

City of Las Vegas

Agenda Item No.: 69

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: NOVEMBER 3, 1999****DEPARTMENT: PLANNING AND DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE ITEM - REZONING - PUBLIC HEARING - Z-53-99 - TOMOO OKADA FAMILY TRUST AND TOMOO OKADA REVOCABLE TRUST ON BEHALF OF TECH PLAZA, LIMITED LIABILITY COMPANY - Request for a Rezoning on property located on the southeast corner of Cimarron Road and Via Olivero Avenue, From: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] To: O (Office), PROPOSED USE: A 12,600 SQUARE FOOT ONE STORY OFFICE BUILDING, Size: 1.12 Acres, Ward 1 (McDonald), APN: 163-04-804-006. The Planning Commission (6-0 vote) and staff recommend APPROVAL.

PROTESTS BEFORE:**Planning Commission****4****Board of Zoning Adjustment****City Council****APPROVALS BEFORE:****Planning Commission****1****Board of Zoning Adjustment****City Council****RECOMMENDATION:**

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MCDONALD - APPROVED subject to conditions and replacing Condition No. 3 to read: provide a minimum 10-foot-wide landscape planter along Via Olivero Avenue with a minimum 5-foot-high berm and install 24-inch box trees a minimum of 25 feet on center with shrubs and ground cover as required by the Planning and Development Department - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

City of Las Vegas

Agenda Item No.: 69

CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 69 - Z-53-99

MINUTES - Continued:

KEN HORAK, 6996 North Rainbow Boulevard, appeared as the architect for the project and representing the applicant. He stated that a meeting was held with staff and an agreement was reached to modify Condition No. 3. He further clarified that the five-foot-high berm would be 5 feet above the finished level which is roughly 2.5 to 3 feet below street level. Both Planning and Fire Department staffs are in concurrence.

ROBERT GENZER, Current Planning Supervisor, Planning & Development Department, concurred with MR. HORAK. He explained that the requirement of current Condition No. 3 was for an 8-foot-high decorative wall set back 10 feet along Via Olivero Avenue for the length of the property. However, the Fire Department found that the shape of the parcel would make it difficult to access the rear of the building. The Fire Department requested that either a crash gate be installed fronting Via Olivero or that an alternative be found to allow them to put the fire engines on Via Olivero and drag the hose across the landscape area. Consequently, staff worked with the applicant and came up with the idea of an approximate 5-foot-high berm along the length of the property along the Via Olivero frontage, with which the Fire Department agrees. The building will be partially hidden because the finished floor level is slightly lower than the street and the berm will be elevated. He recommended and read revised Condition No. 3. MR. HORAK agreed with the condition as read.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(1:21 - 1:26)

2-385

CONDITIONS:

1. Prior to the issuance of any tenant improvement building permits, business licenses, or certificates of occupancy, a parking analysis is required to be reviewed by the Planning and Development Department.
2. Prior to the issuance of any building permits submit a revised landscaping plan depicting a five foot wide landscape planter adjacent to the east property line.

**Agenda Item No.: 69**

CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 69 - Z-53-99

CONDITIONS- Continued:

3. Construct a nominal eight foot high decorative block wall, set back 10 feet from Via Olivero Avenue, with 24 inch box trees located a minimum of 30 linear feet on-center in the bermed landscaping planter adjacent to Via Olivero Avenue, as required by the Planning and Development Department.
4. Direct vehicular access to Via Olivero shall be prohibited.
5. There shall be no sidewalk constructed along the south side of Via Olivero Avenue.
6. Construct half-street improvements including appropriate overpaving (if legally able) on Via Olivero Avenue adjacent to this site concurrent with development of 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.
7. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.
8. 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.

*City of Las Vegas***Agenda Item No.: 69**

CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 69 - Z-53-99

CONDITIONS- Continued:

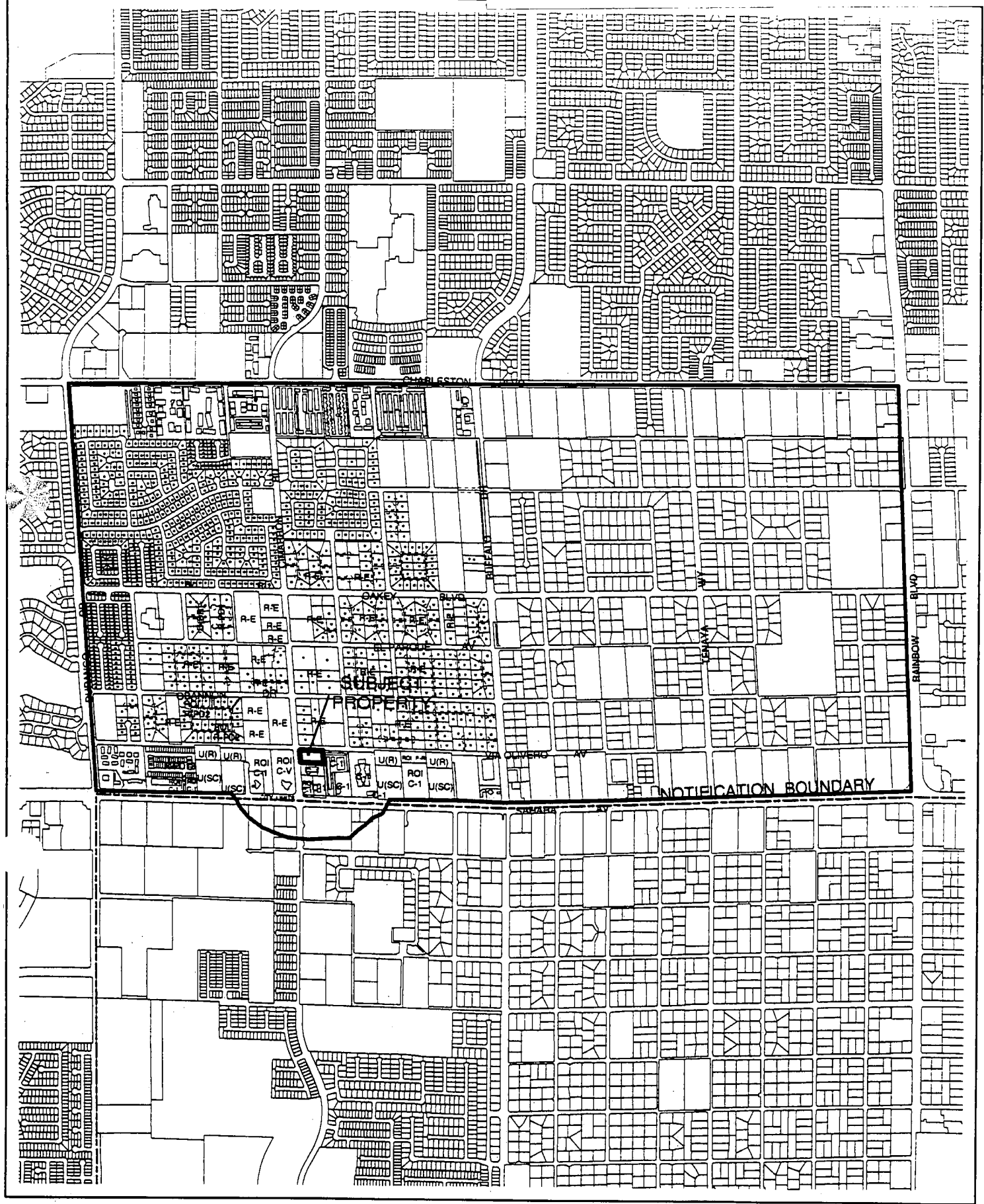
9. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits. The Traffic Impact Analysis 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. 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. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may contribute \$1,500.00 for neighborhood traffic mitigation prior to the issuance of building or off-site permits, whichever may occur first, 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. The City reserves the right to utilize the contributed traffic monies for the installation of traffic signals at any intersection within this general vicinity which is impacted by this development.
10. 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 recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.
11. A Resolution of Intent.

*City of Las Vegas***Agenda Item No.: 69**

**CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 69 - Z-53-99**

CONDITIONS- Continued:

12. All development shall be in conformance with the Site Development plan and building elevations.
13. 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. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
14. 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.
15. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
16. All City Code requirements and design standards of all City departments must be satisfied.
17. 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 Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.



CASE: Z-53-99

RADIUS: EXPANDED AREA

0 1000 2000 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 1999

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: ABEYANCE ITEM - Z-53-99 - Tomoo Okada Family Trust and Tomoo Okada Revocable Trust on behalf of Tech Plaza, Limited Liability Company

THIS ITEM WAS HELD IN ABEYANCE FROM THE OCTOBER 20, 1999 CITY COUNCIL MEETING AT THE REQUEST OF COUNCILMAN McDONALD.

**** CONDITIONS ****

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

1. Prior to the issuance of any tenant improvement building permits, business licenses, or certificates of occupancy, a parking analysis is required to be reviewed by the Planning and Development Department.
2. Prior to the issuance of any building permits submit a revised landscaping plan depicting a five foot wide landscape planter adjacent to the east property line.
3. Construct a nominal eight foot high decorative block wall, set back 10 feet from Via Olivero Avenue, with 24 inch box trees located a minimum of 30 linear feet on-center in the bermed landscaping planter adjacent to Via Olivero Avenue, as required by the Planning and Development Department.
4. Direct vehicular access to Via Olivero shall be prohibited.
5. There shall be no sidewalk constructed along the south side of Via Olivero Avenue.
6. Construct half-street improvements including appropriate overpaving (if legally able) on Via Olivero Avenue adjacent to this site concurrent with development of 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.
7. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.
8. 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.

Z-53-99 - Page Two

November 3, 1999 City Council Meeting

9. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits. The Traffic Impact Analysis 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. 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. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may contribute \$1,500.00 for neighborhood traffic mitigation prior to the issuance of building or off-site permits, whichever may occur first, 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. The City reserves the right to utilize the contributed traffic monies for the installation of traffic signals at any intersection within this general vicinity which is impacted by this development.
10. 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 recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.
11. A Resolution of Intent.
12. All development shall be in conformance with the Site Development plan and building elevations.

Z-53-99 - Page Three
November 3, 1999 City Council Meeting

13. 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. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
14. 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.
15. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
16. All City Code requirements and design standards of all City departments must be satisfied.
17. 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 Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Z-53-99 - Page Four
November 3, 1999 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST:

This request is for a Rezoning on property located on the southeast corner of Cimarron Road and Via Olivero Avenue from U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] to O (Office) for the purpose of developing a 12,600 square foot multi-tenant office building. The applicant justified the request for the following reasons:

1. The request is in conformance with the City of Las Vegas General Plan Designation.
2. The office building would provide a buffer between the commercial use to the south of the proposed project, and the residential use to the north.

BACKGROUND DATA:

- 06/02/93 The City Council approved an amendment to a portion of the Southwest Sector of the General Plan for the subject site from R (Rural Residential) to SC (Service Commercial) (GPA-14-93).
- 06/02/93 The City Council approved a Rezoning from N-U (Non-Urban) to C-1 (Limited Commercial) for a proposed day care center (Z-32-93).
- 12/07/94 The City Council approved a Reinstatement and Extension of Time of an approved Rezoning from N-U (Non-Urban) to C-1 (Limited Commercial) for a proposed day care center. The C-1 zoning of the subject property expired on December 7, 1995 [Z-32-93(1)].

DETAILS OF APPLICATION REQUEST:

Site Area:	1.13	Acres
Building Area:	12,600	Square Feet
FAR:	0.26	
Parking Required:	42-69	Spaces (see below, including 2-3 handicap accessible spaces)
Parking Provided:	59	Spaces (including 2 handicap accessible spaces)
Building Height:	24	Feet

Section 19A.10 of the City of Las Vegas Zoning Code provides that the total required parking shall be the sum of the parking calculated for each individual use on a site. The parking standards of the City of Las Vegas Zoning Code differentiates between different office uses. The following table depicts the maximum and minimum parking spaces required based on the different office uses:

Z-53-99 - Page Five

November 3, 1999 City Council Meeting

<u>Land Use</u>	<u>Size/Intensity</u>	<u>Parking Standard</u>	<u>Req. Parking</u>
Professional office	12,600 sq. ft.	1/300 sq. ft.	42
Medical office	1 x 1,800 sq. ft.	1/200 sq. ft.	9
	3 x 3,600 sq. ft.	1/200 sq. ft. up to 2,000 sq. ft. plus one space per additional 175 sq. ft.	60
Total:			69

Access to the site is provided by one driveway from Cimarron Road. The proposed structure would be located in the central and northern portions of the site, with parking to the south and east of the building. On-site circulation is via a two-way 24 foot minimum width driveway. The floor plan depicts four separate units.

A minimum 20 foot wide landscape planter is proposed adjacent to Cimarron Road, additionally a minimum 15 foot wide landscape planter is proposed adjacent to Via Olivero Avenue. The southern property line depicts an eight foot wide landscape planter adjacent to it, and the east property line depicts a 5 foot wide landscape planter. Additional landscaping is provided around the building. Parking fingers have not been depicted on the landscape plan.

The elevations depict a 24 foot high building with a stucco exterior enclosed by a concrete shingle tile roof. Glazed and metal accents are proposed on all elevations of the building.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	R-E	(Residence Estates)	Single-Family Dwelling
South	C-1	(Limited Commercial)	Office
East	C-1	(Limited Commercial)	Mini-Storage
West	U ROI C-V	(Civic)	Unimproved

FINDINGS:

GENERAL PLAN:

The site is designated SC (Service Commercial) on the Southwest Sector Map of the City of Las Vegas General Plan. C-1 (Limited Commercial) zoning is a permitted zoning district within the Service Commercial Land Use Designation.

Z-53-99 - Page Six
November 3, 1999 City Council Meeting

ZONING:

The properties to the south and east of the subject site are currently zoned C-1 (Limited Commercial), therefore the approval of this request would provide a compatible land use with the surrounding land uses.

USE:

The proposed use can be conducted in a manner that is both harmonious and compatible with the existing surrounding land uses, and future uses as proposed by the General Plan. The subject site is physically suited for the type and intensity of land use proposed. Cimarron Road, a secondary thoroughfare with a right-of way width of 80 feet, is sufficient in size to meet the needs of the proposed project. Approval of this Site Development Plan Review at this location will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

SITE PLAN:

Staff notes that in terms of parking requirements, a medical or dental office is a more intensive use than a professional office use. If the office building is utilized entirely by professional offices, 42 parking spaces would be required. However, if medical offices were to entirely utilize the building, 69 parking spaces would be required. The applicant is proposing to provide 59 spaces. Therefore, a parking analysis is required to be reviewed by the Planning and Development Department prior to the issuance of any future building permits, business licenses, or certificates of occupancy. Consequently, it is possible that at that time staff would be forced to deny future medical occupancies for lack of parking. Furthermore, if the proposed offices are predominantly utilized by medical uses requiring in excess of 50 parking spaces, an additional handicap accessible space may be required in excess of the two proposed.

So as to provide consistency with other developments on Via Olivero Avenue, a nominal eight foot high decorative block wall set back ten feet from Via Olivero Avenue is required. Additionally, staff notes that the south side of Via Olivero Avenue in this area has been allowed to develop without sidewalks. Conditions reflecting these requirements have been added to staffs recommendation.

Z-53-99 - Page Seven
November 3, 1999 City Council Meeting

LANDSCAPE PLAN:

Section 19A.12.060 of the City of Las Vegas Zoning Code requires a minimum landscape planter width of eight feet, for non-street frontage planters. The site plan depicts a five foot wide planter adjacent to the eastern property line. The applicant is requesting a three foot waiver owing to drainage considerations.

The City of Las Vegas Urban Design Guidelines and Standards require that one 24 inch box tree is provided for every six proposed parking spaces. The required trees are provided in landscape planters located adjacent to the building and the property lines. This negates the requirement to provide parking fingers.

ELEVATIONS:

The elevations, as submitted, meet the standards of the City of Las Vegas Zoning Code and the Las Vegas Urban Design Guidelines and Standards.

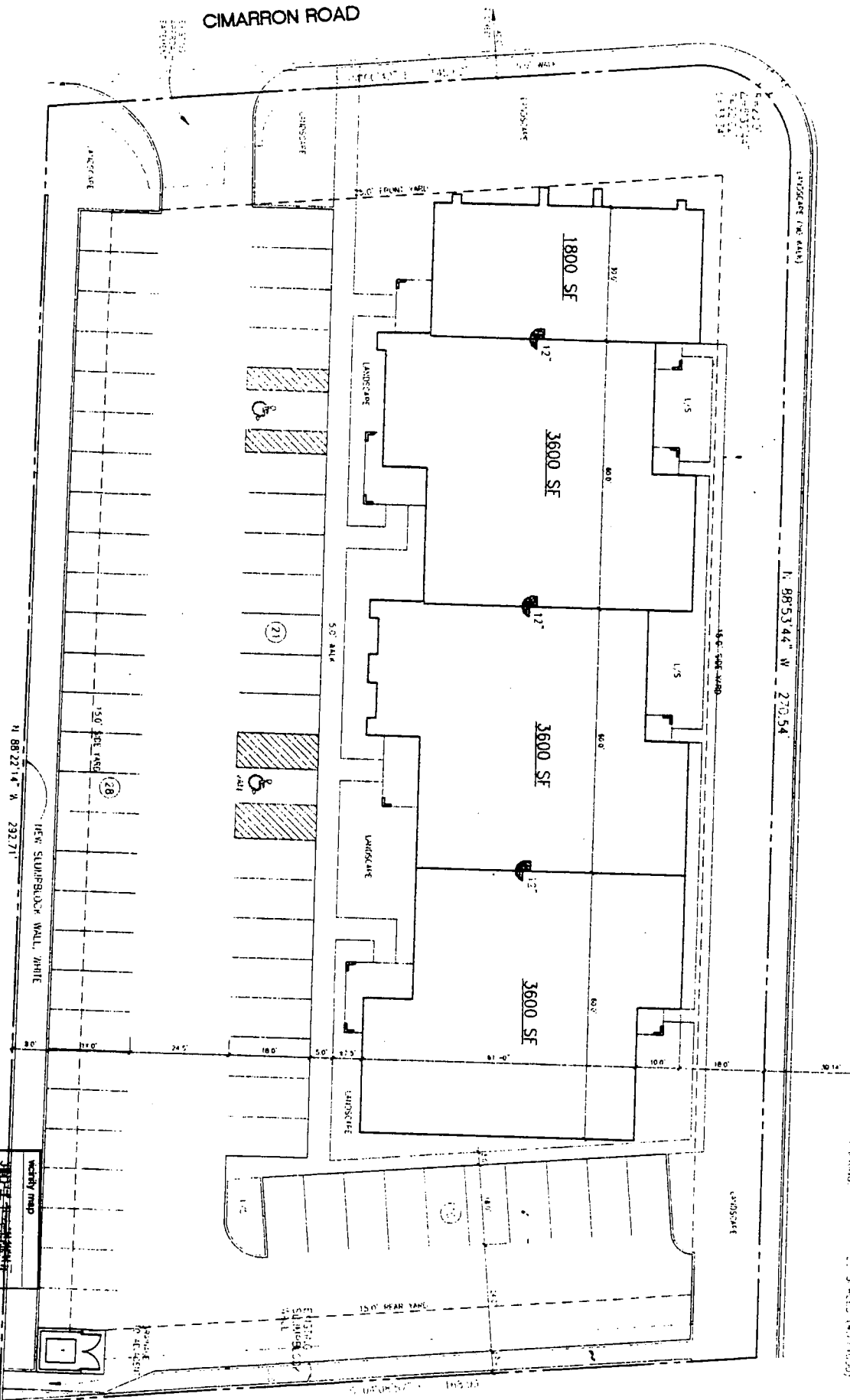
PC NOTICES MAILED: 1,777

APPROVALS: 1

PROTESTS: 4

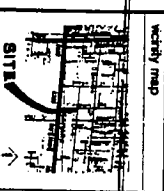
VIA OLIVERO AVE

PROJECT DATA
 SITE: 1.238 ACRES (142,311 SQ. FT.)
 ZONING: C-1
 CONSTRUCTION TYPE: 10,000 SF
 LOTS: 10,000 SF
 PAPERNO: 50 SHEETS (14,770,000)



site plan
 SCALE: 1"=50'

STAFF



Z-53-99
9-9-99 PC

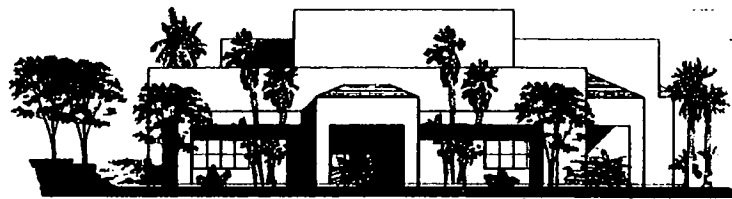
CIMARRON PLAZA
 Cimarron Rd. + Via Olivero Ave.

Las Vegas Nevada



Ken Horak Architect
 6396 North Eastman
 Las Vegas, Nevada 89131
 (702) 658-3350 Fax: (702) 658-3355

A1



west elevation

SCALE 1/8" = 1'-0"



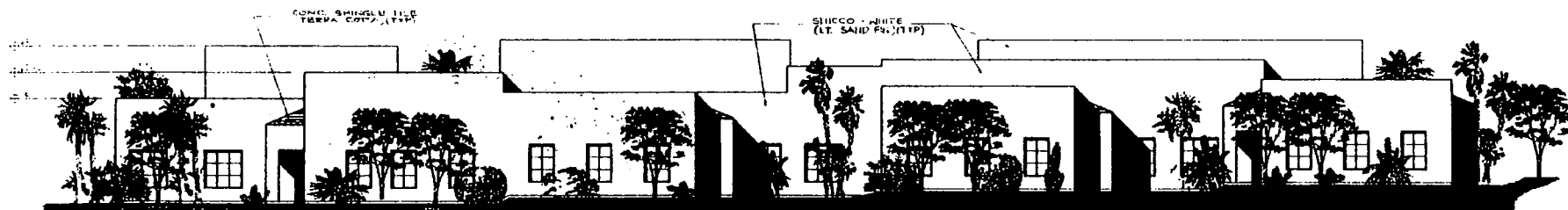
east elevation

SCALE 1/8" = 1'-0"



south elevation

SCALE 1/8" = 1'-0"



north elevation

SCALE 1/8" = 1'-0"

Z-53-99

STAFF

9-9-99 PC

Ken Honak
Architect

6700 North Broadway
Los Angeles, CA 90045
Tel: (213) 413-1111
Fax: (213) 413-1111



CIMARRON PLAZA
CIMARRON RD. + VIA OLVERO AVE.

CITY COUNCIL MEETING OF NOVEMBER 3, 1999

Pg.

278

Project No. 99-01
Drawn by: [Signature]
Date: 10/28/99
Scale: 1/8" = 1'-0"
ELEVATION

A2



CIMARRON PLAZA
CIMARRON RD. + VIA OLIVERO AVE.

