

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

Page 36

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

CITY ATTORNEY - DISCUSSIONABEYANCE ITEM

Appeal of work card denial:

68

Benito Jaramillo
1804 E. Fremont, #15
Las Vegas, NV 89101

ADAMSEN - Motion to STRIKE - carried with McDONALD not voting

The appellant was not present.

SERGEANT VINCENT CANNITO, Las Vegas Metropolitan Police Department, stated NRS 648 prohibits anyone convicted of a felony to work for a security agency. However, the matter was held in abeyance at the previous Council meeting so that Metro could investigate why MR. JARAMILLO's work card was pulled while he was employed at Sam's Town. The work card was pulled because of a bench warrant that had been issued for battery with a deadly weapon. He indicated that he contacted MR. JARAMILLO and explained to him why he cannot work for a security agency. For his benefit, he also informed MR. JARAMILLO about the possibility of having his record sealed.

There was no further discussion.

(11:27 - 11:29)

1-1976

Appeal of work card denial:

69

John Anthony Mazon
528 Croft Way
Las Vegas, Nevada 89110

ADAMSEN - Motion to STRIKE - carried UNANIMOUSLY

The appellant was not present.

SERGEANT VINCENT CANNITO, Las Vegas Metropolitan Police Department, was present.

COUNCILMAN ADAMSEN stated that this matter is also security related, dealing with a felony conviction, therefore, he made the motion to strike it from the agenda.

There was no further discussion.

(11:29)

1-2051

January 21, 1999

Ms. Barbara Jo Ronemus
City Clerk
400 East Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED
CITY CLERK
JAN 21 PM 3:39

Dear Ms. Ronemus:

This letter constitutes my formal appeal of denial of a work card by the Las Vegas Metropolitan Police Department. I wish to appeal this denial before the City Council.

Sincerely,

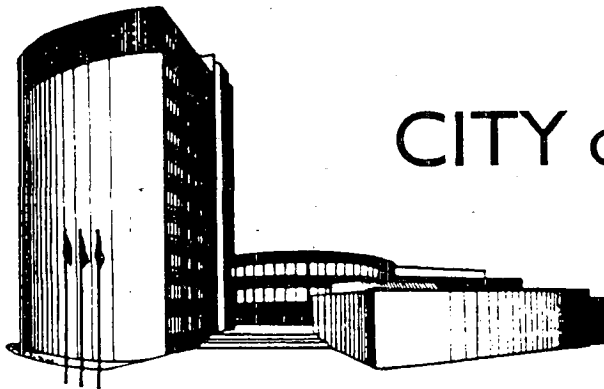


Benito Jaramillo
1804 E. Fremont, #15
Las Vegas, NV 89101

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MICHAEL J. McDONALD
GARY REESE
LARRY BROWN

CITY MANAGER
VIRGINIA VALENTINE



CITY of LAS VEGAS

January 21, 1999

Benito Jaramillo
1804 E. Fremont, #15
Las Vegas, NV 89101

Re: **WORK CARD APPEAL**

Dear Mr. Jaramillo:

I am in receipt of your formal appeal to the City Council regarding the denial of a work card. This matter will be heard by the City Council at their regularly scheduled meeting of February 8, 1999.

Your appeal is scheduled to be heard during the morning session of the meeting which commences at 10:00 a.m. We would advise that you be in attendance to present your appeal and answer any questions which may arise.

Occasionally, the City Council has been persuaded to grant a work card to an applicant through the intercession of the applicant's prospective employer. Therefore, if you think that your prospective employer would acknowledge, either in writing or personally before the City Council at your hearing, that he is aware of the reasons your work card was originally denied and wishes to hire you anyway, I urge you to request him to do so.

If a letter is submitted to the Council, it must be from the licensee or principal who must be approved for suitability under Las Vegas Municipal Code Chapter 6.06 (the owner of the business, other principal or key employee) for the establishment in which you are seeking employment. Also, you should bring to the hearing all other materials which may assist you in your appeal.

Sincerely,


BARBARA JO RONEMUS
CITY CLERK

/ac

cc: City Attorney-Civil
Las Vegas Metropolitan Police Department - SIB

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



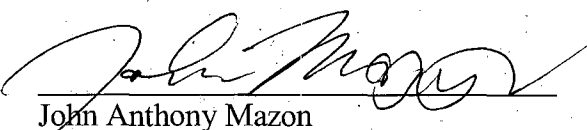
January 28, 1999

Ms. Barbara Jo Ronemus
City Clerk
400 East Stewart Avenue
Las Vegas, Nevada 89101

Dear Ms. Ronemus:

This letter constitutes my formal appeal of denial of a work card by the Las Vegas Metropolitan Police Department. I wish to appeal this denial before the City Council.

Sincerely,



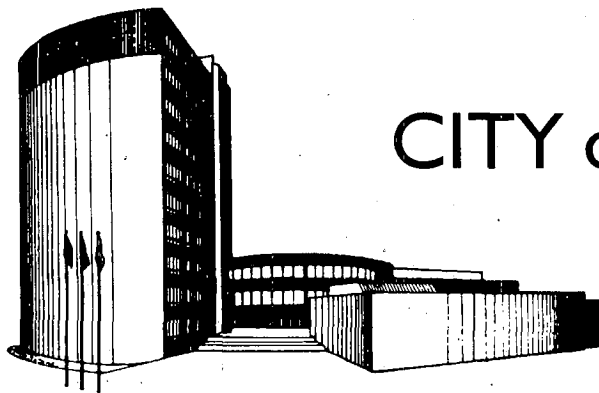
John Anthony Mazon
528 Croft Way
Las Vegas, Nevada 89110

RECEIVED
CITY CLERK
1999 JAN 28 A 11:08

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MICHAEL J. McDONALD
GARY REESE
LARRY BROWN

CITY MANAGER
VIRGINIA VALENTINE



CITY of LAS VEGAS

January 28, 1999

John Anthony Mazon
528 Croft Way
Las Vegas, Nevada 89110

Re: **WORK CARD APPEAL**

Dear Mr. Mazon:

I am in receipt of your formal appeal to the City Council regarding the denial of a work card. This matter will be heard by the City Council at their regularly scheduled meeting of February 22, 1999.

Your appeal is scheduled to be heard during the morning session of the meeting which commences at 10:00 a.m. We would advise that you be in attendance to present your appeal and answer any questions which may arise.

Occasionally, the City Council has been persuaded to grant a work card to an applicant through the intercession of the applicant's prospective employer. Therefore, if you think that your prospective employer would acknowledge, either in writing or personally before the City Council at your hearing, that he is aware of the reasons your work card was originally denied and wishes to hire you anyway, I urge you to request him to do so.

If a letter is submitted to the Council, it must be from the licensee or principal who must be approved for suitability under Las Vegas Municipal Code Chapter 6.06 (the owner of the business, other principal or key employee) for the establishment in which you are seeking employment. Also, you should bring to the hearing all other materials which may assist you in your appeal.

Sincerely,

ANGELA CROLLI
DEPUTY CITY CLERK

/ac

cc: City Attorney-Civil
Las Vegas Metropolitan Police Department - SIB

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



CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

Page 37

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

CITY ATTORNEY - DISCUSSION

Appeal of work card denial:

70

Lyle Edward Staats
1121 E. Star Meadow Drive
N. Las Vegas, Nevada 89030

McDONALD - Motion to STRIKE - carried UNANIMOUSLY

The appellant was present.

SERGEANT VINCENT CANNITO, Las Vegas Metropolitan
Police Department, was present.

MAYOR JONES stated this matter involves employment with a
security agency. However, the incident occurred so long ago.
She requested that the City Attorney's Office assist MR.
STAATS in having his record sealed. CHIEF CIVIL DEPUTY
CITY ATTORNEY REDLEIN indicated that he would be happy
to explain the process to him. It will require the engagement of
private counsel.

There was no further discussion.

(11:29 - 11:31)

1-2065

RECEIVED
CITY CLERK

1999 FEB -9 P 3:29

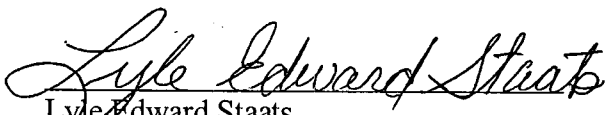
February 9, 1999

Ms. Barbara Jo Ronemus
City Clerk
400 East Stewart Avenue
Las Vegas, Nevada 89101

Dear Ms. Ronemus:

This letter constitutes my formal appeal of denial of a work card by the Las Vegas Metropolitan Police Department. I wish to appeal this denial before the City Council.

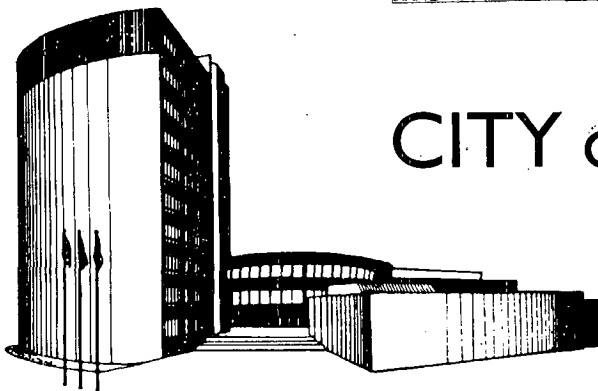
Sincerely,


Lyle Edward Staats
1121 E. Star Meadow Drive
N. Las Vegas, NV 89030

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MICHAEL J. MCDONALD
GARY REESE
LARRY BROWN

CITY MANAGER
VIRGINIA VALENTINE



CITY of LAS VEGAS

February 9, 1999

Lyle Edward Staats
1121 E. Star Meadow Drive
N. Las Vegas, NV 89030

Re: **WORK CARD APPEAL**

Dear Mr. Staats:

I am in receipt of your formal appeal to the City Council regarding the denial of a work card. This matter will be heard by the City Council at their regularly scheduled meeting of February 22, 1999.

Your appeal is scheduled to be heard during the morning session of the meeting which commences at 10:00 a.m. We would advise that you be in attendance to present your appeal and answer any questions which may arise.

Occasionally, the City Council has been persuaded to grant a work card to an applicant through the intercession of the applicant's prospective employer. Therefore, if you think that your prospective employer would acknowledge, either in writing or personally before the City Council at your hearing, that he is aware of the reasons your work card was originally denied and wishes to hire you anyway, I urge you to request him to do so.

If a letter is submitted to the Council, it must be from the licensee or principal who must be approved for suitability under Las Vegas Municipal Code Chapter 6.06 (the owner of the business, other principal or key employee) for the establishment in which you are seeking employment. Also, you should bring to the hearing all other materials which may assist you in your appeal.

Sincerely,

BEVERLY BRIDGES
CHIEF DEPUTY CITY CLERK

/epc

cc: City Attorney-Civil
Las Vegas Metropolitan Police Department - SIB



CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

Page 38

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

DEPARTMENT OF FINANCE & BUSINESS
SERVICES - DISCUSSIONABEYANCE ITEMLIQUOR - Three-Month Review

BEER/WINE/COOLER OFF-SALE LICENSE

RAGEH HASHEM

dba

FOOD FAIR MARKET

632 H Street

Rageh H. Hashem, 100%

REESE - APPROVED the license for two years, subject to a one-year review and requiring the applicant to report any arrests or any employee incidents involving narcotics to Business Services within 48 hours during this time period - carried UNANIMOUSLY

2/28/2000 Agenda

ATTORNEY REX BELL appeared representing the applicant who was present.

JIM DiFIORE, Manager, Business Services, was present.

SERGEANT VINCENT CANNITO, Las Vegas Metropolitan Police Department, recommended granting a two-year conditional license with a review, requiring the applicant to report any arrests to Business Services within 48 hours. Also, since Metro received a report that some of the employees were advising customers where to purchase narcotics and MR. HASHEM indicated that he is aware of certain activities, that MR. HASHEM also report any incidents concerning his employees within 48 hours to Business Services.

ATTORNEY BELL assured the Council that MR. HASHEM has been advised to cooperate and to watch the employees and report any wrongdoing immediately. MR. HASHEM stated that he will report any incidents immediately.

There was no further discussion.

NOTE: A Verbatim Transcript is made a part of the Final Minutes.

(11:34 - 11:36)

1-2163

CITY COUNCIL

MEETING OF

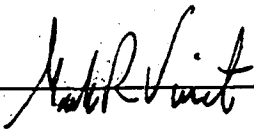
JANUARY 11, 1999

AGENDA DOCUMENTATION

TO:

City Council

FROM:


MARK R. VINCENT, DIRECTOR
DEPT. OF FINANCE & BUSINESS SERVICES

SUBJECT:

LIQUOR - Three-Month Review

PURPOSE/BACKGROUND

Appearing on the Department of Finance & Business Services portion of the agenda is a three-month review of the beer/wine/cooler off-sale license issued to Rageh H. Hashem dba Food Fair Market, 632 H Street.

On October 12, 1998 the City Council approved this license subject to a three-month review due to an area of concern in the police report. Attached is a copy of the annotated agenda from that meeting.

A report from the Special Investigations Section, Las Vegas Metropolitan Police Department, will be furnished to the City Council prior to the meeting.

FISCAL IMPACT**RECOMMENDATIONS**

Agenda Item

71

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

Page 39

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

DEPARTMENT OF FINANCE & BUSINESS
SERVICES - DISCUSSIONABEYANCE ITEMLIQUOR - Change of Ownership/Change of
Business Name/Request For Temporary License

TAVERN LICENSE

72

From: Camilo's Ballroom, Inc.
dba
Camilo's BallroomCamilo Corral, Dir, Pres, Secy, Treas,
100%TO: ZIEGFELDS', INC.
dba
ZIEGFELDS'
2828 South Highland DriveJohn A. Schoumaker, Dir, Pres, Secy,
Treas, 100%Subject to the provisions of the planning and fire
codesMcDONALD - Motion to Hold in ABEYANCE to 3/8/99 -
carried UNANIMOUSLY

3/8/99 Agenda

JIM DiFIORE, Manager, Business Services, was present.

SERGEANT VINCENT CANNITO, Las Vegas Metropolitan
Police Department, was present.ATTORNEY JAMES STEWART KENT appeared representing
the applicant. He indicated that a meeting was held with
COUNCILMAN McDONALD at his request to discuss several
concerns. As a result of the concerns raised at that meeting,
he requested a two-week continuance so that those concerns
can be further addressed.

There was no further discussion.

(11:34 - 11:36)

1-2292

CITY COUNCIL

MEETING OF

FEBRUARY 8, 1999

AGENDA DOCUMENTATION**City Council**

FROM:

MARK R. VINCENT, DIRECTOR,
DEPT. OF FINANCE & BUSINESS SERVICES**SUBJECT:**

LIQUOR - Change of Ownership/Change of Business Name/Request For Temporary License

PURPOSE/BACKGROUND

Appearing on the Department of Finance & Business Services portion of the agenda is an application for temporary approval of a change of ownership and business name on a tavern license submitted by Ziegfelds', Inc. dba Ziegfelds', 2828 South Highland Drive. Mr. John Schoumaker, President of Ziegfelds', Inc., indicates on his application that he wishes to establish an upscale topless gentlemen's club at this location.

The applicant is requesting approval of a temporary license as provided by LVMC 6.02.070(E) as amended July 13, 1998. This subsection was amended to read as follows:

..."The provisions of this Section authorizing the issuance of a temporary business license do not apply to any business subject to the provisions of Chapter 6.06 of this Title or to any business which requires formal approval by the City Council unless:

...(2) All principals required to be approved for suitability have submitted a complete investigation packet for determination of suitability and paid all applicable investigative fees;

(3) The Director makes a preliminary finding that all of the principals of the business are suitable; and

(4) The City Council approves the issuance of a temporary business license."

The principal of Ziegfelds', Inc. submitted all of the required documentation and paid all applicable fees for investigation on January 14, 1999. John Schoumaker, the sole officer and 100% stockholder of the corporation, was investigated and approved for suitability by the Board of Clark County Commissioners for a tavern license for Z Sports Bar at 5285 Industrial Road on May 30, 1997. In the event the Special Investigations Section, Las Vegas Metropolitan Police Department, should develop an area of concern with this principal, this item will be brought back before the Council for appropriate action.

FISCAL IMPACT**RECOMMENDATIONS**

Agenda Item

72

CITY COUNCIL MINUTES
MEETING OF
February 22, 1999

**VERBATIM TRANSCRIPT: ITEM #71 – ABEYANCE ITEM – LIQUOR – THREE-MONTH REVIEW
BEER/WINE/COOLER OFF-SALE LICENSE – RAGEH HASHEM DBA FOOD FAIR MARKET, 632 H
STREET – RAGEH H. HASHEM, 100%**

MAYOR JONES

Finance and Business Services, Department of Finance and Business Services, abeyance item. It's a liquor three-month review. It's a beer/wine/cooler off-sale for Food Fairs Market, 632 H Street, Rageh H. Hashem, 100%. The applicant's present.

ATTORNEY REX BELL

Madam Mayor, members of the Council, the applicant's present. I am Rex Bell on behalf of the applicant. This was held. There was some concerns by Metro and we've covered all those concerns, I believe. So, let Metro speak to that now.

**SERGEANT VINCENT CANNITO, LAS VEGAS METROPOLITAN POLICE
DEPARTMENT**

Mayor and Council, this applicant has been up for review for his temporary license for the past two years. With the Mayor and Council's permission we would like to make a recommendation at this time, that the applicant, Mr. Hashem, be granted a two-year conditional license with review at the end of that time. It, during this period, Mr. Hashem is arrested or cited for any reason with that time period, that he need to report each incident to the office of Business License within 48 hours. Now, additionally, we received a report from the patrol section indicating that persons working behind the counter at Mr. Hashem's business are advising customers where they can go to purchase narcotics. Detective Hafen, who investigated this case, advised Mr. Hashem of this fact. Mr. Hashem did indicate he's aware of certain activities, however he didn't want to get involved. Due to this information, we would recommend that if any person working for Mr. Hashem is arrested or cited during the course of their work shift and that those incidents also be reported to the office of Business Licensing within 48 hours.

CITY COUNCIL MINUTES
MEETING OF
February 22, 1999

**VERBATIM TRANSCRIPT: ITEM #71 – ABEYANCE ITEM – LIQUOR -- THREE-MONTH REVIEW
BEER/WINE/COOLER OFF-SALE LICENSE – RAGEH HASHEM DBA FOOD FAIR MARKET, 632 H
STREET – RAGEH H. HASHEM, 100%**

ATTORNEY REX BELL

We have no problem with that at all. I've explained to Mr. Hashem what the rules are, what he needs to do to cooperate and be a good citizen and have a decent business over there. His cooperation with the Police Department he's guaranteed that he will enter into and he will watch the employees. And should he have an employee who breaks that law he will report that immediately.

COUNCILMAN REESE

Your Honor, I would move for, to follow staff's recommendation with a temporary two-year license, but I would ask that we have it reviewed in one year.

COUNCILMAN ADAMSEN

Your Honor, if it would please my fellow Council members, may I have the applicant say that on the record? That you understand the rules? Now, I need you to speak into the microphone.

MAYOR JONES

Just would like your name for the record and the Councilman would like your statement on the record.

RAGEH H. HASHEM

I do. I do, if you think, I see, I'm going to do what I have to do. I'm going to do the best way we have to do, is what I'm going to do.

COUNCILMAN ADAMSEN

To report those incidents to the City.

CITY COUNCIL MINUTES
MEETING OF
February 22, 1999

**VERBATIM TRANSCRIPT: ITEM #71 – ABEYANCE ITEM – LIQUOR – THREE-MONTH REVIEW
BEER/WINE/COOLER OFF-SALE LICENSE – RAGEH HASHEM DBA FOOD FAIR MARKET, 632 H
STREET – RAGEH H. HASHEM, 100%**

RAGEH H. HASHEM

To the City, and I do.

COUCILMAN ADAMSEN

Okay.

RAGEH H. HASHEM

I call too many times.

COUNCILMAN ADAMSEN

I understand. I just wanted you on the record.

CRAGEH H. HASHEM

But I tried to do the best.

MAYOR JONES

So, there's a motion to approve. Vote on the motion. Post. Motion's approved. **(Motion carried unanimously)**. Thank you Mr. Bell.

ATTORNEY REX BELL

Thank you very much.

(END OF DISCUSSION)

ac/

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

Page 40

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

DEPARTMENT OF FINANCE & BUSINESS SERVICES - DISCUSSIONGAMING - New/Request For Temporary License

RESTRICTED GAMING: 15 slots

73 NEVADA BUSINESS CONSORTIUM, LLC
dba
WINCHESTER TAP
2327 South Eastern Avenue

David R. Penczek, Mgr, Member, 38.10%
Floyd E. Schoonover, Member, 38.10%
James D. Euge, Member, 23.80%

Approved by the Nevada Gaming Commission
on January 28, 1999

REESE - APPROVED a temporary license, pending investigation by Metro - carried UNANIMOUSLY

ATTORNEY BURT BROWN was present, accompanied by one of the applicants.

SERGEANT VINCENT CANNITO, Las Vegas Metropolitan Police Department, was present.

JIM DiFIORE, Manager, Business Services, stated that in January of 1998 Nevada Business Consortium was approved for a liquor license. Since that time, MR. SIMMONS resigned as Corporate Officer and was replaced by MR. EUGE. He recommended a temporary license be granted, pending a full investigation by Metro. However, there have been some concerns about the loud music being played at the bar. This has been addressed with the business owners who have taken care of the situation. He requested they continue to cooperate with the City. Any additional concerns will be brought back before the Council.

There was no further discussion.

(11:36 - 11:37)

1-2354

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999**AGENDA DOCUMENTATION**

TO:

City Council

FROM:


 MARK R. VINCENT, DIRECTOR
 DEPT. OF FINANCE & BUSINESS SERVICES

SUBJECT:

GAMING - New/Request For Temporary License

PURPOSE/BACKGROUND

Appearing on the Department of Finance & Business Services portion of the agenda is an application for a new restricted gaming license for the operation of fifteen slot machines submitted by Nevada Business Consortium, LLC dba Winchester Tap, 2327 South Eastern Avenue.

The applicant is requesting approval of a temporary license as provided by LVMC 6.02.070(E) as amended July 13, 1998. This subsection was amended to read as follows:

..."The provisions of this Section authorizing the issuance of a temporary business license do not apply to any business subject to the provisions of Chapter 6.06 of this Title or to any business which requires formal approval by the City Council unless:

...(2) All principals required to be approved for suitability have submitted a complete investigation packet for determination of suitability and paid all applicable investigative fees;

(3) The Director makes a preliminary finding that all of the principals of the business are suitable; and

(4) The City Council approves the issuance of a temporary business license."

David R. Penczek, Manager, Member, 38.10% and Floyd E. Schoonover, Member, 38.10% were investigated and approved for suitability for a liquor license at this location on January 12, 1998. Rickey S. Simmons, one of the original members of this limited liability company, has been replaced by a new member, James D. Euge, Member, 23.80%. Mr. Euge along with Messrs. Penczek and Schoonover were approved by the Nevada Gaming Commission on January 28, 1999 for a restricted gaming license. Mr. Euge submitted all of the required documentation and paid all applicable fees for investigation on February 10, 1999. In the event the Special Investigations Section, Las Vegas Metropolitan Police Department, should develop an area of concern with this principal, this item will be brought back before the Council for appropriate action.

FISCAL IMPACT**RECOMMENDATIONS**

Agenda Item

73

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

Page 41

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

V. REPORTS FROM RECOMMENDING COMMITTEES - DISCUSSION**BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING**

74

Bill No. 99-3 – Annexation No. A-18-98(A); Property Located: North of Centennial Parkway, between Buffalo Drive and Tenaya Way; Petitioned by: Harmon/Koval Limited Liability Co., et al.; Acreage: Approximately 42.06 acres; Zoned: R-E (County Zoning) U (R) and U (DR) (City Equivalent). Sponsored by: Councilman Larry Brown

Committee: Councilmen McDonald and Brown

First Reading - 1/25/99

Recommending Committee - 2/1/99**ADOPTION at 2/22/99 Council meeting**City Council - 2/8/99

NO ACTION

First Publication - 2/11/99

McDONALD - Second Reading and BILL ADOPTED as recommended as Ordinance No. 5130 - UNANIMOUS

Clerk to proceed with second publication

There was no discussion.

(11:37 - 11:38)

1-2425

75

Bill No. 99-5 – Annexation No. A-21-98(A); Property Located: On the north side of Florine Avenue, approximately 345 feet east of El Capitan Way; Petitioned by: American West Homes, Inc.; Acreage: Approximately 2.58 acres; Zoned: R-E (County Zoning) U (DR) (City Equivalent). Sponsored by: Councilman Larry Brown

Committee: Councilmen McDonald and Brown

First Reading - 1/25/99

Recommending Committee - 2/1/99**ADOPTION at 2/22/99 Council meeting**City Council - 2/8/99

NO ACTION

First Publication - 2/11/99

McDONALD - Second Reading and BILL ADOPTED as recommended as Ordinance No. 5131 - UNANIMOUS

Clerk to proceed with second publication

There was no discussion.

(11:38 - 11:39)

1-2478

CITY COUNCIL

MEETING OF

AGENDA DOCUMENTATION

January 25, 1999

TO: City Council

FROM: Bradford R. Jerbic
City AttorneySUBJECT: Bill No. 99-3
Annexation No. A-18-98(A)**PURPOSE/BACKGROUND**

The proposed ordinance annexes certain real property located north of Centennial Parkway, between Buffalo Drive and Tenaya Way. The annexation is at the request of the property owners. The annexation process has now been completed in accordance with the NRS and the final date of annexation (March 5, 1999) is set by this ordinance.

The following is pertinent information:

Annexation No.:	A-18-98(A)
Property Located:	North of Centennial Parkway, between Buffalo Drive and Tenaya Way
Petitioned By:	Harmon/Koval Limited Liability Co., et al. 3900 Paradise Road #185 Las Vegas, Nevada 89109
Acreage:	Approximately 42.06 acres
Zoned:	R-E (County Zoning) U (R) and U (DR) (City Equivalents)

It should be noted that this property, with the exception of the northernmost 10 acres, is shown as being within the Future Town Center Expansion Area.

FISCAL IMPACT

NONE

RECOMMENDATIONS

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

**RECOMMENDING COMMITTEE MINUTES
MEETING OF
FEBRUARY 1, 1999**

Page 1

VERBATIM TRANSCRIPT: ITEM 3: BILL NO. 99-3

COUNCILMAN McDONALD

Takes us to Item 3. The following bills may be eligible for adoption on February 22nd, 1999. Bill No. 99-3 - Annexation A-18-98(A); property located on north of Centennial Parkway, between Buffalo Drive and Tenaya Way.

CHIEF DEPUTY CITY OF ATTORNEY
OF GOVERNMENTAL AFFIARS
STEED

This is in order.

COUNCILMAN McDONALD

Does anyone -- wish to be heard on Bill No. 99-3?

CHIEF DEPUTY CITY OF ATTORNEY
OF GOVERNMENTAL AFFIARS
STEED

It should be noted that this property, except for the northern most ten acres, is shown as being within the future Town Center development area.

COUNCILMAN BROWN

Yeah, that's -- yeah.

COUNCILMAN McDONALD

Mr. Genzer, are we sure on the streets here?

ROBERT GENZER, PLANNING &
DEVELOPMENT

Yes.

COUNCILMAN McDONALD

Okay.

COUNCILMAN BROWN

'Kay. A couple things I just wanna place on the record, so it carries along with this motion, is, as Mr. Steed just mentioned, everything south of Darling Road has been identified as potential future Town Center expansion. It not only signifies future Town Center expansion, it does not bring Town Center zoning with it. It's still, the underlying zoning, if I'm not mistaken, here is R-1? Or R?

ROBERT GENZER, PLANNING &
DEVELOPMENT

It's R and D-R.

COUNCILMAN BROWN

Okay. Well, that's -- I'm still talking just south of Darling, is that all R south of Darling? And I'd just like the record to reflect that our anticipated frontage road will run along the beltway on the easterly po', on the southerly portion of this annexation.

So what we anticipate doing is, whatever product ultimately is built there, will be fronting onto the frontage road. The ques', the parcel in question that concerns me, and I want us to make a clear record of it here and at Council, is the additional acreage that's being annexed that's currently in the D-R. That should stay D-R. It should never become part of Town Center. It should become, almost restricted that nothing but half-acre homes would be part of that parcel.

RECOMMENDING COMMITTEE MINUTES
MEETING OF
FEBRUARY 1, 1999

Page 2

VERBATIM TRANSCRIPT: ITEM 3: BILL NO. 99-3

So, as long as, however we're gonna do that in any kind of back-up or any kind of narrative that needs to be placed into the record on the 22nd, I'd ask staff to prepare that. We've already made commitments as far as what the frontage road portion will be. I think there's a real opportunity there to make a nice buffer from the immediate beltway/frontage road property and take this particular D-R piece out of the picture and mandate that it only be half acres.

COUNCILMAN McDONALD

Any -- other comments on this Bill?

COUNCILMAN BROWN

With those comments, **my motion would be for approval.**

COUNCILMAN McDONALD

All in favor?

COUNCILMAN BROWN

Aye.

COUNCILMAN McDONALD

Aye. Motion carries on Bill No. 99-3.

(END OF DISCUSSION)

/gpb

CITY COUNCIL

MEETING OF

AGENDA DOCUMENTATION

January 25, 1999

TO: City Council**FROM: Bradford R. Jerbic**
VS for City Attorney**SUBJECT:** Bill No. 99-5
Annexation No. A-21-98(A)**PURPOSE/BACKGROUND**

The proposed ordinance annexes certain real property located on the north side of Florine Avenue, approximately 345 feet east of El Capitan Way. The annexation is at the request of the property owner. The annexation process has now been completed in accordance with the NRS and the final date of annexation (March 5, 1999) is set by this ordinance.

The following is pertinent information:

Annexation No.:

A-21-98(A)

Property Located:

On the north side of Florine Avenue,
approximately 345 feet east of El Capitan
Way

Petitioned By:

American West Homes, Inc.
2700 East Sunset Road, Suite 5
Las Vegas, Nevada 89120

Acreage:

Approximately 2.58 acres

Zoned:

R-E (County Zoning)
U (DR) (City Equivalent)

FISCAL IMPACT

NONE

RECOMMENDATIONS

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**V. REPORTS FROM RECOMMENDING
COMMITTEES - DISCUSSION****BILLS ELIGIBLE FOR ADOPTION AT THIS
MEETING**

76

Bill No. 99-10 - Repeals LVMC Chapter 2.53,
relating to eligibility for elective office.
Sponsored by: Mayor Jan Lavery Jones

McDONALD - Motion to bring forward and **STRIKE** Items
14 and 76 - **UNANIMOUS**

There was no discussion.

(10:44 - 10:45)

1-384

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

V. REPORTS FROM RECOMMENDING COMMITTEES - DISCUSSION**BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING**

77

Bill No. 98-80 – Amends the Master Plan of Streets and Highways to make numerous adjustments in right-of-way widths and classifications. Sponsored by: Councilman Larry Brown

Committee: Councilmen McDonald and Brown

First Reading - 11/9/98

Recommending Committee - 11/17/98

ABEYANCE INDEFINITELY

City Council - 11/23/98

NO ACTION

Recommending Committee - 2/16/99

ADOPTION at 3/8/99 Council meeting as First Amendment

First Publication -

RECOMMENDATION NOTED

3/8/99 Council Agenda

78

Bill No. 99-7 – Authorizes the charging of a \$10.00 administrative fee to cover the costs of filing and releasing notices of nonpayment of civil parking fines that have been filed with the Nevada Department of Motor Vehicles and Public Safety. Sponsored by: Councilman Arnie Adamsen

Committee: Councilmen Adamsen and McDonald

First Reading - 2/8/99

Recommending Committee - 2/16/99

ADOPTION at 3/8/99 Council meeting

First Publication -

RECOMMENDATION NOTED

3/8/99 Council Agenda

MEETING OF

NOVEMBER 9, 1998

AGENDA DOCUMENTATION

TO:
City Council

FROM: *rsj* Bradford R. Jerbic
City Attorney

SUBJECT: Bill No. 98-80 -- Amends the Master Plan of Streets and Highways to make numerous adjustments in right-of-way widths and classifications.

PURPOSE/BACKGROUND

Over the past several years, development within the City and surrounding areas has necessitated many changes to the Master Plan of Streets and Highways. This bill will formalize these changes, most of which have been considered and approved previously by the Planning Commission and City Council.

FISCAL IMPACT

None

RECOMMENDATIONS

This bill should be submitted to the Recommending Committee for review, hearing and recommendation to the City Council for final action.

CITY COUNCIL

MEETING OF

FEBRUARY 8, 1999

AGENDA DOCUMENTATION

TO:
City Council

FROM: *vs for* Bradford R. Jerbic
City Attorney

SUBJECT: Bill No. 99-7 -- Authorizes the charging of a \$10 administrative fee to cover the costs of filing and releasing notices of nonpayment of civil parking fines that have been filed with the Nevada Department of Motor Vehicles and Public Safety.

PURPOSE/BACKGROUND

Under State law, the City is able to facilitate the collection of delinquent parking fines by filing a notice of nonpayment with the Department of Motor Vehicles and Public Safety. The Department then will not issue a vehicle registration until the fines have been paid. In the past, the Department charged the City a nominal fee for the processing of those notices. Now the Department is implementing a \$5.00 charge for each of various types of transactions regarding a notice, including both its filing and its subsequent release. Because these charges represent a significant increase in the City's costs, it is important to help offset those costs by collecting them from the owner or operator of the vehicle which is the subject of the delinquent fines.

This bill will authorize the City to charge a \$10 administrative fee when a delinquent fine is paid, which will correspond to the City's cost of filing the notice of nonpayment and then processing its release. The administrative fee will not be charged for a notice of nonpayment that is released because a parking infraction has been dismissed or because of continued nonrenewal of a registration.

FISCAL IMPACT

Unknown, but will help offset increased costs to be charged by the Department of Motor Vehicles and Public Safety.

RECOMMENDATIONS

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action. Staff recommends approval.

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

VI. REPORTS FROM REAL ESTATE COMMITTEE - DISCUSSION**REAL ESTATE COMMITTEE - COUNCILMEN ADAMSEN AND REESE**

79

Discussion and possible approval of a revocable rights-of-way agreement to Level 3 Communications, LLC for placement of fiber optic and related equipment in certain parts of the City

**REAL ESTATE COMMITTEE - 2/16/99
ABEYANCE to 3/1/99 Real Estate Committee meeting**

(Fiscal Impact: \$500 per year)

ADAMSEN - Motion to Hold in ABEYANCE to 3/8/99 - carried UNANIMOUSLY

3/8/99 Agenda

COUNCILMAN ADAMSEN reported that the Real Estate Committee recommended the matter be held in abeyance to its 3/1/99 meeting.

There was no further discussion.

(11:39 - 11:40)

1-2514

80

Discussion and possible action to authorize staff to apply for a fire station site land lease with the Bureau of Land Management for land located at the northwest corner of Hualapai Way and El Campo Grande Avenue

**REAL ESTATE COMMITTEE - 2/16/99
APPROVED as recommended**

(Fiscal Impact: \$100 filing fee)

ADAMSEN - APPROVED as recommended - UNANIMOUS

COUNCILMAN ADAMSEN indicated that the matter was recommended for approval with the condition that all future potential fire station sites have a sign erected indicating the purpose of the property so that potential neighbors will know exactly what is intended on the property.

There was no further discussion.

(11:40)

1-2533

MEETING OF
February 22, 1999

AGENDA DOCUMENTATION

TO:
CITY COUNCIL**FROM:**
DAVID ROARK, MANAGER
REAL ESTATE & ASSET MANAGEMENT
DIVISION**SUBJECT:** Discussion and possible action to approve a revocable rights-of-way agreement to Level 3 Communications, LLC for placement of fiber optic and related equipment in certain parts of the City.**BACKGROUND:**

Level 3 is laying fiber optic cable and installing some equipment throughout the valley area for rental to other telecommunication companies. Since they are not selling to an "end-user", it does not fall within the scope of an actual franchise agreement. However, in order to use our right-of-way, they must have an agreement in place with the City, and pay the City for such use.

They will be paying the city per linear foot of usage per this agreement, providing a \$250,000 bond and also providing \$1,000,000 in insurance coverage, and indemnifying the City from suit.

Approximate linear footage is 410.

FISCAL IMPACT:

Approximately \$500 per year.

In addition, Public Works can invoice the company for any and all expenses relating to repair of our rights-of-way.

STAFF RECOMMENDATION

The Real Estate & Asset Management Division recommends approval of this revocable rights-of-way agreement.

022299cclevel3

MEETING OF
February 22, 1999

AGENDA DOCUMENTATION

TO:
CITY COUNCIL**FROM:**
DAVID ROARK, MANAGER
REAL ESTATE & ASSET MANAGEMENT
DIVISION**SUBJECT:** Discussion and possible action to authorize staff to apply for a fire station site land lease with the Bureau of Land Management for land located at the northwest corner of Hualapai Way and El Campo Grande Avenue.**BACKGROUND:**

In an effort to provide a site for Fire Services to build a new fire station that will be referred to as Fire Station 6 where actual growth has occurred, City staff desires to make application for subject land in the northwest portion of the City.

The application encompasses an area of approximately five (5) acres.

FISCAL IMPACT:

\$100 filing fee.

STAFF RECOMMENDATION:

The Real Estate & Asset Management Division recommends approval of this land lease application.

022299ccblmfirehualapaielcampo

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

VI. REPORTS FROM REAL ESTATE COMMITTEE - DISCUSSION**REAL ESTATE COMMITTEE - COUNCILMEN ADAMSEN AND REESE**

81

Discussion and possible action to authorize staff to apply for a fire station site land lease with the Bureau of Land Management for land located at the southwest corner of Hualapai Way and Grand Teton Drive

REAL ESTATE COMMITTEE 2/16/99
APPROVED as recommended

(Fiscal Impact: \$100 filing fee)

ADAMSEN - APPROVED as recommended - UNANIMOUS

COUNCILMAN ADAMSEN reported that the Real Estate Committee recommended approval. See Item No. 80 for related comments.

There was no further discussion.

(11:40 - 11:41)

1-2580

82

Discussion and possible action to authorize staff to apply for a fire station site land lease with the Bureau of Land Management for land located at the southwest corner of Kyle Canyon Road and Rufus Road

REAL ESTATE COMMITTEE - 2/16/99
APPROVED as recommended

(Fiscal Impact: \$100 filing fee)

ADAMSEN - APPROVED as recommended - UNANIMOUS

COUNCILMAN ADAMSEN reported that the Real Estate Committee recommended approval. See Item No. 80 for related comments.

There was no further discussion.

(11:41)

1-2593

MEETING OF
February 22, 1999

AGENDA DOCUMENTATION

TO:
CITY COUNCIL

FROM:
DAVID ROARK, MANAGER
REAL ESTATE & ASSET MANAGEMENT
DIVISION

SUBJECT: Discussion and possible action to authorize staff to apply for a fire station site land lease with the Bureau of Land Management for land located at the southwest corner of Hualapai Way and Grand Teton Drive

BACKGROUND:

In an effort to provide a site for Fire Services to build a new fire station that will be referred to as Fire Station H where growth will be occurring, City staff desires to make application for subject land in the northwest portion of the City.

The application encompasses an area of approximately ten (10) acres.

FISCAL IMPACT:

\$100 filing fee.

STAFF RECOMMENDATION:

The Real Estate & Asset Management Division recommends approval of this land lease application.

022299ccb1mfirehualapaignandteton

MEETING OF
February 22, 1999

AGENDA DOCUMENTATION

TO:
CITY COUNCIL**FROM:**
DAVID ROARK, MANAGER
REAL ESTATE & ASSET MANAGEMENT
DIVISION**SUBJECT:** Discussion and possible action to authorize staff to apply for a fire station site land lease with the Bureau of Land Management for land located at the southwest corner of Kyle Canyon Road and Rufus Road**BACKGROUND:**

In an effort to provide a site for Fire Services to build a new fire station that will be referred to as Fire Station I where growth will be occurring, City staff desires to make application for subject land in the northwest portion of the City.

The application encompasses an area of approximately ten (10) acres.

FISCAL IMPACT:

\$100 filing fee.

STAFF RECOMMENDATION:

The Real Estate & Asset Management Division recommends approval of this land lease application.

022299ccblmfirekylerufus

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

VI. REPORTS FROM REAL ESTATE COMMITTEE - DISCUSSION**REAL ESTATE COMMITTEE - COUNCILMEN ADAMSEN AND REESE**

83

Discussion and possible action to authorize staff to apply for a fire training center site land lease with the Bureau of Land Management for land located at the southwest corner of Lone Mountain Road and Durango Drive

REAL ESTATE COMMITTEE - 2/16/99
APPROVED as recommended

(Fiscal Impact: \$100 filing fee)

ADAMSEN - Motion to APPROVE as recommended - carried with JONES not voting

COUNCILMAN ADAMSEN indicated that COUNCILMAN BROWN has some concerns because of the surrounding horse properties. The matter could be sent back to the Real Estate Committee to address the concerns or it can be held in abeyance in order that COUNCILMAN BROWN may meet with his constituents.

COUNCILMAN BROWN supported moving forward to secure the land. However, before any commitment is made to build a fire training center, public meetings could be held to address any concerns. Councilman Adamsen asked if the land use intent has to be clear on the application to BLM. DAVE ROARK, Manager, Office of Real Estate and Asset Management, indicated the application could be amended.

There was no further discussion.

(11:41 - 11:42)

1-2608

84

Discussion and possible action to approve a lease agreement between the City of Las Vegas and the Urban Chamber of Commerce for 1,600 square feet of retail space in the City owned portion of Nucleus Plaza, located at 1048 W. Owens Avenue

REAL ESTATE COMMITTEE - 2/16/99
APPROVED as recommended

(Fiscal Impact: \$12 a year)

ADAMSEN - Motion to APPROVE as recommended - carried with JONES not voting

COUNCILMAN ADAMSEN reported that the Real Estate Committee recommended approval. It is only a housekeeping item.

There was no further discussion.

(11:42 - 11:43)

1-2685

AGENDA DOCUMENTATION

MEETING OF
February 22, 1999TO:
CITY COUNCILFROM:
DAVID ROARK, MANAGER
REAL ESTATE & ASSET MANAGEMENT
DIVISION**SUBJECT:** Discussion and possible action to authorize staff to apply for a fire training center site land lease with the Bureau of Land Management for land located at the southwest corner of Lone Mountain Road and Durango Drive**BACKGROUND:**

In an effort to provide a site for Fire Services to build a second fire training center to be referred to as the Fire Training Center West near what will shortly become the center of population for the City, staff desires to make application for subject land in the northwest portion of the City.

The application encompasses an area of approximately forty (40) acres.

FISCAL IMPACT:

\$100 filing fee.

STAFF RECOMMENDATION:

The Real Estate & Asset Management Division recommends approval of this land lease application.

022299ccblmfireloneurango

MEETING OF
February 22, 1999

AGENDA DOCUMENTATION

TO:

CITY COUNCIL

FROM:

DAVID ROARK, MANAGER
REAL ESTATE & ASSET MANAGEMENT
DIVISION

SUBJECT: Discussion and possible action to approve a lease agreement between the City of Las Vegas and the Urban Chamber of Commerce for 1,600 square feet of retail space in the City owned portion of Nucleus Plaza, located at 1048 W. Owens Avenue.

BACKGROUND:

The Urban Chamber of Commerce, formally the Nevada Black Chamber of Commerce, has occupied 1,600 square feet of retail space at Nucleus Plaza since January 1, 1980. They currently conduct their non-profit venture, which supports and encourages the local business community emphasizing African-American owned business.

The term of the lease is for a one (1) year period, with the ability to terminate for any reason. Per Neighborhood Services recommendation, the Chamber agrees to pay the City a total of one dollar (\$1.00) per month for use of the premises. The Chamber will also agree to indemnify the City and will maintain liability insurance to cover the premises.

FISCAL IMPACT:

\$12 a year.

STAFF RECOMMENDATION:

The Real Estate & Asset Management Division recommends approval of the lease agreement.

022299ccuurbancoc

LEASE AGREEMENT

THIS LEASE AGREEMENT is entered into this 22nd day of Feb., 1999 by and between the CITY OF LAS VEGAS, a municipal corporation of the State of Nevada (hereinafter referred to as "Landlord"), and URBAN CHAMBER OF COMMERCE, a Nevada nonprofit corporation, (hereinafter referred to as "Tenant").

WITNESSETH:

WHEREAS, the Tenant is interested in continuing to operate a local business community center with related activities for non-profit; and

WHEREAS, Landlord is the owner of certain real property located at 1048 West Owens Avenue, Las Vegas, Nevada, and commonly known and referred to as Nucleus Plaza Shopping Center; and

WHEREAS, the Tenant is currently occupying and is desirous to continue occupying the Landlord's real property by leasing space at Nucleus Plaza Shopping Center to operate its non-profit business which supports and encourages the local business community under the terms, conditions, and covenants hereinafter set forth.

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements hereinafter contained, the parties hereto agree as follows:

1. PREMISES.

In consideration of the rents, covenants and agreements contained herein, Landlord leases to Tenant, and Tenant leases from Landlord certain commercial space comprising One thousand six hundred (1,600) square feet located in the City of Las Vegas, County of Clark, State of Nevada, located at 1048 West Owens Avenue ("Premises") in Nucleus Plaza Shopping Center ("Shopping Center"), delineated on Exhibit "A" attached hereto and by this reference made a part of this Lease Agreement.

2. TERM.

2.1. Length of Term. The term of this Lease shall be on a year to year basis beginning on the Commencement Date as hereinafter defined. This Lease Agreement may be terminated with or without cause by either party providing the other 30-day advance written notice of its intent to terminate. Upon receipt of the notice, the Termination Date shall be on the last calendar day of the Month in which the 30 day notification period ends. For example, if notification is provided on the 5th day of July, the Lease Agreement terminates on August 31st of that same year.

2.2. Commencement Date. The Commencement Date for this Lease Agreement will begin on the date first above written.

2.3 Execution Date. The Execution Date for this Lease Agreement is the date on which both parties have signed the agreement.

3. RENT.

3.1 Tenant agrees to pay to Landlord, at such place as Landlord may designate, without prior demand therefor and without any deduction or set off whatsoever, except as provided herein, the Base Rental Payment of One Dollar (\$1.00) per month.

3.2 Tenant agrees that any and all work, repair or maintenance required and/or performed under Section 10 (Maintenance) is considered Supplement Rent in addition to the Base Rental Payment.

4. This section intentionally omitted.

5. CHANGES TO SHOPPING CENTER.

Landlord hereby reserves the right at any time to make changes, alterations or additions, including the building and leasing of additional commercial space, in or on the building in which the Premises are contained, anywhere in the Shopping Center.

6. USE.

Tenant shall use the Premises solely for the purpose of conducting its business, which is expressly limited to: supporting and encouraging the local business community and related services. Said business shall be operated under the trade name: Urban Chamber of Commerce. Tenant shall not use or permit the Premises to be used for any other purpose or purposes except with the prior written consent of Landlord.

7. CONTINUOUS OPERATION.

Tenant covenants to operate its business at the Premises continuously during the entire term of this Lease. Tenant shall keep on the Premises at all times sufficient personnel to service the usual and ordinary demands and requirements of its customers. Tenant shall conduct its business on the Premises during the regular customary days and hours of such type of business in the city or trade area in which the Shopping Center is located, and may conduct such business on any other days or times it deems appropriate.

8. LAWS, WASTE, NUISANCE.

Tenant covenants that it: (a) will comply with all governmental laws, ordinances, regulations, and requirements, now in force or which hereafter may be in force, of any lawful governmental body or authorities having jurisdiction over the Premises; (b) will keep the Premises and every part thereof in a clean, neat and orderly condition, free of objectionable noise,

odors, or nuisances, and will in all respects and at all times fully comply with all health and police regulations; and (c) shall not suffer, permit or commit any waste.

9. SIGNS, AWNINGS AND CANOPIES.

9.1. Tenant shall not place or suffer to be placed or maintained on any exterior door, wall, or window of the Premises, or elsewhere in the Shopping Center, any sign, awning, or canopy, or advertising matter or other thing of any kind, and will not place or maintain any decoration, lettering, or advertising matter on the glass of any window or door of the Premises without first obtaining Landlord's written approval. Tenant further agrees to maintain such sign, awning, canopy, decoration, lettering, advertising material, or other things as may be approved in good condition and repair at all times. Landlord may, at Tenant's cost, remove any item erected in violation of this Section.

9.2. Uniform Signs. Landlord shall have the right to compel Tenant to purchase or lease, a fascia sign for the front of Tenant's premises. Said sign shall be consistent with other signs in the Shopping Center. Landlord shall have the sole right to designate the style of said sign, materials for construction of said sign and the style and manner of lettering and lighting of said sign.

10. MAINTENANCE.

10.1. Maintenance by Tenant. Tenant shall keep all portions of the Premises including but not limited to the foundations, windows, doors, plate glass or the interior surfaces of exterior walls, exterior walls and roof of the Premises (including painting the exterior surface of the exterior walls) and all components of electrical, mechanical, plumbing, heating and air conditioning systems and facilities located in the Premises which are concealed, structural, nonstructural, interior, systems, interior repainting and refinishing in good order, condition and repair. If any portion of the Premises or any system or equipment in the Premises which Tenant is obligated to repair cannot be fully repaired or restored, Tenant shall promptly replace such portion of the Premises or system or equipment in the Premises, regardless of whether the benefit of such replacement extends beyond the Lease Term; but if the benefit or useful life of such replacement extends beyond the Lease Term (as such term may be extended by exercise of any options, the useful life of such replacement shall be prorated over the remaining portion of the Lease Term (as extended), and Tenant shall be liable only for that portion of the cost which is applicable to the Lease Term (as extended). If any part of the Premises or the Project is damaged by any act or omission of Tenant, Tenant shall pay Landlord the cost of repairing or replacing such damaged property, whether or not Landlord would otherwise be obligated to pay the cost of maintaining or repairing such property. It is the intention of Landlord and Tenant that at all times Tenant shall maintain the portions of the Premises which Tenant is obligated to maintain in an attractive, first-class and fully operative condition.

10.2. Tenant shall fulfill all of Tenant's obligations under this Section 10.1 at Tenant's sole expense. If Tenant fails to maintain, repair or replace the Property as required by this Section 10.1, Landlord may, upon ten (10) days' prior notice to Tenant (except that no notice

shall be required in the case of an emergency), enter the Premises and perform such maintenance or repair (including replacement, as needed) on behalf of Tenant. In such case, Tenant shall reimburse Landlord for all costs incurred in performing such maintenance or repair immediately upon demand.

11. ALTERATIONS.

11. 1. Tenant Alterations and Improvement. Tenant shall not make or cause to be made any alterations, additions or improvements or install interior or exterior lighting, plumbing fixtures, or shades or awnings, or make any changes to the store front, without first obtaining Landlord's written approval. Tenant shall present to the Landlord plans and specifications for such work at the time approval is sought. In the event Landlord consents to the making of any alterations, additions, or improvements to the Premises by Tenant, the same shall be made by Tenant at Tenant's sole cost and expense. All such work with respect to any alterations, additions and changes shall be done in a good and workmanlike manner and diligently prosecuted to completion such that, except as absolutely necessary during the course of such work, the Premises shall at all times be a complete operating unit. Any such alterations, additions, or changes shall be performed and done strictly in accordance with the laws or ordinances relating thereto. In performing the work or any such alterations, additions or changes Tenant shall have the same performed in such a manner as not to obstruct access to any portion of the Shopping Center. Any alterations, additions, or improvements to or of the Premises, including, but not limited to, wall covering, paneling, but excepting built-in cabinet work movable furniture and trade fixtures, shall at once become a part of the realty and shall be surrendered with the Premises unless Landlord otherwise elects at the end of the term hereof.

12. MECHANIC'S LIEN.

Should any mechanic's or other lien be filed against the Premises or any part thereof by reason of Tenant's acts or omissions or because of a claim against Tenant, Tenant shall cause the same to be canceled and discharged of record by bond or otherwise within thirty (30) days after notice by Landlord.

13. UTILITIES.

Landlord shall not be liable in the event of any interruption in the supply of any utility services to the Premises or Shopping Center unless occasioned by Landlord's acts or omissions. Tenant agrees that it will not install any equipment which will exceed or overload the capacity of any utility facilities and that if any equipment installed by Tenant shall require additional utility facilities, the same shall be installed at Tenant's expense in accordance with plans and specifications to be approved in writing by Landlord, Tenant shall be solely responsible for and shall promptly pay all charges for use or consumption for heat, sewer, water, gas, electricity, or any other utility services. Should Landlord elect to supply any utility services, Tenant agrees to purchase and pay for the same as additional rent at the applicable rates charged by the utility furnishing the same.

14. COMMON AREAS.

14.1. Revocable License. All common areas in the Shopping Center which Tenant may be permitted to use and occupy are to be used and occupied under a revocable license, and if any such license be revoked or if the amount of such areas be changed or diminished, Landlord shall not be subject to any liability nor shall Tenant be entitled to any compensation or diminution or abatement of rent nor shall revocation or diminution of such areas be deemed constructive or actual eviction. All common areas and other facilities in or about the Shopping Center shall be subject to the exclusive control and management of Landlord. Landlord shall have the right to construct, maintain and operate lighting and other facilities on all said areas and improvements; to police the same; to change the area, level, location and arrangement of parking areas and other facilities; to restrict parking by tenants, their officers, agents, and employees; to close all or any portion of said areas or facilities to such extent as may be legally sufficient to prevent a dedication thereof or the accrual of any right to any person or the public therein; and to close temporarily all or any portion of the parking areas of facilities to discourage non-customer parking. Landlord shall operate and maintain the common areas in such manner as Landlord in its discretion shall determine, shall have full right and authority to employ and discharge all personnel with respect thereto, and shall have the right through reasonable rules, regulations and/or restrictive covenants promulgated by it from time to time, to control use and operation of the common areas in order that the same may occur in a proper and orderly fashion.

15. ASSIGNMENT.

15.1. Assignment Prohibited. Tenant shall not transfer, assign, mortgage, or hypothecate this Lease, in whole or in part, or permit the use of the Premises by any person or persons other than Tenant, or sublet the Premises, or any part thereof, without the prior written consent of Landlord in each instance. Such prohibition against assigning or subletting shall include any assignment or subletting by operation of law. Any transfer of this Lease from Tenant by merger, consolidation, transfer of assets, or liquidation shall constitute an assignment for purposes of this Lease. In the event that Tenant hereunder is a corporation, an unincorporated association, or a partnership, the transfer, assignment, or hypothecation of any stock or interest in such corporation, association, or partnership in the aggregate in excess of forty nine percent (49%) shall be deemed an assignment within the meaning of this Section.

15.2. Consent Require. Any assignment or subletting without Landlord's consent shall be void, and shall constitute a default hereunder which, at the option of Landlord, shall result in the termination of this Lease or exercise of Landlord's other remedies hereunder. Consent to any assignment or subletting shall not operate as a waiver of the necessity for consent to any subsequent assignment or subletting, and the terms of such consent shall be binding upon any person holding by, under or through Tenant.

15.3. Landlord's Right in Event of Assignment. If this Lease is assigned or if the Premises or any portion thereof are sublet or occupied by any person other than Tenant, Landlord may collect rent and other charges from such assignee or other party, and apply the amount collected to the rent and other charges reserved hereunder, but such collection shall not

constitute consent or waiver of the necessity of consent to such assignment, subleasing, or other transfer, nor shall such collection constitute the recognition of such assignee, sublessee, or other party as the Tenant hereunder or a release of Tenant from the further performance of all of the covenants and obligations of Tenant herein contained. In the event that Landlord shall consent to a sublease or assignment hereunder, Tenant shall pay to landlord reasonable fees, not to exceed \$100.00, incurred in connection with processing documents necessary to the giving of such consent.

16. INDEMNITY.

(A) Tenant shall indemnify Landlord and save harmless from and against any and all suits, actions, damages, claims, liability, and expense in connection with loss of life, bodily or personal injury, or property damage arising from or out of any occurrence in, upon, at or from the Premises, or the occupancy or use by Tenant of the Premises or any part thereof, or occasioned wholly or in part by any act or omission of Tenant, its agents, contractors, employees, servants, invitees, licensees, or concessionaires.

(B) Landlord shall not be responsible or liable at any time for any loss or damage to Tenant's merchandise, equipment, fixtures, or other personal property or to Tenant's business, including any loss or damage to either the person or property of Tenant that may be occasioned by or through the acts or omissions of persons occupying adjacent, connecting, or adjoining space.

(C) Tenant shall give prompt notice to Landlord in case of fire or accidents in the Premises or in the building of which the Premises are a part or of defects therein or in any fixtures or equipment.

(D) In case Landlord shall without fault on its part be made a party to any litigation commenced by or against Tenant, then Tenant shall protect and hold Landlord harmless and shall pay all costs, expenses, and reasonable attorneys' fees.

(E) In case Tenant shall without fault on its part be made a party to any litigation commenced by or against Landlord, then Landlord shall protect and hold Tenant harmless and shall pay all costs, expenses, and reasonable attorneys' fees.

17. INSURANCE.

17.1. At all times during its occupancy of the Premises, Tenant shall, at its sole cost and expense, obtain and maintain bodily injury liability insurance covering the Premises and any and all improvements thereon in the amount of One Million and No/100ths Dollars (\$1,000,000.00) for the injury to or the death of any one person, and Two Million and No/100ths Dollars (\$2,000,000.00) for injuries to or the death of any number of persons in one occurrence, and property damage liability insurance in the amount of One Million and No/100ths Dollars (\$1,000,000.00). As a condition to this Lease continuing in force and effect, Tenant shall submit to Landlord a certificate of insurance which evidences the above required coverages and names

Landlord as an additional insured party. The policies with respect to such insurance coverages shall be so endorsed as to create the same liability on the part of the insurer as though separate policies had been written for Landlord and Tenant. The insurance coverage shall be with an insurance carrier which is licensed to do business within the State of Nevada and which is acceptable to Landlord. All policies of insurance, or certificates of insurance which evidence the insurance coverages required hereby, shall contain a provision that the same shall not be canceled or modified in any material effect unless and until thirty (30) days written notice of such cancellation or modification has been provided to Landlord.

18. DESTRUCTION.

18.1. Landlord's Remedies. If the Premises shall be partially damaged by any casualty insured against under Landlord's insurance policy, Landlord shall, upon receipt of the insurance proceeds, repair the Premises and until repair is complete the minimum rent shall be abated proportionately as to that portion of the Premises rendered untenable. Notwithstanding the foregoing, if; (a) the Premises by reason of such occurrence are rendered wholly untenable, or (b) the Premises should be damaged as a result of a risk which is not covered by Landlord's insurance, or (c) the Premises or the building of which it is a part, whether the Premises are damaged or not, or all of the buildings which then comprise the Shopping Center, should be damaged to the extent of fifty percent (50%) or more of the then monetary value thereof, or (d) any or all of the buildings or common areas of the Shopping Center are damaged, whether or not the Premises are damaged, to such an extent that the Shopping Center cannot in the sole judgment of Landlord be operated as an integral unit, then and in any such events, Landlord may either elect to repair the damage or may cancel this Lease by notice of cancellation within one hundred eighty (180) days after such event and thereupon this Lease shall expire and Tenant shall vacate and surrender the Premises to Landlord. Tenant's liability for rent upon the termination of this Lease shall cease as of the date following Landlord's giving notice of cancellation. Nothing in this Section shall be based upon the revised minimum rent as the same may be abated. If the damage is caused by the negligence of Tenant or its employees, agents, invitees, or concessionaires, there shall be no abatement of rent. Unless this Lease is terminated by Landlord or Tenant, Tenant shall repair and re-fixture the interior of the Premises in a manner and in at least a condition equal to that existing prior to the destruction or casualty.

18.2. Tenant's Remedies. The Tenant may, notwithstanding the foregoing, terminate this Lease Agreement effective immediately on the date of written notice to Landlord in the event of the occurrence of the events in item 18. 1 (a) above or upon thirty (30) days advance written notice to Landlord in the event of one or more of the occurrences in items 18. 1(b) and (c). If Tenant shall terminate this Lease Agreement, it shall have no further obligation to pay rent or be obligated to make any other payments to Landlord or perform any other term and condition of said Lease Agreement other than remove its personal property in accordance with the terms herein upon the effective date of the written notice of termination. Tenant shall not be assessed or be liable for any fees, penalties, or damages resulting from said termination of Lease Agreement.

19. CONDEMNATION.

19.1. Total Condemnation. If the whole of the Premises shall be acquired or taken by condemnation proceeding, then this Lease shall cease and terminate as of the date of title vesting in such proceeding.

19.2. Partial Condemnation. If any part of the Premises shall be taken as aforesaid, and such partial taking shall render that portion not so taken unsuitable for the business of Tenant (except for the amount of floor space), then this Lease shall cease and terminate as aforesaid. If such partial taking is not extensive enough to render the Premises unsuitable for the business of Tenant, then this Lease shall continue in effect except that the rent shall be reduced in the same proportion that the floor area of the Premises (including basement, if any) taken bears to the original floor area demised and Landlord shall, upon receipt of the award in condemnation, make all necessary repair or alterations to the building in which the Premises are located so as to constitute the portion of the building not taken a complete architectural unit, but such work shall not exceed the scope of the work to be done by Landlord in originally constructing said building, nor shall Landlord in any event be required to expend for such work an amount in excess of the amount received by Landlord as damages for the part of the Premises so taken. "Amount received by Landlord" shall mean that part of the award in condemnation which is free and clear to Landlord of any collection by mortgage lenders for the value of the diminished fee.

19.3. Landlord's Option to Terminate. If more than twenty percent (20%) of the floor area of the building in which the Premises are located shall be taken as aforesaid, Landlord may, by written notice to Tenant, terminate this Lease. If this Lease is terminated as provided in this subsection, rent shall be paid up to the date that possession is taken by public authority and Landlord shall make an equitable refund of any rent paid by Tenant in advance.

19.4. Tenant shall not be entitled to and expressly waives all claim to any condemnation award for any taking, whether whole or partial and whether for diminution in value of the leasehold or to the fee, although Tenant shall have the right, to the extent that the same shall not reduce Landlord's award, to claim from the condemnor, but not from the Landlord, such compensation as may be recoverable by Tenant in its own right for damages to Tenant's business and fixtures.

19.5. Definition. As used in this Section the term "condemnation proceeding" means any action or proceeding in which any interest in the Premises is taken for any public or quasi- public purpose by any lawful authority through exercise of the power of eminent domain or right of condemnation or by purchase or otherwise in lieu thereof

20. EVENTS OF DEFAULT REMEDIES.

20.1. Default by Tenant . Upon the occurrence of any of the following events, Landlord shall have the remedies set forth in Section 20.2:

(A) Tenant fails to pay any rental or any other sum due hereunder within ten (10) days after the same shall be due.

(B) Tenant fails to perform any other term, condition or covenant to be performed by it pursuant to this Lease within thirty (30) days after written notice of such default shall have been given to Tenant by Landlord.

(C) Tenant or its agent shall falsify any report required to be furnished to Landlord hereunder.

(D) Tenant shall become bankrupt or insolvent or file any debtor proceedings or have taken against such party in any court pursuant to state or federal statute, a petition in bankruptcy or insolvency, reorganization, or appointment of a receiver or trustee; or Tenant petitions for or enters into an arrangement; or suffers this Lease to be taken under a writ of execution.

(E) Tenant violates either Section 7 or Section 16.

20.2. Remedies. Upon the occurrence of the events set forth in Section 20.1, Landlord shall have the option to take any or all of the following actions, without further notice or demand of any kind to Tenant or any other person:

(A) Immediately reenter and remove all persons and property from the Premises, storing said property in a public place, warehouse, or elsewhere at the cost of, and for the account of, Tenant, all without service of notice or resort to legal process and without being deemed guilty of or liable in trespass. No such reentry of taking possession of the Premises by Landlord shall be construed as an election on its part to terminate this Lease unless a written notice of such intention is given by Landlord to Tenant. No such action by Landlord shall be considered or construed to be a forcible entry.

(B) Collect by suit or otherwise each installment of rent or other sum as it becomes due hereunder, or enforce, by suit or otherwise, any other term or provision hereof on the part of Tenant required to be kept or performed.

(C) Terminate this Lease by written notice to Tenant. In the event of such termination, Tenant agrees to immediately surrender possession of the Premises. Should Landlord terminate this Lease, it may recover from Tenant all damages it may incur by reason of Tenant's breach, including the cost of recovering the Premises, reasonable attorney's fees, and the worth at the time of such termination of the excess, if any, of the amount of rent and charges equivalent to rent reserved in this Lease for the remainder of the stated term over the then reasonable rental value of the Premises for the stated term, all of which amounts shall be immediately due and payable from Tenant to Landlord.

(D) Should Landlord reenter, as provided above, or should it take possession pursuant to legal proceedings or pursuant to any notice provided for by law, and

whether or not it terminates this Lease, it may be necessary in order to relet the Premises and relet the same or any part thereof for such term or terms (which may be for a term extending beyond the term of this Lease) and at such rental or rentals and upon such other terms and conditions as Landlord in its sole discretion may deem advisable. Upon each such reletting all rentals received by the Landlord from such reletting shall be applied, first, to the payment of any indebtedness other than rent due hereunder from Tenant to Landlord; second, to the payment of attorney's fees and costs of any alterations and repairs; third, to the payment of rent due and unpaid hereunder, and payable hereunder. If such rentals received from such reletting during any month be less than that to be paid during such month by Tenant hereunder, Tenant shall pay any such deficiency to Landlord. Such deficiency shall be calculated and paid monthly. No such reentry and reletting of the Premises by Landlord shall be construed as an election on its part to terminate this Lease unless a written notice of such intention be given to Tenant pursuant to subsection (c) above, or unless the termination thereof be decreed by a court of competent jurisdiction. Notwithstanding any such reletting without termination, Landlord may at any time thereafter elect to terminate this Lease for such previous breach. The remedies given to Landlord in this Section 20 shall be in addition and supplemental to all other rights or remedies which Landlord may have under laws then in force.

