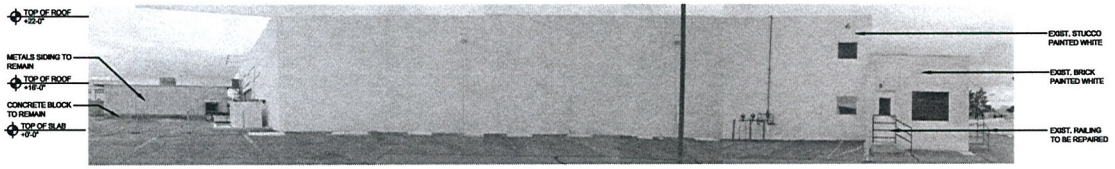


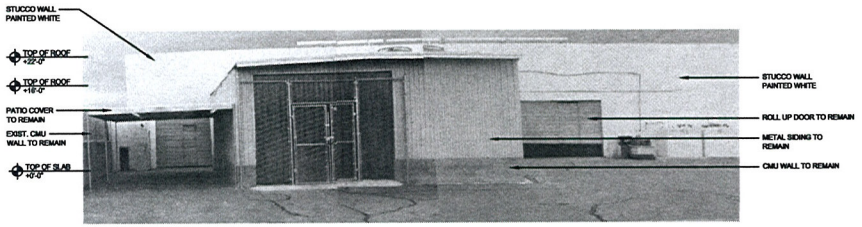
EAST ELEVATION BUILDING B- EXISTING 1

SCALE: NTS



SOUTH ELEVATION BUILDING B- EXISTING 2

SCALE: NTS



NORTH ELEVATION BUILDING B-EXISTING 3

SCALE: NTS

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5000,5050 WEST SAHARA AVENUE
LAS VEGAS, NEVADA

SHEET TITLE:
ELEVATIONS BUILDING B- EXISTING

REVISIONS	DATE

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DATE: 10-27-2011
JOB NO: 2011-040
SCALE: AS INDICATED

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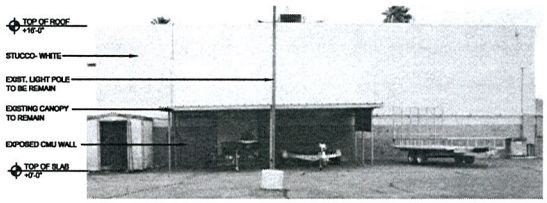


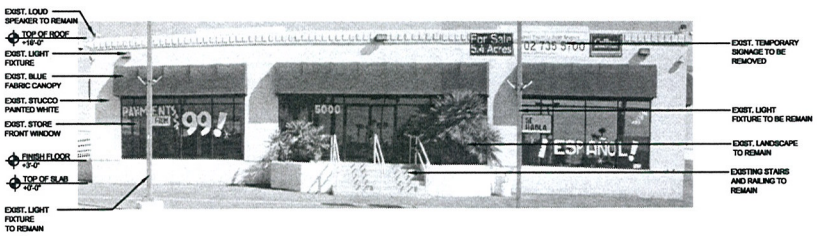
NORTH ELEVATION BUILDING C- EXISTING 1

SCALE: NTS



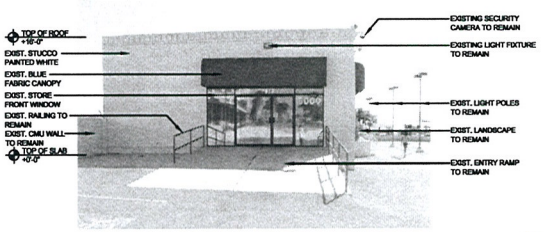
EAST ELEVATION BUILDING C- EXISTING 2

SCALE: NTS



SOUTH ELEVATION BUILDING C- EXISTING 3

SCALE: NTS



WEST ELEVATION BUILDING C- EXISTING 4

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SHEET TITLE:
ELEVATIONS BUILDING C- EXISTING

REVISIONS	DATE

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DATE: 10-27-2011
JOB NO: 2011-040
SCALE: AS INDICATED