Project Number	983
Project	CD
Case No.	5-12
Page	1,000
Date	18 Jan 73
Page	1
Page	2
Page	3
Page	4

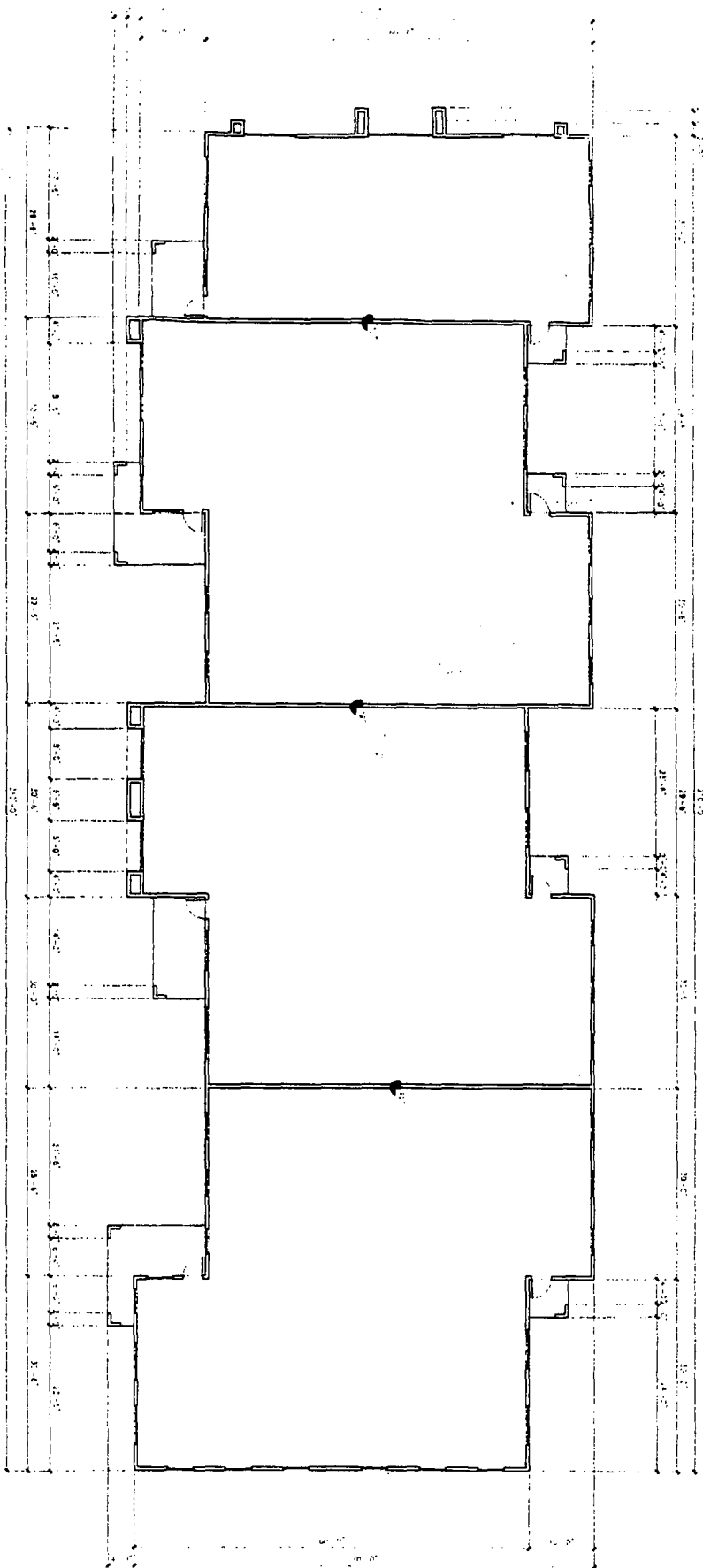
A3
11-20-61

floor plan
SCALE: 1/8" = 1'-0"

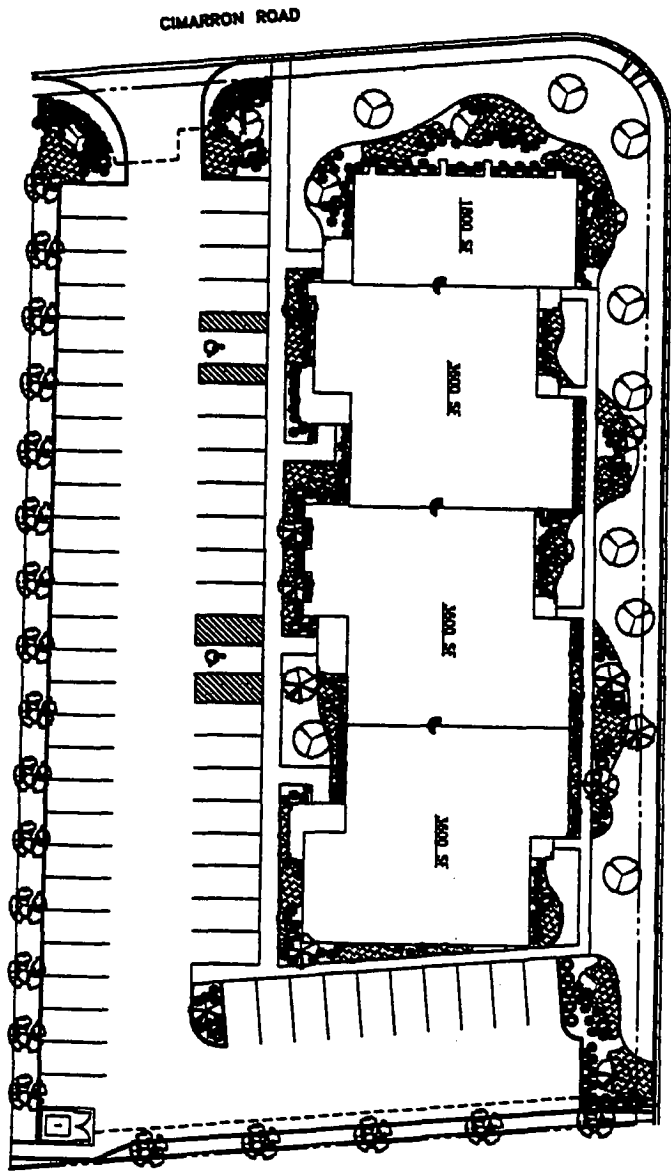
CONTRA

Z-53-99

9-9-99 PC



VIA OLVERO AVE.



STAFF

Z-53-99

9-9-99 PC

DATE: _____
 CLIENT: _____
 LLD REP.: _____
 PLAN APPROVAL

DATE: 8-10-99 DRAWN BY: KLP CHECKED BY: TTD SCALE: 1"=16'-0" SHEET: 11	PROJECT: CIMARRON PLAZA ADDRESS 1 ADDRESS 2 LAS VEGAS, NV 89____	SHEET DESCRIPTION: CONCEPTUAL PLAN	L.E.W.I.S. LANDSCAPE LANDSCAPE ARCHITECTS 1000 S. GARDEN ST. LAS VEGAS, NV 89101 (702) 735-1111 FAX (702) 735-1112 NV LICENSE NO. 41433
--	---	--	--



Z-53-99 - from north side of Via Olivero Avenue.

City of Las Vegas

Agenda Item No.: 70

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: NOVEMBER 3, 1999****DEPARTMENT: PLANNING AND DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

TENTATIVE MAP - TM-42-99 - WASHINGTON DEVELOPMENT - WASHINGTON DEVELOPMENT LIMITED LIABILITY COMPANY - Request for a Waiver of the Subdivision Ordinance (Title 18) TO ALLOW LOTS LESS THAN 100 FEET WIDE TO FRONT ON A SECONDARY STREET (MARION DRIVE) on property located at the southwest corner of the intersection of Washington Avenue and Marion Drive in conjunction with an approved Tentative Map, R-MHP (Residential Mobile/ Manufactured Home Park) Zone under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Size: 22.6 Acres, No. of Lots: 141, Ward 3 (Reese). The Planning Commission (5-1 vote) and staff recommend APPROVAL.

PROTESTS BEFORE:

Planning Commission

Board of Zoning Adjustment

City Council

☐☐☐**APPROVALS BEFORE:**

Planning Commission

Board of Zoning Adjustment

City Council

☐☐☐**RECOMMENDATION:**

Staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:**REESE - ABEYANCE to 11/17/99 - UNANIMOUS****MINUTES:**

RUSSELL SKUSE, VTN Nevada, 2727 South Rainbow Boulevard, appeared with **DAVID McENTIRE**, Washington Development, Limited Liability Company, 4570 S. Eastern Avenue, #28. MR. SKUSE stated that the request for the waiver is based on a previously imposed condition for a zone change approved by the City Council on 7/13/98 requiring that a waiver be filed in conjunction with the Tentative Maps for the project. The approved Tentative Map consists of 141 lots and remains consistent with prior site-plan approvals and recommendations.

*City of Las Vegas***Agenda Item No.: 70**

CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 70 - TM-42-99

MINUTES - Continued:

COUNCILMAN REESE indicated that he would like the matter held for two weeks so that he and members of staff can meet with the applicant and review the proposed project. The residents in the area also have concerns regarding access to and from the development.

No one appeared in opposition.

There was no further discussion.

(1:26 - 1:28)

2-527

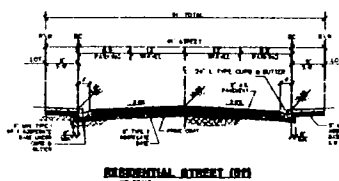
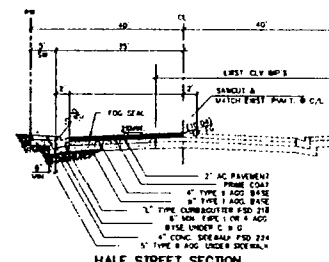
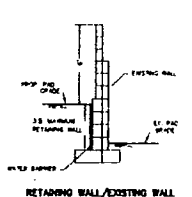
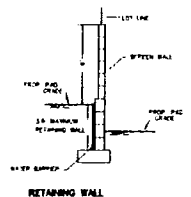
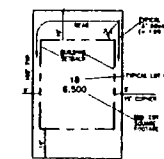
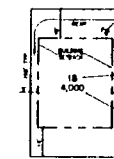
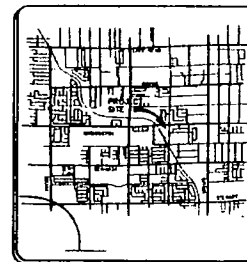
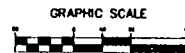
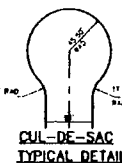
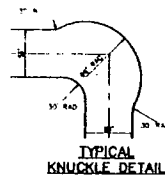
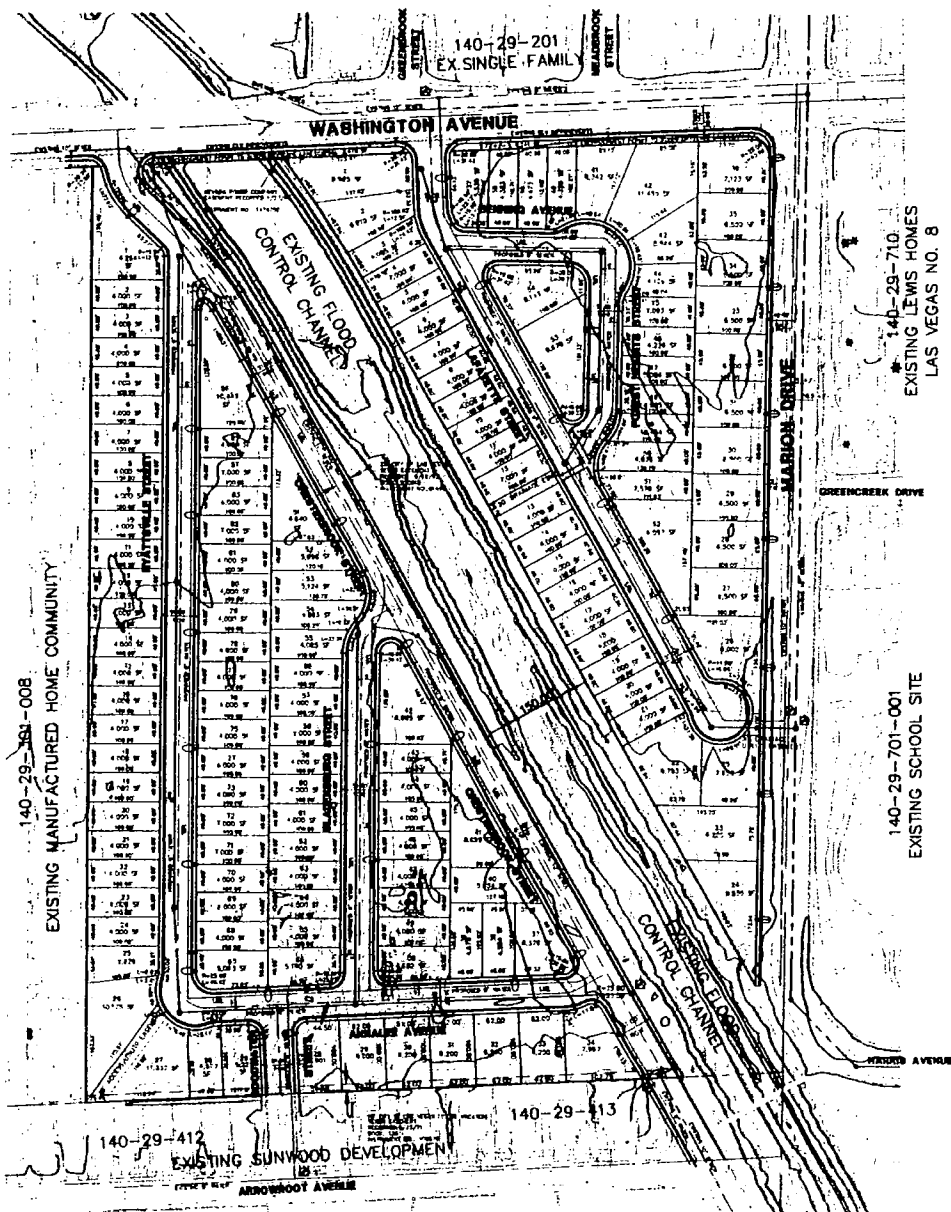
CONDITIONS- Continued:

1. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map, a new Tentative Map must be filed.
2. Street names must be provided in accord with the City's Street Naming Regulations.
3. All development is subject to the conditions of City Departments and State Subdivision Statutes.
4. 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.
5. Vacation Application VAC-37-99 shall record prior to the issuance of any building permits for those parcels affected by the Vacation Application as required by the Department of Public Works.
6. The proposed "Access/Utility Easement" through Lot 27 shall be realigned to provide access to the parcel to the west and shall be identified as a public sewer easement as required by the Department of Public Works.
7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

**Agenda Item No.: 70****CITY COUNCIL MEETING OF NOVEMBER 3, 1999****PLANNING & DEVELOPMENT****Item 70 - TM-42-99**

8. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
9. A Drainage Plan and Technical Drainage Study shall 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, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a Final Map, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer. This site is located within a FEMA Flood Zone. This condition shall supersede conditions of approval #8 of Z-30-98 and #12 of Z-29-98.
10. Site development shall comply with all applicable Conditions of Approval for Z-29-98 and Z-30-98.
11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

140-29-701-008
EXISTING MANUFACTURED HOME COMMUNITY



OWNERS

WASHINGTON DEVELOPMENT LLC
1070 S. LANTANA AVE. # 20
LAS VEGAS, NV 89115

DEVELOPER

AMSTAR HOMES
400 S. BURNING AVE. # 20
LAS VEGAS, NV 89115

TABULATION

APR 21 140-29-701-008 & 140-29-701-009
EXISTING ZONING: R-10
PROPOSED ZONING: R-10
LOT NO. 140-29-701-008
LOT NO. 140-29-701-009
OPEN SPACE REQ. MINED PLOT 2-21-88
OPEN SPACE REQ. MINED PLOT 2-21-88

BENCHMARK

PROJECT BAKEN 14008
CITY OF LAS VEGAS BETWEEN 200 S. LANTANA
AND 200 S. BURNING AVE. (1/4) (1/4) (1/4) (1/4)
CITY OF LAS VEGAS 200 S. LANTANA, 200 S. BURNING AVE. & 200 S. LANTANA
CITY OF LAS VEGAS 200 S. LANTANA, 200 S. BURNING AVE. & 200 S. LANTANA

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER (1/4) OF THE
SOUTHWEST QUARTER (1/4) OF SECTION 20, TOWNSHIP 30 NORTH,
RANGE 12 EAST, S. 20 N., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

LEGEND

- EXISTING BENCH LINE AND MANHOLE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED BENCH LINE AND MANHOLE
- LOT NUMBER
- BLOCK NUMBER
- BOUNDARY LINE
- LOT LINE
- POINT OF CONNECTION TO EXIST. UTILITIES
- DATE OF GRADE AND DIRECTION OF SLOPE
(APPLIES TO BOTH STREET AND SIDEWALK
UNLESS OTHERWISE INDICATED)
- EXISTING GROUND CONTROL LINE
- PROPOSED / EXISTING STREET LIGHT
- PROPOSED / EXISTING FIRE HYDRANT

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE NATIONAL STANDARDS
AND SPECIFICATIONS OF CLARK COUNTY, NEVADA
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
WATER: LAS VEGAS VALLEY WATER DISTRICT
SEWER: LAS VEGAS VALLEY WATER DISTRICT
ELECTRIC: LAS VEGAS VALLEY WATER DISTRICT
GAS: LAS VEGAS VALLEY WATER DISTRICT
TELEPHONE: LAS VEGAS VALLEY WATER DISTRICT
CABLE: LAS VEGAS VALLEY WATER DISTRICT
3. UTILITY LOCATIONS TO BE INDICATED TO RESPECTIVE AGENCIES
4. SEWER CONTRIBUTION - (SEE PLANS FOR DETAILS)
5. BUILDING RETRACTION TO COMPLY WITH ALL APPLICABLE ORDINANCES
6. STORM WATER TO SURFACE DRAIN ON STREETS
7. RETRACTION TO BE INDICATED TO RESPECTIVE AGENCIES
8. THIS DEVELOPMENT LIES WITHIN A "SHARED ZONE" IF
AS DETERMINED BY THE CLARK COUNTY ENGINEERING DEPARTMENT
9. ALL WETLAND AREAS SHALL BE PROTECTED UNLESS
OTHERWISE INDICATED
10. ALL PROPERTY LINE MARKS - SEE, AT INTERSECTIONS UNLESS
OTHERWISE INDICATED

CASE: 140-29-701-008 & 140-29-701-009

SEP 23 1999

9-23-99 PC
STAFF. TM-42-99 REVISED (PC)

ADMIN. BZA

REVISED

AMSTAR HOMES

TENTATIVE MAP

DEVELOPMENT

CITY COUNCIL MEETING OF NOVEMBER 3, 1999

Pg. 285



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 1999

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: TM-42-99 - Washington Development

**** CONDITIONS ****

The Planning Commission (5-1 vote) and staff recommend APPROVAL, subject to:

1. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map, a new Tentative Map must be filed.
2. Street names must be provided in accord with the City's Street Naming Regulations.
3. All development is subject to the conditions of City Departments and State Subdivision Statutes.
4. 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.
5. Vacation Application VAC-37-99 shall record prior to the issuance of any building permits for those parcels affected by the Vacation Application as required by the Department of Public Works.
6. The proposed "Access/Utility Easement" through Lot 27 shall be realigned to provide access to the parcel to the west and shall be identified as a public sewer easement as required by the Department of Public Works.
7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
8. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

TM-42-99 - Page Two
November 3, 1999 City Council Meeting

9. A Drainage Plan and Technical Drainage Study shall 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, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a Final Map, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer. This site is located within a FEMA Flood Zone. This condition shall supersede conditions of approval #8 of Z-30-98 and #12 of Z-29-98.
10. Site development shall comply with all applicable Conditions of Approval for Z-29-98 and Z-30-98.
11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

TM-42-99 - Page Three
November 3, 1999 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST:

This request is for the approval of a waiver to Title 18.12.310, which prohibits residentially zoned lots less than 100 feet wide from fronting onto a primary or secondary street. The waiver will be utilized for an approved Tentative Map containing 141 single-family residential lots. The overall project density will be 6.23 units per acre. All lots will front on 51 foot wide public streets.

DETAILS OF APPLICATION REQUEST:

The proposed lots are depicted as a minimum lot size of 4,000 square feet (40 feet wide by 100 feet deep) with larger lots, of approximately 6,500 square feet (65 feet wide by 100 feet deep), proposed to front along Marion Drive.

Subsection 12.310 of Title 18, the Subdivision Code, prohibits residentially-zoned lots from providing a width of less than 100 feet along any primary or secondary street. This proposed subdivision is depicted with 11 lots having a width of less than 100 feet fronting directly onto Marion Drive, a designated secondary street on the City's Master Plan of Streets and Highways. The approval of the two rezoning requests listed below for the subject site includes a condition that a waiver from this standard be obtained.

BACKGROUND DATA:

- 07/13/98 The City Council approved two Rezoning requests (Z-29-98 and Z-30-98) to R-PD6 (Residential Planned Development - 6.49 Units Per Acre) for this site. These approvals included a condition imposed by the City Council waiving the open space requirement of Title 19A for R-PD (Residential Planned Development) and a condition that a waiver to the lot width standards for lots fronting on a secondary street be requested.
- 09/23/99 The Planning Commission approved a Tentative Map (TM-42-99) for this site. The Tentative Map that was approved was not the originally submitted map, but a revised map which incorporated a Public Works requirement for a through street (Chesterbrook Street) to be redesigned as a cul-de-sac (Tratner Court). This revised map resulted in an overall increase of one lot.

TM-42-99 - Page Four
November 3, 1999 City Council Meeting

ZONING AND LAND USE OF ADJACENT PROPERTIES:

North	R-1 (Single Family Residential)	Single Family Residential
	R-MHP (Mobile/Manufactured Home Park)	Mobile Home Residential
South	R-CL (Single Family Compact-Lot)	Single Family Residential
East	R-E (Residential Estates)	Elementary School
	R-1 (Single Family Residential)	Single Family Residential
West	R-MHP (Mobile/Manufactured Home Park)	Mobile Home Residential

FINDINGS:

The proposed Tentative Map depicts a total of 11 lots 65 feet wide fronting directly onto Marion Drive, which is a designated secondary street on the Master Plan of Streets and Highways. Staff finds that because the south end of Marion Drive currently terminates at the flood control channel at the southeast corner of the site, this segment of Marion Drive does not provide the through-travel access generally characteristic of secondary access streets. Therefore, granting a waiver from the minimum lot width requirement of 100 feet is appropriate in this case since the increased number of driveway access points resulting from the narrower lot widths would not impede traffic flow.

Subsequent to the Planning Commission's approval of the Tentative Map on September 23, 1999, the applicant submitted a third map exhibit which decreases the lot total to 137, increases all 40 foot lots to 45 feet wide, and reduces the width of all lots fronting onto Marion Drive from 65 feet to 45 feet. Staff finds that the reduced width of the Marion Drive lots reduces compatibility with the number and widths of lots existing on the east side of Marion Drive, and is therefore an unacceptable change to the approved map. Staff also notes that no such change to the approved Tentative Map could occur without Planning Commission approval. Therefore, should the applicant submit a Final Map based upon unapproved revisions to the Tentative Map, the Final Map would be found to be inconsistent with the approved Tentative Map.

PC NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

City of Las Vegas

Agenda Item No.: 71

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: NOVEMBER 3, 1999****DEPARTMENT: PLANNING AND DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REVIEW OF CONDITION - Z-17-99(1) - PRAIRIE ROSE PARK LIMITED LIABILITY COMPANY - Request for a Review of original Condition of Approval Number 5 regarding off-site traffic capacity improvements on property located east of Durango Drive, approximately 660 feet south of Grand Teton Drive, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Ward 4 (Brown), APN: 125-16-102-001, 002; 125-16-103-001 and 002. The Planning Commission (6-0 vote) and staff recommend APPROVAL.

PROTESTS BEFORE:**Planning Commission****Board of Zoning Adjustment****City Council**☐☐☐**APPROVALS BEFORE:****Planning Commission****Board of Zoning Adjustment****City Council**☐☐☐**RECOMMENDATION:**

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

BROWN - APPROVED subject to conditions - UNANIMOUS

MINUTES:

RUSSELL SKUSE, VTN Nevada, 2727 South Rainbow Boulevard, appeared representing the applicant and concurred with staff's recommendations.

No one appeared in opposition

There was no further discussion.

(1:58 - 2:01)

3 - 1700

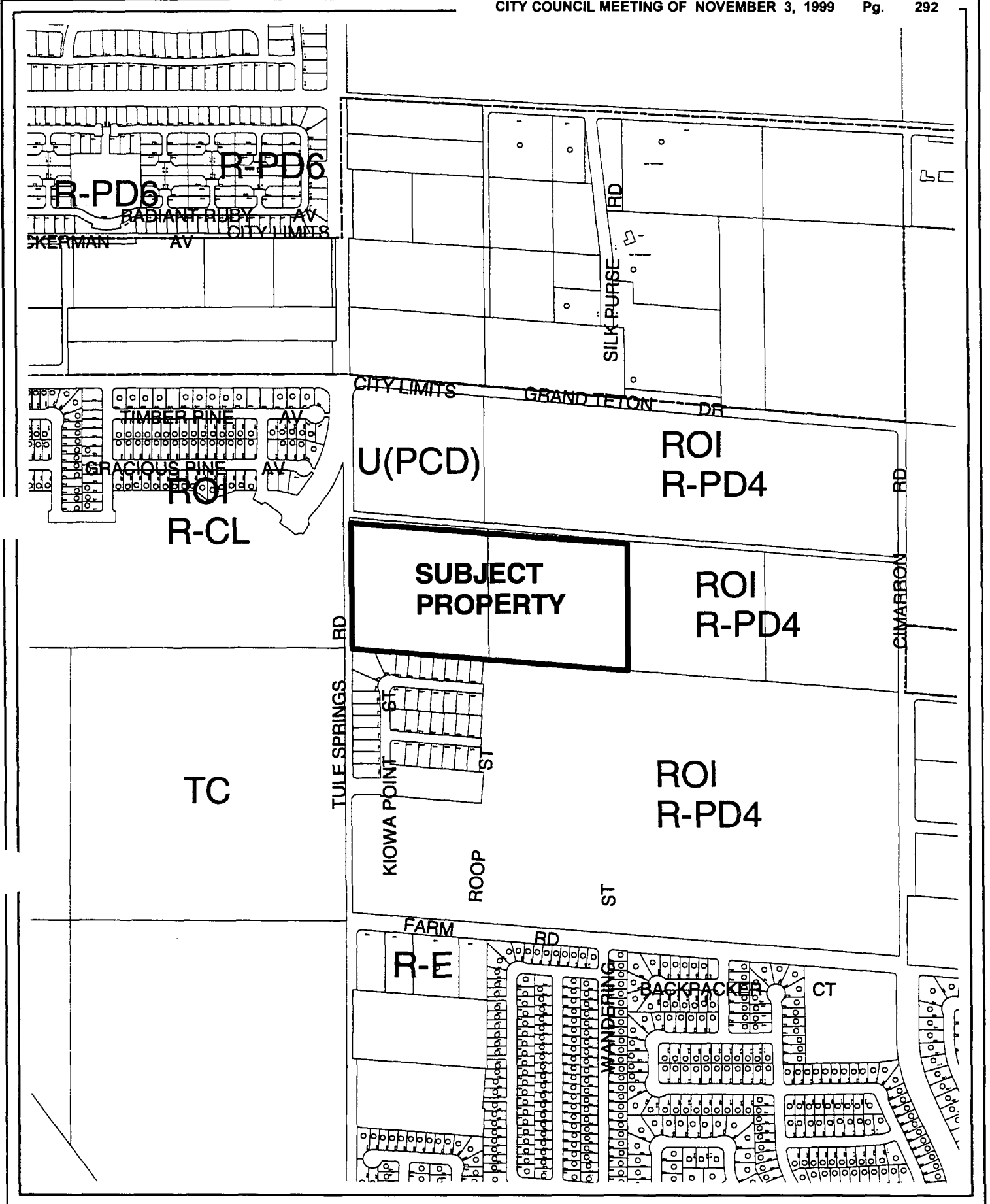


Agenda Item No.: 71

CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
ITEM 71 - Z-17-99(1)

CONDITIONS:

1. *Original Condition Number 5 of Z-17-99 shall be revised to read:* The City reserves the right to withhold building permit issuance for any and all lots within this rezoning site if adequate street improvements and/or adequate traffic capacity does not exist on the access corridors leading to this rezoning site as determined by the Director of the Department of Public Works. The City also reserves the right to withhold building permit issuance for any and all lots within this rezoning site if adequate intersection capacity does not exist at the Durango/US 95 intersection as determined by the Director of the Department of Public Works. These rights shall be exercised based on the traffic capacity conditions that exist at the time of the developer's request for the issuance of each building permit. In the event of a dispute with the decision of the Director of the Department of Public Works, the developer may appeal directly to the City Council for final resolution.