21. This section intentionally omitted.

22. ACCESS TO PREMISES.

Landlord shall have the right to place, maintain and repair all utility equipment of any kind in, upon or under the Premises as may be necessary for the servicing of the Premises and other portions of the Shopping Center. Landlord shall also have the right to enter the Premises at all reasonable times upon twenty-four (24) hours prior notice to Tenant to inspect or to exhibit the same to prospective purchasers, mortgagees, tenants, and lessees, and to make such repairs, additions, alterations or improvements as Landlord may deem desirable. Landlord shall be allowed to take all material upon said Premises that may be required therefor without the same constituting an actual or constructive eviction of Tenant in whole or in part and the rents reserved herein shall in no way abate while said work is in progress by reason of loss or interruption of Tenant's business or otherwise, and Tenant shall have no claim for damages, provided Landlord shall perform the labor required during non-business hours of the Tenant unless there exists a state of emergency affecting the health and safety of those tenants and persons in other portions of the Shopping Center that necessitates immediate corrective action.

23. CONTRACTOR.

With respect to each of Landlord's obligations under any provision of this Lease concerning creation or reconstruction of the Premises, the building containing the same or other improvements in the Shopping Center, the obligation concerned shall be fulfilled either: (i) By Landlord's arranging to have construction accomplished by one or more contractors licensed in the State in which the Shopping Center is located (any of which contractors may, at Landlord's option, be a corporation or other entity directly or indirectly affiliated with or controlled by Landlord); and/or, at Landlord's option, (ii) If at the time Landlord is required to fulfill such

obligation it is the holder of a license authorizing it to act as a contractor within such State, by Landlord's participating in creation or reconstruction of the improvements concerned in the capacity of contractor. Any construction or building permit required for creation or reconstruction of the Premises, the building containing the same, or other improvements in the Shopping Center shall be obtained by Landlord's contractor(s) or, if Landlord acts as such, by Landlord itself

24. ATTORNNMENT.

In the event of the sale or assignment of Landlords interest in the building of which the Premises are a part, or in the event of any proceedings brought for the foreclosure of, or in the event of exercise of the power of sale under, any mortgage or other security instrument made by Landlord covering the Premises, Tenant shall attorn to the assignee or purchaser and recognize such purchaser as Landlord under this Lease.

25. QUIET ENJOYMENT.

Tenant, upon paying the rents and observing and performing all of the terms, covenants and conditions on its part to be performed hereunder, shall peaceably and quietly enjoy the Premises for the term hereof.

26. SURRENDER OF PREMISES.

At the expiration of this Lease, Tenant shall surrender the Premises in the same condition as they were in upon delivery of possession thereto under this Lease, reasonable wear and tear excepted, and shall deliver all keys to Landlord. Before surrendering the Premises, Tenant shall remove all of its Personal Property and trade fixtures and such alterations or additions to the Premises made by Tenant as may be specified for removal by Landlord, and shall repair any damage caused by such property or the removal thereof. If Tenant fails to remove its personal property and fixtures upon the expiration of this Lease, the same shall be deemed abandoned and shall become the property of Landlord.

27. This section intentionally omitted.

28. ATTORNEY'S FEES.

In the event that at any time during the term of this Lease either Landlord or the Tenant institutes any action or proceeding against the other relating to the provisions of this Lease or any default hereunder, then the unsuccessful party shall be responsible for the reasonable expenses of such action including reasonable attorney's fees, incurred therein by the successful party, fees not to exceed \$2,500.00.

29. PAST DUE SUMS.

If Tenant fails to pay, when the same is due and payable, any rent, additional rent, or other sum to be paid by it hereunder, such unpaid amounts shall bear interest

from the due date thereof to the date of payment at the rate of ten percent (10%) per annum. In addition thereto, Landlord may charge a sum of two percent (2%) of such unpaid amounts as a service fee. Notwithstanding the foregoing, however, Landlord's right concerning such interest and service fee shall be limited by the maximum amount which may properly be charged by Landlord for such purposes under applicable law.

30. MISCELLANEOUS PROVISIONS.

30.1. No Partnership. Landlord does not by this Lease, in anyway or for any purpose, become a partner or joint venturer of Tenant in the conduct of its business or otherwise. The provisions of this Lease relating to percentage rent are included solely for the purpose of providing a method whereby rent is to be measured and ascertained.

30.2. Force Majeure. Landlord shall be excused for the period of any delay in the performance of any obligations hereunder when prevented from so doing by cause or causes beyond Landlord's control, including labor disputes, civil commotion, war, governmental regulations or controls, fire or other casualty, inability to obtain any material or services, or acts of God.

30.3. No Waiver. Failure of Landlord to insist upon the strict performance of any provision or to exercise any option hereunder shall not be deemed a waiver of such breach. No provision of this Lease shall be deemed to have been waived unless such waiver be in writing signed by Landlord.

30.4. Notices. Any notice, demand, request or other instrument which may be or is required to be given under this Lease shall be delivered in person or sent by United States certified or registered mail, postage prepaid, and shall be addressed; (a) if to Landlord, at the place specified for payment of rent and (b) if to Tenant, either at the Premises or at any other current address for Tenant which is known to Landlord. Either party may designate such other address as shall be given by written notice.

To Landlord: City of Las Vegas
Real Estate and Asset Management
314 Las Vegas Boulevard North
Las Vegas, Nevada 89101

With additional copies to:
City of Las Vegas
City Attorney's Office
400 East Stewart Avenue
Las Vegas, Nevada 89101

To Tenant: Urban Chamber of Commerce
1048 West Owens Avenue
Las Vegas, Nevada 89106

30.5. Recording. Tenant shall not record this Lease or a memorandum thereof without the written consent of Landlord. Landlord, at its option and at any time, may file this Lease for record with the Recorder of the County in which the Shopping Center is located.

30.6. Partial Invalidity. If any provision of this Lease or the application thereof to any person or circumstance shall to any extent be invalid, the remainder of this Lease or the application of such provision to person or circumstances other than those as to which it is held invalid shall not be affected thereby and each provision of this Lease shall be valid and enforced to the fullest extent permitted by law.

30.7. Broker's Commissions. Tenant represents and warrants that there are no claims for brokerage commissions or finder's fees in connection with this Lease and agrees to indemnify Landlord against and hold it harmless from all liabilities arising from such claim, including any attorney's fees connected therewith.

30.8. Provisions Binding, Etc. Except as otherwise provided, all provisions herein shall be binding upon and shall inure to the benefit of the parties, their legal representatives, heirs, successors and assigns. Each provision to be performed by Tenant shall be construed to be both a covenant and a condition, and if there shall be more than one Tenant, they shall all be bound, jointly and severally, by such provisions. In the event of any sale or assignment (except for purposes of security or collateral) by Landlord of the Shopping Center, the Premises, or this Lease. Landlord shall, from and after the Commencement Date (irrespective of when such sale or assignment occurs), be entirely relieved of all of its obligations shall, as of the time of such sale or assignment or on the Commencement Date, whichever is later, automatically pass to Landlord's successor in interest.

30.9. Entire Agreement, Etc. This Lease and the Exhibits, Riders, and/or Addenda, if any, attached hereto, set forth the entire agreement between the parties. All Exhibits, Riders, or Addenda mentioned in this Lease are incorporated herein by reference. Any guaranty attached hereto is an integral part of this Lease and constitutes consideration given to Landlord to enter into this Lease. Any prior conversations or writings are merged herein and extinguished. No subsequent amendment to this lease shall be binding upon Landlord or Tenant unless reduced to writing and signed. Submission of this Lease for examination does not constitute an option for the Premises and becomes effective as a lease only upon execution and delivery thereof by Landlord to Tenant. If any provision contained in a Rider or Addenda is inconsistent with a provision in the body of this Lease, the provision contained in said Rider or Addenda shall control. It is hereby agreed that this Lease contains no restrictive covenants or exclusives in favor of Tenant. The captions and Section numbers appearing herein are inserted only as a matter of convenience and are not intended to define, limit, construe, or describe the scope or intent of any Section or Paragraph.

...
...
...

31. AUTHORITY OF SIGNATORIES.

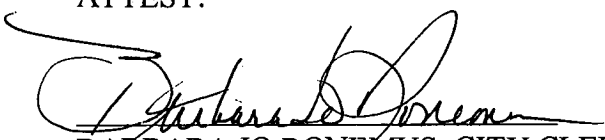
Each person executing this Lease individually and personally represents and warrants that he is duly authorized to execute and deliver the same on behalf of the entity for which he is signing (whether it be a corporation, general or limited partnership, or otherwise) and that this Lease is binding upon said entity in accordance with its terms.

GUARANTEED:

FOR VALUE RECEIVED, the undersigned hereby unconditionally guarantees the prompt and faithful execution and performance by Tenant of all of the obligations of Tenant set forth within this Lease Agreement and any modifications of said Agreement.

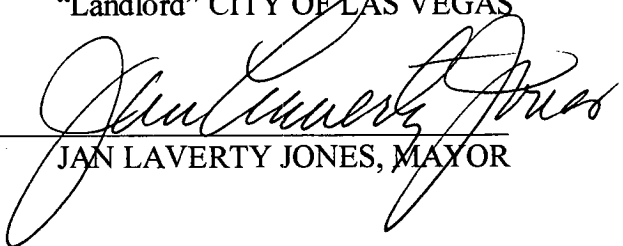
IN WITNESS WHEREOF, the parties hereto have executed this Lease Agreement on the date and year set forth above.

ATTEST:


BARBARA JO RONEMUS, CITY CLERK

"Landlord" CITY OF LAS VEGAS

By

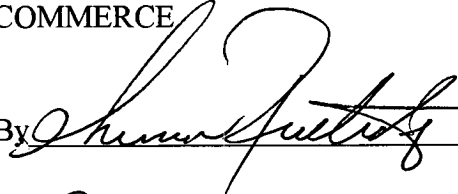

JAN LAVERTY JONES, MAYOR

APPROVED AS TO FORM:


DEPUTY CITY ATTORNEY/DATE

"Tenant" URBAN CHAMBER OF COMMERCE

By

 2-11-99
DATE

Its

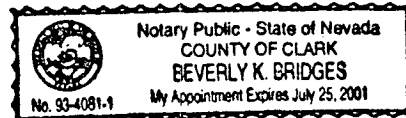
President Urban Chamber

ACKNOWLEDGMENT

STATE OF NEVADA)
)ss.
 COUNTY OF CLARK)

On this 24th day of March, 1999, personally appeared before me, the undersigned a Notary Public in and for the County of Clark, State of Nevada, JAN LAVERTY JONES, who acknowledged that he/she executed the above instrument.

Beverly K. Bridges
 NOTARY PUBLIC, in and for said County and State

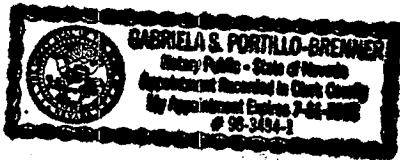


ACKNOWLEDGMENT

STATE OF NEVADA)
)ss.
 COUNTY OF CLARK)

On this 16th day of February, 1999, personally appeared before me, the undersigned a Notary Public in and for the County of Clark, State of Nevada, Sherman Rutledge Jr., who acknowledged that he/she executed the above instrument.

Gabriela S. Portillo-Brenner
 NOTARY PUBLIC, in and for said County and State



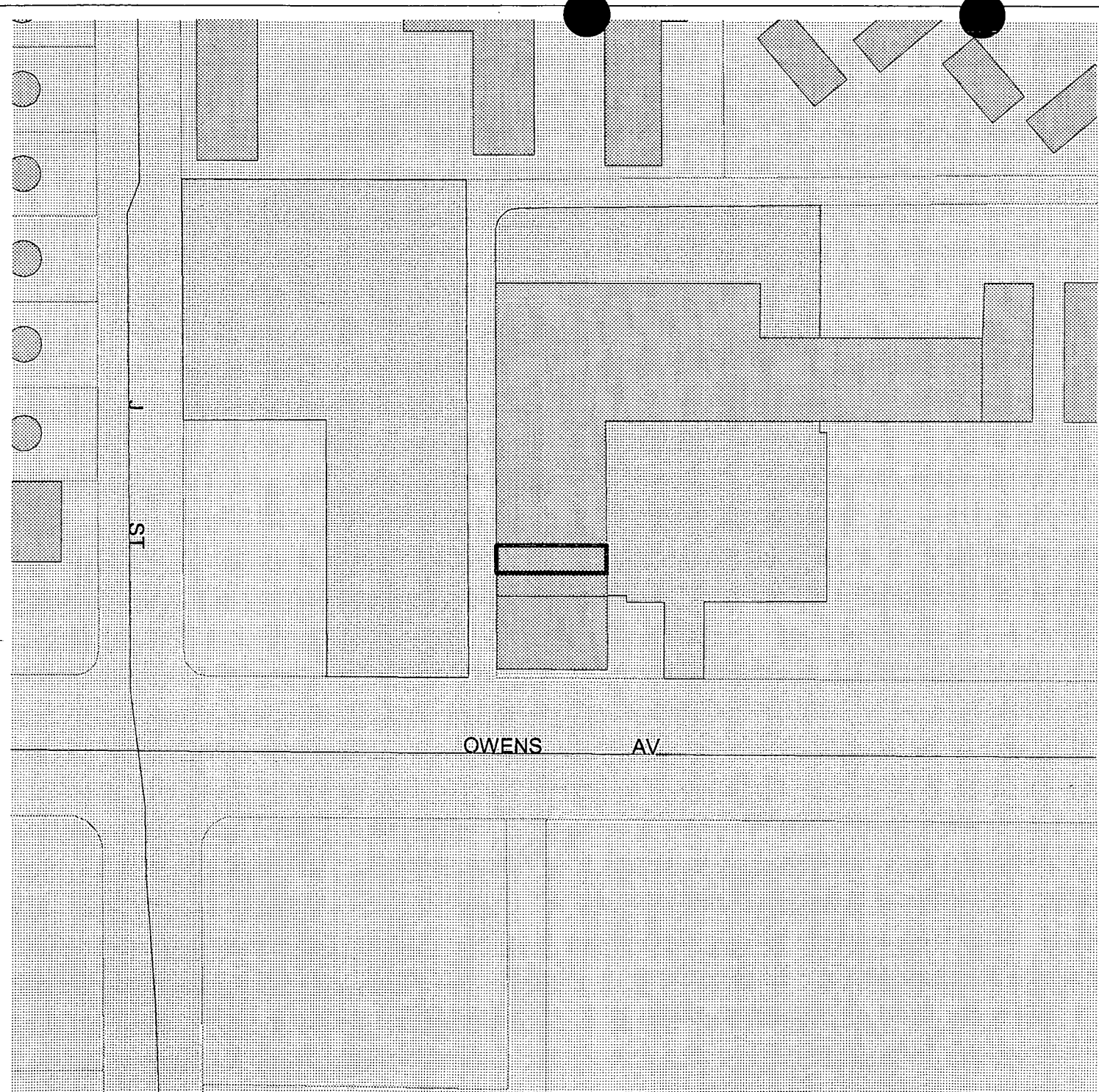
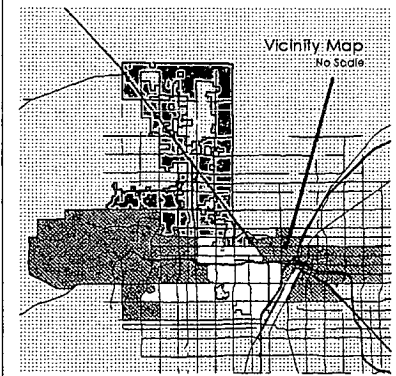


Exhibit A

-  Street Centerline
-  Subject Property
-  Building Footprints
-  City of Las Vegas
-  Parcels
-  County



Real Estate & Asset Management



1:1200



Date of Data: 1998/01/08

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

Page 47

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**VI. REPORTS FROM REAL ESTATE
COMMITTEE - DISCUSSION****REAL ESTATE COMMITTEE - COUNCILMEN
ADAMSEN AND REESE**

85

Discussion and possible action to approve an amendment to the disposition and development agreement between the City of Las Vegas and Tech Center Associates in the Las Vegas Technology Center

**REAL ESTATE COMMITTEE - 2/16/99
APPROVED as recommended****ADAMSEN - APPROVED as recommended - UNANIMOUS**

COUNCILMAN ADAMSEN reported that as a result of the City's partnership with Brookhollow Associates, the City has made a lot of money at the Tech Center. He thanked them for a great job.

MIKE MAJEWSKI, Manager, Economic Development, was present, accompanied by JEFF KAPLAN of Brookhollow Associates.

There was no further discussion.

(11:43 - 11:44)

1-2707

MEETING OF

AGENDA DOCUMENTATION

February 22, 1999

TO:

City Council

FROM:

JEFF MARESH, DIRECTOR
OFFICE OF BUSINESS DEVELOPMENT

SUBJECT:

DISCUSSION AND POSSIBLE ACTION TO APPROVE AN AMENDMENT TO THE
DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS AND
TECH CENTER ASSOCIATES IN THE LAS VEGAS TECHNOLOGY CENTER

PURPOSE/BACKGROUND

On June 7, 1989, the City of Las Vegas entered into a Disposition and Development Agreement (DDA) with Brookhollow Properties, Inc. which subsequently formed a partnership as Tech Center Associates (TCA). Under the DDA, TCA held an option to develop forty acres of land within the Las Vegas Technology Center (LVTC). TCA further had exclusivity to develop speculative multi-tenant office, research and development, light assembly and light manufacturing facilities, as well as a thirty-day first right of refusal for build-to-suit facilities throughout the LVTC, "until the date on which a final Certificate of Completion is issued for the Phase IV development." For ten additional years, the Developer was granted a first right of refusal on any subsequent speculative building.

The DDA between the City and TCA played an initial role in the subsequent development of the LVTC. To date TCA has performed admirably and has contributed significantly in the success of the LVTC.

Under this Amendment to the DDA, TCA will relinquish all rights to further development within the LVTC. In return the City shall consider the Developer's obligations under the DDA fulfilled. However, per the Grant Bargain, Sale Deed attached as Exhibit A, any subsequent owner(s) of land that was purchased from TCA are subject to the reservations, restrictions and conditions contained in the DDA, which shall remain in full force. The attached map delineates which parcels of land this Amendment will affect.

FISCAL IMPACT

None. All land has been purchased by Tech Center Associates in compliance with the Disposition and Development Agreement.

RECOMMENDATIONS

It is recommended by the City Manager that the City Council approve the Amendment to the Disposition and Development Agreement with Tech Center Associates, and that the Mayor be authorized to execute the same, and any and all documents, including the exhibits attached to the Amendment, necessary to carry out the intent of the Amended Disposition and Development Agreement.

Agenda Item

85

AMENDMENT TO DISPOSITION AND DEVELOPMENT AGREEMENT

THIS AMENDMENT TO DISPOSITION AND DEVELOPMENT AGREEMENT (this "Amendment") is entered into this 22nd day of February, 1999, between TECH CENTER ASSOCIATES, a California general partnership ("TCA") and the CITY OF LAS VEGAS, a municipal corporation of the State of Nevada (the "City").

WITNESSETH

WHEREAS, TCA (as successor in interest to Brookhollow Properties, a California corporation ("Brookhollow")) and the City entered into that certain Disposition and Development Agreement dated June 7, 1989, as amended (the "Agreement"), regarding the development of real property in the Las Vegas Technology Center (the "Center"); and

WHEREAS, pursuant to Section 404 of the Agreement, the Agreement runs with the land and binds the successors of TCA; and

WHEREAS, Sections 106, 117 and 118 of the Agreement create certain rights in TCA regarding the acquisition and development of additional parcels of land in the Center; and

WHEREAS, Section 314 of the Agreement prohibits TCA from transferring title to parcels it has acquired under the Agreement until Certificates of Completion (as defined in the Agreement) have been issued therefor; and

WHEREAS, Certificates of Completion have not been issued for certain parcels of land acquired by TCA under the Agreement (individually, the "Parcel," and collectively, the "Parcels") for which construction and development has not been, or has recently been, completed; and

WHEREAS, TCA has entered into ground leases of the Parcels pursuant to a ground lease structure approved by the City; and

WHEREAS, TCA and the City desire to amend the Agreement to the parties' mutual benefit.

NOW THEREFORE, for and in consideration of the foregoing, the parties agree as follows:

1. In consideration of and in exchange for the provisions of Paragraph 2 of this Amendment, TCA agrees that it shall have no further right or interest in the acquisition or development of any of the parcels described in Sections 106, 117 and 118 of the Agreement.

2. In consideration of and in exchange for the provisions of Paragraph 1 of this Amendment, the City acknowledges and agrees to the following:

- (A) TCA (and its constituent partners), Brookhollow, and James R. Knapp (i) have fulfilled their obligations under the Agreement, (ii) are released from any liability or responsibility under the Agreement with regard to any parcel of land as to which a partial or final Certificate of Completion has been or is hereafter recorded in the Official Records of Clark County, Nevada, (iii) shall be released from any liability or responsibility under the Agreement with respect to any Parcel upon the recordation of the deed conveying such Parcel to the ground lessee thereof pursuant Paragraph 2(B) below, and (iv) shall be released from any and all liability or responsibility under the Agreement upon the recordation of the deeds conveying all of the Parcels to the ground lessees thereof pursuant to Paragraph 2(B) below; and
- (B) Prior to the recordation of a partial or final Certificate of Completion for any of the Parcels, TCA may convey the Parcels to the current ground lessees thereof by a deed substantially in the form of Exhibit A attached hereto and incorporated herein; and
- (C) With respect to any matter arising under the Agreement in connection with any parcel of land in the Center, the City shall look solely to the then owner of such parcel for a resolution of such matter.

3. The transfer of any title pursuant to Paragraph 2, together with all other provisions of the Agreement which are not inconsistent herewith, shall remain in full force and effect.

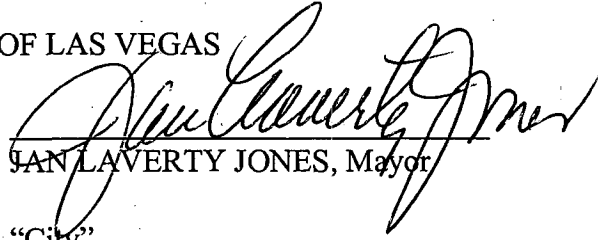
4. Notwithstanding anything to the contrary herein, the City shall have no liability for any claim concerning the activities of TCA, Brookhollow or James R. Knapp at the Center made by any ground lessee or purchaser of a parcel in the Center.

Remainder of Page 2 intentionally left blank

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date first above written.

CITY OF LAS VEGAS

By:


JAN LAVERTY JONES, Mayor

"City"

ATTEST:


BARBARA JO RONEMUS, City Clerk

APPROVED AS TO FORM:



2-5-99

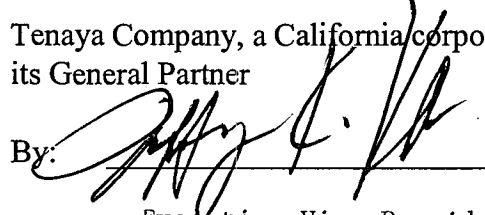
Date

TECH CENTER ASSOCIATES, a California general partnership

By: Smoke Ranch Partners, a California limited partnership, its General Partner

By: Tenaya Company, a California corporation, its General Partner

By:


Its: Executive Vice President

[signatures continued on next page]

By: CIIF Associates II Limited Partnership, a Delaware limited partnership, its General Partner

By: AEW Advisors, Inc., a Massachusetts corporation, its Managing General Partner

By:

Tom Mery

Its:

Vice-President

EXHIBIT A

Form of Grant Deed

Recording Requested By and
When Recorded Mail To:

Grant Bargain, Sale Deed

R.P.T.T.

Escrow No.

APN:

This indenture witnesseth that **Tech Center Associates, a California general partnership**, in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to _____ all that real property situated in the County of Clark, State of Nevada described in Exhibit "A" attached hereto and by this reference made a part hereof.

Subject to:

1. Taxes for the fiscal year 1998-1999.
2. Reservations, restrictions and conditions, rights of way and easements, either of record or actually existing on said premises, including, without limitation, those matters listed on Exhibit B attached hereto and by this reference made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness our hands this _____ day of _____, 1999

TECH CENTER ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP

BY: SMOKE RANCH PARTNERS, A CALIFORNIA LIMITED PARTNERSHIP, AS
GENERAL PARTNER,

BY: TENAYA COMPANY, A CALIFORNIA CORPORATION, AS GENERAL
PARTNER

BY: _____
JEFFREY K. KAPLAN, EXECUTIVE VICE PRESIDENT

BY: CIIF ASSOCIATES II LIMITED PARTNERSHIP, A DELAWARE LIMITED
PARTNERSHIP, AS GENERAL PARTNER

BY: AEW ADVISORS, INC., A MASSACHUSETTS CORPORATION, AS
MANAGING GENERAL PARTNER

BY: _____

ITS: _____

STATE OF NEVADA)
) ss:
COUNTY OF CLARK)

This instrument was acknowledged before me on _____, 1999, by _____
_____ as _____ of _____
_____.

NOTARY PUBLIC

STATE OF _____)
) ss:
COUNTY OF _____)

This instrument was acknowledged before me on _____, 1999, by _____
_____ as _____ of _____
_____.

NOTARY PUBLIC

EXHIBIT "A" TO DEED

LEGAL DESCRIPTION

EXHIBIT "B" TO DEED

EXCEPTIONS TO TITLE

[Such exceptions will include the covenants contained in the Deed to TCA, and the Disposition and Development Agreement, including a specific reference to Section 308 thereof.]

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**VII. BOARDS AND COMMISSIONS -
DISCUSSION****ABEYANCE ITEM****HISTORIC PRESERVATION COMMISSION**

86

Chuck Baker - Term Expires - 3/6/99

JONES - Held in ABEYANCE to 3/8/99 - UNANIMOUS**3/8/99 Agenda**

COUNCILMAN BROWN requested staff's recommendation.

There was no further discussion.

(11:44)

1-2749

Memorandum

City of Las Vegas
Office of the City Clerk

To: Mayor Jan Lavery Jones
Councilman Michael McDonald
Councilman Arnie Adamsen
Councilman Gary Reese
Councilman Larry Brown

From: Barbara Jo (Roni) Ronemus, City Clerk

CC: Theresa O'Donnell
Marc Castagnola

Date: January 26, 1999

Re: Historic Preservation Commission - February 8, 1999 Agenda

The terms of office for CHUCK BAKER, CATHIE KELLY and RICHARD SEGERBLOM will expire on March 6, 1999.

Mr. Baker is **not eligible** for reappointment and the individual named to fill the **Category 4 position** on this Commission **must be experienced in the real estate profession**.

Ms. Kelly and Mr. Segerblom **are eligible and wish to be reappointed**. Attached is a memo from Marc Castagnola indicating their interest in reappointment and their excellent attendance records.

Specifics related to the Commission are:

- Appointment by City Council.
- Appointees must represent Categories 1 through 9 as shown on the attached membership listing.
- Appointees are limited to two four-year terms in office; however, the unexpired portion of a term counts as the first term.
- Members receive no compensation.
- City and State financial disclosure required.
- After Historic District designations are made, the 5 members filling the Citizens At-Large seats shall be filled by persons owning property and residing within these individual Historic Districts.

This matter will be on your **February 8, 1999 agenda** for consideration. Should you have any questions, please don't hesitate to contact me or Marc Castagnola.

Attachments

boards\tr\historicpreservation99.doc

Memorandum

City of Las Vegas
Planning and Development
Department

To: Barbara Jo (Roni) Ronemus, City Clerk
From: Marc Castagnola, Comprehensive Planning 
CC: Theresa O'Donnell, Director, Planning and Development
Christopher Knight, Manager, Comprehensive Planning
Linda Owens, City Clerk Office
Date: January 21, 1999
Re: Historic Preservation Commission Membership

RECEIVED
CITY CLERK
JAN 22 1999

This memo is to confirm that the following members of the City of Las Vegas Historic Preservation Commission wish to be re-appointed for a second term:

Category 5 - Representative of a recognized local historic preservation association or historic preservation interest group:

- Cathie Kelly

Category 7 - Member citizen at-large:

- Richard Segerblom

Both Ms Kelly and Mr Segerblom have an average 96% record attendance for 1998.

Please notify the City Council accordingly and place this item on the February 8, 1999 City Council meeting agenda for their consideration.

4/27/1998

HISTORIC PRESERVATION COMMISSION

<u>MEMBERS</u>	<u>ADDRESS</u>	<u>ZIP CODE</u>	<u>ORIGINAL APPT.</u>	<u>TERM EXPIRES</u>
CATEGORY 1 - EXPERIENCED IN ARCHITECTURE				
KLENK, PATRICK J. (Mayor's recommendation)	4541 Special Court (H) 655-9427	89130	4/27/1998	12/31/2001
CATEGORY 2 - EXPERIENCED IN URBAN DESIGN OR PLANNING				
BECK, COLLEEN M. (Adamsen recommendation)	10171 W. Azure Dr. Desert Research Institute (County) 755 E. Flamingo Rd. 89119	29	3/20/1996 (Per Ord. No. 5043 & 5049 - Appt. 4-Yr Term on 3/23/1998)	3/23/2002
CATEGORY 3 - EXPERIENCED IN BUILDING CONSTRUCTION				
PARIS, MARK (Adamsen's recommendation)	9105 Crystal Lake Court (Ward 2)	134	3/24/1997	3/24/2001
CATEGORY 4 - EXPERIENCED IN REAL ESTATE PROFESSION				
BAKER, CHUCK (Adamsen Recommendation)	2709 Beachside Court (Ward 2)	17	3/6/1991	3/6/1999
CATEGORY 5 - REPRESENTATIVE OF A RECOGNIZED LOCAL HISTORIC PRESERVATION ASSOCIATION OR HISTORIC PRESERVATION INTEREST GROUP				
KELLY, CATHIE (Jones' recommendation)	546 Tabony Avenue Henderson	015	6/7/1995	3/6/1999
CATEGORY 6 - EXPERIENCED IN NEVADA HISTORY				
WRIGHT, DOROTHY	4212 Via Vaquero (Ward 1)	02	3/24/1997	3/24/2001
CATEGORY 7 - 5 MEMBERS CITIZENS AT-LARGE (AFTER HISTORIC DISTRICT DESIGNATION, SHALL BE FILLED BY A PERSON OWNING PROPERTY AND RESIDING WITHIN THE HISTORIC DISTRICT)				
1. GREEN, HILARY (Adamsen recommendation)	P.O. Box 19431	32	3/1/1995 (Per Ord. No. 5043 & 5049 - Appt. 4-Yr Term on 3/23/98)	3/23/2002
2. KEY, ALICE (Hawkins Jr recommendation)	3654 Deer Creek Way (Ward 1)	115	3/3/1993	3/23/2002
3. HAUSCH, MARY (Adamsen's recommendation)	4505 Maryland Pkwy. UNLV Greenspun School of Comm. Assistant Professor (County)	54	2/24/1997 (Eff. 3/6/1997)	3/6/2001
4. SEGERBLOM, RICHARD (Reese's recommendation)	Off: 704 S. 9TH Street	01	1/17/1996	3/6/1999
5. STOLDAL, BOB (Mayor's recommendation)	7758 Willow Cove Circle Bus: 696-7117	29	4/27/1998	12/31/2001

CONTINUED...

Page 2
 Historic Preservation Commission
 4/27/1998

<u>EX-OFFICIO MEMBERS</u>	<u>ADDRESS</u>	<u>ZIP CODE</u>	<u>ORIGINAL APPT.</u>
CATEGORY 8 - DIRECTOR OF PLANNING & DEVELOPMENT OR DIRECTOR'S DESIGNEE, CITY OF LAS VEGAS			
O'DONNELL, THERESA (Director)	Development Services Center 731 South 4 th Street	89101	3/23/1998
CASTAGNOLA, MARC (Designee)	Development Services Center 731 South 4 th Street	89101	4/6/1998

CATEGORY 9 - DIRECTOR OF THE NEVADA STATE MUSEUM & HISTORICAL SOCIETY OR OTHER DESIGNEE OF STATE HISTORIC PRESERVATION OFFICE

NAEGLE, SHIRL (Director)	Nevada State Museum & Historical Society 700 Twin Lakes Drive	89107	3/23/1998
WRIGHT, FRANK (Designee)	Nevada State Museum & Historical Society 700 Twin Lakes Drive	89107	4/21/1998

AUTHORITY: Created by Ordinance 3557, Bill 90-39, adopted 2-20-91; Replaced by Ordinance 5043, Bill 97-95, adopted 12-15-97; Amended by Ordinance 5049, Bill 98-9, adopted 2-9-98.

MEMBERS: 13 members appointed by the City Council;
 Two of the 13 members are ex-officio representatives: Director, Planning and Development Department or designee, City of Las Vegas, and Director, Nevada State Museum and Historical Society or designee of State Historic Preservation Office.

Category

- 1 EXPERIENCED IN ARCHITECTURE (i.e. architect, art historian or historic preservation architect)
- 2 EXPERIENCED IN URBAN DESIGN OR PLANNING (i.e. urban designer, planner or landscape architecture)
- 3 EXPERIENCED IN BUILDING CONSTRUCTION (i.e. building contractor or structural engineer)
- 4 EXPERIENCED IN REAL ESTATE PROFESSION (i.e. real estate developer, appraiser or broker)
- 5 REPRESENTATIVE OF A RECOGNIZED LOCAL HISTORIC PRESERVATION ASSOCIATION OR HISTORIC PRESERVATION INTEREST GROUP
- 6 EXPERIENCED IN NEVADA HISTORY (i.e. historian or archaeologist)
- 7 5 MEMBERS CITIZENS AT-LARGE (AFTER HISTORIC DISTRICT DESIGNATION, SHALL BE FILLED BY A PERSON OWNING PROPERTY AND RESIDING WITHIN THE HISTORIC DISTRICT)
- 8 DIRECTOR OF PLANNING & DEVELOPMENT OR DIRECTOR'S DESIGNEE, CITY OF LAS VEGAS (ex-officio)
- 9 DIRECTOR OF THE NEVADA STATE MUSEUM & HISTORICAL SOCIETY OR OTHER DESIGNEE OF STATE HISTORIC PRESERVATION OFFICE (ex-officio)

TERM: 4 years.

NOTES: Limited to two terms, including the unexpired portion of a term.
 Must fill unexpired terms if appropriate.
 Each member must have a demonstrated interest in or knowledge of:

- a) The history of the City of Las Vegas
- b) Design, architecture, real estate and other matters relevant to judging the economic and cultural value of particular historic preservation activities.

Under Ordinance 5043, the two (2) additional Historic Preservation Commission seats have initial term expirations of 12/31/2001

FINANCIAL DISCLOSURE REQUIRED (both CLV and State)

NOTE: Non-voting, ex-officio members, except when no quorum, may vote on Consent agenda and only to the extent necessary to create or maintain a quorum.

MEETINGS: 4TH Wednesday - 12:00 P.M. - 731 South 4th Street, Except 3rd Wednesday in November & December

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

VIII. NEW BILLS

87

Bill No. 99-8 – Annexation No. A-26-98(A);
Property Located: On the west side of Buffalo
Drive between Elkhorn Road and Rome
Boulevard; Petitioned by: City of Las Vegas and
Clark County School District; Acreage:
Approximately 111.56 acres; Zoned: R-E
(County Zoning) U (PF and P/R/OS) (City
Equivalents)

Sponsored by: Councilman Larry Brown

**NOTE: THE NEW BILLS WILL BE HEARD AT THE
RECOMMENDING COMMITTEE MEETING ON MONDAY,
MARCH 1ST, 1999, AT 4:00 P.M.**

**First Reading - Referred - COUNCILMEN BROWN and
McDONALD**

**3/1/99 Recommending Committee
3/8/99 Council Agenda**

(11:44 - 11:45)
1-2773

88

Bill No. 99-9 -- Eliminates the Department of
General Services

**First Reading - Referred - COUNCILMEN BROWN and
McDONALD**

**3/1/99 Recommending Committee
3/8/99 Council Agenda**

**NOTE: CITY ATTORNEY JERBIC requested the subject Bill
be fast tracked.**

(11:44 - 11:45)
1-2773

THE A.M. SESSION WAS RECESSED AT 11:45 A.M.

CITY COUNCIL

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89

Any items from the afternoon session that the Council, staff, and/or the applicant wishes to be stricken or held in abeyance to a future meeting, may be brought forward and acted upon at this time.

ADAMSEN - Motion to bring forward and HOLD IN ABEYANCE Item 100 [U-148-98], Item 104 [U-154-98], and Item 105 [U-156-98] to 3/8/99 and to Accept the Withdrawal requested by the Applicants of Item 106 [U-161-98] and Item 107 [U-164-98] - UNANIMOUS with McDonald not voting

Regarding Item 105 [U-156-98], COUNCILMAN BROWN announced that a letter was sent by the City pursuant to the applicant's request to facilitate a neighborhood meeting. That meeting is scheduled for 3/3/99 and he apologized if anyone was in attendance because they had not yet received the letter.

There was no further discussion.

(2:15 - 2:17)

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT -
CONSENT / DISCUSSION**

**INDEX
PAGE ONE**

CONSENT AGENDAREINSTATEMENT AND EXTENSION OF TIME

- 90 **ABEYANCE ITEM - Z-108-95(2)** - Dan and Nancy McCartan

DISCUSSION/ACTION ITEMSSITE DEVELOPMENT PLAN REVIEW RELATED TO Z-108-95(2)

- 91 **ABEYANCE ITEM - Z-108-95(3)** - Dan and Nancy McCartan

SITE DEVELOPMENT PLAN REVIEW RELATED TO U-168-98, U-169-98 AND U-171-98

- 92 **Z-131-94(5)** - Hank Gordon on behalf of Laurich Properties, Inc.

SPECIAL USE PERMIT RELATED TO Z-131-94(5), U-169-98 AND U-171-98 - PUBLIC HEARING

- 93 **U-168-98** - Hank Gordon on behalf of Laurich Properties, Inc.

SPECIAL USE PERMIT RELATED TO Z-131-94(5), U-168-98, AND U-171-98 - PUBLIC HEARING

- 94 **U-169-98** - Hank Gordon on behalf of Laurich Properties, Inc.

SPECIAL USE PERMIT RELATED TO Z-131-94(5), U-168-98 AND U-169-98

- 95 **U-171-98** - Hank Gordon on behalf of Camco, Inc. DBA Superpawn

CITY COUNCIL

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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PLANNING & DEVELOPMENT DEPARTMENT -
CONSENT / DISCUSSIONINDEX
PAGE TWOSITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING

- 96 **Z-76-98(2)** - Cimarron Springs, Limited Liability Company on behalf of Big Sky Development, Inc.

SITE DEVELOPMENT PLAN REVIEW RELATED TO Z-76-98(2) - PUBLIC HEARING

- 97 **Z-76-98(3)** - Cimarron Springs, Limited Liability Company

AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS - PUBLIC HEARING

- 98 **MSH-9-98** - The Gates, Limited Liability Company on behalf of Southwest Communities

REQUIRED FIVE YEAR REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING

- 99 **U-157-88(2)** - Howard Hughes Properties, Inc. on behalf of Donrey Outdoor Advertising Company

SPECIAL USE PERMIT - PUBLIC HEARING

- 100 **ABEYANCE ITEM - U-148-98** - Urban Land of Nevada on behalf of Jerry E. Hamika
- 101 **U-143-98** - Groff's Search Light Advertising Company, Inc. on behalf of Odeh Kheir
- 102 **U-146-98** - City of Las Vegas on behalf of S.V.D.P. Management, Inc. DBA M.A.S.H. Village
- 103 **U-147-98** - Bob Stupak on behalf of Linda Zanio
- 104 **U-154-98** - Richard Sturman on behalf of Steve Yono
- 105 **U-156-98** - Richard and Dawn Schroeder on behalf of Clifford Nicholas Jones
- 106 **U-161-98** - LPT Commercial Holding, Limited Liability Company
- 107 **U-164-98** - Aner Iglesias 1997 Trust, Et Al on behalf of King Ranch Market
- 108 **U-170-98** - Charleston Associates, Limited Liability Company

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*City of Las Vegas***AGENDA & MINUTES**

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM**ACTION****PLANNING & DEVELOPMENT DEPARTMENT -
CONSENT / DISCUSSION****INDEX
PAGE THREE**REZONING - PUBLIC HEARING

- 109 **ABEYANCE ITEM - Z-79-98** - Bott 1983 Trust
 110 **Z-96-98** - International Smelting Company and
 Wykoff-Newberg Corporation
 111 **Z-97-98** - M & C, Limited Liability Company on behalf
 of Transition Services

SPECIAL USE PERMIT RELATED TO Z-97-98 -
PUBLIC HEARING

- 112 **U-166-98** - M & C, Limited Liability Company on
 behalf of Transition Services

GENERAL PLAN AMENDMENT - PUBLIC
HEARING

- 113 **GPA-49-98** - City of Las Vegas

GENERAL PLAN AMENDMENT - PUBLIC
HEARING

- 114 **GPA-47-98** - City of Las Vegas

REZONING RELATED TO GPA-47-98 - PUBLIC
HEARING

- 115 **Z-87-98** - City of Las Vegas

VACATION RELATED TO GPA-47-98 AND Z-87-98 -
PUBLIC HEARING

- 116 **VAC-52-98** - City of Las Vegas

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PLANNING & DEVELOPMENT DEPARTMENT -
CONSENT / DISCUSSION

INDEX
PAGE FOUR

TIME CERTAIN - 4:00 P.M.:

GENERAL PLAN AMENDMENT - PUBLIC
HEARING

117 ABEYANCE ITEM - GPA-45-98 - Saxton, Inc.

REZONING RELATED TO GPA-45-98 - PUBLIC
HEARING

118 ABEYANCE ITEM - Z-84-98 - Saxton, Inc.

VACATION RELATED TO GPA-45-98 AND Z-84-98 -
PUBLIC HEARING

119 ABEYANCE ITEM - VAC-49-98 - Saxton, Inc.

TIME CERTAIN - 4:30 P.M.:

GENERAL PLAN AMENDMENT - PUBLIC
HEARING

120 ABEYANCE ITEM - GPA-50-98 - Zankan Trust and
Madsen Family, Limited Partnership on behalf of the
Healthy Families Project

REZONING RELATED TO GPA-50-98 - PUBLIC
HEARING

121 ABEYANCE ITEM - Z-94-98 - Zankan Trust and
Madsen Family, Limited Partnership on behalf of the
Healthy Families Project

CITY COUNCIL

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ACTION

PLANNING & DEVELOPMENT DEPARTMENT
- CONSENTREINSTATEMENT AND EXTENSION OF TIME

90

ABEYANCE ITEM - Z-108-95(2) - DAN AND
NANCY McCARTAN

Request for a Reinstatement and Extension of Time on property located at 5232 Ricky Road for an approved office/training school, R-E (Residence Estates) and C-2 (General Commercial) Zones under Resolution of Intent to C-2 (General Commercial), Size: 0.7 Acres, Ward 4 (Brown), APN: 138-12-710-052.

NOTICES MAILED: N/A

APPROVALS: 0

AFTER PC MEETING

_____ Letters
_____ Petitions

TOTAL 0

PROTESTS: 0

AFTER PC MEETING

_____ Letters
_____ Petitions

TOTAL 0

The Planning Commission (5-0 vote)
recommends DENIAL.

Staff recommends APPROVAL, subject to:

1. This Extension of Time shall expire on
December 7, 1999.

2. Construct public sewer in Ricky Road, if
such does not already exist at the time of this
proposed development, to the west edge of this
site at a location acceptable to the City Planning
Engineer as required by the Department of Public
Works.

**BROWN - ABEYANCE of Item 90 [Z-108-95(2)] and Item 91
[Z-108-95(3)] for 90 days [5/24/99] - UNANIMOUS with
Jones not voting**

**NOTE: The 90 day abeyance of Items 90 and 91 was
subsequently rescinded and final action taken on these
items by the City Council on 4/12/99.**

APPEARANCES:

DAN McCARTAN, 6010 West Cheyenne Avenue, #15-313
ROBERT GENZER, Planning & Development
DEPUTY CITY ATTORNEY STEVE GEORGE

NOTE: A Combined Verbatim Transcript of Item 90 [Z-108-
95(2)] and Item 91 [Z-108-95(3)] is made a part of the Final
Minutes under Item 90 [Z-108-95(2)].

(2:17 - 2:24)

2 - 34

CITY COUNCIL

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**PLANNING & DEVELOPMENT DEPARTMENT
- CONSENT****ABEYANCE ITEM - Z-108-95(2) - DAN AND
NANCY McCARTAN**

3. Site development to comply with all applicable Conditions of Approval for Z-108-95 and Z-108-95(1), all ordinance amendments enacted subsequent to the original approval, and all other site-related actions as required by the Department of Public Works and the Planning and Development Department.

ABEYANCE to 5/24/99

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
-------------------------	--

SUBJECT: ABEYANCE ITEM - REINSTATEMENT AND EXTENSION OF TIME - Z-108-95(2) - DAN AND NANCY McCARTAN

PURPOSE/BACKGROUND

THIS ITEM WAS HELD IN ABEYANCE FROM THE JANUARY 25, 1999 CITY COUNCIL MEETING TO ALLOW ADDITIONAL TIME FOR STAFF TO MEET WITH THE APPLICANT AND NEIGHBORS TO RESOLVE EXISTING SITE ISSUES.

APPLICATION REQUEST:

This request is for a Reinstatement and second Extension of Time for a Rezoning from R-E (Residence Estates) and C-2 (General Commercial) to C-2 (General Commercial) for property that was reclassified for an office/training school. The applicants justification letter states that this extension is needed because a new owner has purchased the property and wishes to develop an office on the site.

BACKGROUND DATA:

- 02/21/96 The City Council approved a Rezoning from R-E (Residence Estates) and C-2 (General Commercial) to C-2 (General Commercial) (Z-108-95).
- 05/12/97 The City Council approved a Reinstatement and Extension of Time on the approved zoning [Z-108-95(1)]. This Extension expired on May 12, 1998.
- 11/05/98 The Planning Commission will hear a Site Development Plan Review as part of this agenda [Z-108-95(3)].

FINDINGS:

This is the second request for a Reinstatement and Extension of Time. The proposed zoning is still compatible with the existing conditions of the area, staff therefore has no objection to this request.

*City of Las Vegas***CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999****AGENDA DOCUMENTATION****TO:**
THE CITY COUNCIL**FROM:** THERESA O'DONNELL, DIRECTOR
PLANNING AND DEVELOPMENT DEPARTMENT**SUBJECT:** ABEYANCE ITEM - REINSTATEMENT AND EXTENSION OF TIME - Z-108-95(2) - DAN AND NANCY McCARTAN**PURPOSE/BACKGROUND**

The Planning Commission (5-0 vote) recommends DENIAL.

[NOTE: The Commission felt the C-2 zoning was incompatible with the adjacent residential development.]

Staff recommends APPROVAL.

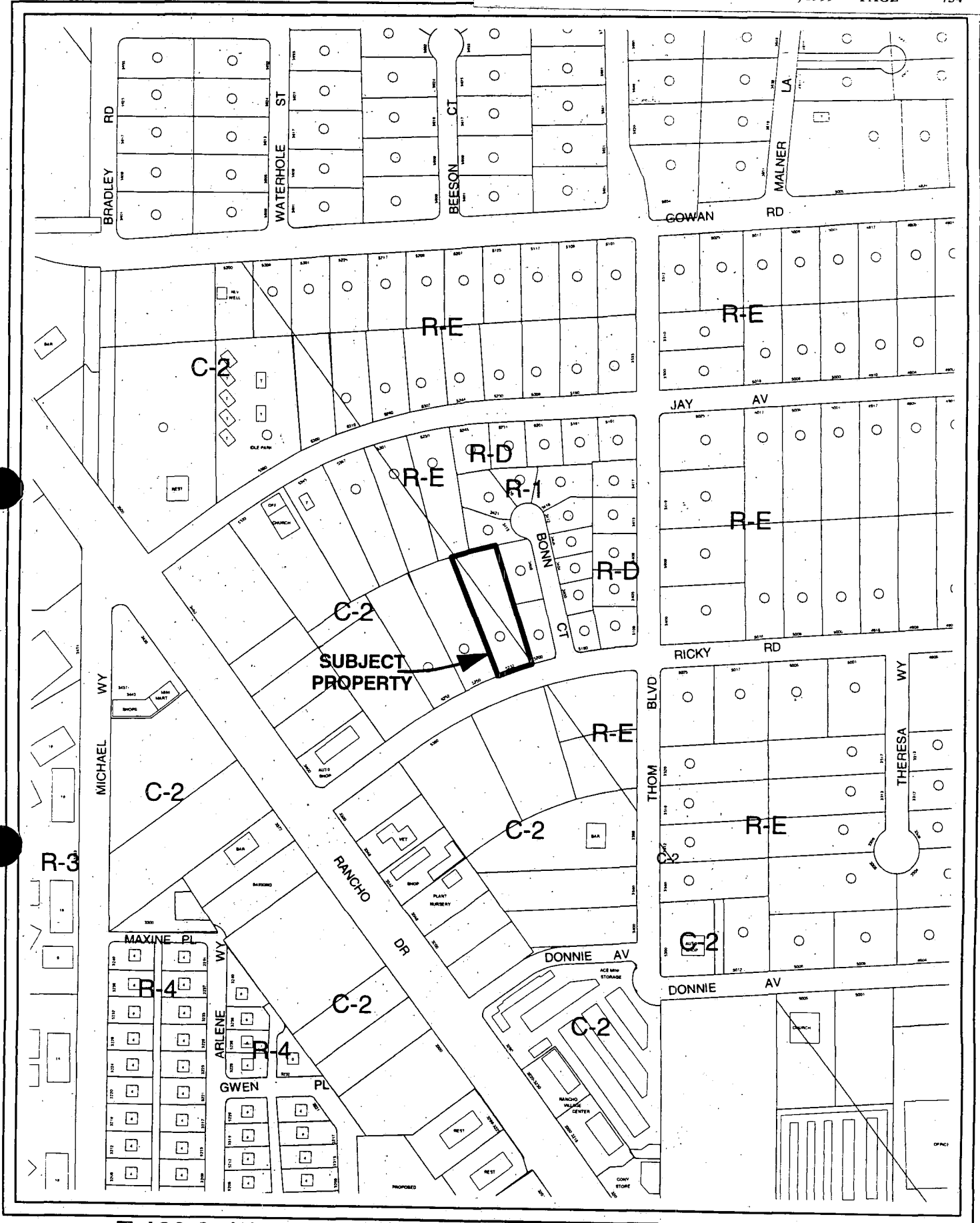
SEE ATTACHED LOCATION MAP

UPDATE:

Staff has met with the applicant and the immediate neighbors and a site check has been performed by Code Enforcement (copy attached). The applicant has taken steps to clean up the site and has indicated to staff that plans are being prepared to construct a storage building on the rear portion of the property to resolve the outdoor storage issue. Staff recommends that the Extension of Time be approved for six months and that the applicant be put on notice that significant progress be made during that time to bring the site into full compliance with the code.

Agenda Item

--



CASE: Z-108-95(2)



**NEIGHBORHOOD SERVICES DEPARTMENT
CITY OF LAS VEGAS
CODE ENFORCEMENT
CORRECTION NOTICE**

5232 RICKY RD

I have this day inspected these premises and have found the following violations of The Las Vegas Zoning Ordinances & Las Vegas Municipal Code 19A.04:

- 1) All accessory structures must have valid Building Permits including set back requirements. Set back for rear yard is 20' and side yard is 10'. All storage of merchandise or equipment must be stored within a completely enclosed permanent building. No trailers or other portable structures may be used for storage purposes. (the portable storage units in place now are not permitted structures).
- 2) Outside storage: Storage shall not be permitted within required setbacks or buffer yards. Storage shall be limited to no more than 5% of the lot area containing the main use. Storage areas, not screened by an intervening building, shall be screened from view from any public street by a screening device at least eight feet in height. In addition, outside storage areas shall be screened from view of any adjoining property by a screening device at least eight feet in height, except along adjacent property lines zoned C-M or M.
- 3) Vehicles: All vehicle repair must be done in an enclosed building. All disabled vehicles shall be stored in an area which is screened from view from surrounding properties and adjoining streets and shall not be stored longer than 45 days. All storage (equipment, tools, materials, etc.) shall be screened from view of adjacent properties and streets.
- 4) Caretakers/Security Quarters: A separate dwelling may contain a bedroom, bathroom, kitchen and other living space provided the living quarters are attached to and have access to main building.

If you have any questions regarding this notice can be directed to me Sheila at 249-2595, our main office number is 229-6615. Or you may call the Planning Department at 229-6301.

Z-108-95(2)

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COMBINED VERBATIM TRANSCRIPT - ITEM 90: Z-108-95(2) and ITEM 91: Z-108-95(3)
DAN AND NANCY McCARTAN

MAYOR JONES

Item 90 is Abeyance Item Z-108-95, Dan and Nancy McCartan. It is a consent agenda item.

COUNCILMAN BROWN

Mayor Jones, if I may take this off the consent and hear it in conjunction with the following item.

MAYOR JONES

Absolutely. So we will hear Item 90, which is a request for reinstatement/extension of time on the property located at 5232 Ricky Road with Item 91, which is an appeal filed by D.W. Strait Architecture and Planning from the denial by the Planning Commission for a Site Development Plan Review on property located at 5232 Ricky Road for the conversion of an existing 1470 square foot single-family dwelling to an office. Residence Estates and C-2 General Commercial under Resolution of Intent to C-2. Planning Commission recommends denial; staff recommends approval. Applicant's present.

COUNCILMAN BROWN

And if I may, and I'll try to state this succinctly. I would prefer not to even consider the appeal for the denial of C-2 zoning until all the violations or problems on site are cleared up.

DAN McCARTAN

Okay.

COUNCILMAN BROWN

And, from my perspective, I don't mind which way staff goes or the attorney allows us to go, but I would not feel comfortable -- I think the C-2 zoning has to stand on its own and that -- needs to come before us when you've cleared all the other problems on the site.

DAN McCARTAN

For me to get proper permits though, I'm going to need the permits to help correct those --

COUNCILMAN BROWN

I -- don't understand how that works?

DAN McCARTAN

Oh, just so I can get my block wall fence up around the property. That'd be the only thing.

COUNCILMAN BROWN

But you don't need C-2 zoning for that.

DAN McCARTAN

Okay.

COUNCILMAN BROWN

At least -- Someone jump in here. I need the site cleared up and the violations eliminated --

DAN McCARTAN

And I'm willing to do that.

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**COMBINED VERBATIM TRANSCRIPT - ITEM 90: Z-108-95(2) and ITEM 91: Z-108-95(3)
DAN AND NANCY McCARTAN**

COUNCILMAN BROWN	Okay. And -- you've said that all along and --
DAN McCARTAN	And I have been.
COUNCILMAN BROWN	Yeah. And you, and I understand that. So, I'll ask you if you need 30 days or 90 days or 180 days.
DAN McCARTAN	Well, I was going by what the update was here and it says six months. And I says its not a problem there. If you need it done sooner than that, I can get on it sooner.
COUNCILMAN BROWN	Okay. Great. And if you do clean up those -- issues, then come back, because I think you have a challenge as far as the C-2 zoning on site. I -- there's 50 percent of the property currently zoned R-E or a portion of the property, I don't know exactly what --
DAN McCARTAN	Yeah, like 20 percent of that and --
COUNCILMAN BROWN	Our map -- is probably wrong then, because according to our overhead, that's more like 50 percent. So whatever the case may be, I would -- ask your indulgence and -- go clean up the site, then come back and -- state; especially if you have a particular use in mind. Because I think that would help determine what zoning you'll need, how we can buffer and make it as compatible to the neighborhood as possible.
	So, you're -- call. Or, staff, you want to make a recommendation?
DAN McCARTAN	I'm trying to understand.
ROBERT GENZER, PLANNING & DEVELOPMENT	Okay. I think the only thing we want to put on the record is that -- understanding that the extension of time is -- apparently not going forward today. We feel that -- the types of permits that the applicant needs, for instance, the block wall, can be issued even without the C-2 zoning. And we can move forward on that when he submits. A block wall can be placed around your property, as long as it meets code, no matter what your zoning is.
DEPUTY CITY ATTORNEY STEVE GEORGE	And just for the record, just so the applicant knows, that that does not guarantee that the extension of time will be granted. I think that we're just looking at an abeyance here at this time so that the property can be brought into conformance with the code and the requirements provided therein. And then you can come back with your showing of whether or not the property is suitable for the zoning that's

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COMBINED VERBATIM TRANSCRIPT - ITEM 90: Z-108-95(2) and ITEM 91: Z-108-95(3)
DAN AND NANCY McCARTAN

being requested.

DAN McCARTAN

But if I bought the property as commercial and it was sold from a commercial realtor, being C-2 zone, and you want to kick it back to R-E or whatever, there's no reason for me to invest that much more money into it, if it's going to be turned back residential.

COUNCILMAN BROWN

Well, I'll ask staff to correct me, but the request is for reinstatement. So either the C-2 elapsed on the zone, on the property, or it expired. It, this is not hard zoned C-2 currently, is --

ROBERT GENZER, PLANNING &
DEVELOPMENT

The, that's -- correct. Only the southwesterly portion of the site is hard zoned C-2. The reinstatement would be on the -- balance of the property and -- what happened was the, because no permits, no valid permits were pulled prior to the one-year expiration date, the applicant -- the zoning expired, the applicant then had six months to apply for a reinstatement, which he did within the -- appropriate time period.

COUNCILMAN BROWN

Okay. Did you -- buy it --

DAN McCARTAN

Yes, I bought it as commercial property. Nobody told me that part of it was residential or part of it wasn't. I was -- bought the whole piece was commercial. I bought it for my business.

COUNCILMAN BROWN

Okay. And -- because of --

DAN McCARTAN

And finding out now, afterwards, it's not all, 80 percent of it's zoned properly, for some reason, a piece of property's zoned both. And that throws me in the middle here and I'm just trying to move my business over there and --

COUNCILMAN BROWN

Yup. And -- believe me, we hear that from the residential side all the time. That they didn't know. This is a unique piece. I'm not saying that your business can't go here. But until we straighten out everything else, I think we -- need to just get it to the point.

DAN McCARTAN

Okay.

COUNCILMAN BROWN

And I've yet to see any potential plans for what you want to do on it, so maybe if you want to sit down with staff and --

DAN McCARTAN

Well, my architect held up based on, until we got this thing resolved. I wasn't going to produce, we're ready to go on it.

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COMBINED VERBATIM TRANSCRIPT - ITEM 90: Z-108-95(2) and ITEM 91: Z-108-95(3)
DAN AND NANCY McCARTAN

COUNCILMAN BROWN

Okay. Well, why don't we just meet, I know you've been working with staff. Why don't you set something up with the Planning and -- I'd be more than happy to sit in, so I understand where you're going.

DAN McCARTAN

I'd appreciate that. Thank you.

COUNCILMAN BROWN

So, I'd ask staff what, would we then -- what would be the recommendation on how to handle 90 and 91?

ROBERT GENZER, PLANNING &
DEVELOPMENT

I would suggest abeyance for 90 days as opposed to 6 months. And then if we need additional time, we can always put it back on and ask you to -- grant additional time. I feel by going six months, that may be too long and then the applicant would -- have to wait in order to continue forward.

COUNCILMAN BROWN

Okay. Would you put both items together under discussion/action part of the agenda. Let's keep it out of the consent. So, my **motion would be to hold Items 90 and 91 in abeyance for 90 days.**

MAYOR PRO TEM McDONALD

We need two separation motions or just one?

DEPUTY CITY ATTORNEY STEVE
GEORGE

We can just make one on the motion for abeyance. I just want to make absolutely clear on the record though, and to confirm with staff, that the zoning for C-2 was just a Resolution of Intent, was not hard zoned, and the underlying zoning was, I understand, R-E. So the hard zoning is R-E but the Resolution of Intent is C-2, or a portion of the property.

ROBERT GENZER, PLANNING &
DEVELOPMENT

That's --

DAN McCARTAN

But isn't the Master Plan C-2; is that correct? The Master Plan in that area is C-2? Is that what you just said? I wasn't --

COUNCILMAN BROWN

The General Plan?

DAN McCARTAN

The General Master Plan of that whole area is C-2.

COUNCILMAN BROWN

I think we're, that's the question we're asking. It's R-E.

DAN McCARTAN

It is.

COUNCILMAN BROWN

That --

CITY COUNCIL
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COMBINED VERBATIM TRANSCRIPT - ITEM 90: Z-108-95(2) and ITEM 91: Z-108-95(3)
DAN AND NANCY McCARTAN

ROBERT GENZER, PLANNING &
DEVELOPMENT

Well, no. It is general commercial on the, I believe, on the –
Master Plan.

DEPUTY CITY ATTORNEY STEVE
GEORGE

That's correct. We're dealing with three classifications here.

DAN McCARTAN

Okay. Yeah, I'm not real knowledgeable on it.

DEPUTY CITY ATTORNEY STEVE
GEORGE

We're dealing with the General Plan classification, which is
general commercial. We're dealing with the hard zoning on
the property, which I understand is R-E for the entire piece.
We're dealing with the Resolution of Intent, which deals with
a portion of the property, which is Resolution of an Intent for
C-2 zoning.

DAN McCARTAN

Okay.

ROBERT GENZER, PLANNING &
DEVELOPMENT

And, Councilman, if I may, the Clerk's office has indicated
that because of the way this is agendaed currently, we
would have to keep it in the same mode when it comes
back. So we would have to set it up as consent. It would
have to be pulled off.

COUNCILMAN BROWN

My motion then would be to, Mayor Pro Tem, **hold Items
Number 90 and Item Number 91 in abeyance for 90
days.**

MAYOR PRO TEM McDONALD

There's a motion on the floor. Cast your votes. No further
comments? Post. Motion's approved. **(Motion carried to
unanimously with Jones not voting.)** Thank you, Sir.

(END OF DISCUSSION)

/vwd

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City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION**SITE DEVELOPMENT PLAN REVIEW
RELATED TO Z-108-95(2)**91** ABEYANCE ITEM - Z-108-95(3) - DAN AND
NANCY McCARTAN

Appeal filed by D. W. Strait Architecture & Planning from the Denial by the Planning Commission for a Site Development Plan Review on property located at 5232 Ricky Road FOR THE CONVERSION OF AN EXISTING 1,470 SQUARE FOOT SINGLE FAMILY DWELLING TO AN OFFICE, R-E (Residence Estates) and C-2 (General Commercial) Zones under Resolution of Intent to C-2 (General Commercial), Size: 0.82 Acres, Ward 4 (Brown), APN: 138-12-710-052.

NOTICES MAILED: N/A

APPROVALS: 0

AFTER PC MEETING

_____ Letters
_____ Petitions

TOTAL 0

PROTESTS: 1

AFTER PC MEETING

_____ Letters
_____ Petitions

TOTAL 1

The Planning Commission (5-0 vote)
recommends DENIAL.

Staff recommends APPROVAL, subject to:

1. An additional Site Development Plan Review is required prior to any additional development within the vacant rear yard area.

BROWN - ABEYANCE of Item 90 [Z-108-95(2)] and Item 91 [Z-108-95(3)] for 90 days [5/24/99] - UNANIMOUS with Jones not voting

NOTE: The 90 day abeyance of Items 90 and 91 was subsequently rescinded and final action taken on these items by the City Council on 4/12/99.

APPEARANCES:

DAN McCARTAN, 6010 West Cheyenne Avenue, #15-313
ROBERT GENZER, Planning & Development
DEPUTY CITY ATTORNEY STEVE GEORGE

NOTE: A Combined Verbatim Transcript of Item 90 [Z-108-95(2)] and Item 91 [Z-108-95(3)] is made a part of the Final Minutes under Item 90 [Z-108-95(2)].

(2:17 - 2:24)

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION**

ABEYANCE to 5/24/99

ABEYANCE ITEM - Z-108-95(3) - DAN AND
NANCY McCARTAN

2. Construct public sewer in Ricky Road, if such does not already exist at the time of this proposed development, to the west edge of this site at a location acceptable to the City Planning Engineer as required by the Department of Public Works.

3. Site development to comply with all applicable conditions of Z-108-95 and Z-108-95(1), all subsequent site related reviews and the Urban Design Guidelines and Standards as required by the Planning and Development Department and the Department of Public Works.

4. All development shall be in conformance with the site plan and building elevations.

5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

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

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*City of Las Vegas***AGENDA & MINUTES**

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM**ACTION****PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****ABEYANCE to 5/24/99**ABEYANCE ITEM - Z-108-95(3) - DAN AND
NANCY McCARTAN

9. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

10. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.

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. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.

13. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

*City of Las Vegas***CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999****AGENDA DOCUMENTATION****TO:**
THE CITY COUNCIL**FROM:** THERESA O'DONNELL, DIRECTOR
PLANNING AND DEVELOPMENT DEPARTMENT**SUBJECT:** ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO Z-108-95(2) - Z-108-95(3) - DAN AND NANCY McCARTAN**PURPOSE/BACKGROUND**

THIS ITEM WAS HELD IN ABEYANCE FROM THE JANUARY 25, 1999 CITY COUNCIL MEETING TO ALLOW ADDITIONAL TIME FOR STAFF TO MEET WITH THE APPLICANT AND NEIGHBORS TO RESOLVE EXISTING SITE ISSUES.

APPLICATION REQUEST:

This is an appeal filed by D. W. Strait Architecture and Planning from the Denial by the Planning Commission for a Site Development Plan Review for a single family residence conversion to an office on property located at 5232 Ricky Road.

BACKGROUND DATA:

02/21/96 The City Council approved a Rezoning from R-E (Residence Estates) and C-2 (General Commercial) to C-2 (General Commercial) (Z-108-95).

05/12/97 The City Council approved an Extension of Time for the zoning on the property [Z-108-95(1)]. This extension expired on May 12, 1998.

DETAILS OF APPLICATION REQUEST:

Site Area:	.82	Acres
Building Area:	1,470	Square Feet
FAR:	.04	
Parking Required:	5	Spaces
Parking provided:	8	Spaces
Building Height:	10'-10"	

Access to the site is provided by one driveway from Ricky Road. The existing residence is located on the southerly portion of the overall site, with parking to the south and north. The rear portion of this proposal is the existing yard, and is designated for future development.

There are 10 foot wide landscape planters proposed on the east and west sides of the property with 24 inch box trees 20 feet on center. There is a 17 foot wide planter along the south property line and 30 feet of landscaping along the northern property line.