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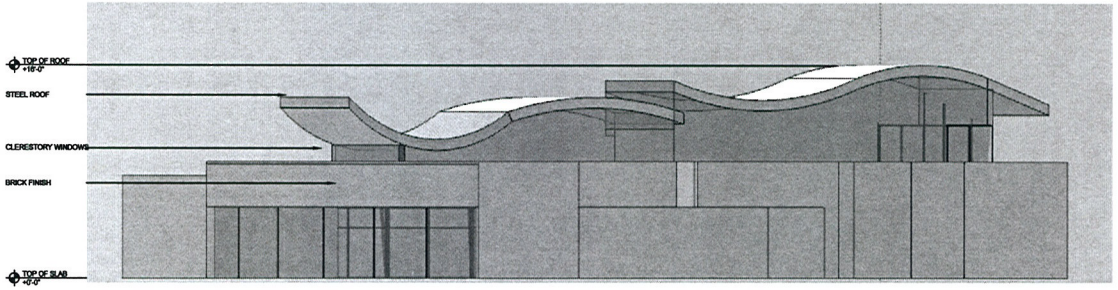
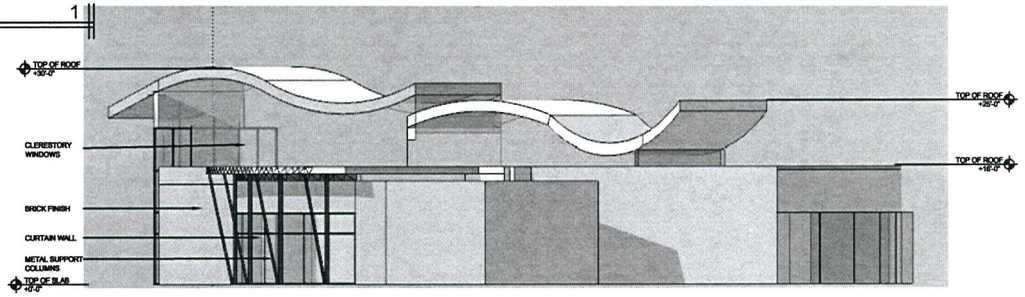
A5.04



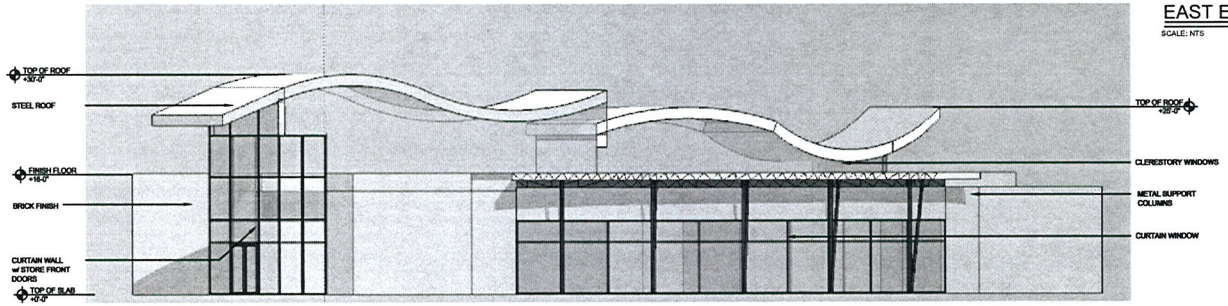
NORTH ELEVATION- PROPOSED BUILDING 1

SCALE:NTS



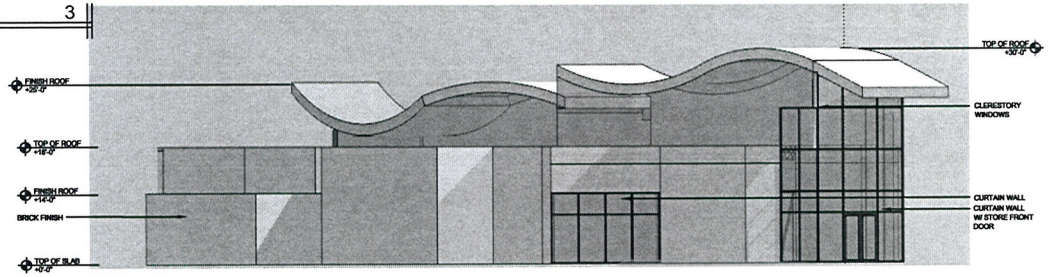
EAST ELEVATION- PROPOSED BUILDING 2

SCALE: NTS



SOUTH ELEVATION- PROPOSED BUILDING 3

SCALE: NTS



WEST ELEVATION- PROPOSED BUILDING 4

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5000,5050 WEST SAHARA AVENUE
LAS VEGAS, NEVADA