CASE: Z-17-99(1)

0 300 600 900 Feet





AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 1999

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: Z-17-99(1) - Prairie Rose Park, Limited Liability Company

**** CONDITIONS ****

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

1. ***Original Condition Number 5 of Z-17-99 shall be revised to read:*** The City reserves the right to withhold building permit issuance for any and all lots within this rezoning site if adequate street improvements and/or adequate traffic capacity does not exist on the access corridors leading to this rezoning site as determined by the Director of the Department of Public Works. The City also reserves the right to withhold building permit issuance for any and all lots within this rezoning site if adequate intersection capacity does not exist at the Durango/US 95 intersection as determined by the Director of the Department of Public Works. These rights shall be exercised based on the traffic capacity conditions that exist at the time of the developer's request for the issuance of each building permit. In the event of a dispute with the decision of the Director of the Department of Public Works, the developer may appeal directly to the City Council for final resolution.

Z-17-99(1) - Page Two
November 3, 1999 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST:

This request is for a Review of original Condition of Approval No. 5 for an approved Rezoning Application on property located east of Durango Drive, approximately 660 feet south of Grand Teton Drive. The applicant's justification letter indicates that purpose of this review is to clarify a condition regarding the timing of the construction of off-site traffic improvements.

Condition No 5 states: "The City reserves the right to withhold building permit issuance for any and all lots within this rezoning site if adequate street improvements and/or adequate traffic capacity does not exist on the access corridors leading to this rezoning site. The City also reserves the right to withhold building permit issuance for any and all lots within this Rezoning site if adequate intersection capacity does not exist at the Durango/US 95 intersection. These rights shall be exercised based on the circumstances that exist at the time of the developer's request for the issuance of each building permit."

BACKGROUND DATA:

05/10/99 The City Council approved a Rezoning (Z-17-99) to R-PD4 (Residential Planned Development - 4 Units Per Acre) on this site.

ANALYSIS AND FINDINGS:

The Department of Public Works has indicated, that since this condition was originally imposed with Z-17-99, the standard wording has been updated on subsequent actions to clarify the intent of the condition. Therefore, staff finds it appropriate to revise this condition to read as shown below.

PC NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0



Z-17-99(1) - PRAIRIE ROSE PARK LIMITED LIABILITY COMPANY
SEPTEMBER 23, 1999 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 72

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: NOVEMBER 3, 1999****DEPARTMENT: PLANNING AND DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:****SITE DEVELOPMENT PLAN REVIEW - Z-100-64(169) - CITY OF LAS VEGAS**

REDEVELOPMENT AGENCY - Request for a Site Development Plan Review on property located on the southeast corner of the intersection of Clark Avenue and Fourth Street FOR A PROPOSED TWELVE-STORY, 97,235 SQUARE FOOT OFFICE AND RETAIL BUILDING WITH A SEVEN-STORY, 345 SPACE PARKING GARAGE (CLARK STREET OFFICE BUILDING), C-1 (Limited Commercial) Zone under Resolution of Intent to C-2 (General Commercial), Size: 0.68 Acres, Ward 1 (McDonald), APN: 139-34-311-126, 127, and 128. The Planning Commission (4-0-2 vote) and staff recommend APPROVAL.

PROTESTS BEFORE:**Planning Commission**☐**Board of Zoning Adjustment**☐**City Council**☐**APPROVALS BEFORE:****Planning Commission**☐**Board of Zoning Adjustment**☐**City Council**☐**RECOMMENDATION:**

The Planning Commission (4-0-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

M. McDONALD - APPROVED subject to conditions - UNANIMOUS with GOODMAN abstaining to avoid any potential conflict as he owns property at Casino Center and Bonneville

MINUTES:

MAYOR GOODMAN disclosed that he would be abstaining to avoid a conflict because he owns property at Casino Center and Bonneville.

DAVID OKA, Manager, Redevelopment Agency, and LARRY CARROLL, Poggemeyer Design Group, were present. MR. OKA said that the Redevelopment Agency entered into a development agreement with Clark Street Associates for the construction of an office building at the corner of Clark Avenue and Fourth Street. He concurred with the site plan and the conditions set by the Planning Commission.

City of Las Vegas

Agenda Item No.: 72

**CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 72 - Z-100-64(169)**

MINUTES - Continued:

No one appeared in opposition.

There was no further discussion.

(1:29 - 1:30)
2-630

CONDITIONS:

1. The first floor shall be limited to retail and service type uses as required by the Planning and Development Department.
2. The applicant shall submit a revised plan and parking analysis demonstrating adequate parking will be provided as required by the Planning and Development Department.
3. The applicant shall submit revised parking garage elevations to the Planning and Development Department staff for approval.
4. No roof signs shall be allowed on this building.
5. Coordinate with the City Surveyor to determine whether a Reversionary Map to revert the underlying lot lines to acreage is necessary; if such Reversionary Map is required, it shall record prior to the issuance of any building permits for this site as required by the Department of Public Works.
6. Coordinate with the Right-of-Way Section to determine the appropriate radius for the southeast corner of Fourth Street and Clark Avenue; dedicate such required right-of-way, if any, prior to the issuance of any permits as required by the Department of Public Works.
7. Construct all incomplete half-street improvements (sidewalk) on Clark Avenue, including a handicap ramp on the southeast corner of Fourth Street and Clark Avenue, concurrent with development of this site as required by the Department of Public Works.
8. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.

**Agenda Item No.: 72**

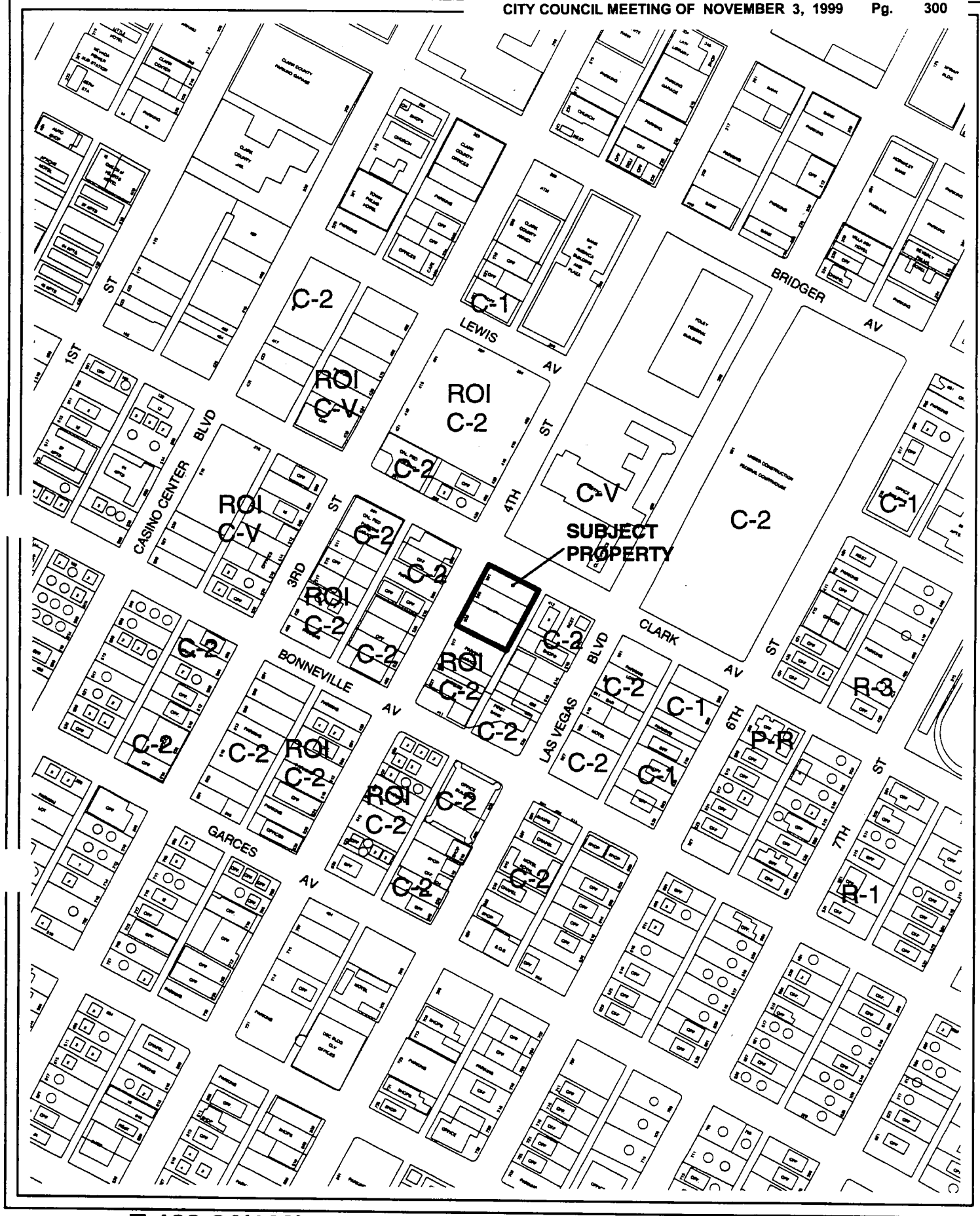
CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 72 - Z-100-64(169)

CONDITIONS - Continued:

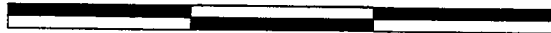
9. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
10. A Traffic Impact Analysis shall be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall address the proposed circulation of traffic through the parking structure and shall address potential gated security areas, if proposed. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis 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.
11. Landscape and maintain all unimproved right-of-way on Fourth Street and Clark Avenue adjacent to this site as required by the Department of Public Works.
12. Submit an Encroachment Agreement for all private improvements located in the Fourth Street and Clark Avenue public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.

*City of Las Vegas***Agenda Item No.: 72****CITY COUNCIL MEETING OF NOVEMBER 3, 1999****PLANNING & DEVELOPMENT****Item 72 - Z-100-64(169)**

13. All development shall be in conformance with the Site Development plan and building elevations.
14. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
15. All City Code requirements and design standards of all City departments shall be satisfied.
16. Parking and driveway plans shall be approved by the Traffic Engineer prior to the issuance of any permits.
17. 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.
18. 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.
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 Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.



CASE: Z-100-64(169) 0 300 600 900 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 1999

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: Z-100-64(169) - City of Las Vegas Redevelopment Agency

**** CONDITIONS ****

The Planning Commission (4-0-2 vote) and staff recommend APPROVAL, subject to:

1. The first floor shall be limited to retail and service type uses as required by the Planning and Development Department.
2. The applicant shall submit a revised plan and parking analysis demonstrating adequate parking will be provided as required by the Planning and Development Department.
3. The applicant shall submit revised parking garage elevations to the Planning and Development Department staff for approval.
4. No roof signs shall be allowed on this building.
5. Coordinate with the City Surveyor to determine whether a Reversionary Map to revert the underlying lot lines to acreage is necessary; if such Reversionary Map is required, it shall record prior to the issuance of any building permits for this site as required by the Department of Public Works.
6. Coordinate with the Right-of-Way Section to determine the appropriate radius for the southeast corner of Fourth Street and Clark Avenue; dedicate such required right-of-way, if any, prior to the issuance of any permits as required by the Department of Public Works.
7. Construct all incomplete half-street improvements (sidewalk) on Clark Avenue, including a handicap ramp on the southeast corner of Fourth Street and Clark Avenue, concurrent with development of this site as required by the Department of Public Works.
8. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.
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 as required by the Department of Public Works.

Z-100-64(169) - Page Two
November 3, 1999 City Council Meeting

10. A Traffic Impact Analysis shall be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall address the proposed circulation of traffic through the parking structure and shall address potential gated security areas, if proposed. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis 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.
11. Landscape and maintain all unimproved right-of-way on Fourth Street and Clark Avenue adjacent to this site as required by the Department of Public Works.
12. Submit an Encroachment Agreement for all private improvements located in the Fourth Street and Clark Avenue public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
13. All development shall be in conformance with the Site Development plan and building elevations.
14. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
15. All City Code requirements and design standards of all City departments shall be satisfied.
16. Parking and driveway plans shall be approved by the Traffic Engineer prior to the issuance of any permits.
17. 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.

Z-100-64(169) - Page Three
November 3, 1999 City Council Meeting

18. 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.
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 Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Z-100-64(169) - Page Four
November 3, 1999 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST:

This request is for a Site Development Plan Review on property located on the southeast corner of Clark Avenue and Fourth Street for a proposed twelve-story, 97,235 square foot office and retail building with a seven-story, 345 space parking garage on a 0.68 acre site.

BACKGROUND DATA:

1964 The City Council approved a Rezoning (Z-100-64) to C-2 (General Commercial) on this site as part of a larger request.

DETAILS OF APPLICATION REQUEST:

Site Area:	0.68	Acres
Building Area:	97,235	Square Feet (89,360 office, 4,800 retail, and 3,075 restaurant)
Number of Stories:	12	
Overall Height:	167	Feet
Parking Required:	355	Spaces (including 8 handicap accessible)
Parking Provided:	352	Spaces (231 standard including 8 handicap accessible, and 121 compact)

The first seven stories of the proposed building will be the parking garage with retail and a restaurant area on the first floor. An outdoor cafe will be located at the northwest corner of the building, near the street intersection. The top five floors (stories eight through twelve) are office space. The building is situated at the property line along both street frontages and along the south side of the site. Access to the main parking garage will be via a driveway from Clark Avenue. There will also be basement parking with gate restricted access drives from Fourth Street and the north/south public alley along the east side of the building. A connection is also shown between the proposed garage and the existing parking garage to the south. The new building will be contiguous to the existing office building, although physically connected only through the parking garage. The building elevations depict the parking portion of the structure as pre-cast concrete with planter boxes located at the openings of certain levels. The top five stories will consist of tinted glass with stainless steel accent bands.

Z-100-64(169) - Page Five
November 3, 1999 City Council Meeting

ZONING AND LAND USE OF ADJACENT PROPERTIES:

North	C-V (Civic)	LVMPD and City Offices
South	C-2 (General Commercial)	Office Building and Parking Garage
East	C-2 (General Commercial)	Commercial
West	C-2 (General Commercial)	Office Building

ANALYSIS AND FINDINGS:

SITE PLAN:

Staff finds the proposed site plan to be compatible with development in the area. The proposed placement of the building at the sidewalk/property line with retail and service uses on the ground floor will contribute to an urban streetscape. By eliminating setbacks and moving the uses to the street, pedestrians will be provided with visual interest as well as walking convenience, and pedestrian traffic will be encouraged in the Downtown area. Staff recommends a condition restricting the use of the first floor to retail and service type uses. Landscaping is currently located in the public right of way adjacent to the existing sidewalks. All parking areas are located in the parking garage. Based on the plans submitted, staff finds this development will not provide the minimum parking required by Las Vegas Municipal Code Section 19A.10.010(F). The Code requires a minimum of 355 total spaces, 249 of which (70%) have to be standard size, for the uses proposed. There are 352 spaces depicted, only 231 of which (65%) are standard size. Additionally, the proposed parking does not include the parking required for the outdoor seating area of the restaurant. Therefore, the applicant must revise the parking plan and submit a parking analysis to ensure that all Code required parking will be provided or seek a parking Variance.

ELEVATIONS:

Staff finds the proposed building is similar in architectural design and exterior materials to the existing building south of this proposal site, on the northeast corner of Bonneville Avenue and Fourth Street.

Planning and Development staff recommends a condition to ensure planter boxes are placed at all openings on all levels of the parking garage.

FINDINGS:

In order to approve a Site Development Plan Review application, pursuant to Title 19A.18.050(E) the Planning Commission or City Council must affirm the following:

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

Z-100-64(169) - Page Six
November 3, 1999 City Council Meeting

Staff finds the proposed office and commercial development will be compatible with existing development in the Downtown area. It will provide a relatively intense office use in an area of downtown where office uses have been intensifying in recent years. The proposed ground floor retail will enhance the pedestrian environment in this area by offering shopping opportunities in a convenient and aesthetically pleasing ground floor storefront environment.

2. **"The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City plans, policies and standards."**

Staff finds the proposed project will be consistent with Title 19A and applicable City plans, policies and standards with implementation of the conditions presented below.

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

Staff finds the proposed project will negatively impact traffic flow on adjacent roadways and neighborhood traffic due to direct vehicular access from the parking garage being limited to Clark Avenue and the potential for project vehicles to impede through flow on Clark Avenue.

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

Staff finds the proposed project will incorporate appropriate building and landscape materials as proposed, and with implementation of the appropriate conditions presented below.

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

Staff finds the proposed project will utilize exterior materials and colors similar to those used on the existing First Security Building and create an aesthetically pleasing environment with implementation of the appropriate conditions presented below.

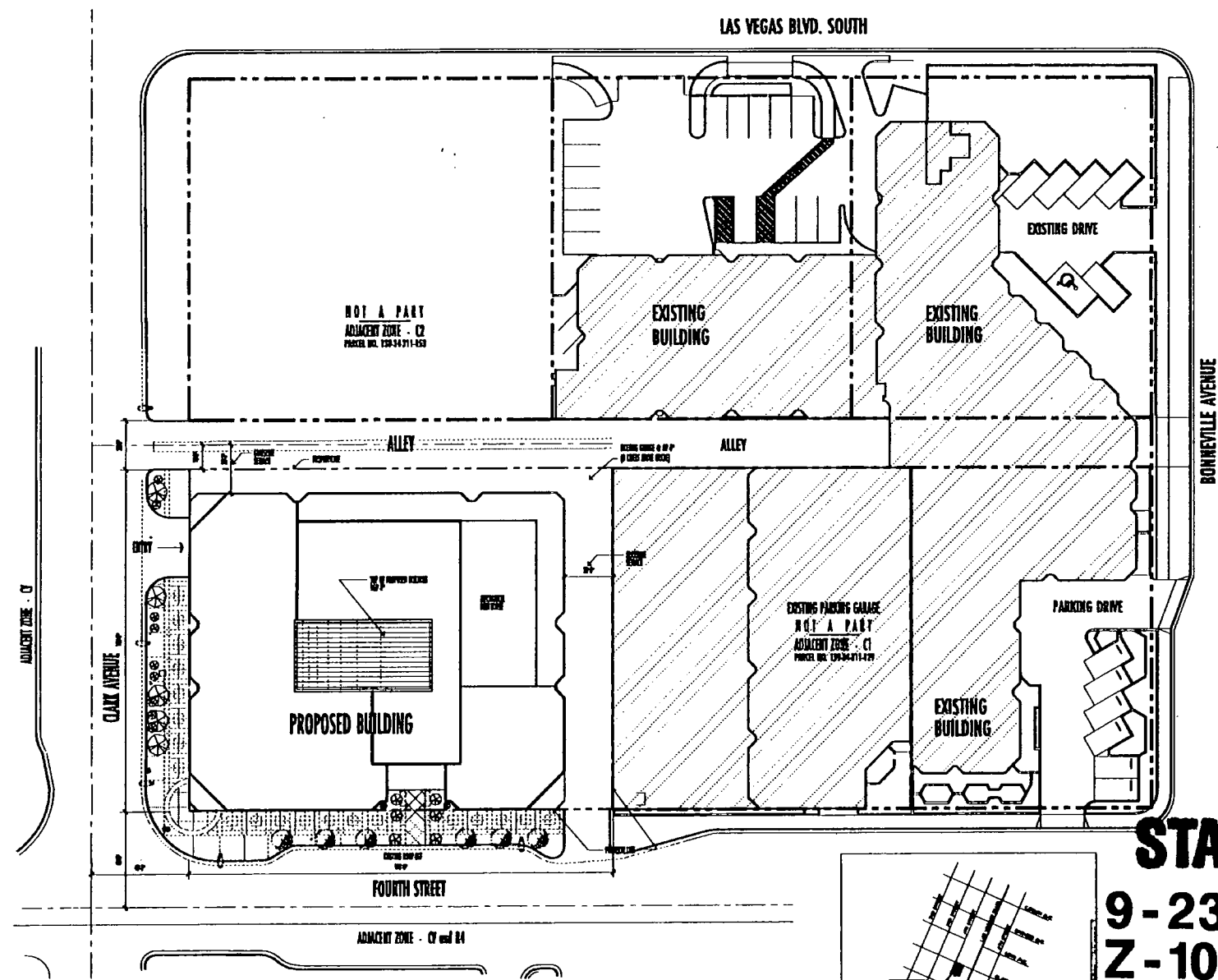
6. **"Appropriate measures are taken to secure and protect the public health, safety and general welfare."**

Staff finds the proposed project will not compromise the public health, safety or welfare.

PC NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0



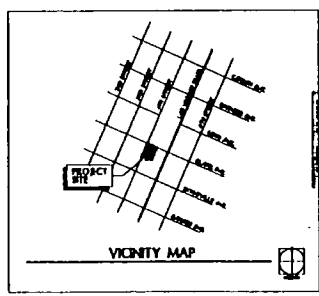
JMA ARCHITECTURE STUDIOS

SITE SUMMARY

SITE:	29,905 S.F. - .44 (+/-) GROSS ACRES
	24,500 S.F. - .35 (+/-) NET ACRES
BUILDING AREA:	97,235 S.F.
OFFICE:	(1,200 S.F.) 258 SPACES
OFF. PENTHOUSE:	(1,300 S.F.) 40 SPACES
RETAIL:	(1,250 S.F.) 32 SPACES
TOTAL PARKING REQUIRED: 330 SPACES	
WITH 30% OF COMPACT SPACE	
TOTAL COMPACT: 99 SPACES	
BUILDING:	
OFFICE:	4 STORY @ 19,340 S.F. 77,360 S.F.
OFFICE PENTHOUSE:	1 STORY @ 12,000 S.F. 12,000 S.F.
	OFFICE TOTAL: 89,360 S.F.
RETAIL:	ONE AND TWO 7,875 S.F.
	PROJECT TOTAL: 97,235 S.F.
BUILDING HEIGHT:	69'-0"
PARKING GARAGE:	135'-0"
OFFICE:	149'-0"
OFFICE PENTHOUSE:	166'-9"
MECHANICAL PENTHOUSE:	
PARKING:	
BUILDING PARKING PROVIDED:	
OFFICE:	SEVEN LEVELS @ +/- 50 SPACES 345 SPACES
GRADE @ +/- 7 SPACES	7 SPACES
	PROVIDED TOTAL: 352 SPACES
LOADING ZONE: ONE	
ACCESSIBLE:	8 SPACES (1 VAN ACCESSIBLE)
COMPACT SPACE:	30%

COVERAGE:
TOTAL BUILDING AREA: 100 PERCENT
FOOTPRINT: 24,500 S.F.