Agenda Item

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City of Las Vegas

**CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999**

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
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SUBJECT: ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO Z-108-95(2) - Z-108-95(3) - DAN AND NANCY McCARTAN

PURPOSE/BACKGROUND

The applicant also proposes to replace the existing chain link fence with a six foot high concrete block wall. The existing structure has a stucco finish with a fiberglass shingle roof.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North:	R-E	Single Family
South:	C-2	Unimproved
East:	R-1	Single Family
West:	C-2	Single Family

FINDINGS:

USE:

The subject site is physically suited for this type and intensity of land use. The proposed use conforms to the approved zoning of the property and with appropriate buffering can be compatible with the existing development in the area.

SITE PLAN:

The submitted site plan meets the requirements of the Las Vegas Zoning Code and the Las Vegas Urban Design Guidelines and Standards.

If any development is proposed for the vacant portion of the rear yard, an additional Site Development Plan Review should be conducted. This issue has been addressed as condition number one in staff's recommendation.

Agenda Item

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*City of Las Vegas***CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999****AGENDA DOCUMENTATION**

TO: THE CITY COUNCIL	FROM: THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
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SUBJECT: ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO Z-108-95(2) - Z-108-95(3) - DAN AND NANCY McCARTAN

PURPOSE/BACKGROUND

The Planning Commission (5-0 vote) recommends DENIAL.

[NOTE: The Commission believed this proposal to be incompatible with the adjacent residential properties.]

Staff recommends APPROVAL.

PC NOTICES MAILED: N/A

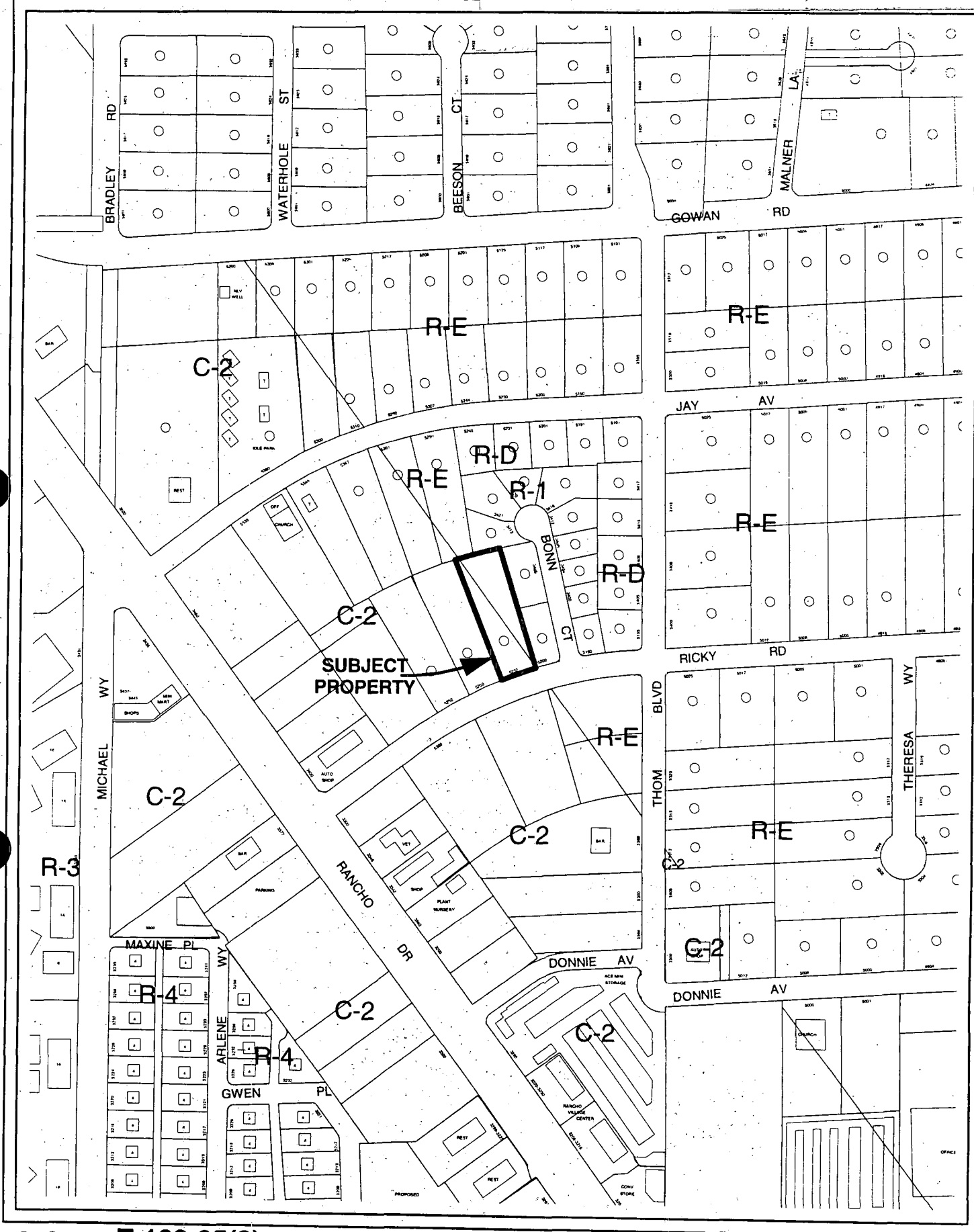
APPROVALS: 0

PROTESTS: 1

SEE ATTACHED LOCATION MAP

Agenda Item

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CASE: Z-108-95(3)



CITY COUNCIL

MEETING OF

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City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION**

SITE	DEVELOPMENT	PLAN	REVIEW
RELATED TO	U-168-98,	U-169-98	AND
U-171-98			

92 Z-131-94(5) - HANK GORDON ON BEHALF OF LAURICH PROPERTIES, INC.

Request for a Site Development Plan Review on property located on the south side of Washington Avenue, approximately 320 feet east of Buffalo Drive FOR A PROPOSED 135,712 SQUARE FOOT COMMERCIAL RETAIL CENTER, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 11.74 Acres, Ward 2 (Adamsen), APN's: 138-27-312-002 and 003.

NOTICES MAILED: N/A

APPROVALS: 0

AFTER PC MEETING

_____ Letters
_____ Petitions

TOTAL 0

PROTESTS: 0

AFTER PC MEETING

_____ Letters
_____ Petitions

TOTAL 0

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to:

1. Construct a decorative wall to screen the automobile service area from Washington Avenue.
2. The trash compactor shall be designed with an enclosure and a solid screening access gate.

ADAMSEN - APPROVED subject to conditions and

- amending Condition #1 to read that the applicant shall construct a decorative wall to screen the automobile service area from Washington Avenue to extend between the driveways and be stepped down approaching each driveway for sight purposes;
- amending Condition #2 that the applicant shall submit the redesigned trash compactor plan showing the site as relocated to the southwest end of the building to Silver State Disposal for review;
- amending Condition #3 that the loading dock screening wall shall be 10 foot in height as measured from the outside elevation regardless of interior grade;
- added condition that the east wall will be eight foot in height rather than six foot;
- added condition that the developer will provide 36 inch box trees 10 foot on center inside the wall along the rear property line;
- added condition that the delivery hours will be limited to between 6:00 a.m. to 10:00 p.m.; and
- added condition that the applicant submit an application to vacate all existing public drainage, sewer, and access easements in conflict with this site plan prior to the approval of construction drawings for this site as required by the Department of Public Works. Grant new public drainage, sewer, and access easements in accordance with the proposed site plan to preserve the existing access to the undeveloped parcels to the south of this site prior to the issuance of any grading or building permits, whichever may occur first. The required Vacation Application shall have received City Council approval prior to the issuance of building permits for any portion of the area to be vacated, and shall record prior to occupancy of this site as required by the Department of Public Works -

UNANIMOUS with Jones not voting

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of HANK GORDON and Laurich Properties, Inc. He confirmed with DEPUTY CITY ATTORNEY STEVE GEORGE that it would be appropriate to hear together all four companion items (92, 93, 94 and 95) which relate to this project. COUNCILMAN ADAMSEN indicated that he had no objection to doing so.

CITY COUNCIL

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City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION**Z-131-94(5) - HANK GORDON ON BEHALF
OF LAURICH PROPERTIES, INC.

3. The elevation plans and the site plan shall be amended so that the location of the loading area and trash compactor are consistent on the plans.

4. The buildings sites located on the west side of the property shall be redesigned to include loading areas in accordance with Title 19A.

5. The roll-down metal door proposed for the Pawn Shop shall be deleted, hinged swing style doors shall be allowed.

6. All buildings in the commercial center shall have a unified architectural design and color scheme, the pawn shop building panel walls shall not be teal, blue or other shades of blue.

7. There shall be no drive through lane associated with the Pawn Shop building.

8. The landscape plan shall be revised to include the specific size and spacing of plant materials in accordance with the requirements of Title 19A and the Las Vegas Urban Design Guidelines and Standards.

9. The landscape plan shall be revised to depict the common access drives to the properties located south and west of the site and eliminate landscaping within the common access drive areas.

10. There shall be no signs placed on the building facades of pads "C" and "D" facing Washington Avenue.

11. The east elevations of the K-mart shall be aesthetically enhanced.

ATTORNEY FIORENTINO stated that the property has been zoned commercial since 1994, prior to approval of the multi-family development to the east of this site. The anchor is the new K-Mart which incorporates the minor automotive repair with the traditional retail. The minor automotive repair is limited to the sale and installation of tires, batteries and shocks. All work is performed inside the building. This component is adequately screened from the street by the garden center and an agreed upon screening wall along the front of the building. The new one-stop concept also includes a grocery component with package liquor sales. Just like any grocery store, K-Mart will comply with the liquor code by providing segregation of the liquor sales for separate monitoring.

The Super Pawn will be located at the farthest west portion of the site. The front of the building is internalized. All the buildings within the site will be architecturally themed together. The Super Pawn building itself and the wall panels will not be blue. The signature blue color will be a band along the wall and in the signage.

He proposed amendments to the conditions for the site plan under Item 92 [Z-131-94(5)]. Condition #1 should be expanded to include that the screening wall run the entire length between the two driveways, stepping down for sight purposes as it approaches the driveway.

COUNCILMAN ADAMSEN discussed with ATTORNEY FIORENTINO that Condition #2 will be met by the relocation of the trash pickup site at the southwest end of the building, away from the residential properties. The plan will also be run by Silver State, but a pickup schedule cannot be promised.

The developer has agreed that the screening wall in Condition #3 will be 10 foot in height, which is actually the equivalent of 14 feet because the dock dips down with a lower grade. ATTORNEY FIORENTINO also concurred with the language change to Condition #10.

As additional conditions, the developer has agreed to an eight foot rather than six foot block wall on the east wall. He will provide 36 inch box trees at 10 feet on center, which is twice as many and larger trees than required by code. The delivery hours will be limited to between 6:00 a.m. to 10:00 p.m. Lastly, ATTORNEY FIORENTINO concurred with the additional Public Works condition subject to a minor change from submittal of construction drawings to approval of construction drawings.

CITY COUNCIL

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City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****Z-131-94(5) - HANK GORDON ON BEHALF
OF LAURICH PROPERTIES, INC.**

12. Construct all incomplete half-street improvements (sidewalk and streetlights) on Washington Avenue adjacent to this site and extending eastward to the east edge of the drainage channel and westward to tie into existing improvements at the intersection of Washington Avenue and Buffalo Drive concurrent with development of this site as required by the Department of Public Works.

13. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets as required by the Department of Public Works. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

15. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

COUNCILMAN ADAMSEN requested a presentation on the lack of signage and aesthetics. ATTORNEY FIORENTINO confirmed that there will be no signage on the south side of the buildings facing the freeway, except for the two pads fronting into the center itself. There will be no signage along the east side of the K-Mart building. There is a condition for architectural enhancement of the rear of the building with revised elevations to be submitted to staff prior to pulling the permits. COUNCILMAN ADAMSEN confirmed that staff was as comfortable with these issues as was he.

ATTORNEY CHRIS YERGENSEN, Jones Vargas, 3773 Howard Hughes Parkway, appeared on behalf of the San Moritz Apartment Complex and affirmed the statements and conditions outlined by ATTORNEY FIORENTINO. His client generally objects to the site plan, but the conditions address some of the concerns. The 10 foot wall around the loading dock needs to be measured from the outside elevation. There should be no outside storage with any of the automotive materials. COUNCILMAN ADAMSEN responded that the 10 foot wall was acceptable.

There was no further discussion.

NOTE: The majority of discussion pertaining to Item 92 [Z-131-94(5)], Item 93 [U-168-98], Item 94 [U-169-98] and Item 95 [U-171-98] was taken simultaneously under Item 92 [Z-131-94(5)].

NOTE: A Combined Verbatim Transcript of Item 92 [Z-131-94(5)], Item 93 [U-168-98], Item 94 [U-169-98] and Item 95 [U-171-98] is made a part of the Final Minutes under Item 92 Z-131-94(5)].

(2:24 - 2:47)

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CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

Page 63

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****APPROVED**Z-131-94(5) - HANK GORDON ON BEHALF
OF LAURICH PROPERTIES, INC.

16. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.

17. Site development to comply with all applicable Conditions of Approval for the Washington/Buffalo (Commercial Subdivision), Zoning Reclassification Z-131-94 and all other subsequent site-related actions as required by the Planning and Development Department and the Department of Public Works.

18. All development shall be in conformance with the site plan, landscape plan, and elevation plans as amended by these conditions.

19. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

20. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

21. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

Page 64

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****APPROVED**Z-131-94(5) - HANK GORDON ON BEHALF
OF LAURICH PROPERTIES, INC.

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

23. 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.

24. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.

25. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

26. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

City of Las Vegas

**CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999**

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
-------------------------	--

SUBJECT: SITE DEVELOPMENT PLAN REVIEW - Z-131-94(5) - HANK GORDON ON BEHALF OF LAURICH PROPERTIES, INC.

PURPOSE/BACKGROUND

APPLICATION REQUEST:

This request is for a Site Development Plan Review for a proposed 135,712 square foot commercial retail center located on the south side of Washington Avenue, approximately 320 feet east of Buffalo Drive.

BACKGROUND DATA:

12/07/94	The City Council approved a Rezoning to C-1 (Limited Commercial) for this site [Z-131-94].
02/07/96	The City Council approved the first Extension of Time which expired on December 7, 1996 [Z-131-94(1)].
05/13/97	The City Council approved a second Extension of Time which expired on May 12, 1998 [Z-131-94(2)].
05/26/98	The City Council approved Site Development Plan Review of a proposed 131,144 square foot, 21 building, one-story office complex to be located on this site [Z-131-94(3)].
07/13/98	The City Council approved a third Extension of Time with no time limit [Z-131-94(4)].

DETAILS OF APPLICATION REQUEST:

Site Area:	11.74	Acres
Building Area:	135,712	Square Feet
Floor Area Ratio:	0.26	
Building Height:	37 Feet, 3 Inches	
Parking Required:	543	Spaces (Title 19A, General Retail Store, Other Than Listed)
Parking Provided:	664	Spaces

Agenda Item

92

City of Las Vegas

**CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999**

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
-------------------------	--

SUBJECT: SITE DEVELOPMENT PLAN REVIEW - Z-131-94(5) - HANK GORDON ON BEHALF OF LAURICH PROPERTIES, INC.

PURPOSE/BACKGROUND

Access to this site is provided by four (4) access drives to Washington Avenue. Cross site access is shown along the south and west property lines to the adjacent properties located south and southwest of the site. The proposed K-Mart building is located on the east half of the site. Two pad sites and a commercial retail in-line tenant building are located on the west portion of the site. Parking is provided throughout the site between the buildings and along the property lines. A garden center and automobile repair shop is located along the north side of the K-Mart building, facing Washington Avenue.

The elevation plans depict the K-Mart building with a flat roof line, front porch areas covered with trellis, and accent features at the entrances to the building. The west face of the building includes three entrances with signs above each entrance area. The south and east elevations incorporate no decorative features. A highway guardrail is proposed adjacent to the truck well of the loading dock along the east elevation. This feature separates the truck area from the pedestrian portion of the loading area. The north elevation shows the exterior of the garden center surrounded by a 10 foot high fence that incorporates masonry column fence posts. The fence material is not noted and it appears to be composed of faux or real wrought iron. The remaining north elevation consists of automobile repair garage doors with wall signs above the doors. The proposed building colors and materials include sunbaked sand wood framed canopy, wheat and sourdough split face concrete masonry unit, and a sandstone colored tile roof at the entrance to the garden shop.

Elevations are also provided for the Pawn Shop building. The proposed lullid beige and sunbaked sand stucco colors, materials, and architectural style of this building matches the proposed K-Mart building. The main entrance is a double door with a roll-down security door on the outside.

The landscape plan proposes landscaping in the perimeter planters and in finger planters within the parking lot of the site. The street planting includes a curvilinear sidewalk with landscaping installed on both sides of the sidewalk.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	C-1 (ROI)	Unimproved
East	R-PD14	Drainage Channel, Multi-Family Residential
South	C-1 (ROI)	Unimproved
West	C-1 (ROI), U (M)	Unimproved

Agenda Item

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City of Las Vegas

**CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999**

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
-------------------------	--

SUBJECT: SITE DEVELOPMENT PLAN REVIEW - Z-131-94(5) - HANK GORDON ON BEHALF OF LAURICH PROPERTIES, INC.

PURPOSE/BACKGROUND

FINDINGS:

PLOT PLAN:

The plan proposes automobile service bay doors facing Washington Avenue. Staff could support this orientation if a 6 foot tall decorative screening wall, with some opaque materials is installed along the back of the planter along the Washington Avenue frontage.

The trash compactor that is located at the southeast corner of the K-Mart building is not enclosed. Title 19A requires trash enclosures. Also, the elevation plans and the site plan depict the loading area and trash compactor in opposite locations.

Pad sites C and D, and the commercial in-line building are designed with no loading spaces. Title 19A requires loading spaces for these sites.

ELEVATIONS:

Staff questions the appropriateness of a roll-down security door on the Pawn Shop building. The applicant has not provided adequate justification for this design element. It is staff's opinion that the design contributes to an unsecured atmosphere. Other security measures could be implemented. For example, the building could be designed with a security foyer or solid security swing entrance doors. The roll-down door should be deleted from the proposed design.

Additionally, it the Las Vegas Urban Design Guidelines and Standards require that the elevations of the buildings match on all sides and that a project's architecture and colors be unified. Therefore, the use of blue, teal, or other blue shade walls on the Pawn Shop building should be prohibited.

No drive through service is proposed with the Pawn Shop. In order to limit the potential intensity of the use a drive through lane should be prohibited.

Agenda Item

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City of Las Vegas

**CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999**

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
-------------------------	--

SUBJECT: SITE DEVELOPMENT PLAN REVIEW - Z-131-94(5) - HANK GORDON ON BEHALF OF LAURICH PROPERTIES, INC.

PURPOSE/BACKGROUND

In order to protect and enhance the established corridor value of the Summerlin Parkway, no signs should be placed on the building elevations that are oriented towards the Parkway. However, the two pad sites located along Washington Avenue may have signs on the south side of the building.

LANDSCAPE PLAN:

The landscape plan does not include the spacing and size of plant materials. The spacing and size requirements are established in the Las Vegas Urban Design Guidelines and Standards. A revised landscape plan must be submitted that includes specific size and spacing details.

The landscape plan conflicts with the site plan. Landscaping is proposed across the common access drives that provide access to the properties located south of this site. The landscape plan curb lines must match the site plan.

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL.

[NOTE: The Planning Commission recommended an additional condition that requires staff review and approval of the elevation plans for the east side of the K-Mart building.]

SEE ATTACHED LOCATION MAP

UPDATE:

In reviewing the tape of the Planning Commission hearing, staff has determined that the Planning Commission amended Condition No. 10 as follows:

There shall be no signs placed on the building facades that face Summerlin parkway, except for Pads "C" and "D". There shall be no signs placed on the building facades of pads "C" and "D" facing Washington Avenue, unless the signs are contained within the decorative band on the buildings.

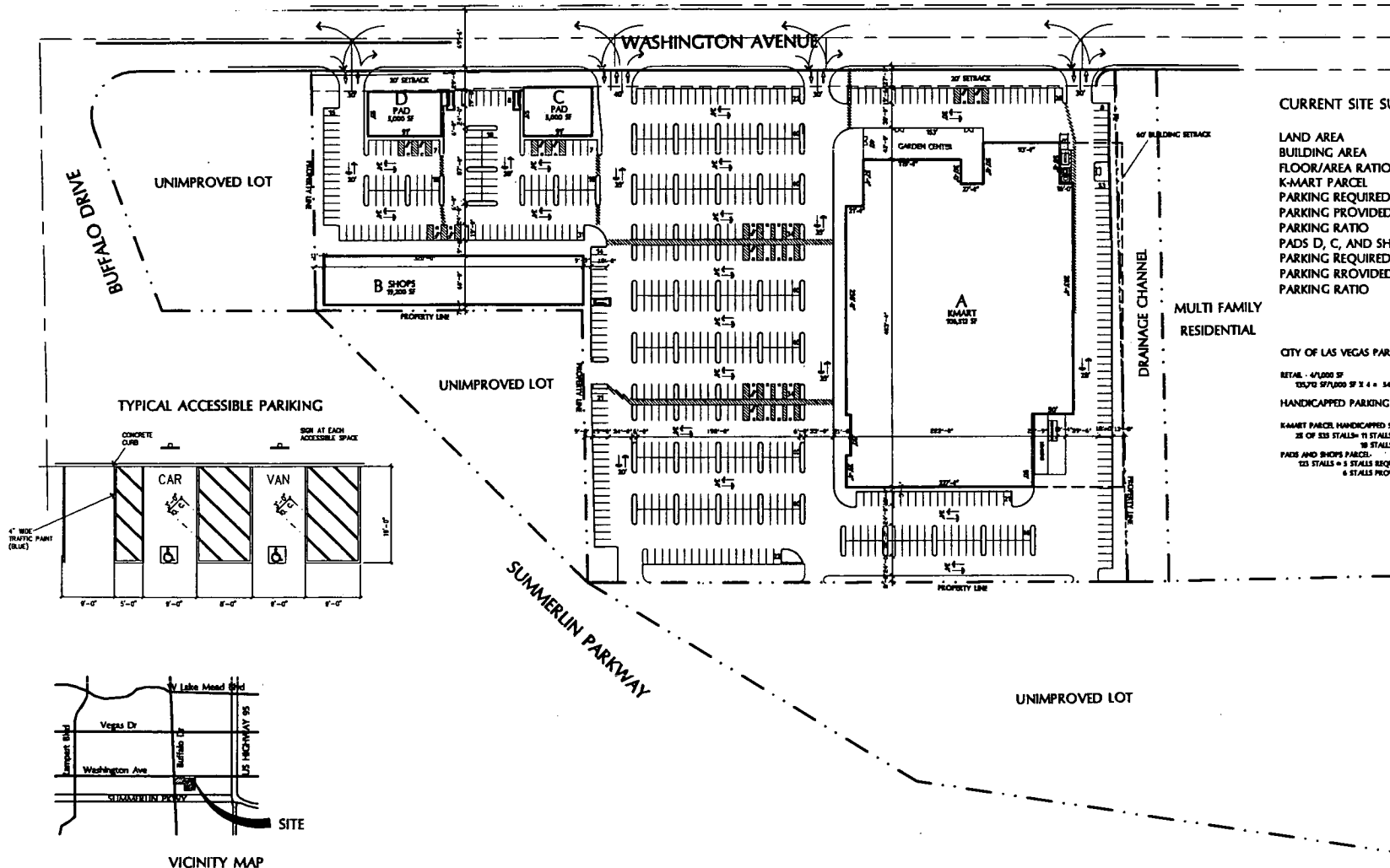
This condition should replace Condition No. 10 as currently written.

Agenda Item

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STAFF

UNIMPROVED LOT



CURRENT SITE SUMMARY

LAND AREA	511,511 SF, 11.74 AC
BUILDING AREA	135,712 SF
FLOOR/AREA RATIO	265/1
K-MART PARCEL	
PARKING REQUIRED	426 STALLS
PARKING PROVIDED	541 STALLS
PARKING RATIO	5.0/ 1,000 SF
PADS D, C, AND SHOPS B PARCEL	
PARKING REQUIRED	117 STALLS
PARKING PROVIDED	123 STALLS
PARKING RATIO	4.2/ 1,000 SF

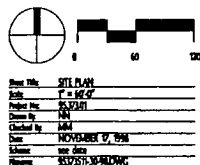
CITY OF LAS VEGAS PARKING REQUIREMENTS

RETAIL - 475,000 SF
155,712 SF 11.74 AC = 541 STALLS

HANDICAPPED PARKING REQUIREMENTS

K-MART PARCEL HANDICAPPED STALLS
26 OF 533 STALLS = 11 STALLS REQUIRED
18 STALLS PROVIDED
PADS AND SHOPS PARCELS
123 STALLS = 5 STALLS REQUIRED
6 STALLS PROVIDED

SITE PLAN SCHEME ONE



The above depiction is based on the current plan of the development and the concept, size, and location of the structures is approximate. The configuration and size of the development including the structures, amount, and location of parking, vehicular access, streets, landscapes, common areas and all other facilities and improvements depicted are subject to change at any time and from time to time without notice to tenants or others.

KMART CENTER
SEC BUFFALO & WASHINGTON
LAS VEGAS, NEVADA
A COMMERCIAL PROJECT FOR:
LAURICH PROPERTIES, INCORPORATED
2500 WEST SAHARA DRIVE #200
LAS VEGAS, NEVADA 89102
702-220-4500

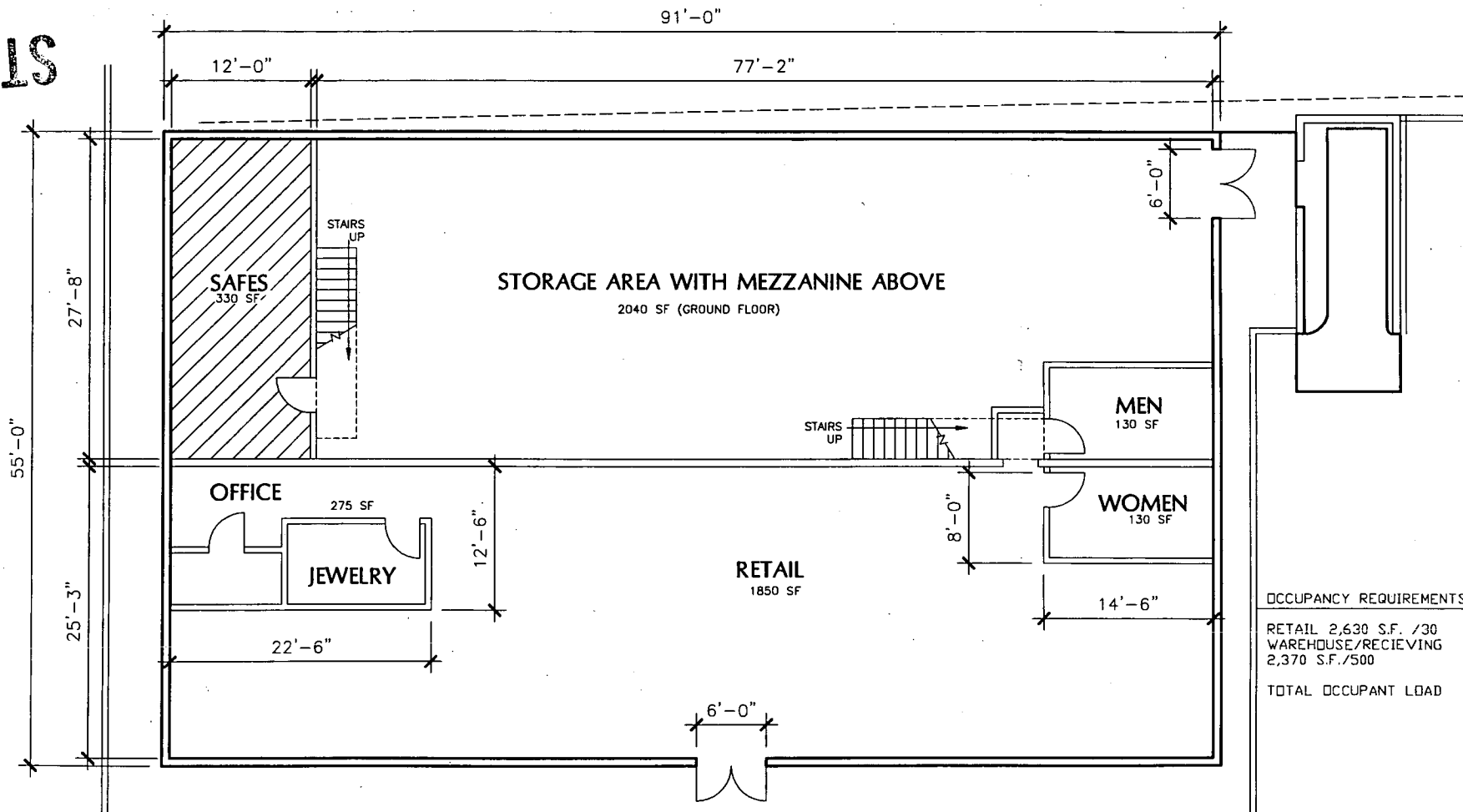
Z-131-94(5)
1-28-98 PC

MCG
ARCHITECTS

111 South Spencer Street Suite 306
Nevada 89101
Phone 702.733.1999

Z-131-94(5) 1-28-98 PC

START



OCCUPANCY REQUIREMENTS

RETAIL 2,630 S.F. /30	88 OCC.
WAREHOUSE/RECEIVING 2,370 S.F./500	5 OCC.
TOTAL OCCUPANT LOAD	93 OCC.

PLAN
SCHEME ONE



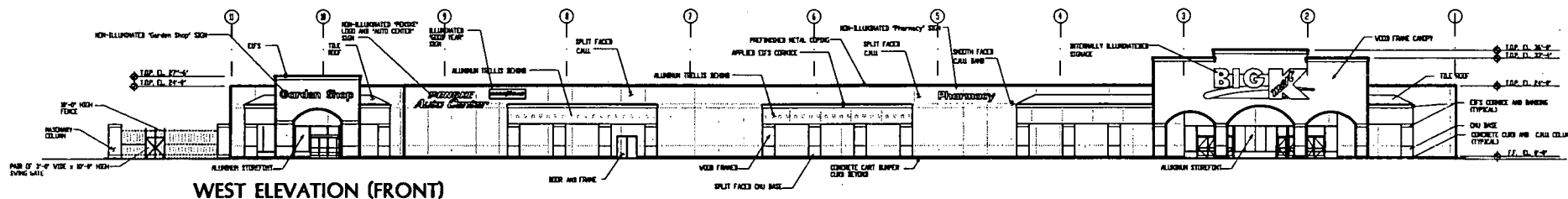
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Scale	1/4" = 1'-0"
Project No.	98-021
Drawn by	DM
Checked by	DM
Date	DECEMBER 9, 1998
Client	see data
Author	PAWN PLANNING

The above depiction is based on the current plan of the development and the concept, size, and location of the structures is approximate. The configuration and size of the development including the structures, amount and location of parking, vehicular access, streets, landscapes, common areas and all other facilities and improvements depicted are subject to change at any time and from time to time without notice to tenants or others.

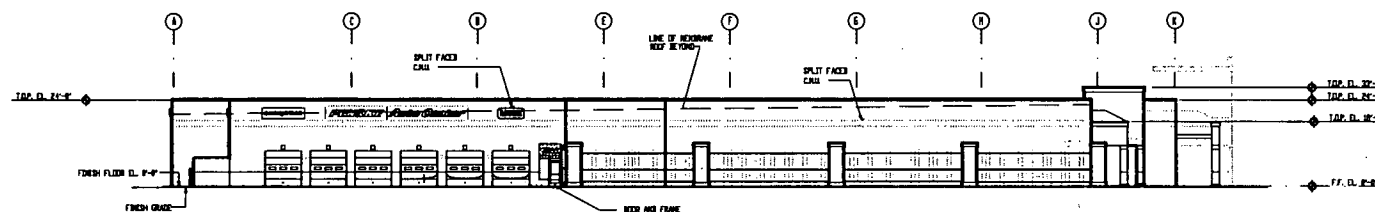
SUPER PAWN
SEC BUFFALO & WASHINGTON
LAS VEGAS, NEVADA
 A COMMERCIAL PROJECT FOR:
LAURICH PROPERTIES, INCORPORATED
 2500 WEST SAHARA DRIVE #200
 LAS VEGAS, NEVADA 89102
 702-220-4500

MCG
 ARCHITECTS

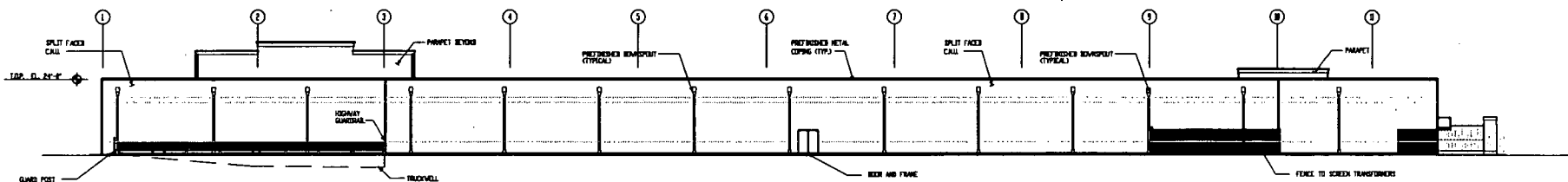
2041 South Spencer Street Suite 200
 Las Vegas, Nevada 89109
 702/731-6643 Fax 702/731-6698



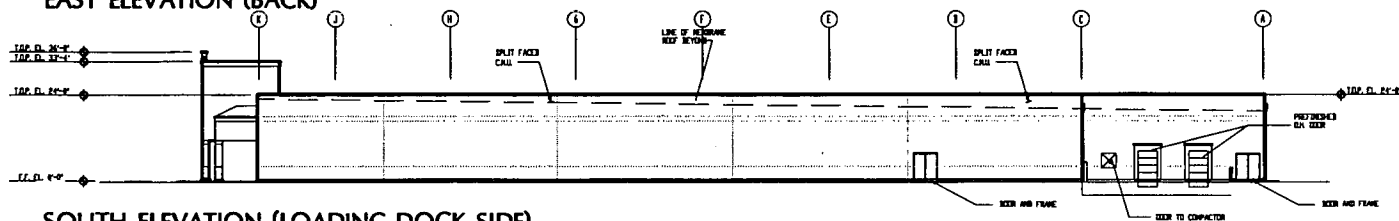
WEST ELEVATION (FRONT)



NORTH ELEVATION (GARDEN CENTER SIDE)



EAST ELEVATION (BACK)



SOUTH ELEVATION (LOADING DOCK SIDE)

STAFF

ELEVATIONS
SCHEME ONE

Sheet No.	001
Scale	1/8" = 1'-0"
Project No.	001
Client	LAURICH
Checked by	LAURICH
Date	DECEMBER 1, 1998
Revised	NO
Drawn	DESIGN

The above depiction is based on the current plan of the development and the concept, size, and location of the structures is approximate. The configuration and size of the development including the structures, amount and location of parking, vehicular access, streets, landscapes, common areas and all other facilities and improvements depicted are subject to change at any time and from time to time without notice to tenants or others.

KMART CENTER
SEC BUFFALO & WASHINGTON
LAS VEGAS, NEVADA
 A COMMERCIAL PROJECT FOR:
LAURICH PROPERTIES, INCORPORATED
 2500 WEST SAHARA DRIVE #200
 LAS VEGAS, NEVADA 89102
 702-220-4500

Z-131-94(5)
1-28-98 PC

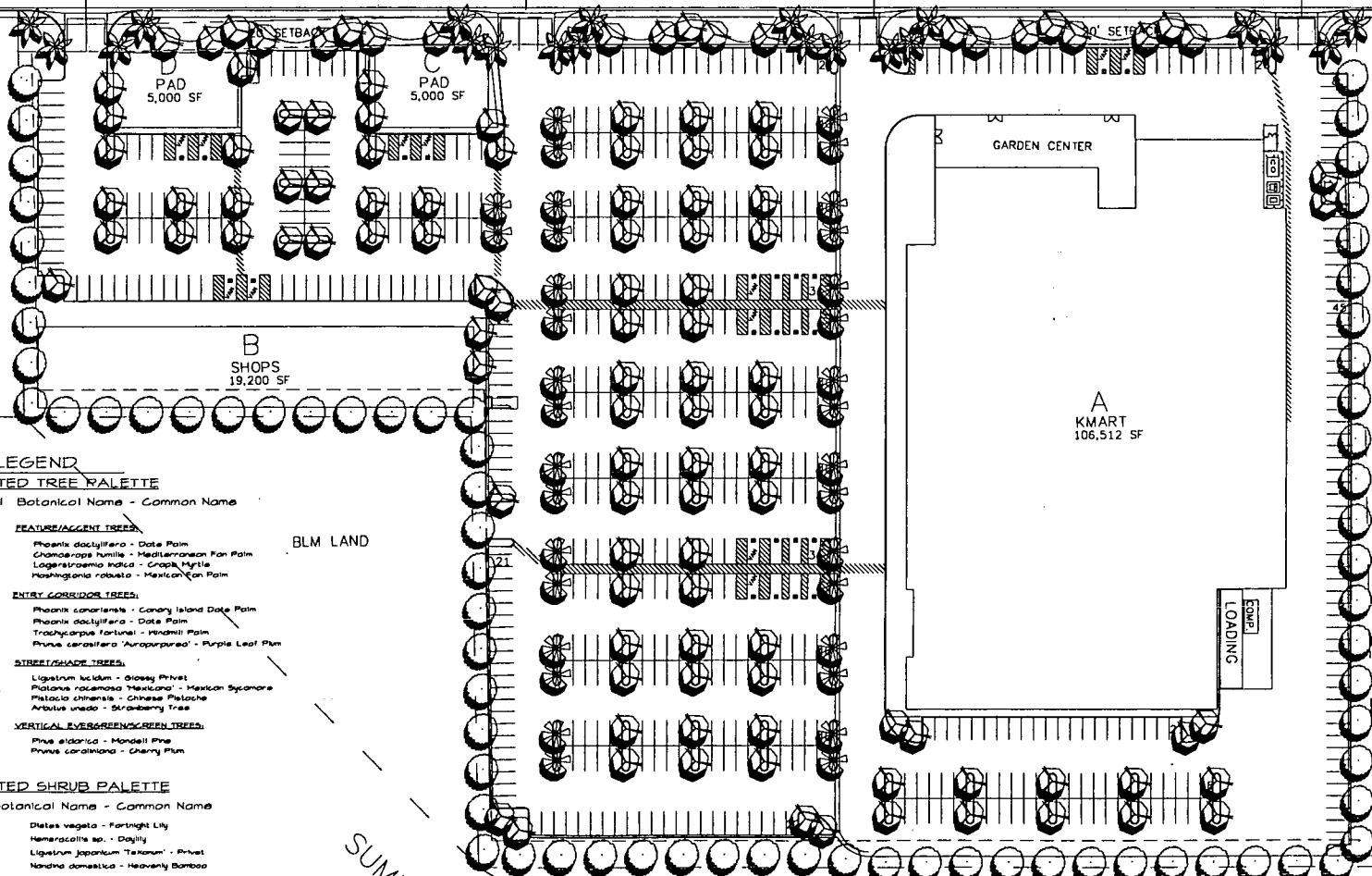
MCG
 ARCHITECTS

4041 South Spaworth Street Suite 300
 Las Vegas, Nevada 89119
 702-731-0041 Fax 702-731-0099

STAFF

WASHINGTON AVE.

BLM LAND



PLANT LEGEND

SUGGESTED TREE PALETTE

Symbol Botanical Name - Common Name



FEATURE/ACCENT TREES:
Phoenix dactylifera - Date Palm
Chorodendron humile - Mediterranean Fan Palm
Lagerstroemia indica - Crape Myrtle
Washingtonia robusta - Mexican Fan Palm



ENTRY CORRIDOR TREES:
Phoenix canariensis - Canary Island Date Palm
Phoenix dactylifera - Date Palm
Trachycarpus fortunei - Windmill Palm
Prunus cerasifera 'Aureo-prunifolia' - Purple Leaf Plum



STREET/CANOPY TREES:
Ligustrum lucidum - Glossy Privet
Palissade robusta 'Mexicana' - Mexican Sycamore
Platanus chinensis - Chinese Platanus
Arbutus unedo - Strawberry Tree



VERTICAL EVERGREEN TREES:
Pinus edulis - Mandarin Pine
Prunus caroliniana - Cherry Plum

SUGGESTED SHRUB PALETTE

Botanical Name - Common Name

Dalies vegeta - Forsythia Lily
Hemerocallis sp. - Daylily
Ligustrum japonicum 'Tangerine' - Privet
Nandina domestica - Heavenly Bamboo
Philadelphus - Philadelphus
Pittosporum tobira 'Wheeler's Dwarf' - Variegated Mock Orange
Pittosporum tobira 'Variegata' - Variegated Mock Orange
Raphiostylis indica 'Ballerina' - Indo Hawthorn
Raphiostylis indica 'Springtime' - Indo Hawthorn

SUGGESTED GROUND COVER PALETTE

Rosemaria officinalis - Rosemary
Dalies greggii - Trailing Indigo Bush
Nandina domestica 'Harbour Dwarf' - Nandina
 Turf - Marathon or equal

Note: All shrub beds to receive a 3" minimum layer of 24" graded rock.

SUMMERLIN PARKWAY

Z-131-94(5)

1-28-98 PC

BLM LAND



JOHN HANNA +
ASSOCIATES
LANDSCAPE ARCHITECTURE

444 South Carson Avenue, Suite 200
Solano Beach, California 92075
619/258-1867 - FAX 619/258-3636

SIGNATURE

K-MART CENTER
LAS VEGAS, NEVADA
LAUNCH PROPERTIES, INC.
WEST SAHARA DRIVE, SUITE 200
LAS VEGAS, NV 89102

REVISIONS

DATE 12-22-98

DRAWN BY JHA

SHEET TITLE

LANDSCAPE
CONCEPT
PLAN

JOB NO.

413

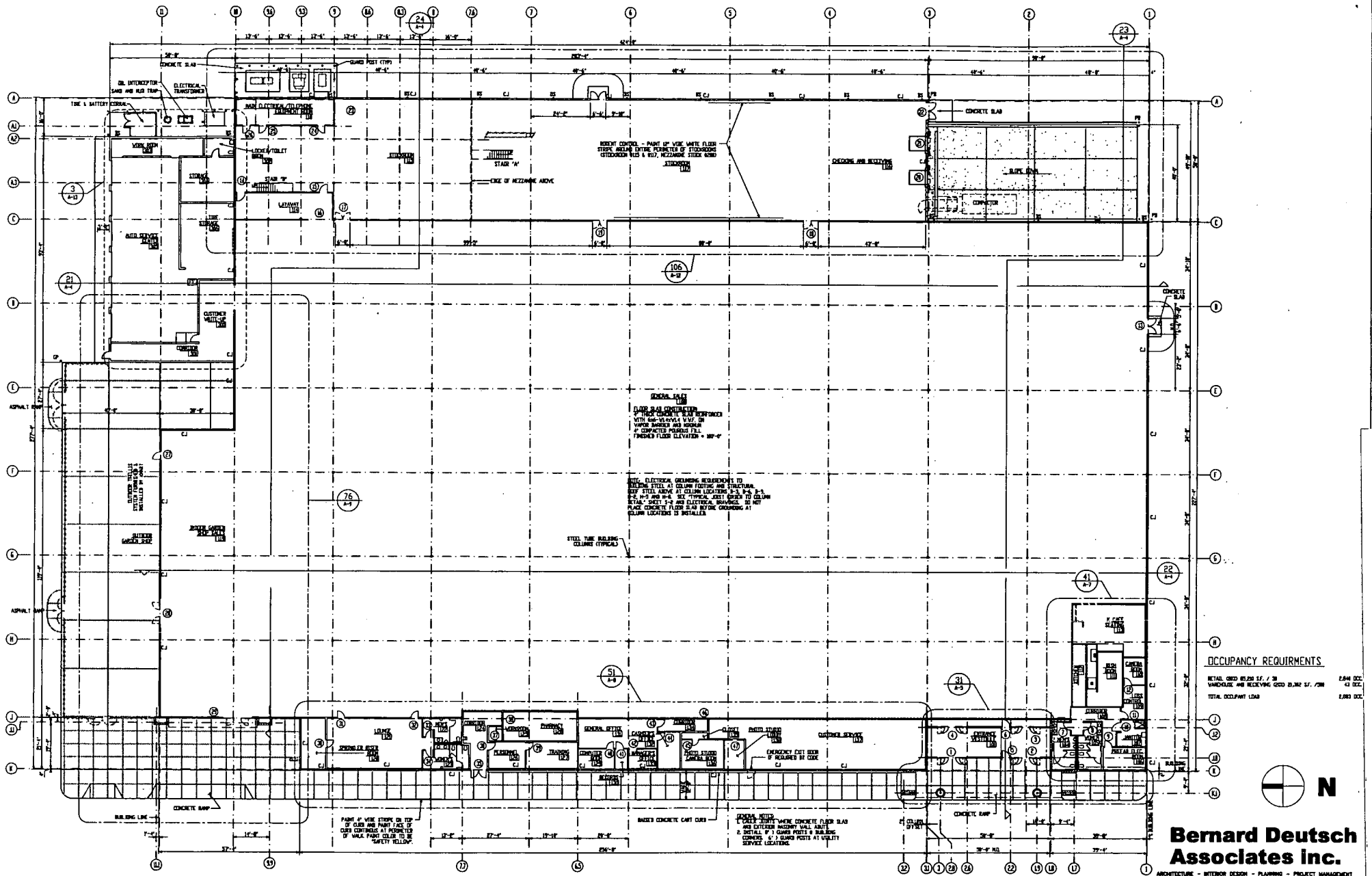
SHEET NO.

L-1

OF SHEETS

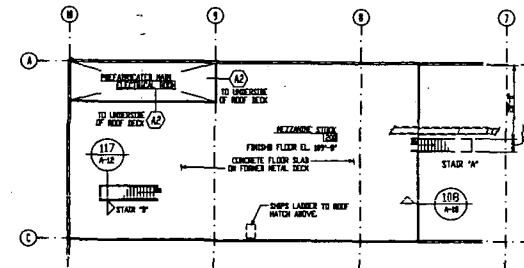
CITY COUNCIL MEETING OF FEBRUARY 22, 1999

PAGE 761



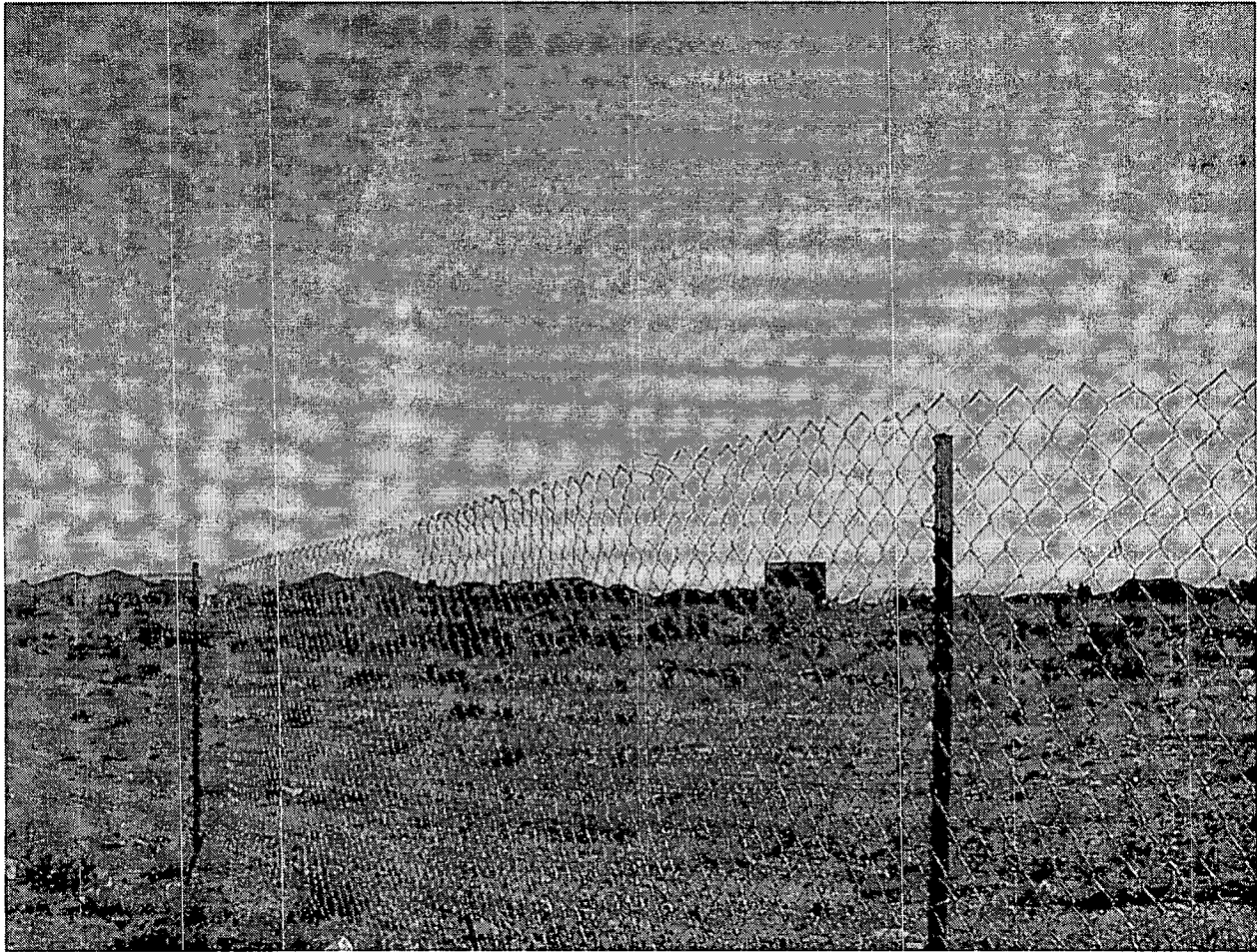
STAFF

Z-131-94(5)
1-28-98 PC



**Bernard Deutsch
Associates Inc.**

ARCHITECTURE - INTERIOR DESIGN - PLANNING - PROJECT MANAGEMENT
2225 N. 44th St., Suite 220, Phoenix, Arizona 85018 (602)545-2929



Southeast corner of Buffalo Dr. and Washington Ave.

Packaged Liquor Sales and Minor Auto Repair in conjunction with proposed 135,000 square foot retail store

U-168-98
U-169-98
Z-131-94(5)

**CITY COUNCIL
MEETING OF
FEBRUARY 22, 1999**

Page 1

COMBINED VERBATIM TRANSCRIPT - ITEM 92: Z-131-94(5); ITEM 93: U-168-98; ITEM 94: U-169-98; HANK GORDON ON BEHALF OF LAURICH PROPERTIES, INC. AND ITEM 95: U-171-98 HANK GORDON PROPERTIES ON BEHALF OF CAMCO, INC. DBA SUPERPAWN

MAYOR PRO TEM McDONALD

Item number 92, Planning and Development - Discussion. Site Plan Development Review related to U-168-98, U-169-98 and U-171-98, Z-131-94(5) Hank Gordon on behalf of Laurich Properties, Inc. Request for a Site Development Plan Review on the property located on the south side of Washington Avenue approximately 320 feet east of Buffalo Drive for a proposed 135,712 square foot commercial site retail center U (Undeveloped) Zone [SC (Service Commercial) General Plan designation] under Resolution of Intent to C-1. Planning Commission and staff both recommend approval. Applicant is present.

ATTORNEY MARK FIORENTINO

Thank you, Mayor Pro Tem, Councilmen. The next few items are also related; I wonder if we shouldn't read them and here it all at once. They're all the same project.

MAYOR PRO TEM McDONALD

Councilman Adamsen? What's your privilege?

COUNCILMAN ADAMSEN

I don't have a problem with it. What does the City Attorney say?

DEUTY CITY ATTORNEY STEVE GEORGE

That's fine. We can hear them all as one item together, the public hearing. But we, if we vote on the items, we need to vote on them independently.

COUCNILMAN ADAMSEN

That's fine.

MAYOR PRO TEM McDONALD

Your privilege? Item number 93, Special Use Permit related to Z-131-94(5), U-169-98, public hearing U-168-98 Hank Gordon on behalf of Laurich Properties, Inc. Special Use Permit on the property located on the south side of Washington Avenue approximately 320 square feet east of Buffalo Drive for package liquor sales in conjunction with the proposed 106,512 square foot general retail store (K-Mart) U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1. Staff and Planning Commission recommend approval.

ATTORNEY MARK FIORENTINO

It's also 94 and 95, would also be related.

MAYOR PRO TEM McDONALD

94 and 95 are related. Take them all one (inaudible)

MAYOR JONES

Have we read them all into the record? We need to read - Yeah, I'll do 94; yeah. 94 is U-168-98. It's a request for a Special Use Permit on the property located on the south side of Washington Avenue approximately 320 feet east of Buffalo drive for a minor auto repair garage in conjunction with a proposed 106,512 foot general retail store, that's

CITY COUNCIL
MEETING OF
FEBRUARY 22, 1999

Page 2

COMBINED VERBATIM TRANSCRIPT - ITEM 92: Z-131-94(5); ITEM 93: U-168-98; ITEM 94: U-169-98; HANK GORDON ON BEHALF OF LAURICH PROPERTIES, INC. AND ITEM 95: U-171-98 HANK GORDON PROPERTIES ON BEHALF OF CAMCO, INC. DBA SUPERPAWN

K-Mart. It's Undeveloped zone (SC [Service Commercial] General Plan designation) under Resolution of Intent to C-1.

And then Item 95 is U-171-98 which is a request for a Special Use Permit on the property located on the south side of Washington Avenue, 230 feet east of Buffalo Drive for a pawn shop (Super Pawn) and secondhand dealer in conjunction with a proposed 135,172 square foot commercial center. Again SC (Service Commercial) General Plan designation under Resolution of Intent to C-1.

ATTORNEY MARK FIORENTINO

Thank you, Your Honor. Mark Fiorentino, I represent Hank Gordon and Laurich Properties on these items as well as Super Pawn on the last item that you just read into the record. Just a very brief background for you and then we'd be happy to answer whatever questions that you have.

This is Washington Avenue here, this property is, backs up to the Summerlin Parkway here and then Buffalo Drive is here, located on this particular site plan. This is a property that's been zoned commercially for some time now, since 1994. It was actually zoned commercial prior to the approval of the multi-family just to the east of this site. It's anchored by a K-Mart, it's kind of the new K-Mart concept, the one-stop shopping concept. So it has the traditional retail uses you're used to seeing in K-Mart but it has a couple of additional ones as well.

And that's the reason for the use permit to do minor auto repair. It is minor. It's limited to the sale and installation of tires, batteries and shocks. All the work is done inside the building. The, it's all screened from view of the street. In this direction, by the garden center and then we've agreed, and I'll get into this in a little detail in a second, to a screening wall along the front of the building too so that the bays will be screened from view from Washington.

There's also a new component with this K-Mart and it is the sale of package liquor. The new one-stop shopping has a grocery component to it, much like a grocery store. There was some concern at the Planning Commission about how that worked and -- wouldn't this be unusual to allow this in a K-Mart use and the answer is no. And I -- pointed out at the Planning Commission that K-Mart, just like any other grocery store that would sell packaged alcohol, will have to comply with the liquor code. Which means that the alcohol sales are gonna have to be segregated from the rest of the sales of the store so that they're, they can be separately monitored to insure that there aren't minors in that area.

**CITY COUNCIL
MEETING OF
FEBRUARY 22, 1999**

Page 3

COMBINED VERBATIM TRANSCRIPT - ITEM 92: Z-131-94(5); ITEM 93: U-168-98; ITEM 94: U-169-98; HANK GORDON ON BEHALF OF LAURICH PROPERTIES, INC. AND ITEM 95: U-171-98 HANK GORDON PROPERTIES ON BEHALF OF CAMCO, INC. DBA SUPERPAWN

COUNCILMAN ADAMSEN Just like we do in supermarkets.

ATTORNEY MARK FIORENTINO Exactly.

COUNCILMAN ADAMSEN Thank You.

ATTORNEY MARK FIORENTINO This is the Super Pawn location here. It's on the furthestmost west portion of the site. It, the front of this store and this store here actually are interior to the center, so the front door of this building is here. We agreed to a condition among others with respect to both Super Pawn and the Site Plan Review that required the architectural theme of not only the Super Pawn building but all the buildings in the center to be, they all be themed together. We're not saying we won't do any blue, but the building itself and the wall panels won't be blue and we'll only utilize the — theme mark blue color as part of our signage in a band along the walls.

We have had, since the Planning Commission hearing, a meeting with the owner of the multi-family to the east of us. And as a result of those meetings, including one today, they're here to speak for themselves, but we did agree to a number of additional conditions after our meetings. And so what I'd like to do is start with the proposed conditions on the Site Plan Review and make some modifications, if we can, based on our meetings with the neighbors.

COUNCILMAN ADAMSEN Okay.

ATTORNEY MARK FIORENTINO The first is Condition Number 1, that was the screening wall along this portion of Washington. The Condition Number 1 requires us to do the screening wall, but it doesn't specify the length. And we agreed that it would run the entire length of this section of the landscaping, between these two driveways. And we wanted to make sure the record reflected that. Of course, as we approach the driveways in either direction, the wall will have to be stepped down for sight zone purposes, but to clarify, it will run the entire length between those two driveways.

The second condition that we were going to ask for a modification of was Condition Number 3, which talks about this loading area here.

COUNCILMAN ADAMSEN Mark, let's -- No, let's talk about Number 2. We need to keep the trash enclosure away from the neighbors, run the plans past Silver State, give them your plans and pick a site

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that doesn't wake the neighbors up at three or four o'clock in the morning when they're doing commercial trash pick up.

ATTORNEY MARK FIORENTINO

I was going to get to -- that, but if you want to add it to Condition Number 2 as a sort of Stepford condition. What we agreed was that at the bare minimum the trash pick ups would be to the south side of the building, away from the east side where the -- multi-family exists.

COUNCILMAN ADAMSEN

The west side; okay.

ATTORNEY MARK FIORENTINO

And we will certainly run the plans by Silver State.

COUNCILMAN ADAMSEN

Yes, good. That's good.

ATTORNEY MARK FIORENTINO

We didn't want to promise a delivery time, but we --

COUNCILMAN ADAMSEN

No, no; you can't promise a delivery time, but you got get them away from the residential, screen 'em, and I agree with that and that was one of my concerns. I like the fact that you've moved it to the west end of the building. Run it past Silver State, so they're in the loop. Please.

ATTORNEY MARK FIORENTINO

Okay, not the west end of the building, Councilman, the south end.

COUNCILMAN ADAMSEN

Southwest.

ATTORNEY MARK FIORENTINO

Okay. Condition Number 3, with respect to the loading dock, where this building is loaded is here. We agreed that we would build a screening wall at ten feet height, entirely around the loading dock. So that when the trucks back in, remember ten feet is actually the equivalent of about 14 feet because the, it's a dock that dips down. So we agreed to a ten foot wall along, screening wall around the loading area.

Condition Number 10, the staff as I understand it in their backup to you has recommended slightly different language after a review of the Planning Commission tape. We agree with the amended language to replace Condition Number 10.

And then a couple of new conditions. Along the east wall where, which is where we are closest to residential neighbors, remember there's a channel between us and the neighbors, but irrespective of that, along the east wall we agreed to an eight foot block wall as opposed to six feet. And we agreed to place thirty-six inch box trees ten feet on

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center as opposed to what the code normally requires. That's twice as many trees and they're bigger than what the code would require.

COUNCILMAN ADAMSEN

Good.

ATTORNEY MARK FIORENTINO

And we also agreed that the -- delivery hours would be limited from 6:00 a.m. to 10:00 p.m., that there wouldn't be any deliveries outside of that window for deliveries.

COUNCILMAN ADAMSEN

Great.

ATTORNEY MARK FIORENTINO

And I think I've mentioned all the ones that we agreed to with Mr. Jorgensen, he can certainly correct me if I'm wrong. I have on one of the other items one question or one request for a change of the condition, but it might be more appropriate to do that when we actually get to that particular item.

COUNCILMAN ADAMSEN

I would concur unless while we're talking about the Site Plan, tell about the lack of signs out toward the Expressway and the aesthetics of it.

ATTORNEY MARK FIORENTINO

Yes, that, what we agreed to and this is already a condition of the Planning Commission approval was that there would be no signage on the south side of the buildings that face the freeway. With -- the exception of these two pads, and that's because they front into the center and you have to be able to tell what the store is. Okay

COUNCILMAN ADAMSEN

I understand. Just so we're clear on the south side of those buildings, not what you call pad C and D.

ATTORNEY MARK FIORENTINO

Right.

COUNCILMAN ADAMSEN

Okay, that's good.

ATTORNEY MARK FIORENTINO

We also agreed to no signage along the east side of the K-Mart building.

COUNCILMAN ADAMSEN

Excellent.

ATTORNEY MARK FIORENTINO

And we agreed, this is already a condition, that we would architecturally enhance the rear of the building. And we promised to give staff some revised elevations for their review before we pull the permits.

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COUNCILMAN ADAMSEN	And, Staff, you're comfortable with that? As I am. Okay.
ATTORNEY MARK FIORENTINO	There was one other, I understand that Public Works is going to ask for an additional condition on this item.
COUNCILMAN ADAMSEN	Okay; is that the condition that you've been shown a copy of?
CHERI EDELMAN, PUBLIC WORKS	Yes.
COUNCILMAN ADAMSEN	Exists, vacate the existing public drainage sewer and access. What was --
ATTORNEY MARK FIORENTINO	Yes, we would ask for one slight modification. And it's the first word of the third line, instead of submittal, we'd ask for approval of those plans.
COUNCILMAN ADAMSEN	Yeah, oh yeah, that's -- that was recommended by Public Works. Go ahead.
CHERI EDELMAN, PUBLIC WORKS	Right, that's fine with us.
COUNCILMAN ADAMSEN	Okay.
ATTORNEY MARK FIORENTINO	Okay. I think that's all I have, unless you have questions?
COUNCILMAN ADAMSEN	On the Site Plan, not necessarily. If the neighbors want to speak on the Site Plan, I'd be happy to hear any comments. If not, we can take care of the Site Plan and go to the other items. Mr. Jorgensen here?
MR. JORGENSEN	Mayor Pro Tem, Council, Chris Jorgensen from Jones Vargas. I think Mr. Fiorentino has stated for the record all the conditions very well. As you know, I represent the San Moritz Apartments, which is on the east side of this site. And we have, as Mr. Fiorentino has stated, we have met with them, we appreciate them agreeing to the conditions. Even though we somewhat generally object to the Site Plan, I think the conditions as stated by Mark are fairly accurate. Let me just clear up a few of the conditions however. Just, Mark had mentioned the wall all around the loading dock would be ten feet. We need to make sure it's measured from the outside, not the inside. Mark made it clear that that would probably be fourteen feet from the loading dock area. But we just wanted to make that clear.
COUNCILMAN ADAMSEN	That's not a problem, Chris.

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CHRIS JORGENSEN	And also just to make sure that -- there are no outside storage of batteries or tires dealing with the automobile component of the K-Mart. We'd like to make sure that that's clear.
COUNCILMAN ADAMSEN	Agreed to it.
CHRIS JORGENSEN	Okay, and -- as far as that, Councilman, we have --
COUNCILMAN ADAMSEN	Thank you. No further questions or comments, would move for approval Z-131-94(5) with all of those amended conditions as agreed to by everybody and that's the way it should be.
MAYOR PRO TEM McDONALD	There's a motion on the floor, no further comments. Cast your votes. Post. Motion's approved. (Motion carried unanimously with Jones not voting.)
ATTORNEY MARK FIORENTINO	Thank you. The next item then would be the Use Permit for --
MAYOR PRO TEM McDONALD	Package Liquor
ATTORNEY MARK FIORENTINO	The package liquor. The conditions that were approved by the Planning Commission I think were acceptable to everybody. So I don't have any comments there, unless you have questions.
MAYOR PRO TEM McDONALD	Councilman?
COUNCILMAN ADAMSEN	I have no questions. Any additional comments?
ATTORNEY MARK FIORENTINO	No.
COUNCILMAN ADAMSEN	Move for approval subject to conditions.
COUNCILMAN BROWN	This a public hearing?
DEPUTY CITY ATTORNEY STEVE GEORGE	This is a public hearing, but the public hearing has been opened.
MAYOR PRO TEM McDONALD	Does anyone wish to speak on the item? Seeing none, it's closed. Councilman?
COUNCILMAN ADAMSEN	Move for approval subject to conditions.
MAYOR PRO TEM McDONALD	Cast your votes. Post. Motion's approved. (Motion carried unanimously with Jones not voting.)

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ATTORNEY MARK FIORENTINO The next item is the Use Permit for the minor auto repair and I don't think I have any comments here, although -- Yeah, I wanted to confirm that the condition that Mr. Jorgensen request about no outside storage is already a condition on this Use Permit.

COUNCILMAN ADAMSEN That is correct. And again, everything's gonna be performed inside.

ATTORNEY MARK FIORENTINO That's right.

COUNCILMAN ADAMSEN Okay. No questions or comments -- Oh, this is also a public hearing, declare it open. Does anyone wish to be heard on this item? Hearing none and seeing none, I'll close the public hearing and **move for approval subject to conditions**. Comments on the motion? Cast your votes. Post. Motion's approved. **(Motion carried unanimously with Jones not voting.)** Item 95.

ATTORNEY MARK FIORENTINO This is the Super Pawn, Councilman. This is the one where I wanted to request one minor change. It's Condition Number 6. We think that that in order to be consistent that should read exactly like Condition Number 5 of the Site Plan Review, which had slightly different language. And we just think they ought to be consistent on both approvals.

COUNCILMAN ADAMSEN Instead of making us turn all the way back, how are they different?

ATTORNEY MARK FIORENTINO What? I will read you the condition on Number 6 on the Site Plan Review. The roll down metal door proposed for the Pawnshop shall be deleted, but hinged swing style doors shall be allowed.

COUNCILMAN ADAMSEN Okay.

ATTORNEY MARK FIORENTINO And that's the second part is what we're asking that you add to this condition.

COUNCILMAN ADAMSEN Okay. This is a public hearing. Does anyone else wish to be heard?

TERESA KWOK Yeah, I would like to speak against the pawnshop.

COUNCILMAN ADAMSEN Please give us your name and address.

TERESA KWOK There's a bus stop right there.