SHEET TITLE:
ELEVATIONS- PROPOSED BUILDING

REVISIONS	DATE

DRAWN BY: J.C.
DATE: 10-27-2011
JOB NO: 2011-040
SCALE: AS INDICATED

SHEET
A5.05

SDR-43737



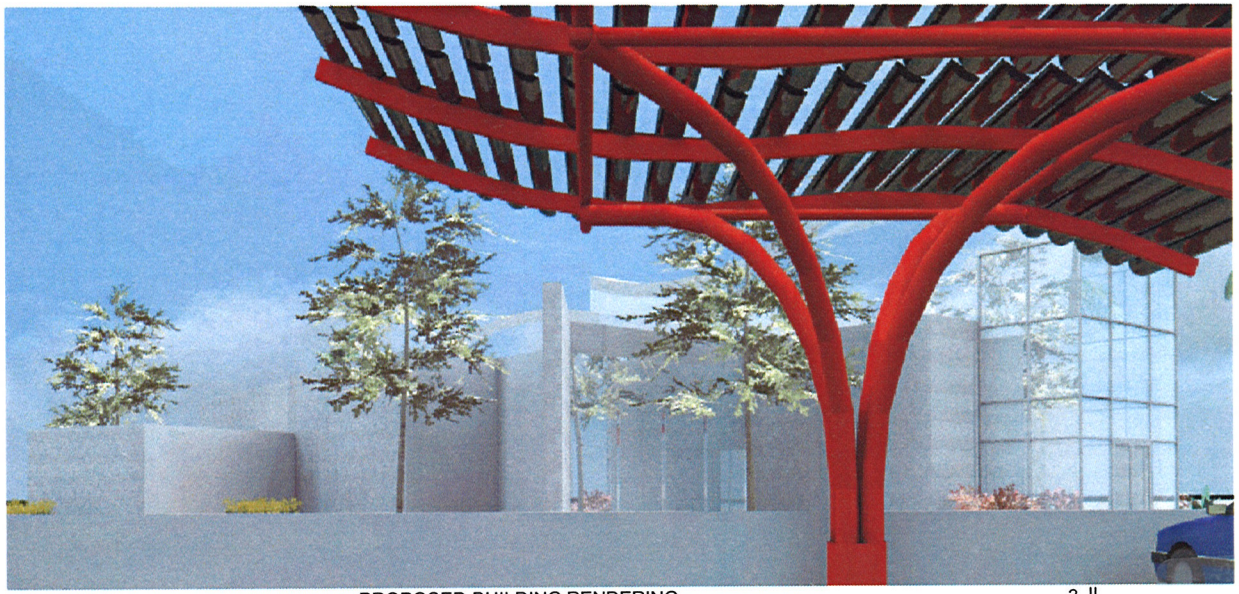
PROPOSED BUILDING RENDERING 1

SCALE:NTS



PROPOSED BUILDING RENDERING 2

SCALE: NTS



PROPOSED BUILDING RENDERING 3

SCALE: NTS

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SHEET TITLE:
PROPOSED BUILDING RENDERING

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DATE: 10-27-2011
JOB NO: 2011-040
SCALE: AS INDICATED

SHEET
A5.06



SDR-43737 - APPLICANT/OWNER: JRJ PROPERTIES
2333 AND 2451 SOUTH DECATUR BOULEVARD

11/03/11



SDR-43737 - APPLICANT/OWNER: JRJ PROPERTIES
2333 AND 2451 SOUTH DECATUR BOULEVARD

11/03/11



SDR-43737 - APPLICANT/OWNER: JRJ PROPERTIES
2333 AND 2451 SOUTH DECATUR BOULEVARD

11/03/11



SDR-43737 - APPLICANT/OWNER: JRJ PROPERTIES
2333 AND 2451 SOUTH DECATUR BOULEVARD

11/03/11



SDR-43737 - APPLICANT/OWNER: JRJ PROPERTIES
2333 AND 2451 SOUTH DECATUR BOULEVARD

11/03/11



SDR-43737 - APPLICANT/OWNER: JRJ PROPERTIES
2333 AND 2451 SOUTH DECATUR BOULEVARD

11/03/11



SDR-43737 - APPLICANT/OWNER: JRJ PROPERTIES
2333 AND 2451 SOUTH DECATUR BOULEVARD

11/03/11



SDR-43737 - APPLICANT/OWNER: JRJ PROPERTIES
2333 AND 2451 SOUTH DECATUR BOULEVARD

11/03/11



SDR-43737 - APPLICANT/OWNER: JRJ PROPERTIES
2333 AND 2451 SOUTH DECATUR BOULEVARD

11/03/11

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November 16, 2011

City of Las Vegas
Development Services Center
731 S. 4th Street
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Re: Enigma Energy
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PLANNING AND DEVELOPMENT

Kelvin Haywood
President

Melvin Green
Principal

Emanuele Arguelles
Principal

Justification Letter

KME Architects, LLC on behalf of our client Enigma Energy, is pleased to submit this submittal package for a Site Development Plan Review. Enigma Energy (A Clear Path to a Cleaner Future) is 21st Century Energy Company and is in the Business of Providing Clean-Energy Solutions.