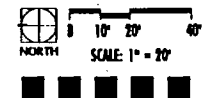
EXISTING ZONING: (C1 ZONE)
PARCEL NO. 139-34-311-126
PARCEL NO. 139-34-311-127
PARCEL NO. 139-34-311-120



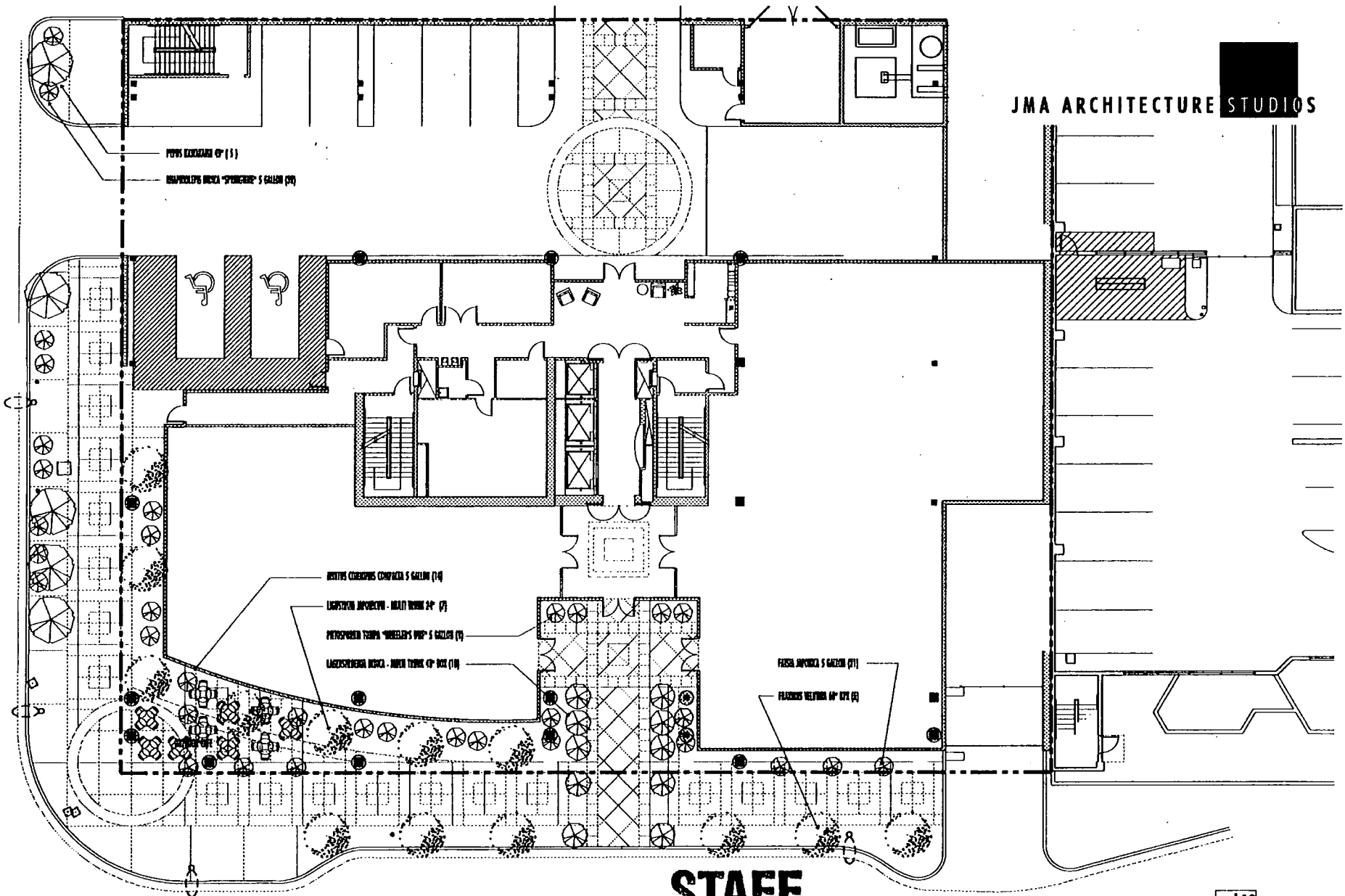
STAFF
9-23-99 PC
Z-100-64 (169)

s0-1

PROJECT NO. 99204
DATE: AUGUST 20, 1999



CSA OFFICE BUILDING - SITE PLAN
CLARK STREET ASSOCIATES, LLC

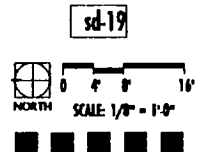


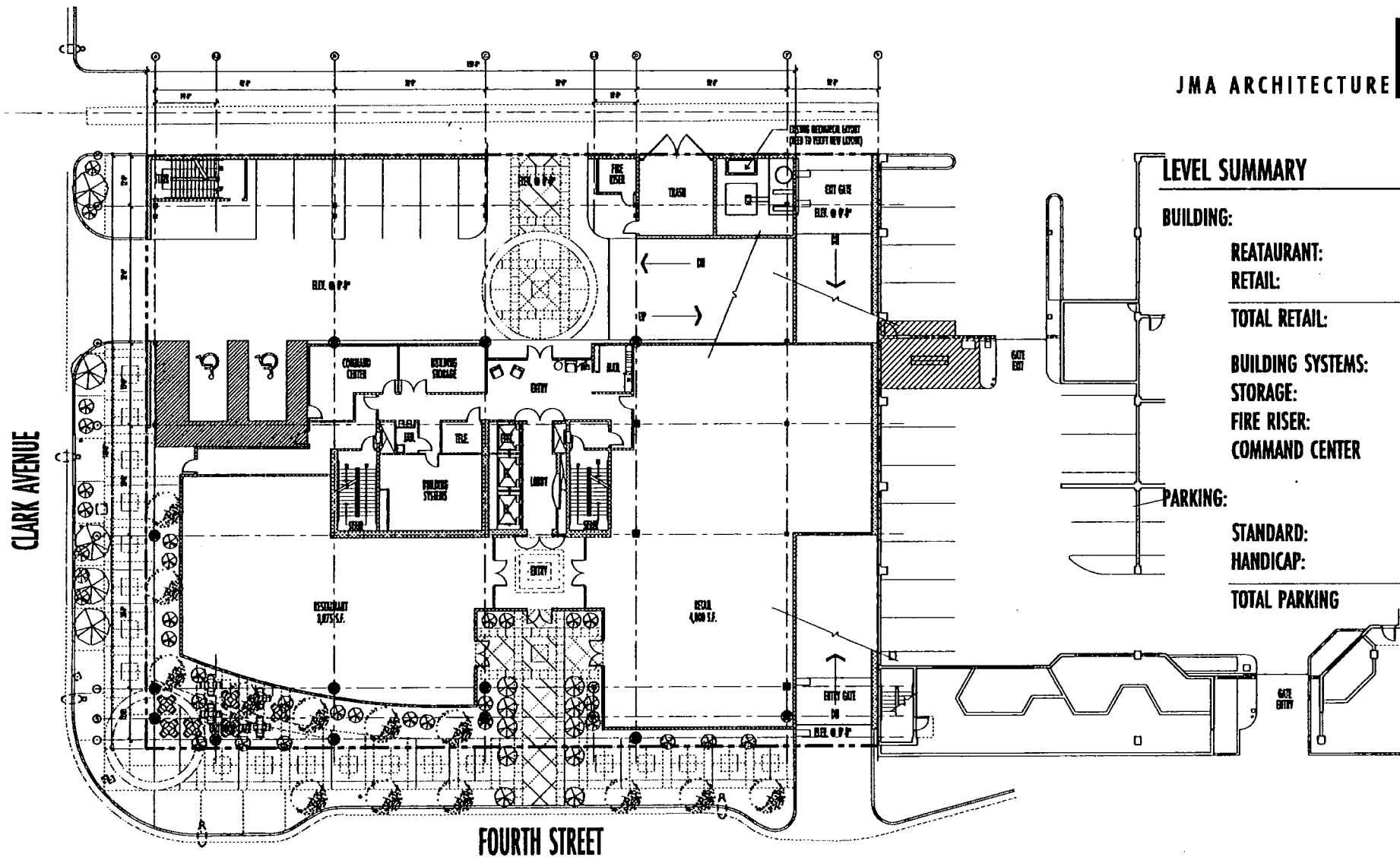
JMA ARCHITECTURE STUDIOS

CSA OFFICE BUILDING - LANDSCAPE PLAN
 CLARK STREET ASSOCIATES, LLC

STAFF
Z-100-64(169)
9-23-99 PC

PROJECT NO. 99204
 DATE: AUGUST 20, 1999





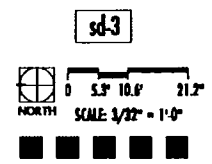
LEVEL SUMMARY

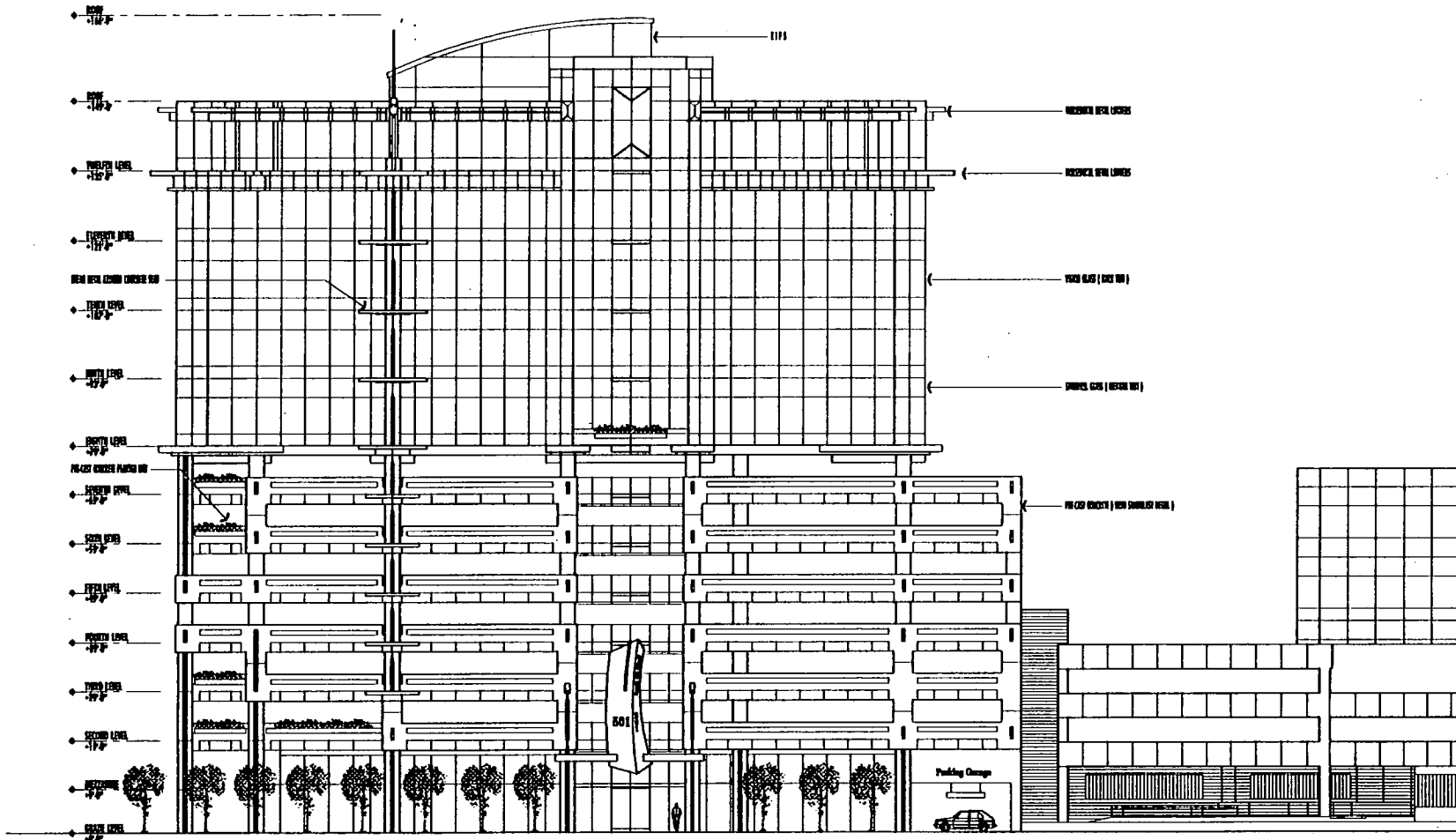
BUILDING:	
RESTAURANT:	3,075 S.F.
RETAIL:	4,800 S.F.
TOTAL RETAIL:	7,875 S.F.
BUILDING SYSTEMS:	
STORAGE:	240 S.F.
FIRE RISER:	80 S.F.
COMMAND CENTER	240 S.F.
PARKING:	
STANDARD:	5 SPACES
HANDICAP:	2 SPACES
TOTAL PARKING	7 SPACES

CSA OFFICE BUILDING - GRADE LEVEL
CLARK STREET ASSOCIATES, LLC

STAFF
Z-100-64 (169)
9-23-99 PC

PROJECT NO. 99204
DATE: AUGUST 20, 1999



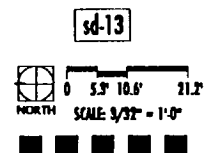


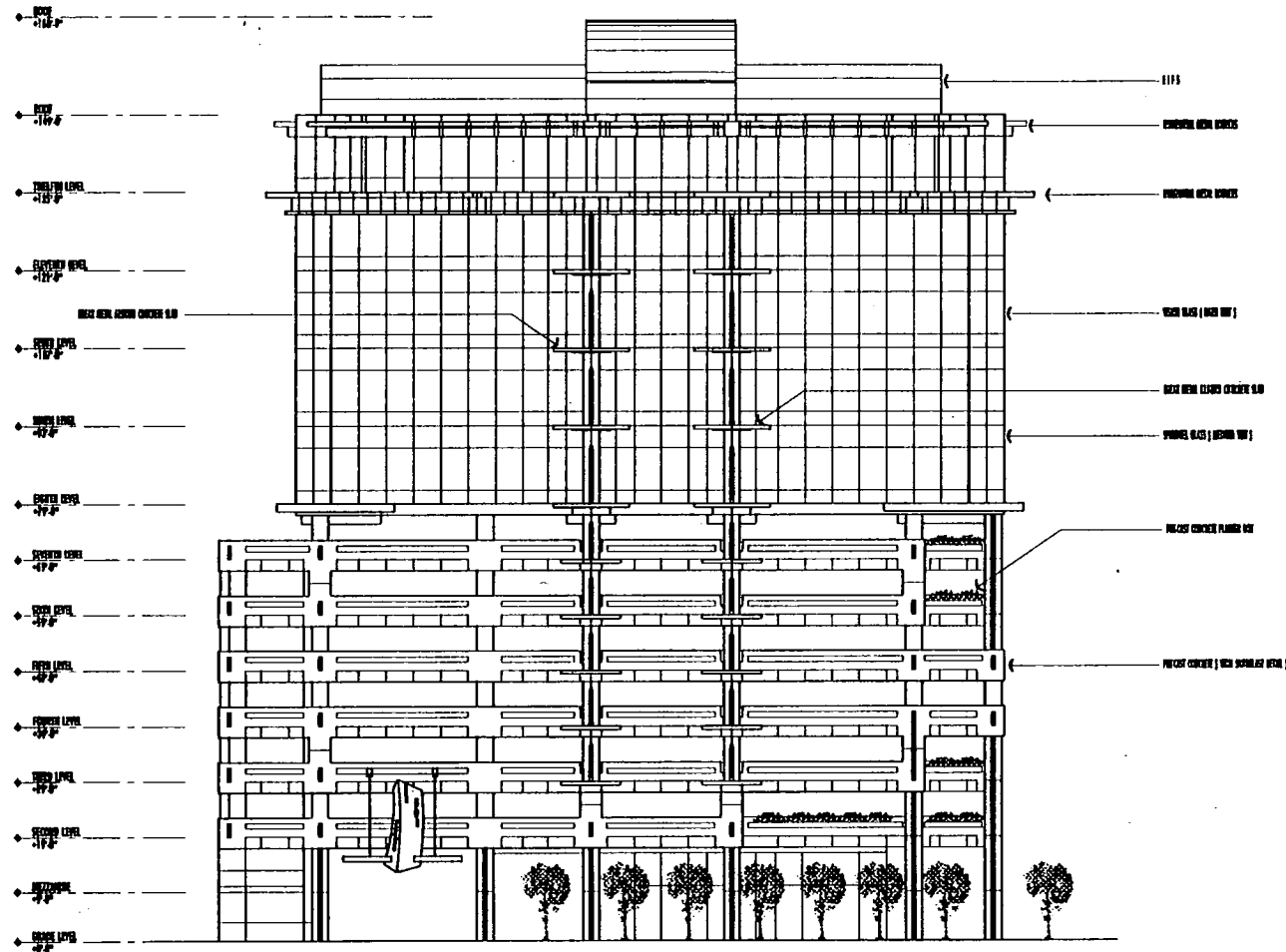
CSA OFFICE BUILDING - FOURTH STREET ELEVATION
CLARK STREET ASSOCIATES, LLC

WEST ELEVATION

STAFF
Z-100-64(169)
9-23-99 PC

PROJECT NO. 99204
DATE: AUGUST 20, 1999



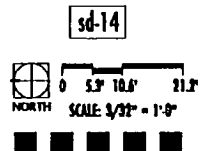


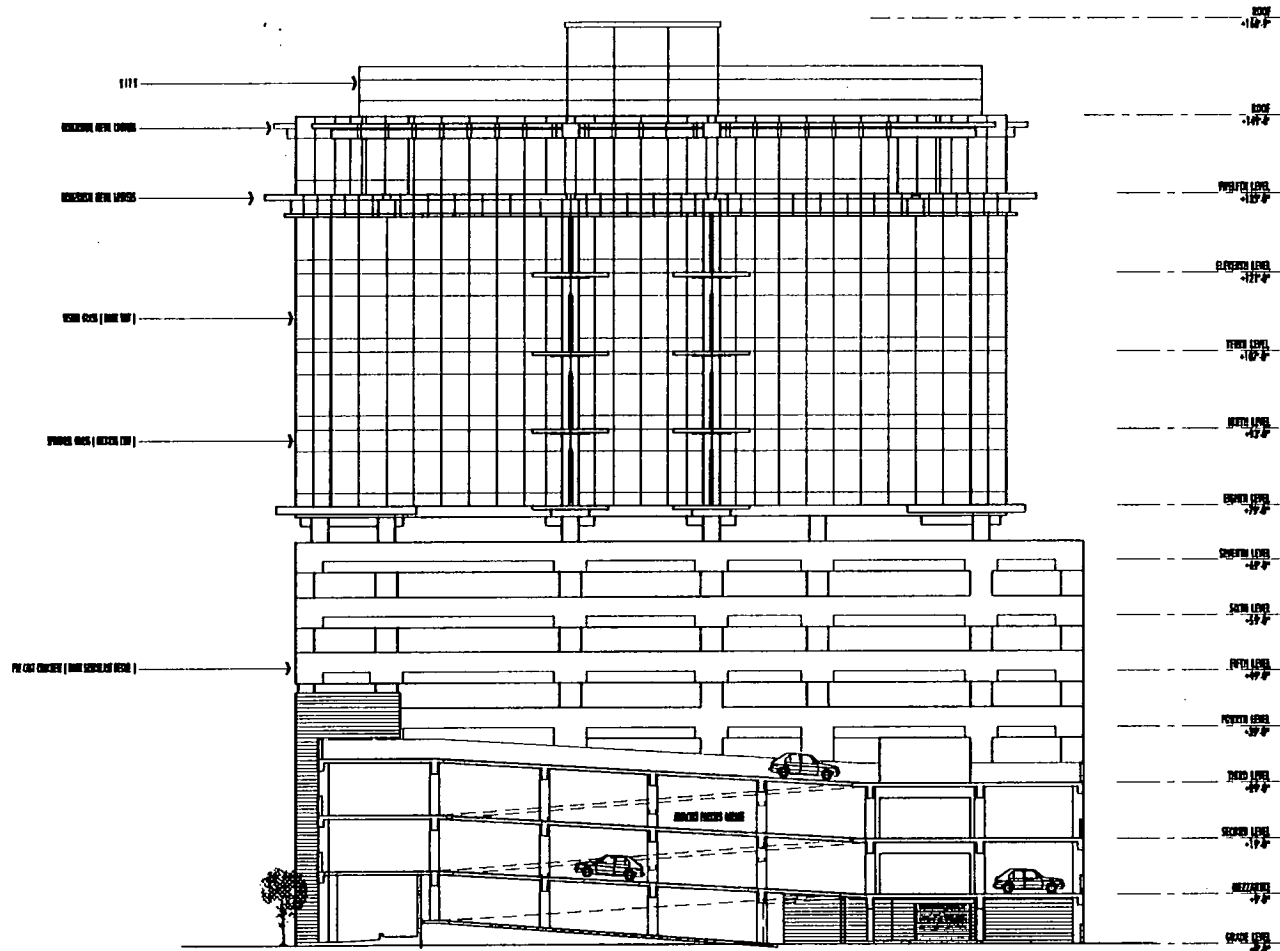
CSA OFFICE BUILDING - CLARK AVENUE ELEVATION
CLARK STREET ASSOCIATES, LLC

NORTH ELEVATION

STAFF
Z-100-64 (169)
9-23-99 PC

PROJECT NO. 99204
DATE: AUGUST 20, 1999





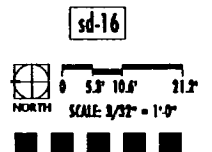
SOUTH ELEVATION

STAFF

CSA OFFICE BUILDING - ADJACENT PARKING GARAGE
CLARK STREET ASSOCIATES, LLC

Z-100-64(169)
9-23-99 PC

PROJECT NO. 99204
DATE: AUGUST 20, 1999





Z-100-64(169) - CITY OF LAS VEGAS REDEVELOPMENT AGENCY
SEPTEMBER 23, 1999 PLANNING COMMISSION



Z-100-64(169) - CITY OF LAS VEGAS REDEVELOPMENT AGENCY
SEPTEMBER 23, 1999 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 73

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: NOVEMBER 3, 1999****DEPARTMENT: PLANNING AND DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REVIEW OF CONDITION - PUBLIC HEARING - Z-73-98(1) - JOSEPH AND TAMARA FRANCIS - Request for a Review of original Condition No. 2 regarding the dedication of five additional feet of right-of-way along Sunny Place on property located adjacent to the southwest corner of the intersection of Washington Avenue and Martin L. King Boulevard, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese), APN: 139-28-304-001. Staff recommends DENIAL.

PROTESTS BEFORE:**Planning Commission**☐**Board of Zoning Adjustment**☐**City Council****APPROVALS BEFORE:****Planning Commission**☐**Board of Zoning Adjustment**☐**City Council****RECOMMENDATION:**

Staff recommends DENIAL. If approved, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:**REESE - APPROVED subject to conditions - UNANIMOUS****MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

LEE BIGELOW, Acumen Corporation, 2700 W. Sahara Avenue, appeared representing the applicant and commented that in June he appeared on behalf of J. McDONALD, with J. W. M. Investments, Inc., before the Planning Commission who recommended approval. When the matter went before the City Council in July, the five-foot dedication was turned because it was already a condition on the property to the north, which is the property of JOSEPH and TAMARA FRANCIS.

City of Las Vegas

Agenda Item No.: 73

CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 73 - Z-73-98(1)

MINUTES - Continued:

The City Council at that time recommended a meeting with staff who indicated that the change could not be made without a Review of Conditions. Subsequently, a meeting was held with the property owners who expressed opposition to widening the street because there is currently a parking problem on the street. Presently there are five homes on Sunny Place -- four on the west side and one on the east side -- which will probably also become commercial since the rest of the east side is zoned commercial.

COUNCILMAN REESE asked staff why there was a recommendation for denial since Sunny Place goes nowhere. CHERI EDELMAN, Department of Public Works, answered that staff recommended denial because it does not meet the public-street minimum-width standards of 51 feet. However, staff recognizes that there have been several problems in the area. A previous road closure in the area did not work well for the residents and was subsequently removed. Approval of revised Condition No. 2 would waive the construction of the sidewalk on Sunny Place and also require no parking along the east side of Sunny Place.

Since no one appeared in opposition and the matter involves a dead-end street, COUNCILMAN REESE supported the application.

COUNCILMAN BROWN supported the motion. However, he asked staff if the landowners on Sunny Place would have to dedicate the right-of-way needed to make it a legal street should they petition for commercial zoning. MS. EDELMAN responded that policy would be set for the future by the action taken at the meeting. Staff would not go back and require any additional dedications from either side of the street. The Council may want to consider the residents in their vote if it feels there is any possibility that the western portion of Sunny Place might become commercial. COUNCILMAN REESE felt that the dead-end street is unique and therefore could not set a precedent for any other street in the City.

No one appeared in opposition.

There was no further discussion.

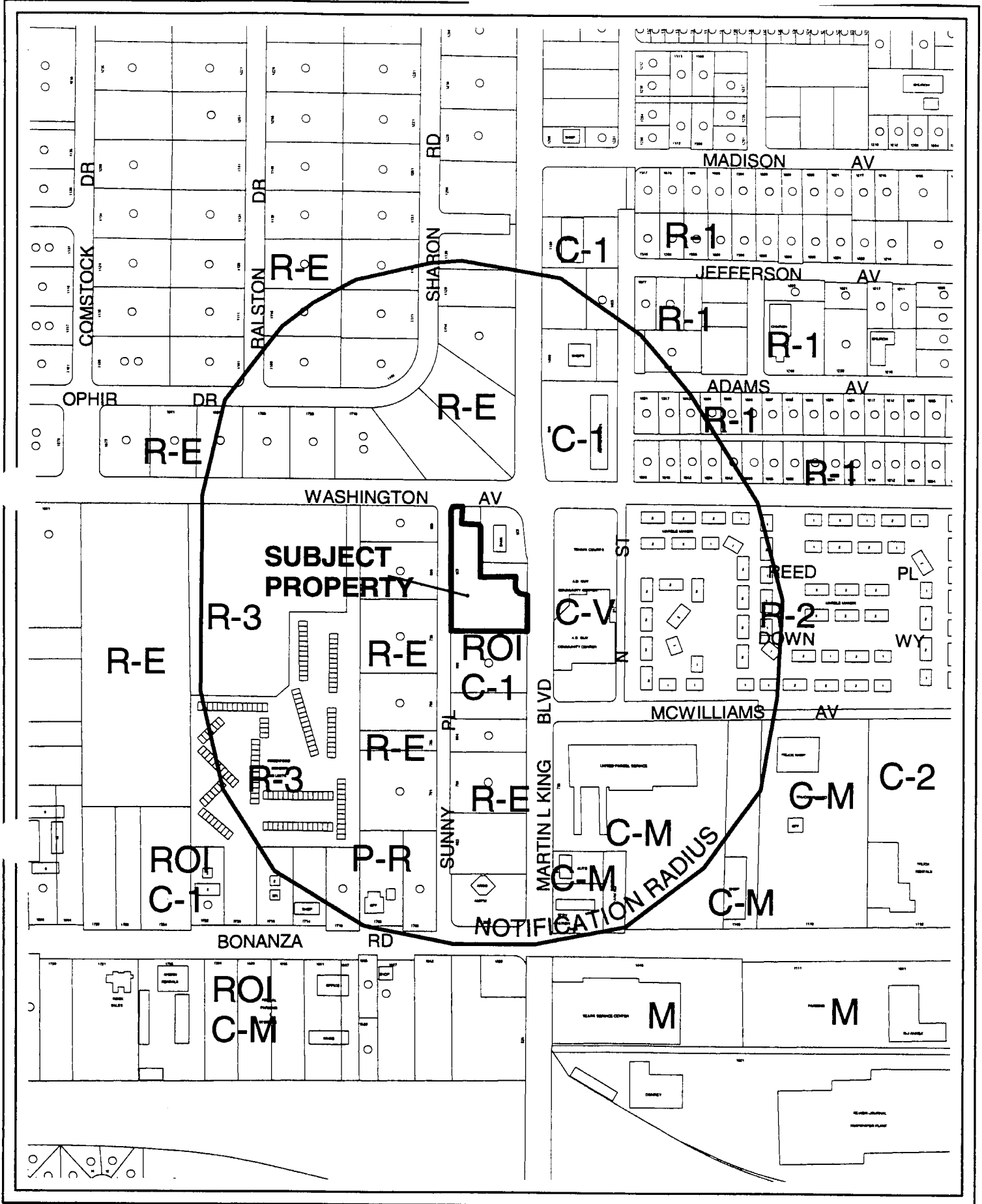
MAYOR GOODMAN declared the Public Hearing closed.

(1:30 - 1:36)

2-675

**Agenda Item No.: 73****CITY COUNCIL MEETING OF NOVEMBER 3, 1999****PLANNING & DEVELOPMENT****Item 73 - Z-73-98(1)****CONDITIONS:**

1. Dedicate an additional 10 feet of right-of-way for a total half-street width of 50 feet on Martin L. King Boulevard prior to the issuance of any building or grading permits as required by the Department of Public Works. This condition shall supersede Condition of Approval #2 of Z-73-98.
2. Construct all incomplete half-street improvements on Martin L. King Boulevard (sidewalk) adjacent to this site concurrent with the first phase of development anywhere on this site. Construction of sidewalk on the east side of Sunny Place shall be hereby waived. Construct curb and gutter immediately adjacent to the east right-of-way line and half street paving plus appropriate overpaving on Sunny Place concurrent with on-site development. No parking shall be allowed adjacent to this site on Sunny Place; the curbing shall be painted red and appropriate signage shall be installed prior to occupancy of this site as required by the Department of Public Works. This condition shall supersede Condition of Approval #3 of Z-73-98.