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COUNCILMAN ADAMSEN

Please give us --

TERESA KWOK

My name is Teresa Kwok.

COUNCILMAN ADAMSEN

And address for the record.

TERESA KWOK

1004 Transom Drive.

COUNCILMAN ADAMSEN

Thank You.

TERESA KWOK

I live just north of the proposed K-Mart in the Trophy Homes. Against the pawnshop because I think this brings crime into our neighborhood. There are a lot of kids that live in my neighborhood. I'm really upset about this. And--

COUNCILMAN ADAMSEN

You're doing fine.

TERESA KWOK

Okay.

COUNCILMAN ADAMSEN

You're doing fine.

TERESA KWOK

There's already a Super Pawn on Lake Mead and Washington, I mean Lake Mead and Rainbow, which is only two blocks up. What, I don't understand why they feel they need another one two blocks away. Rainbow is just a block from Buffalo and if you go up one more block it's Lake Mead, there's already a Super Pawn there. There's also one on Cheyenne and Rainbow. Why does, do they feel the need to put another one in? There's, you know and there's twenty kids that get off at that bus stop right in front of the San Moritz apartment complex. You know, what, what's it gonna do to my area, as far as crime goes, if they put a pawnshop here? I mean, the K-Mart's bad enough selling liquor, now you're gonna put a pawnshop in there too. I don't know what else to say?

COUNCILMAN ADAMSEN

Okay, okay. Thank you.

TERESA KWOK

I'm totally against this.

COUNCILMAN ADAMSEN

I was just gonna say in terms of a government, the City doesn't regulate competition. If they want to compete with themselves or anybody else, unless it's something in the nature of gaming and alcohol and we just slightly reduced that kind of competition. So, to answer your question in terms of how many they put out, that's market-driven.

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TERESA KWOK	So I have no say in whether they put a pawnshop there?
COUNCILMAN ADAMSEN	Oh well, we have a public hearing, everyone's allowed their say.
TERESA KWOK	Okay, well, I'm against it. That's what I've got to say.
COUNCILMAN ADAMSEN	And your opposition's noted for the record.
TERESA KWOK	Thank you.
COUNCILMAN ADAMSEN	Thank you. Does anyone else wish to be heard?
TERESA KWOK	I'd like them to put a pawnshop where you live.
CHRIS JORGENSEN	Councilman, Chris Jorgensen, again from Jones Vargas. For the record also we — generally agree with our neighbor there. The perception of pawnshops is not one of appropriateness near residential areas and we feel that might be the case here. We deal with apartment renters that come in from all areas of the country and the stigma that's placed with pawnshops, like the neighbor had said, is -- the element of crime and other non-appropriate uses for the area. We would appreciate that you carefully evaluate this to make sure that that sort of element doesn't come into our neighborhood and we would respectfully request your consideration. Thank you.
COUNCILMAN ADAMSEN	Thank you, Chris. Does anyone else wish to be heard on this item? If not, close the public hearing. Final arguments, Mr. Fiorentino?
ATTORNEY MARK FIORENTINO	Thank you, Your Honor. Just very briefly. First, I want to clarify one thing. The other Super Pawn that she's referring to is not on Lake Mead and Rainbow. It's on Lake Mead and Jones, which places it a little bit further away. But it doesn't, her question I did want to address is about why do we have so many of them and why do they, why do we need one at this particular location? And it's because, and we think this speaks very highly of Super Pawn, because we, our experience is that people who will use this store are the people who live in this immediate vicinity. This is not a circumstance where people who are on the Strip or -- have business or live somewhere else in the community are going to travel to this particular Super Pawn. Our customer-base will be the people who live in this area, which, by the way, includes me. I live about a half a mile away, up on Buffalo and -- Pueblo Vista.

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We're, have -- told you time and time again that there is no statistical basis for the claim that pawnshops will create crime. We think that's gonna be true in this particular case as it is in any of our other cases, but we have actually gone to some other lengths here that I think are important to address that issue and whether this store will be a good neighbor to the people who live there. For example, the conditions already limit our hours of operation. They prohibit gun sales. They prohibit the outside storage of merchandise or materials. They prohibit a drive-thru, all the things that we think will make sure and help ensure that this particular Super Pawn will be a good neighbor in this particular area.

COUNCILMAN ADAMSEN

It's difficult, but address the perception and the stigma, particularly as relates to this type of operation, because is it not true that they sell new and used jewelry and new and used other items?

ATTORNEY MARK FIORENTINO

That is true. A -- good portion of their sales are based on, a good portion of their business is based on retail sales, which includes both new and used items. The vast majority of the people who pawn their materials or -- possessions here actually do return and claim them. So, it is not a circumstance where we are selling things that people pawn for us. The only thing I can say about the perception is, please go look at one. They are not what you would think when you go to see them. They are essentially retail stores with a loan component built into them.

COUNCILMAN ADAMSEN

And the crime element, the fenced goods perception. Do you have any comments about how they work with Metro?

ATTORNEY MARK FIORENTINO

Yeah. They, absolutely isn't true. They, the last place a person would go if they wanted to pawn stolen goods would be to a Super Pawn --

TERESA KWOK

How do you know that?

ATTORNEY MARK FIORENTINO

-- because we have to report everyday, every transaction of material that we take in. Everyday we report to Metro. In fact, we helped work with Metro to develop their computerized system of reporting. We helped write that program. We have a very good relationship with Metro. Also all of our transactions are recorded by camera, you must show two forms of ID when you make a transaction, so it literally would be the last place you would want to go if you're dealing in stolen goods.

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COUNCILMAN ADAMSEN

And I take the concerns of my constituents into consideration and give them a great deal of weight. On a Special Use Permit the question is, basically it comes down to is it harmonious and compatible? This is in a commercial district. It is immediately across the street from another large very commercial district. To the northwest,, there's another smaller commercial district. Immediately to the west is some BLM land that may or may not be commercial in the future, depending upon what the BLM does with their public lands disposition law. I received the petitions. I can find no reason why this would not be harmonious and compatible because of the commercial nature of the three corners of this intersection. We have sufficient conditions of approval to make sure that the concerns of the neighbors have been addressed. Unless no one else wishes to be heard, I'll close the public hearing and **move for approval subject to the conditions.** Comments on the motion? Cast your votes.

ATTORNEY MARK FIORENTINO

Only have a question, that would be amending the Condition Number 5, as we spoke of earlier?

COUNCILMAN ADAMSEN

Of course, amending Number 5 as we spoke to make it compatible with the Site Plan.

ATTORNEY MARK FIORENTINO

I meant, Condition Number 6, not 5.

COUNCILMAN ADAMSEN

Number 6, but it was Number 5 on the Site Development Plan.

ATTORNEY MARK FIORENTINO

Yeah. Yes, that's right. Sorry.

COUNCILMAN ADAMSEN

Comments? Cast your votes. Post. Motion's approved. **(Motion carried unanimously with Jones and McDonald not voting.)**

ATTORNEY MARK FIORENTINO

Thank you.

COUNCILMAN ADAMSEN

Thank you.

(END OF DISCUSSION)

/bkb

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FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION

SPECIAL USE PERMIT RELATED TO
Z-131-94(5), U-169-98 AND U-171-98 - PUBLIC
HEARING

93 U-168-98 - HANK GORDON ON BEHALF OF
LAURICH PROPERTIES, INC.

Request for a Special Use Permit on property located on the south side of Washington Avenue, approximately 320 feet east of Buffalo Drive FOR PACKAGED LIQUOR SALES IN CONJUNCTION WITH A PROPOSED 106,512 SQUARE FOOT GENERAL RETAIL STORE (K-MART), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Adamsen), APN's: 138-27-312-002 and 003.

NOTICES MAILED: 497 BY CITY CLERK

APPROVALS: 0

AFTER PC MEETING

_____ Letters
_____ Petitions

TOTAL 0

PROTESTS: 14

AFTER PC MEETING

1 Letters
_____ Petitions

TOTAL 15

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to:

1. Approval of this request does not constitute approval of a liquor license.

2. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.

ADAMSEN - APPROVED subject to conditions -
UNANIMOUS with Jones not voting

MAYOR PRO TEM McDONALD declared the Public Hearing open.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with the conditions.

No one appeared in opposition.

There was no further discussion.

MAYOR PRO TEM McDONALD declared the Public Hearing closed.

NOTE: The majority of discussion pertaining to Item 92 [Z-131-94(5)], Item 93 [U-168-98], Item 94 [U-169-98] and Item 95 [U-171-98] was taken simultaneously under Item 92 [Z-131-94(5)].

NOTE: A Combined Verbatim Transcript of Item 92 [Z-131-94(5)], Item 93 [U-168-98], Item 94 [U-169-98] and Item 95 [U-171-98] is made a part of the Final Minutes under Item 92 Z-131-94(5)].

(2:24 - 2:47)

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CITY COUNCIL

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City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****APPROVED**U-168-98 - HANK GORDON ON BEHALF OF
LAURICH PROPERTIES, INC.

3. Conformance to all applicable Conditions of Approval for Z-131-94 and all other applicable subsequent site-related actions.

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

City of Las Vegas

**CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999**

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
-------------------------	--

SUBJECT: SPECIAL USE PERMIT RELATED TO Z-131-94(5), U-169-98 AND U-171-98 - PUBLIC HEARING - U-168-98 - HANK GORDON ON BEHALF OF LAURICH PROPERTIES, INC.

PURPOSE/BACKGROUND

APPLICATION REQUEST:

This request is for a Special Use Permit for the sale of packaged liquor in conjunction with a proposed 106,512 square foot general retail store (K-Mart) located on the south side of Washington Avenue, approximately 320 feet east of Buffalo Drive. The applicant's justification letter indicates that the request is zoned for this use and the use is compatible with the area.

BACKGROUND DATA:

12/07/94	The City Council approved a Rezoning to C-1 (Limited Commercial) for this site [Z-131-94].
02/07/96	The City Council approved the first Extension of Time which expired on December 7, 1996 [Z-131-94(1)].
05/13/97	The City Council approved a second Extension of Time which expired on May 12, 1998 [Z-131-94(2)].
05/26/98	The City Council approved Site Development Plan Review of a proposed 131,144 square foot, 21 building, one-story office complex to be located on this site [Z-131-94(3)].
07/13/98	The City Council approved a third Extension of Time with no time limit [Z-131-94(4)].

DETAILS OF APPLICATION REQUEST:

Site Area:	11.74	Acres
Total Building Area:	135,712	Square Feet
Subject Building Area:	106,512	Square Feet
Floor Area Ratio:	0.26	
Building Height:	37 Feet, 3 Inches	
Parking Required:	543	Spaces (Title 19A, General Retail Store, Other Than Listed)
Parking Provided:	664	Spaces

Agenda Item

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City of Las Vegas

**CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999**

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
-------------------------	--

SUBJECT: SPECIAL USE PERMIT RELATED TO Z-131-94(5), U-169-98 AND U-171-98 - PUBLIC HEARING - U-168-98 - HANK GORDON ON BEHALF OF LAURICH PROPERTIES, INC.

PURPOSE/BACKGROUND

The proposed K-Mart store is within a proposed commercial center development, under consideration for Site Development Plan Review [Z-131-94(5)].

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	C-1(ROI)	Unimproved
East	R-PD14	Drainage Channel, Multi-family residential
South	C-1(ROI)	Unimproved
West	C-1(ROI), U(M)	Unimproved

FINDINGS:

USE:

Section 19A04.050 of the City of Las Vegas Zoning Code requires all packaged liquor sales to be located at least 400 feet from any church, synagogue, school, child care facility licensed for more than 12 children or a City park. There are no such facilities located within 400 feet of this site, therefore the request is in conformance with this section of the Code.

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL.

PC NOTICES MAILED: 491

APPROVALS: 0

PROTESTS: 14

[NOTE: The protesters stated concerns that the request will set a precedent for this area and will be a negative impact on the neighborhood.]

SEE ATTACHED LOCATION MAP

Agenda Item

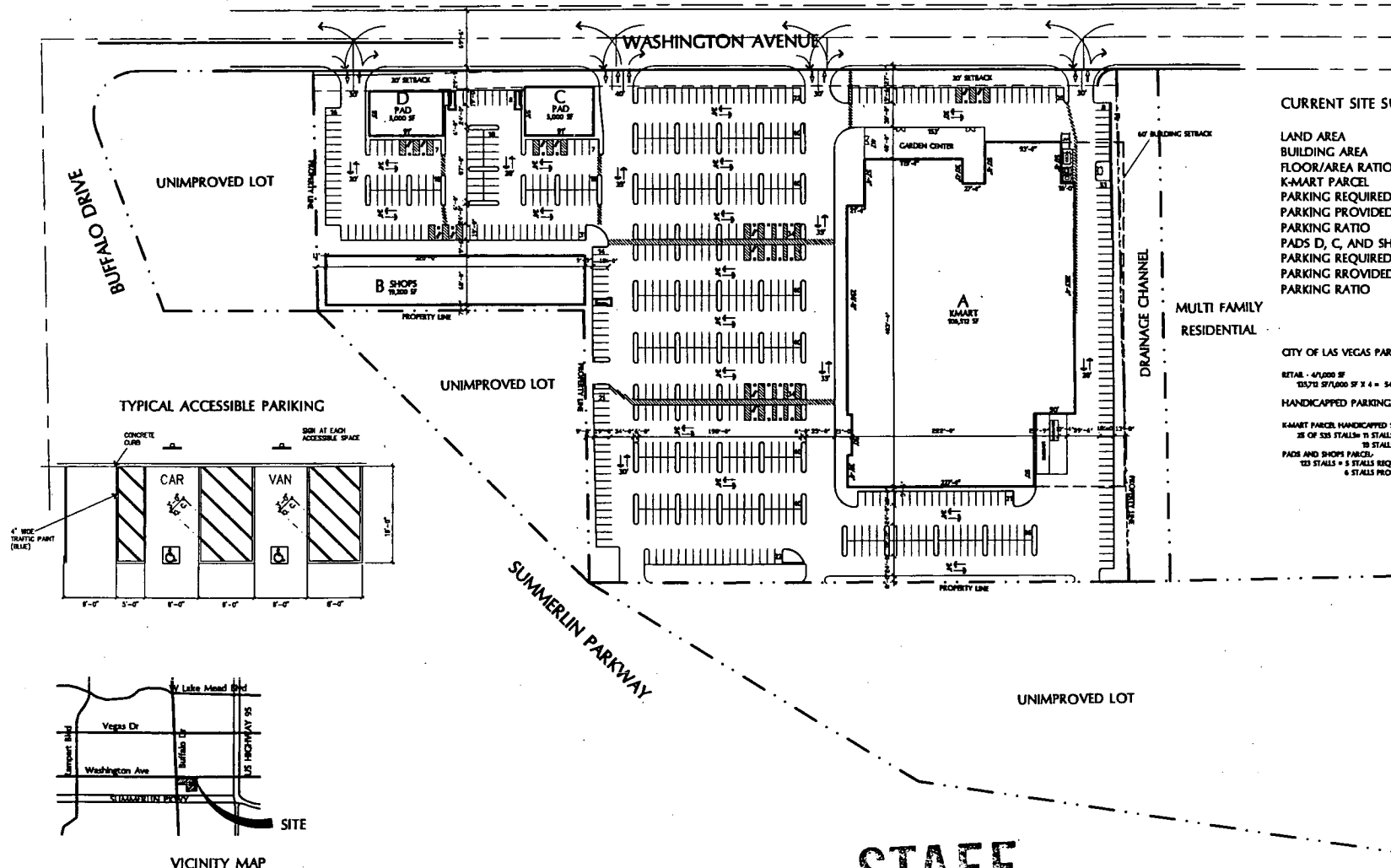
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RADIUS: 1000 FT



UNIMPROVED LOT



CURRENT SITE SUMMARY

LAND AREA	511,511 SF, 11.74 AC
BUILDING AREA	135,712 SF
FLOOR/AREA RATIO	265/1
K-MART PARCEL	
PARKING REQUIRED	426 STALLS
PARKING PROVIDED	541 STALLS
PARKING RATIO	5.0/ 1,000 SF
PADS D, C, AND SHOPS B PARCEL	
PARKING REQUIRED	117 STALLS
PARKING PROVIDED	123 STALLS
PARKING RATIO	4.2/ 1,000 SF

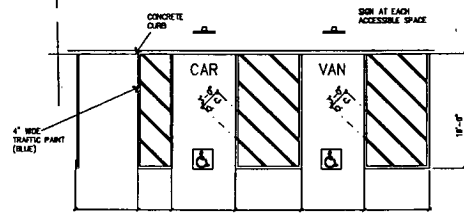
CITY OF LAS VEGAS PARKING REQUIREMENTS

RETAIL - 47,000 SF
135,712 SF/1,000 SF X 4 = 543 STALLS

HANDICAPPED PARKING REQUIREMENTS

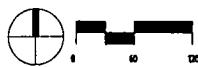
K-MART PARCEL HANDICAPPED STALLS
2% OF 535 STALLS = 10 STALLS PROVIDED
PADS AND SHOPS PARCELS
123 STALLS = 5 STALLS REQUIRED
6 STALLS PROVIDED

TYPICAL ACCESSIBLE PARKING



VICINITY MAP

SITE PLAN SCHEME ONE



Drawn By:	STL/BLM
Date:	11-1-99
Project No.:	95-271
Drawn By:	STL
Checked By:	STL
Date:	NOVEMBER 11, 1999
Notes:	see date
Notes:	95/271-35-PRDING

The above depiction is based on the current plan of the development and the concept, size, and location of the structures is approximate. The configuration and size of the development including the structures, amount and location of parking, vehicular access, streets, landscapes, common areas and all other facilities and improvements depicted are subject to change at any time and from time to time without notice to tenants or others.

STAFF

KMART CENTER
SEC BUFFALO & WASHINGTON
LAS VEGAS, NEVADA
 A COMMERCIAL PROJECT FOR:
LAURICH PROPERTIES, INCORPORATED
 2500 WEST SAHARA DRIVE #200
 LAS VEGAS, NEVADA 89102
 702-220-4500

U-168-98
1-28-99 PC

MCG
 ARCHITECTS

4015 South Spencer Street Suite 300
 Las Vegas, Nevada 89119
 702.731.0001 Fax 702.731.0998



Sheet Title	SITE PLAN
Scale	1/8" = 1'-0"
Project No.	95-17-01
Drawn By	CC
Checked By	MM
Date	DECEMBER 4, 1998
Access	see disk
Planner	DEAN BLVDWG

**KMART CENTER
SEC BUFFALO & WASHINGTON
LAS VEGAS, NEVADA**
A COMMERCIAL PROJECT FOR:
LAURICH PROPERTIES, INCORPORATED
2500 WEST SAHARA, DRIVE #200
LAS VEGAS, NEVADA 89102
702-220-4500

U-168-98
1-28-99 PC

STAFF



MCG
ARCHITECTS

4043 South Spencer Street Suite 300
Las Vegas, Nevada 89115
702/731-8662 Fax 702/731-8999

REVISIONS

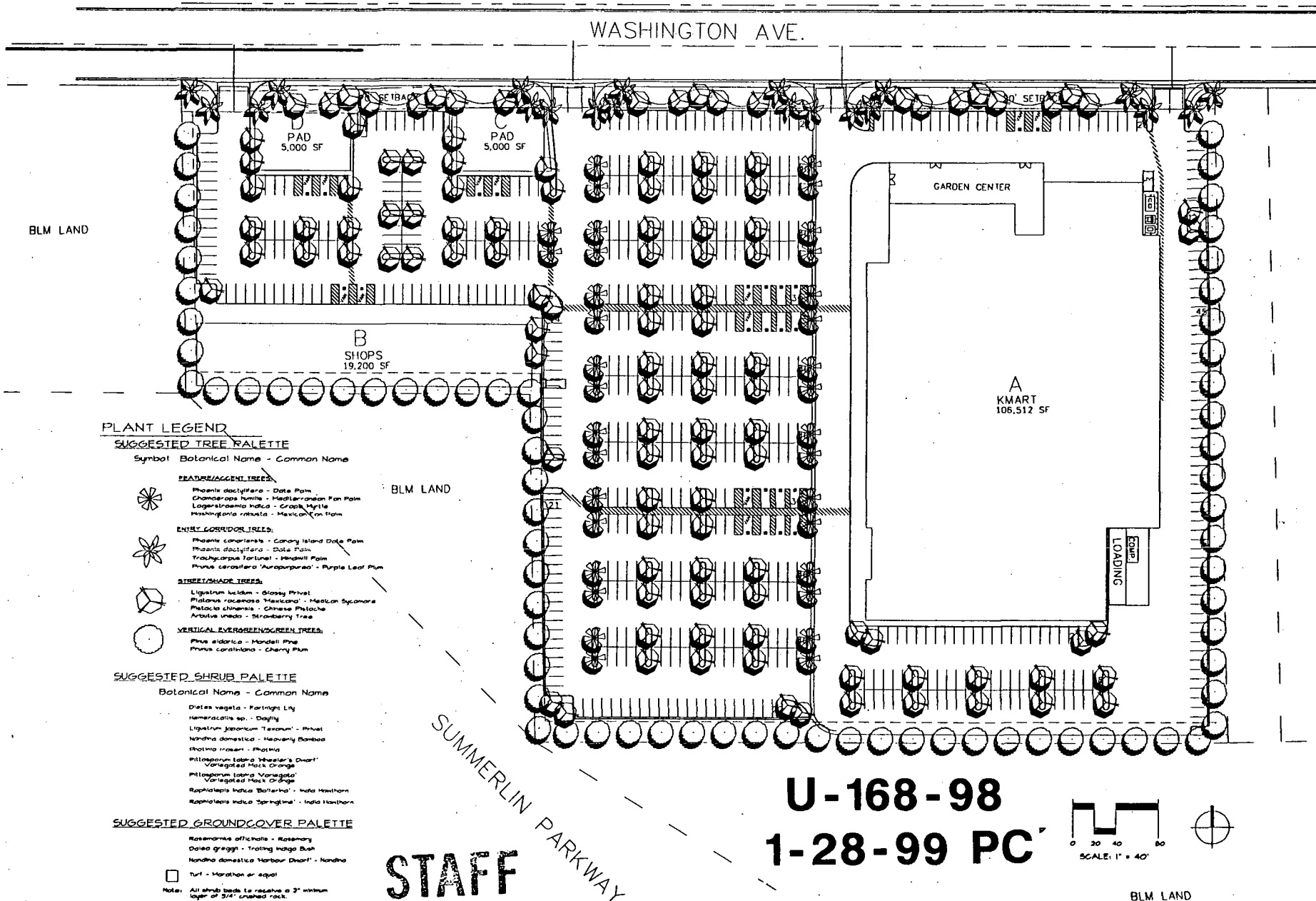
DATE 12-22-98
DRAWN BY JHA
SHEET TITLE

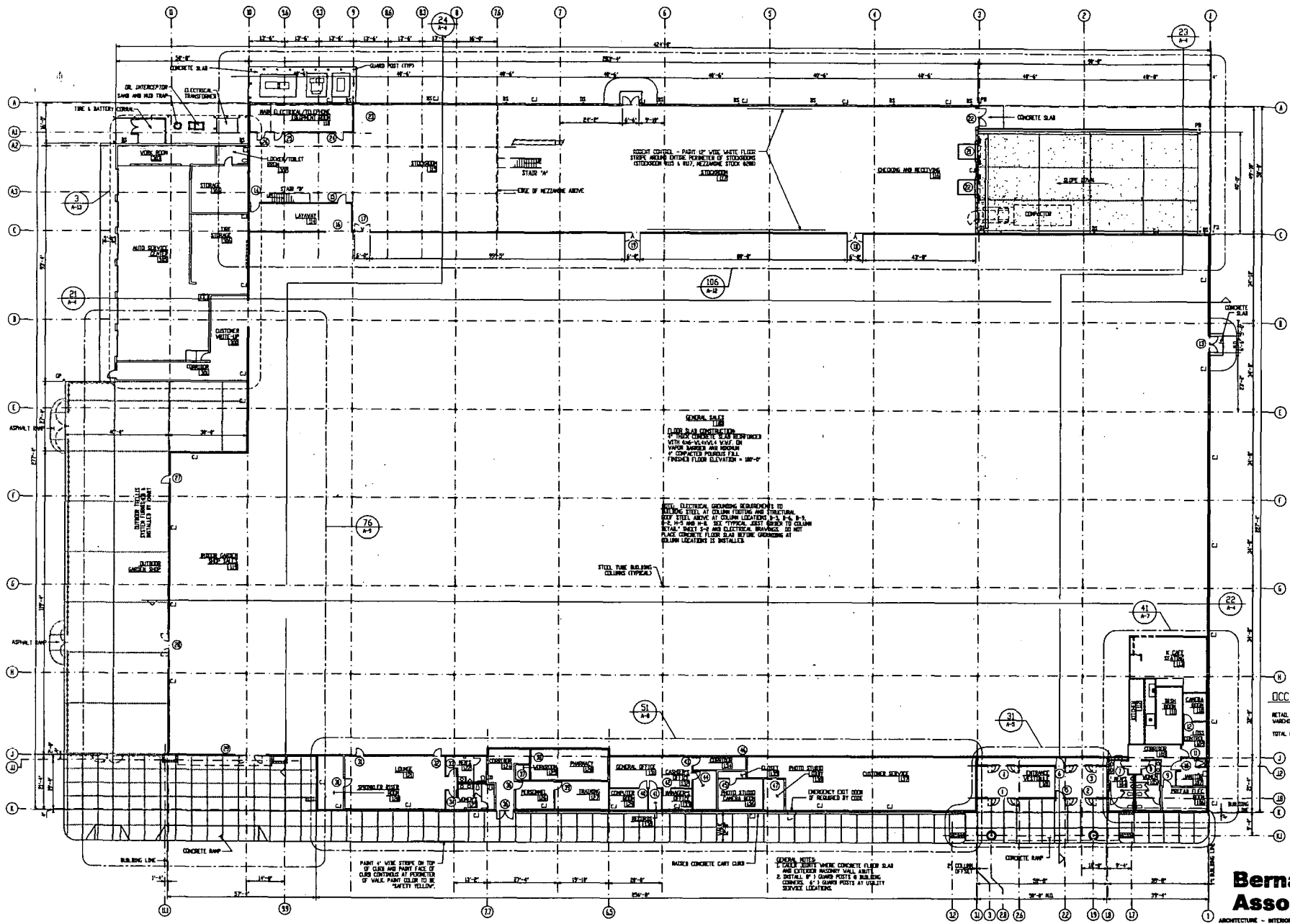
LANDSCAPE CONCEPT PLAN

DB NO.

-1

SUBJECTS





STAFF

U-168-98

1-28-99 PC

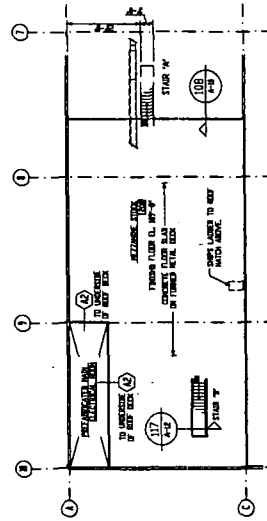


Bernard Deutsch Associates Inc.

ARCHITECTURE - INTERIOR DESIGN - PLANNING - PROJECT MANAGEMENT
2929 N. 44th St., Suite 320, Phoenix, Arizona 85018 (602)840-2929

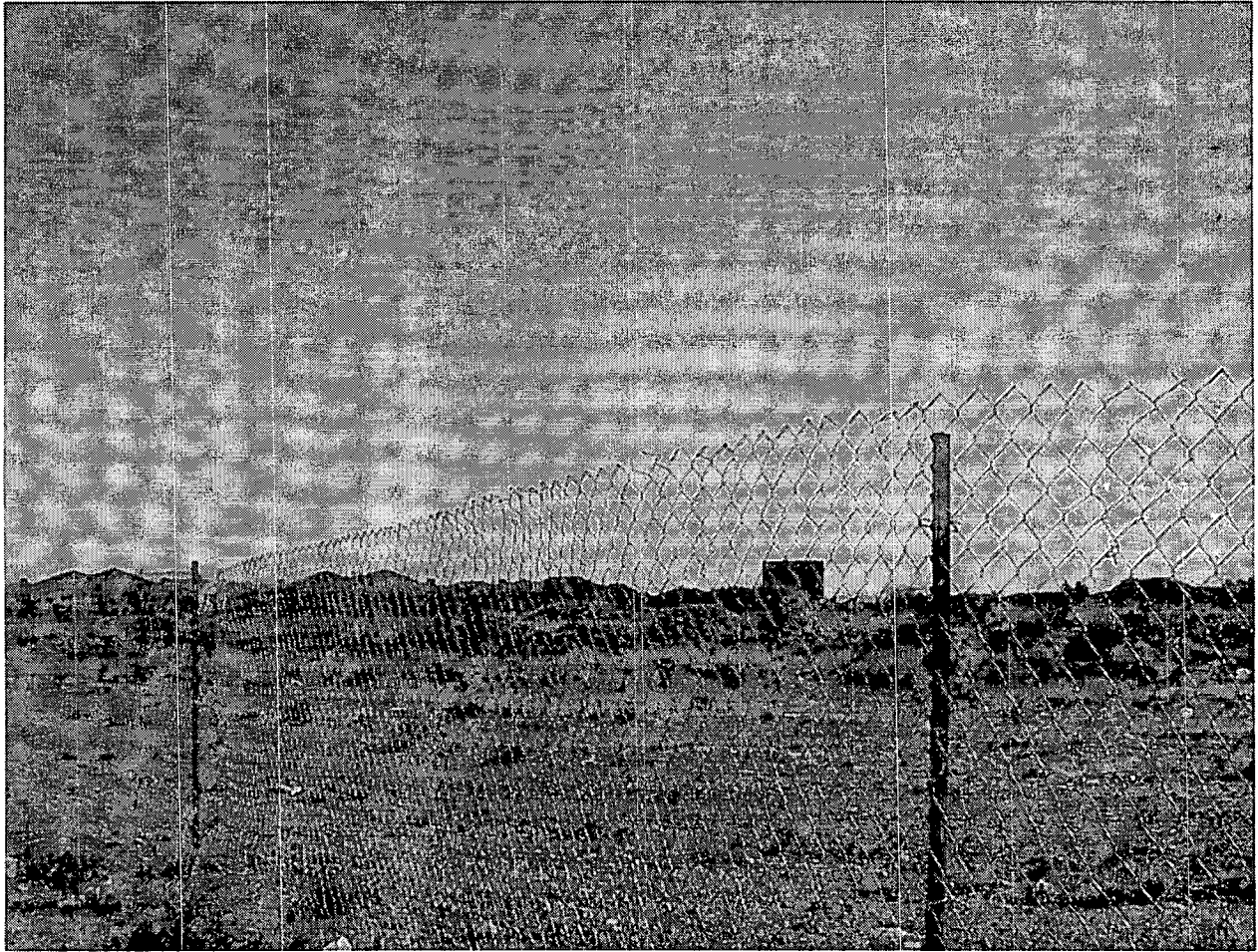


**Bernard Deutsch
Associates Inc.**
ARCHITECTURE - INTERIOR DESIGN - PLANNING - PROJECT MANAGEMENT
2225 N. 44th St., Suite 101, Phoenix, Arizona 85018 (602)940-2825



U-168-98
1-28-99 PC

STAFF



Southeast corner of Buffalo Dr. and Washington Ave.

Packaged Liquor Sales and Minor Auto Repair in conjunction with proposed 135,000 square foot retail store

U-168-98
U-169-98
Z-131-94(5)

RECEIVED
CITY CLERK

1999 FEB 18 P 12:40

Michael P. Curley

7356 Restful Springs Ct

Las Vegas, NV 89128-4302

February 13, 1999

City Clerk

1st floor, City Hall

400 East Stewart Ave.

Protest

Las Vegas, NV 89102

To whom it may concern:

I would like to file written objections to the following Special Use

Permit applications 1) U-168-98

2) U-169-98

3) U-171-98

I feel that these business operations would definitely devalue the property value in the surrounding area, which would include my property. I am ~~not~~ against growth at all, but I can't think of anything that would devalue property any more than a pawn shop and a K-Mart. These businesses cater to the bottom of the food chain, and why do you want to bring that element into the Near Summerlin area. One walk around any K-Mart in the county will open up your eyes as to sloppy and cheap operation they manage.

This is a beautiful area, why ruin it? With all the growth going on, I'm sure the City can find better long term tenants to fill this property and attract a better clientele. Let's not let greed, for a couple of tax dollars now, interfere with the long term growth plans of this neighborhood.

Please these 3 proposals mentioned above are not good for this community.

1993, 94, 95

Sincerely,
Michael P. Curley

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

Page 67

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****SPECIAL USE PERMIT RELATED TO
Z-131-94(5), U-168-98 AND U-171-98 - PUBLIC
HEARING**

94

**U-169-98 - HANK GORDON ON BEHALF OF
LAURICH PROPERTIES, INC.**

Request for a Special Use Permit on property located on the south side of Washington Avenue, approximately 320 feet east of Buffalo Drive FOR A MINOR AUTO REPAIR GARAGE IN CONJUNCTION WITH A PROPOSED 106,512 SQUARE FOOT GENERAL RETAIL STORE (K-MART), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Adamsen), APN's: 138-27-312-002 and 003.

NOTICES MAILED: 497 BY CITY CLERK

APPROVALS: 0

AFTER PC MEETING

_____ Letters
_____ Petitions

TOTAL 0

PROTESTS: 4

AFTER PC MEETING

1 _____ Letters
_____ Petitions

TOTAL 5

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to:

1. The use shall comply with all applicable requirements of Title 6.5 of the Las Vegas Municipal Code.

**ADAMSEN - APPROVED subject to conditions -
UNANIMOUS with Jones not voting**

MAYOR JONES declared the Public Hearing open.

ATTORNEY MARK FIORENTINO, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and indicated that the condition for no outside storage referenced by ATTORNEY YERGENSEN is a condition imposed on this Use Permit.

COUNCILMAN ADAMSEN added that all the work will be performed inside the building.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN ADAMSEN declared the Public Hearing closed.

NOTE: The majority of discussion pertaining to Item 92 [Z-131-94(5)], Item 93 [U-168-98], Item 94 [U-169-98] and Item 95 [U-171-98] was taken simultaneously under Item 92 [Z-131-94(5)].

NOTE: A Combined Verbatim Transcript of Item 92 [Z-131-94(5)], Item 93 [U-168-98], Item 94 [U-169-98] and Item 95 [U-171-98] is made a part of the Final Minutes under Item 92 Z-131-94(5)].

(2:24 - 2:47)

2 - 272

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

*City of Las Vegas***AGENDA & MINUTES**

Page 68

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM**ACTION****PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****APPROVED**U-169-98 - HANK GORDON ON BEHALF OF
LAURICH PROPERTIES, INC.

2. All repair and service work shall be performed within a completely enclosed building

3. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.

4. There shall be no outside storage of stock, equipment, or residual use equipment.

5. All disabled vehicles, if any, shall be stored in an area which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.

6. Conformance to all applicable Conditions of Approval for Z-131-94 and all other applicable subsequent site-related actions.

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

City of Las Vegas

**CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999**

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
-------------------------	--

SUBJECT: SPECIAL USE PERMIT RELATED TO Z-131-94(5), U-168-98 AND U-171-98 - PUBLIC HEARING - U-169-98 - HANK GORDON ON BEHALF OF LAURICH PROPERTIES, INC.

PURPOSE/BACKGROUND

APPLICATION REQUEST:

This request is for a Special Use Permit for a proposed minor auto repair garage in conjunction with a proposed 106,512 square foot general retail store (K-Mart) on property located on the south side of Washington Avenue, approximately 320 feet east of Buffalo Drive. The applicant's justification letter states that the use will be limited to the replacement/ sales of tires, batteries, and shocks; the property is zoned properly and the use is compatible with the surrounding area.

BACKGROUND DATA:

12/07/94	The City Council approved a Rezoning to C-1 (Limited Commercial) for this site (Z-131-94).
02/07/96	The City Council approved the first Extension of Time which expired on December 7, 1996 [Z-131-94(1)].
05/13/97	The City Council approved a second Extension of Time which expired on May 12, 1998 [Z-131-94(2)].
05/26/98	The City Council approved Site Development Plan Review of a proposed 131,144 square foot, 21 building, one-story office complex to be located on this site [Z-131-94(3)].
07/13/98	The City Council approved a third Extension of Time with no time limit [Z-131-94(4)].

DETAILS OF APPLICATION REQUEST:

Site Area:	11.74	Acres
Building Area:	135,712	Square Feet
Floor Area Ratio:	0.26	
Building Height:	37 Feet, 3 Inches	
Parking Required:	543	Spaces (Title 19A, General Retail Store, Other Than Listed)
Parking Provided:	664	Spaces

Agenda Item

94

City of Las Vegas

**CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999**

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
-------------------------	--

SUBJECT: SPECIAL USE PERMIT RELATED TO Z-131-94(5), U-168-98 AND U-171-98 - PUBLIC HEARING - U-169-98 - HANK GORDON ON BEHALF OF LAURICH PROPERTIES, INC.

PURPOSE/BACKGROUND

The proposed K-Mart store is within a proposed commercial center development, under consideration for Site Development Plan Review [Z-131-94(5)].

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	C-1 (ROI)	Unimproved
East	R-PD14	Drainage Channel, Multi-Family Residential
South	C-1 (ROI)	Unimproved
West	C-1 (ROI), U (M)	Unimproved

FINDINGS:

The proposed use can be operated in a manner that is harmonious and compatible with the existing and surrounding land uses as indicated by the General Plan. The subject site is physically suited for the type and intensity of land use being proposed. Washington Avenue, a secondary street, provides access to the site and is considered to be adequate in size to meet the requirements of the proposed use. Approval of this Special Use Permit at this location will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

The site is located within the C-1 (Limited Commercial) zoning district, which prohibits outdoor storage and display of products or merchandise except for garden centers. Therefore, no outdoor storage of automobiles, parts, or supplies is allowed on this site. Because of the site's proximity to residential development, all repair activity should take place within a completely enclosed building.

Agenda Item

--

*City of Las Vegas***CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999****AGENDA DOCUMENTATION**

TO: THE CITY COUNCIL	FROM: THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
-------------------------	--

SUBJECT: SPECIAL USE PERMIT RELATED TO Z-131-94(5), U-168-98 AND U-171-98 - PUBLIC HEARING - U-169-98
- HANK GORDON ON BEHALF OF LAURICH PROPERTIES, INC.

PURPOSE/BACKGROUND

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL.

PC NOTICES MAILED: 491

APPROVALS: 0

PROTESTS: 4

[NOTE: The protesters stated concerns regarding the development's noise and traffic impacts on the multi-family residential development located to the east.]

SEE ATTACHED LOCATION MAP

Agenda Item

--

UNIMPROVED LOT

WASHINGTON AVENUE

UNIMPROVED LOT

CURRENT SITE SUMMARY

LAND AREA	511,511 SF, 11.74 AC
BUILDING AREA	135,712 SF
FLOOR/AREA RATIO	265/1
K-MART PARCEL	
PARKING REQUIRED	426 STALLS
PARKING PROVIDED	541 STALLS
PARKING RATIO	5.0/ 1,000 SF
PADS D, C, AND SHOPS B PARCEL	
PARKING REQUIRED	117 STALLS
PARKING PROVIDED	123 STALLS
PARKING RATIO	4.2/ 1,000 SF

CITY OF LAS VEGAS PARKING REQUIREMENTS

RETAIL - 40,000 SF
135,712 SF/200 SF X 4 = 540 STALLS

HANDICAPPED PARKING REQUIREMENTS

K-MART PARCEL HANDICAPPED STALLS
2% OF 533 STALLS = 11 STALLS REQUIRED
18 STALLS PROVIDED

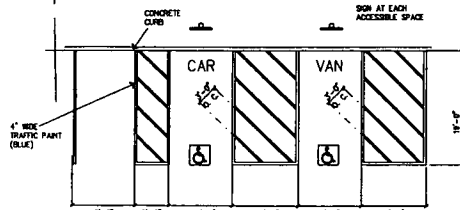
PADS AND SHOPS PARCEL
123 STALLS = 5 STALLS REQUIRED
6 STALLS PROVIDED

MULTI FAMILY
RESIDENTIAL

UNIMPROVED LOT

SUMMERLIN PARKWAY

TYPICAL ACCESSIBLE PARKING



VICINITY MAP

SITE PLAN SCHEME ONE

Sheet Title: SITE PLAN
Scale: 1" = 40' 0"
Project No.: 95-17401
Drawn By: JMM
Checked By: JMM
Date: NOVEMBER 14, 1998
Sheet: 001 of 001
Name: KURTIS J. MCGOUGH

The above depiction is based on the current plan of the development and the concept, size, and location of the structures is approximate. The configuration and size of the development including the structures, amount and location of parking, vehicular access, streets, landscapes, common areas and all other facilities and improvements depicted are subject to change at any time and from time to time without notice to tenants or others.

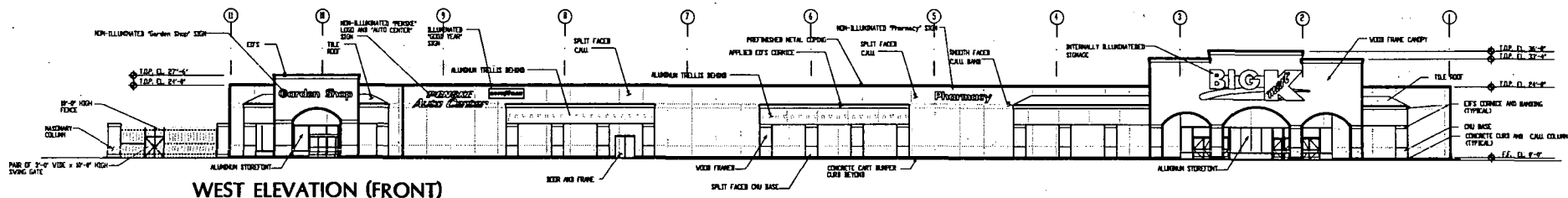
KMART CENTER
SEC BUFFALO & WASHINGTON
LAS VEGAS, NEVADA
A COMMERCIAL PROJECT FOR:
LAURICH PROPERTIES, INCORPORATED
2500 WEST SAHARA DRIVE #200
LAS VEGAS, NEVADA 89102
702-220-4500

U-169-98
1-28-98 PC

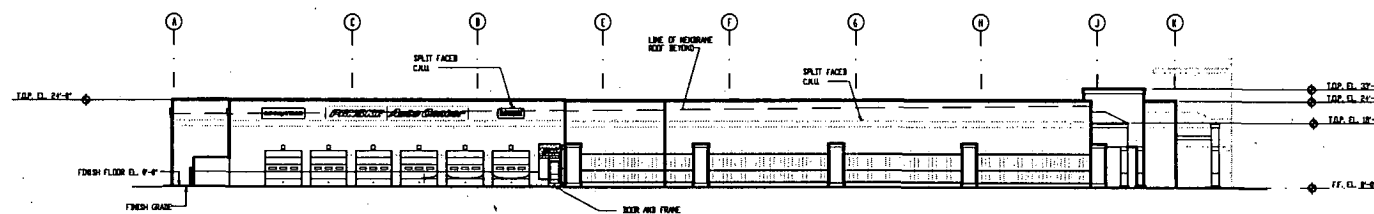
STAFF

MCG
ARCHITECTS

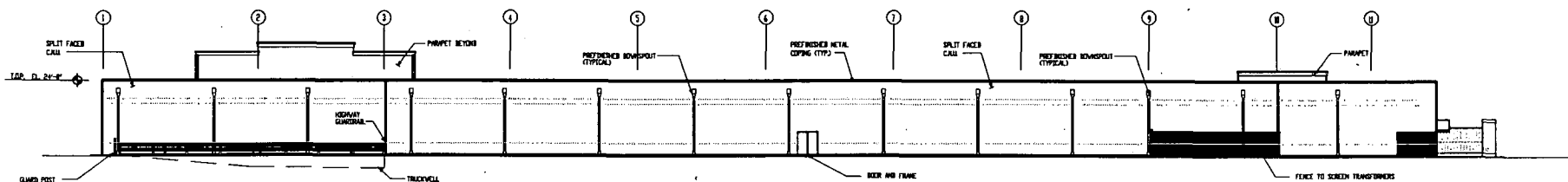
4045 South Spencer Street Suite 202
Las Vegas, Nevada 89119
702.733.8842 Fax 702.733.8898



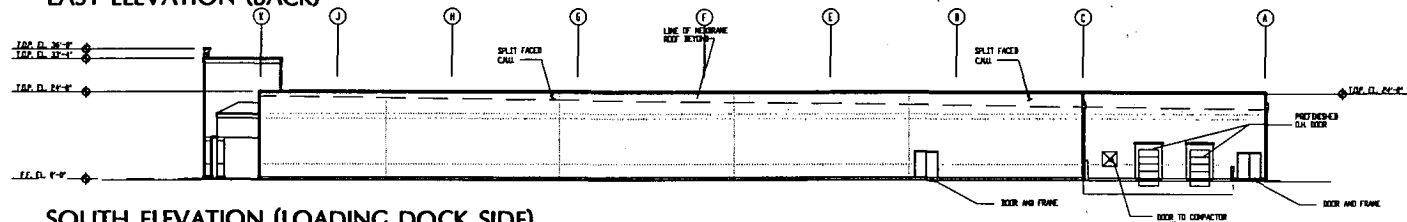
WEST ELEVATION (FRONT)



NORTH ELEVATION (GARDEN CENTER SIDE)

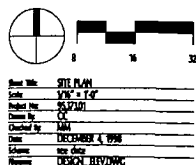


EAST ELEVATION (BACK)



SOUTH ELEVATION (LOADING DOCK SIDE)

ELEVATIONS SCHEME ONE



The above depiction is based on the current plan of the development and the concept, size, and location of the structures is approximate. The configuration and size of the development including the structures, amount and location of parking, vehicular access, streets, landscapes, common areas and all other facilities and improvements depicted are subject to change at any time and from time to time without notice to tenants or others.

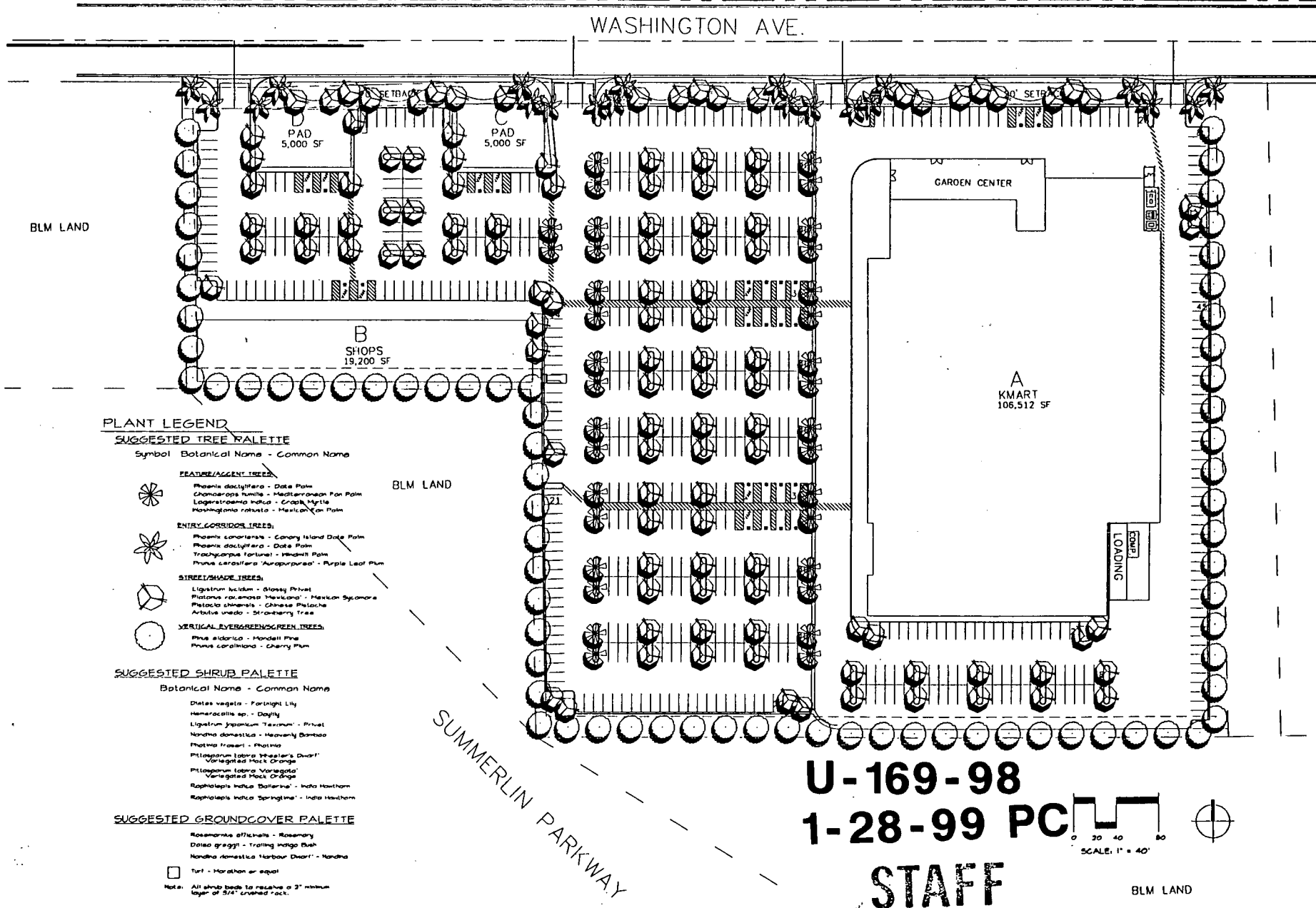
KMART CENTER
SEC BUFFALO & WASHINGTON
LAS VEGAS, NEVADA
 A COMMERCIAL PROJECT FOR:
LAURICH PROPERTIES, INCORPORATED
 2500 WEST SAHARA DRIVE #200
 LAS VEGAS, NEVADA 89102
 702-220-4500

U-169-98
1-28-99 PC

STAFF

MCG
 ARCHITECTS

4041 South Spencer Street Suite 306
 Las Vegas, Nevada 89119
 702/733-8642 Fax 702/733-8998



PLANT LEGEND

SUGGESTED TREE PALETTE

Symbol Botanical Name - Common Name



FEATURE/ACCENT TREES

Phoenix dactylifera - Date Palm
Chorizanthe humilis - Mediterranean Fan Palm
Lagotis indica - Greek Myrtle
Washingtonia robusta - Mexican Fan Palm



ENTRY/CORRIDOR TREES

Phoenix canariensis - Canary Island Date Palm
Phoenix dactylifera - Date Palm
Trachycarpus fortunei - Windmill Palm
Pinus caroliniana 'Aurea' - Purple Leaf Pine



STREET/SHADE TREES

Ligustrum lucidum - Glossy Privet
Platanus racemosa 'Hercules' - Mexican Sycamore
Platanus racemosa - Chinese Platanus
Artocarpus alatus - Breadfruit Tree



VERTICAL EVERGREEN TREES

Pinus alberta - Handall Pine
Pinus caroliniana - Cherry Pine

SUGGESTED SHRUB PALETTE

Botanical Name - Common Name

Dalmanella affinis - Forsythia
Hamamelis sp. - Dogwood
Ligustrum japonicum 'Tetragynum' - Privet
Nandina domestica - Heavenly Bamboo
Photinia fraseri - Photinia
Pittosporum tobira 'Neroli' - Dwarf
Variegated Mock Orange
Pittosporum tobira 'Variegata'
Variegated Mock Orange
Raphiophora indica 'Ballerina' - India Hawthorn
Raphiophora indica 'Springtime' - India Hawthorn

SUGGESTED GROUNDCOVER PALETTE

Rosemaria affinis - Rosemary
Dalea greggii - Trailing Fuchsia
Nandina domestica 'Harbour Dwarf' - Nandina
Turf - Marathon or equal



Note: All shrub beds to receive a 2" minimum layer of 3/4" crushed rock.



JOHN HANNA &
ASSOCIATES
LANDSCAPE ARCHITECTURE

414 South Center Avenue, Suite 200
Salt Lake City, Utah 84143
801/525-1807 - FAX 801/525-5858

SIGNATURE

K-MART CENTER
LAS VEGAS, NEVADA
LAURICH PROPERTIES, INC.
200 WEST SAHARA DRIVE, SUITE 200
LAS VEGAS, NEVADA 89102

REVISIONS

DATE 12-2-99

DRAWN BY JHA

SHEET TITLE

LANDSCAPE
CONCEPT
PLAN

JOB NO.

413

SHEET NO.

L-1

OF SHEETS

CITY COUNCIL MEETING OF FEBRUARY 22, 1999

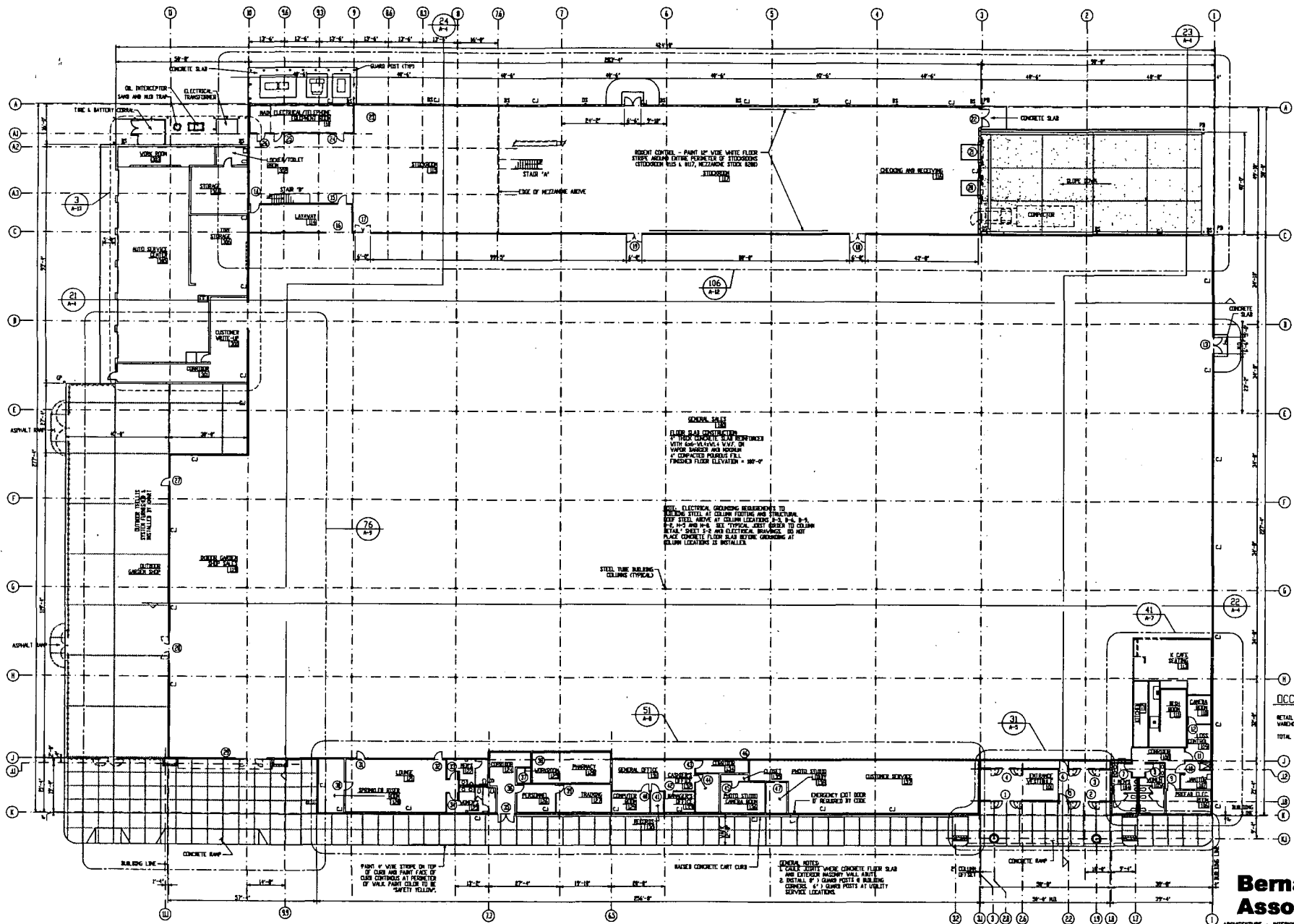
PAGE

798

U-169-98
1-28-99 PC
STAFF



BLM LAND



OCCUPANCY REQUIREMENTS

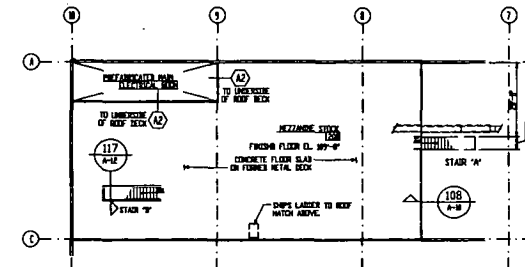
RETAIL, OFFICE, RESIDENTIAL, / 30
 VEHICLE AND RECEIVING USED 23,362 SF. / 30
 TOTAL OCCUPANT LOAD



Bernard Deutsch Associates Inc.

ARCHITECTURE - INTERIOR DESIGN - PLANNING - PROJECT MANAGEMENT
 3728 N. 45th St., Suite 300, Phoenix, Arizona 85018 (602)440-1228

START

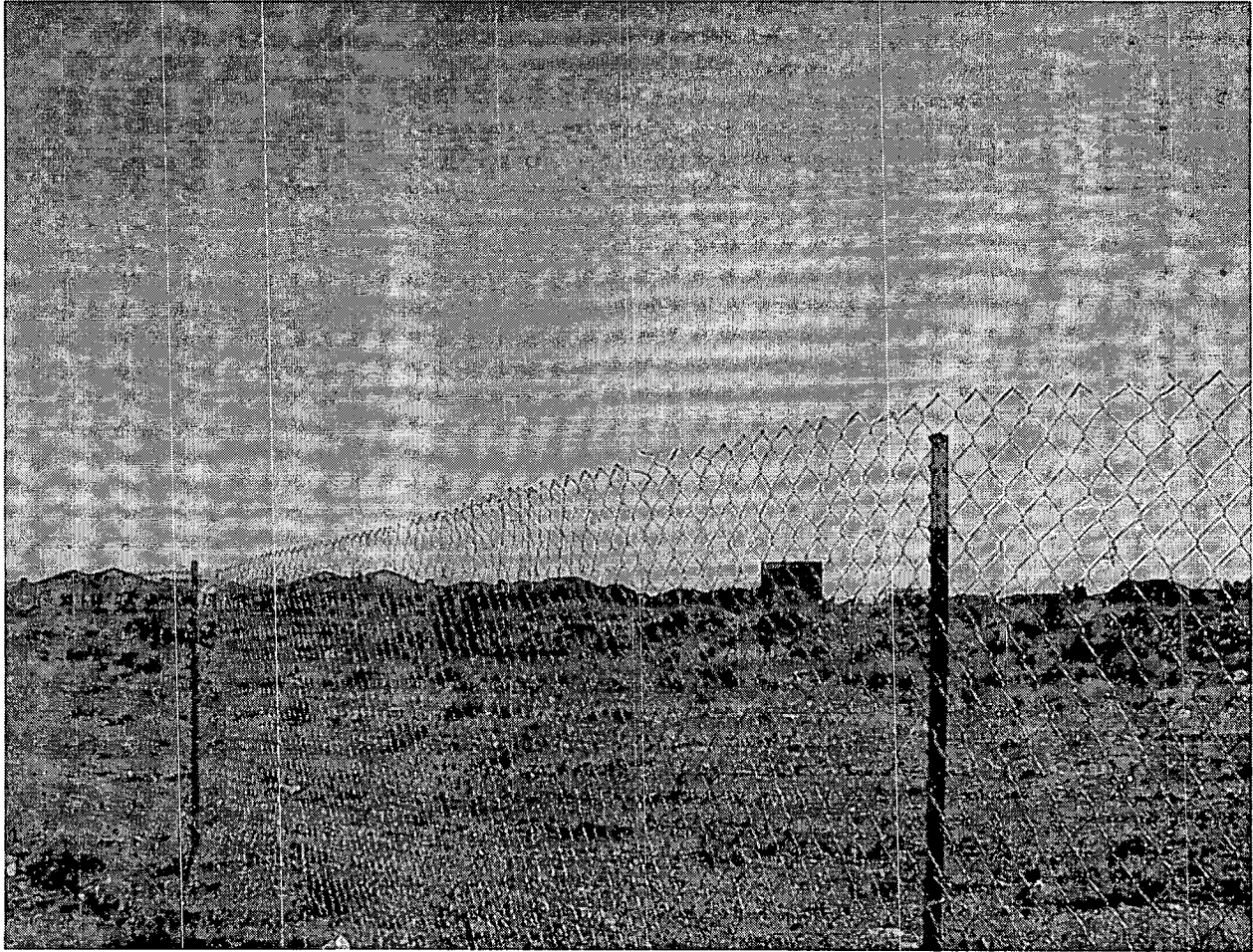


U-169-98
1-28-99 PC



**Bernard Deutsch
Associates Inc.**

ARCHITECTURE - INTERIOR DESIGN - PLANNING - PROJECT MANAGEMENT
2525 N. 44th St., Suite 220, Phoenix, Arizona 85018 (602)440-2525



Southeast corner of Buffalo Dr. and Washington Ave.

Packaged Liquor Sales and Minor Auto Repair in conjunction with proposed 135,000 square foot retail store

U-168-98
U-169-98
Z-131-94(5)

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

Page 69

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION**SPECIAL USE PERMIT RELATED TO
Z-131-94(5), U-168-98 AND U-169-98 - PUBLIC
HEARING**95 U-171-98 - HANK GORDON, ON BEHALF OF
CAMCO, INC. DBA SUPERPAWN**

Request for a Special Use Permit on property located on the south side of Washington Avenue, approximately 230 feet east of Buffalo Drive, FOR A PAWN SHOP (SUPERPAWN) AND SECOND-HAND DEALER IN CONJUNCTION WITH A PROPOSED 135,172 SQUARE FOOT COMMERCIAL RETAIL CENTER, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Adamsen), APN's: 138-27-312-002 and 003.

NOTICES MAILED: 498 BY CITY CLERK

APPROVALS: 0

AFTER PC MEETING

_____ Letters

_____ Petitions

TOTAL 0

PROTESTS: 4

AFTER PC MEETING

1 Letters

_____ Petitions

TOTAL 5

The Planning Commission (5-0-2 vote) and staff recommend APPROVAL, subject to:

1. Approval of this request does not constitute approval of a Pawn Broker, Auto Pawn or Secondhand Sales license.

2. The hours of operation shall be from 9:00 a.m. to 7:00 p.m., and may be extended to 9:00 p.m. during the Thanksgiving through Christmas holidays from November 1st through January 1st.

ADAMSEN - APPROVED subject to conditions and amending Condition #6 to read that the roll-down metal door proposed for the Pawn Shop shall be deleted, hinged swing style doors shall be allowed - **UNANIMOUS** with Jones and McDonald not voting

MAYOR JONES declared the Public Hearing open.

ATTORNEY MARK FIORENTINO, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and requested that Condition #6 be modified to match Condition #5 imposed under the related site plan review [Item 92 - Z-131-94(5)].

TERESA KWOK, 1004 Transom Drive, protested the pawn shop which would bring crime into the area and affect the many children living in the area. There is a school bus stop in front of the apartment complex used by 20 children. She itemized the nearby locations of several Super Pawns and questioned the impact of the use on her neighborhood. She has a concern with the K-Mart liquor sales.

COUNCILMAN ADAMSEN explained that the City does not regulate competition and the number and location of businesses is market driven.

ATTORNEY CHRIS YERGENSEN, Jones Vargas, 3773 Howard Hughes Parkway, concurred with the comments made by MS. KWOK. The perception of pawnshops is one that makes it inappropriate in residential areas. He expressed a concern with renting their property given the stigma of crime attached to pawnshops. He requested a careful evaluation and the consideration of the Council.

ATTORNEY FIORENTINO clarified an inaccuracy regarding the distance between Super Pawns. It is anticipated that the customer base will be the people who live in the immediate vicinity, including himself since he lives a half a mile away. There are no statistics that pawn shops create crime. In

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

Page 70

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION**U-171-98 - HANK GORDON, ON BEHALF OF
CAMCO, INC. DBA SUPERPAWN

3. A statistical report regarding transaction ratios shall be submitted by the applicant to the Planning and Development Department staff after six months of operation.

4. The sale of weapons shall be prohibited.

5. No outdoor display, sales, or storage of any merchandise shall be permitted.

6. The roll-down metal door proposed for the Pawn Shop shall be deleted.

7. All buildings in the commercial center shall have a unified architectural design and color scheme, the pawn shop building panel walls shall not be teal, blue or any other shades of blue.

8. There shall be no drive through lane associated with the Pawn Shop building.

9. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.

10. Site development to comply with all applicable Conditions of Approval for Zoning Reclassification Z-131-94, the Washington/Buffalo Commercial Subdivision, and all subsequent site-related actions as required by the Planning and Development Department and the Department of Public Works.

11. Unless already constructed by the Master Developer, construct all incomplete half-street improvements (sidewalk, Streetlights and the full-width of the driveway accessing this site) on Washington Avenue adjacent to this site as required by the Department of Public Works.

particular, these conditions limit the hours of operation, prohibit gun sales, outside storage and a drive through. This will all make sure that this business will be a good neighbor.

COUNCILMAN ADAMSEN discussed with ATTORNEY FIORENTINO that Super Pawn sells both new and used items. The vast majority of individuals pawning items return and claim those items. ATTORNEY FIORENTINO recommended that those with concerns visit a Super Pawn to see that it is a retail business with a loan component. The last place a person would go to pawn stolen goods is Super Pawn because every transaction is recorded on camera, requires two forms of identification and is reported daily to Metro. In fact, Super Pawn worked with Metro to design and write the computerized reporting system.

COUNCILMAN ADAMSEN stated that he considers his constituents' concerns but the question on a special use permit is if the use is harmonious and compatible. This is a commercial district, directly across the street from another large commercial district with a third smaller commercial district to the north. There is BLM land to the west which may or may not be commercial in the future depending on what happens with the public land disposition laws. Petitions were received but does not change the commercial nature of three of the corners of this intersection. The conditions of approval are sufficient to address the concerns.