Enigma Energy plans to implement and execute building and operation of the following:

- create 6,000 to 13,500 "Living Wage" jobs for Nevadans.
- build a 5-acre Flagship Car Dealership on 5000 and 5050 W. Sahara Avenue, Las Vegas – Enigma Energy Electric Vehicles, for selling new and used vehicles and serving conventional gas-powered automobiles, dual mode hybrid vehicles, and total electric vehicles by the end of 2011.
- will have leading-edge, any-make-of-car, power-electric charging stations, on site, and a customer service center to provide superior service, product education and personal convenience to the consumer.
- will be building and operating a network of Convenience Center and Service Sites with Electric Vehicle Power Charging stations that provide electric-vehicle quick charges. These sites will also serve as solar arbor stations to convert solar energy into usable electricity to return to the power grid and generate a profit for Enigma Energy.

Our client Enigma Energy is working with the Nevada State Department of Employment, Training and Rehabilitation (DETR) to qualify for tax incentives for providing training and employment for minority job seekers.

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SDR-43737
REVISED

kme ARCHITECTS

In addition our client Enigma Energy is developing an agreement with the Las Vegas Valley Water District department of flood control to build solar panel arrays above the 100-mile flood control channel network and convert solar rays into electricity for transmission onto the power grid. Their widespread conversion of solar rays into electricity will help Nevadans reduce their dependency on oil- and coal-fire generated energy and help reduce costs on providing and using renewal electric energy.

Lastly, our client Enigma Energy is establishing a full-product LED retail store which will provide long-lasting, energy efficient, state-of-the-art, LED lights for residential, commercial, hospitality and industrial application.

We request a meeting with City of Las Vegas Planning committee to discuss this projects and the requirement to ensure the project move forward in a expeditiously fashion.

Sincerely,

Kelvin Haywood
President

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City of Las Vegas Agenda Item No.: **40.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
ABEYANCE - TXT-43007 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to amend the LVMC Title 19, Unified Development Code (UDC) of the City of Las Vegas, to make various corrections, clarifications and updates as part of the UDC's six month review. Staff recommends APPROVAL.

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:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
Proposed Amendment and Staff Report

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TXT-43007	Staff recommends APPROVAL.	

** PROPOSED AMENDMENT(S) **

RTS

** STAFF REPORT **

PROJECT DESCRIPTION

The project description should be used to "tell the story" of the complete application. It should not simply restate the advertised Hansen headers, but answer the following questions, as applicable: **What are they asking for? What's there? What's legal? What is staff's recommendation, and why? What if the application is denied?** The Project Description section should give the reader a good general overview of the application, as well as staff's position. It should be short, concise and to the point.

ISSUES

- Bullet-point any major issues (i.e. lack of permits, requests for Waivers or Exceptions, related items that are required for approval, etc.), and indicate staff's position regarding those issues, as applicable.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/08/11	The Planning Commission voted to hold this item in abeyance to the December 13, 2011 Planning Commission meeting at the request of the applicant.

ANALYSIS

Provide a technical analysis of the project issues, not simply a description of the submitted plans, elevations, etc. Any Title 19 compliance issues from the tables should be discussed / analyzed here, along with any unique circumstances that should be considered with regard to the application of development standards to the subject site. For Variances, please include percent deviation. Any additional standards that apply as a result of Special Overlay Districts, Master Plan Areas, etc. should be mentioned here.

FINDINGS

The proposed text amendment will accomplish the following:

-

The following table summarizes all proposed changes:

Code Requirements	*Existing Regulations*	*Proposed Regulations*

Section Referenced	Page #	Subject	Highlights/COMMENTS
Table of Contents	5	Chapter 19.10	The subsection reference for T-C (Town Center) shows 19.06.060 where 19.10.060 is the correct reference
Table of Contents	7	Chapter 19.18	The subsection reference for Measurement Rules shows 19.16.030 where 19.18.030 is the correct reference
19.00.100	18	(B)(1), (2), (3) & (4) Zoning District Tables	Change various abbreviated designations in B.1; B.2 & B.3 and change "zones" to "districts" and "zoning" to "overlay" in B.4, add C-PB to Commercial table
19.02.130	28	(E)(5) Security Documents	add “recordation of a map” to list of items that can be held in lieu of bonding
19.04.010	39	(B)(2) Street Connectivity: Applicability	COULD BE CLEARER ABOUT STREET SECTION STANDARDS.
19.04.020	39	(A)(2) Roadway Network	The word "of" is extraneous--delete
19.04.020	39	(A)(3) Roadway Network	Delete, as the 60' minor collectors are no longer planned streets. ASSOCIATED CHANGE NEEDS TO BE MADE IN 13.12 TEXT AMENDMENT. THIS IS THE ROADWAY NETWORK, NOT PLANNED STREETS.
19.04.030	39	(B) Sidewalks	IMPROVE SYNTAX--suggest "...movements, which include, but are not limited to, commercial..."
19.04.040	39	(B)(1) Connectivity	CAN A PERFECT STREET GRID HAVE A CONNECTIVITY RATIO *OVER* 2.0? IS IT SUPPOSED TO SAY "OF" INSTEAD?
19.04.040	40	(B)(2a) Connectivity Ratio	THE HOME BUILDERS DIDN'T WANT TO BE TIED TO "SITE LIMITATIONS” SOLELY. THEY WANTED TO BE ABLE TO DEMONSTRATE TO THE DIRECTOR THAT LESSER CR COULD PRODUCE A BETTER (MORE ATTRACTIVE) DESIGN THAT MEETS THE INTENT OF THE CR. AS WRITTEN, THIS STILL REQUIRES A DEMONSTRATED SITE CONSTRAIN, AND MAY NOT BE WHAT THE HOMEBUILDERS ARE EXPECTING.
19.04.060	42-43	(B)(1a), (2a) & (3a) Amenity Zone	"back-of curd" should be back-of-curb
19.04.070	43	(B) Private Street Req’ts	"principle" should be "principal" in this instance
19.04.100	43	Cul-De-Sacs	PLURAL OF "CUL-DE-SAC" IS "CULS-DE-SAC." CONSIDER CHANGING THE VERY FEW INSTANCES IT OCCURS THROUGHOUT TITLE 19
19.04.170	48	120' Parkway Arterial Street	SUGGEST REVISING TO AN 8-FOOT SIDEWALK
19.04.220	52	47' Residential Street	Add “where adjacent residential development is required to be sprinklered.” NEED TO ADD A NOTE THAT HOMES ADJACENT TO THIS STREET WILL BE REQUIRED TO BE SPRINKLERED DUE TO THE NARROW PAVEMENT.

19.04.230	53	47' Residential Street (Narrow Lot)	Add, "This alternative residential street design shall also be used for residential development with lots greater than forty feet where residential sprinklers are not anticipated or required." DO WE WANT TO ACKNOWLEDGE THAT THIS SECTION MAY BE USED ON ANY RESIDENTIAL STREET, IF NO SPRINKLERING IS PROPOSED?
19.06.010	59	Residential Standards: Applicability	2nd paragraph: eliminate comma after "herein"
19.06.040	60	(C) Accessory Structures	THERE SHOULD BE SOME SORT OF CONTEXTUAL DISTINCTION BETWEEN A CASITA AND A BARN—WHY HAVE THE SAME REQUIREMENTS?
19.06.040	60	(C)(2) & (3) Accessory Structures	Change "which" to "that"
19.06.040	61	(C)(6) Accessory Structures	WHAT ABOUT ATTACHING ACCESSORY STRUCTURES ON INTERIOR LOTS?
19.06.040	61	(D)(2) Building Height	Insert comma after "limits"
19.06.040	61	(F)(1e) Landscape Requirements	insert comma after "indicated"
19.06.040	62	(F)(5b) Installation	insert comma after "landscaping"
19.06.040	62	(F)(6a) Irrigation	no hyphen in "run-off"
19.06.040	63	(F)(8) Landscape Materials	ADD SNRPC REGIONAL PLANT LIST (PETER OR DAVE TO FOLLOW UP AT REVIEW TIME)
19.06.040	63	(F)(8a) Landscape Materials	TABLE 2 SHOULD INCLUDE NONRESIDENTIAL USES IN RESIDENTIAL ZONES: (1) 24" box per 20' where adjacent to ROW and per 30' where adjacent to commercial uses or freeway
19.06.040	65	(G)(6) Parking	CALLS OUT REFERENCE TO SIDE-LOADING ADA REQUIREMENT AS 19.18.030(D). THIS REQUIREMENT IS ACTUALLY REFERENCED IN 19.08.110(3)(B)
19.06.040	66	(H)(4b) Fence/Wall Materials	"barber" wire should be "barbed"
19.06.040	66	(I) Residential Adjacency	1a. should include commercial and public facilities uses; also, need diagram similar to the old Title 19.08.060
19.06.040	67	(I)(2e) Residential Adjacency	Include hyphen in multi-family to be consistent throughout Title 19
19.06.040	67	(I)(4) Trash Receptacles	"Section" should be "subsection"
19.06.040	67	(J) Downtown Centennial Plan Overlay District	Insert comma after "Residential Adjacency Setback"
19.06.070	70	R-1 ALL Illustrations & Graphics Figure 3	MID POINT VS - "P" should be same as "O"
19.06.050	71	Table 5 – Footnote 2	All residential zones, Table 5--should require 15' landscape buffer along ROW and 8' buffer on interior lot lines for commercial and public/quasi-public facilities
19.06.050	71	Table 6 – Footnote 1	ALL RESIDENTIAL ZONES, TABLE 6--REFERENCE SHOULD BE TO LVMC 19.12.060 INSTEAD OF 160
19.06.050	72	Wall height graphic & language - ALL Figure 7s - 19.06 - 19.08	Confusion with dimension "A" calling out overall height and "D" calling out total pilaster height. "D" dimension should either reference only the "ornament" from base of cap to top of ornament or the entire pilaster from base to top of ornament. This recurs where perimeter retaining walls are mentioned.
19.06.070	72	ALL Fences and Walls table 7.Cs - 19.06 - 19.08	EMBELLISHMENTS - "pilaster" changed to "ornament"