CASE: Z-73-98(1)

RADIUS: 750 FT

0 300 600 900 Feet



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: NOVEMBER 3, 1999****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: Z-73-98(1) - Joseph and Tamara Francis**

**** CONDITIONS ****

Staff recommends DENIAL. If approved, subject to:

1. Dedicate an additional 10 feet of right-of-way for a total half-street width of 50 feet on Martin L. King Boulevard prior to the issuance of any building or grading permits as required by the Department of Public Works. This condition shall supersede Condition of Approval #2 of Z-73-98.
2. Construct all incomplete half-street improvements on Martin L. King Boulevard (sidewalk) adjacent to this site concurrent with the first phase of development anywhere on this site. Construction of sidewalk on the east side of Sunny Place shall be hereby waived. Construct curb and gutter immediately adjacent to the east right-of-way line and half street paving plus appropriate overpaving on Sunny Place concurrent with on-site development. No parking shall be allowed adjacent to this site on Sunny Place; the curbing shall be painted red and appropriate signage shall be installed prior to occupancy of this site as required by the Department of Public Works. This condition shall supersede Condition of Approval #3 of Z-73-98.

Z-73-98(1) - Page Two
November 3, 1999 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST:

This request is for a Review of Condition No. 2 of Rezoning Z-73-98. Specifically, Condition No. 2 states: "Dedicate an additional 5 feet of right-of-way for a total half-street width of 25 feet adjacent to this site for Sunny Place and a 25 foot radius on the southeast corner of Sunny Place and Washington Avenue prior to the issuance of any permits as required by the Department of Public Works". According to the applicant, there are site constraints and neighborhood concerns which warrant deletion of this condition. Furthermore, since the site to the north has a similar condition, the applicant has also requested a review of a similar condition on that rezoning action (Z-23-99).

BACKGROUND DATA:

1/11/99 The City Council approved a Rezoning from R-E (Residence Estates) to C-1 (Limited Commercial) on this site.

ANALYSIS:

The City's minimum public street standards require 51 feet of right-of-way to provide for public parking and sidewalks on both sides of the street. The applicant's request would not meet current City standards. Therefore, Public Works staff does not support this request.

CC NOTICES MAILED: 59 (direct to City Council item)

APPROVALS: 0

PROTESTS: 0

LOCATION MAP

PROJECT DATA

TYPE OF CONSTRUCTION 1-1MR
OCCUPANCY TYPE 0
BASIC ALLOWABLE FLOOR AREA = 14,000 S.F.

BUILDING	SQ. FT.	OCC. LOAD /SQU.	OCCUPANT LOAD	ENTR. PER SQ.	ENTR. FLOOR
MAIN FLOOR (GRADE)	8,520				
WALK LEASABLE	5,308				
CREDIT UNION	1,500			1	1
LOBBY	570	30	10.2		
OFFICES	1,900	100	30		
UNDEVELOPABLE LEASE	2,000	100	37	2	2
CONCRETE AREA	1,114	300		1	2
SECOND FLOOR (PROPOSED)					
WALK LEASABLE	4,937	100	41	2	3
CONCRETE AREA	828	100	7	2	3
TOTAL	11,175		129	WTHIN	WTHIN

LOCATION ON PROPERTY:

NORTH	33'
EAST	61' - PUBLIC R.O.W.
SOUTH	36'
WEST	75' - PUBLIC R.O.W.

COMPLIANCE WITH LATEST ADA REQUIREMENTS
FOR HANDICAPPED ACCESSIBILITY.

SUNNY PLACE

MARTIN LUTHER KING BLVD.

**EXISTING BOYS
& GIRLS CLUB**

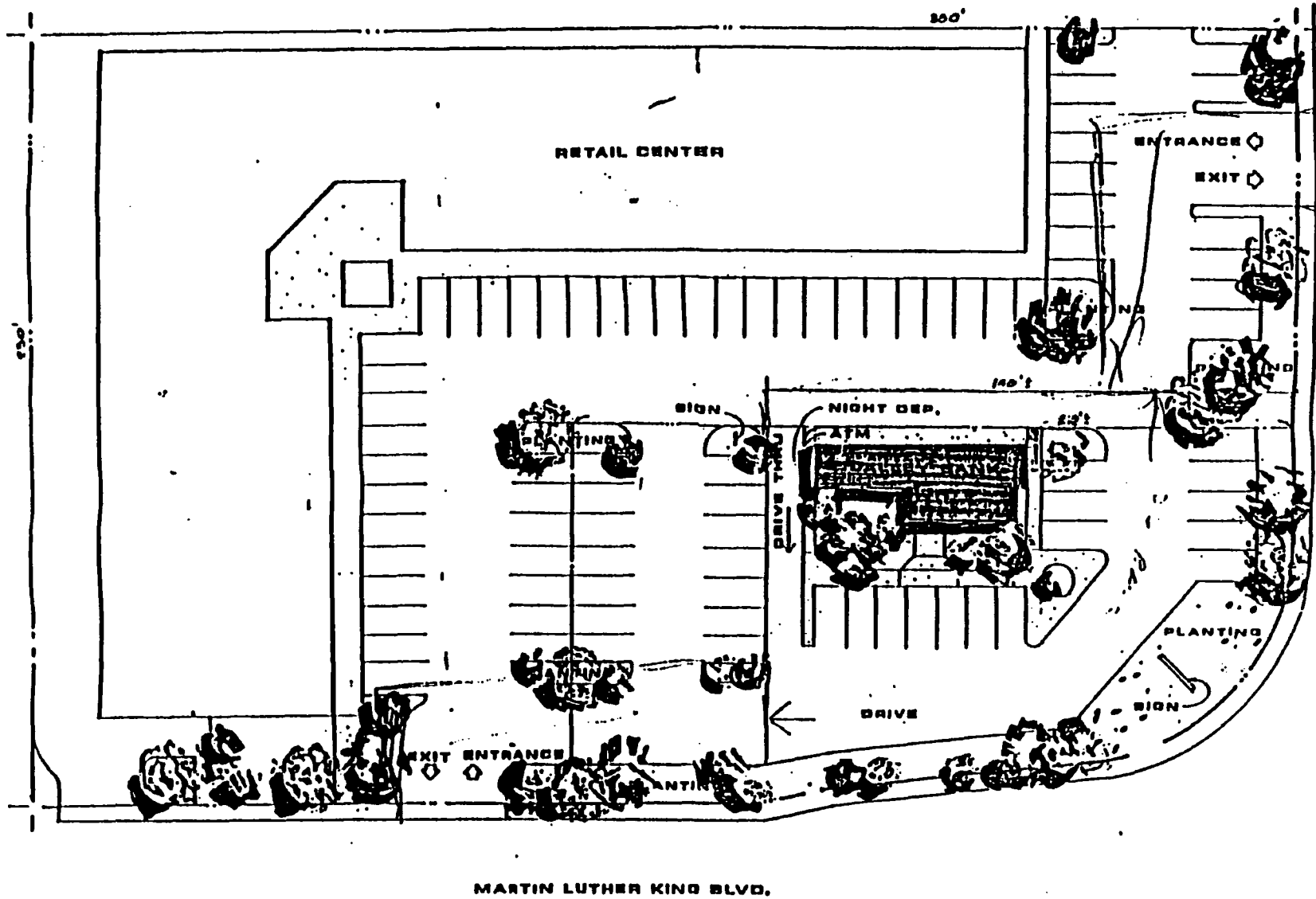
HOWILLIAMS

ARCHITECTURAL SITE DEVELOPMENT PLAN

CITY COUNCIL MEETING OF NOVEMBER 3, 1999 Pg.

Z-73-98(1) Z-23-99(1)
11-3-99 CC STAFF

EXHIBIT C



SITE PLAN

SCALE: 1"=20'-0"

WASHINGTON AVE.

City of Las Vegas

Agenda Item No.: 74

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: NOVEMBER 3, 1999****DEPARTMENT: PLANNING AND DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:****REVIEW OF CONDITION - PUBLIC HEARING - Z-23-99(1) - J. W. M.****INVESTMENTS, INC.** - Request for a Review of original Condition No. 7 regarding the dedication of five additional feet of right-of-way along Sunny Place on property located adjacent to the southwest corner of the intersection of Washington Avenue and Martin L. King Boulevard, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese), APN: 139-28-304-002. Staff recommends DENIAL.**PROTESTS BEFORE:****Planning Commission**☐**Board of Zoning Adjustment**☐**City Council****APPROVALS BEFORE:****Planning Commission**☐**Board of Zoning Adjustment**☐**City Council****RECOMMENDATION:**

Staff recommends DENIAL. If approved, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:**REESE - APPROVED** subject to conditions - **UNANIMOUS** with M. McDONALD not voting**MINUTES:****MAYOR GOODMAN** declared the Public Hearing open.**LEE BIGELOW**, Acumen Corporation, 2700 W. Sahara Avenue, appeared representing the applicant.

No one appeared in opposition.

All discussion was held under related Item No. 73 [Z-73-98(1)].

MAYOR GOODMAN declared the Public Hearing closed.

(1:30 - 1:36)

2-675

*City of Las Vegas***Agenda Item No.: 74**

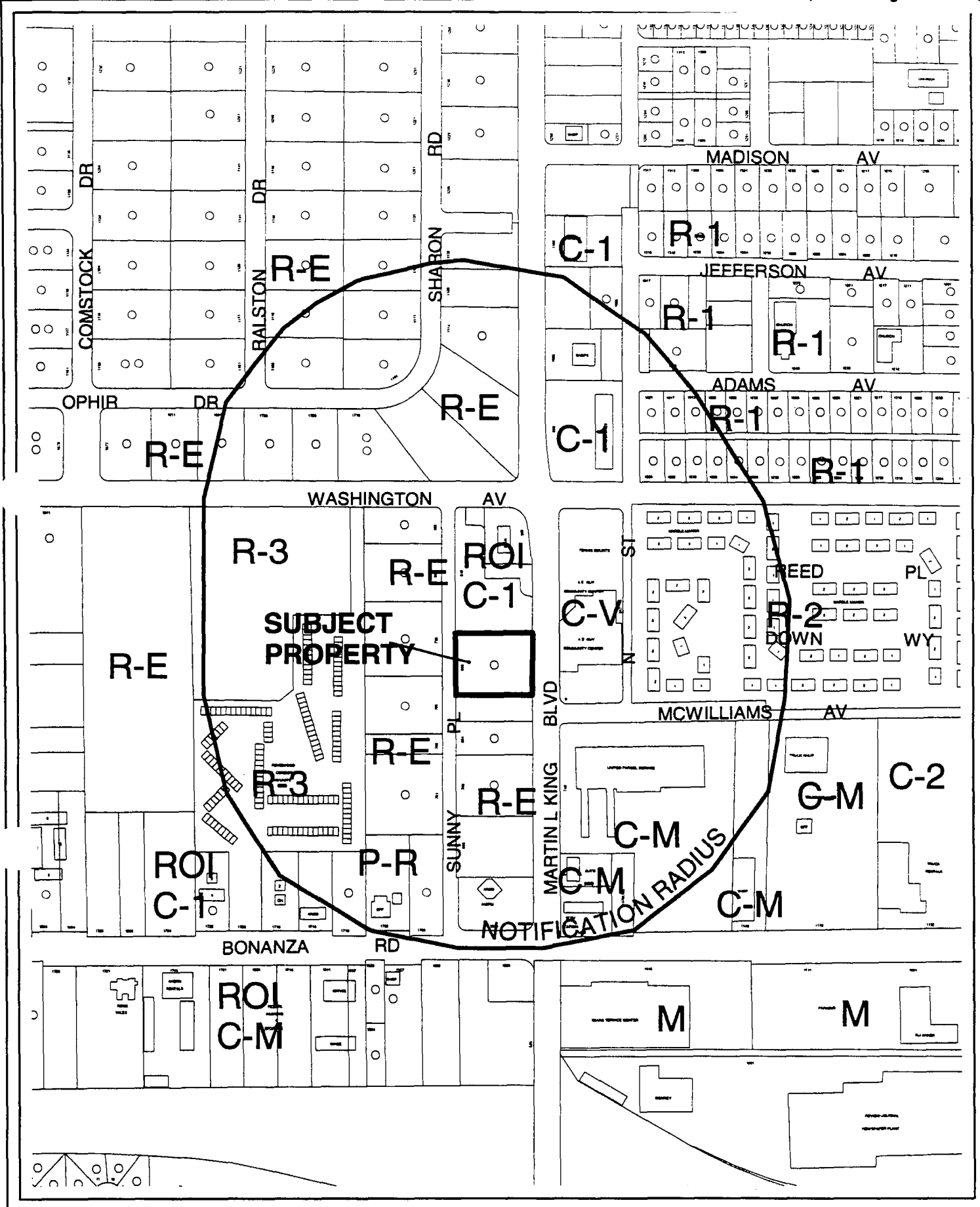
CITY COUNCIL MEETING OF NOVEMBER 3, 1999

PLANNING & DEVELOPMENT

Item 74 - Z-23-99(1)

CONDITIONS:

1. Dedicate an additional 10 feet of right-of-way for a total half-street width of 50 feet on Martin L. King Boulevard prior to the issuance of any building or grading permits as required by the Department of Public Works. This condition shall supersede Condition of Approval #7 of Z-23-99.
2. Construct all incomplete half-street improvements on Martin L. King Boulevard (sidewalk) adjacent to this site concurrent with the first phase of development anywhere on this site. Construction of sidewalk on the east side of Sunny Place shall be hereby waived. Construct curb and gutter immediately adjacent to the east right-of-way line and half street paving plus appropriate overpaving on Sunny Place concurrent with onsite development. No parking shall be allowed adjacent to this site on Sunny Place; the curbing shall be painted red and appropriate signage shall be installed prior to occupancy of this site as required by the Department of Public Works. This condition shall supersede Condition of Approval #8 of Z-23-99.



CASE: Z-23-99(1)

RADIUS: 750 FT

0 300 600 900 Feet



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: NOVEMBER 3, 1999****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: Z-23-99(1) - J. W. M. Investments, Inc.**

**** CONDITIONS ****

Staff recommends DENIAL. If approved, subject to:

1. Dedicate an additional 10 feet of right-of-way for a total half-street width of 50 feet on Martin L. King Boulevard prior to the issuance of any building or grading permits as required by the Department of Public Works. This condition shall supersede Condition of Approval #7 of Z-23-99.
2. Construct all incomplete half-street improvements on Martin L. King Boulevard (sidewalk) adjacent to this site concurrent with the first phase of development anywhere on this site. Construction of sidewalk on the east side of Sunny Place shall be hereby waived. Construct curb and gutter immediately adjacent to the east right-of-way line and half street paving plus appropriate overpaving on Sunny Place concurrent with onsite development. No parking shall be allowed adjacent to this site on Sunny Place; the curbing shall be painted red and appropriate signage shall be installed prior to occupancy of this site as required by the Department of Public Works. This condition shall supersede Condition of Approval #8 of Z-23-99.

Z-23-99(1) - Page Two
November 3, 1999 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST:

This request is for a Review of Condition No. 7 of Rezoning Z-23-99. Specifically, Condition No. 7 states: "Dedicate an additional 10 feet of right-of-way for a total half-street width of 50 feet on Martin L. King Boulevard and an additional 5 feet for a total half-street width of 25 feet for Sunny Place adjacent to this site prior to the issuance of any building or grading permits as required by the Department of Public Works". According to the applicant, there are site constraints and neighborhood concerns which warrant deletion of the Sunny Place dedication portion of this condition. Furthermore, since the site to the south has a similar condition, the applicant has also requested a review of a similar condition on that rezoning action (Z-73-98).

BACKGROUND DATA:

7/12/99 The City Council approved a Rezoning (Z-23-99) from R-E (Residence Estates) to C-1 (Limited Commercial) on this site.

ANALYSIS:

The City's minimum public street standards require 51 feet of right-of-way to provide for public parking and sidewalks on both sides of the street. The applicant's request would not meet current City standards. Therefore, Public Works staff does not support this request.

CC NOTICES MAILED: 59 (direct to City Council item)

APPROVALS: 0

PROTESTS: 0

LOCATION MAP

Highway 93

Commerce Road

STREET A

North Linden Avenue

Project Site

1982

SUNSHINE COAST, INC.

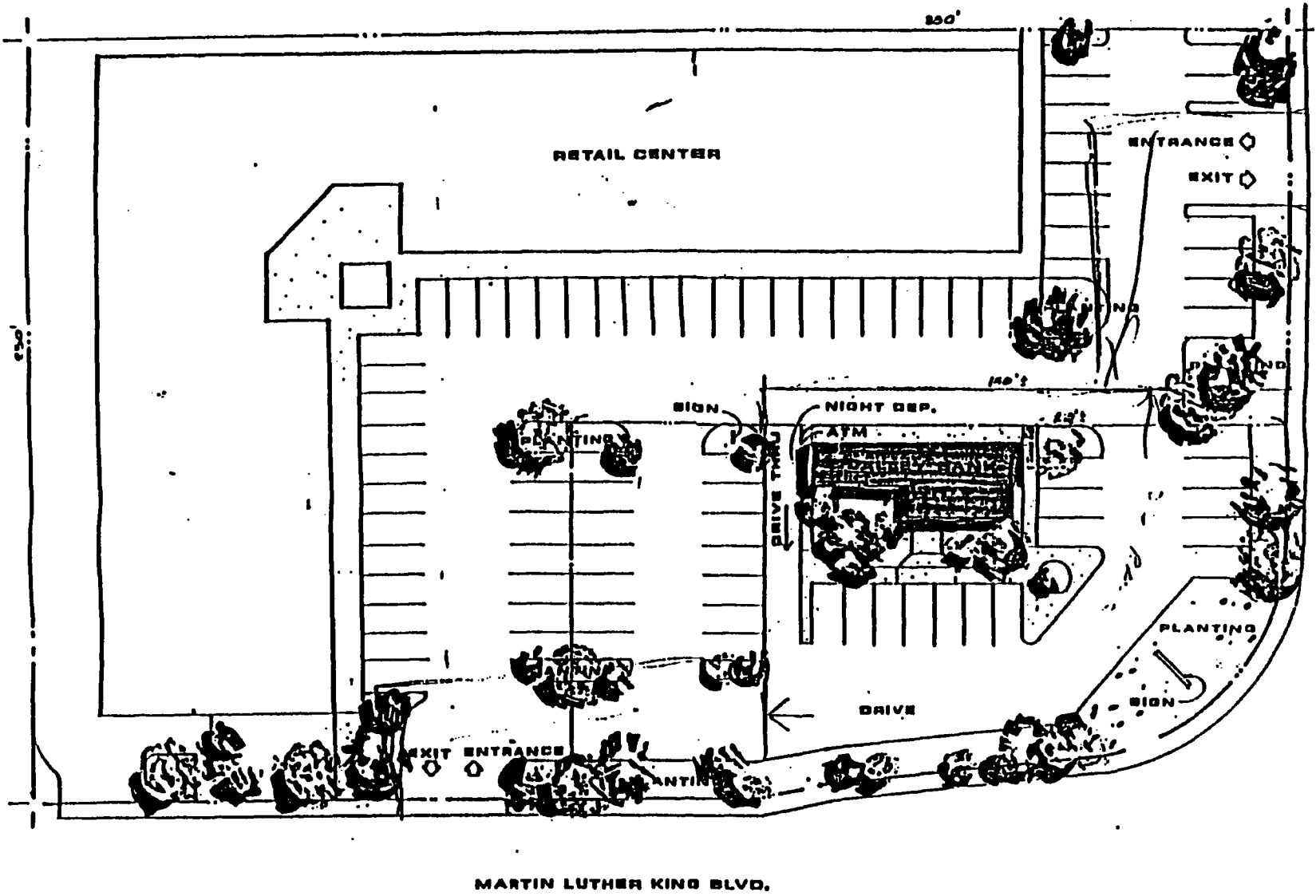
EXISTING

COMPLIANCE WITH LATEST AND REQUIREMENTS
FOR MEDICATED ACCESSIBILITY.



Z-73-98(1) Z-23-99(1)
11-3-99 CC STAFF

EXHIBIT C



SITE PLAN

SCALE: 1"=20'-0"

WASHINGTON AVE.

City of Las Vegas

Agenda Item No.: 75

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: NOVEMBER 3, 1999****DEPARTMENT: PLANNING AND DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - Z-49-99 - PSA LAND INVESTMENTS LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review on property located adjacent to the north side of Charleston Boulevard, approximately 424 feet east of the Torrey Pines Drive intersection FOR A PROPOSED 13,000 SQUARE FOOT RETAIL CENTER, C-1 (Limited Commercial), Size: 2.19 Acres, Ward 2 (L. B. McDonald), APN: 138-35-803-001. The Planning Commission (6-0 vote) and staff recommend APPROVAL.

PROTESTS BEFORE:**Planning Commission****4****Board of Zoning Adjustment****City Council****Concerns****24****APPROVALS BEFORE:****Planning Commission****2****Board of Zoning Adjustment****City Council****RECOMMENDATION:**

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

L. McDONALD - Motion to Hold in ABEYANCE Item 75 [Z-49-99] and Item 76 [Z-49-99(1)] to 11/17/99 - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

NOTE: The item was trailed at the request of MR. HUCKLE pending the arrival of the applicant, DAVID GARRISON, who should have been present but was held up at the County Commission meeting. After confirming with MR. HUCKLE, MAYOR GOODMAN indicated the matter would be held to the 11/17/99 meeting, but public comment would be allowed at the meeting and included in the 11/17/99 minutes.

DAVID HUCKLE, H&H Engineering, was present representing the applicant.

City of Las Vegas

Agenda Item No.: 75

CITY COUNCIL MEETING OF NOVEMBER 3, 1999
 PLANNING & DEVELOPMENT
 Item 75 - Z-49-99

MINUTES - Continued:

GENE LEONARDO, 6300 Briare Way, indicated that he lives directly across the street from the subject site and that no one in his neighborhood objects to the shopping center, but they want to make sure that it is done correctly. He requested that the wall on Briare Way be built the length of the street up to Torrey Pines, approximately 1,160 feet, with no ingress and egress, and that the wall be made of stucco with sufficient landscaping. He submitted three pictures of walls, and at the request of MAYOR GOODMAN marked the pictures of the unacceptable walls with an "X" and the picture of the acceptable wall with a check mark. He noted that there are one-story homes in the area, despite comment by JOHN BEHRENS, 6440 Casada Way, at the Planning Commission meeting that there are only two-story homes. The neighbors would also like to prevent shopping carts and foul odors from coming into their neighborhood from the shopping center.

COUNCILWOMAN McDONALD pointed out that a meeting was held with the residents and that one of the conditions requires a six-foot high block wall.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(1:36 - 1:38/2:09 - 2:16)

2-883/2-2134

CONDITIONS:

1. The site plan shall be revised to depict all handicap accessible parking and freight loading spaces required by Title 19A for the proposed uses.
2. The landscape plan shall be revised to depict a minimum of sixteen 24-inch box trees along Charleston Boulevard and a minimum of sixteen 24-inch box trees along Blair Way. The landscape plan shall also be amended to depict 36-inch high berms within the 15 foot landscape planters along the entire Charleston Boulevard frontage.
3. A six foot high solid masonry wall, measured above the lowest ground level, shall be constructed along the entire Blair Way frontage, separated from the back of the sidewalk with a five foot wide landscape planter.

*City of Las Vegas***Agenda Item No.: 75**

CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 75 - Z-49-99

CONDITIONS - Continued:

- 4 The proposed elevations shall be revised to depict south elevations for Pad B and Pad C buildings comparable to the Pad B west elevation depicted.
- 5 Signage along the Charleston Boulevard frontage shall be limited to wall signage, consistent throughout the retail center in size and appearance.
- 6 The existing off-premise sign (billboard) shall be removed, and no off-premise advertising shall be permitted on this site.
- 7 All mechanical equipment, air conditioners and trash areas shall be fully screened from public views along all abutting streets.
- 8 All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).
9. Parking lot lighting standards shall be no more than 20 feet in height within the two northern parking rows and shall utilize 'shoe-box' fixtures and shields to prevent glare to off-site locations.
10. Landscaping and a permanent underground sprinkler system shall be installed 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.
11. A landscaping plan must be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.
12. Remove all substandard public street improvements, if any, adjacent to this site along Charleston Boulevard and Blair Way and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.
13. Construct all incomplete half-street improvements (sidewalk) on Blair Way and Charleston Boulevard adjacent to this site concurrent with on-site development activities as required by the Department of Public Works.

City of Las Vegas

Agenda Item No.: 75

CITY COUNCIL MEETING OF NOVEMBER 3, 1999

PLANNING & DEVELOPMENT

Item 75 - Z-49-99

CONDITIONS - Continued:

14. 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.

15. If such has not already been established and because it appears that access and parking may be shared by the parcel to the west, a Joint Access and Parking Agreement shall be recorded against both parcels to allow perpetual, unobstructed intrasite circulation between the two parcels, and a copy of such recorded agreement shall be provided to the City prior to the issuance of any permits for this site.

16. 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.

17. A Traffic Impact Analysis shall 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. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis 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 or the recordation of a Final Map for this site, whichever may occur first. 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.