There was no further discussion.

COUNCILMAN ADAMSEN declared the Public Hearing closed.

NOTE: The majority of discussion pertaining to Item 92 [Z-131-94(5)], Item 93 [U-168-98], Item 94 [U-169-98] and Item 95 [U-171-98] was taken simultaneously under Item 92 [Z-131-94(5)].

NOTE: A Combined Verbatim Transcript of Item 92 [Z-131-94(5)], Item 93 [U-168-98], Item 94 [U-169-98] and Item 95 [U-171-98] is made a part of the Final Minutes under Item 92 Z-131-94(5)].

(2:24 - 2:47)

2 - 272

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

Page 71

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION**U-171-98 - HANK GORDON, ON BEHALF OF
CAMCO, INC. DBA SUPERPAWN

Construct sidewalk on at least one side of the driveway connecting this site to Washington Avenue; such sidewalk shall extend from the sidewalk on Washington Avenue to the first intersection of the on-site roadway network, and shall be terminated on-site with a handicap ramp.

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

APPROVED

City of Las Vegas

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
-------------------------	--

SUBJECT: SPECIAL USE PERMIT RELATED TO Z-131-94(5), U-168-98 AND U-169-98 - PUBLIC HEARING - U-171-98
- HANK GORDON ON BEHALF OF CAMCO, INC. DBA SUPERPAWN

PURPOSE/BACKGROUND

APPLICATION REQUEST:

This request is for a Special Use Permit for a pawn shop and secondhand dealer in conjunction with a proposed 135,172 square foot commercial retail center on property located on the south side of Washington Avenue, approximately 230 feet east of Buffalo Drive. The applicant's justification letter states that the property is located in a C-1 (Limited Commercial) zoning area, proper zoning for a business conducting the requested use, and the City requires a Special Use Permit.

BACKGROUND DATA:

12/07/94	The City Council approved a Rezoning to C-1 (Limited Commercial) for this site [Z-131-94].
02/07/96	The City Council approved the first Extension of Time which expired on December 7, 1996 [Z-131-94(1)].
05/13/97	The City Council approved a second Extension of Time which expired on May 12, 1998 [Z-131-94(2)].
05/26/98	The City Council approved Site Development Plan Review of a proposed 131,144 square foot, 21 building, one-story office complex to be located on this site [Z-131-94(3)].
07/13/98	The City Council approved a third Extension of Time with no time limit [Z-131-94(4)].

DETAILS OF APPLICATION REQUEST:

Pad Site Area:	11.74	Acres
Building Area:	135,712	Square Feet
Pawn Shop Building Area:	7,522	Square Feet
Floor Area Ratio:	0.26	
Building Height:	37 Feet, 3	Inches
Parking Required:	30	Spaces (Title 19A, General Retail Store, Other Than Listed)
Parking Provided:	30	Spaces

Agenda Item

95

City of Las Vegas

**CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999**

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
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SUBJECT: SPECIAL USE PERMIT RELATED TO Z-131-94(5), U-168-98 AND U-169-98 - PUBLIC HEARING - U-171-98
- HANK GORDON ON BEHALF OF CAMCO, INC. DBA SUPERPAWN

PURPOSE/BACKGROUND

The Pawn Shop building is proposed with lullid beige and sunbaked sand stucco colors. The materials and architectural style of this building matches the proposed K-Mart building located farther east on the overall site. The main entrance is a double door with a roll-down security door on the outside.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	C-1 (ROI)	Unimproved
East	R-PD14	Drainage Channel, Multi-Family Residential
South	C-1 (ROI)	Unimproved
West	C-1 (ROI), U (M)	Unimproved

FINDINGS:

USE / OPERATIONS:

The application contents indicate that the business will be limited to business hours of 9:00 a.m. to 7:00 p.m., 7 days per week with extended hours during the holiday seasons (not limited to Christmas, New Years, or any other specific holiday season) from 9:00 a.m. to 9:00 p.m. No firearms will be sold at this location. The applicant has also stated that the use does not look or operate like other pawn and second hand businesses.

DETERMINATIONS:

The evaluation of a pawn shop and secondhand dealer is based upon the Special Use Permit requirements contained in Title 19A as well as surrounding development and community conditions. In addition, Title 19A requires Special Use Permit Determinations that must be satisfied in order to approve a Special Use Permit. These determinations include:

1. The 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;

Agenda Item

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City of Las Vegas

**CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999**

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
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SUBJECT: SPECIAL USE PERMIT RELATED TO Z-131-94(5), U-168-98 AND U-169-98 - PUBLIC HEARING - U-171-98
- HANK GORDON ON BEHALF OF CAMCO, INC. DBA SUPERPAWN

PURPOSE/BACKGROUND

2. The site is physically suitable for the type and intensity of land use being 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; and
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 immediately surrounding area is planned and zoned for commercial development. Existing development nearby consists of single family and multi-family residential to the east and north. Commercial development exists on the northeast corner of Buffalo Drive and Washington Avenue. The parcel located across the street to the north is unimproved and an application is pending for development with a commercial retail center. This area is experiencing development interest for commercial space. However, research of City records indicates that no pawn shops or secondhand dealer businesses have become concentrated within the immediate vicinity of this site.

The site is part of a larger parcel proposed for development under application Z-131-94(5) and, combined with that larger parcel it is physically suited for commercial development. Washington Avenue is a secondary arterial and Buffalo Drive is a primary arterial of adequate size and capacity for the proposed use.

The application information has been routed to the Metro Crime Prevention office. However, as of the writing of this report, no crime statistics or correspondence that would negate the potential for locating the business at this site have been reported to the Planning and Development Department. Also, a statistical transaction report or other information has not been submitted.

MINIMUM STANDARDS:

Title 19A establishes minimum standards that Special Uses must meet as a threshold for approval. The pawn shop and secondhand dealer standards included:

1. No outdoor display, sales or storage of any merchandise shall be permitted.

Agenda Item

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City of Las Vegas

**CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999**

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
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SUBJECT: SPECIAL USE PERMIT RELATED TO Z-131-94(5), U-168-98 AND U-169-98 - PUBLIC HEARING - U-171-98
- HANK GORDON ON BEHALF OF CAMCO, INC. DBA SUPERPAWN

PURPOSE/BACKGROUND

2. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.
3. No secondhand dealer shall be located on either side of Fremont Street or on Las Vegas Boulevard south, between Charleston Boulevard and Sahara Avenue.
4. The application contents indicate that there will be no outdoor activities associated with the conduct of the secondhand sales.

SITE DESIGN:

In review of the Site Development Plan Review for this site as part of the larger commercial center, staff recommended that the proposed roll-down metal door be deleted; that blue, teal, or other blue shades of banding shall be prohibited on the Pawn Shop building and all buildings in the commercial center shall have a unified architectural design and color scheme; and that there shall be no drive through lane associated with the Pawn Shop building. In order to provide adequate documentation for permit review and inspection, these conditions are included in this recommendation.

The Planning Commission (5-0-2 vote) and staff recommend APPROVAL.

PC NOTICES MAILED: 491

APPROVALS: 0

PROTESTS: 4

[NOTE: The protesters stated concerns that the proposed use will negatively impact the neighborhood.]

SEE ATTACHED LOCATION MAP

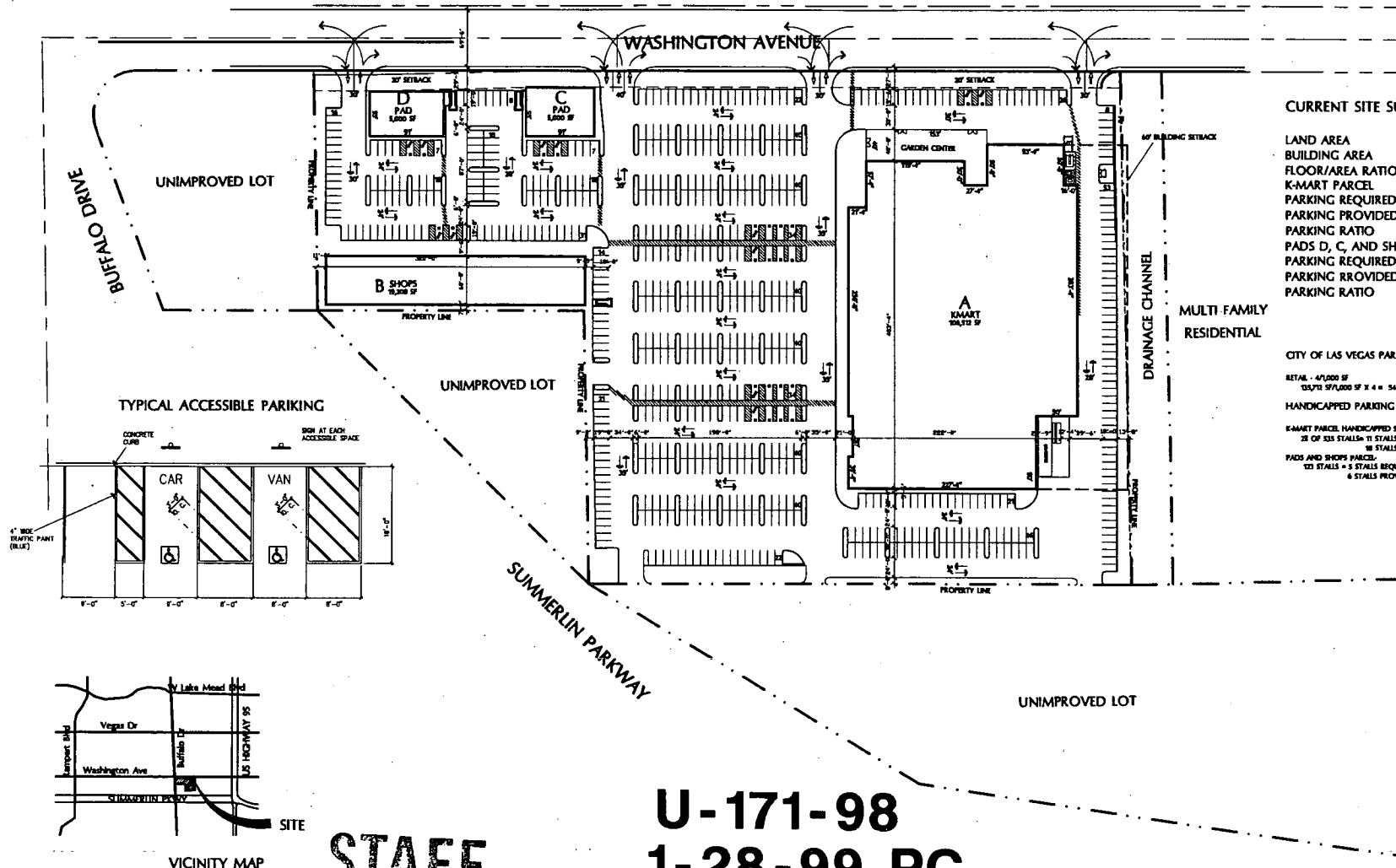
Agenda Item

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CASE: U-171-98
RADIUS: 1000 FT

UNIMPROVED LOT



CURRENT SITE SUMMARY

LAND AREA	511,511 SF, 11.74 AC
BUILDING AREA	135,712 SF
FLOOR/AREA RATIO	265/1
K-MART PARCEL	
PARKING REQUIRED	426 STALLS
PARKING PROVIDED	541 STALLS
PARKING RATIO	5.0/ 1,000 SF
PADS D, C, AND SHOPS B PARCEL	
PARKING REQUIRED	117 STALLS
PARKING PROVIDED	123 STALLS
PARKING RATIO	4.2/ 1,000 SF

MULTI-FAMILY
RESIDENTIAL

CITY OF LAS VEGAS PARKING REQUIREMENTS

RETAIL - 47,000 SF
135,712 SF/1,000 SF X 4 = 543 STALLS

HANDICAPPED PARKING REQUIREMENTS

K-MART PARCEL HANDICAPPED STALLS
25 OF 533 STALLS = 11 STALLS REQUIRED
18 STALLS PROVIDED
PADS AND SHOPS PARCEL
123 STALLS = 5 STALLS REQUIRED
6 STALLS PROVIDED

STAFF

**U-171-98
1-28-99 PC**

SITE PLAN SCHEME ONE

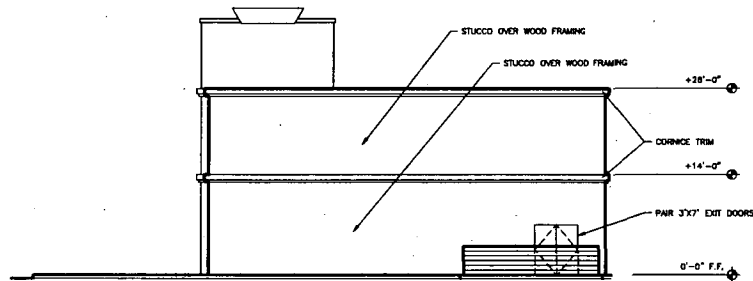
Scale	1" = 60'-0"
Project No.	93-171-98
Drawn By	HN
Checked By	HN
Date	NOVEMBER 17, 1998
Client	SEE DATA
Revised	93-171-98-MOD

The above depiction is based on the current plan of the development and the concept, size, and location of the structures is approximate. The configuration and size of the development including the structures, amount and location of parking, vehicular access, streets, landscapes, common areas and all other facilities and improvements depicted are subject to change at any time and from time to time without notice to tenants or others.

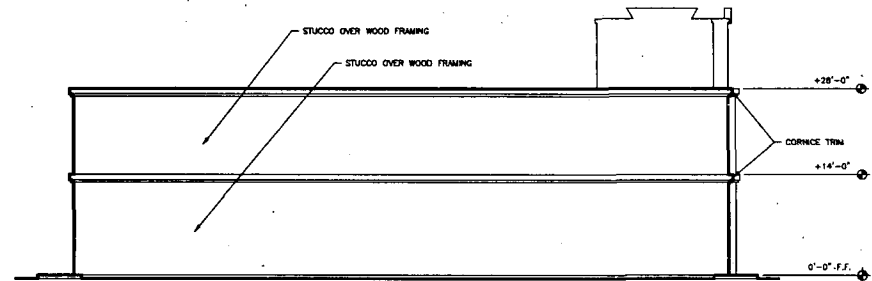
**KMART CENTER
SEC BUFFALO & WASHINGTON
LAS VEGAS, NEVADA**
A COMMERCIAL PROJECT FOR:
LAURICH PROPERTIES, INCORPORATED
2500 WEST SAHARA DRIVE #200
LAS VEGAS, NEVADA 89102
702-220-4500

MCG
ARCHITECTS

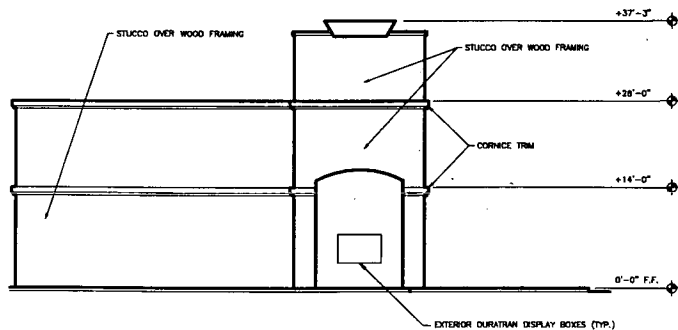
4045 South Spencer Street Suite 306
Las Vegas, Nevada 89119
702.713.0443 Fax 702.713.0998



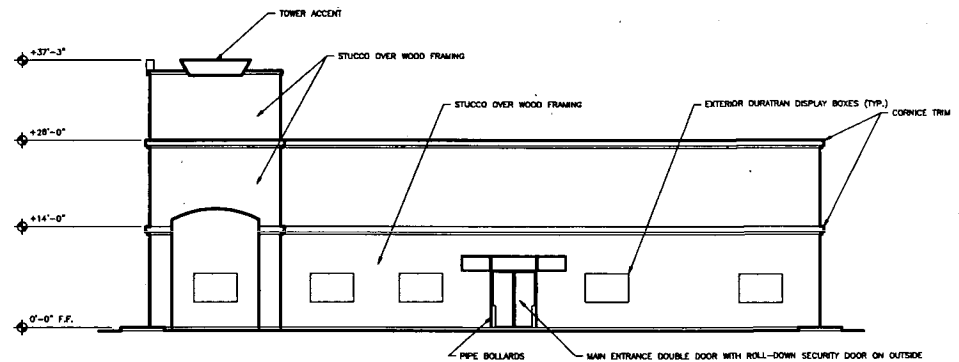
EAST ELEVATION



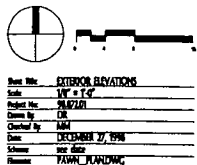
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



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SUPER PAWN
SEC BUFFALO & WASHINGTON
LAS VEGAS, NEVADA
 A COMMERCIAL PROJECT FOR:
LAURICH PROPERTIES, INCORPORATED
 2500 WEST SAHARA DRIVE #200
 LAS VEGAS, NEVADA 89102
 702-220-4500

U-171-98
1-28-99 PC

STAFF

MCG
 ARCHITECTS

4041 South Spencer Street Suite 204
 Las Vegas, Nevada 89119
 702/318662 Fax 702/318998

STAFF

WASHINGTON AVE.

BLM LAND

B
SHOPS
19,200 SF

A
K-MART
106,512 SF

GARDEN CENTER

LOADING

PLANT LEGEND

SUGGESTED TREE PALETTE

Symbol Botanical Name - Common Name

- FEATURE/ACCENT TREES**
- Phoenix dactylifera - Date Palm
 - Chorizanthe humilis - Mediterranean Fan Palm
 - Lagotis indica - Greek Myrtle
 - Washingtonia robusta - Mexican Fan Palm
- ENTRY CORRIDOR TREES**
- Phoenix canariensis - Canary Island Date Palm
 - Phoenix dactylifera - Date Palm
 - Trachycarpus fortunei - Windmill Palm
 - Pinus caroliniana 'Aurea' - Purple Leaf Pine
- STREETSHADE TREES**
- Ligustrum lucidum - Glossy Privet
 - Platanus racemosa 'Texana' - Mexican Sycamore
 - Platanus chinensis - Chinese Platanus
 - Arbutus unedo - Strawberry Tree
- VERTICAL EVERGREEN TREES**
- Pinus alberta - Handmill Pine
 - Pinus caroliniana - Cherry Pine

SUGGESTED SHRUB PALETTE

Botanical Name - Common Name

- Dalmanella affinis - Fairy Light Lily
- Hemerocallis sp. - Daylily
- Ligustrum japonicum 'Texanum' - Privet
- Nandina domestica - Heavenly Bamboo
- Philadelphus - Philadelphus
- Pittosporum tobira 'Nana' - Dwarf
- Variegated Mock Orange
- Pittosporum tobira 'Variegata' - Variegated Mock Orange
- Raphanopis indica 'Dollars' - India Hawthorn
- Raphanopis indica 'Springtime' - India Hawthorn

SUGGESTED GROUND COVER PALETTE

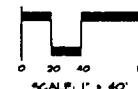
- Rosemaria affinis - Rosemary
- Dalmanella affinis - Fairy Light Lily
- Nandina domestica 'Heavenly Bamboo' - Nandina

Y - Marston or equal

Note: All shrub beds to receive a 2" minimum layer of 3/4" washed rock.

SUMMERLIN PARKWAY

U-171-98
1-28-99 PC



BLM LAND



JOHN HANNA &
ASSOCIATES
LANDSCAPE ARCHITECTURE

414 South Capitol Avenue, Suite 200
Solana Beach, California 92075
619/758-1881 - FAX 619/758-5858

SIGNATURE

K-MART CENTER
LAS VEGAS, NEVADA
LAURICH PROPERTIES, INC.
WEST SAHARA DRIVE, SUITE 200
LAS VEGAS, NEVADA 89102

REVISIONS

DATE 12-22-98

DRAWN BY JHA

SHEET TITLE

LANDSCAPE

CONCEPT

PLAN

JOB NO.

413

SHEET NO.

L-1

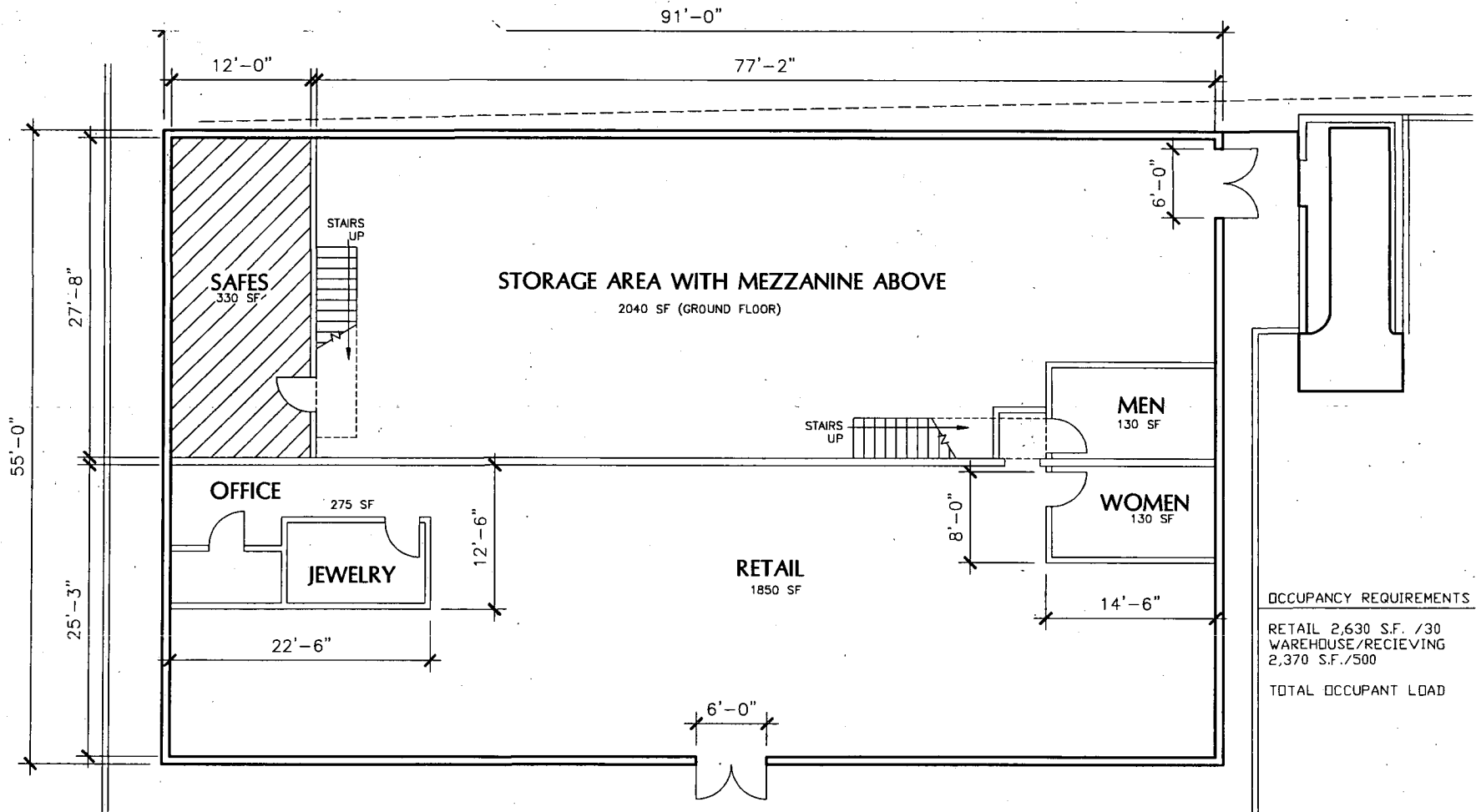
OF SHEETS

CITY COUNCIL MEETING OF FEBRUARY 22, 1999

PAGE

812

STAFF



OCCUPANCY REQUIREMENTS		
RETAIL 2,630 S.F. /30	88	OCC.
WAREHOUSE/RECEIVING 2,370 S.F./500	5	OCC.
TOTAL OCCUPANT LOAD	93	OCC.

PLAN
SCHEME ONE



Date: 12/15/98
 Title: PLAN
 Scale: 1/4" = 1'-0"
 Drawn by: JLM
 Checked by: JLM
 Date: 12/15/98
 Name: JLM

The above depiction is based on the current plan of the development and the concept, size, and location of the structures is approximate. The configuration and size of the development including the structures, amount and location of parking, vehicular access, streets, landscapes, common areas and all other facilities and improvements depicted are subject to change at any time and from time to time without notice to tenants or others.

SUPER PAWN
SEC BUFFALO & WASHINGTON
LAS VEGAS, NEVADA
 A COMMERCIAL PROJECT FOR:
LAURICH PROPERTIES, INCORPORATED
 2500 WEST SAHARA DRIVE #200
 LAS VEGAS, NEVADA 89102
 702-220-4500

U-171-98

1-28-99 PC

MCG
 ARCHITECTS

2025 South Governor Street, Suite 300
 Las Vegas, Nevada 89102
 702.733.8442 Fax 702.733.8998



Southeast corner of Buffalo Dr. and Washington Ave.

Proposed Pawn Shop and Second Hand Dealer

U-171-98

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

Page 72

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****SITE DEVELOPMENT PLAN REVIEW -
PUBLIC HEARING**

96

**Z-76-98(2) - CIMARRON SPRINGS LIMITED
LIABILITY COMPANY ON BEHALF OF BIG SKY
DEVELOPMENT, INC.**

Request for a Site Development Plan Review on property located on the south side of Deer Springs Way, approximately 1,282 feet east of Cimarron Road, FOR A PROPOSED 272 UNIT APARTMENT COMPLEX, TC (Towncenter) Zone, Size: 13.89 Acres, Ward 4 (Brown), APN: 125-21-701-006.

NOTICES MAILED: 241 BY PLANNING DEPT

APPROVALS: 0

AFTER PC MEETING

_____ Letters
_____ Petitions

TOTAL 0

PROTESTS: 4

AFTER PC MEETING

_____ Letters
_____ Petitions

TOTAL 4

CONCERNS: 1

AFTER PC MEETING

_____ Letters
_____ Petitions

TOTAL 1

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

BROWN - APPROVED subject to conditions and the following added conditions:

- Deer Springs Way shall be posted "no parking" adjacent to this site as required by the Department of Public Works;
- The east end of Deer Springs Way shall be temporarily barricaded until such time as the City deems it necessary to terminate Deer Springs Way or extend Deer Springs Way easterly as required by the Department of Public Works;
- entrance to the development shall be controlled by an automated gate operated by key pass or similar system;
- parking of recreational vehicles or boats shall be prohibited except inside of a possible garage -

UNANIMOUS

COUNCILMAN ADAMSEN declared the Public Hearing open.

APPEARANCES:

JOHN LOBROVICH, Big Sky Development, 3320 N. Buffalo Drive

KEVIN PARKINSON, Big Sky Development, 3320 N. Buffalo Drive

STEPHEN REILLY, 7000 Steeple Court

ROBERT GENZER, Planning & Development

THERESA O'DONNELL, Director of Planning & Development

CHRIS KNIGHT, Planning & Development

CHERI EDELMAN, Public Works

MAYOR PRO TEM McDONALD declared the Public Hearing closed.

NOTE: A Combined Verbatim Transcript of Item 96 [Z-76-98(2)] and Item 97 [Z-76-98(3)] is made a part of the Final Minutes under Item 96 [Z-76-98(2)].

(2:47 - 3:12)

2 - 1040

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****APPROVED**

Z-76-98(2) - CIMARRON SPRINGS LIMITED
LIABILITY COMPANY ON BEHALF OF BIG SKY
DEVELOPMENT, INC.

1. Submit applications to vacate all existing public rights-of-way in conflict with this proposal (i.e. Conough Lane, Deer Springs Way west of Cimarron Road) as required by the Department of Public Works; such Vacation Application(s) shall be acted upon by City Council prior to the submittal of any construction plans or the recordation of a Map subdividing this site and shall be recorded prior to the issuance of any grading or building permits affecting any of the areas proposed to be vacated. If such Vacation Applications are not approved, this site shall be redesigned to accommodate the existing rights-of-way.

2. Parcel Map PM-36-98 shall record prior to the issuance of any grading or building permits, whichever may occur first, as required by the Department of Public Works.

3. Submit an Amendment to the Master Plan of Streets and Highways to realign Cimarron Road between Deer Springs Way and the NDOT Frontage Road (AKA Sky Pointe Drive), and to remove Deer Springs Way west of Cimarron Road prior to the issuance of any grading or building permits, whichever may occur first, as required by the Department of Public Works.

4. Dedicate 4 feet of additional right-of-way adjacent to this site for Deer Springs Way in accordance with the cross section proposed and approved at the meeting between the applicant and City Staff on October 27, 1998 prior to the issuance of any permits as required by the Department of Public Works.

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

*City of Las Vegas***AGENDA & MINUTES**

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM**ACTION****PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****APPROVED**Z-76-98(2) - CIMARRON SPRINGS LIMITED
LIABILITY COMPANY ON BEHALF OF BIG SKY
DEVELOPMENT, INC.

5. Dedicate 80 feet of right-of-way through this site (as shown on the submitted site plan) for the full width of Cimarron Road, a 25 foot radius at the southeast corner of Cimarron Road and Deer Springs Way, 80 feet of right-of-way outside of the future Beltway right-of-way for the proposed frontage road system, and 25 foot radii at the northeast and southeast corners of the proposed frontage road and Cimarron Road prior to the issuance of any permits as required by the Department of Public Works.

6. Construct half-street improvements including appropriate overpaving on Deer Springs Way adjacent to this site and construct full-width street improvements on Cimarron Road through this site concurrent with development of this site as required by the Department of Public Works. Construct half-street improvements on Conough Lane adjacent to this site unless such right-of-way is vacated (per Condition #1 above). Also, construct a minimum of two lanes of connecting pavement between the existing frontage road (Sky Pointe Drive) and this site concurrent with development of this site; temporary "Goecke" paving is acceptable for this connecting pavement. All required improvements shall be constructed concurrent with the first phase of development anywhere on this site as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Construction drawings for all required public

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****APPROVED**

Z-76-98(2) - CIMARRON SPRINGS LIMITED
LIABILITY COMPANY ON BEHALF OF BIG SKY
DEVELOPMENT, INC.

street improvements on Deer Springs Way and Cimarron Road shall be submitted to the City within 180 days of written notification by the City, and construction of such improvements shall begin within 90 days of approval of the submitted construction drawings. Failure to comply with this condition shall result in this item being reconsidered by the City Council.

7. In lieu of construction of the proposed relocated Frontage Road adjacent to this site, the applicant shall contribute monies in an amount to be determined by the City Planning Engineer to facilitate the future construction of the full width frontage road as shown in the Town Center Development Standards adjacent to this site prior to the issuance of permits for this site as required by the Department of Public Works. This contribution may be waived if an acceptable alternative is submitted to and approved by the City Planning Engineer (such as a Covenant Running With Land agreement anticipating the possible future Town Center Special Improvement District).

8. Coordinate the Extension and Oversizing of public sanitary sewer to service this site with the Collection Systems Planning section of the Department of Public Works prior to the submittal of any public sewer construction plans. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any off-site permits as required by the Department of Public Works.

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

Page 76

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****APPROVED**Z-76-98(2) - CIMARRON SPRINGS LIMITED
LIABILITY COMPANY ON BEHALF OF BIG SKY
DEVELOPMENT, INC.

9. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and shall either align with the opposing Driveways on Deer Springs Way or be offset a minimum of 220 feet, unless otherwise allowed by the Traffic Engineer, as required by the Department of Public Works.

10. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site permits, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include an Access Analysis to determine the adequacy of the single proposed active access drive servicing this site. The Traffic Impact Analysis shall determine traffic signal contribution requirements and shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements 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 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

Page 77

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****APPROVED**Z-76-98(2) - CIMARRON SPRINGS LIMITED
LIABILITY COMPANY ON BEHALF OF BIG SKY
DEVELOPMENT, INC.

Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

11. Landscape and maintain all unimproved right-of-way on Deer Springs Way adjacent to this site as required by the Department of Public Works.

12. Submit an Encroachment Agreement for all landscaping and private improvements located in the Deer Springs Way public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.

13. 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, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study.

14. The design and layout of all on-site private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

Page 78

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****APPROVED**Z-76-98(2) - CIMARRON SPRINGS LIMITED
LIABILITY COMPANY ON BEHALF OF BIG SKY
DEVELOPMENT, INC.

15. Site development to comply with all applicable Conditions of Approval for Z-76-98 and all other subsequent site-related actions as required by the Planning and Development Department and the Department of Public Works.

16. All development shall be in conformance with the site plan and building elevations.

17. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

18. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

19. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

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

21. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

Page 79

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****APPROVED**Z-76-98(2) - CIMARRON SPRINGS LIMITED
LIABILITY COMPANY ON BEHALF OF BIG SKY
DEVELOPMENT, INC.

22. 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.

23. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.

24. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 8, 1999

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
-------------------------	--

SUBJECT: SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - Z-76-98(2) - CIMARRON SPRINGS, LIMITED LIABILITY COMPANY ON BEHALF OF BIG SKY DEVELOPMENT, INC.

PURPOSE/BACKGROUND

APPLICATION REQUEST:

This request is for a Site Development Plan Review for a proposed 272 unit apartment complex on property located on the south side of Deer Springs Way, approximately 1,282 feet east of Cimarron Road.

BACKGROUND DATA:

12/07/98 The City Council approved the Rezoning to TC (Towncenter) for the Town Center Land Use Plan Area (Z-76-98). The subject parcel was designated Suburban Mixed Use by that Plan.

DETAILS OF APPLICATION REQUEST:

Site Area:	13.89	Acres
Number of Units:	272	Apartments
Density:	19.58	Dwelling Units per Acre
Building Height:	30	Feet
Parking Required:	470	Spaces
Parking Provided:	470	Spaces

Vehicular access to the site is provided by two gated drives to Deer Springs Way. Pedestrian access will be provided to the commercial land use to the west and the proposed park to the east. The development is proposed to include 18 apartment buildings, consisting of 112 one bedroom units, 144 two bedroom units, and 16 three bedroom units. Available parking will include 198 uncovered spaces, and 272 spaces. Amenities include a recreation building, a pool, and outdoor recreation areas. Extensive landscaping is shown along all property lines and within planting areas adjacent to the buildings. The elevations depict a stucco exterior with a concrete tile roof.

City of Las Vegas

**CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 8, 1999**

AGENDA DOCUMENTATION

TO:
THE CITY COUNCIL

FROM: THERESA O'DONNELL, DIRECTOR
PLANNING AND DEVELOPMENT DEPARTMENT

SUBJECT: SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - Z-76-98(2) - CIMARRON SPRINGS, LIMITED LIABILITY COMPANY ON BEHALF OF BIG SKY DEVELOPMENT, INC.

PURPOSE/BACKGROUND

FINDINGS:

The proposed apartment community is harmonious and compatible with future surrounding land uses as projected by the Town Center development plan. The subject site is physically suited for the type and intensity of land use being proposed. The site plan meets the requirements of the Town Center Design Standards. Deer Springs Way, a Primary Street, provides access to the property and is adequate in size to meet the requirements of the proposed use.

The Planning Commission (7-0 vote) and staff recommend APPROVAL.

PC NOTICES MAILED: 241

APPROVALS: 0

PROTESTS: 4

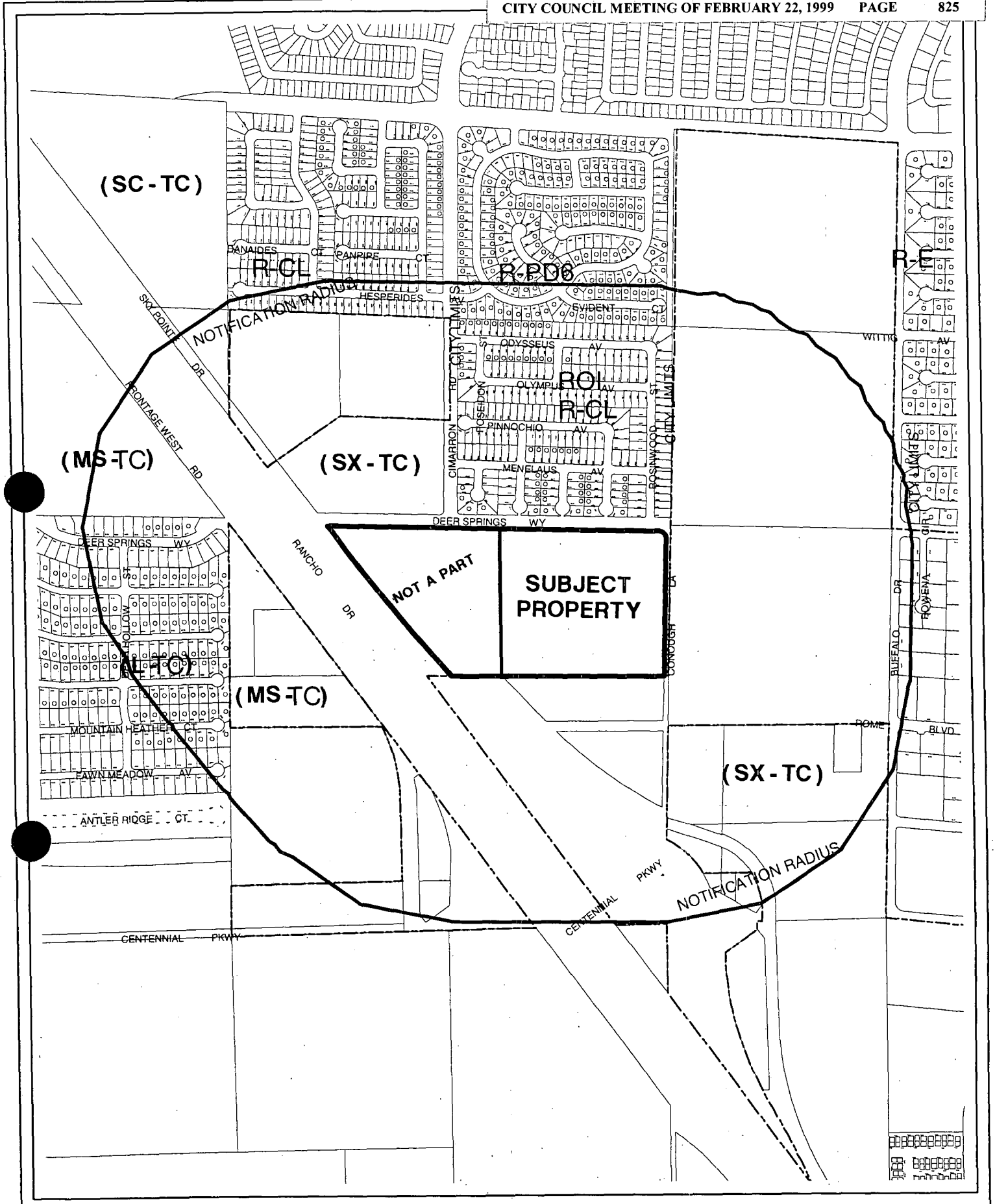
[NOTE: At the Planning Commission, those speaking in opposition to this request stated their belief that the density was too high and not compatible with the single family development to the north. They were also concerned about the potential traffic impacts of this development.]

CONCERNS: 1

SEE ATTACHED LOCATION MAP

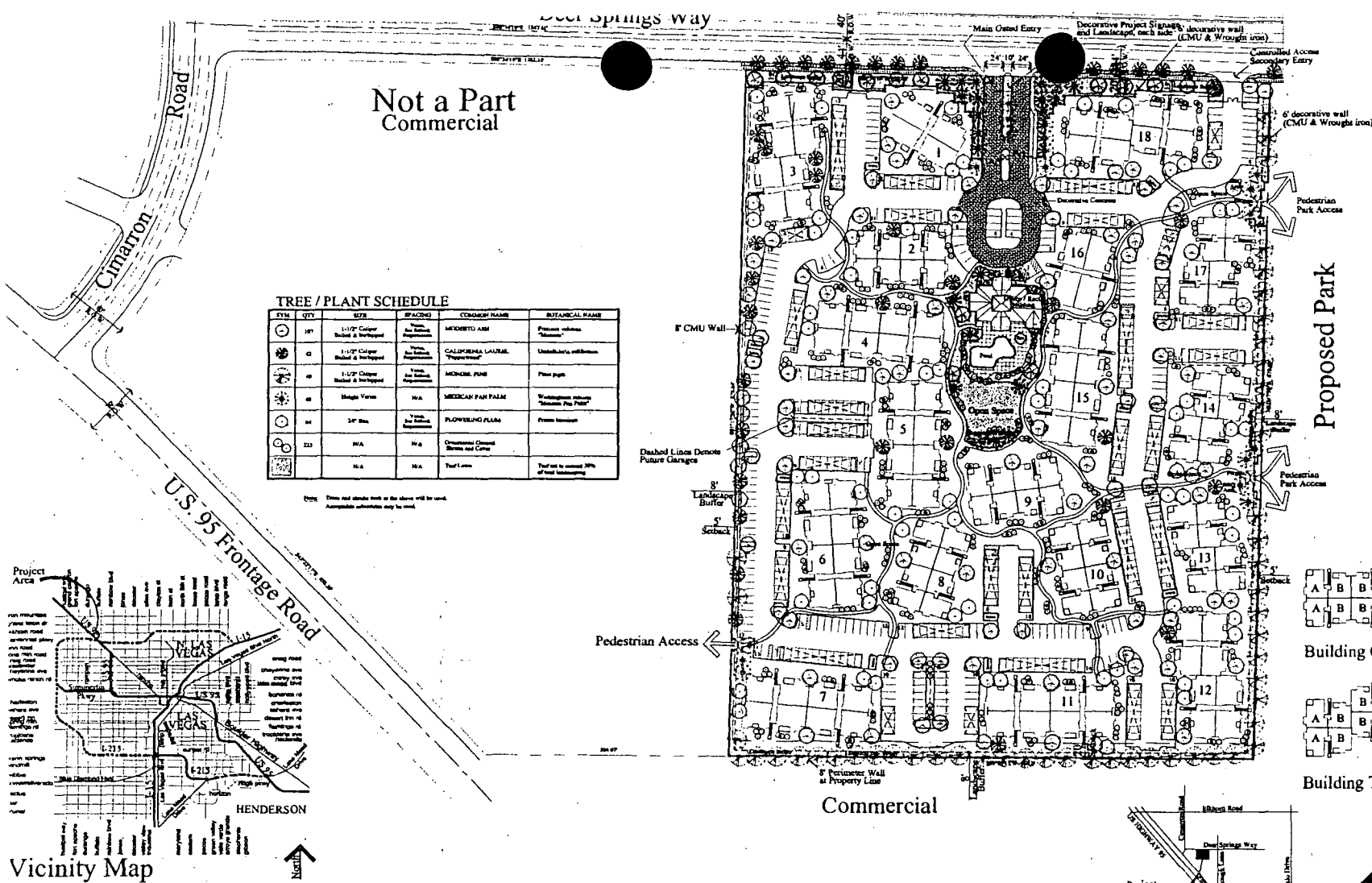
Agenda Item

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CASE: Z-76-98(2)
RADIUS: 1500 FT





COUNCIL - City of Las Vegas
SK-TC - Suburban Mixed-use

AREA (Approximate)

Gross Area	605,005 sf	13.89 acres
Net Area	575,969 sf	13.22 acres

BUILDINGS

Buildings	Blugs	%	Units	Units
One - 1 Bdrms	4	41	A - 32	B - 32
Two - 1 Bdrms	3		A - 24	B - 24
Three - 2 Bdrms	6	53	C - 48	D - 48
Four - 2 Bdrms	3		C - 24	D - 24
Five - 3 Bdrms	2	6	E - 16	
TOTALS	18			272

DENSITY: 19.58 / acre

PARKING REQUIREMENTS

Parking Required:

1 - Bedrooms	112 • 1.25 =	140
2 - Bedrooms	144 • 1.75 =	252
3 - Bedrooms	16 • 2.0 =	32
Guest	272 / 6.0 =	46
TOTALS		470

Parking Provided: 472

Covered Spaces: 272

Open Spaces: 198

Garage Parking (Possible): (42)

Parking Ratio: 1.7 / unit

H.C. Parking Required: 9

H.C. Parking Provided: 11

SETBACKS

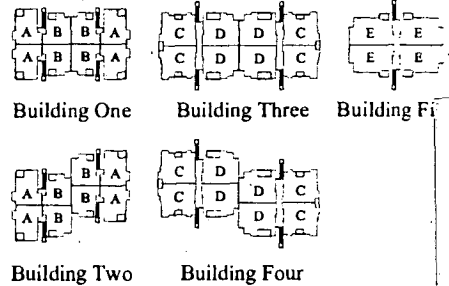
Front	20 ft
Side	5 ft
Corner Side	5 ft
Rear	20 ft

HEIGHT

Maximum Allowed:	2 stories / 35 ft
Provided:	32 - 34 ft

COVERAGE (Approximate)

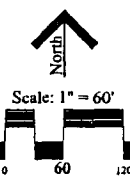
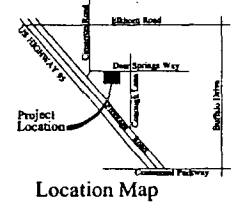
Coverage Required:	150,000 / 575,969 =	26 %
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Town Center Apartment Community

Deer Springs Way and Conough Lane Las Vegas, Nevada

Conceptual Landscape Plan - Scheme G



Perlman
Architects, Inc.
2230 Corporate Circle, Suite 200
Henderson, Nevada 89014
702.980.9900 702.932.3222

ZONING - City of Las Vegas
 SX-TC - Suburban Mixed-use
 APN: 125-21-701-006

AREA (Approximate)

Gross Area:	605,005 sf	13.89 acres
Net Area:	575,969 sf	13.22 acres

BUILDINGS

Buildings	Bldgs	%	Units	Units
One - 1 Bdrms	4	41	A - 32	B - 32
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TOTALS		470
Parking Provided		472
Covered Spaces		272
Open Spaces		198
Garage Parking (Possible)		(42)
Parking Ratio		1.7 / unit
H.C. Parking Required		9
H.C. Parking Provided		11

SETBACKS

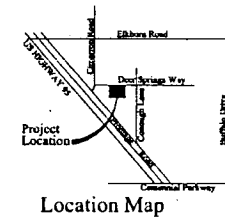
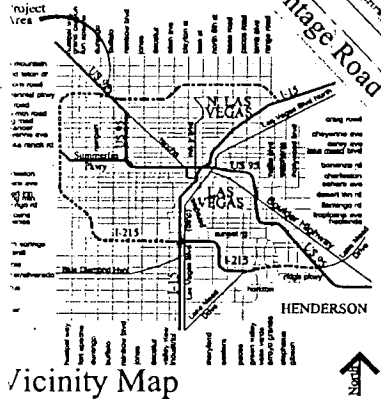
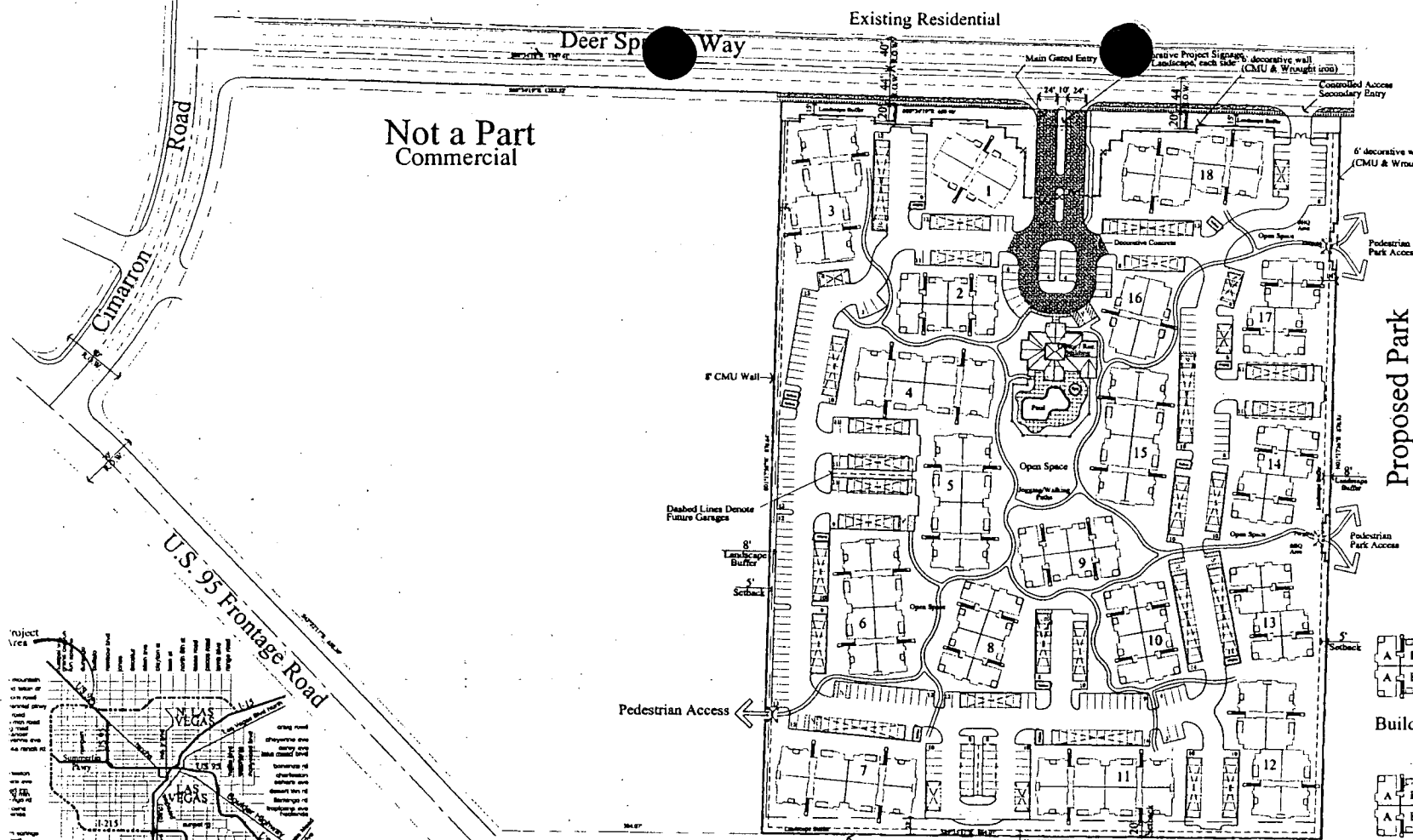
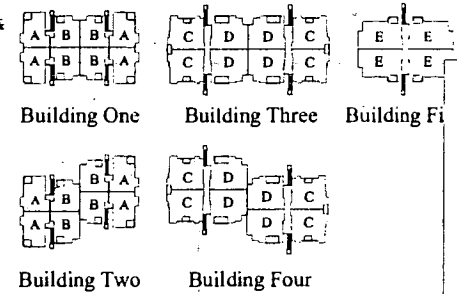
Front	20 ft
Side	5 ft
Corner Side	5 ft
Rear	20 ft

HEIGHT

Maximum Allowed:	2 stories / 35 ft
Provided:	575,969 sf 32 - 34 ft

COVERAGE (Approximate)

Coverage Required:	n/a
Coverage Provided:	150,000 / 575,969 = 26 %



Town Center Apartment Community

Deer Springs Way and Conough Lane Las Vegas, Nevada

Conceptual Site Plan - Scheme G

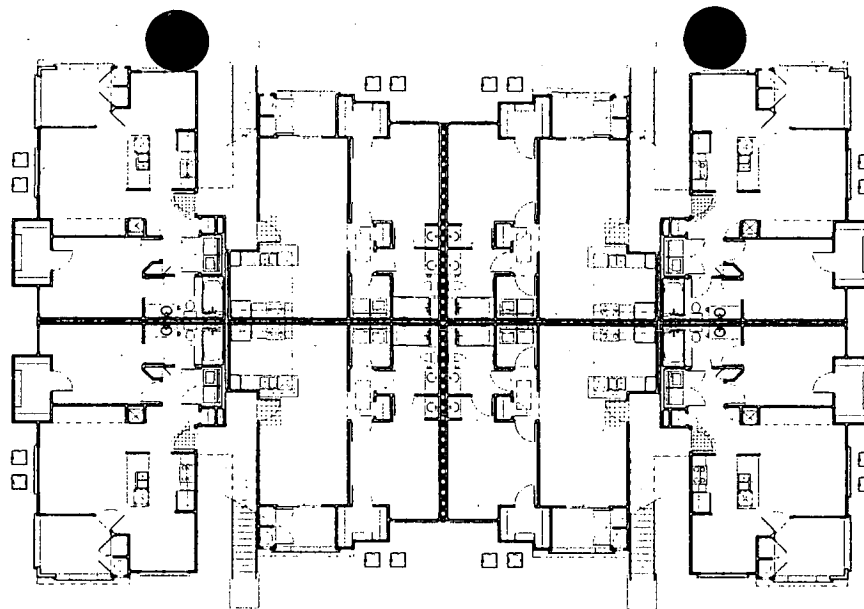
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 Architects, Inc.
 2230 Corporate Circle, Suite 200
 Henderson, Nevada 89014
 702.990.9900 702.932.3222

Scale: 1" = 60'

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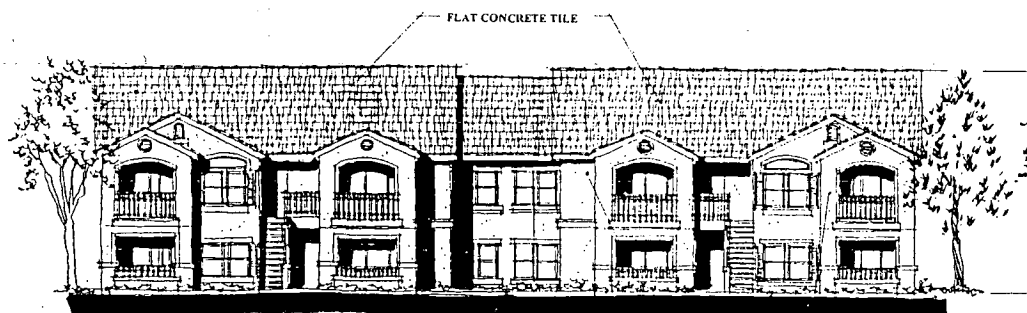
Z-76-98(2)
1-14-99 PC



1st FLOOR BUILDING PLAN

SCALE 1/8" = 1'-0"

B.L.S. 1



Front Rear



Typical Side

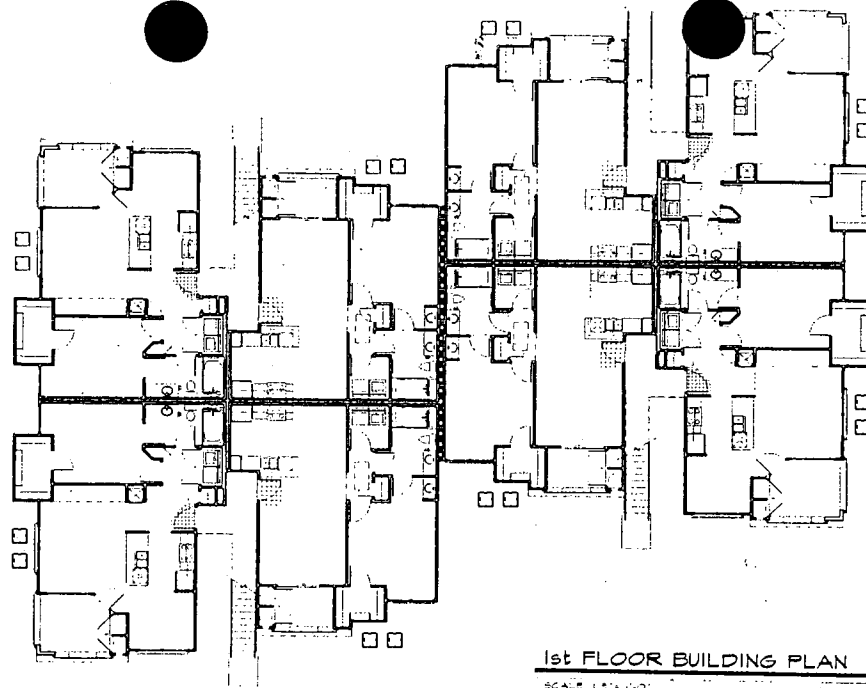
Deer Springs / Conough Apartment Community

Building Type I
Perlman
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 Henderson, NV 89014
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Z-76-98(2)

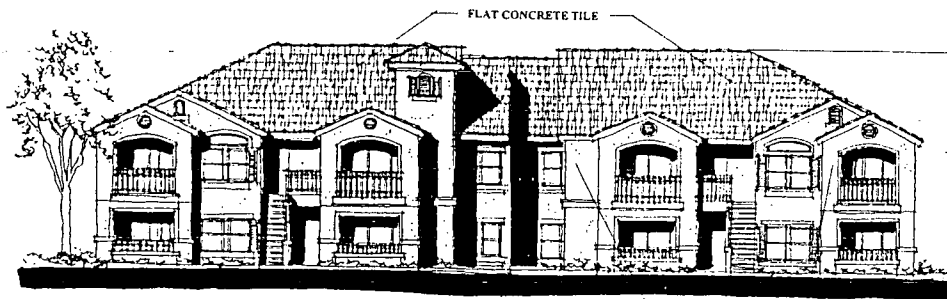
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1st FLOOR BUILDING PLAN

SCALE 1/8" = 1'-0"

BLDG 11



Front Rear



WOOD SHUTTERS

Typical Side

Building Type II

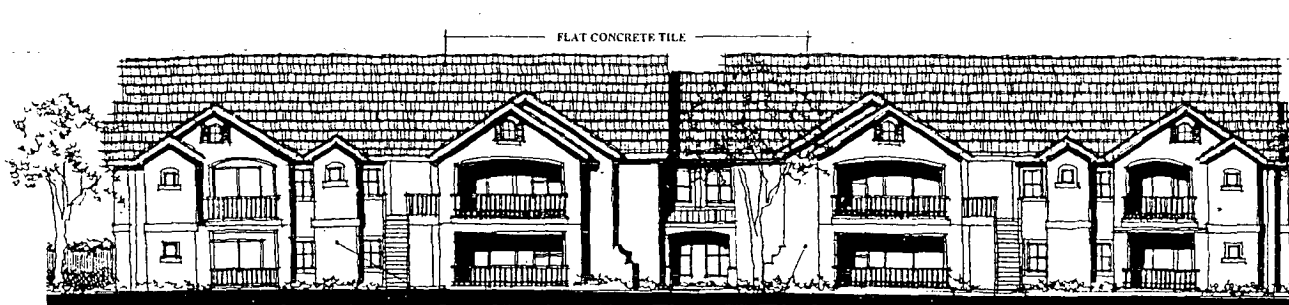
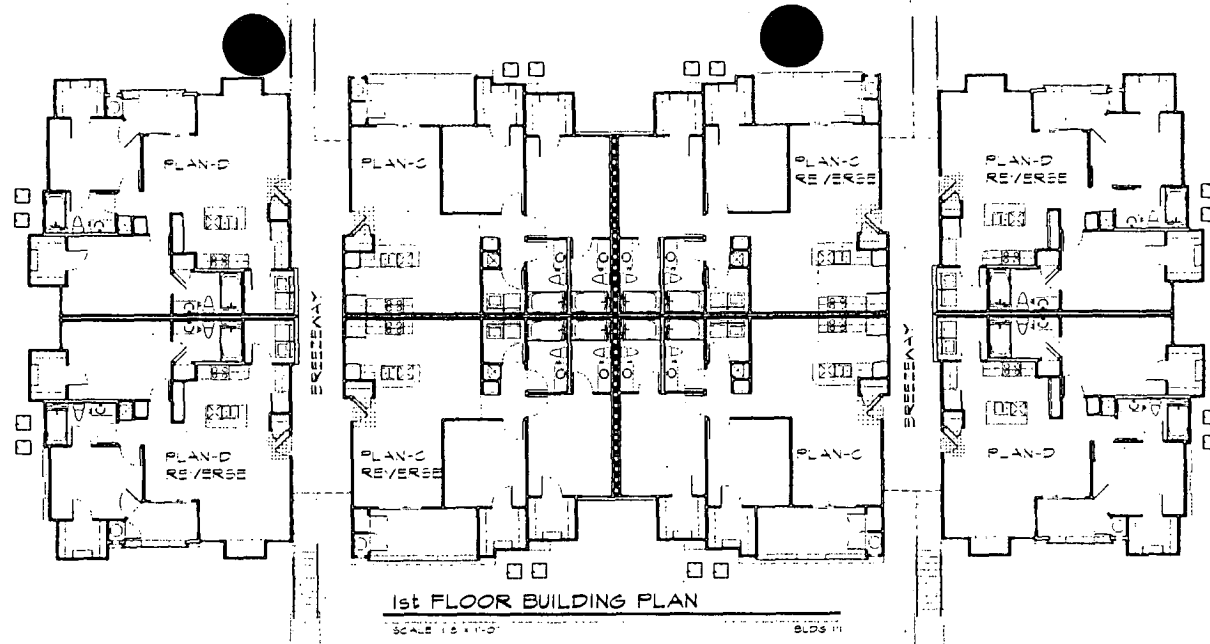
Deer Springs / Conough Apartment Community

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Z-76-98(2)
1-14-99 PC



Front Rear



Typical Side

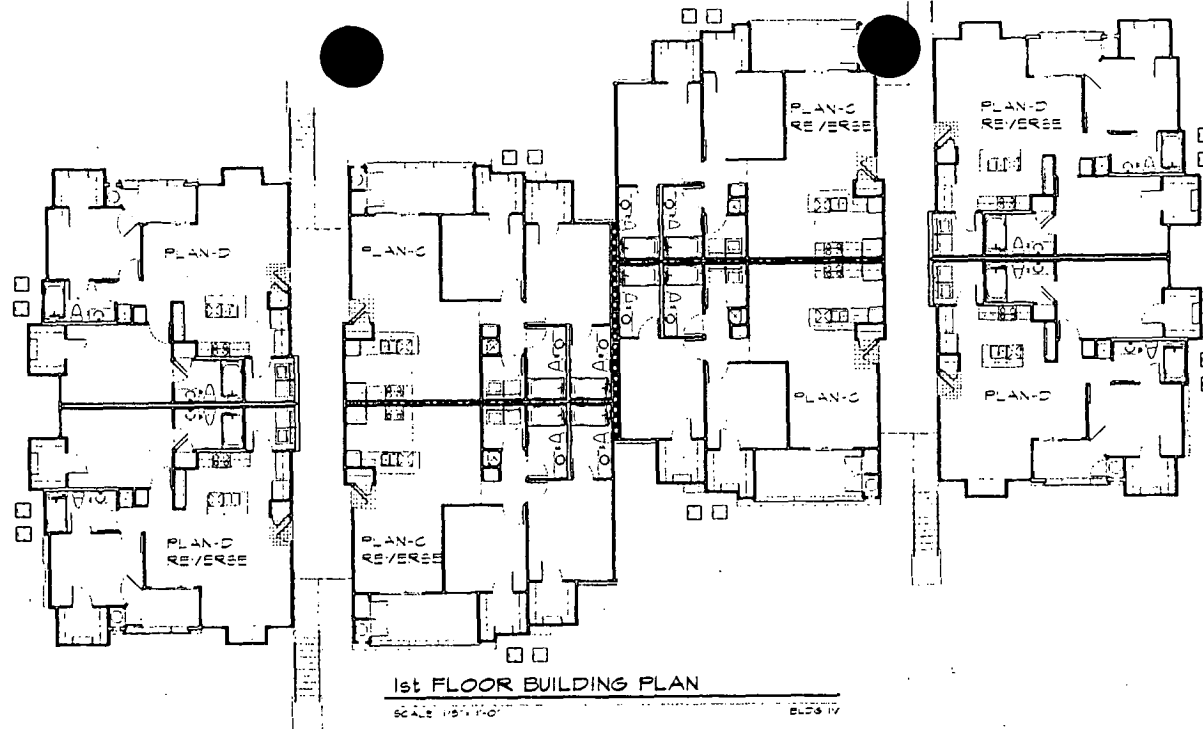
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Deer Springs / Conough Apartment Community

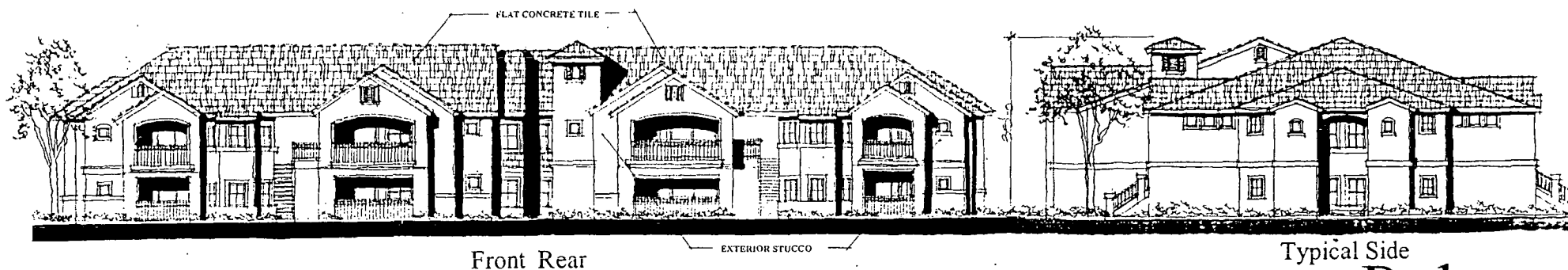
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ARCHITECTS
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Henderson, NV 89014
702.990.9900 932.5247 fax

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Z-76-98(2)
1-14-99 PC



Building Type IV

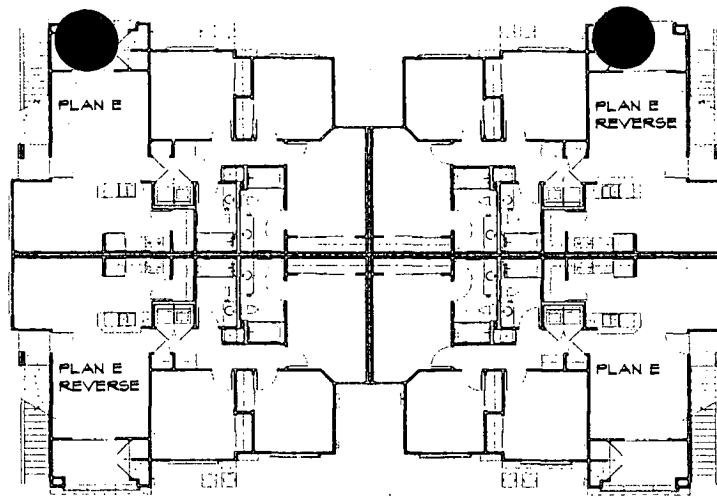


Deer Springs / Conough Apartment Community

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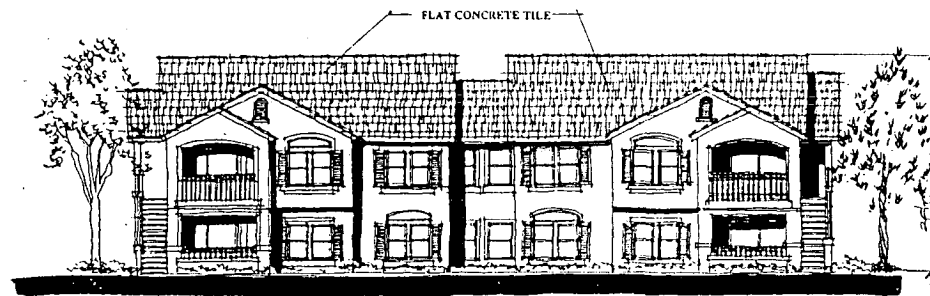
Z-76-98(2)
1-14-99 PC



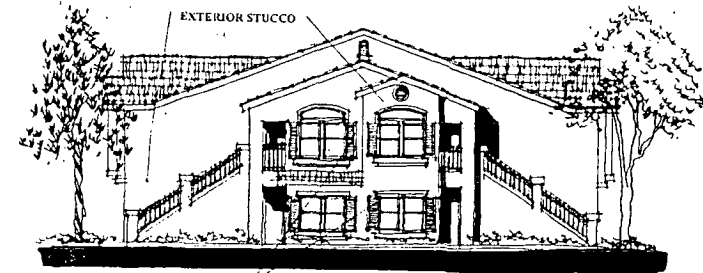
1st FLOOR PLAN

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

BLDG V



Front Rear



WOOD SHUTTERS

Typical Side

Building Type V

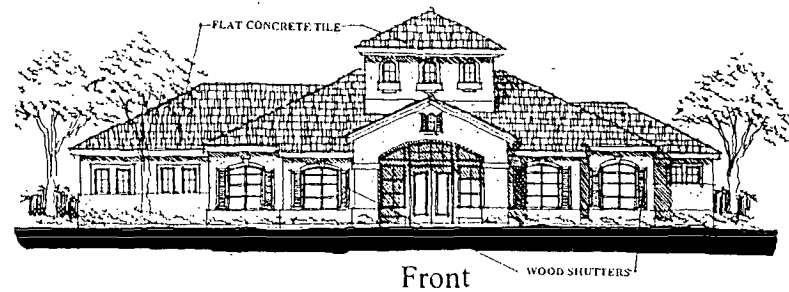
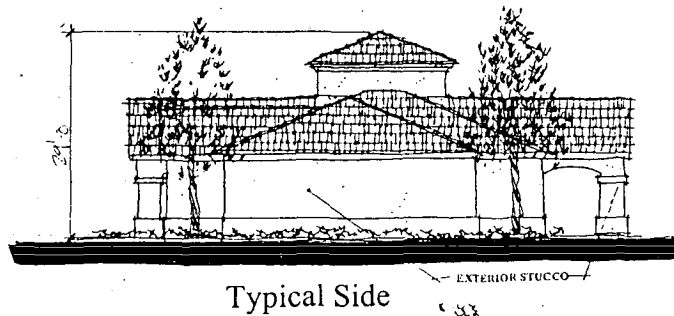
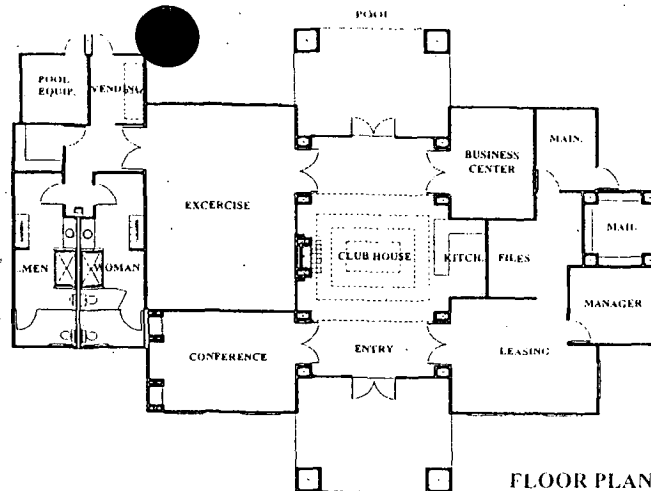
Deer Springs / Conough Apartment Community

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Henderson, NV 89014
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Z-76-98(2)

1-14-99 PC



Recreation Building

Deer Springs / Conough Apartment Community

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Z-76-98(2)

1-14-99 PC

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Page 1 of 1



Please add the following conditions of approval at the 2/22/99 City Council Meeting for Z-76-98(2) and Z-76-98(3):

- (2)
and (3)
- (3)
1. Deer Springs Way shall be posted "no parking" adjacent to this site as required by the Department of Public Works.
 2. Deer Springs Way shall be temporarily barricaded at the east end of Deer Springs Way until such time as the City deems it necessary to terminate Deer Springs Way or extend Deer Springs Way easterly as required by the Department of Public Works.
 3. Add the following sentence to Condition #¹³9: The driveways servicing the commercial sites on Cimarron Road shall be redesigned and/or relocated to prevent conflicting turning movements, unless an alternate access plan is submitted to and approved by the City Traffic Engineer.