19.06.070	72	R-1 ALL Illustrations & Graphics Figure 8 & Table 9	CONTRASTING MATERIALS - add "E" illustration
19.06.060	74	R-E Table 1	10' SIDE YARD SETBACK FOR BUILDING BUT 15' SIDE YARD SETBACK FOR ACCESSORY STRUCTURE AND PATIO. IS THIS CORRECT? PATIO LESS INTRUSIVE THAN A BUILDING.
19.06.110	91	R-2 Table 1	NEEDS A FOOTNOTE FOR DUA THAT REFERS TO THE UNDERLYING GENERAL PLAN DENSITY. Final DUA determined by General Plan Designation
19.06.140	113	(F)(6): Incidental Signs (Non-directional & Directional)	NON-DIRECTIONAL: NO ILLUMINATION FOR "ENTRANCE" OR "EXIT" SIGNS? 7' MAX HEIGHT IS TOO LOW FOR PARKING HEIGHT CLEARANCE SIGNS.
19.06.140	119	Building Markers	Incorrect Code reference shown "19.14.070(F)(12)." DO WE NOT WANT TO ALLOW INTERNALLY ILLUMINATED BUILDING MARKER SIGNS?
19.08.00	135	Commercial Accessory Structures - ALL	Eliminate Accessory Structures from Title 19.08
19.08.00	159	Accessory Structures	Add Footnote "3" to Table 1 for Carports in Title 19.08
19.08.00	147	(G)(1) Front Yard Screen Prohibition	No screen wall shall be built in the front yard of a ~~residential~~ commercial property.
19.08.040	141	(E)(3)(A)	THIS SECTION OF THE CODE CONFLICTS WITH THE TEMPORARY ALLOWANCE OF THE 19.12 "PARKING LOT/SIDEWALK SALE" USE
19.08.040	142	19.08.040(E)(4)(b)(i)(D)	Reference indicates 19.08.040(I) when it should be (H)
19.08.040	145	19.06.040 (F) (8). Landscape Materials	ADD SNRPC REGIONAL PLANT LIST (PETER OR DAVE TO FOLLOW UP AT REVIEW TIME)
19.08.110	175	19.08.110(B)(3)(b)	"Auto salavage yards need only be oiled or otherwise protected so as to prevent a dust nuisance." This should be changed to DAQEM standards -oil is not acceptable per EPA.
19.08.110	175	19.08.110	Parking Standards should be removed from measurements section. This does not work well when separated.
19.08.110	176	19.08.110 Figure 2	Add to Figure 2 "Side-loaded wheelchair lift"
19.08.110	176/177	figure 1 & table 2	E & F need to match between figure and table
19.08.110 ©(12)	145	19.08.040 and 19.08.110	Urban Forestry Initiative Update
19.08.120	187	19.08.120(F)(6) Incidental Sign	Directional Sign - max. number allowed based upon subjective "legible" standard. Should reword to include something more objective
19.08.120	197	19.08.120(F)(16) Freestanding Sign	Need a graphic of a single-pole freestanding sign showing the setback is taken from the edge of the sign, not the centerline of the pole.
19.08.120	200	Window Signs 19.08.120 (F)(18)	highlights: GOOD EATS - REVIEW FOR ELIMINATION COULD BE CONFUSING PER CODE ENFORCEMENT TRAINING CLASS.
19.08.120	197 & 198	19.08.120 TABLE 12	highlights: P-O - Internal and external illumination of wall signs is permitted except on a building elevation facing; O - Internal and external illumination of wall sign is permitted except on a building elevation facing; C-1, C-2, C-M and M - of wall signs is
19.08.120	201	19.08.120(F)(17) Illustrations & Graphics	DIMENSIONS
19.08.120	209	19.08.120(G)	Introductory paragraph refers to residential districts instead of commercial and industrial districts
19.10.000	227 & 251	19.10.040(G) & 19.10.110(B)	Remove reference to Planning and Development. "Department" suffices and means the Dept. of Planning in 19.18
19.10.000	228-230	19.10.040(I)(1) & 19.10.050(B)(2a)	Remove "the" before "analogous" -- unnecessary