*City of Las Vegas***Agenda Item No.: 75**

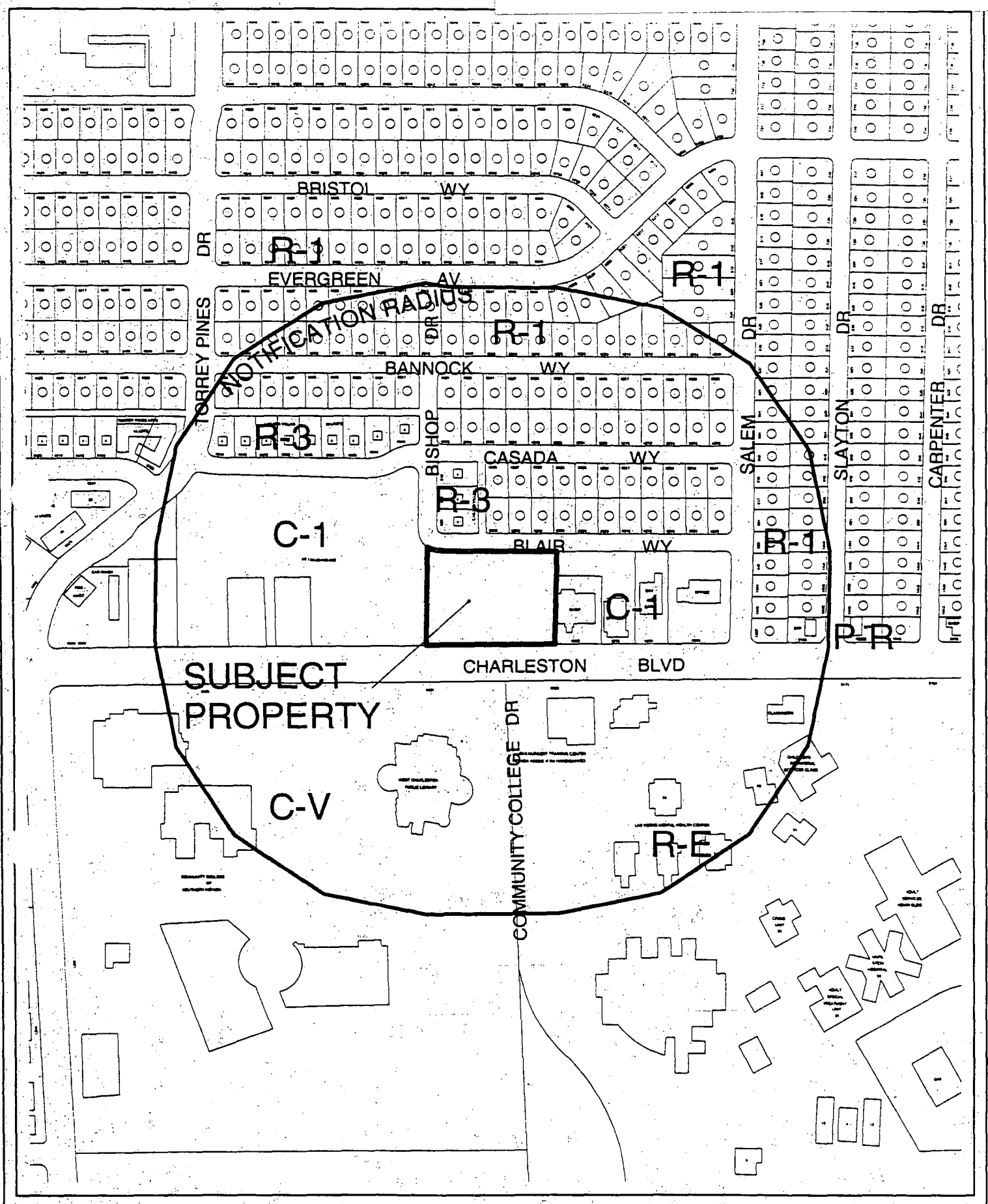
CITY COUNCIL MEETING OF NOVEMBER 3, 1999

PLANNING & DEVELOPMENT

Item 75 - Z-49-99

CONDITIONS - Continued:

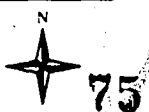
18. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. A Drainage Plan and Technical Drainage Study shall be submitted to and approved 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, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a Final Map for this site, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.



CASE: Z-49-99

RADIUS: 750 FT

0 300 600 900 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 1999

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: Z-49-99 - PSA Land Investments, Limited Liability Company

**** CONDITIONS ****

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

1. The site plan shall be revised to depict all handicap accessible parking and freight loading spaces required by Title 19A for the proposed uses.
2. The landscape plan shall be revised to depict a minimum of sixteen 24-inch box trees along Charleston Boulevard and a minimum of sixteen 24-inch box trees along Blair Way. The landscape plan shall also be amended to depict 36-inch high berms within the 15 foot landscape planters along the entire Charleston Boulevard frontage.
3. A six foot high solid masonry wall, measured above the lowest ground level, shall be constructed along the entire Blair Way frontage, separated from the back of the sidewalk with a five foot wide landscape planter.
4. The proposed elevations shall be revised to depict south elevations for Pad B and Pad C buildings comparable to the Pad B west elevation depicted.
5. Signage along the Charleston Boulevard frontage shall be limited to wall signage, consistent throughout the retail center in size and appearance.
6. The existing off-premise sign (billboard) shall be removed, and no off-premise advertising shall be permitted on this site.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened from public views along all abutting streets.
8. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).
9. Parking lot lighting standards shall be no more than 20 feet in height within the two northern parking rows and shall utilize 'shoe-box' fixtures and shields to prevent glare to off-site locations.
10. Landscaping and a permanent underground sprinkler system shall be installed 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.

Z-49-99 - Page Two

November 3, 1999 City Council Meeting

11. A landscaping plan must be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.
12. Remove all substandard public street improvements, if any, adjacent to this site along Charleston Boulevard and Blair Way and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.
13. Construct all incomplete half-street improvements (sidewalk) on Blair Way and Charleston Boulevard adjacent to this site concurrent with on-site development activities as required by the Department of Public Works.
14. 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.
15. If such has not already been established and because it appears that access and parking may be shared by the parcel to the west, a Joint Access and Parking Agreement shall be recorded against both parcels to allow perpetual, unobstructed intrasite circulation between the two parcels, and a copy of such recorded agreement shall be provided to the City prior to the issuance of any permits for this site.
16. 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.
17. A Traffic Impact Analysis shall 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. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis 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

Z-49-99 - Page Three
November 3, 1999 City Council Meeting

be granted prior to the issuance of permits or the recordation of a Final Map for this site, whichever may occur first. 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.

18. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. A Drainage Plan and Technical Drainage Study shall 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, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a Final Map for this site, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

Z-49-99 - Page Four
November 3, 1999 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST:

This request is for a Site Development Plan Review for a proposed 13,000 square foot portion of a larger retail project for a parcel on the north side of Charleston Boulevard, approximately 424 feet east of the Torrey Pines Drive intersection.

BACKGROUND DATA:

- 08/26/99 The Planning Commission approved a request for a Rezoning (Z-49-99) from R-3 (Medium Density Residential) Zone to C-1 (Limited Commercial) on this site, and abeyed the Site Development Plan Review component of the same request for a 13,000 square foot retail center.
- 09/23/99 The Planning Commission approved the Site Development Plan Review component of a Rezoning (Z-49-99) for a 13,000 square foot portion of a retail center on this site.
- The Planning Commission approved a request for a Site Development Plan Review [Z-49-99(1)] for the 94,360 square foot portion of a retail center proposed for a 7.54 acre parcel abutting this site to the west.
- 10/06/99 The City Council approved a request for a Rezoning (Z-49-99) from R-3 (Medium Density Residential) Zone to C-1 (Limited Commercial) on this site.

DETAILS OF APPLICATION REQUEST:

Site Area:	2.19	Acres
Building Area Total:	13,000	Square Feet
- Pad B:	7,000	Square Feet
- Pad C:	6,000	Square Feet
Building Height:	26	Feet (1 story)
Parking Required Total:	110	Spaces (including 5 handicap accessible)
Parking Provided Total:	115	Spaces (including 2 handicap accessible)
Loading Required Total:	2	Spaces
Loading Provided Total:	0	Spaces

Z-49-99 - Page Five
November 3, 1999 City Council Meeting

The site plan depicts two points of vehicular access to the site: one driveway at Charleston Boulevard and the other from shared parking with the proposed commercial retail center adjoining this site on the west.

The landscape plan depicts nine 24-inch box trees, planted approximately 25 feet on-center, along the Charleston Boulevard frontage and twelve 24-inch box trees along the Casada Way frontage.

The two buildings are depicted as incorporating tan and beige colored stucco exterior walls with red accents, a metal seam roof and an arcade along the front of the line shop and pad buildings. The arcade element is depicted as continuing partially around the side and rear elevations of the buildings.

ZONING AND LAND USE OF ADJACENT PROPERTIES:

North	R-3 (Medium Density Residential)	Multi-Family Residential
South	C-V (Civic)	Community College
East	C-1 (Limited Commercial)	Commercial
West	C-1 (Limited Commercial)	Undeveloped

ANALYSIS AND FINDINGS:

LANDSCAPE PLAN:

The landscape plan should be revised to depict a minimum of sixteen 24-inch box trees along Charleston Boulevard and sixteen 24-inch box trees along Blair Way to comply with LVMC Section 19A.12.030. In order to further soften the view of parking lots, the landscape plan should be amended to depict 36 inch high berms within the 15 foot landscape planters along the entire Charleston Boulevard and Blair Way frontages.

ELEVATIONS:

The facade arcade elements are not continued around the side and rear elevations of some of the proposed buildings, as depicted on the submitted elevations. Elevations depict the south elevations for Pad B and Pad C with an appearance of a building side or the rear, facing Charleston Boulevard. In order to enhance the appearance of the proposed Pad B building and Pad C building as viewed from Charleston Boulevard, the elevations must be revised to depict south elevations for both buildings comparable to the Pad B west elevation depicted.

Z-49-99 - Page Six

November 3, 1999 City Council Meeting

SIGNAGE:

The materials submitted with this request do not include a Master Sign Plan. The site plan depicts a monument sign adjacent to proposed Pad C. Proposed Pad C is depicted relatively close to the street and visible from the street on three sides; therefore, a monument sign for this pad is unnecessary. In order to reduce the visual clutter potentially resulting from signs placed along the Charleston Boulevard street frontage, signage along the street should be limited to wall signs.

The site plan does not depict the existing billboard or note that it will remain. This billboard should be removed and no off-premise advertising should be permitted on this site, if this project is approved.

FINDINGS:

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Title 19A.18.050(E) the Planning Commission or City Council must affirm all of the following:

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

Staff finds the proposed commercial development will be appropriate, in terms of the type and intensity of anticipated uses, as neighborhood-serving retail for existing residential development in the surrounding area.

2. **"The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City plans, policies and standards."**

Staff finds the proposed project will be consistent with Title 19A and applicable City plans, policies and standards with implementation of the conditions regarding the landscape plan, mechanical screening, and exterior lighting presented below.

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

Staff finds the proposed project will not negatively impact adjacent roadways or neighborhood traffic.

Z-49-99 - Page Seven
November 3, 1999 City Council Meeting

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

Staff finds the proposed project will incorporate appropriate building and landscape materials with implementation of the conditions regarding landscaping and building elevations presented below.

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

Staff finds the proposed project will create an aesthetically pleasing environment with implementation of the conditions regarding landscaping and building elevations presented below.

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

Staff finds the proposed development will be subject to regular inspections for licensing, and therefore the development will not compromise the public health, safety or welfare.

PC NOTICES MAILED: 129

APPROVALS: 2

PROTESTS: 4

CONCERNS: 24

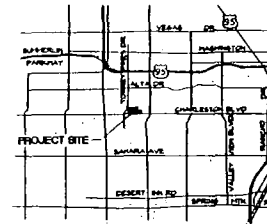


WORLD PREMIER INVESTMENTS
 3 IMPERIAL PROMENADE, SUITE 550
 SANTA ANA, CA 92707
 TEL (714) 662-6900 FAX (714) 662-7788

Summary

Land: ±2.2 acres ±95,780 sf
 Building: 13,000 sf
 Land / Building Ratio: 6.4 / 1
 Building Percentage: 13.6% of Site

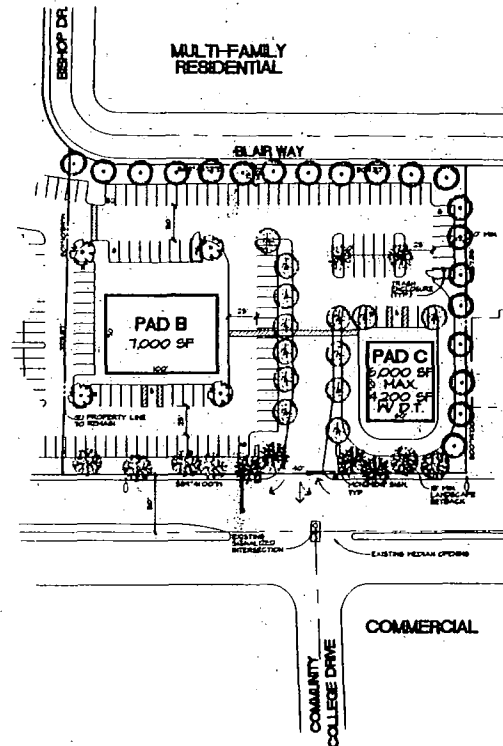
Total Parking Required: 52 Stalls
 Total Parking Provided: 119 Stalls
 Parking Ratio: 9.15 / 1000



VICINITY MAP
NOT TO SCALE

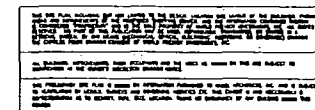
Botanical Name	Common Name	Specifica
Purple Plum	Purple Plum	24" Box - Low Branch
Ligustrum Japonica	Wax leaf Privet	24" Box - Std.
Rhus Lancea	African Sumac	24" Box - Std.
Prosopis Chilensis	Chilean Mesquite	24" Box - Std.
Fraxinus Velutina Rio Grande	Fan-Tex-Ash	24" Box - Std.
Pinus Ekdarica	Mondell Pine	24" Box - Std.
Heritage Oak	Oak	24" Box - Std.
Washingtonia Robusta	Mexican Fan Palm	15' skinned

2" Layer Decompose Granite Throughout



LEGEND:

- Existing Catch Basin
- Existing Street Light Fixture
- Existing Telephone Pole



FILE 50



STAFF

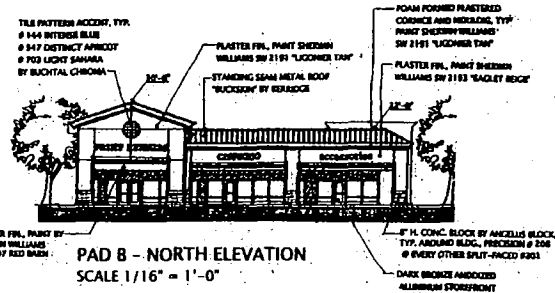
Z-49-99
9-23-99 PC



NEC CHARLESTON BLVD. AND
 TORREY PINES DRIVE
 LAS VEGAS, NEVADA

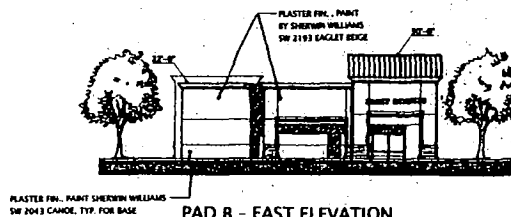
PRELIMINARY
 LANDSCAPE PLAN

DATE: 1-20-99
 JOB NO.: 99-004
 SHEET: 1



PAD B - NORTH ELEVATION
SCALE 1/16" = 1'-0"

NOTE: PAD "C" SHALL BE SIMILAR IN DESIGN, MASSING, COLOR & MATERIALS TO PAD "B".



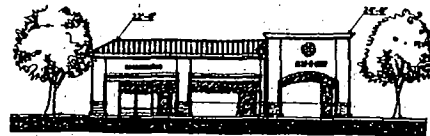
PAD B - EAST ELEVATION

NOTE: PAD "C" SHALL BE SIMILAR IN DESIGN, MASSING, COLOR & MATERIALS TO PAD "B".



PAD B - SOUTH ELEVATION

NOTE: PAD "C" SHALL BE SIMILAR IN DESIGN, MASSING, COLOR & MATERIALS TO PAD "B".



PAD B - WEST ELEVATION

NOTE: PAD "C" SHALL BE SIMILAR IN DESIGN, MASSING, COLOR & MATERIALS TO PAD "B".

STAFF

Z-49-99
9-23-99 PC

NEC CHARLESTON BLVD. & TORREY PINES DR.
LAS VEGAS NEVADA

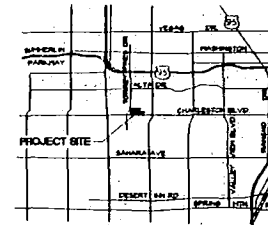


WORLD PREMIER INVESTMENTS
3 IMPERIAL PROMENADE SUITE 550
SANTA ANA, CA 92707
TEL (714) 662-6900 FAX (417) 662-7788

99-096 JULY 26, 1999
Nadel Architects Inc.
Architecture Planning Interiors
208 West Street, Suite 100, Santa Ana, CA 92701 Tel: (714) 761-1488



WORLD PREMIER INVESTMENTS
 3 IMPERIAL PROMENADE, SUITE 550
 SANTA ANA, CA 92707
 TEL (714) 662-6900 FAX (714) 662-7788

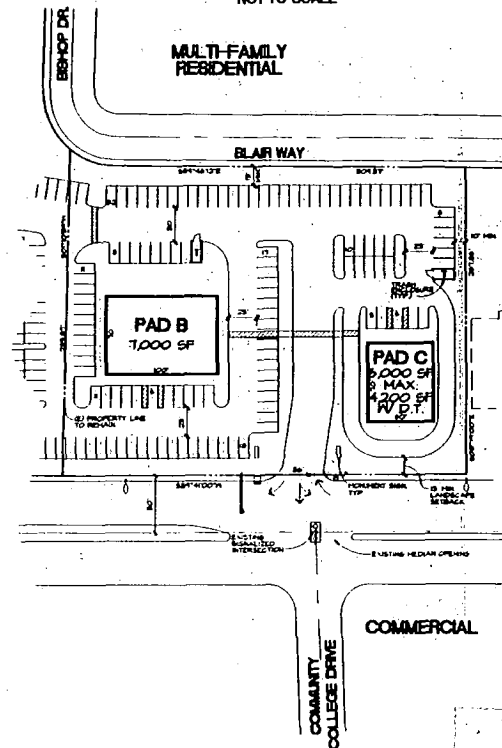


VICINITY MAP
NOT TO SCALE

Summary

Land: ±2.2 acres ±95,780 sf
 Building: ±3,000 sf
 Land / Building Ratio: 6.4 / 1
 Building Percentage: ±3.6% of Site

Total Parking Required: 52 Stalls
 Total Parking Provided: 119 Stalls
 Parking Ratio: 9.15 / 1000



LEGEND:

- Existing Catch Basin
- o Existing Street Light Fixture
- ⬇ Existing Telephone Pole

STAFF

Z-49-99
9-23-99 PC

THE CITY OF LAS VEGAS HAS REVIEWED THIS PRELIMINARY SITE PLAN FOR CONFORMANCE WITH THE CITY OF LAS VEGAS SUBDIVISION MAP ACT AND THE CITY OF LAS VEGAS SUBDIVISION MAP ACT. THE CITY OF LAS VEGAS HAS REVIEWED THIS PRELIMINARY SITE PLAN FOR CONFORMANCE WITH THE CITY OF LAS VEGAS SUBDIVISION MAP ACT AND THE CITY OF LAS VEGAS SUBDIVISION MAP ACT. THE CITY OF LAS VEGAS HAS REVIEWED THIS PRELIMINARY SITE PLAN FOR CONFORMANCE WITH THE CITY OF LAS VEGAS SUBDIVISION MAP ACT AND THE CITY OF LAS VEGAS SUBDIVISION MAP ACT.

AAA
50



Nate
Herbert MacPhee

REVISIONS	DATE	BY	CHKD
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

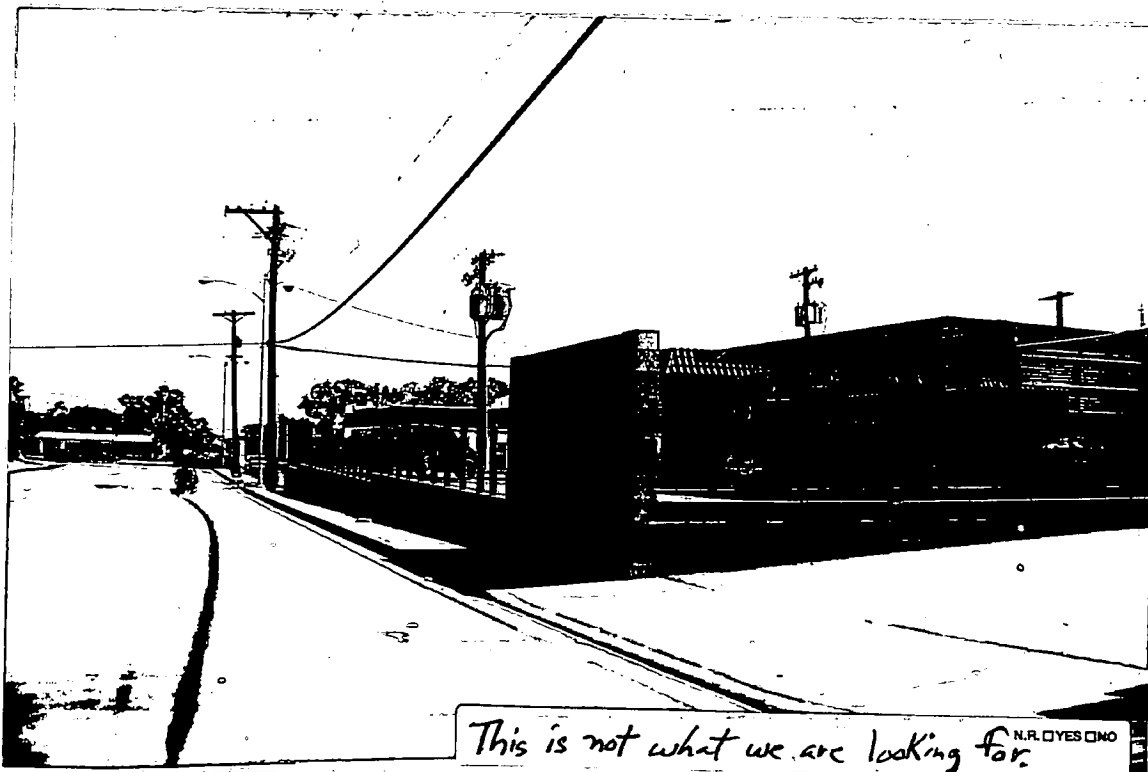
NEC CHARLESTON BLVD. AND
 TORREY PINES DRIVE
 LAS VEGAS, NEVADA

PRELIMINARY
 SITE PLAN

DATE: 7-20-99
 JOB NO.: 44046
 SHEET: 1 of 1



Z-49-99 - PSA LAND INVESTMENTS LIMITED LIABILITY COMPANY
ADJACENT TO THE NORTH SIDE OF CHARLESTON BOULEVARD, APPROXIMATELY 424
FEET EAST OF THE TORREY PINES DRIVE INTERSECTION
SEPTEMBER 23, 1999 PLANNING COMMISSION





This is what we are looking for.

City of Las Vegas

Agenda Item No.: 76

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: NOVEMBER 3, 1999****DEPARTMENT: PLANNING AND DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - Z-49-99(1) - PSA LAND INVESTMENTS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review on property located adjacent to the north side of Charleston Boulevard, approximately 350 feet east of the Torrey Pines Drive intersection FOR A PROPOSED 94,360 SQUARE FOOT RETAIL CENTER, C-1 (Limited Commercial) Zone, Size: 7.54 Acres, Ward 2 (L. B. McDonald), APN: 138-35-403-003, 138-35-801-001, and 138-35-802-001. The Planning Commission (6-0 vote) and staff recommend APPROVAL.

PROTESTS BEFORE:**Planning Commission****4****Board of Zoning Adjustment****City Council****Concerns****24****APPROVALS BEFORE:****Planning Commission****2****Board of Zoning Adjustment****City Council****RECOMMENDATION:**

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

L. McDONALD - Motion to Hold in ABEYANCE Item 75 [Z-49-99] and Item 76 [Z-49-99(1)] to 11/17/99 - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

NOTE: The item was trailed at the request of **MR. HUCKLE** pending the arrival of the applicant, **DAVID GARRISON**, who should have been present but was held up at the County Commission meeting. After confirming with **MR. HUCKLE**, **MAYOR GOODMAN** indicated the matter would be held to the 11/17/99 meeting, but public comment would be allowed at the meeting and included in the 11/17/99 minutes.

DAVID HUCKLE, H&H Engineering, was present representing the applicant.

*City of Las Vegas***Agenda Item No.: 76**

CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 76 - Z-49-99(1)

MINUTES - Continued:

No one appeared in opposition.

All discussion was held under related Item No. 75 [Z-49-99].

MAYOR GOODMAN declared the Public Hearing closed.

(1:36 - 1:38/2:09 - 2:16)

2-883/2-2134

CONDITIONS:

1. The site plan shall be revised to depict the total building area reduced, or Pad A not to be used for a restaurant, and the site plan parking layout revised and including required handicap accessible and freight loading spaces, to meet the Title 19A parking and loading requirements.
2. The site plan shall be revised to depict no direct vehicular access between the site and Casada Way, Bishop Drive, or Blair Way.
3. The landscape plan shall be revised to depict a minimum of thirty-three 24 inch box trees along Charleston Boulevard and a minimum of twenty-nine 24-inch box trees along Casada Way. In order to further soften the view of expansive parking lots, the landscape plan shall be amended to depict 36-inch high berm within the 15 foot landscape planters along the entire Charleston Boulevard frontages.
4. A six foot high masonry wall, measured above the lowest ground level, shall be constructed along the entire Bishop Drive and Casada Way frontage, separated from the back of the sidewalk with a five foot wide landscape planter.
5. The proposed elevations shall be revised to depict a Pad A south elevation comparable to the Pad A west elevation depicted, and to depict building elevations for the Market building west and north walls, and the Line Shop B north wall upon expansion, comparable to the Pad A south elevation depicted.