CITY COUNCIL
MEETING OF
FEBRUARY 22, 1999

Page 1

COMBINED VERBATIM TRANSCRIPT - ITEM 96: Z-76-96(2) CIMARRON SPRINGS LIMITED LIABILITY
COMPANY ON BEHALF OF BIG SKY DEVELOPMENT and ITEM 97: Z-76-96(3) CIMARRON SPRINGS
LIMITED LIABILITY COMPANY

COUNCILMAN ADAMSEN

Item 96 is Site Development Plan, Cimarron Springs Limited Liability Company on behalf of Big Sky Development. Request for Site Development Plan on the property located on the south side of Deer Springs Way, approximately 1200 feet east of Cimarron Road for a proposed 272 unit apartment complex. Town Center. There are no approvals; four protests; one concern. Planning Commission 7-0 and staff recommend approval, subject to conditions. The applicant is present.

JOHN LOBROVICH

John Lobrovich, Big Sky Development, 3320 North Buffalo Drive.

KEVIN PARKINSON

Kevin Parkinson, Big Sky Development, 3320 North Buffalo.

JOHN LOBROVICH

Go ahead. Present it.

KEVIN PARKINSON

On – this project, you have the landscape there? We spent many months going over this project and – working with staff and dealing with the numerous problems, because it is the first Town Center project that we've dealt with. And enhanced landscaping and all these different areas, varying elevations on the front of the buildings and really enhancing the look from – the street to – make it fit in with the Town Center theme.

And we did basically the same thing with the commercial, with the varying elevations on the buildings and the things and we – had one final meeting with your City Manager, Virginia Valentine, this, the staff, and the heads of staff, and – came to conclusions for this project. And everybody worked together and – came to some, it was actually pretty productive and everybody compromised and, to make it a better project.

COUNCILMAN ADAMSEN

This is a public hearing. Does anyone else wish to be heard on this item? Please come forward and give us your name and address for the record, please. Gentlemen, we'll call you – back up after the comments. Thank you.

STEPHEN REILLY

Yes. Stephen Reilly, 7000 Steeple Court. I live a quarter mile north of the project. And I'm not really here to voice any opposition, but just a couple of questions. Hopefully, to get some answers, because I will be driving by the property every day. And – the one elevation, or the one photo that you had up, or the rendering, of the guarded entry gate; could you put that up, whoever? Right there. Yeah.

**CITY COUNCIL
MEETING OF
FEBRUARY 22, 1999**

Page 2

**COMBINED VERBATIM TRANSCRIPT - ITEM 96: Z-76-96(2) CIMARRON SPRINGS LIMITED LIABILITY
COMPANY ON BEHALF OF BIG SKY DEVELOPMENT and ITEM 97: Z-76-96(3) CIMARRON SPRINGS
LIMITED LIABILITY COMPANY**

I'm wondering, is that, is there going to be like an actual guard in that gate, does anybody know? And I see apartment complexes in town that gates at the front entrance, after a year or two, become unmanned or kind of, almost an eyesore. I'm kind of concerned, just, you know, if, does Town Center standards stipulation that, you know, first of all it has to be a guarded – entry there and a man in there?

And I also, I'm concerned about the parking along Deer Springs, not only for this project, but for the commercial to the west. There's apartment complexes just north of the Dodge dealership. There's a lot of cars, looks like boats, and big dump trucks and stuff that I think are being used by the people who rent from the apartments. And I'm wondering if you can tell me whether or not, and maybe – this isn't going to be a concern there or anything in the future, but will parking be allowed, say like right, near those lamp posts or on the other side of the street?

COUNCILMAN BROWN

No.

STEPHEN REILLY

Those are my two questions for the developer.

JOHN LOBROVICH

As far as the, of the entry, it's not a guard gated community. It's a gate guarded community, a pass key will let you in. I think that's sufficient enough. As far as parking along Deer Springs, I think we talked to staff earlier today; if they'd like to, for that to be posted with no – parking signs along Deer Springs, we're willing to do that as well.

MAYOR JONES

This is a public hearing, does anyone else wish to be heard? I would then close the public hearing. Councilman.

COUNCILMAN BROWN

Yup. Mayor, I'd just like to ask staff to place on the record, since this is the first multi-family product going in Town Center, do they feel that this is different? Are there things that have been done by this design that meet the intent of Town Center? Since this will set the precedent for the multi-family product.

ROBERT GENZER, PLANNING &
DEVELOPMENT

We have worked as the applicant indicated, long and hard on this particular application. The design that you have before you today is probably the fourth or fifth version of this – particular site. Our Urban Designers have worked on this project with – the applicant and we do feel that it meets all of the requirements of the Town Center standards.

CITY COUNCIL
MEETING OF
FEBRUARY 22, 1999

Page 3

COMBINED VERBATIM TRANSCRIPT - ITEM 96: Z-76-96(2) CIMARRON SPRINGS LIMITED LIABILITY
COMPANY ON BEHALF OF BIG SKY DEVELOPMENT and ITEM 97: Z-76-96(3) CIMARRON SPRINGS
LIMITED LIABILITY COMPANY

COUNCILMAN BROWN I have a couple questions, and as far as the gated portion of it, that is a condition that there -- will be an automatic gate, automated gate at the entrance.

ROBERT GENZER, PLANNING & DEVELOPMENT I'll have to double check that.

KEVIN PARKINSON That's not a condition, but we will make that a gated --

JOHN LOBROVICH We can accept that, yeah.

ROBERT GENZER, PLANNING & DEVELOPMENT I don't believe it is.

COUNCILMAN BROWN Okay. And secondly, and of concern to me, there's -- 270 -- I'm sorry, 470 spaces required, 470 provided. And then on some of my backup, it talks about a garage, if possible. My concern is that if -- you're just meeting the parking requirement, I think that would probably be the wrong precedent to set for Town Center. And was, did staff take a look at that?

THERESA O'DONNELL, DIRECTOR OF PLANNING & DEVELOPMENT Councilmember, I know there has been concern in the past with apartment complexes underparking. When we revised our code a couple of years ago, we significantly increased the amount of required parking for apartment complexes. We feel that the minimum is sufficient to adequately park the project. Unless the applicant has any additional marketing research that would show differently, I don't know that we could require them to provide anything other than the minimum.

COUNCILMAN BROWN What -- does garage parking possible mean?

JOHN LOBROVICH That's enclosed parking.

COUNCILMAN BROWN So you'd sell those, the unit itself as a typical garage structure?

JOHN LOBROVICH We'd lease, rent that out; correct.

COUNCILMAN BROWN Is there any storage on site?

JOHN LOBROVICH No, there's not.

COUNCILMAN BROWN For boats, large vehicles, motorhomes?

JOHN LOBROVICH No, there's not.

**CITY COUNCIL
MEETING OF
FEBRUARY 22, 1999**

Page 4

**COMBINED VERBATIM TRANSCRIPT - ITEM 96: Z-76-96(2) CIMARRON SPRINGS LIMITED LIABILITY
COMPANY ON BEHALF OF BIG SKY DEVELOPMENT and ITEM 97: Z-76-96(3) CIMARRON SPRINGS
LIMITED LIABILITY COMPANY**

COUNCILMAN BROWN	And that would be restricted? Somewhere, either by code or in our conditions or this project?
JOHN LOBROVICH	Yeah.
KEVIN PARKINSON	Councilman Brown, we just thought as a selling point that we would allow the people to park all their boats on the City property next door.
COUNCILMAN BROWN	The proposed City property next door. No, but -- Joking aside, is that, I take it that since we are encouraging multi-family within Town Center, I hope that staff has looked at this one as intensely as we've looked at the others. And is storage prohibited? Of boats and motorhomes and such?
ROBERT GENZER, PLANNING & DEVELOPMENT	That can be added as a condition. That would be enforceable.
COUNCILMAN BROWN	And would the -- applicant agree to that?
KEVIN PARKINSON	Yes, we -- don't want that any more than you want that.
COUNCILMAN BROWN	Or if -- that becomes a problem, I guess you're going to have to find some space, preferably down towards the commercial end. And the other concern I had as far as, and this is the last concern I personally had, was the overall density of the project. I mean, we're at 19.58. I know that Town Center encourages higher densities, but the Town Center, not so much in the suburban town center, did -- staff feel that this density is the appropriate place to set the precedent at?
CHRIS KNIGHT, PLANNING & DEVELOPMENT	Councilman, Chris Knight with the Comprehensive Planning Division. The suburban mixed use district that this proposed development is in calls for Medium Density Residential under the Town Center Plan. The Town Center Plan allows a density of 12 to 25 units. At 19 units, they're somewhere pretty close to the middle density on this and we feel that that was an acceptable density under the Town Center planning.
KEVIN PARKINSON	I believe what we did to compensate for some of these, for the density, was we greatly increased the landscaping requirements.
COUNCILMAN BROWN	Well, if you've been following Town Center, landscaping is not only going to be enhanced, it'll be brilliant. So that's -- given. I want to know --

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COMPANY ON BEHALF OF BIG SKY DEVELOPMENT and ITEM 97: Z-76-96(3) CIMARRON SPRINGS
LIMITED LIABILITY COMPANY

KEVIN PARKINSON

That's half our budget.

COUNCILMAN BROWN

I – and – it may grow, if we stay up here. I want to know, other than landscaping, which is a theme of Town Center, what is this design or what is this layout, why is it different? Why should I support it as a precedent?

JOHN LOBROVICH

Can I answer that?

COUNCILMAN BROWN

You're welcome to, after they get a chance. (Pause) Okay, your turn.

JOHN LOBROVICH

We spent a lot of time. I know we originally came before – the Commission, there were concerns, your concerns with apartment complexes that have been built along I-95 with just long walls and nothing but apartments, that's all you see when you drive down 95, and that was a large concern of everybody's involved. On our original layout, we had that effect. We came back. We worked with staff. We skewed some of the buildings. We took some of the floor plans. We had our architect go back, redesign them, come up with a new plan that was more aesthetically pleasing, with offsetting the buildings. There was some offsets on the buildings so you don't see long straight walls. Like I said again, turning some of the buildings. I think that has greatly enhanced it. Plus all the landscape we've added. When you drive along Deer Springs now and you see the landscape package, you're going to notice more of the landscape than the back of a solid wall of a building.

COUNCILMAN BROWN

You won't even know there's an apartment complex down there.

KEVIN PARKINSON

What we also did is we enhanced the eleva – we changed a lot of the elevations, especially the ones that faced Deer Springs. And – did some extra things and added some – features that made it look nice. And you can see on the front of this one, the different – features. And we enclosed the staircase, or we did, we came up with a new design on staircases that didn't make them look as obtrusive as – they used to.

COUNCILMAN BROWN

And – I appreciate that, Kevin. That's good. The mixed of the one-bedroom, two-bedroom and three-bedroom. It's currently at 112, 144 and 16. On my backup, I couldn't determine what buildings, but is the three-bedroom, is that, would that be one structure on site?

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LIMITED LIABILITY COMPANY**

JOHN LOBROVICH

Yes. They're all in Building 1 and Building 16.

KEVIN PARKINSON

The market tends to dictate your mix on those kind of things, where – your market surveys come in.

JOHN LOBROVICH

You know, I'd just like to also say we've – been up here a long time. And the hours that we've spent going back and forth with staff and staff has worked diligently with us on this. And I think that, you know, we've given a lot, we've taken a lot. And I think it's been a real good and mutual working relationship. And I like having the City as a partner, and – they've worked very hard to get us to this point.

THERESA O'DONNELL, DIRECTOR
OF PLANNING & DEVELOPMENT

Councilmember, a couple other things I might want to point out that I know are important to you. This applicant has worked very hard to provide some pedestrian open space that accesses into the park that's immediately adjacent to the east. They have concentrated, instead of scattering small amounts of open space throughout the project, they have concentrated it in the center of the project so that it's centrally located and you get a little more bang for your buck.

There's an additional landscape setback and a – very nice wrought iron and block wall along the front of the project, along Deer Springs, as opposed to a typical concrete block wall. They have gone in and repositioned the buildings to provide some additional relief, instead of lining them all up straight and being ringed by parking. This applicant has worked very hard to achieve the – standards set in the Town Center guidelines and – we think this is a very good project.

COUNCILMAN BROWN

And I appreciate that. The 19.58, I just want the record to reflect I'm going to support that density simply because it is surrounded, 50% of the property is surrounded by commercial. The one, the northern part of the project looks like you've really thinned it out and beefed up the landscaping. And that is across Deer Springs, that is another reason why I think the density's appropriate. And then on the easterly portion is a proposed City park. So I want the record to reflect that that 19.58, although it's not exactly the middle of the road, 18.5 would be, I think because of the situation to the commercial properties, that I could support that.

So as far as my – there are no other comments or questions, my motion would be for approval.

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CHERI EDELMAN, PUBLIC WORKS	Councilman, we do have three additional conditions that we have shown to the applicant and I believe they're in agreement with those.
COUNCILMAN BROWN	And those are the ones that you handed me some -- somewhere. Do you want to put those into the record?
CHERI EDELMAN, PUBLIC WORKS	Actually, Number 3 doesn't apply to this case. However, it's one legal parcel right now, so we, what we've done is we've assessed it on both projects, (2) and (3) which is coming up.
COUNCILMAN BROWN	I'm sorry, Cheri, which -- ones do you want me to add on. My motion will be for approval, subject to the existing conditions, in addition to --
CHERI EDELMAN, PUBLIC WORKS	Conditions Number 1 and 2 of the additional sheet that we've provided.
COUNCILMAN BROWN	That you provided and I lost.
CHERI EDELMAN, PUBLIC WORKS	If you'd like, I could read them --
COUNCILMAN BROWN	I -- would. Just --
CHERI EDELMAN, PUBLIC WORKS	One is that Deer Springs Way shall be posted no parking adjacent to this site and the other one is that Deer Springs shall be temporarily -- barricaded at the east end of Deer Springs Way until such time as the City deems it necessary to terminate Deer Springs Way or extend Deer Springs Way easterly, as required by the Department of Public Works.
COUNCILMAN BROWN	Does the City temporarily barricade or does the applicant?
CHERI EDELMAN, PUBLIC WORKS	The applicant should do that.
COUNCILMAN BROWN	Okay. And they're, you're willing to accept those?
JOHN LOBROVICH	Yes.
COUNCILMAN REESE	Councilman Brown? I have one question of the applicant also though, before you make your motion. We was talking about recreation vehicles, are you telling me then that you won't rent to anybody that has recreational vehicles?
KEVIN PARKINSON	Well, we don't, we won't let them store recreational vehicles on site, right. Unless they rent a garage and it fits into one of the garages. I mean, that's -- we can't prohibit them, if they rent a garage, obviously to put something in there.

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LIMITED LIABILITY COMPANY**

COUNCILMAN REESE

Well, your -- comments lead me to believe that, you know, you didn't really expect this to be a problem. And I don't either, except I think we need to -- address something like this. Because the amount of units that you're going to have, I'm sure you'll have two or three renters that are going to have boats or motorhomes or something they're going to be looking for parking space for.

KEVIN PARKINSON

We've actually been looking for an area out in this area to provide that, but separate from, we don't feel like it's appropriate in the center of the -- living area and we feel it needs to be an off-site, something off-site site that, that's maybe not right in the center of Town Center. Because I think it kind of goes against the intent of what Town Center and, was initially. And so, if we can locate something off-site, I don't really feel that it's necessary that they -- park their motorhome on site, if they have a secure area elsewhere. And that's what we're trying to do.

COUNCILMAN REESE

I -- guess my question is though what are you going to do if somebody comes there and they do have a motorhome? Where are they going to park the motorhome if you, if they, if you find that somebody's parking a motorhome in front of apartment unit 126, are you going to evict them or what are you going to do?

KEVIN PARKINSON

Well, we'll take what steps are necessary. We don't want that either. I mean, it's -- not too easy -- to say we can evict them. I mean, we're going to one way or the other have that motorhome or whatever vehicle it is, removed. I'm --

JOHN LOBROVICH

It'll also be addressed in the Association.

COUNCILMAN BROWN

The parking, yeah, and the parking requirements that are reflected for 70, that does not include spaces for motorhomes or boats or things like that?

ROBERT GENZER, PLANNING &
DEVELOPMENT

No. That's -- the requirement for the units themselves.

COUNCILMAN BROWN

Okay. So therefore, that that condition, Councilman, I appreciate that. That **condition would be added and I think the applicant is going to accept that, that there'll be no storage of vehicles other than what's required by code as far as the units.**

KEVIN PARKINSON

Well, other than the inside covered parking, such as a garage.

Yeah, Stephen Reilly again, 7000 Steeple Court. I just like to reiterate my concerns on the parking on this site on Deer Springs also. My, just with the notion that I'm – wondering if there are some people with boats or whatever, R.V.s, that

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will not be able to park inside the apartments. I don't want them spilling over on both sides of Deer Springs, if possible.

COUNCILMAN BROWN

And one of the amended conditions was there's, we're going to have posted no parking signs on Deer Springs, even during the interim closure of that. So we can go out and ticket any vehicles as far as, be it cars, boats, motorhomes.

STEPHEN REILLY

'preciate that. Thank you.

MAYOR JONES

Does anyone else wish to be heard? Then I would close the public hearing.

COUNCILMAN BROWN

Mayor Pro Tem, I'd -- Oh, Mayor. Sorry. Just wanted to get the applicant on record acknowledging a couple of things, if they haven't, through the conditions. One is that the frontage road, this frontage road is currently being evaluated as far as a final design. Most of the work has been in the southwest quadrant and the northwest quadrant. And we are even looking at some type of assessment district to create the frontage road system. So as long as you have knowledge, and I think there've been in discussions.

KEVIN PARKINSON

We -- would like the opportunity though, if our plans, which they probably will, will go prior to this special improvement district, we would like the opportunity to either participate in the SID or construct it ourself to your specifications.

COUNCILMAN BROWN

Yeah, we -- have 90 days or probably under 90 days now as far as a final design layout. So I don't think that will slow you up. But as long as the mechanics are there. And also signage. I just wanted to let the record reflect that due to the problems we had on the last project in the southwest quadrant, we are going back in and evaluating Title 19 to clearly speak to what signs are and are not limited. And I'd like you, not so much to put you on notice, but understand that we're trying to clean up the gray area and move towards a required signage, height limitation, regardless of what part of Town Center you're in. And I don't even know if your signs are in yet, but I wanted to just let you know that we are moving towards that direction.

KEVIN PARKINSON

Being involved with this from the start, we understood that anyway. So, that's not a problem.

COUNCILMAN BROWN

Good. Great.

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ROBERT GENZER, PLANNING &
DEVELOPMENT

Councilman, we do have a couple of additions to conditions. We discussed with the applicant the need to provide a connection between the south part of this property and the property to the south. We would like to add to Condition #12 a sentence that says applicant to work with staff and the adjacent property owner to the south to establish a connection between the two sites.

There are also some Public Works' additions.

CHERI EDELMAN, PUBLIC WORKS

Yes. We have the same first two conditions that were placed on the other one about the no parking and the barricade. And also we'd ask, also like to add an additional sentence to Condition #12 which talks about the driveways and possible opposing, conflicting left-turn movements out onto Cimarron. And the applicant's agreed to those.

COUNCILMAN BROWN

You've been asked to do the enhanced traffic analysis or --

KEVIN PARKINSON

No, we did an enhanced traffic analysis before. What we did agree to is we would work with staff. There is one problem on one of the roads on the lefthand turning, and that's what, we'll work it out with staff.

COUNCILMAN BROWN

Okay. Anything else from staff? Before I make my motion, I want to thank both John and Kevin. I know you've been very patient on this property. I certainly appreciate it. I think you're -- coming through on the suburban town center zoning and setting a great precedent, both with the commercial property in front of us and with the multi-family. And we just wanted to make that record reflect all your hard work and --

JOHN LOBROVICH

Thank you.

COUNCILMAN BROWN

-- certainly that staff feels comfortable that this is setting the right precedent. So my **motion would be for approval, subject to staff conditions as amended and added here in the testimony.**

MAYOR JONES

Vote on the motion. Post. Motion's approved. **(Motion carried unanimously.)**

JOHN LOBROVICH

Thank you.

(END OF DISCUSSION)

/vwd

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

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PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSIONSITE DEVELOPMENT PLAN REVIEW
RELATED TO Z-76-98(2) - PUBLIC HEARINGZ-76-98(3) - CIMARRON SPRINGS, LIMITED
LIABILITY COMPANY

Request for a Site Development Plan Review on property located on the south side of Deer Springs Way, east of Sky Pointe Drive, FOR A PROPOSED 149,455 SQUARE FOOT COMMERCIAL RETAIL CENTER, TC (Town Center) Zone, Size: 15.2 Acres, Ward 4 (Brown), APN: 125-21-701-006.

NOTICES MAILED: 241 BY PLANNING DEPT

APPROVALS: 0

AFTER PC MEETING

_____ Letters
_____ Petitions

TOTAL 0

PROTESTS: 0

AFTER PC MEETING

_____ Letters
_____ Petitions

TOTAL 0

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

1. This does not constitute approval of gasoline sales for the convenience store and the drive-thru for fast food restaurant shown on the site plan.

2. The east elevation of the easterly building shall be aesthetically enhanced.

3. A six foot high screen wall shall be constructed behind all loading docks, except on the south side of the market.

BROWN - APPROVED subject to conditions, amend Condition #12 to read that the applicant meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and shall either align with the opposing Driveways on Deer Springs Way or be offset a minimum of 220 feet, unless otherwise allowed by the Traffic Engineer, as required by the Department of Public Works. The driveways servicing the commercial sites on Cimarron Road shall be redesigned and/or relocated to prevent conflicting turning movements, unless an alternate access plan is submitted to and approved by the City Traffic Engineer. Applicant to work with staff and the adjacent property owner to the south to establish a connection between the two sites; and the following added conditions:

- Deer Springs Way shall be posted "no parking" adjacent to this site as required by the Department of Public Works;
- The east end of Deer Springs Way shall be temporarily barricaded until such time as the City deems it necessary to terminate Deer Springs Way or extend Deer Springs Way easterly as required by the Department of Public Works; -

UNANIMOUS

MAYOR PRO TEM McDONALD declared the Public Hearing open.

APPEARANCES:

JOHN LOBROVICH, Big Sky Development, 3320 N. Buffalo Drive

KEVIN PARKINSON, Big Sky Development, 3320 N. Buffalo Drive

STEPHEN REILLY, 7000 Steeple Court

ROBERT GENZER, Planning & Development

MAYOR JONES declared the Public Hearing closed.

NOTE: A Combined Verbatim Transcript of Item 96 [Z-76-98(2)] and Item 97 [Z-76-98(3)] is made a part of the Final Minutes under Item 96 [Z-76-98(2)].

(2:47 - 3:12)

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- DISCUSSION****APPROVED**Z-76-98(3) - CIMARRON SPRINGS, LIMITED
LIABILITY COMPANY

4. Submit applications to vacate all existing public rights-of-way in conflict with this proposal (i.e. Conough Lane, Deer Springs Way west of Cimarron Road) as required by the Department of Public Works; such Vacation Application(s) shall be acted upon by City Council prior to the submittal of any construction plans or the recordation of a Map subdividing this site and shall be recorded prior to the issuance of any grading or building permits affecting any of the areas proposed to be vacated. If such Vacation Applications are not approved, this site shall be redesigned to accommodate the existing rights-of-way.

5. Parcel Map PM-36-98 shall record prior to the issuance of any grading or building permits, whichever may occur first, as required by the Department of Public Works.

6. Submit an Amendment to the Master Plan of Streets and Highways to realign Cimarron Road between Deer Springs Road and the NDOT Frontage Road (AKA Sky Pointe Drive), and to remove Deer Springs Way west of Cimarron Road prior to the issuance of any grading or building permits, whichever may occur first, as required by the Department of Public Works.

7. Dedicate 4 feet of additional right-of-way adjacent to this site for Deer Springs Way in accordance with the cross section proposed and approved at the meeting between the applicant and City Staff on October 27, 1998 prior to the issuance of any permits as required by the Department of Public Works.

8. Dedicate 80 feet of right-of-way through this site (as shown on the submitted site plan) for the full width of Cimarron Road, a 25 foot radius at the southeast corner of Cimarron Road and Deer Springs Road, 80 feet of right-of-way outside of the

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- DISCUSSION****APPROVED**Z-76-98(3) - CIMARRON SPRINGS, LIMITED
LIABILITY COMPANY

future Beltway right-of-way for the proposed frontage road system, and 25 foot radii at the northeast and southeast corners of the proposed frontage road and Cimarron Road prior to the issuance of any permits as required by the Department of Public Works.

9. Construct half-street improvements including appropriate overpaving on Deer Springs Road adjacent to this site and construct full-width street improvements on Cimarron Road through this site concurrent with development of this site as required by the Department of Public Works. Construct half-street improvements on Conough Lane adjacent to this site unless such right-of-way is vacated (per condition #1 above). Also, construct a minimum of two lanes of connecting pavement between the existing frontage road (Sky Pointe Drive) and this site concurrent with development of this site; temporary "Goecke" paving is acceptable for this connecting pavement. All required improvements shall be constructed concurrent with the first phase of development anywhere on this site as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Construction drawings for all required public street improvements on Deer Springs Road and Cimarron Road shall be submitted to the City within 180 days of written notification by the City, and construction of such improvements shall begin within 90 days of approval of the submitted construction drawings. Failure to comply with this condition shall result in this item being reconsidered by the City Council.

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- DISCUSSION****APPROVED**Z-76-98(3) - CIMARRON SPRINGS, LIMITED
LIABILITY COMPANY

10. In lieu of construction of the proposed relocated Frontage Road adjacent to this site, the applicant shall contribute monies in an amount to be determined by the City Planning Engineer to facilitate the future construction of the full width frontage road as shown in the Town Center Development Standards adjacent to this site prior to the issuance of permits for this site as required by the Department of Public Works. This contribution may be waived if an acceptable alternative is submitted to and approved by the City Planning Engineer (such as a Covenant Running With Land agreement anticipating the possible future Town Center Special Improvement District).

11. Coordinate the Extension and Oversizing of public sanitary sewer to service this site with the Collection Systems Planning section of the Department of Public Works prior to the submittal of any public sewer construction plans. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any off-site permits as required by the Department of Public Works.

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and shall either align with the opposing Driveways on Deer Springs Way or be offset a minimum of 220 feet, unless otherwise allowed by the Traffic Engineer, as required by the Department of Public Works.

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**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****APPROVED**Z-76-98(3) - CIMARRON SPRINGS, LIMITED
LIABILITY COMPANY

13. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site permits, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include an Access Analysis to determine the adequacy of the single proposed active access drive servicing this site. The Traffic Impact Analysis shall determine traffic signal contribution requirements and shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements 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 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

14. Landscape and maintain all unimproved right-of-way on Deer Springs Way adjacent to this site as required by the Department of Public Works.

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**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****APPROVED**Z-76-98(3) - CIMARRON SPRINGS, LIMITED
LIABILITY COMPANY

15. Submit an Encroachment Agreement for all landscaping and private improvements located in the Deer Springs Way public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.

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 as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible for the construction of neighborhood or local drainage improvements. The required improvements shall be determined by the approved Drainage Plan/Study and shall be constructed concurrent with the first phase of development anywhere on this site.

17. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

18. Site development to comply with all applicable Conditions of Approval for Z-76-98 and all other subsequent site-related actions as required by the Planning and Development Department and the Department of Public Works.

19. All development shall be in conformance with the plot plan and building elevations, as amended by these conditions.

20. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

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**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION**

APPROVED

Z-76-98(3) - CIMARRON SPRINGS, LIMITED
LIABILITY COMPANY

21. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

22. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

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

24. 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.

25. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.

26. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

27. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

City of Las Vegas

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AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
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SUBJECT: SITE DEVELOPMENT PLAN REVIEW RELATED TO Z-76-98(2) - PUBLIC HEARING - Z-76-98(3) - CIMAARRON SPRINGS, LIMITED LIABILITY COMPANY

PURPOSE/BACKGROUND

APPLICATION REQUEST:

This request is for a Site Development Plan Review for a proposed 149,455 square foot commercial retail center located on the south side of Deer Springs Way, east of Sky Pointe Drive.

BACKGROUND DATA:

12/07/98 The City Council approved the Rezoning to TC (Town Center) for the Town Center Land Use Plan Area (Z-76-98). The subject parcel was designated Suburban Mixed Use by that Plan.

DETAILS OF APPLICATION REQUEST:

Site Area:	15.2	Acres
Building Area:	149,455	Square Feet
Floor Area Ratio:	0.22	
Building Height:	46 Feet	
Parking Required:	598	Parking Spaces (Title 19A, General Retail)
Parking Provided:	644	Parking Spaces

The site plan depicts the site that is comprised of two separate parcels split by the extension of Cimarron Road from Deer Springs Way to Sky Pointe Drive. The west parcel will be improved with two pad sites, one of which is designated for a drug store. The drug store design includes a pharmacy drive thru along the west side of the building. Parking for this site is located along the north side of the property. The east parcel is proposed for development with a 98,784 square foot commercial strip center building and four (4) pad sites. One of the pad sites includes three (3) separate commercial buildings. The parking for this parcel is located in the center of the site and along the east property line.

The landscape plan depicts the size, spacing, and species of all plant materials. Landscaping is provided along the perimeter of the site.

City of Las Vegas

**CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999**

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
-------------------------	--

SUBJECT: SITE DEVELOPMENT PLAN REVIEW RELATED TO Z-76-98(2) - PUBLIC HEARING - Z-76-98(3) - CIMAARRON SPRINGS, LIMITED LIABILITY COMPANY

PURPOSE/BACKGROUND

The elevation plans depict the buildings with flat roof lines, a contemporary architectural box style enhanced with arched accent towers at the large tenant space entrances, metal lattice, and stone columns. The proposed materials include painted stucco, cultured stone, aluminum store fronts, metal roofs, and metal awnings. The proposed colors will be comprised of ivory powder, strato beige and peach beige stucco, chapparel pea colored roof, and pewter gray Carolina and fawn stone colors.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	R-CL(ROI), TC	Single Family Residential, Unimproved
East	County	Unimproved
South	County	Unimproved
West	US 95	

FINDINGS:

USE:

The fast food restaurant and the convenience store with fuel pumps are not permitted without the grant of a Special Use Permit. The Town Center Development Standards Manual contains specific development requirements for the grant of a Special Use Permit.

LANDSCAPING:

The specific details for the landscaping along the Frontage Road have not been provided in the application package. The final design shall conform with the Town Center Development Standards Manual requirements. For example, bus stops with benches and trash receptacles are not shown along the street right-of-ways, these should be anticipated and planned for at the time of site development.

Agenda Item

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City of Las Vegas

**CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999**

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
-------------------------	--

SUBJECT: SITE DEVELOPMENT PLAN REVIEW RELATED TO Z-76-98(2) - PUBLIC HEARING - Z-76-98(3) - CIMARRON SPRINGS, LIMITED LIABILITY COMPANY

PURPOSE/BACKGROUND

ELEVATIONS:

Building elevations for each of the pad sites have not been submitted for review. These building elevations should match the architectural style, theme, and colors of the elevations for the in-line commercial center and the "J" and "K" shops that have been submitted for approval.

The Planning Commission (7-0 vote) and staff recommend APPROVAL.

[NOTE: The Planning Commission added conditions that the drive-through for the fast food restaurant and the gasoline sale pumps are not part of this review, that the east elevation design shall be decorative, that a 6 foot screening wall be installed along the loading docks, and that the loading dock along the south side of the market that is for small trucks have no screening wall.]

PC NOTICES MAILED: 241

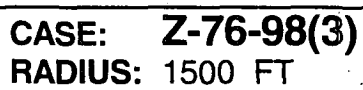
APPROVALS: 0

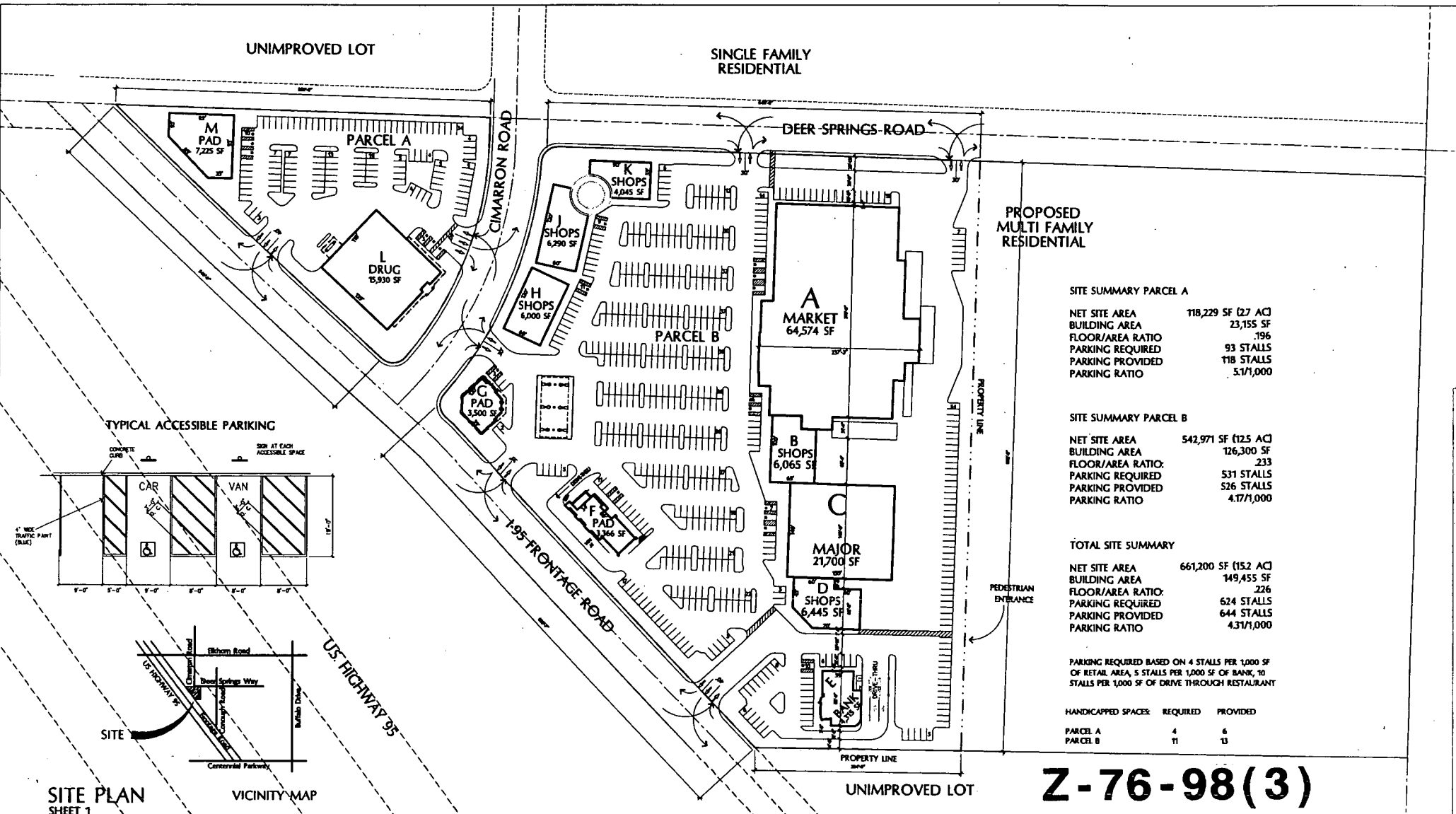
PROTESTS: 0

SEE ATTACHED LOCATION MAP

Agenda Item

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SITE SUMMARY PARCEL A

NET SITE AREA	118,229 SF (2.7 AC)
BUILDING AREA	23,155 SF
FLOOR/AREA RATIO	.196
PARKING REQUIRED	93 STALLS
PARKING PROVIDED	118 STALLS
PARKING RATIO	5.17/1,000

SITE SUMMARY PARCEL B

NET SITE AREA	542,971 SF (12.5 AC)
BUILDING AREA	126,300 SF
FLOOR/AREA RATIO	.233
PARKING REQUIRED	531 STALLS
PARKING PROVIDED	526 STALLS
PARKING RATIO	4.17/1,000

TOTAL SITE SUMMARY

NET SITE AREA	661,200 SF (15.2 AC)
BUILDING AREA	149,455 SF
FLOOR/AREA RATIO	.226
PARKING REQUIRED	624 STALLS
PARKING PROVIDED	644 STALLS
PARKING RATIO	4.31/1,000

PARKING REQUIRED BASED ON 4 STALLS PER 1,000 SF OF RETAIL AREA, 5 STALLS PER 1,000 SF OF BANK, 10 STALLS PER 1,000 SF OF DRIVE THROUGH RESTAURANT

HANDICAPPED SPACES	REQUIRED	PROVIDED
PARCEL A	4	6
PARCEL B	11	13

Z-76-98(3)

CIMARRON-FRONTAGE COMMERCIAL
CIMARRON ROAD & I-95 FRONTAGE ROAD
LAS VEGAS, NEVADA
 A COMMERCIAL PROJECT FOR:
BIG SKY DEVELOPMENT, INCORPORATED
 3320 NORTH BUFFALO DRIVE, SUITE 203
 LAS VEGAS, NEVADA 89129-6282
 702-395-2050

1-28-99 PC

STAFF

MCG
 ARCHITECTS

4043 South Spaworth Street, Suite 304
 Las Vegas, Nevada 89119
 702/733-8843 Fax 702/733-8996

The above depiction is based on the current plan of the development and the concept, size and location of the structure is approximate. The configuration and size of the development including the structures, amount and location of parking, vehicular access, streets, landscapes, common areas and all other facilities and improvements depicted are subject to change at any time and from time to time without notice to tenants or others.

Scale 1" = 50'-0"

Project No. 98-0447

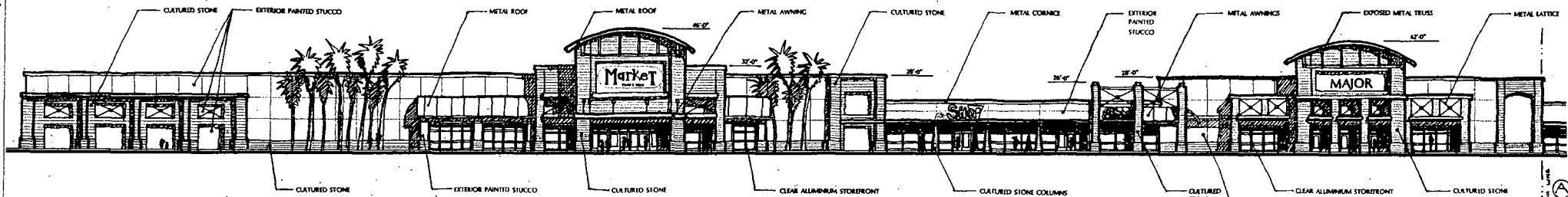
Drawn by JMH

Checked by JMH

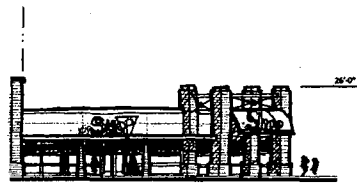
Date November 18, 1998

Client Big Sky Development, Inc.

Revised 98-0447-18-24-24



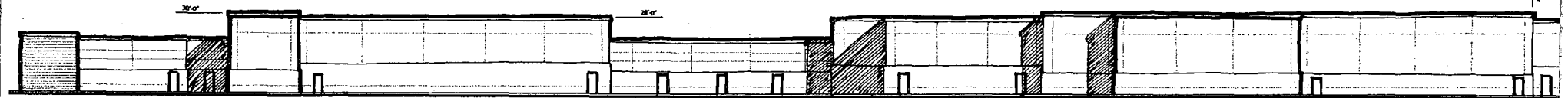
WEST ELEVATION - IN-LINE RETAIL
SCALE 1"=16'-0"



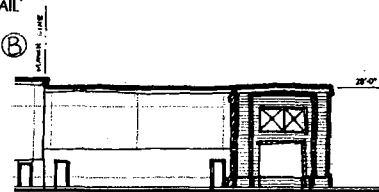
WEST ELEVATION - IN-LINE RETAIL CONT.
SCALE 1"=16'-0"



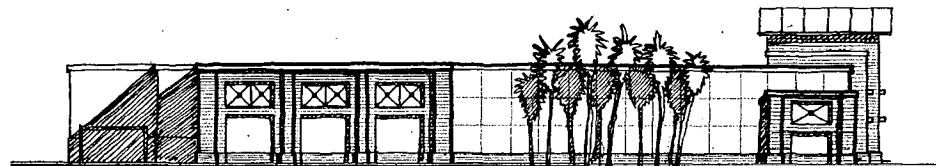
SOUTH ELEVATION - IN-LINE RETAIL
SCALE 1"=16'-0"



EAST ELEVATION - IN-LINE RETAIL
SCALE 1"=16'-0"



EAST ELEVATION - IN-LINE RETAIL CONT.
SCALE 1"=16'-0"



NORTH ELEVATION - IN-LINE RETAIL
SCALE 1"=16'-0"

STAFF

ELEVATIONS
SHEET 1

Sheet No.	Drawings
Scale	1" = 16'-0"
Project No.	50-00-01
Drawn by	
Checked by	
Date	December 23, 1998
Notes	NOTED TO 12-28-99

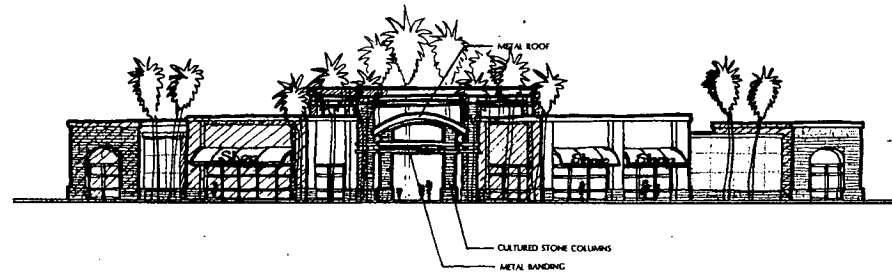
The above depiction is based on the current plan of the development and the concept, size and location of the structures is approximate. The configuration and size of the development including the structures, amount and location of parking, vehicle access, streets, landscapes, common areas and all other facilities and improvements depicted are subject to change at any time and from time to time without notice to tenants or others.

DEER SPRINGS RANCH
DEER SPRINGS ROAD & CIMMARON ROAD
LAS VEGAS, NEVADA
A COMMERCIAL PROJECT FOR:
BIG SKY DEVELOPMENT, INCORPORATED
3320 NORTH BUFFALO DRIVE, SUITE 203
LAS VEGAS, NEVADA 89129-6282
702-395-2050

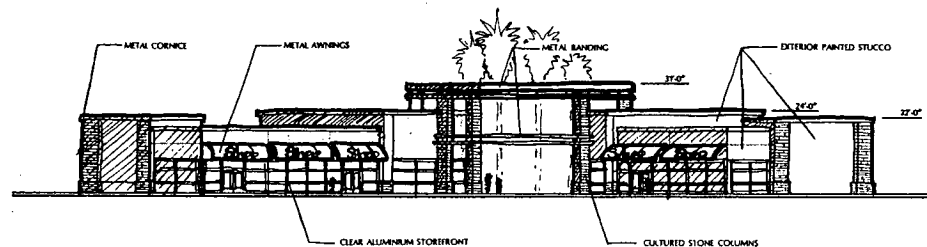
Z-76-98(3)
1-28-99 PC

MCG
ARCHITECTS

4043 South Spangler Street Suite 306
Las Vegas, Nevada 89119
702-733-8662 Fax 702-733-8999
C. MCG



NORTH-WEST ELEVATION - SHOPS J & K
SCALE 1"=16'-0"



SOUTH-EAST ELEVATION - SHOPS J & K
SCALE 1"=16'-0"

STAFF

ELEVATIONS
SHEET 2.



Drawn By: [blank]
 Title: [blank]
 Project No.: 98-0001
 Date: December 21, 1998
 Checked By: [blank]
 Client: [blank]
 Notes: [blank]

The above depiction is based on the current plan of the development and the concept, size and location of the structures is approximate. The configuration and size of the development including the structures, amount and location of parking, vehicular access, streets, landscapes, common areas and all other facilities and improvements depicted are subject to change at any time and from time to time without notice to tenants or others.

DEER SPRINGS RANCH
DEER SPRINGS ROAD & CIMMARON ROAD
LAS VEGAS, NEVADA

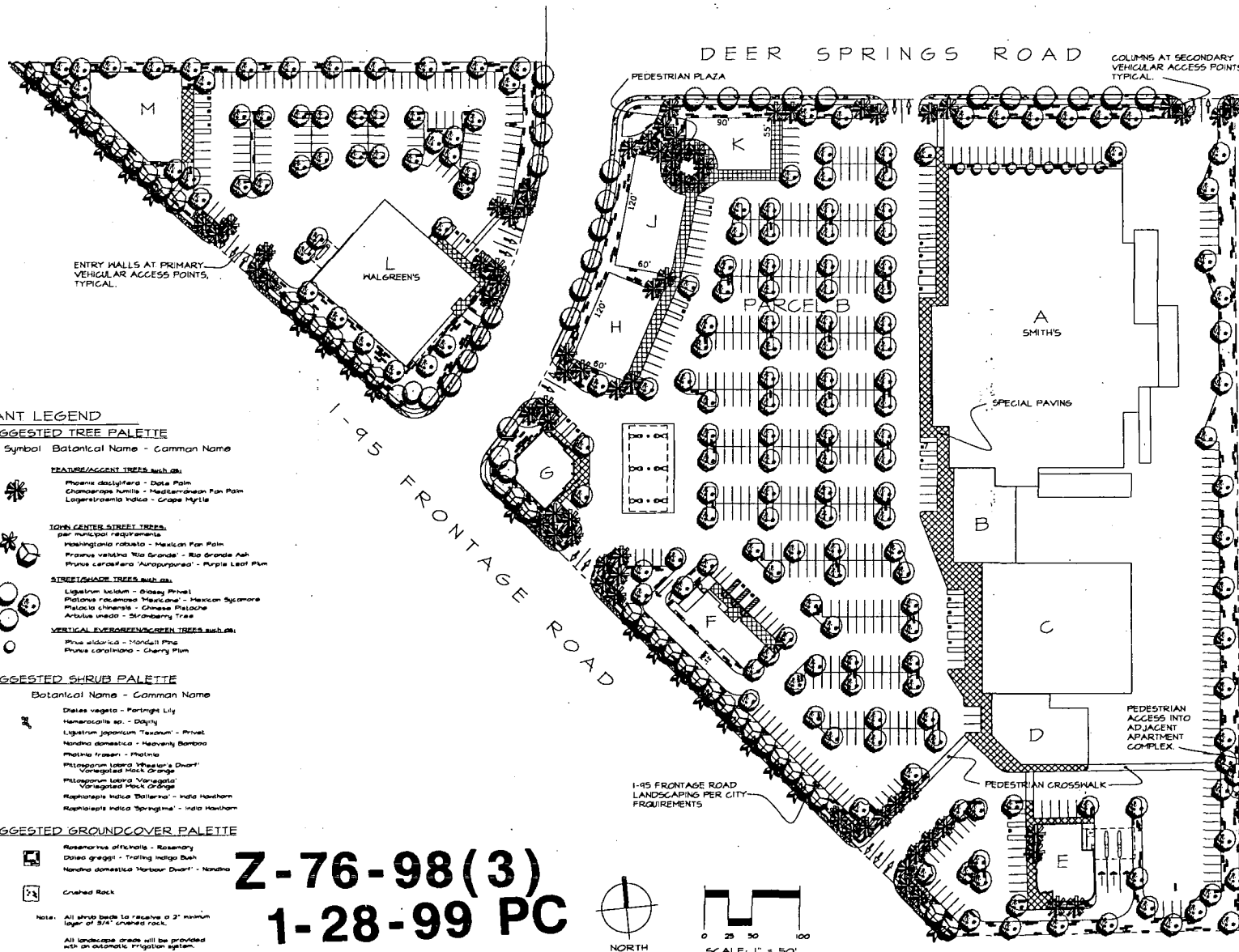
A COMMERCIAL PROJECT FOR:
BIG SKY DEVELOPMENT, INCORPORATED

3320 NORTH BUFFALO DRIVE, SUITE 203
LAS VEGAS, NEVADA 89129-6282
702-395-2050

Z-76-98(3)
1-28-99 PC

MCG
ARCHITECTS

4045 South Spencer Street Suite 306
Las Vegas, Nevada 89119
702.731.8862 Fax 702.731.8998



PLANT LEGEND

SUGGESTED TREE PALETTE

Symbol Botanical Name - Common Name

FEATURE/ACCENT TREES, such as:

Phoenix dactylifera - Date Palm
Chamaecyparis humilis - Mediterranean Fan Palm
Lagerstroemia indica - Crape Myrtle

JOHN CENTER STREET TREES:

per municipal requirements
Washingtonia robusta - Mexican Fan Palm
Fraxinus velutina 'Rio Grande' - Rio Grande Ash
Prunus cerasifera 'Auraprunus' - Purple Leaf Plum

STREET/SHADE TREES, such as:

Ligustrum lucidum - Glossy Privet
Platanus racemosa 'Hastata' - Mexican Sycamore
Platanus chinensis - Chinese Platanus
Artocarpus integrifolia - Breadfruit Tree

VERTICAL EVERGREENS/GREEN TREES, such as:

Pinus strobus - Nordhoff Pine
Pinus caroliniana - Cherry Pine

SUGGESTED SHRUB PALETTE

Botanical Name - Common Name

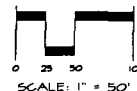
Dalies vegeta - Portulac Ly
Hemerocallis sp. - Daylily
Ligustrum japonicum 'Texanum' - Privet
Nandina domestica - Heavenly Bamboo
Pachira fraxinifolia - Pachira
Philadelphus lewisii 'Village of Dwellers'
Philadelphus lewisii 'Village of Dwellers'
Philadelphus lewisii 'Village of Dwellers'
Raphanistrum indica 'Ballerina' - Indo Hawthorn
Raphanistrum indica 'Springtime' - Indo Hawthorn

SUGGESTED GROUND COVER PALETTE

Rosemaria officinalis - Rosemary
Dioscorea griffithii - Trailing Indigo Bush
Nandina domestica 'Heavenly Bamboo' - Nandina
Crushed Rock

Note: All shrubs and trees to receive a 2" minimum layer of 3/4" crushed rock.
All landscape grade will be provided with an automatic irrigation system.

Z-76-98(3)
1-28-99 PC



JOHN HANNA &
ASSOCIATES
LANDSCAPE ARCHITECTURE

444 South Carson Avenue, Suite 200
Solana Beach, California 92075
619/738-1937 - FAX 619/738-3608

SIGNATURE

DEER SPRINGS RANCH
DEER SPRINGS ROAD & CIMMERON ROAD
LAS VEGAS, NEVADA

FOR BIG SKY DEVELOPMENT, INCORPORATED
BIG SKY DEVELOPMENT, INCORPORATED
2025-2026 NEVADA, NEVADA, NV
2025-2026 NEVADA, NEVADA, NV

CITY COUNCIL MEETING OF FEBRUARY 22, 1999

PAGE 861

REVISIONS

DATE 02/23/99
DRAWN BY
SHEET TITLE

LANDSCAPE
CONCEPT
PLAN

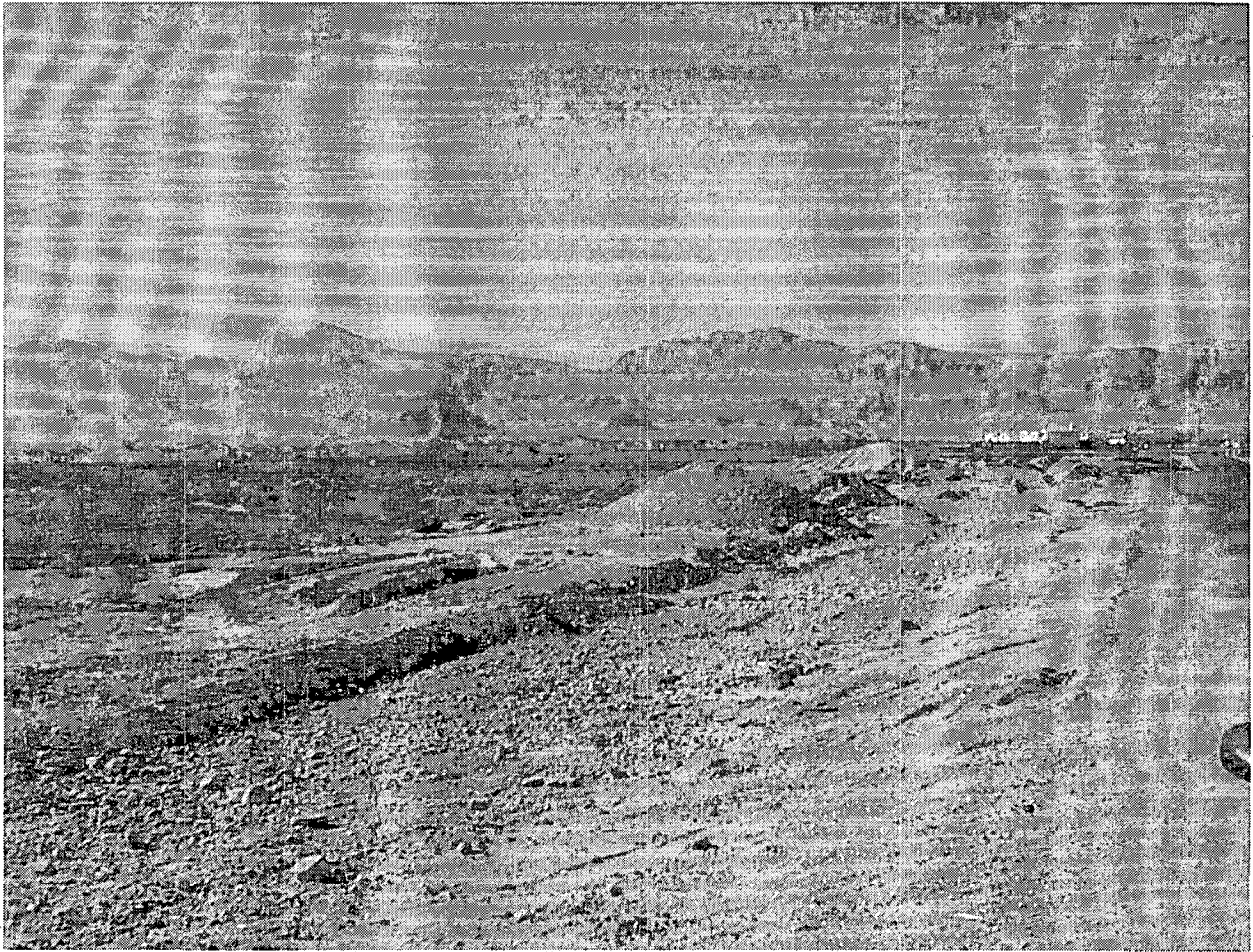
JOB NO.

412

SHEET NO.

L-1

OF SHEETS



Southeast corner of Deer Springs Way and Sky Pointe Drive

Proposed 149,455 square foot commercial retail center.

Z-76-98(3)

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

Page 87

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION**AMENDMENT TO THE MASTER PLAN OF
STREETS AND HIGHWAYS - PUBLIC
HEARING**98 MSH-9-98 - THE GATES, LIMITED LIABILITY
COMPANY ON BEHALF OF SOUTHWEST
COMMUNITIES**

Request to Amend the Master Plan of Streets and Highways to widen Decatur Boulevard to a 60 foot wide half street right-of-way from Centennial Parkway to Grand Teton Drive, Ward 4 (Brown).

NOTICES MAILED: 1 BY CITY CLERK

APPROVALS: 0

AFTER PC MEETING

_____ Letters

_____ Petitions

TOTAL 0

PROTESTS: 0

AFTER PC MEETING

_____ Letters

_____ Petitions

TOTAL 0

The Planning Commission (5-0-2 vote) and staff recommend APPROVAL.

BROWN - APPROVED - UNANIMOUS

MAYOR JONES declared the Public Hearing open.

MIKE VIALPANDO, CVL Consultants, 6280 South Valley View Boulevard, Suite #200, appeared on behalf of the applicant.

COUNCILMAN BROWN discussed with MR. VIALPANDO that the Lynbrook development is proceeding with the developer working on pulling permits, processing plans and seeking a Final Map so that the applicant can go forward with closing.

No one appeared in opposition.

There was no further discussion.

MAYOR JONES declared the Public Hearing closed.

NOTE: COUNCILMAN BROWN directed that the applicant provide a status report to staff who could in turn report to him.

(3:12 - 3:14)

2 - 2023

City of Las Vegas

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
-------------------------	--

SUBJECT: AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS - PUBLIC HEARING - MSH-9-98 - THE GATES, LIMITED LIABILITY COMPANY ON BEHALF OF SOUTHWEST COMMUNITIES

PURPOSE/BACKGROUND

APPLICATION REQUEST:

This request is for an Amendment to the Master Plan of Streets and Highways to increase the width of Decatur Boulevard from a 50 foot wide half street right-of-way to a 60 foot wide half street right-of-way from Centennial Parkway to Grand Teton Drive. The applicant's justification letter indicates this is a requirement of a Site Development Plan Review that was approved for the Lynbrook development.

BACKGROUND DATA:

02/09/98 The City Council approved a Site Development Plan Review for a 1,181 lot single family subdivision [Z-117-94(3), Z-158-94(2) and Z-122-97(1)].

11/23/98 The City Council held in abeyance indefinitely a city-wide Master Plan of Streets and Highways Amendment that included this segment of Decatur Boulevard (MSH-7-98).

FINDINGS:

Staff has no objection to this request as it satisfies a Condition of Approval for Site Development Plan Review Z-117-94(3), Z-158-94(2) and Z-122-97(1).

The Department of Public Works notes that this amendment has been included as part of a city-wide MSH-7-98 which has been approved by the Planning Commission and is now scheduled to be heard by the City Council in February. Staff suggests allowing this amendment to go forward in the event the city-wide amendment is delayed even longer.

The Planning Commission (5-0-2 vote) and staff recommend APPROVAL.

PC NOTICES MAILED: 1

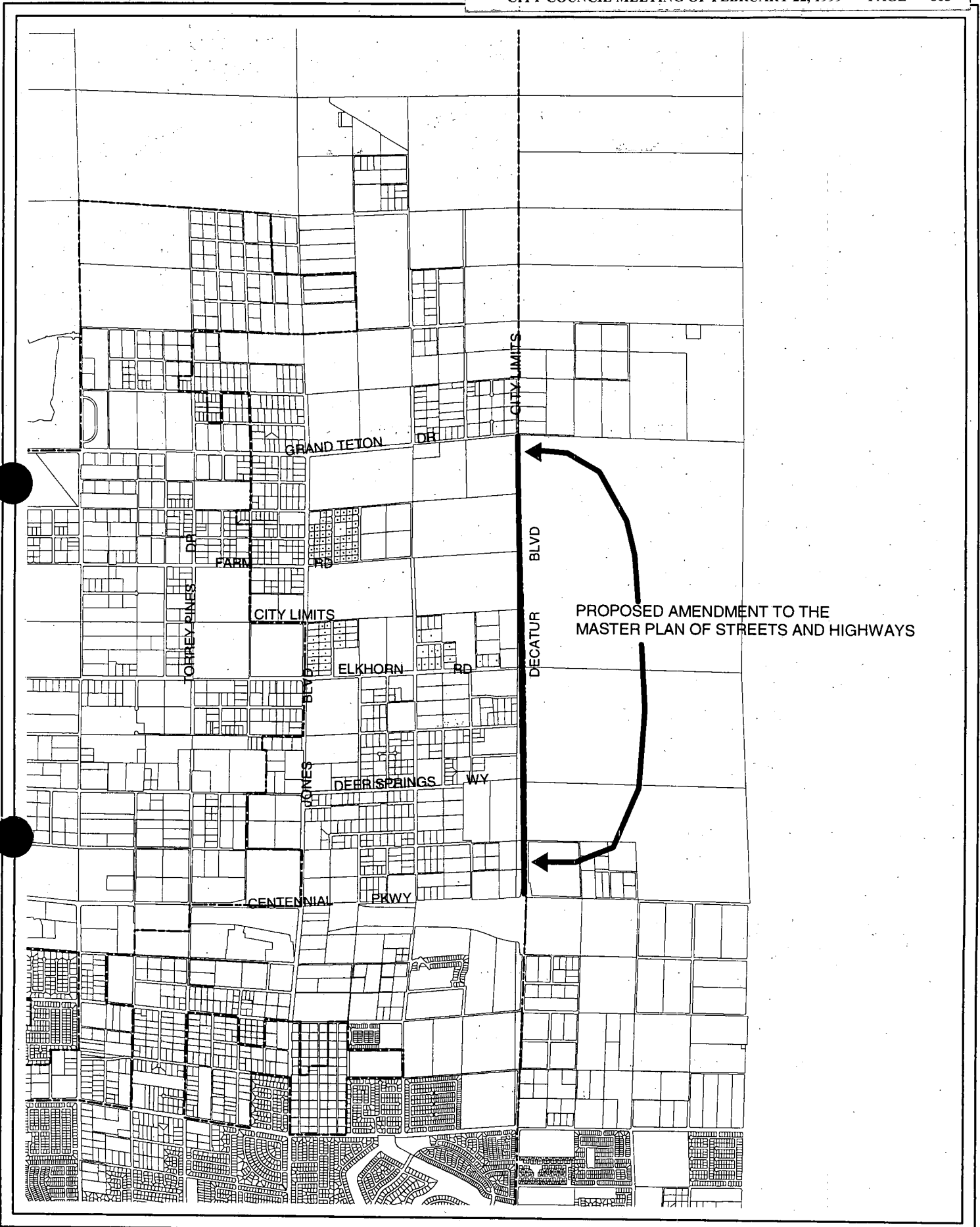
APPROVALS: 0

PROTESTS: 0

SEE ATTACHED LOCATION MAP

Agenda Item

98



CASE: MSH-9-98



CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

Page 88

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****REQUIRED FIVE YEAR REVIEW - SPECIAL
USE PERMIT - PUBLIC HEARING**

99

U-157-88(2) - HOWARD HUGHES
PROPERTIES, INC. ON BEHALF OF DONREY
OUTDOOR ADVERTISING COMPANY

Appeal filed by Donrey Outdoor Advertising Company from the Denial by the Planning Commission for a Five Year Required Review on an approved Special Use Permit on property located on the east side of Decatur Boulevard approximately 400 feet and 700 feet south of Rancho Drive which allowed two 40 feet high, 12 foot x 24 foot off-premise advertising (billboard) signs, C-2 (General Commercial) Zone, Ward 4 (Brown), APN: 139-18-302-004.