RTS

19.10.000	235 & 266	19.10.070(A)(2) & 19.10.140(C)(10xii)	Plural of "cul-de-sac" is "culs-de-sac"
19.10.000	245 & 253	19.10.100 & 19.10.120	Suggested to further highlight area in Figure 1 with note to "See Inset Map below," as the area is so small that it could be missed by the viewer
19.10.000		19.10 whole chapter	writing of numbers is inconsistent throughout chapter--need to decide when to spell out or when to use numerals
19.10.000		19.10 whole chapter	punctuation corrections: periods and commas go inside quotation marks (see redlined copy); periods missing at end of sentences; use of colons, semicolons, dashes; capitalization
19.10.020	220	19.10.020	Remove Sections (1-3) in 19.10.020 E. and the language "with the following additional standards:"
19.10.020	221	Figure 2 - Utility Installations	LETTER C - REMOVED FOR ADOPTION VERSION RE-LOOK AT FOR 6 MONTH REVIEW
19.10.030	221 & 223	P-C District	correct PC to P-C
19.10.040	226	19.10.040(D)(2) - PD District Application Requirements	Para. 2 incorrect reference to 19.18 (should be 19.16)
19.10.040	227	19.10.040(F)(1) - PD District MDP Standards	Remove reference to Design Standards Manual and Landscape, Wall and Buffer stds, as they no longer exist
19.10.040	227	19.10.040(G)(2) - Major Mod	Correct reference to Subsection (H) to Subsection (I)
19.10.040	228 & 230	19.10.040(I)(2) & 19.10.050(B)(2)	"Multifamily" should have a dash to be consistent with other spellings in Title 19
19.10.070	235	19.10.070(A)(1) Intent & Objectives	the word "of" is missing
19.10.070	236	19.10.070(E)(1e)	"retain" should be "retaining"
19.10.090	243	19.10.090	USE REFERENCE ADDED TO 19.10.090 & 19.12.090 (c)
19.10.090	243	19.10.090(A) CD-O Purpose	First sentence: what is "it" referring to? Suggest rewriting sentence for clarity
19.10.100	245	DC-O Dowtown Casino Overlay District - A. Boundaries	highlights: Special Signage Sub-district (or the "Sub-District"), whose boundaries are also depicted in the map that appears below. SEE BACK FOR MAP TO BE ADDED TO UDC
19.10.100	245	19.10.100(B)(2)	"fixtures" should be changed to "figures"; add the word "also" to "not only...but..." construction
19.10.100	246	19.10.100(D) Special Sign Standards - Review and Approval	This section of the code is used for other overlays (Entertainment Overlay/Scenic Byway) which creates issues re: waivers for freestanding signs and the application of parts of the sub-district standards to the scenic byway & entertainment overlay (these should have their own "review & approval procedures").
19.10.100	247	19.10.100 Figure 2 & Table 1	"I." in Table 1 is not referenced in Figure 2
19.10.120	253	19.10.120(B)(6)	Shouldn't this be called the Fremont East area rather than the East Fremont area, as Fremont East is wholly located within the DE-O boundary?
19.10.140	262	19.10.140 Figure 8	Should say, "Used here to preserve natural site features."
19.10.170	283	19.10.170(D)(1) Approval Criteria	Does not allow Live/Work in P-O or O zone. Why not? This excludes a large area of the overlay and these properties should already have commercial occupancy.
19.10.170	283	19.10.170(B)(2)	"Life/Work" should be "Live/Work"
19.10.170	284	19.10.170(E) Approval Process	Why require an SUP when outside of Arts District? Mixed-use is permitted when in DCP area on C-1/C-2 property, so where's the impact?
19.12.00	327	Grocery Stores	highlights: "Grocery Stores" Remove condition 8. D/n belong with this use (ADDRESSES OCCUPANTS FOR GROUP RESIDENTIAL CARE)