**Agenda Item No.: 76**

CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 76 - Z-49-99(1)

CONDITIONS - Continued:

6. Signage along the Charleston Boulevard frontage shall be limited to one freestanding sign, with a maximum height of 25 feet, excluding architectural embellishments, identifying the retail center and its tenants, adjacent to the main entrance at Charleston Boulevard. The sign shall utilize materials and colors reflecting the commercial buildings. Wall signage throughout the retail center shall be uniform in size and appearance.
7. The existing off-premise advertising (billboard) signs shall be removed, and no off-premise advertising (billboard) signs shall be permitted on this site.
8. All mechanical equipment shall be fully screened from public view along all adjacent streets.
9. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).
10. Parking lot lighting standards shall be no more than 20 feet in height within the two northern parking rows and shall utilize 'shoe-box' fixtures and shields to prevent glare to off-site locations.
11. Remove all substandard public street improvements, if any, adjacent to this site along Charleston Boulevard, Torrey Pines Drive, Casada Way, Bishop Drive and Blair Way and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.
12. Construct all incomplete half-street improvements (sidewalk) on Torrey Pines Drive, Blair Way, Casada Way and Charleston Boulevard and construct half-street improvements on Bishop Drive adjacent to this site concurrent with on-site development activities. All required improvements on Charleston Boulevard and Torrey Pines Drive shall be constructed concurrent with the first phase of development that abuts those streets 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.

City of Las Vegas

Agenda Item No.: 76

CITY COUNCIL MEETING OF NOVEMBER 3, 1999

PLANNING & DEVELOPMENT

Item 76 - Z-49-99(1)

CONDITIONS - Continued:

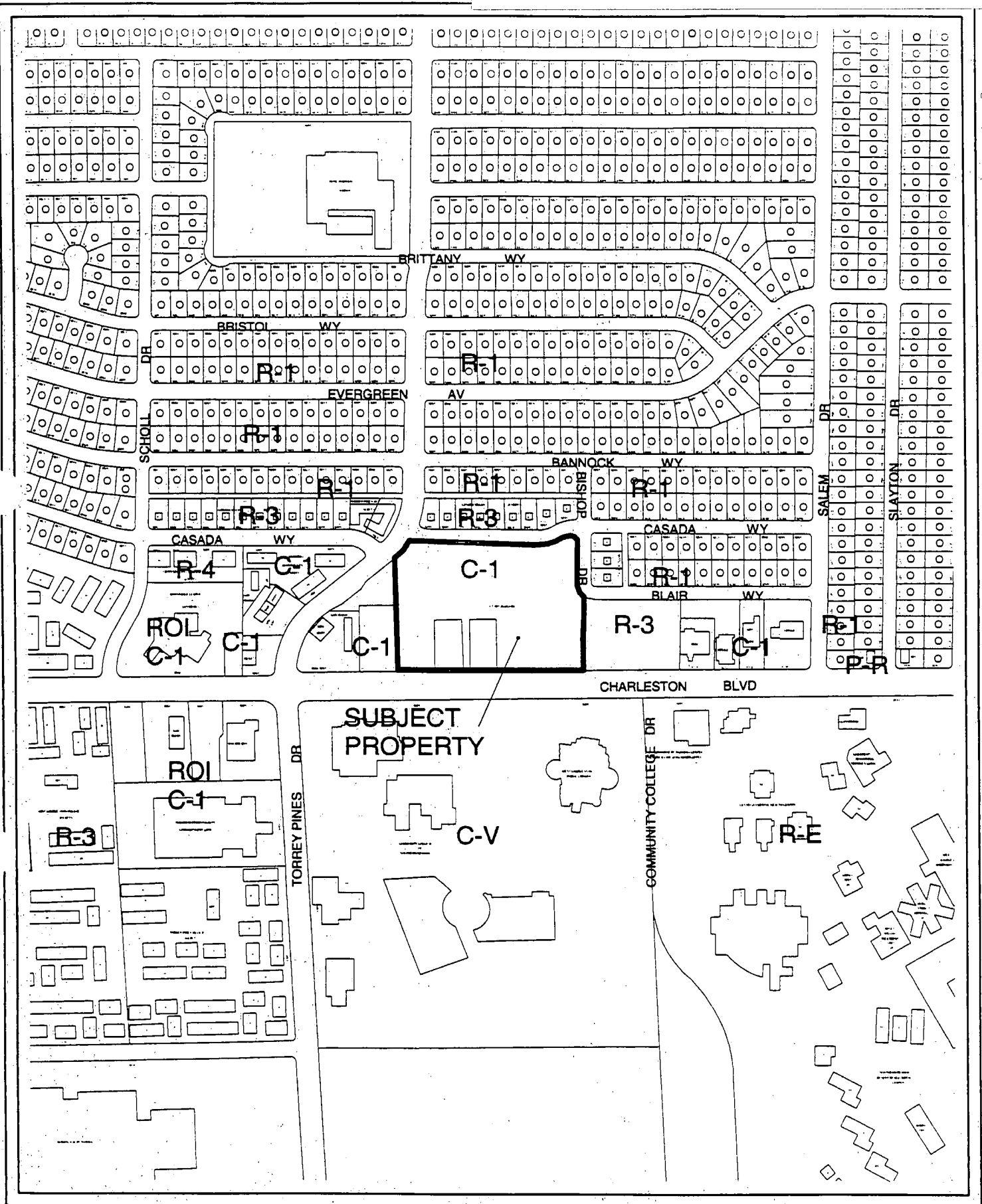
14. If such has not already been established and because it appears that access and parking may be shared by the parcel to the east and west of this site, a Joint Access and Parking Agreement shall be recorded against both parcels to allow perpetual, unobstructed intrasite circulation between the two parcels, and a copy of such recorded agreement shall be provided to the City prior to the issuance of any permits for this site.
15. Meet with the Collection Systems Planning Section of Public Works to establish acceptable service laterals to provide public sewer to each pad within this overall site as required by the Department of Public Works. Per the Uniform Plumbing Code, each site shall have a direct lateral connection to public sewer.
16. 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.
17. A Traffic Impact Analysis shall 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. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis 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.

*City of Las Vegas***Agenda Item No.: 76**

CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 76 - Z-49-99(1)

CONDITIONS - Continued:

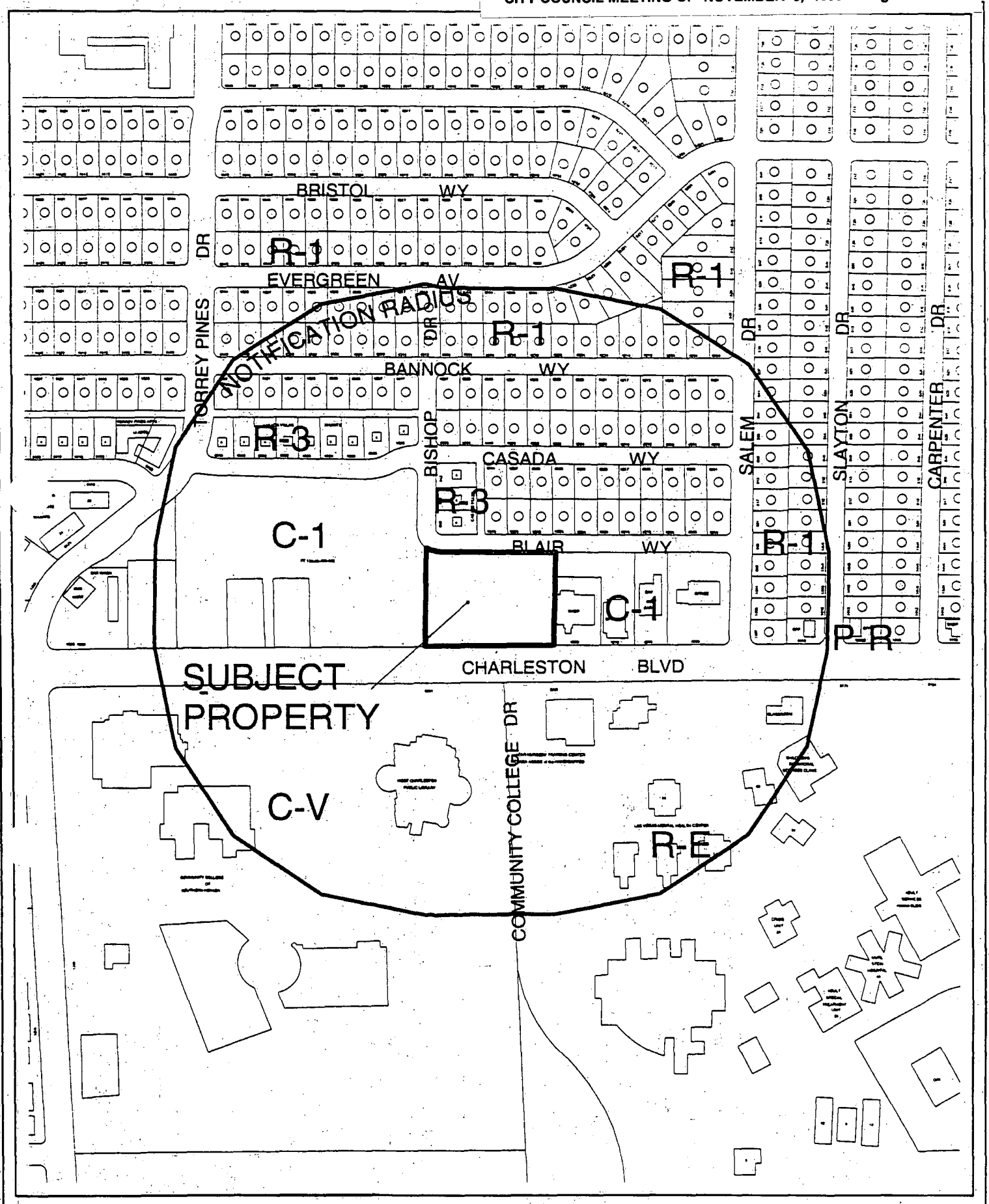
18. Obtain an Occupancy Permit for all landscaping and private improvements (driveways) in the Charleston Boulevard public right-of-way adjacent to this site as required by the Department of Public Works.
19. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. A Drainage Plan and Technical Drainage Study shall 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, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a Final Map, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.
21. Site development to comply with all applicable Conditions of Approval for Z-49-99 and Z-57-60 and all other site-related actions as required by the Department of Public Works.



CASE: Z-49-99(1)

0 300 600 900 Feet





CASE: **Z-49-99(1)**
RADIUS: 750 FT

0 300 600 900 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 1999

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: Z-49-99(1) - PSA Land Investments, Limited Liability Company

**** CONDITIONS ****

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

1. The site plan shall be revised to depict the total building area reduced, or Pad A not to be used for a restaurant, and the site plan parking layout revised and including required handicap accessible and freight loading spaces, to meet the Title 19A parking and loading requirements.
2. The site plan shall be revised to depict no direct vehicular access between the site and Casada Way, Bishop Drive, or Blair Way.
3. The landscape plan shall be revised to depict a minimum of thirty-three 24 inch box trees along Charleston Boulevard and a minimum of twenty-nine 24-inch box trees along Casada Way. In order to further soften the view of expansive parking lots, the landscape plan shall be amended to depict 36-inch high berm within the 15 foot landscape planters along the entire Charleston Boulevard frontages.
4. A six foot high masonry wall, measured above the lowest ground level, shall be constructed along the entire Bishop Drive and Casada Way frontage, separated from the back of the sidewalk with a five foot wide landscape planter.
5. The proposed elevations shall be revised to depict a Pad A south elevation comparable to the Pad A west elevation depicted, and to depict building elevations for the Market building west and north walls, and the Line Shop B north wall upon expansion, comparable to the Pad A south elevation depicted.
6. Signage along the Charleston Boulevard frontage shall be limited to one freestanding sign, with a maximum height of 25 feet, excluding architectural embellishments, identifying the retail center and its tenants, adjacent to the main entrance at Charleston Boulevard. The sign shall utilize materials and colors reflecting the commercial buildings. Wall signage throughout the retail center shall be uniform in size and appearance.
7. The existing off-premise advertising (billboard) signs shall be removed, and no off-premise advertising (billboard) signs shall be permitted on this site.

Z-49-99(1) - Page Two

November 3, 1999 City Council Meeting

8. All mechanical equipment shall be fully screened from public view along all adjacent streets.
9. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).
10. Parking lot lighting standards shall be no more than 20 feet in height within the two northern parking rows and shall utilize 'shoe-box' fixtures and shields to prevent glare to off-site locations.
11. Remove all substandard public street improvements, if any, adjacent to this site along Charleston Boulevard, Torrey Pines Drive, Casada Way, Bishop Drive and Blair Way and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.
12. Construct all incomplete half-street improvements (sidewalk) on Torrey Pines Drive, Blair Way, Casada Way and Charleston Boulevard and construct half-street improvements on Bishop Drive adjacent to this site concurrent with on-site development activities. All required improvements on Charleston Boulevard and Torrey Pines Drive shall be constructed concurrent with the first phase of development that abuts those streets 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. If such has not already been established and because it appears that access and parking may be shared by the parcel to the east and west of this site, a Joint Access and Parking Agreement shall be recorded against both parcels to allow perpetual, unobstructed intrasite circulation between the two parcels, and a copy of such recorded agreement shall be provided to the City prior to the issuance of any permits for this site.
15. Meet with the Collection Systems Planning Section of Public Works to establish acceptable service laterals to provide public sewer to each pad within this overall site as required by the Department of Public Works. Per the Uniform Plumbing Code, each site shall have a direct lateral connection to public sewer.

Z-49-99(1) - Page Three

November 3, 1999 City Council Meeting

16. 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.
17. A Traffic Impact Analysis shall 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. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis 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.
18. Obtain an Occupancy Permit for all landscaping and private improvements (driveways) in the Charleston Boulevard public right-of-way adjacent to this site as required by the Department of Public Works.
19. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. A Drainage Plan and Technical Drainage Study shall 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, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits or the

Z-49-99(1) - Page Four

November 3, 1999 City Council Meeting

recordation of a Final Map, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

21. Site development to comply with all applicable Conditions of Approval for Z-49-99 and Z-57-60 and all other site-related actions as required by the Department of Public Works.

Z-49-99(1) - Page Five
November 3, 1999 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST:

The request is a for a Site Development Plan Review of a 94,360 square foot retail center proposed for a 7.54 acre site located adjacent to the north side of Charleston Boulevard, approximately 350 feet east of the Torrey Pines Drive intersection.

BACKGROUND DATA:

- 10/13/97 The City Council approved requests for Required Five Year Reviews of Special Use Permits [U-95-92(1) and U-173-92(1)] for two 40 foot high, 672 square foot billboards on the subject site.
- 08/26/99 The Planning Commission approved a request for a Rezoning (Z-49-99) from R-3 (Medium Density Residential) to C-1 (Limited Commercial) and abeyed the Site Development Plan Review component (for a 13,000 square foot retail center) of the same request on a 2.19 acre parcel abutting this site to the east.
- 09/23/99 The Planning Commission approved a request for a Site Development Plan Review [Z-49-99(1)] for the 94,360 square foot portion of a retail center proposed on this site.
- The Planning Commission approved the Site Development Plan Review component of a Rezoning (Z-49-99) for the 13,000 square foot portion of this retail center on a 2.19 acre parcel abutting this site to the east.
- 10/06/99 The City Council approved a request for a Rezoning (Z-49-99) from R-3 (Medium Density Residential) Zone to C-1 (Limited Commercial) on a 2.19 acre parcel abutting this site to the east.

DETAILS OF APPLICATION REQUEST:

Site Area:	7.54	Acres
Building Area Total:	94,360	Square Feet
Pad A:	5,500	Square Feet
Line Shop A:	9,600	Square Feet
Line Shop B:	8,100	Square Feet
Line Shop B Expansion:	15,930	Square Feet

Z-49-99(1) - Page Six
November 3, 1999 City Council Meeting

Market:	55,230	Square Feet
Building Height:	26	Feet (1 story)
Parking Required Total:	400	Spaces (including 8 handicap accessible)
Parking Provided Total:	390	Spaces (including 11 handicap accessible)
Loading Required Total:	4	Spaces
Loading Provided Total:	2	Spaces

The site plan depicts three points of vehicular access to the site: one driveway at Charleston Boulevard, one driveway from Casada Way, and from shared parking with the proposed commercial retail center adjoining this site on the east.

The buildings are depicted as incorporating tan and beige colored stucco exterior walls with red accents, a metal seam roof and an arcade along the front of the line shop and pad buildings. The arcade element is depicted as continuing partially around the side elevations of some of the buildings.

The landscape plan depicts twenty-three 24-inch box trees, planted approximately 25 feet on-center, within a 15 foot wide landscape planter along the Charleston Boulevard frontage and eighteen 24-inch box trees within a 15 foot wide landscape planter along the Casada Way frontage.

ZONING AND LAND USE OF ADJACENT PROPERTIES:

North	R-3 (Medium Density Residential)	Multi-Family Residential
South	C-V (Civic)	Community College
East	R-3 (Medium Density Residential)	Undeveloped
	C-1 (Limited Commercial)	Commercial
West	C-1 (Limited Commercial)	Commercial

ANALYSIS AND FINDINGS:

SITE PLAN:

The site plan depicts a total of 390 parking spaces, including eleven handicap accessible, and two loading spaces. The Las Vegas Municipal Code (LVMC) Section 19A.10.010 requirements for the total commercial area proposed will be 400 parking spaces, including eight handicap accessible, plus four loading spaces. The total building area should be reduced, or Pad A not be used for a restaurant, and the site plan parking layout should be revised, to meet the LVMC requirements.

Z-49-99(1) - Page Seven
November 3, 1999 City Council Meeting

The site plan depicts a vehicular access between the site and Casada Way. The driveway is in proximity to the proposed truck loading dock for the market, and would likely provide the easiest path for delivery trucks to access the shopping center. The trucks would generate noise in the early morning hours, potentially disturbing to residents of the apartments on the north side of Casada Way. Therefore, the site plan should be revised to depict no direct vehicular access between the site and Casada Way, Bishop Drive, or Blair Way.

Neighborhood residents have requested an eight-foot high solid block wall along the entire northern property boundary in response to perceived security issues. Metro has indicated a general opposition to walls, but no specific opposition to this wall. Planning staff does not support an eight-foot high wall along the property boundary as it would prevent any neighborhood resident

from being able to walk to shopping within the proposed center, and would require all residents to drive for shopping trips. Staff does support a three foot berm with the possible addition of a three foot wrought iron fence having at least three pedestrian entry points spaced out along the Casada Way frontage. If a six foot to eight foot high solid wall is constructed within the landscape planter along the Casada Way frontage, the berm should not be required in addition to the wall.

LANDSCAPE PLAN:

The proposed site plan depicts a relatively large commercial center with large parking lots visible from Charleston Boulevard and, to a lesser extent, from Casada Way. The landscape plan should be revised to depict a minimum of thirty-three 24-inch box trees along Charleston Boulevard and a minimum of twenty-nine 24-inch box trees along Casada Way. In order to further soften the view of expansive parking lots, the landscape plan should be amended to depict 36 inch high berms within the 15 foot landscape planters along the entire Charleston Boulevard and Casada Way frontages.

ELEVATIONS:

The facade arcade elements are not continued around the side and rear elevations of some of the proposed buildings, as depicted on the submitted elevations. There are building faces which will be substantially in view from adjacent streets, including Charleston Boulevard, Torrey Pines Drive, and Casada Way.

Elevations submitted depict a south elevation for Pad A with an appearance of a building side or rear facing Charleston Boulevard. In order to enhance the appearance of the proposed Pad A building viewed from Charleston Boulevard, the elevations should be revised to depict a Pad A south elevation comparable to its west elevation.

Z-49-99(1) - Page Eight
November 3, 1999 City Council Meeting

Elevations submitted depict a west elevation for the Market building of little visual relief or articulation along the 250 foot long west wall. The adjacent undeveloped parcel to the west of the Market building site will likely be developed with a building in the future that will partially block the visibility of the of the Market building; however, much of the Market building's wall will still be visible. The north elevation of the Market building is depicted as incorporating an eight foot high wall to visually screen the loading area; however, the depicted north elevation shows a fairly long (approximately 150 foot), blank wall facing north. A similar north elevation can be assumed for the expanded Line Shop B building's 135-foot long wall. The elevations should be revised to depict building elevations comparable to the Pad A south elevation depicted with the submitted materials, for the Market building west and north walls, and the Line Shop B north wall upon expansion.

SIGNAGE:

The materials submitted with this request do not include a Master Sign Plan. The site plan depicts a pylon sign located adjacent to the main entrance/exit at Charleston Boulevard, and depicts a monument sign adjacent to proposed Pad A. Las Vegas Municipal Code (LVMC) Section 19A.14.090(B) stipulates that a monument sign is not permitted on the same street frontage where a freestanding ground sign is located, within the same parcel. Proposed Pad A is depicted relatively close to the street and visible from the street on three sides; therefore, a monument sign for this pad is unnecessary. In order to reduce the visual clutter potentially resulting from signs placed along the Charleston Boulevard street frontage, signage along the street should be limited to one freestanding sign identifying the retail center and its tenants, adjacent to the main entrance at Charleston Boulevard. Wall signage throughout the retail center should be uniform in size and appearance.

The site plan does not depict the existing billboards or note that they will remain. This billboards should be removed and no off-premise advertising should be permitted on this site, if this project is approved.

FINDINGS:

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050(E) the Planning Commission or City Council must affirm all of the following:

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

Z-49-99(1) - Page Nine
November 3, 1999 City Council Meeting

Staff finds the proposed commercial development will be appropriate, in terms of the type and intensity of anticipated uses, as neighborhood-serving retail for existing residential development in the surrounding area and for the community college across Charleston Boulevard.

2. **"The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City plans, policies and standards."**

Staff finds the proposed project will be consistent with Title 19A and applicable City plans, policies and standards with implementation of the conditions regarding the landscape plan, mechanical screening, and exterior lighting presented below.

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

Staff finds the proposed project will not negatively impact adjacent roadways or neighborhood traffic if direct vehicular access to Casada Way is not allowed.

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

Staff finds the proposed project will incorporate appropriate building and landscape materials with implementation of the conditions regarding landscaping and building elevations presented below.

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

Staff finds the proposed project will create an aesthetically pleasing environment with implementation of the conditions regarding landscaping, building elevations, and outdoor lighting presented below.

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

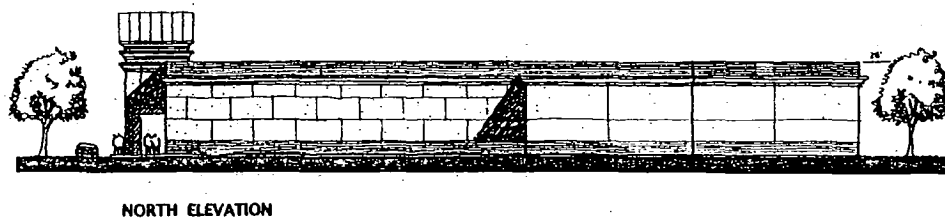
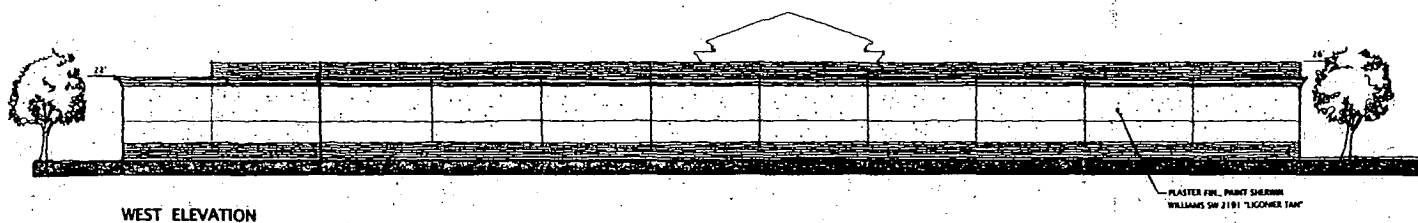
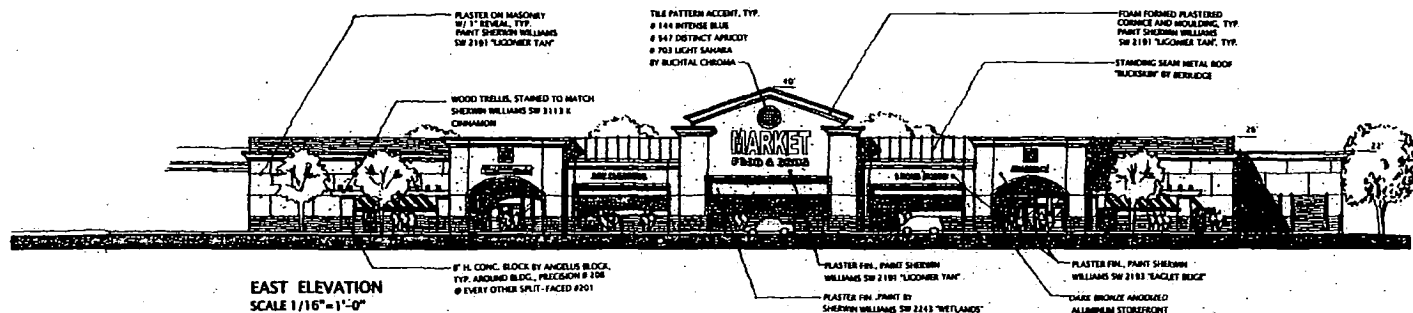
Staff finds the proposed development will be subject to regular inspections for licensing, and therefore the development will not compromise the public health, safety or welfare.