NOTICES MAILED: 27 BY CITY CLERK

APPROVALS: 0

AFTER PC MEETING

_____ Letters

_____ Petitions

TOTAL 0

PROTESTS: 0

AFTER PC MEETING

_____ Letters

_____ Petitions

TOTAL 0

The Planning Commission (3-2-1 vote) and staff recommend DENIAL. If approved, subject to:

1. This use shall be reviewed in two (2) years, at which time the City Council may require the signs to be removed.

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

BROWN - ABEYANCE to 2/28/2000 - UNANIMOUS

MAYOR JONES declared the Public Hearing open.

R. VAN NOSTRAND, Donrey Outdoor Advertising, 1211 W. Bonanza Road, was present.

COUNCILMAN BROWN explained that the property is currently in escrow. He would like to see a proposal for the entire acreage. Therefore, his suggestion would be to hold the application in abeyance for one year at which time the Council can evaluate the situation. There is no objection to that action from the applicant or the City's legal counsel. DEPUTY CITY ATTORNEY STEVE GEORGE confirmed with MR. VAN NOSTRAND that the applicant would agree to the abeyance.

No one appeared in opposition.

There was no further discussion.

MAYOR JONES declared the Public Hearing closed.

(3:14 - 3:15)

2 - 2077

City of Las Vegas

**CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999**

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
-------------------------	--

SUBJECT: REQUIRED FIVE YEAR REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - U-157-88(2) - HOWARD HUGHES PROPERTIES, INC. ON BEHALF OF DONREY OUTDOOR ADVERTISING COMPANY

PURPOSE/BACKGROUND

APPLICATION REQUEST:

This is an appeal filed by Donrey Outdoor Advertising Company from the Denial by the Planning Commission for a second Five Year Required Review of an approved Special Use Permit which allowed two 12 foot by 24 foot off-premise advertising signs to a height of 40 feet.

BACKGROUND DATA:

- | | |
|----------|--|
| 12/21/88 | The City Council approved a Special Use Permit to allow two 12 foot by 24 foot off-premise advertising (billboard) signs at a height of 40 feet on this site, subject to a five year review (U-157-88). |
| 12/21/88 | The City Council approved a Variance to allow a 12 foot by 24 foot off-premise advertising sign to a height of 40 feet on property zoned R-E (Residence Estates) to the south of this property, where such use is not allowed (V-133-88). |
| 01/19/94 | The City Council approved a Five Year Required Review of the original Special Use Permit, subject to a five year review [U-157-88(1)]. |
| 01/19/94 | The City Council approved a Five Year Required Review of a Variance which permitted one 12 foot by 24 foot off-premise advertising sign on property zoned R-E (Residence Estates), where such use is not allowed, subject to an additional five year review [V-133-88(1)]. |

DETAILS OF APPLICATION REQUEST:

Sign Area:	288	Square Feet Each
Sign Height:	40	Feet Each
Sign Face Separation:	0	Degrees

Agenda Item

99

City of Las Vegas

**CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999**

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
-------------------------	--

SUBJECT: REQUIRED FIVE YEAR REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - U-157-88(2) - HOWARD HUGHES PROPERTIES, INC. ON BEHALF OF DONREY OUTDOOR ADVERTISING COMPANY

PURPOSE/BACKGROUND

This property is currently unimproved with the exception of three off-premise advertising (billboard) signs adjacent to Decatur Boulevard. Each off-premise advertising sign maintains a 10 foot setback from the right-of-way and a 300 foot distance separation from each other. Additionally, they are oriented toward the north and south bound traffic of Decatur Boulevard.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	C-2	Automotive Repair Facility
South	R-E	Unimproved, Off-Premise Advertising (billboard) Sign
	C-2	Unimproved
East	North Las Vegas	Airport
West	ROI C-1	Unimproved
	ROI R-3	Unimproved
	R-3	21 unit Apartment Complex

FINDINGS:

Chapter 19A.14.100(B)(3) permits removal of the sign if conditions in the surrounding area have changed in a manner which no longer meets the standards for approval of a Special Use Permit. The site is located in an area which has changed within the last 5 years. The properties northwest of Decatur Boulevard have been developed as multi-family and townhome subdivisions. Unimproved parcels immediately west of the site have received approval for mixed use development.

Chapter 19A.14.100(C)(11) states "no off-premise sign shall be allowed within 300 feet from the nearest property line of a parcel in the U (Undeveloped) zoning district or any R (Residential) zoning district. The properties zoned R-PD20 (Residential Planned Development - 20 Units Per Acre) and R-3 (Medium Density Residential and Apartment) are within 300 feet of the subject off-premise advertising signs. For these reasons, staff cannot support this request.

Agenda Item

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*City of Las Vegas***CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999****AGENDA DOCUMENTATION**

TO: THE CITY COUNCIL	FROM: THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
-------------------------	--

SUBJECT: REQUIRED FIVE YEAR REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - U-157-88(2) - HOWARD HUGHES PROPERTIES, INC. ON BEHALF OF DONREY OUTDOOR ADVERTISING COMPANY

PURPOSE/BACKGROUND

The Planning Commission (3-2-1 vote) and staff recommend DENIAL.

[NOTE: Some members of the Planning Commission felt that because other signs located along Decatur Boulevard are available for advertising demonstrated that there is no market for signs and the result would be blank or non-maintained and unsightly signs in an area within 300 feet of an "R" (Residential) zoning district. However, other members of the Planning Commission felt that the location would not be objectionable.]

PC NOTICES MAILED: 25

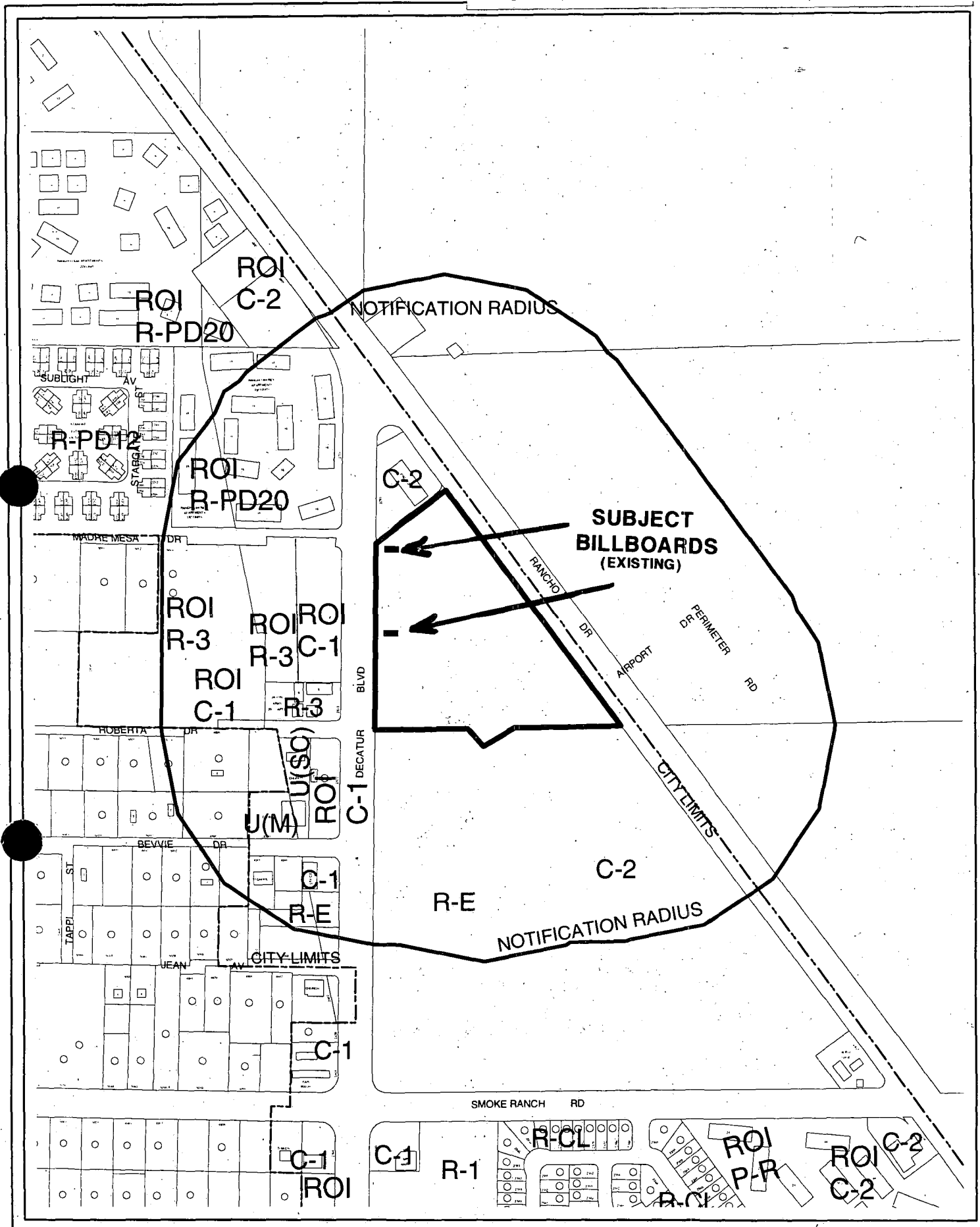
APPROVALS: 0

PROTESTS: 0

SEE ATTACHED LOCATION MAP

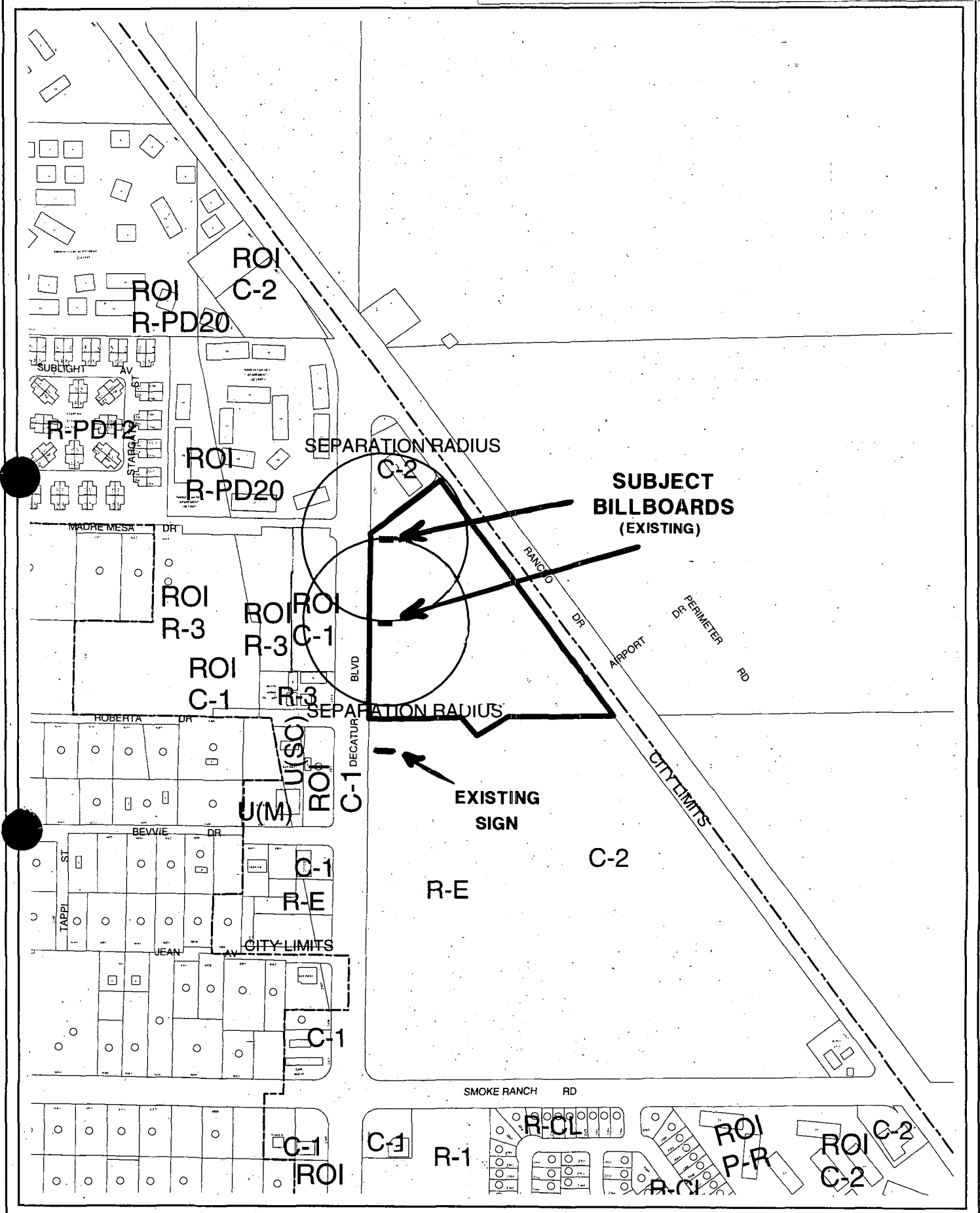
Agenda Item

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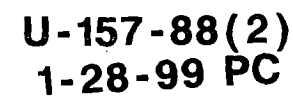
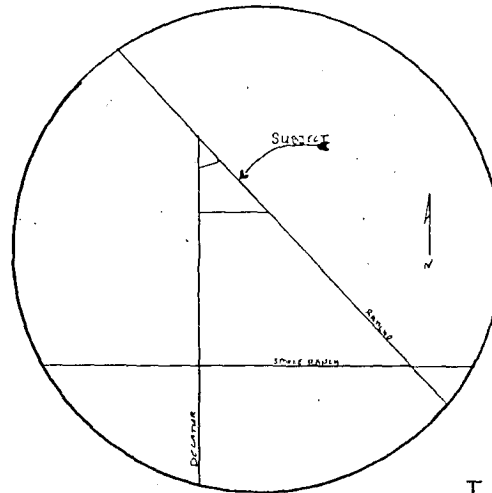
CASE: U-157-88(2)
 RADIUS: 750 FT





CASE: U-157-88(2)
 SEPARATON RADIUS: 300 FT





STAFF

TOLBRANGES		TYPED ONLY			
NO	DATE	BY			
1				Howard Hughes Properties	
2				Parcel # 01A-080-002	
3				DRAWN BY	SCALE 1"=30'
4				DATE 9-8-87	DRAWN BY
5				TABLOID	APP'D



East of Decatur Blvd., 400 and 700 feet south of Rancho Drive

5 year review on 2 approved billboards

U-157-88(2)

DONREY OUTDOOR

ADVERTISING
COMPANY

1211 WEST BONANZA ROAD
POST OFFICE BOX 4245
LAS VEGAS, NEVADA 89127-0245
702-382-5020
FAX 702-382-7088

January 29, 1999

City of Las Vegas
400 East Stewart
Las Vegas, Nevada

To Whom It May Concern,

This letter will act as Donreys formal request to appeal the decision of the Planning Commission as to their denial of U-157-88(2), on January 28, 1999 agenda (item C-11).

This application was for a Special Use Permit. We feel the reasons given by staff are not substantial enough to warrant a denial. Therefore we are requesting the application be heard by the City Council in the hope of reversing the Planning Commissions denial of this request.

Thanking You In Advance

R. Van Nostrand
Market Development Manger

RECEIVED
CITY CLERK

JAN 29 A 11:01



ALBUQUERQUE • AMARILLO • COLUMBUS • FORT SMITH • LAS VEGAS
LITTLE ROCK • OKLAHOMA CITY • RENO • TULSA • WICHITA

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION**SPECIAL USE PERMIT - PUBLIC HEARING**100** ABEYANCE ITEM - U-148-98 - URBAN LAND
OF NEVADA ON BEHALF OF JERRY E.
HAMIKI

Appeal filed by Kummer Kaempfer Bonner & Renshaw from the Denial by the Planning Commission for a Special Use Permit on property located at 400 West Sahara Avenue FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED 2,000 SQUARE FOOT CONVENIENCE STORE, C-1 (Limited Commercial) Zone, Ward 1 (McDonald), APN: 162-04-807-001.

NOTICES MAILED: 84 BY CITY CLERK

APPROVALS: 1

AFTER PC MEETING

_____ Letters
_____ Petitions

TOTAL 1

PROTESTS: 149

AFTER PC MEETING

2 Letters
_____ Petitions

TOTAL 151

The Planning Commission (5-0 vote) and staff recommend DENIAL. If approved, subject to:

1. Approval does not constitute the approval of a liquor license.

2. Provide minimum 5 foot wide landscape planters with 24 inch box trees 20 feet on center with shrubs and ground cover along Sahara Avenue and Tam Drive as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.

ADAMSEN - Motion to bring forward and HOLD IN ABEYANCE Item 100 [U-148-98], Item 104 [U-154-98], and Item 105 [U-156-98] to 3/8/99 and to Accept the Withdrawal requested by the Applicants of Item 106 [U-161-98] and Item 107 [U-164-98] - UNANIMOUS with McDonald not voting

There was no related discussion.

(2:15 - 2:17)

2 - 1

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION**

ABEYANCE to 3/8/99

ABEYANCE ITEM - U-148-98 - URBAN LAND
OF NEVADA ON BEHALF OF JERRY E.
HAMIKA

3. The site plan shall be revised to provide a minimum of one van accessible handicap space as required by the Planning and Development Department.

4. This use shall be in compliance with the requirements of Title 6.50 of the Las Vegas Municipal Code.

5. Remove all substandard public street improvements, public alley improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.

6. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new driveways and modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building permits for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall include a section addressing the impact this higher intensity use will have on the existing driveway accessing Tam Drive, and shall propose specific methods to mitigate potential conflicts. Phased compliance will be allowed if recommended by the approved

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

Page 91

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION**ABEYANCE ITEM - U-148-98 - URBAN LAND
OF NEVADA ON BEHALF OF JERRY E.
HAMIKA

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.

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

ABEYANCE to 3/8/99

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
SUBJECT: ABEYANCE ITEM - SPECIAL USE PERMIT - PUBLIC HEARING - U-148-98 - URBAN LAND OF NEVADA ON BEHALF OF JERRY E. HAMIK	

PURPOSE/BACKGROUND

THIS ITEM WAS HELD IN ABEYANCE FROM THE FEBRUARY 8, 1999 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST.

APPLICATION REQUEST:

Appeal filed by Kummer Kaempfer Bonner & Renshaw from the Denial by the Planning Commission for a Special Use Permit for package liquor sales in conjunction with a proposed convenience store on property located at 400 West Sahara Avenue. The applicant's justification letter indicates this convenience store will carry a larger variety of goods than other stores, will provide jobs for people in the neighborhood and will not be open 24 hours a day.

BACKGROUND DATA:

10/25/94 The Board of Zoning Adjustment accepted a request to withdraw a Special Use Permit for a proposed off-premise advertising (billboard) sign on this site (U-231-94).

DETAILS OF APPLICATION REQUEST:

Site Area:	0.44	Acres
Building Area:	2,000	Square Feet
Parking Required:	8	Spaces
Parking Provided:	23	Spaces

This a vacant retail store located on the northeast corner of Sahara Avenue and Tam Drive. Access to the site is via one existing driveway from Sahara Avenue and one existing driveway from Tam Drive. The landscape planters and other improvements on the site are existing.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	C-1	Convenience Store (7-11)
South		County
East	C-1	Mixed Commercial
West	C-1 & C-M	Retail Shop & Automotive Shop

Agenda Item

100

City of Las Vegas

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
-------------------------	--

SUBJECT: ABEYANCE ITEM - SPECIAL USE PERMIT - PUBLIC HEARING - U-148-98 - URBAN LAND OF NEVADA
ON BEHALF OF JERRY E. HAMIKA

PURPOSE/BACKGROUND

FINDINGS:

USE:

The regulations for alcohol sales were imposed to protect the general welfare of residential neighborhoods. Recent discussions for improving the Las Vegas community have focused on not only the built environment, but also on the impact that certain uses have on the City's image and desirability as a place to live.

The site is not appropriate for the off-premise sale of beer and wine in conjunction with the approved convenience store. This type of use is not in harmony with the redeveloping neighborhood to the north of this site. Approval of this use will encourage like requests for convenience stores with alcohol sales in redeveloping areas, eroding the redevelopment efforts. Additionally, the applicant has failed to demonstrate that the use will not result in a negative impact upon the community.

SITE PLAN:

The site plan, which depicts the existing conditions on this site, does not comply with the current Zoning Code and Urban Design Guidelines and Standards.

The site must be revised to show a minimum of one van-accessible handicap space. There appears to be adequate room on this site to provide 5 foot wide landscape planters along Sahara Avenue and Tam Drive. If this use is approved, staff recommends this landscaping be required and should consist of 24 inch box trees 20 feet on center with shrubs and ground cover.

Agenda Item

--

*City of Las Vegas***CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999****AGENDA DOCUMENTATION****TO:**
THE CITY COUNCIL**FROM:** THERESA O'DONNELL, DIRECTOR
PLANNING AND DEVELOPMENT DEPARTMENT**SUBJECT:** ABEYANCE ITEM - SPECIAL USE PERMIT - PUBLIC HEARING - U-148-98 - URBAN LAND OF NEVADA
ON BEHALF OF JERRY E. HAMIK**PURPOSE/BACKGROUND**

The Planning Commission (5-0 vote) and staff recommend DENIAL.

PC NOTICES MAILED: 73

APPROVALS: 1

[NOTE: The supporter stated that the associated full line of groceries in the proposed store would benefit the nearby community.]

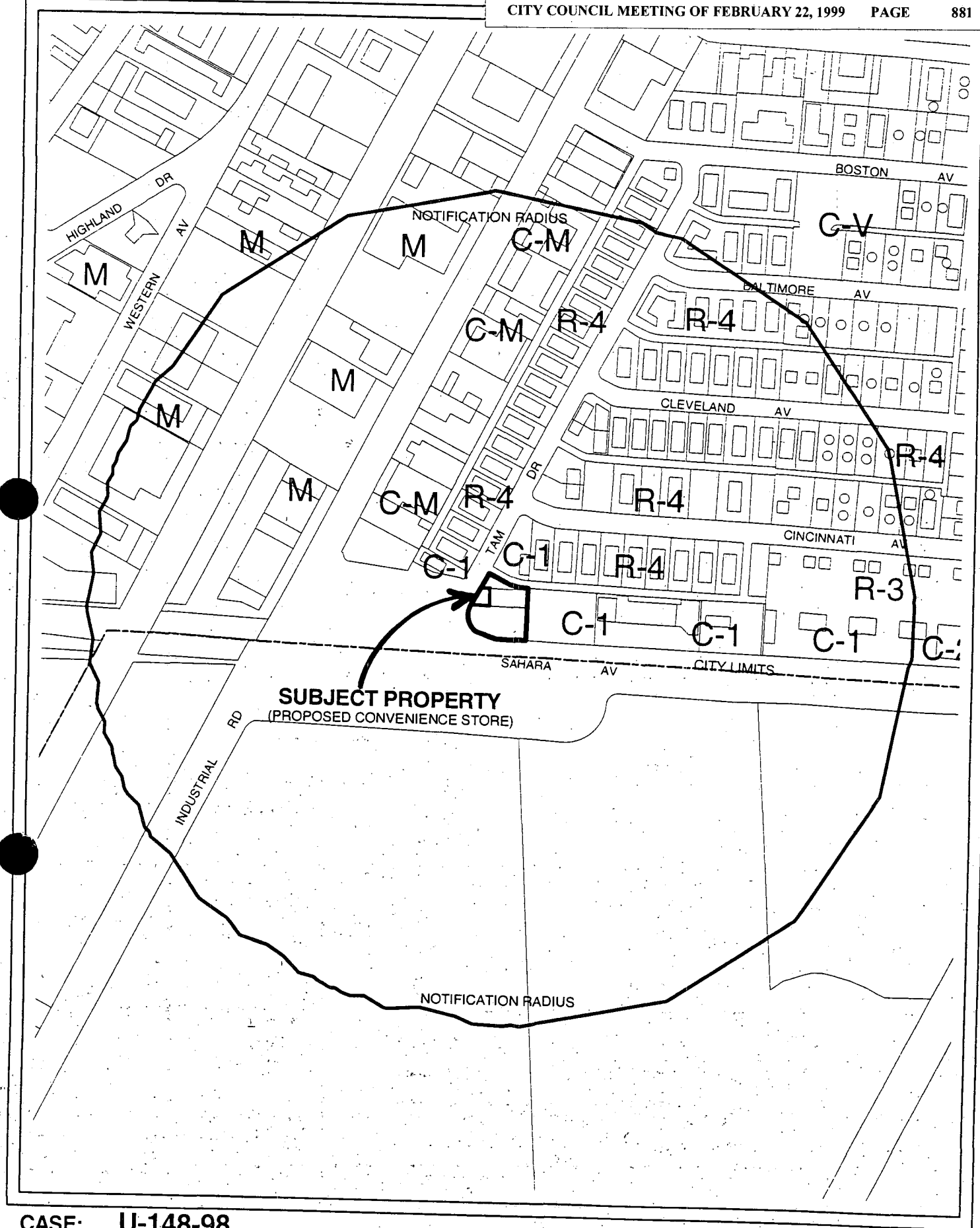
PROTESTS: 149

[NOTE: The protesters stated concerns that this use could contribute to the decline of the neighborhood by increasing crime while significant community efforts have recently decreased crime statistics.]

SEE ATTACHED LOCATION MAP

Agenda Item

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CASE: U-148-98
RADIUS: 1000 FT



NEVADA



Proposed off-premise sale of beer and wine with convenience store.

400 West Sahara Avenue

U-148-98

KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW

JOHN C. RENSHAW
THOMAS F. KUMMER
CHRISTOPHER L. KAEMPFER
MARTHA J. ASHCRAFT
MICHAEL J. BONNER
JOHN N. BREWER
VON S. HEINZ
GERALD D. WATTS
SHERWOOD N. COOK
SHARL CASSIN PATTERSON
JOHN C. JEPSEN
MARK H. FIORENTINO

SEVENTH FLOOR
3800 HOWARD HUGHES PARKWAY
LAS VEGAS, NEVADA 89109-0907

(702) 792-7000
FAX: (702) 796-7181
E-MAIL: NVLAW@KKKB.COM

February 22, 1999

THOMAS D. AMICK
NIKKI L. BAKER
JAMES E. BERCHTOLD
SHARON S. BRENNAN
GEORGE J. CLASEMAN
L. JOE COPPEDGE
GREGORY S. GILBERT
ROBERT J. GRONAUER
ROBERT C. KIM
KURT C. LAMBETH
ANGELA TURRICIANO OTTO
ELIZABETH A. SAVAGE
LYSSA M. SIMONELLI
JAMES E. SMYTH II
MARTINA JACCARINO VERO
ANTHONY A. ZMAIA

OF COUNSEL
H. GREGORY NASKY
JAMES H. BILDRAY
JOHN A. CURTAS

VIA FACSIMILE
382-4803

Ms. Barbara Jo Ronemus
City Clerk
City of Las Vegas
400 E. Stewart, 1st Fl.
Las Vegas, NV 89101

Re: U-148-98

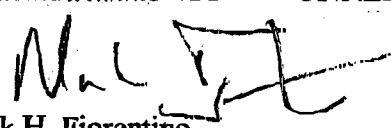
Dear Ms. Ronemus:

Our office represents the applicant in the above-referenced matter. We hereby request that the item be held until the March 8 City Council meeting. The applicant is continuing to work to address concerns raised at the Planning Commission.

Thank you for your assistance. Please call if you need anything further.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW


Mark H. Fiorentino

MHF/jf

cc: Theresa O'Donnell (via facsimile)
Doug Rankin (via facsimile)

1999 FEB 22 A 8:31
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CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

Page 92

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION**SPECIAL USE PERMIT - PUBLIC HEARING101 U-143-98 - GROFT'S SEARCH LIGHT
ADVERTISING COMPANY, INC. ON BEHALF
OF ODEH KHEIR

Appeal filed by Kummer Kaempfer Bonner & Renshaw from the Denial by the Planning Commission for a Special Use Permit on property located at 1595 North Eastern Avenue FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH AN APPROVED 2,919 SQUARE FOOT CONVENIENCE STORE; AND FOR A WAIVER OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM A CHURCH, C-1 (Limited Commercial) Zone, Ward 3 (Reese), APN: 139-26-505-001.

NOTICES MAILED: 218 BY CITY CLERK

APPROVALS: 0

AFTER PC MEETING

_____ Letters
_____ Petitions

TOTAL 0

PROTESTS: 2

AFTER PC MEETING

_____ Letters
_____ Petitions

TOTAL 2

The Planning Commission (5-1-1 vote) and staff recommend DENIAL. If approved, subject to:

1. This constitutes approval of waiver of the minimum 400 foot separation requirement from an existing church.
2. The sale of individual containers of any size of beer, wine coolers, or screw cap wine shall be prohibited.

REESE - Granting the Appeal; thereby APPROVING the Special Use Permit subject to conditions and an added condition for a one-year review - UNANIMOUS

MAYOR JONES declared the Public Hearing open.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of BASIL HAMIKA who operates a number of these unique community markets. This is an existing market already approved as a convenience store. They are seeking to add beer and wine only and not package liquor. The request is an attempt to maintain their customer base by providing the service and not because it is anticipated to be a major portion of the business. Customers do not want to make two stops. He demonstrated the division between the residential character of development to the north of Owens and the commercial nature of everything south of Owens, along the Eastern frontage. Much of those C-1 and C-2 properties have already been developed. This is a Catch-22 situation. A concern was raised during a similar application that there are too many liquor sales in an area, thus adding flame to the fire. Here the concern is that the location is too close to existing residential properties. Their position is that this is the perfect mix of a location within existing commercial properties with residential properties to the north who will utilize this service. Two very similar applications were approved at the 2/8/99 Council meeting.

As to the concern with the church, a letter from the minister has been submitted to confirm that both the church and parishioners support the request. Since the church supports the waiver, there is justification to grant it. The applicant would also be willing to accept a condition regarding the single-serving sales.

COUNCILMAN REESE pointed out that Condition #2 does address the size and number of containers to be sold. ATTORNEY FIORENTINO concurred with the condition.

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION**U-143-98 - GROFT'S SEARCH LIGHT
ADVERTISING COMPANY, INC. ON BEHALF
OF ODEH KHEIR

3. Approval does not constitute the approval of a liquor license.

4. Provide 24 inch box trees 20 feet on center with shrubs and ground cover along Eastern Avenue as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.

5. This use shall be in compliance with the requirements of Title 6.50 of the Las Vegas Municipal Code.

6. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the southwest corner of Owens Avenue and Eastern Avenue prior to the issuance of any permits as required by the Department of Public Works. No construction or relocation of existing improvements will be required with this action. This condition shall not be enforced if the applicant can show proof that there is permanent signage or other private improvements within the area required for dedication.

7. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.

8. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new driveways and modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

CHRIS CHRISTOFF, Meadows Village resident, made a comparison to this application and one denied in the Meadows Village. He questioned why the two similar applicants were not being treated the same. The City's purpose is not to block competition, but to insure compliance with zoning and code requirements.

COUNCILMAN REESE outlined the close monitoring of Special Use Permits for beer and wine. This site is properly zoned and there is support from the church. Condition #2 will address his concerns with walk-up customers. Great strides have been made with upgrading Eastern Avenue. This will be located in what is currently a vacant store and there have been no complaints from the apartment residents to the east or the North Las Vegas residents to the north. However, there were problems with the A&W in North Las Vegas which has closed. Because of those concerns, he would include a one-year review to give the Council an opportunity to revisit the situation at that time. ATTORNEY FIORENTINO indicated that the operator will be leasing the location, but they will work out the reasonable condition with the landlord. COUNCILMAN REESE stressed that the one-year review would only impact the Special Use Permit for beer and wine.

COUNCILMAN McDONALD indicated that he would support the motion and stressed that the Council makes its decisions on a case-by-case basis. Those decisions are based on location and not a reflection on the ownership. ATTORNEY FIORENTINO commented that he represents the applicant for the other market in Meadows Village discussed and he had met with Metro regarding their concerns with the location. That was the basis of his request to hold that other item in abeyance while they continue to work with Metro. The circumstances of the two applications are different and will be reviewed independently of each other.

No one appeared in opposition.

There was no further discussion.

MAYOR JONES declared the Public Hearing closed.

(3:16 - 3:26)

2 - 568

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

Page 94

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****APPROVED**U-143-98 - GROFT'S SEARCH LIGHT
ADVERTISING COMPANY, INC. ON BEHALF
OF ODEH KHEIR

9. If such has not already been established and because access and parking may be shared by other parcels to the south of this site, a Joint Access and Parking Agreement is required to allow perpetual intrasite circulation between the adjoining parcels as required by the Planning and Development Department and the Department of Public Works.

10. All development shall be in conformance with the plot plan and building elevations.

11. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

12. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

14. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.

15. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

City of Las Vegas

**CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999**

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
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SUBJECT: SPECIAL USE PERMIT - PUBLIC HEARING - U-143-98 - GROFT'S SEARCH LIGHT ADVERTISING COMPANY, INC. ON BEHALF OF ODEH KHEIR

PURPOSE/BACKGROUND

APPLICATION REQUEST:

This is an appeal filed by Kummer Kaempfer Bonner & Renshaw from the Denial by the Planning Commission for the approval of a Special Use Permit for package liquor sales in conjunction with an approved 2,919 square foot convenience store on property located at 1595 North Eastern Avenue. The applicant's justification letter does not provide a specific reason for this request. Additionally, a waiver of the 400 foot separation distance from an existing church is required.

BACKGROUND DATA:

There is no zoning history on this site.

DETAILS OF APPLICATION REQUEST:

Site Area:	0.42	Acres
Building Area:	2,919	Square Feet
Parking Required:	12	Spaces
Parking Provided:	18	Spaces

This a vacant retail store located on the southwest corner of Owens Avenue and Eastern Avenue. Access to the site is via one driveway from Owens Avenue. The landscape planters and other improvements on the site are existing.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North		City of North Las Vegas/Commercial
South	C-1	Retail Shops
East	C-2	Convenience Store
West	R-3	Apartments

Agenda Item

101

*City of Las Vegas***CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999****AGENDA DOCUMENTATION****TO:**
THE CITY COUNCIL**FROM:** THERESA O'DONNELL, DIRECTOR
PLANNING AND DEVELOPMENT DEPARTMENT**SUBJECT:** SPECIAL USE PERMIT - PUBLIC HEARING - U-143-98 - GROFT'S SEARCH LIGHT ADVERTISING
COMPANY, INC. ON BEHALF OF ODEH KHEIR**PURPOSE/BACKGROUND****FINDINGS:****USE:**

The regulations for alcohol sales were imposed to protect the general welfare of residential neighborhoods. Recent discussions for improving the Las Vegas community have focused on not only the built environment, but also on the impact that certain uses have on the City's image and desirability as a place to live.

The site is not appropriate for the off-premise sale of beer and wine in conjunction with the approved convenience store. This type of use is not in harmony with the surrounding residential neighborhoods in this area. Approval of this use will encourage like requests for convenience stores with alcohol sales in residential areas and is not consistent with the livable Las Vegas concepts. Staff also does not support the request for the waiver of the 400 foot separation distance from an existing church. Finally, the applicant has failed to demonstrate that the use will not result in a negative impact upon the community.

SITE PLAN:

The site plan, which depicts the existing conditions on this site, does not comply with the current Zoning Code and Urban Design Guidelines and Standards. The applicant has requested the current landscape requirements be waived because this is an existing site.

Staff has no objection to leaving the landscape planter as shown along Eastern Avenue. However the applicant should provide 24 inch box trees 20 feet on center as required by the Urban Design Guidelines and Standards.

The site plan shows parking behind the existing building. According to the Assessor's records, this parking area is located on a separate parcel. This parking area is not required to satisfy required parking for this use. Additionally, the drive aisles are shown connecting to the property to the south without clearly indicating how that site is configured or how that access can be provided. If the site will utilize access from the south a Joint Parking and Access Agreement must be established.

Agenda Item

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*City of Las Vegas***CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999****AGENDA DOCUMENTATION****TO:**
THE CITY COUNCIL**FROM:** THERESA O'DONNELL, DIRECTOR
PLANNING AND DEVELOPMENT DEPARTMENT**SUBJECT:** SPECIAL USE PERMIT - PUBLIC HEARING - U-143-98 - GROFT'S SEARCH LIGHT ADVERTISING
COMPANY, INC. ON BEHALF OF ODEH KHEIR**PURPOSE/BACKGROUND**

The Planning Commission (5-1-1 vote) and staff recommend DENIAL.

[NOTE: The Planning Commission felt that the site was inappropriate for the proposed off-premise sale of beer and wine due to its proximity to an existing church.]

PC NOTICES MAILED: 216

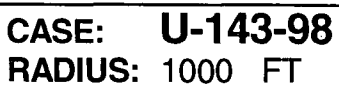
APPROVALS: 0

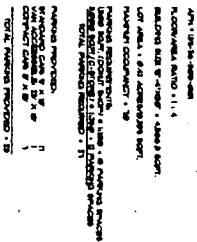
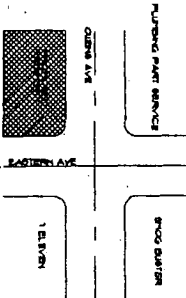
PROTESTS: 2

SEE ATTACHED LOCATION MAP

Agenda Item

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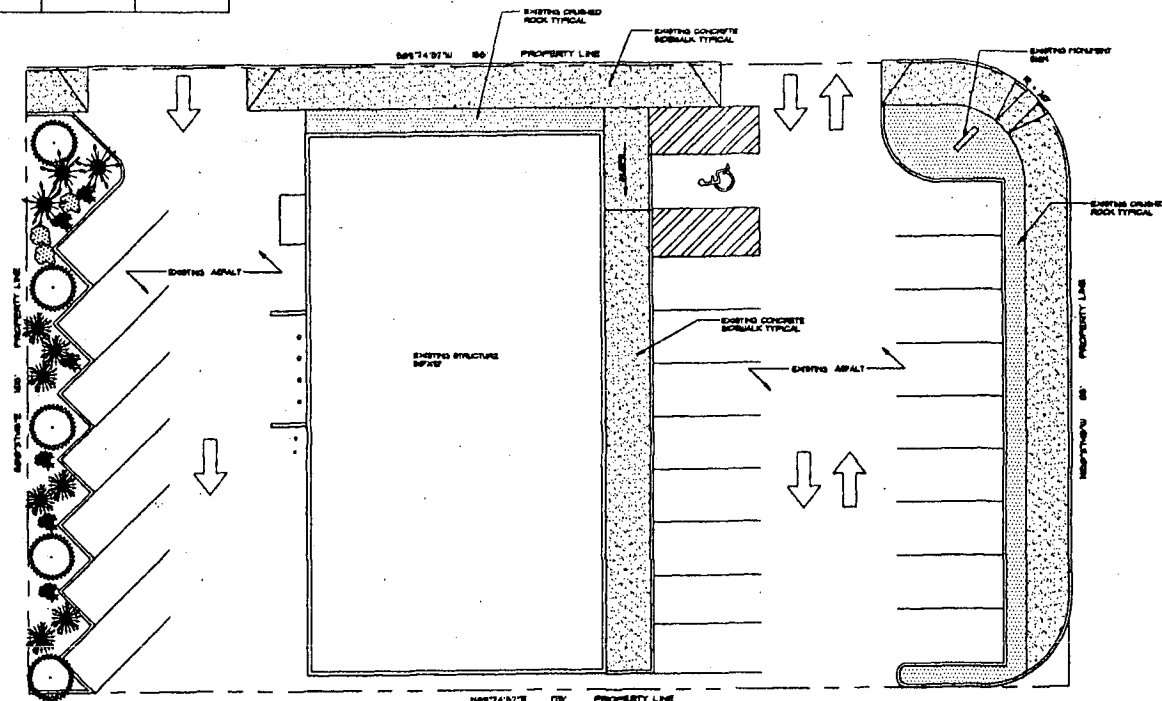




**U-143-98
12-17-98 PC**

STAFF

LANDSCAPE LEGEND					
SYM	BOTANICAL NAME	COMMON NAME	USE	PLANT SIZE	DESCRIPTION
	CALLIANDRA ERIOPHYLLA	FAIRY DUSTER	EVERGREEN SHrub	3 FT. H X 4-5 FT. W	5 GALLON
	VERONICA PERUVIANA	VERONICA	GROUND COVER	6 FT. H X 3 FT. W	1 GALLON SEMI BT. COLOR
	RAPHANOCARPUS INDICA	INDIAN HASTHORN	EVERGREEN SHrub	3 FT. H X 3 FT. W 3 FT. H X 3 FT. W	5 GALLON
	LAGERSTROEMIA INDICA	ORANGE HYDRATEA	DECIDUOUS TREE	20 FT. H X 8 FT. W	7 1/2" BCK. STD. TRUNK
	DORSTENIA AEGYPTIACA	PAPER PLANT	EVERGREEN ORNAMENTAL GRASS	20 FT. H X 8 FT. W	5 GALLON



APR 1 1998
 FLOOR AREA RATIO = 1.1
 BUILDING SIZE 11' x 11' = 121 SQ. FT.
 LOT AREA = 6448 SQ. FT.
 MAXIMUM OCCUPANCY = 10
 PARKING REQUIREMENTS:
 1000 SQ. FT. OF LOT AREA = 10 PARKING SPACES
 1000 SQ. FT. OF LOT AREA = 10 PARKING SPACES
 TOTAL PARKING REQUIRED = 20
 PARKING PROVIDED:
 STANDARD CAR 8' x 12' = 10
 VAN ACCESSIBLE 8' x 12' = 1
 TOTAL PARKING PROVIDED = 11

STAFF

ZONING C-1

U-143-98
 12-17-98 PC

LANDSCAPE PLAN



EASTERN AVE

OWENS AVE

CITY COUNCIL MEETING OF FEBRUARY 22, 1999
 PAGE 894

SHEET TITLE: LANDSCAPE PLAN	
JOB NAME: C-STREET	
1805 N EASTERN AVE LAS VEGAS, NV	
REVISIONS:	DO NOT SCALE DRAWING
DATE: 12-17-98	PROJECT NO. C-17
DRAWN BY: CMK	CHECK BY: CMK
SHEET NO. 1	OF 1
LSCAPE	

Architect
 DENNIS E. BUCK ARCHITECT
 11305 E. Flamingo Ave. Ste. 150
 Las Vegas, NV 89119
 Phone: (702) 893-0000
 Fax: (702) 893-0171

KUMMER KAEMPFER BONNER & RENSHAW

ATTORNEYS AT LAW

JOHN C. RENSHAW
THOMAS F. KUMMER
CHRISTOPHER L. KAEMPFER
MAITHA J. ASHCRAFT
MICHAEL J. BONNER
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SEVENTH FLOOR
3800 HOWARD HUGHES PARKWAY
LAS VEGAS, NEVADA 89109-0907

(702) 792-7000
FAX (702) 796-7181
E-MAIL ADDRESS: NVLAW@KKBK.COM

January 29, 1999

THOMAS D. AMICK
NIKKI L. BAKER
JAMES E. DERCHTOLD
SHARINA S. BRENNAN
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ELIZABETH A. SAVAUGH
LYSSA M. SIMONELLI
JAMES E. SMYTH II
MARILYN JACCARINO VERO
ANTHONY A. ZMAHA

OF COUNSEL
H. GREGORY NASKY
JAMES H. BILBRAY
JOHN A. CURTIS

VIA FACSIMILE (382-4803)

Barbara Jo Ronemus
City Clerk
City of Las Vegas
400 E. Stewart, 1st Floor
Las Vegas, Nevada 89101

Re: U-143-98

Our office represents the applicant in the above-referenced matter. We hereby appeal the decision of the Planning Commission to deny U-143-98.

Please schedule the appeal for the City Council meeting of February 22, 1999.

Thank you for your assistance. Please call if you need anything further.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW



Thomas D. Amick

TDA/cfr

cc: Theresa O'Donnell (via facsimile)
Mark Fiorentino

1999 JAN 29 P 2:26

RECEIVED
CITY CLERK

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

Page 95

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION**SPECIAL USE PERMIT - PUBLIC HEARING

102

U-146-98 - CITY OF LAS VEGAS ON BEHALF
OF S.V.D.P. MANAGEMENT, INC. DBA
M.A.S.H. VILLAGE

Request for a Special Use Permit on property located at 1559 North Main Street FOR A PROPOSED 66,692 SQUARE FOOT SHELTER FOR THE HOMELESS CAMPUS WITH LONG AND SHORT-TERM TRANSITIONAL HOUSING, ADMINISTRATIVE OFFICES, ANCILLARY CHILD CARE AND MEDICAL CLINIC FACILITIES IN CONJUNCTION WITH AN EXISTING 40,377 SQUARE FOOT TRANSITIONAL LIVING CENTER, Ward 3 (Reese), APN: 139-27-502-011.

NOTICES MAILED: 142 BY CITY CLERK

APPROVALS: 0

AFTER PC MEETING

_____ Letters
_____ Petitions

TOTAL 0

PROTESTS: 2

AFTER PC MEETING

1 _____ Letters
_____ Petitions

TOTAL 3

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

1. An additional 46 parking spaces shall be provided on site, for a total of 175 parking spaces on site.
2. The landscape plan shall be amended to conform with the requirements of Title 19A and the Las Vegas Urban Design Guidelines and Standards.

JONES - APPROVED subject to conditions - UNANIMOUS

MAYOR JONES declared the Public Hearing open..

FATHER JOE CARROLL and HARVEY MANDEL, 1559 North Main Street, appeared on behalf of the applicant. They presented the renderings of the 10 acre phased development. Phase 1 was completed in 1995 and Phase 2 consisting of the old Smart & Final warehouse renovated into the Crisis Intervention Center does not show because it is on a separate parcel. The Crisis Intervention Center is a consortium of 35 agencies providing services to the homeless population. MR. MANDEL introduced renderings of Phase 3 consisting of three buildings. A 72,000 square foot residential facility will house 288 family members, kitchen and dining facilities and a licensed day care for the children within the project. There is a 17,000 square foot administrative building. The garden apartments to be constructed at a later date will provide two- and three-bedroom units where participants can graduate to and stay for up to two years of rehabilitation, job training and entering the work force. The architectural design is compatible with the reshaping of the neighborhood.

MAYOR JONES stressed that it is a wonderful plan and advised that Lake Mead Hospital has offered to staff any medical space included into the project. COUNCILMAN ADAMSEN stated that concerns were raised at the Southern Nevada Regional Planning Authority meeting and requested that FATHER JOE and MR. MANDEL contact North Las Vegas to communicate the quality of the project. MAYOR JONES added that she has met with officials of North Las Vegas and she and FATHER JOE will meet with them again 2/23/99 to resolve some of the miscommunications and discuss the benefits of having a place for the homeless to go to help them move back into the work force. Lake Mead Hospital would be able to reduce costs by dealing with medical issues before they move to full scale status. FATHER JOE pointed out that when participants are sent to the hospital, MASH uses UMC. When they are transported by ambulance, there is no control over which hospital they go to.

CITY COUNCIL

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FEBRUARY 22, 1999

*City of Las Vegas***AGENDA & MINUTES**

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM**ACTION****PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION**U-146-98 - CITY OF LAS VEGAS ON BEHALF
OF S.V.D.P. MANAGEMENT, INC. DBA
M.A.S.H. VILLAGE

3. Building 1 shown on the preliminary site plan shall meet the residential adjacency requirements of Title 19A unless a Variance is obtained.

4. An amended site plan and landscape plan depicting conformance with these conditions shall be submitted for approval by the Planning and Development Department prior to any site development activity and prior to the issuance of any permits.

5. The driveway layout shall meet the intent of Standard Drawing #222a as required by the Department of Public Works.

6. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study.

7. Site development to comply with all applicable Conditions of Approval for Z-109-93 and all other site-related actions as required by the Department of Public Works.

8. All development shall be in conformance with the plot plan and building elevations.

9. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

CURTIS ANDERSON, Tribal Chairman of the Las Vegas Paiute Tribe, 1 Paiute Drive, read a letter of opposition into the record regarding the expansion of the MASH facility and the adverse impact of the facility and its participants on the Las Vegas Paiute Tribe. That letter is incorporated into the Final Minutes.

MAYOR JONES encouraged FATHER JOE and MR. HARVEY to also meet with the Las Vegas Paiute Tribe regarding the issues raised by MR. ANDERSON.

No one appeared in opposition.

There was no further discussion.

MAYOR JONES declared the Public Hearing closed.

(3:26 - 3:36)

2 - 2652

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****APPROVED**U-146-98 - CITY OF LAS VEGAS ON BEHALF
OF S.V.D.P. MANAGEMENT, INC. DBA
M.A.S.H. VILLAGE

10. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

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

13. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.

14. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

15. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.

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

17. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.

CITY COUNCIL

MEETING OF

FEBRUARY 22, 1999

City of Las Vegas

AGENDA & MINUTES

Page 98

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****APPROVED**U-146-98 - CITY OF LAS VEGAS ON BEHALF
OF S.V.D.P. MANAGEMENT, INC. DBA
M.A.S.H. VILLAGE

18. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

19. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

City of Las Vegas

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
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SUBJECT: SPECIAL USE PERMIT - PUBLIC HEARING - U-146-98 - CITY OF LAS VEGAS ON BEHALF OF S.V.D.P. MANAGEMENT, INC. DBA M.A.S.H. VILLAGE

PURPOSE/BACKGROUND

APPLICATION REQUEST:

This is a request for a Special Use Permit for a proposed 66,692 square foot shelter for the homeless campus with long and short-term transitional housing, administrative offices, ancillary child care and medical clinic facilities in conjunction with an existing 40,377 square foot transitional living center on property located at 1559 North Main Street. This application also includes the site plan review for the proposed development.

BACKGROUND DATA:

12/15/93 The City Council approved a request to Rezone this site from C-2 (General Commercial), C-M (Commercial/Industrial), and R-MHP (Residential Mobile/Manufactured Home Park) to C-V (Civic) for the development of a homeless shelter (Z-109-93).

DETAILS OF APPLICATION REQUEST:

Site Area:	9.32	Acres
Total Building Area:	196,830	Square Feet
Existing Shelter:	40,377	Square Feet
Long Term Center #1:	27,640	Square Feet
Long Term Center #2:	14,610	Square Feet
Long Term Center #3:	20,017	Square Feet
Short Term Center:	76,672	Square Feet
Guard House:	399	Square Feet
Administration Building:	17,178	Square Feet
Floor Area Ratio:	0.48	
Building Heights:		
Existing Shelter:	1 Story, approximately 15 feet	
Long Term Center #1:	3 Stories	35 Feet
Long Term Center #2:	3 Stories	35 Feet
Long Term Center #3:	3 Stories	35 Feet

Agenda Item

102

City of Las Vegas

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999

AGENDA DOCUMENTATION

TO:
 THE CITY COUNCIL

FROM: THERESA O'DONNELL, DIRECTOR
 PLANNING AND DEVELOPMENT DEPARTMENT

SUBJECT: SPECIAL USE PERMIT - PUBLIC HEARING - U-146-98 - CITY OF LAS VEGAS ON BEHALF OF S.V.D.P. MANAGEMENT, INC. DBA M.A.S.H. VILLAGE

PURPOSE/BACKGROUND

Short Term Center:	4 Stories	69 Feet
Guard House:	1 Story	16 Feet
Administration Building:	2 Stories	39 Feet
Shade Structure:	1 Story	19 Feet

Beds/Rooms/Apartments Provided:

Existing Shelter:	300 Beds
Long Term Center #1:	20 Apartments (twenty 2-bedroom units)
Long Term Center #2:	12 Apartments (twelve 2-bedroom units)
Long Term Center #3:	20 Apartments (eight 3-bedroom units and twelve 2-bedroom units)
Total Apartments:	52

Short Term Center:	288 Beds
Administration Building:	7 Guest Rooms

Parking Provided:	201 Spaces
-------------------	------------

The site is improved with an existing 40,377 square foot homeless shelter building. The applicant proposes to maintain that building and create a campus environment on the site. The new buildings include an administrative office building, short term and long term residential buildings and accessory buildings and structures. The existing parking areas will remain along the Main Street frontage and other areas will be improved with new drive aisles, parking and loading areas.

The long term transitional center is comprised of three (3) buildings located on the northwest corner of the site. These buildings are sited around a common court yard. Building number 1 (shown as Building Type B on the elevation plans) is located parallel to the west property line. Building number 2 (shown as Building Type A on the elevation plans) is located parallel to Owens Avenue and is the smallest of the long term transitional buildings. The third long term transitional building 3 (shown as Building Type C on the elevation plans) is located south of the courtyard and is the largest long term transitional building. A total of 52 apartments are provided in these buildings. These include 44 two-bedroom units and 8 three-bedroom units. The floor plans depict typical apartment units with a balcony/patio, living room, dining room, kitchen, bath room, bed rooms, and full sized closets. The two-bedroom units are approximately 1,000 square feet in size.

Agenda Item

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City of Las Vegas

**CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999**

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
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SUBJECT: SPECIAL USE PERMIT - PUBLIC HEARING - U-146-98 - CITY OF LAS VEGAS ON BEHALF OF S.V.D.P. MANAGEMENT, INC. DBA M.A.S.H. VILLAGE

PURPOSE/BACKGROUND

The short term transitional center is a 4 story building located at the center of the site, immediately north of the existing shelter building. This center includes 288 beds, showers and rest rooms, lounge rooms, in building service office, a dental and medical clinic, a day care for 200 children, open courtyard, two dining rooms with a total of 527 seats, a kitchen, and storage area. Outdoor shade structures are located adjacent to the short term transitional center and are designed to match the architectural features of the campus buildings.

The administration building is located along the east side of the site, in front of the existing shelter building. It is designed to provide administrative offices for the campus operations. In addition, one (1) guest room is provided on the first floor and six (6) guest rooms are provided on the second floor for visitors to the facility.

Parking is distributed throughout the site and is designed to maximize efficient delivery of services to each functional area of the site. A loading dock is sited on the north side of the short term transitional center.

The site is designed with unrestricted access to the administrative parking lot located along the frontage of Main Street. The remainder of the site is secured and access is gated. A security guard house is located in front of the access gates and is designed to match the other campus buildings.

All of the buildings are designed with the same architectural desert southwest style. Features include combination flat and pitched roof lines with tower accents, deep recessed square and arched windows, and arched accents above open porch areas. The buildings are finished with dryvit and smooth stucco walls, colored bleached sand, parched earth, millet, and snow ballet; eurocal autumn colored tile accents, slate corner accents, wrought iron railings, and concrete tile roofs colored in classic mission.

The landscape plan depicts landscaping within the front and side planters, along the drive aisles, and within planter fingers of the parking area along North Main Street. Landscaping is also proposed around the building foundations.

Agenda Item

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City of Las Vegas

**CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999**

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
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SUBJECT: SPECIAL USE PERMIT - PUBLIC HEARING - U-146-98 - CITY OF LAS VEGAS ON BEHALF OF S.V.D.P. MANAGEMENT, INC. DBA M.A.S.H. VILLAGE

PURPOSE/BACKGROUND

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	City of North Las Vegas	Automobile repair, Commercial
East	C-V (ROI), C-M, C-2	Unimproved, Crisis Intervention Center, Automobile Repair
South	C-V	Burial Ground
West	R-MHP	Mobile Home Park

FINDINGS:

USE:

The site is located south of Owens Avenue on the west side of Main Street. The surrounding area consists of commercial uses, residential uses, and other social service providers including:

Social Service Provider	Location
The Salvation Army Lied Transitional Housing Family Welfare Services Transient Service Center ARP Womens Residence	45 West Owens Avenue 35 West Owens Avenue 35 West Owens Avenue 39 West Owens Avenue
Weekend Emergency Assistance	1501 North Main Street
The Shade Tree	1500 North Main Street
Catholic Charities of Southern Nevada Immigration Counseling Migration & Refugee Services St. Vincent Shelter St. Vincent Employment Service Center Lied Dining Facility Social Services - Social Ministries	1501 North Las Vegas Boulevard

Agenda Item

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City of Las Vegas

**CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999**

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
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SUBJECT: SPECIAL USE PERMIT - PUBLIC HEARING - U-146-98 - CITY OF LAS VEGAS ON BEHALF OF S.V.D.P. MANAGEMENT, INC. DBA M.A.S.H. VILLAGE

PURPOSE/BACKGROUND

The proposal will provide for the expansion of services and facilities for the existing M.A.S.H. Village as established for development in 1993. The proposed use is compatible with the adjacent and nearby uses. The site is designated for Civic uses on the Southeast Sector Map of the General Plan; the proposed use is consistent with that designation. The additional buildings will house administrative offices, short and long term residential quarters, a medical and dental clinic, dining room, and day care center. The site is 10 acres in area and is of adequate size to accommodate the proposed development. The adjacent streets are improved primary arterials of adequate size to meet the needs of this development.

PLOT PLAN:

Title 19A provides that parking requirements for a use not specifically listed shall be determined by the Director based on the requirements for the closest comparable use and on the particular parking demand and trip generation characteristics of the proposed use. The site's proposed parking is based upon the operational requirements of the site and the originally approved development's exemption of up to 286 parking spaces. The applicant has demonstrated that approximately one of twenty residents has a vehicle, thus the need for residential parking is greatly diminished. The applicant's Project Justification indicates that there will be 300 residents, thus a need for 15 parking spaces for the residents. In addition, the operations will take place in day, evening and night shifts. The largest shift is the day shift, with 90 employees and 70 volunteers (160 total). This results in a demonstrated need for 175 parking spaces. The site design provides a total of 201 parking spaces.

The proposed apartment building located along the west property line does not meet the residential adjacency standards and must be either designed as a one story building up to 15 feet in height or setback three feet for every one foot of building height, in this case 105 feet. Relief of this requirement is available through the Variance procedure. Staff notes that the grade of the subject site and resulting finished floor elevation may be lower than the adjacent mobile home park. The zoning code accounts for changes in grade and allows buildings to be greater in height in accordance with the difference in grade.

Agenda Item

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*City of Las Vegas***CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 22, 1999****AGENDA DOCUMENTATION****TO:**
THE CITY COUNCIL**FROM:** THERESA O'DONNELL, DIRECTOR
PLANNING AND DEVELOPMENT DEPARTMENT**SUBJECT:** SPECIAL USE PERMIT - PUBLIC HEARING - U-146-98 - CITY OF LAS VEGAS ON BEHALF OF S.V.D.P.
MANAGEMENT, INC. DBA M.A.S.H. VILLAGE**PURPOSE/BACKGROUND**

A cul-de-sac turn around encroaches into the west yard planter area. The cul-de-sac should be redesigned to eliminate this encroachment.

The site plan notations for building floors and area do not match the elevation and floor plan areas; these notes must be corrected.

[NOTE: Staff recommends that Condition Number 1 be deleted at the City Council. New site plans depicting adequate parking have been submitted, therefore Condition Number 1 is not needed.]

The Planning Commission (7-0 vote) and staff recommend APPROVAL.

PC NOTICES MAILED: 141

APPROVALS: 0

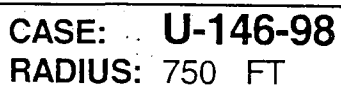
PROTESTS: 2

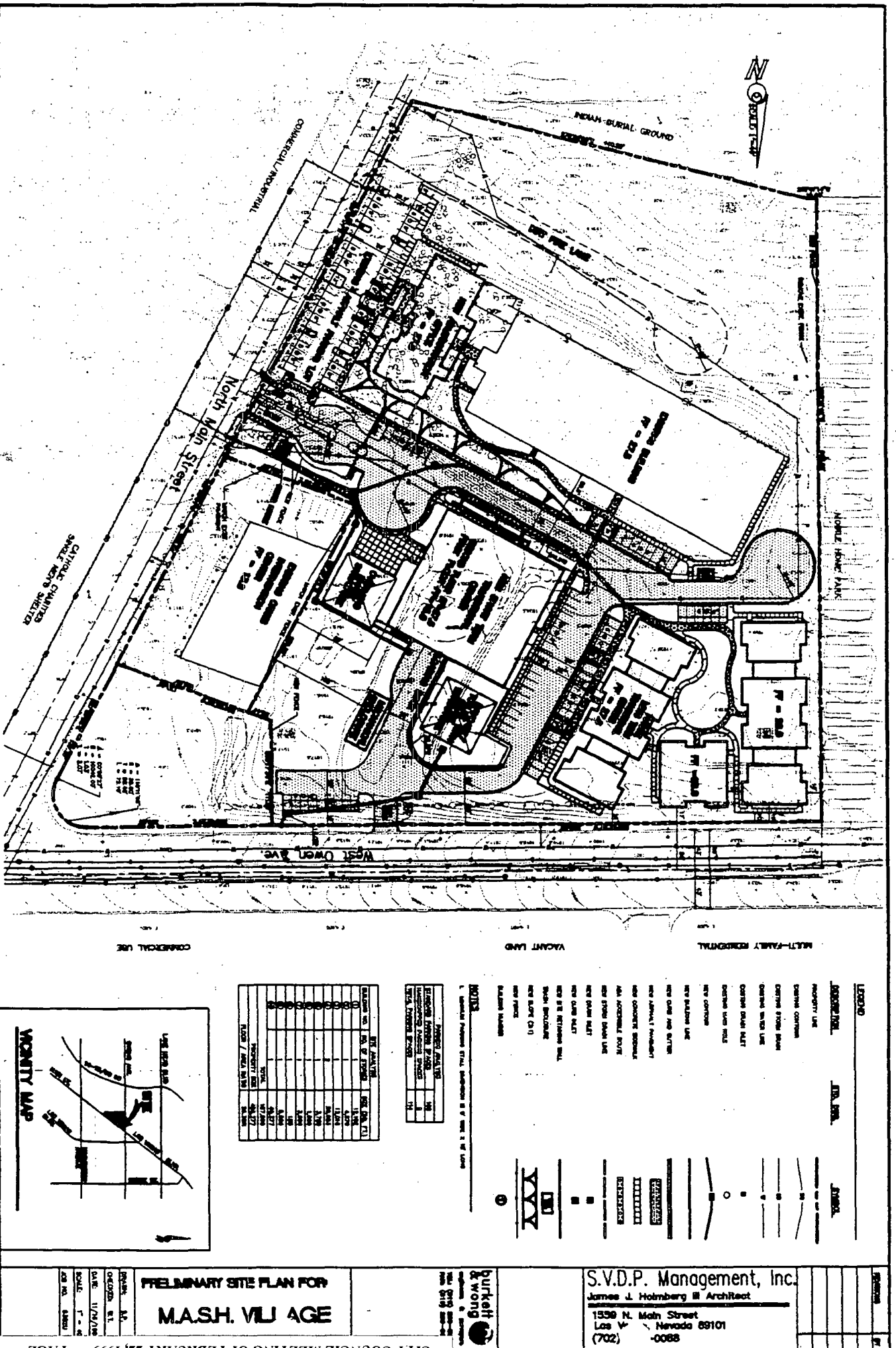
[NOTE: The protester stated that this will have a negative impact on the City of North Las Vegas public facilities.]