19.12.010	293	Beer/Wine/Cooler Off-Sale Cultural Establishment	highlights: Off-Sale. FIX TYPO
19.12.010	297	Table 2 - Outdoor Storage, Accessory	add a "C" under C-1 to fix typo where notation was left out durning transfer from old table to new
19.12.070	304	19.12.070 Ancillary Lounge Bar	Look at seat requirement that is waivable under Title 19 but not Title 6
19.12.070	309	19.12.070 Auto Repair Garage, Minor	Why does minor have same parking requirement as major? A Service Station w/ Incidental Repair has lower parking burden but actually is more intense (they sell gas, too). Minor Auto should be 1:250sf
19.12.070	311	Beer/Wine/Cooler Off-Sale Establishment	lists "drug store" and "specialty merchandise store" in the description, but these are not defined uses in the code. Also, change the reference to "church, synagogue" to "religious institution/facility" or something more inclusive in all distance separation requirements that use these terms.
19.12.070	311	Beer/Wine/Cooler On- and Off-Sale Establishment	Description #2: "Is operated in connection with a …convenience store in which 30 or more people may be served with meals at any one time at tables or stools." Is this physically possible? An is this legally legitimate/enforceable?
19.12.070	315	Car Wash, Self Service	Min. SUP Conditions #9 & #10 are problematic while #4 and #5 are just restatements of the obvious. Get rid of them.
19.12.070	320	19.12.070 Convenience Store	Look at changing the store size to eliminate confusion with Title 6
19.12.070	327	19.12.070 Health Club	Eliminate the condition as it no longer applies after the elimination of the N-S district
19.12.070	334	Massage, Accessory	Description #2: "Doe" typo, Should be "Does"
19.12.070	339	Outdoor Dining	Table 2 Accessory in Commercial and Industrial Zones on Page 339 - add a description (Henderson example)
19.12.070		Temporary Cell Sites	TITLE 19 DOES NOT ADDRESS TEMPORARY CELL SITES THEREFORE THEY ARE NOT ALLOWED… MIGHT CONSIDER ADDRESSING IN UDC
19.12.070 (1)(a)	362	Permissible Use Descriptions	*1. (a) ii On a surface of pavers or other blocks of uniform appearance <u>that are at least 2 inches in thickness that extends the full length and width of the vehicle; or</u>* *(b) iii. On a surface of pavers or other blocks of uniform appearance that are at least 2 inches in thickness <u>that extends the full length and width of the vehicle</u>; or* *3. (a) i. On a surface of pavers or other blocks of uniform appearance t<u>hat are at least 2 inches in thickness that extends the full length and width of the vehicle;</u> or* *3. (b) In a front yard, but only on lots with a zoning designation of R-A, R-E, R-D or R-1, and in each case provided that the recreational vehicle or trailer, or combination thereof, is stored either on a surface of pavers or other blocks of uniform appearance that are at least 2 inches in thickness <u>that extends the full length and width of the vehicle;</u> or on concrete or asphaltic paving that extends…… (use existing)* *2. 3. (c)ii. On a surface of pavers or other blocks of uniform appearance that are at least 2 inches in thickness t<u>hat extends the full length and width of the vehicle;</u> or*
19.16.00	395	19.16.F.2.d	highlights: LVMC 19.18.010(D)

RTS

19.16.120		19.16.120.B	B. Authority… The Director shall have the authority to grant an Administrative Deviation, in accordance with the provisions of this Subchapter, to allow deviation of up to three percent regarding the following 1. Connectivity Ratio requirement. NEEDS REST OF SECTION TO MAKE SENSE
19.18.020	495	Plaza Definition	
19.18.020	495	19.18.010 Words and Terms Defined	Add terms and definitions for "Specified Anatomical Areas," "Specified Sexual Activities" and "Sexual Novelty" as per the email on 6/20
19.18.020	518	Patio Cover definition	highlights: Patio Cover. An attached ~~or detached accessory~~ structure which is not enclosed and provides sheltered outdoor space. ADD A GRAPHIC SHOWING WHAT A DETACHED PATIO COVER MIGHT BE OR HAVE PATIO COVERS AS ATTACHED ONLY AND DETACHED STRUCTURES WHICH ARE NOT ENCLOSED ARE TREAT AS ACCESSORY STRUCTURES.
19.18.020	523	Sign Certificate definition	highlights: and Development; Chapter 19.14
		Ord. 5998 Bill 2008-34 - Registration of Certain Non-Profit Organizations	NOT IN P&D VERSION OF CODE, NOT IN UDC. FUTURE UDC TXT OR 6 MONTH REVIEW FIX
appendices	529	required certificates	Need to add appendix F & G from the old title 18 appendicies

NOTICES MAILED NEWPAPER ONLY

APPROVALS 0

PROTESTS 0

RTS

City of Las Vegas Agenda Item No.: **41.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
DIR-43788 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Election of the 2012 Planning Commission Officers. Staff has NO RECOMMENDATION.

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:
None

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

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