SEE ATTACHED LOCATION MAP

Agenda Item

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STUCCO
GLAZING
CONCRETE ROOF
TILE ACCENT
WOODCLIFF IRON RAILING

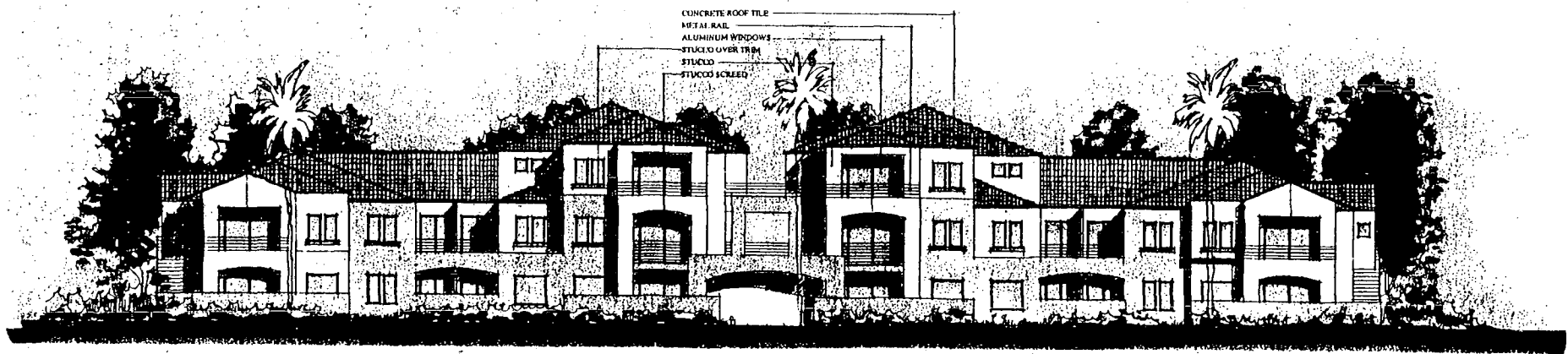


ADMINISTRATION OFFICES

U-146-98
12-17-98 PC

M.A.S.H.
VILLAGE
NEIGHBORS HELPING NEIGHBORS

STAFF



STAFF

LONG TERM TRANSITIONAL HOUSING CENTER

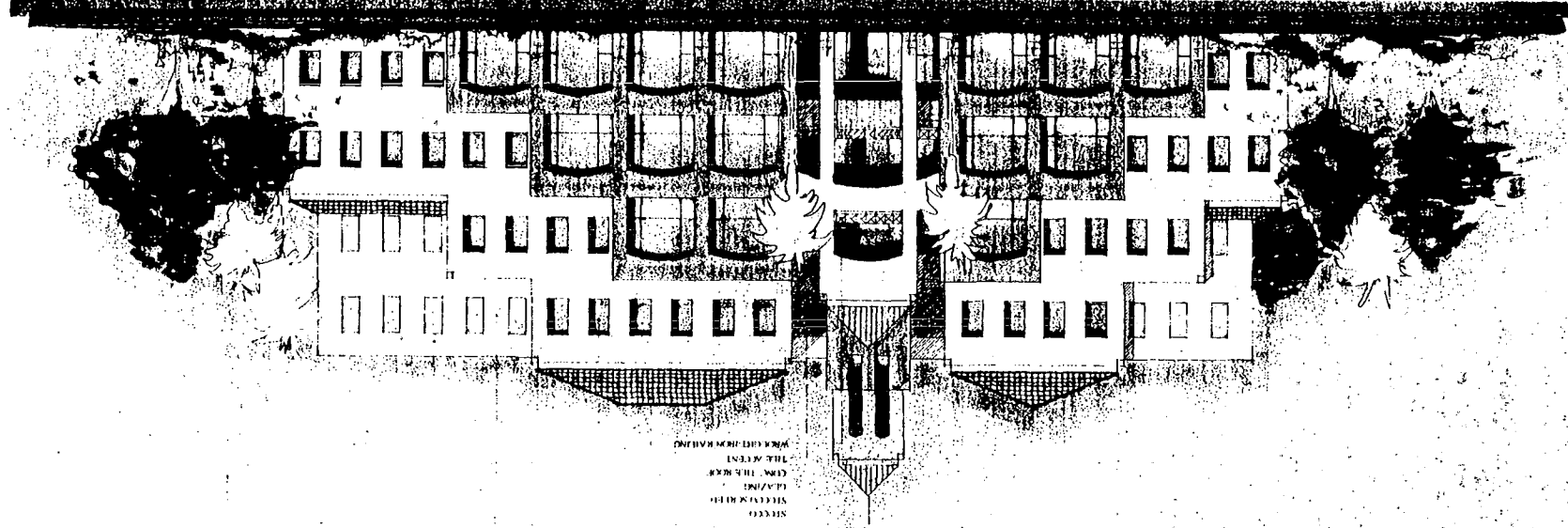
M.A.S.H.
VILLAGE
NEIGHBORS HELPING NEIGHBORS.

U-146-98
12-17-98 PC

U-146-98
12-17-98 PC

SHORT-TERM TRANSITIONAL HOUSING CENTER

W.A.S.H. VILLAGE
NEIGHBORS HELPING NEIGHBORS





- TYPICAL SYMBOL FOR SGL. EVIDENCE MARKS PLACED AT 1" O.C. WITH DIMENSIONS OF 16" O.C.

M.A.S.H. VILLAGE

CONCEPTUAL LANDSCAPE PLAN

1559 N. Main Street
Las Vegas Nevada 89101
(702) 3. 88

**burkett
& wong**

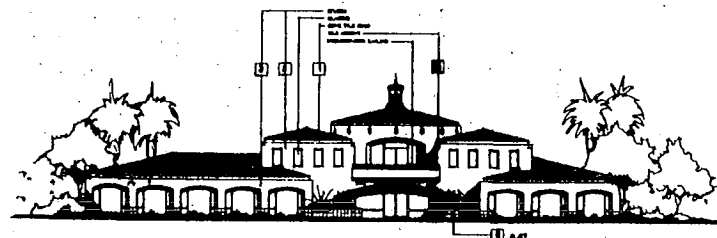
TEL: (019) 208-6666
FAX: (019) 208-6666

U-146-98
12-17-98 PC
SMTT





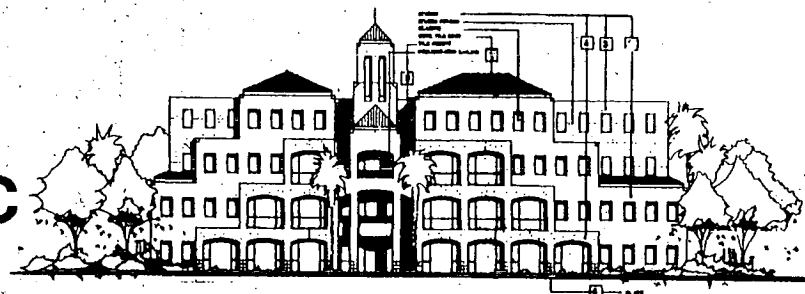
LONG TERM TRANSITIONAL HOUSING CENTER



ADMINISTRATIVE OFFICES

STAFF

U-146-98
12-17-98 PC



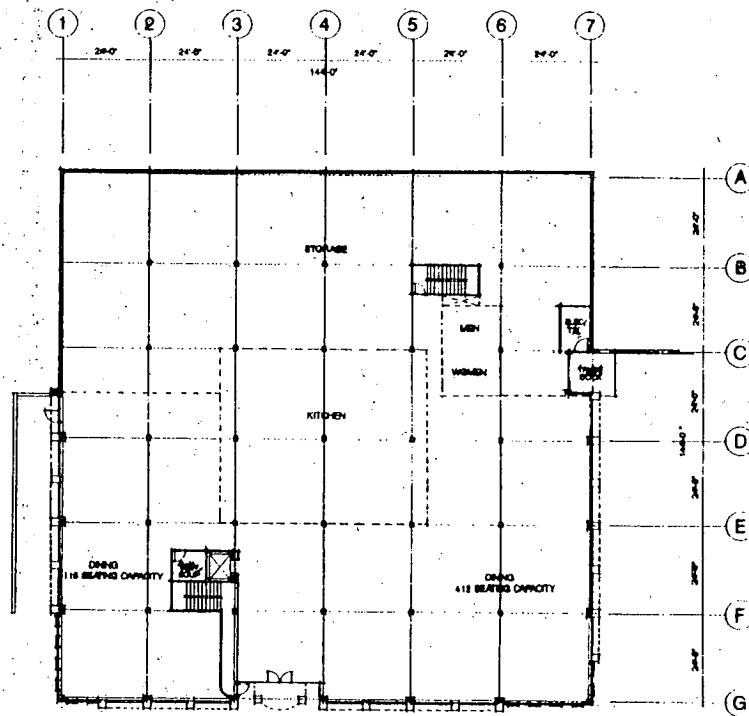
LONG TERM TRANSITIONAL HOUSING CENTER

COLOR SELECTION

- 1 LIFE TILE CLASSIC MISSION #1125 (BLEND OF 4 TILES)
- 2 PRAIRIE #1127W MILLET
- 3 PRAIRIE #1200W BLEACHED SAND
- 4 PRAIRIE #1344M PARCHED BARTH
- 5 PRAIRIE #690W SNOW BALLET
- 6 EUROCAL AUTUMN

MASH VILLAGE

REVISIONS	DATE 11/10/98 JOB NO.	P.O.
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FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

U-146-98
12-17-98 PC

STAFF

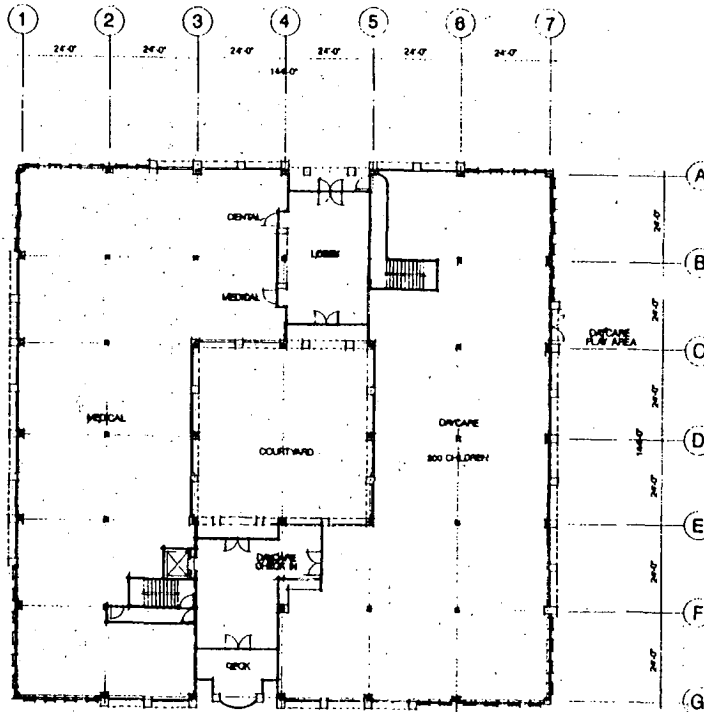


THE KINLEY ASSOCIATES, INC. • ARCHITECTURE & PLANNING

MASH VILLAGE
TRANSITIONAL HOUSING

FLOOR PLAN

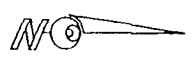
REVISIONS	OWNER	P.1
DATE 11/10/98	JOB NO.	



SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

U-146-98
12-17-98 PC

STAFF



THE MARKINITY ASSOCIATES, INC. ARCHITECTURE & PLANNING

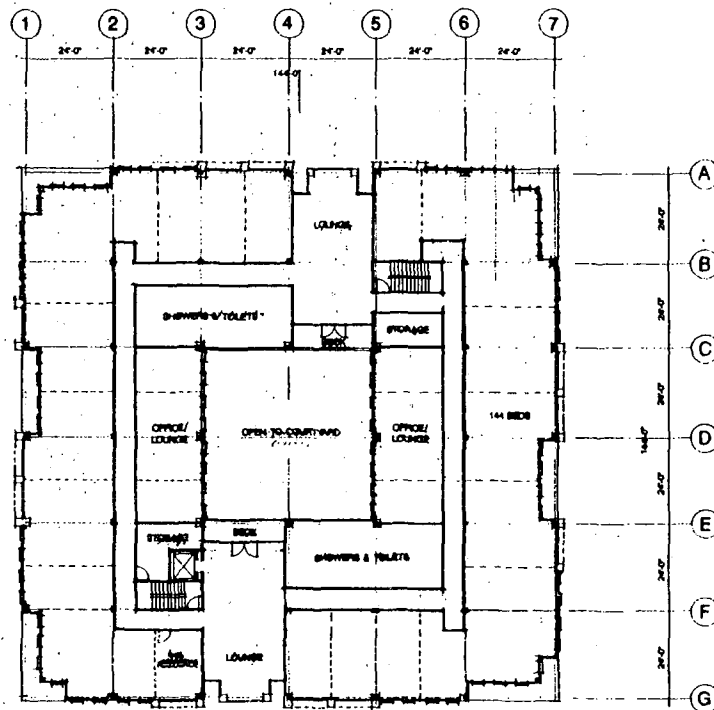
MASH VILLAGE
TRANSITIONAL HOUSING

FLOOR PLAN

REVISIONS

DATE 11/10/98
JOB NO.

P.2



THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

U-146-98
12-17-98 PC

STAFF

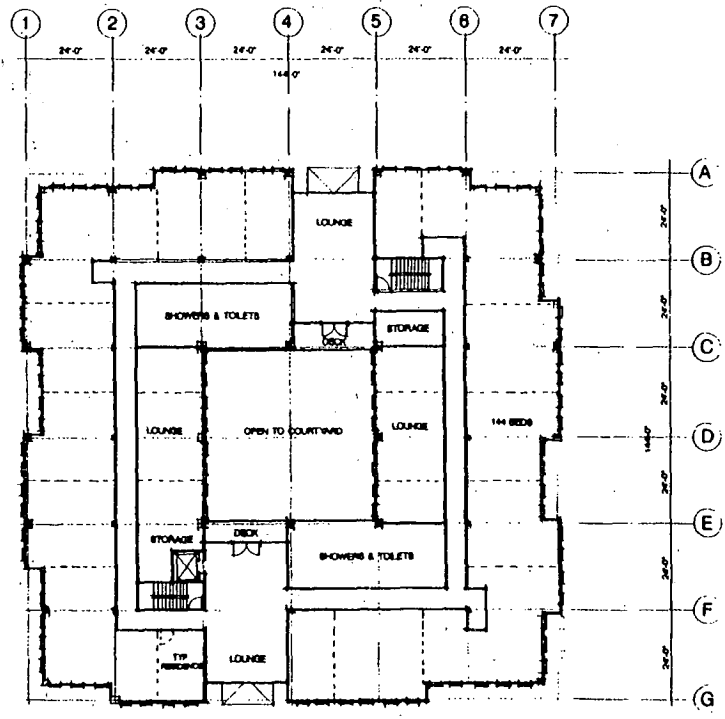


M. M. KIRBY ASSOCIATES, INC. • ARCHITECTURE & PLANNING

MASH VILLAGE
TRANSITIONAL HOUSING

FLOOR PLAN

REVISIONS	DATE 11/16/98 JOB NO.	P.3
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FOURTH FLOOR PLAN
SCALE 1/16" = 1'-0"

U-146-98
12-17-98 PC

STAFF



THE M KINLEY ASSOCIATES, INC. • ARCHITECTURE & PLANNING

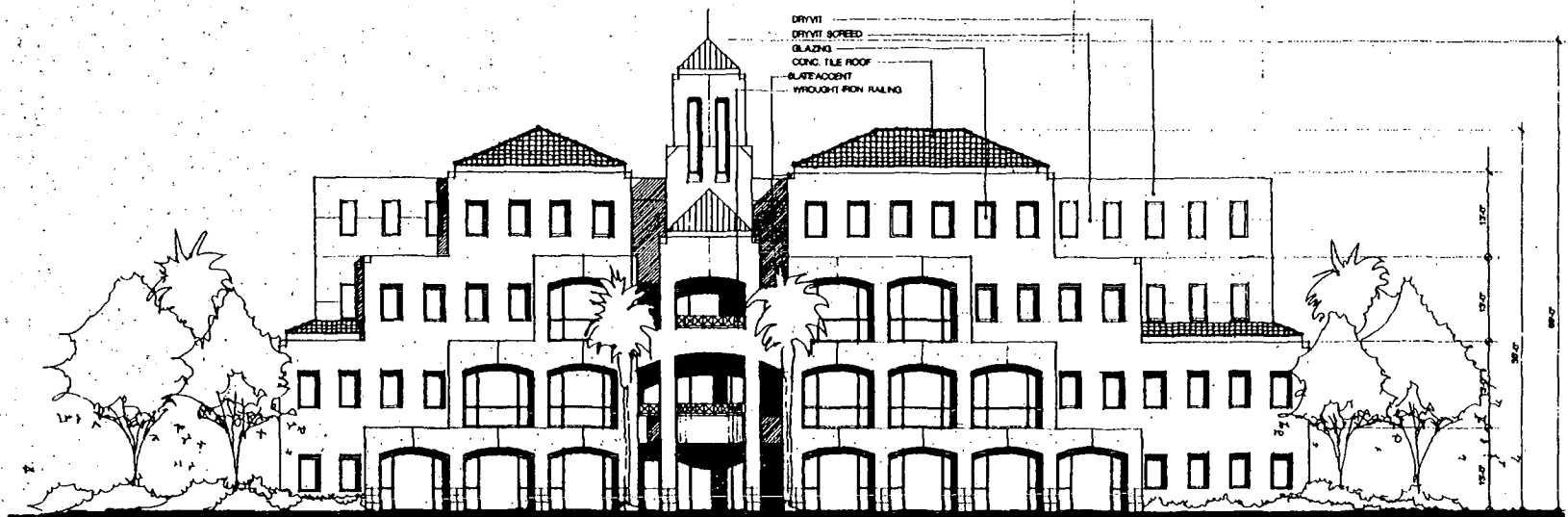
MASH VILLAGE
TRANSITIONAL HOUSING

FLOOR PLAN

REVISIONS

DRAWN
DATE
11/15/98
JOB NO.

P.4



FRONT ELEVATION (EAST)
SCALE 1/8" = 1'-0"

**U-146-98
12-17-98 PC**

STAFF

THE M. KINLEY ASSOCIATES, INC. • ARCHITECTURE & PLANNING

MASH VILLAGE
TRANSITIONAL HOUSING

REVISIONS	DATE 11/10/98 P. NO.	P.5
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REAR ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

U-146-98
12-17-98 PC

STAFF

THE M. KINLEY ASSOCIATES, INC. • ARCHITECTURE & PLANNING

MASH VILLAGE
TRANSITIONAL HOUSING

REVISIONS	DATE	P.6
	11/10/98	



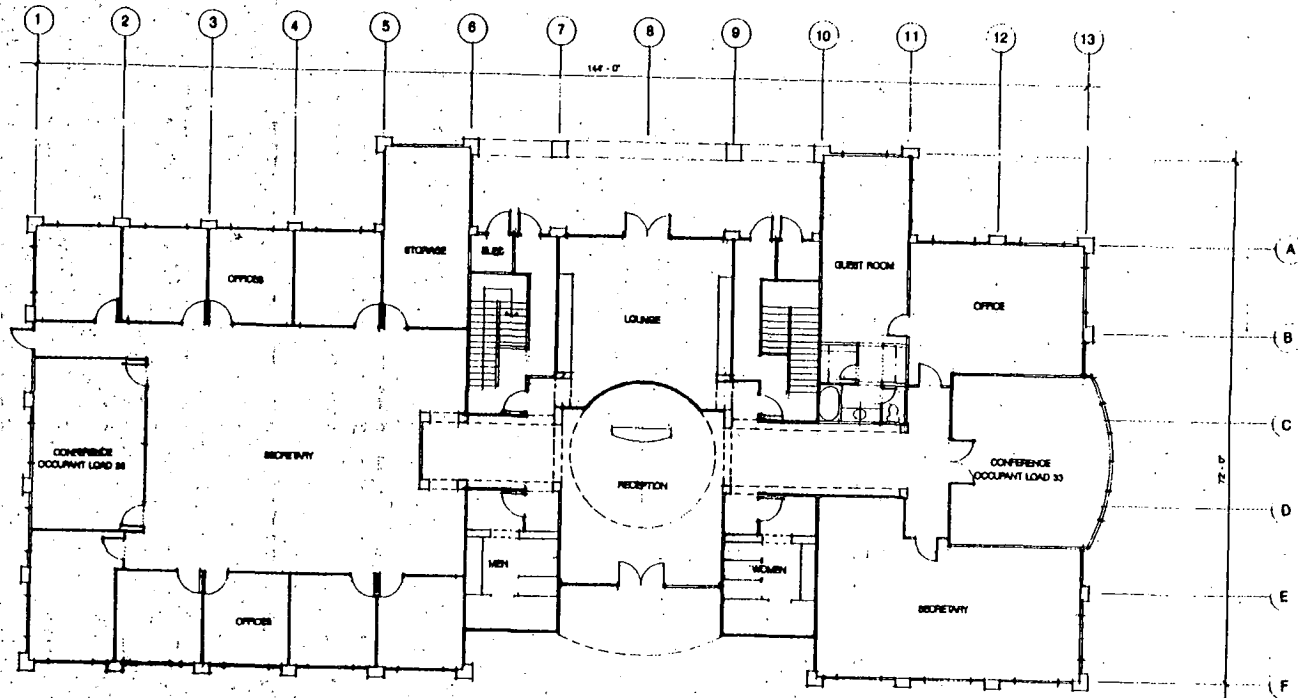
LEFT SIDE ELEVATION (SOUTH)
SCALE 1/8" = 1'-0"

STAFF

**U-146-98
12-17-98 PC**



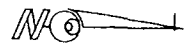
RIGHT SIDE ELEVATION (NORTH)
SCALE 1/8" = 1'-0"

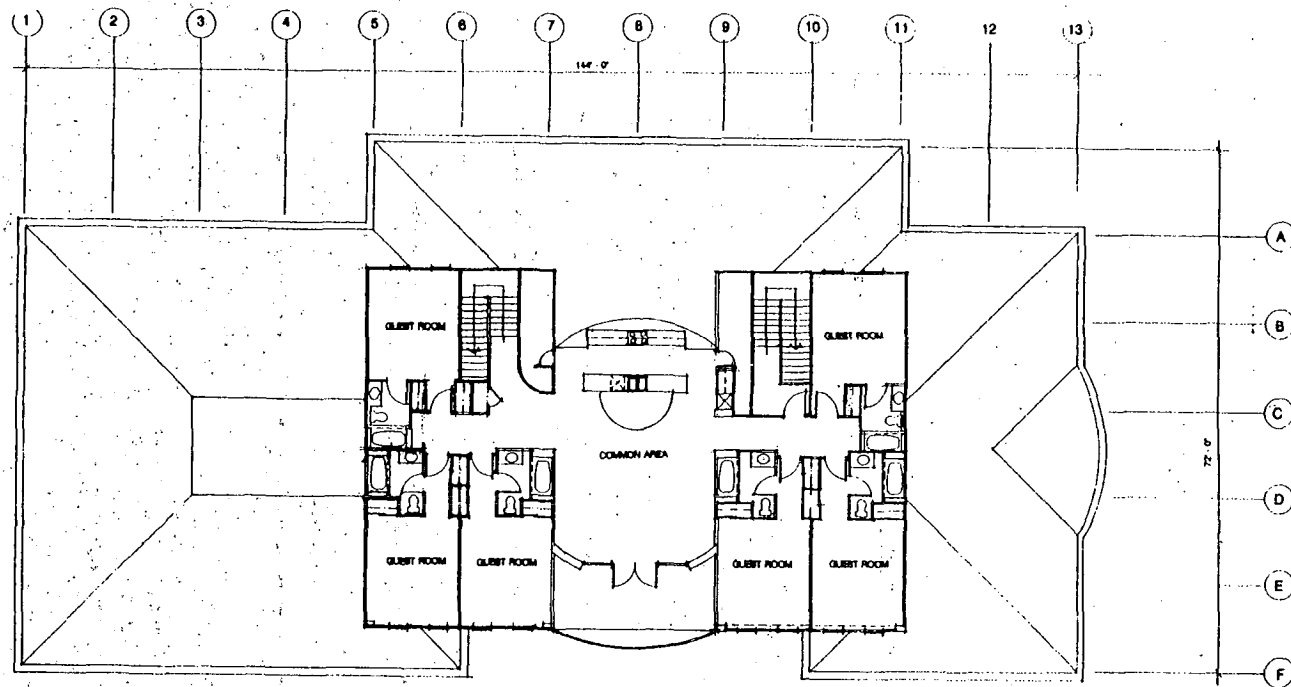


FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

**U-146-98
12-17-98 PC**

STAFF





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

U-146-98
12-17-98 PC

STAFF

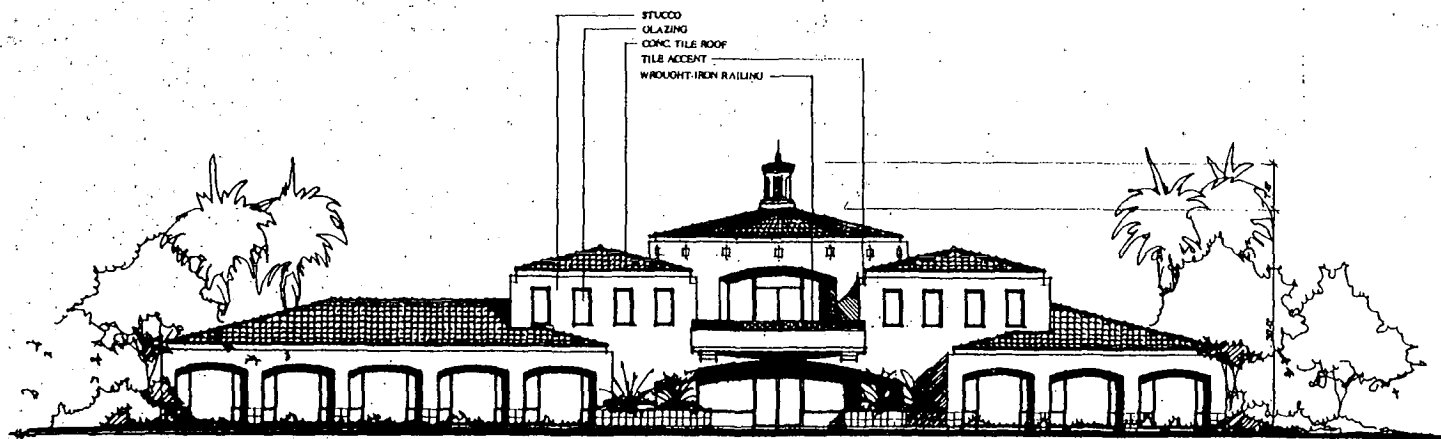


THE MCKINLEY ASSOCIATES, INC. • ARCHITECTURE & PLANNING

M.A.S.H. VILLAGE
ADMINISTRATION BUILDING

FLOOR PLAN

REVISIONS	DRAWN	P.9
	DATE 1/17/98	
	JOB NO.	



FRONT ELEVATION (EAST)
SCALE 1/4" = 1'-0"

**U-146-98
12-17-98 PC**

STAFF

M. A. KIMBLE ASSOCIATES, INC. - ARCHITECTURE & PLANNING

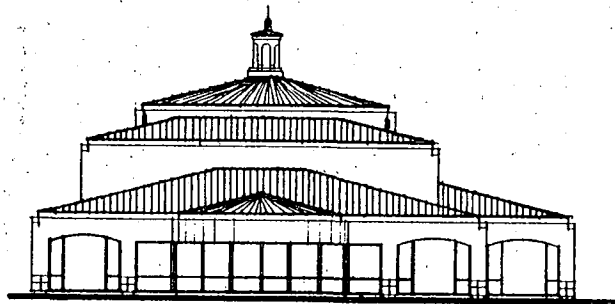
**M.A.S.H. VILLAGE
ADMINISTRATION BUILDING**

ELEVATIONS

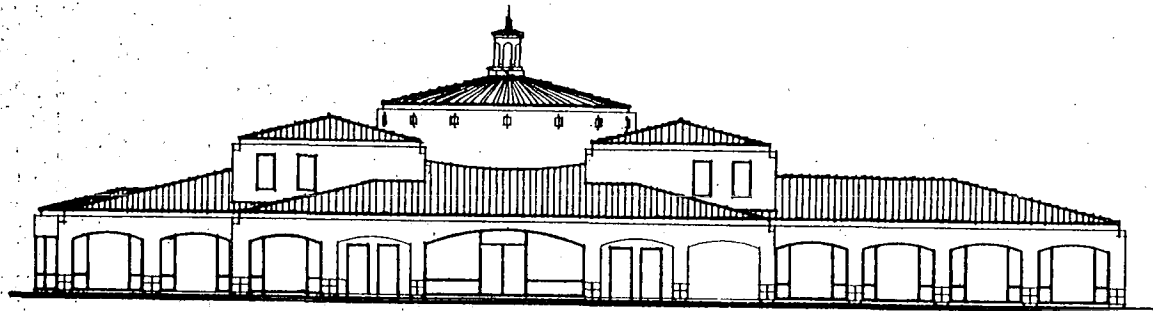
REVISIONS

DRAWN
DATE
11/10/98
JOB NO.

P.10



SIDE ELEVATION (NORTH SHOWN, WEST ELEVATION SIMILAR)
SCALE: 1/8" = 1'-0"



REAR ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

**U-146-98
12-17-98 PC**

STAFF

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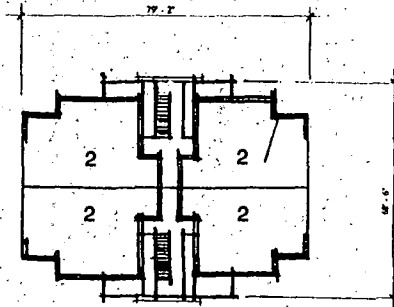
**M.A.S.H. VILLAGE
ADMINISTRATION BUILDING**

ELEVATIONS

REVISIONS

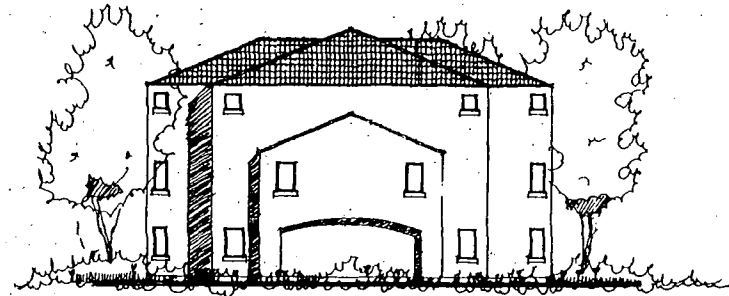
DESIGN DATE 11/10/98 JOB NO.

P.11



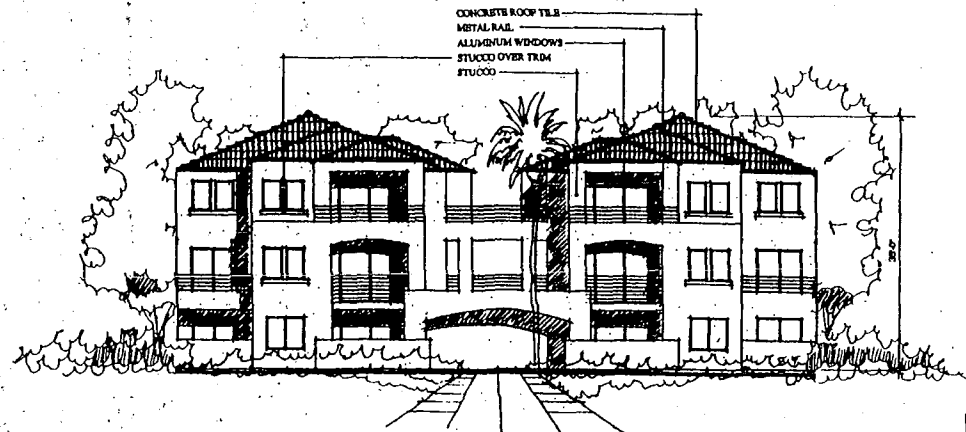
BUILDING CONFIGURATION

NOTE: NOT TO SCALE.
MINOR STAIR & WINDOW VARIATIONS OCCUR DEPENDING ON BUILDING CONFIGURATION AND SITING.
ARCHITECTURAL PROJECTIONS VARY DEPENDING ON BUILDING CONFIGURATION.



2 BEDRM END UNIT ELEVATION

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



FRONT & REAR ELEVATION
SCALE: 1/8" = 1'-0"

STAFF

**U-146-98
12-17-98 PC**

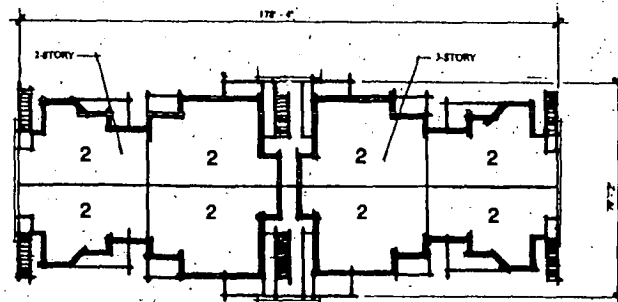
12 UNIT BUILDING BUILDING TYPE A

THE MCKINLEY ASSOCIATES, INC.

ARCHITECTURE & PLANNING

M.A.S.H. Transitional
Housing Center

REVISIONS	DESIGN	P. 12
	DATE 11/18/98 JOB NO.	



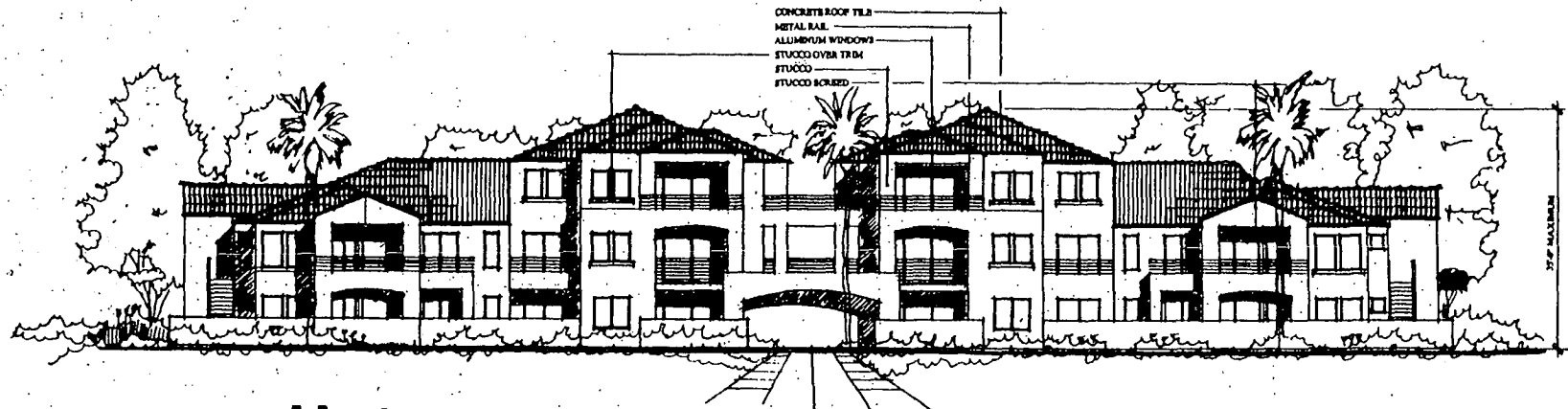
BUILDING CONFIGURATION

NOTE: MINOR STAIR & WINDOW VARIATIONS OCCUR DEPENDING ON BUILDING CONFIGURATION AND SITING.
ARCHITECTURAL PROJECTIONS VARY DEPENDING ON BUILDING CONFIGURATION.



2 BEDRM END UNIT ELEVATION

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



FRONT & REAR ELEVATIONS

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

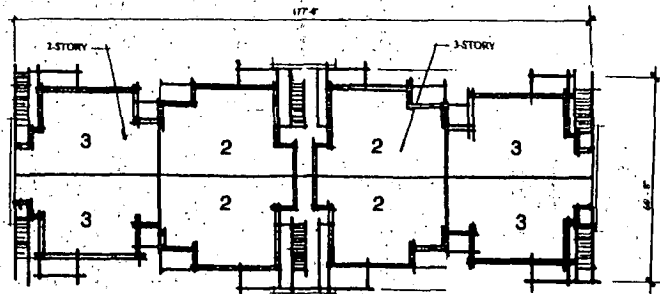
U-146-98
12-17-98 PC

STAFF

20 UNIT BUILDING BUILDING TYPE B

THE MCKINLEY ASSOCIATES, INC. ARCHITECTURE & PLANNING

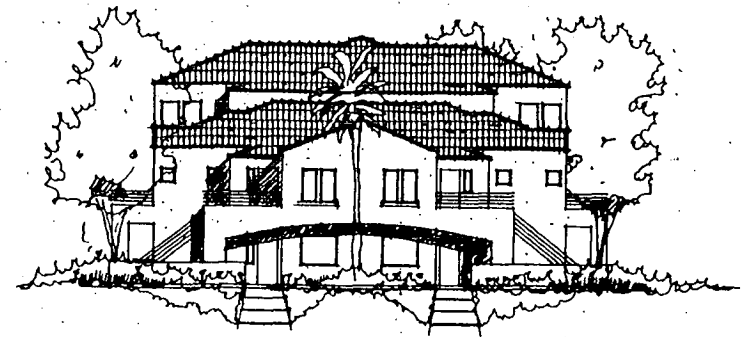
M.A.S.H. Transitional
Housing Center



BUILDING CONFIGURATION

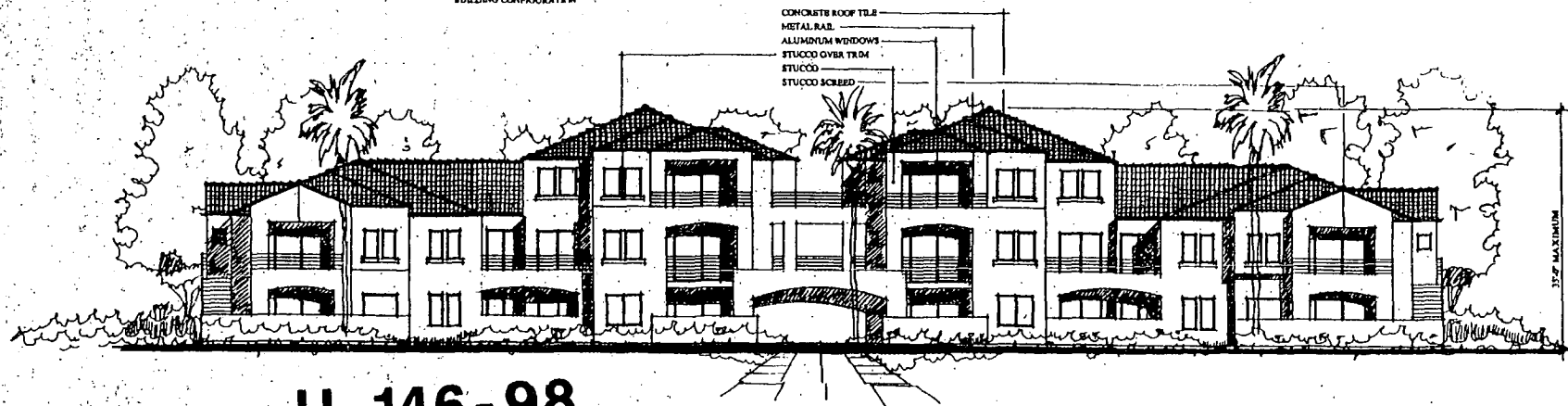
NOT TO SCALE

NOTE: MINOR STAIR & WINDOW VARIATIONS OCCUR DEPENDENT ON BUILDING CONFIGURATION AND SITING.
ARCHITECTURAL PROJECTIONS VARY DEPENDENT ON BUILDING CONFIGURATION



3 BEDRM END UNIT ELEVATION

SCALE 1/8" = 1'-0"



FRONT & REAR ELEVATIONS

SCALE 1/8" = 1'-0"

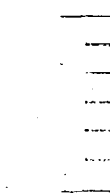
U-146-98
12-17-98 PC

STAFF

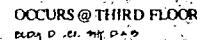
20 UNIT BUILDING BUILDING TYPE C

THE M. KINLEY ASSOCIATES, INC. • ARCHITECTURE & PLANNING

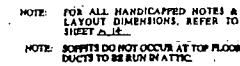
M.A.S.H. Transitional
Housing Center



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



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



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

NOTE: COMMON WALLS BETWEEN THE KITCHEN, DINING ROOM AND LIVING ROOM ARE A MINIMUM OF 1/2 OPEN.

- 1 PAIR CEILING TO INDICATE HEIGHT AND
- 1 TRANSITION FROM FLAT TO SLOPED CEILING
- 1 12" X 16" ATIC ATTACHE
- 1 PROVIDE SHIRT HANG BAR WITH 2 OVERHEAD PHOTO
TOW CLASP
CLOSET SWELL AND ROLL
- 1 BUILT IN PALETTE OF LINEN TO BE PROVIDED CARRIER
MAKER PER DIFFERENT ELEVATIONS
- 1 DECORATION / OVERHEAD CLOSET PER DETAIL
- 1 FACE PLANE DOOR TO BE PROVIDED BY CARRIER
MAKER, SIZE AS INDICATED ON PER DIFFERENT ELEVATIONS
(P. PAINT ORANGE, 1. TEAN ORANGE)

FIXTURE KEY

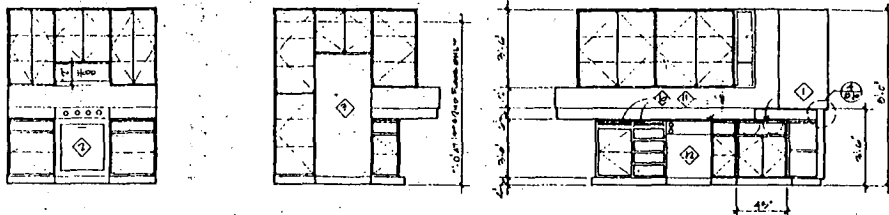
NOTE: VERIFY FIXTURE AND APPLIANCE DOWNHOLE WITH
1/4" DIA. HOLE PUNCH AND 1/4" DIA. WIRE.

- ① MANUFACTURE'S SPECIFICATIONS
- ② COMPLETE 100% WITH DIMENSIONS
- ③ MADE IN OVER 100 COUNTRIES $h = 1/8, 1/4, 3/8, 1/2$
- ④ FLAT OR DISHED
- ⑤ REFRIGERATION PROVIDE ME 1/2" CLEAR OPENING
- ⑥ LAVATORY
- ⑦ WATER CLOSET
- ⑧ 10" x 10" FIBERGLASS FIBERGLASS ENCLOSURE
- ⑨ MEDICINE CABINET $Pharm. Disp. 17 1/2" \times 19"$
- ⑩ 10" TOWEL BAR
- ⑪ VESIBOR SIZE AS INDICATED
- ⑫ 3" BREAD BOARD
- ⑬ MEDICINE COUNTER

C1 DYNAMIC TILE
 C2 CARPET & PAD
 TV SHEET VINYL
 SWC CONCRETE, FRIEDGLASS CHROMITE
 W9 NOOD BASE PRIMED AND ONE COAT 1 WALL PAINT TO COVER
 V VINYL
 F17 30 GRAINER PEARL TEXTURE, PRIME AND ONE COAT REMEDIAL
 F18 30 GRAINER PEARL DOWN TEXTURE, ONE COAT PLD LACED PAINT TO COVER
 W9 60 1/2 INCH X 1/2 INCH PLD ONLY
 S10 SPRAY ON ACOUSTIC CEILING
 ROME

 1. STUO WALL
 2. STUO WALL PLUNDER WALL 1/4 OR CON. 1/4 or 3/4
 3. 1/2 STUO WALL LONG LATERAL STUO 'E' OFF
 4. RAMP WALL 1/2 BRICK AT DETAIL OR PER MANUFACTURER'S SPECIFICATIONS
 5. POINT WALL, POINT AS AT SHOW. PROVIDE 1/2 CON. OR CON. AS PER C/P. TENSILE CON. FOR BOTH ENDS AS UNLIM. TENSILE PROVISION FOR TENSILE STRENGTH IN A.A. CONC.
 6. STUO LIND LIND WALL SUPPORTING MASONRY WALLS. PROVIDE 1/2 CON. OR CON. AS PER C/P. TENSILE CON. FOR BOTH ENDS AS UNLIM. TENSILE PROVISION FOR TENSILE STRENGTH IN A.A. CONC.
 7. STUO LIND LIND WALL SUPPORTING MASONRY WALLS. PROVIDE 1/2 CON. OR CON. AS PER C/P. TENSILE CON. FOR BOTH ENDS AS UNLIM. TENSILE PROVISION FOR TENSILE STRENGTH IN A.A. CONC.
 8. STUO LIND LIND WALL SUPPORTING MASONRY WALLS. PROVIDE 1/2 CON. OR CON. AS PER C/P. TENSILE CON. FOR BOTH ENDS AS UNLIM. TENSILE PROVISION FOR TENSILE STRENGTH IN A.A. CONC.
 9. STUO LIND LIND WALL SUPPORTING MASONRY WALLS. PROVIDE 1/2 CON. OR CON. AS PER C/P. TENSILE CON. FOR BOTH ENDS AS UNLIM. TENSILE PROVISION FOR TENSILE STRENGTH IN A.A. CONC.
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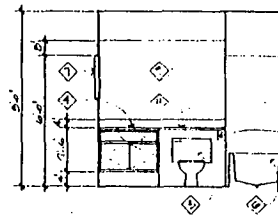
NOTE: FOR A COMPLETE LEGEND OF A GRAPHIC SYMBOLS, SEE SHEET 15.



KITCHEN

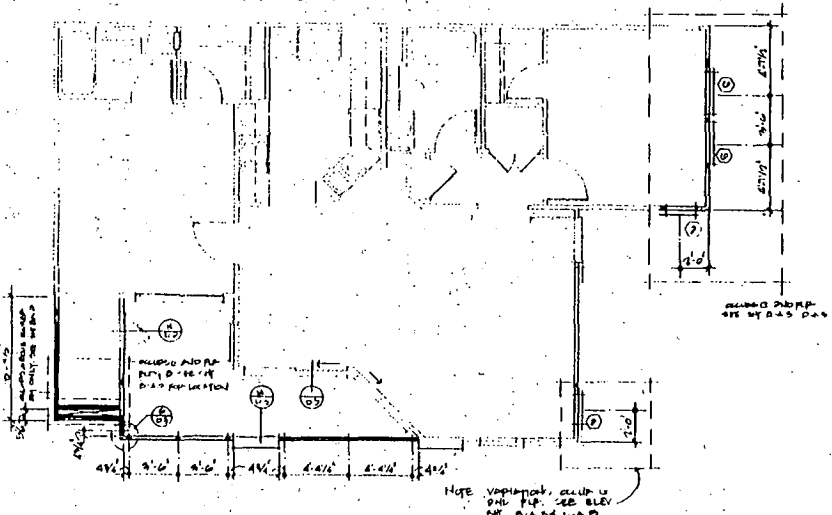
INTERIOR ELEVATIONS

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



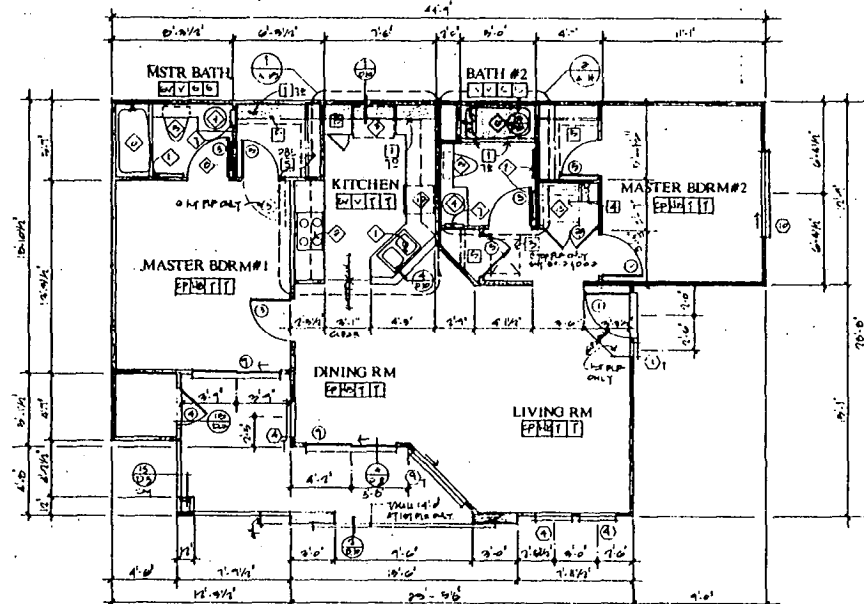
BATH

SHelves in LAU. CLOSET



FLOOR PLAN VARIATIONS

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



FLOOR PLAN UNIT 3

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

NOTE: FOR ALL HANDICAPPED NOTES & LAYOUT DIMENSIONS, REFER TO SHEET 4.04.15
 NOTE: SWIRTS DO NOT OCCUR AT TOP FLOORS, DUCTS TO BE RUN IN ATTIC
 NOTE: COMMON WALLS BETWEEN THE KITCHEN, DINING ROOM AND LIVING ROOM ARE 4' MINIMUM OF 1/2" OPEN

NOTES

ARCHITECTURAL KEY NOTES

- 1 FLOOR CEILING TO BE KEPT AS IS
- 2 TRANSITION FROM FLOOR TO CEILING
- 3 10" x 10" x 1/2" ACES
- 4 PROVIDE EXHAUST FAN WITH 1" OVERFLOW PROTECT FOR DRAIN
- 5 CLOSET WALL AND FLOOR
- 6 BUILD UP FLOOR OR LIFT UP TO BE PROVIDED CABINET MAILED PER INTERIOR ELEVATIONS
- 7 FLOOR DRAIN, OVERFLOW SCUPPER PER DETAIL
- 8 FLOOR PLANS (ROOMS) TO BE PROVIDED BY CABINET MAILED, SEE AS INDICATED ON THE INTERIOR ELEVATIONS (FLOOR DRAIN, FLOOR DRAIN, FLOOR DRAIN)

DATE KEY

- NOTE: THESE FEATURES AND APPLIANCES OVERLAP WITH HANDICAPPED ACCESS & SPECIFIC ATTENTION
- 1 DOUBLE LINE WITH DASHES
- 2 LINE IN DOUBLE LINE COMBINATION WITH PLANT
- 3 FLOOR DRAIN
- 4 EXPOSURE FOR PROVIDE NO. 11 CLEAR OPENING
- 5 LATRINE
- 6 WATER CLOSET
- 7 10" x 10" FLOOR SLATE TILE 1/2" THICK
- 8 MEDIUM CABINET PER DETAIL 1/2" B
- 9 10" TOWEL BAR
- 10 18" x 18" TOWEL BAR
- 11 18" x 18" TOWEL BAR
- 12 18" x 18" TOWEL BAR
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- 100 18" x 18" TOWEL BAR

INTERIOR FINISH SCHEDULE

- 1 CERAMIC TILE
- 2 CARPET & PAD
- 3 1/2" x 1/2" x 1/2"
- 4 1/2" x 1/2" x 1/2"
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ARCHITECTURAL SYMBOLS

- 1 1/2" x 1/2" x 1/2"
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NOTE: FOR A COMPLETE LEGEND OF ALL GRAPHIC SYMBOLS, SEE SHEET TS.

THE MCKINLEY ASSOCIATES, INC. · ARCHITECTURE & PLANNING

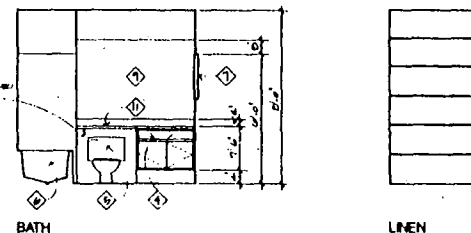
DO NOT SCALE DRAWINGS - DIMENSIONS SPECIFIED GOVERN

U-146-98
12-17-98 PC

M.A.S.H. Transitional
Housing Center

FLOOR PLANS
INTERIOR ELEVATIONS
UNIT PLAN 3

REVISIONS
DATE
JOB NO
P.16



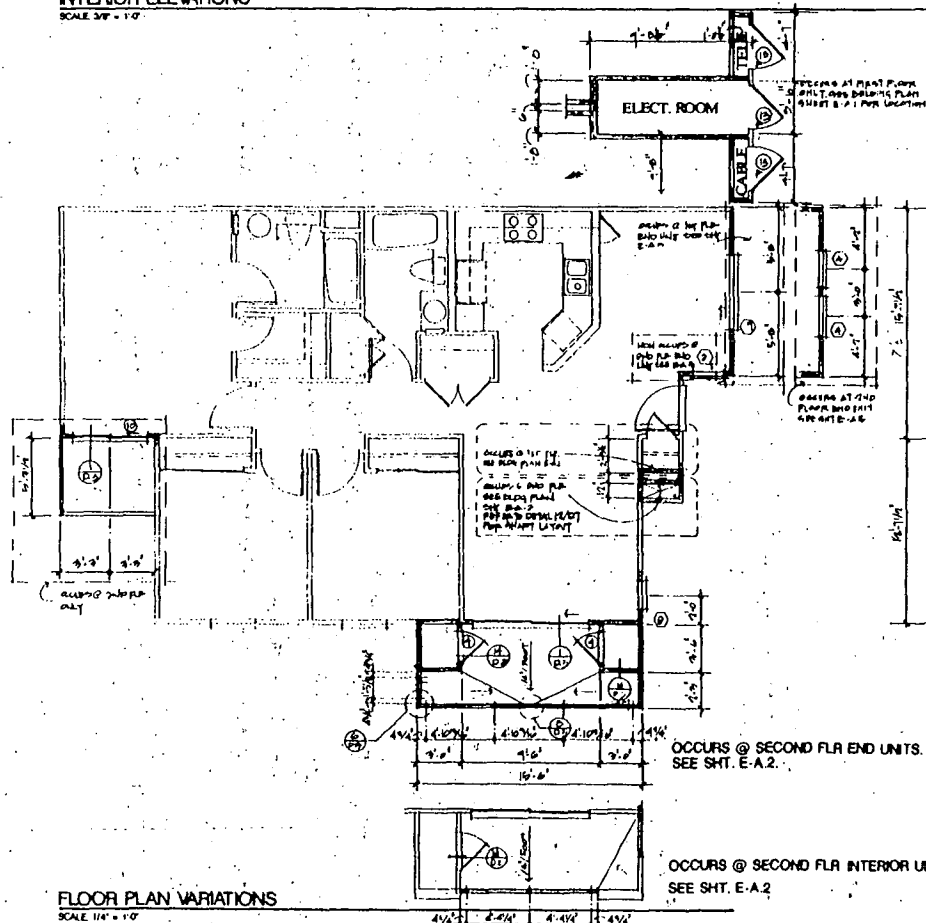
KITCHEN

BATH

LINEN

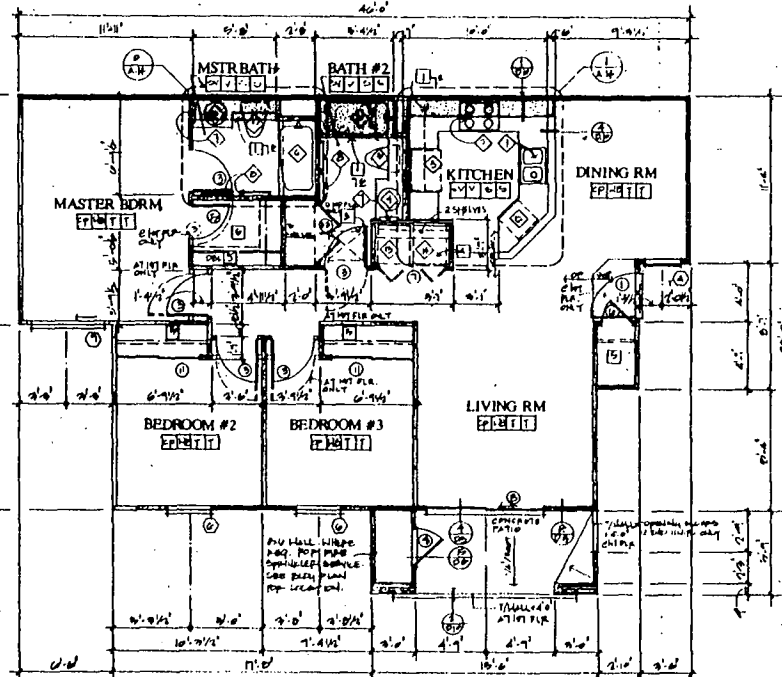
INTERIOR ELEVATIONS

INTERVIEW
JANE MEYER



FLOOR PLAN VARIATIONS

SCALE 1/4" = 1'-0"



FLOOR PLAN UNIT 4

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

NOTE: FOR ALL HANDICAPPED NOTES & LAYOUT DIMENSIONS, REFER TO SHEET A-11

NOTE: SOFFITS DO NOT OCCUR AT TOP FLOOR. DUCTS TO BE RUN IN ATTIC.

NOTE: COMMON WALLS BETWEEN THE KITCHEN, DINING ROOM AND LIVING ROOM ARE A MINIMUM OF 12 CM THICK.

NOTES

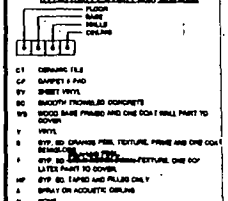
ARCHITECTURAL KEY NOTES

- 1 RAIN CEILING TO INDICATED HEIGHT A.F.F
- 2 TRANSITION FROM PLAT TO SLOPED CEILING
- 3 2" X 4" ATTIC JOISTS
- 4 PROVIDE SLOPED RAIN FALL WITH 2" OVERFLOW PROTECT
FROM DRAIN
- 5 CLOSE UP SHEET AND POLE
- 6 BUILT IN PARTS TO BE LEAKED TO BE PROVIDED CABINET
MAKING FOR INTERIOR ELEVATIONS
- 7 DRAIN DRAIN (OVERFLOW) SKIPPED PER DETAIL
- 8 FACE FRAME (DOOR) TO BE PROVIDED BY CABINETS

FIXTURE KEY

- NOTE: FUTURE FEATURES AND APPLIANCES DETERMINED MANUFACTURER'S SPECIFICATIONS
- 1 DOUBLE SINK WITH DRAINAGE
- 2 BURNER OR OTHER BAKING COOKING 54" 30" 24" 18" 14" FULLY PAGED
- 3 REFRIGERATOR - PROVIDE 12" 17" CUBIC CAPACITY
- 4 LATA TOP
- 5 WATER CLOSET
- 6 20" x 10" PORCELAIN BATHROOM TUBS
- 7 MEDICINE CABINET 200 CUBIC IN. 100 IN.
- 8 1" TOWEL RAIL
- 9 MILLION SEES AS INDICATED
- 10 1/2" BATHING BENCHES
- 11 1/2" BATHING CLOSET
- 12 DESIGN ALIENS
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INTERIOR FINISH SCHEDULE



ARCHITECTURAL SYMBOLS

1. STUO WALL
 2. STUO AND PLUM WALL 3. STUO AND INCL
 4. WALL
 5. STUO WALL AND LATERAL WALL 6. STUO
 7. WALL
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 100. WALL AND LATERAL WALL
- NOTE: FOR A COMPLETE LEGEND OF ALL
 SYMBOLS, SEE THE LEGEND.

DO NOT SCALE DRAWINGS - DIMENSIONS SPECIFIED GOVERN

U-146-98 M
12-17-98 DC

THE M. KINLEY ASSOCIATES, INC. • ARCHITECTURE & PLANNING

**M.A.S.H. Transitional
Housing Center**

FLOOR PLANS
INTERIOR ELEVATIONS
UNIT PLAN 4

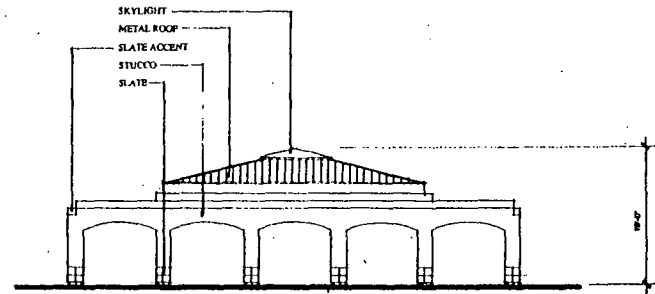
REVISIONS	DRAWN DATE 11/10/88 JOB NO	P.17
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SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



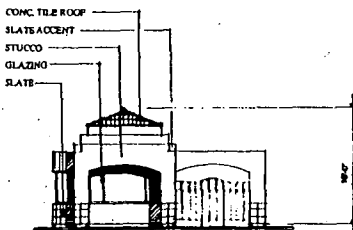
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



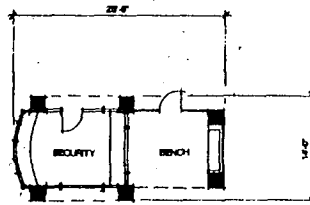
TYPICAL ELEVATION
SCALE: 1/8" = 1'-0"



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

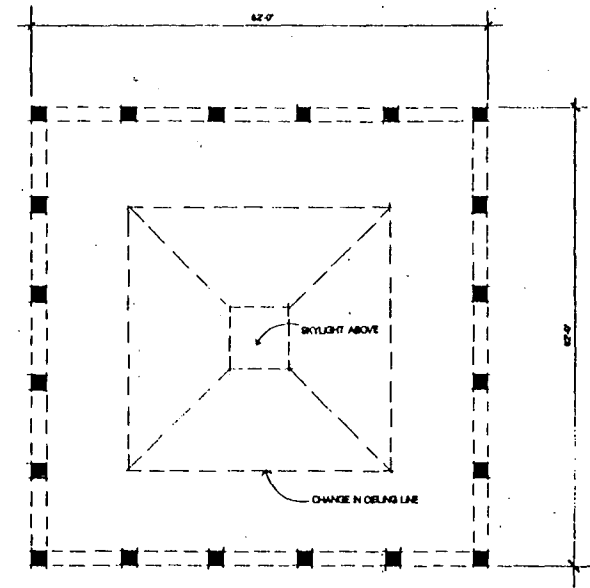


EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

SECURITY KIOSK



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

SHADE STRUCTURE



Proposed Homeless Shelter
1559 N. Main St.

U-146-98

Lake Mead Hospital Medical Center

Tenet HealthSystem

1409 E. Lake Mead Boulevard
North Las Vegas, NV 89030
Tel 702.649.7711
<http://www.tenethealth.com>

January 28, 1999

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

Dear Commission Members:

As the Administrator of Lake Mead Hospital, the community hospital serving North Las Vegas, I believe there are important issues to be addressed in the expansion of MASH. We agree that there is a need for this and other shelter and assistance programs but that an ever widening hole exists in the services provided - most specifically healthcare.

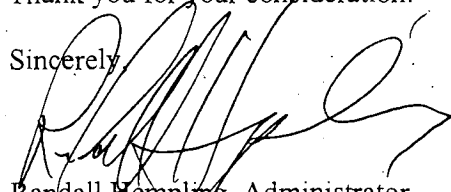
We ask that the project be required, as originally planned, to incorporate designed and equipped space for a primary care clinic capable of providing physician and normal diagnostic services. This space should be of at least 1500 square feet and designed as is common to a physician's office. We are not asking that they provide the service but guarantee the adequate space and design.

Our concern is that as these very needy people are not receiving adequate ongoing care. They begin to seek services at local emergency rooms, in most cases for non-emergent needs. This creates an undue burden on the entire hospital community as we are forced to divert more emergent patients. This is not a question of money but of services and capacity.

We will be pleased to work with the county, UMC, the community health services clinics or any other body to ensure that services are provided for these people and ask only that MASH be directed, if a variance is granted, to design and build appropriate clinical space to serve not only its client base but that of the nearby shelters.

Thank you for your consideration.

Sincerely,


Randall Hempling, Administrator
Lake Mead Hospital Medical Center

RH:es

cc: Mike Montandon, Mayor/City of North Las Vegas
Ray Vega, Chairman, Lake Mead Hospital Governing Board
Barry Wolfman, VP Operations/Tenet HealthSystem
Jan Yergan, Director of Business Development/Tenet HealthSystem

Mayor
Michael L. Montandon

City Manager
Patrick P. Importuna

Council Members
William E. Robinson
John K. Rhodes
Paula L. Brown
Stephanie S. Smith



CITY OF NORTH LAS VEGAS

Grants Administration • Lydia J. Camacho, Manager
2266 Civic Center Drive • North Las Vegas, Nevada 89030-6307
Telephone: (702) 633-1532 • Fax: (702) 633-1558

January 12, 1999

Chairman and Planning Commission Members
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

Dear Commissioners:

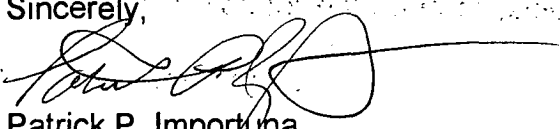
Thank you for deferring consideration of item U-146-98 until January 28, 1999. The North Las Vegas City Council has had the opportunity to review the subject application and would recommend this project not be approved.

The clustering of homeless shelters along Main Street and Owens Avenue has created numerous problems for the city of North Las Vegas. The most obvious problem caused by consolidating all the facilities in one area, is increased pedestrian traffic and loitering when these facilities are closed and finished providing their services. Research indicates that 53% of all beds, along with three of the largest homeless assistance providers are located through this corridor. *There are apts*

The city of North Las Vegas understands the homeless issues faced in southern Nevada are challenging. Therefore, we strongly recommend examining these issues and working on solutions together as we enter the millennium. By identifying service gaps, educating the community and maximizing resources through coordination and communication between public and private organizations, we can all deal with the problems together.

Thank you for your consideration.

Sincerely,


Patrick P. Importuna
City Manager



Las Vegas Paiute Tribe

Curtis Anderson
Tribal Chairman

February 22, 1999

Las Vegas City Council
400 East Stewart Avenue
Las Vegas, Nevada 89101

Madame Mayor and City Council Members:

I am the Tribal Chairman for the Las Vegas Paiute Tribe. I am writing this letter in opposition to the planned expansion of the MASH Village located on North Main Street, adjacent to the Paiute Tribal Reservation. We understand this expansion will result in the addition of some 1,000 extra spaces for the shelter. We must voice our opposition to this expansion, as the location of the MASH Village as it currently exists has adversely affected the safety and peace of our reservation. Too often we see homeless individuals, trespassing across our reservation property. Our property, including our sacred burial ground, is littered with their discarded refuse, which they carelessly toss with no consideration for the expense we incur in cleaning it up.

The Las Vegas Paiute Tribal Reservation has been located just off of Main Street, north of Washington, since 1911. Since that time, we have seen the City of Las Vegas approve the location of many businesses and shelters which have been detrimental to the Tribe. We have often heard others speak of the conditions in this part of the City. In fact, the Tribe was recently denied a special use permit for the expansion of its own economic enterprises due to the homeless populations close to the Tribe's Main Street business, and the fact that more derelicts would be brought into the area. We do not feel the addition of even more homeless people in our vicinity will improve the already worsened conditions of this area. In fact, the location of these facilities, which we did not ask for, has made it more difficult for us to conduct our businesses as we were accustomed to doing.

Please consider those who were here long before any of these shelters. We obviously cannot ask the City to relocate these already existing facilities, but we do ask that they not be allowed to expand. Thank you for your consideration.

Sincerely,

Curtis Anderson
Tribal Chairman