PC NOTICES MAILED: 129

APPROVALS: 2

PROTESTS: 4

CONCERNS: 24

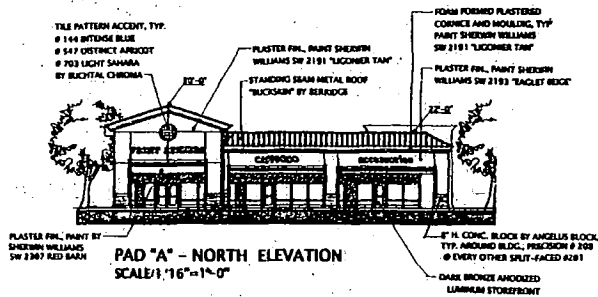


NEC CHARLESTON BLVD. & TORREY PINES DR.
LAS VEGAS NEVADA

WPI WORLD PREMIER INVESTMENTS
3 IMPERIAL PROMENADE, SUITE 550
SANTA ANA, CA 92707
TEL. (714) 652-6900 FAX (407) 652-7708

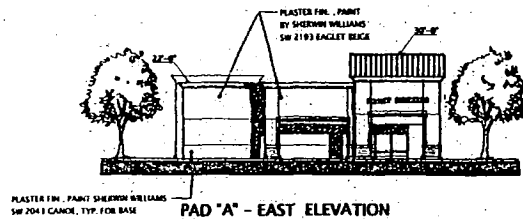
99-096 JULY 26, 1999
Nadel Architects Inc.
Architects Planning Interiors
3800 Sunset Blvd., Suite 100, Century City, CA 90068 Tel. (310) 440-1440

STAFF
Z-49-99(1)
9-23-99 PC



PAD "A" - NORTH ELEVATION
SCALE 1/16"=1'-0"

NOTE: PADS "B" & "C" SHALL BE SIMILAR IN DESIGN, MASSING, COLOR & MATERIALS TO PAD "A".



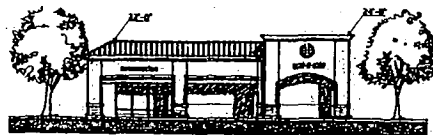
PAD "A" - EAST ELEVATION

NOTE: PADS "B" & "C" SHALL BE SIMILAR IN DESIGN, MASSING, COLOR & MATERIALS TO PAD "A".



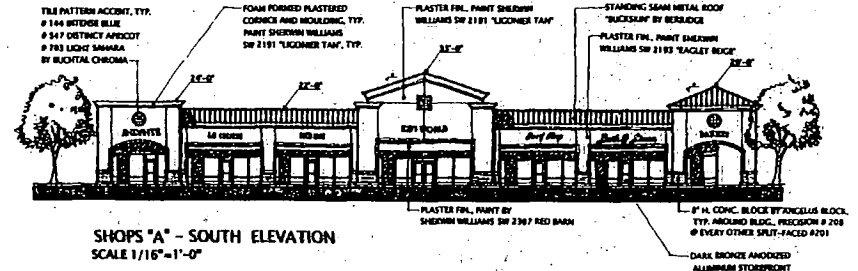
PAD "A" - SOUTH ELEVATION

NOTE: PADS "B" & "C" SHALL BE SIMILAR IN DESIGN, MASSING, COLOR & MATERIALS TO PAD "A".



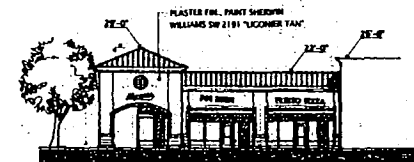
PAD "A" - WEST ELEVATION

NOTE: PADS "B" & "C" SHALL BE SIMILAR IN DESIGN, MASSING, COLOR & MATERIALS TO PAD "A".



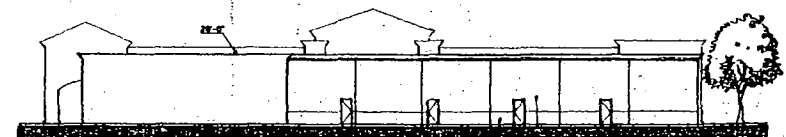
SHOPS "A" - SOUTH ELEVATION
SCALE 1/16"=1'-0"

NOTE: SHOPS "B" SHALL BE SIMILAR IN DESIGN, MASSING, COLOR & MATERIALS TO SHOPS "A".



SHOPS "A" - EAST ELEVATION

NOTE: SHOPS "B" SHALL BE SIMILAR IN DESIGN, MASSING, COLOR & MATERIALS TO SHOPS "A".



SHOPS "A" - NORTH ELEVATION

NOTE: SHOPS "B" SHALL BE SIMILAR IN DESIGN, MASSING, COLOR & MATERIALS TO SHOPS "A".



SHOPS "A" - WEST ELEVATION

NOTE: SHOPS "B" SHALL BE SIMILAR IN DESIGN, MASSING, COLOR & MATERIALS TO SHOPS "A".

NEC CHARLESTON BLVD. & TORREY PINES DR.
LAS VEGAS NEVADA

STAFF
Z-49-99(1)
9-23-99 PC



WORLD PREMIER INVESTMENTS
3 IMPERIAL PROMENADE, SUITE 550
SANTA ANA, CA 92707
TEL (714) 862-0800 FAX (407) 862-7788

99-096 JULY 26, 1999
Nadel Architects Inc.
Architects Inc. Planning Interiors
300 South Street, Suite 200, Santa Ana, CA 92701 Tel (714) 862-7788

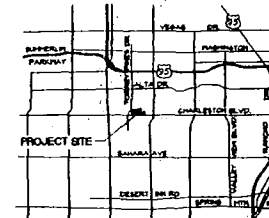


WORLD PREMIER INVESTMENTS
 3 IMPERIAL PROMENADE, SUITE 550
 SANTA ANA, CA 92707
 TEL (714) 662-6900 FAX (714) 662-7788

Summary

Land: ±9.8 acres ±427,754 sf
 Building: 107,356 sf
 Land / Building Ratio: 2.98 / 1
 Building Percentage: 25% of Site

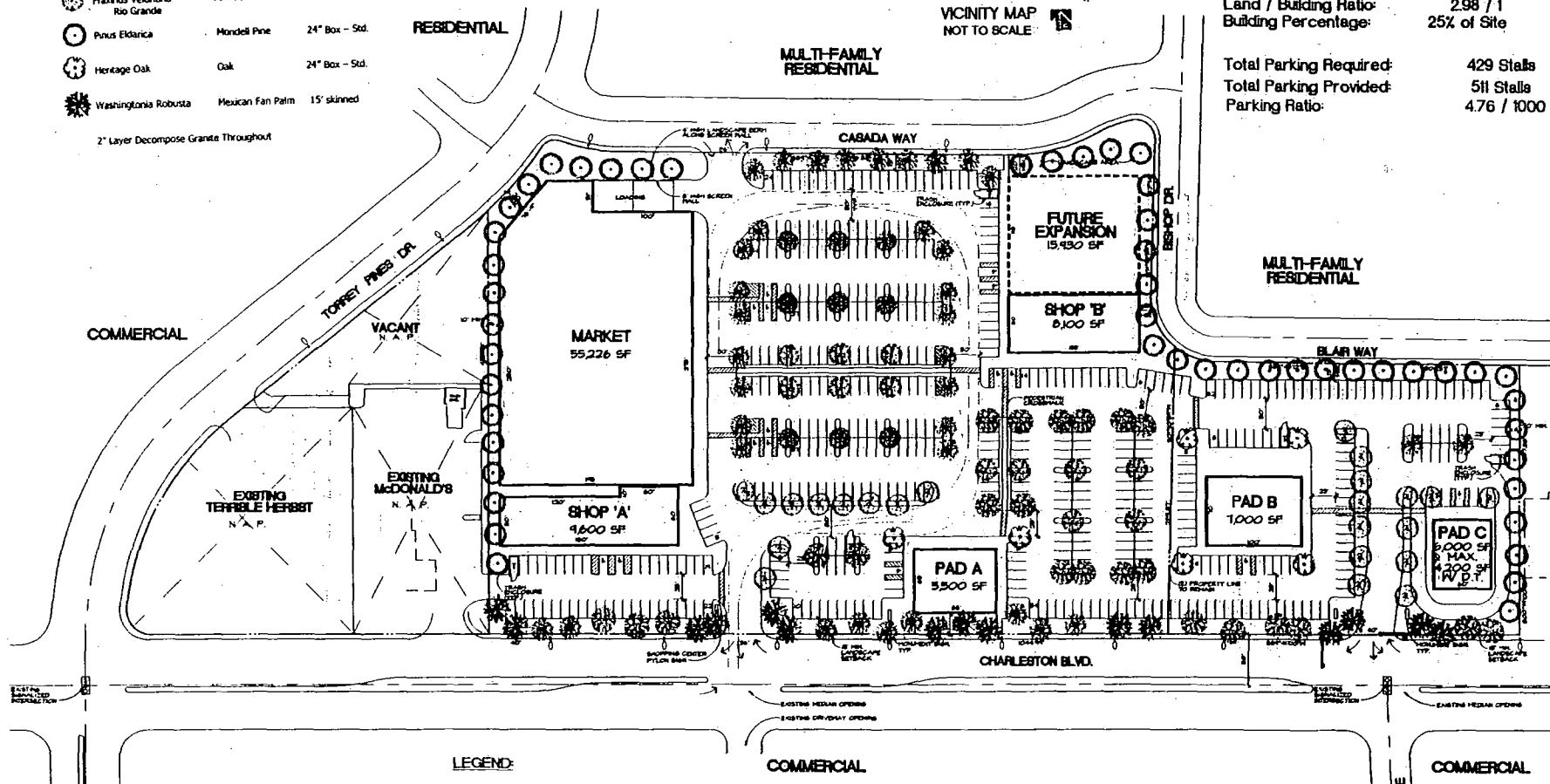
Total Parking Required: 429 Stalls
 Total Parking Provided: 511 Stalls
 Parking Ratio: 4.76 / 1000



VICINITY MAP
NOT TO SCALE

Botanical Name	Common Name	Specifics
⑦ Purple Plum	Purple Plum	24" Box - Low Branch
⑧ Ligustrum Japonica	Wax leaf Privet	24" Box - Std.
⑨ Rhus Lances	African Sumac	24" Box - Std.
⑩ Prosopis Chierensis	Chilean Mesquite	24" Box - Std.
⑪ Fraxinus Velutina Rio Grande	Fan-Tex Ash	24" Box - Std.
⑫ Pinus Eldarica	Mondell Pine	24" Box - Std.
⑬ Hericage Oak	Oak	24" Box - Std.
⑭ Washingtonia Robusta	Mexican Fan Palm	15' skinned

2" Layer Decompose Granite Throughout



LEGEND:

- Existing Catch Basin
- Existing Street Light Fixture
- Existing Telephone Pole

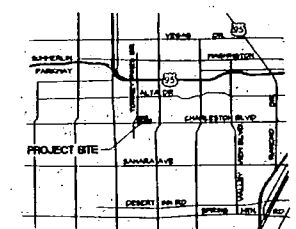
NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE IN FEET.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

Wadel
 PRELIMINARY LANDSCAPE PLAN
 NEC CHARLESTON BLVD. AND TORREY PINES DRIVE
 LAS VEGAS, NEVADA
 DATE: 7-20-99
 JOB NO: 99096
 SHEET: 1
 OF: 1

**STAFF Z-49-99(1)
 9-23-99 PC**



WORLD PREMIER INVESTMENTS
 3 IMPERIAL PROMENADE, SUITE 550
 SANTA ANA, CA 92707
 TEL (714) 662-6900 FAX (714) 662-7788



VICINITY MAP
 NOT TO SCALE

Summary

Land: ±9.8 acres ±427,754 sf
 Building: 107,356 sf
 Land / Building Ratio: 2.98 / 1
 Building Percentage: 25% of Site

Total Parking Required: 429 Stalls
 Total Parking Provided: 511 Stalls
 Parking Ratio: 4.76 / 1000

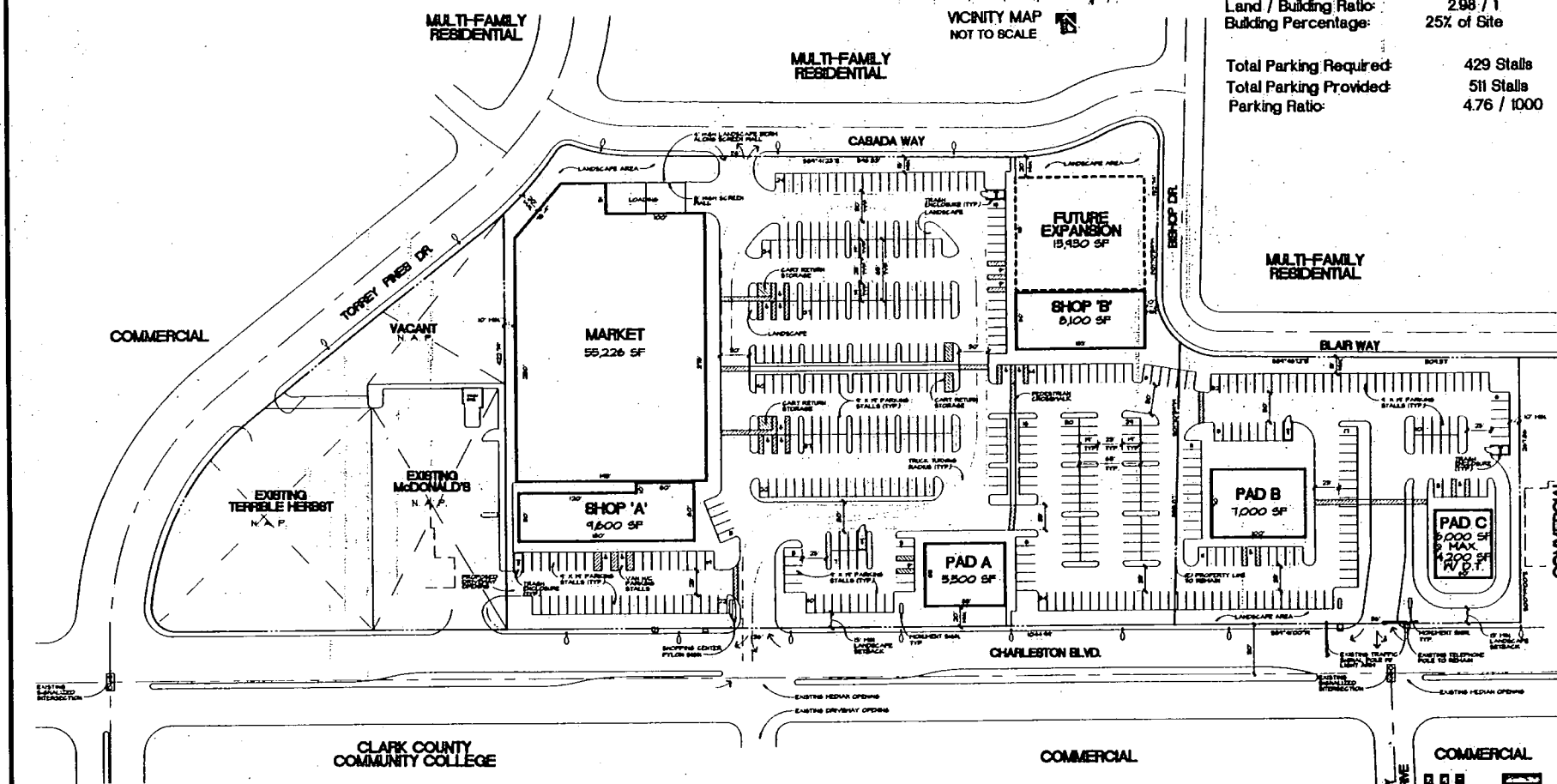


REVISIONS
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

NEC CHARLESTON BLVD. AND
 TORREY PINES DRIVE
 LAS VEGAS, NEVADA

**PRELIMINARY
 SITE PLAN**

DATE: 7-20-99
 JOB NO: 99006
 SHEET: A

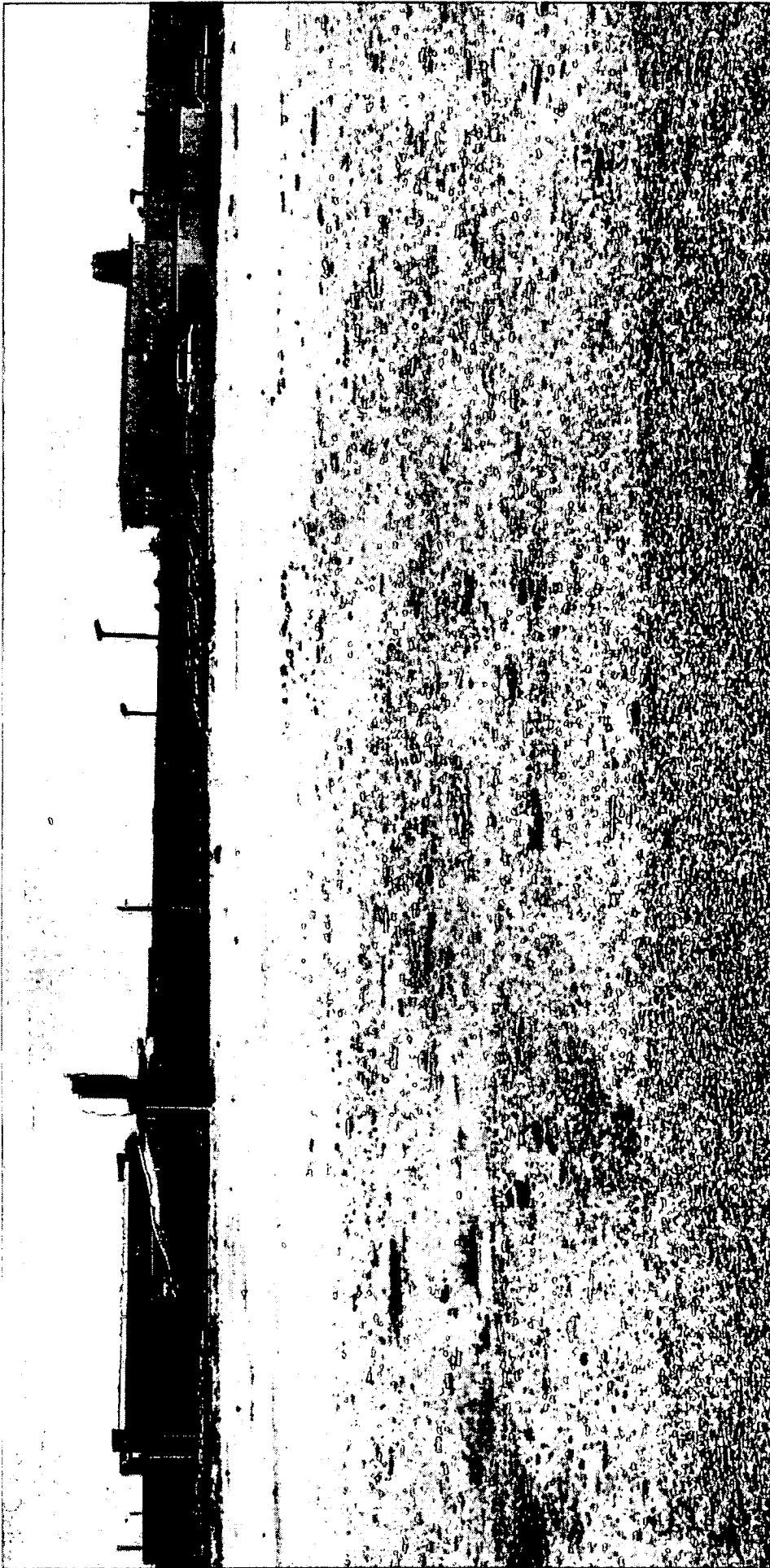


- LEGEND:**
- Existing Catch Basin
 - Existing Street Light Fixture
 - Existing Telephone Pole

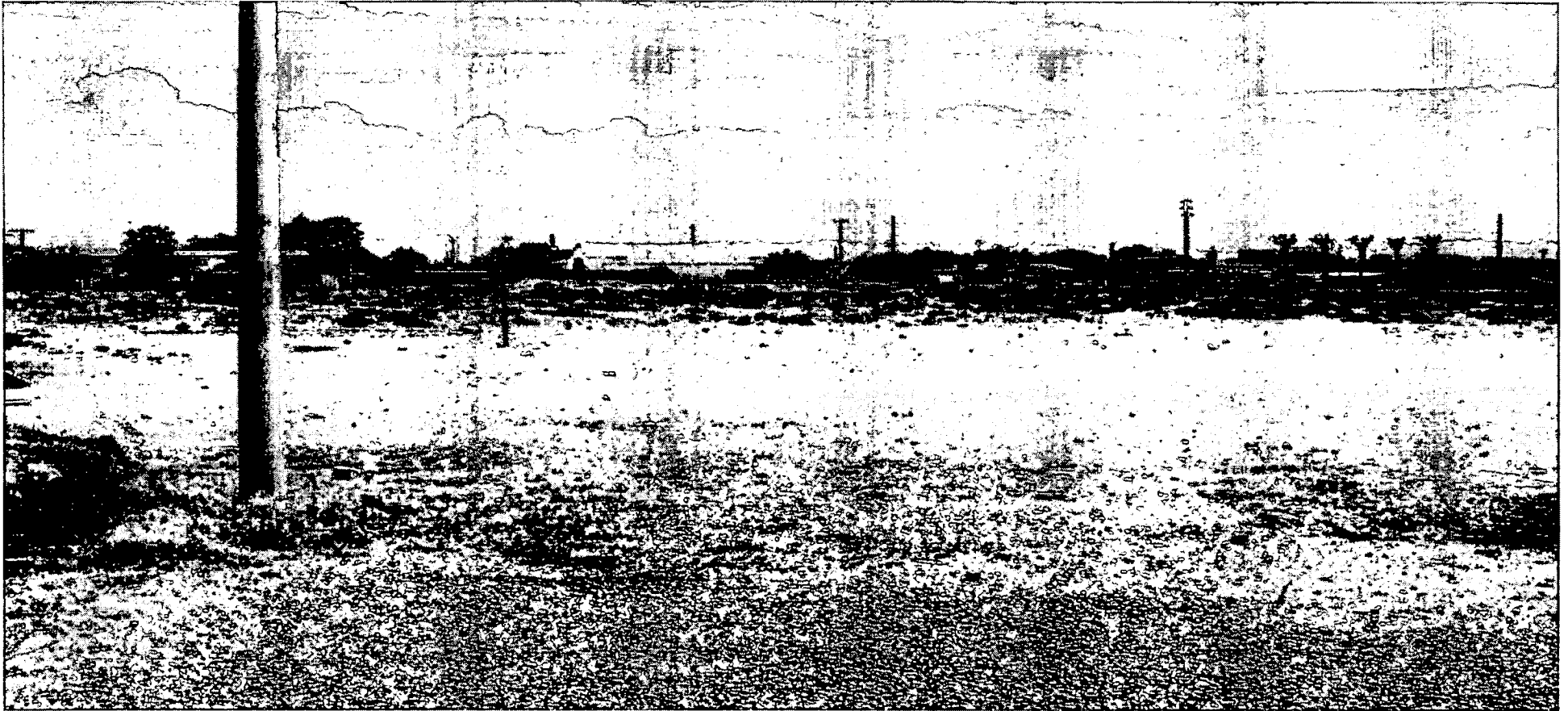
NOT TO SCALE

ALL DIMENSIONS AND SPACING INDICATED HEREON CONSTITUTE THE OFFICIAL AND UNAMBIGUOUS WORD OF THE ARCHITECT AND THE SAME MAY NOT BE DEPENDENT, USED OR INCORPORATED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. COPYRIGHT © 1999 WORLD PREMIER INVESTMENTS, INC. ALL RIGHTS RESERVED.

STAFF **Z-49-99(1)**
9-23-99 PC



Z-49-99(1) - PSA LAND INVESTMENTS LIMITED LIABILITY COMPANY
ADJACENT TO THE NORTH SIDE OF CHARLESTON BOULEVARD, APPROXIMATELY 350
FEET EAST OF THE TORREY PINES DRIVE INTERSECTION
SEPTEMBER 23, 1999 PLANNING COMMISSION



Z-49-99(1) - PSA LAND INVESTMENTS LIMITED LIABILITY COMPANY
ADJACENT TO THE NORTH SIDE OF CHARLESTON BOULEVARD, APPROXIMATELY 350
FEET EAST OF THE TORREY PINES DRIVE INTERSECTION
SEPTEMBER 23, 1999 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 77

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: NOVEMBER 3, 1999****DEPARTMENT: PLANNING AND DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

VACATION - PUBLIC HEARING - VAC-40-99 - MARYLAND VILLAS LIMITED LIABILITY COMPANY - Petition to vacate portions of public rights-of-way generally located east of Maryland Parkway, north of Bonanza Road, Ward 3 (Reese). The Planning Commission (4-0-2 vote) and staff recommend APPROVAL.

PROTESTS BEFORE:**Planning Commission****Board of Zoning Adjustment****City Council****APPROVALS BEFORE:****Planning Commission****Board of Zoning Adjustment****City Council****RECOMMENDATION:**

The Planning Commission (4-0-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

REESE - APPROVED subject to conditions and deleting Condition No. 9 - UNANIMOUS

NOTE: Subsequent to the motion, DAVID PETROVICH, Planning and Development Department, clarified that the motion should include deletion of Condition No. 9.

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

MARJORIE POLLY, 3208 Burton Avenue, appeared representing the applicant and concurred with the conditions.

No one appeared in opposition.

There was no further discussion. See Item No. 84 [U-90-99] for related discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(1:38 - 1:39)

2-937

**Agenda Item No.: 77**

CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 77 - VAC-40-99

CONDITIONS - Continued:

1. This vacation application shall exclude the Maryland Parkway embankment area along the west edge of this site as required by the Department of Public Works.
2. Prior to the recordation of an Order of Vacation, provide a plan for the City's approval indicating how the vacated rights-of-way shall be incorporated into the adjacent properties as required by the Department of Public Works.
3. Retain a 20 foot wide public sewer easement over the existing public sewer line in the Harris Avenue alignment and retain a public sewer easement over the entire width of the Wilson Avenue alignment as required by the Department of Public Works.
4. Grant a 10 foot wide public sewer easement adjacent to the north edge of the area to be vacated in the Wilson Avenue alignment (for a total 20 foot wide easement) prior to the recordation of the Order of Vacation as required by the Department of Public Works.
5. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation as required by the Department of Public Works.
6. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
7. All development shall be in conformance with code requirements and design standards of all City departments.
8. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition No. 5 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

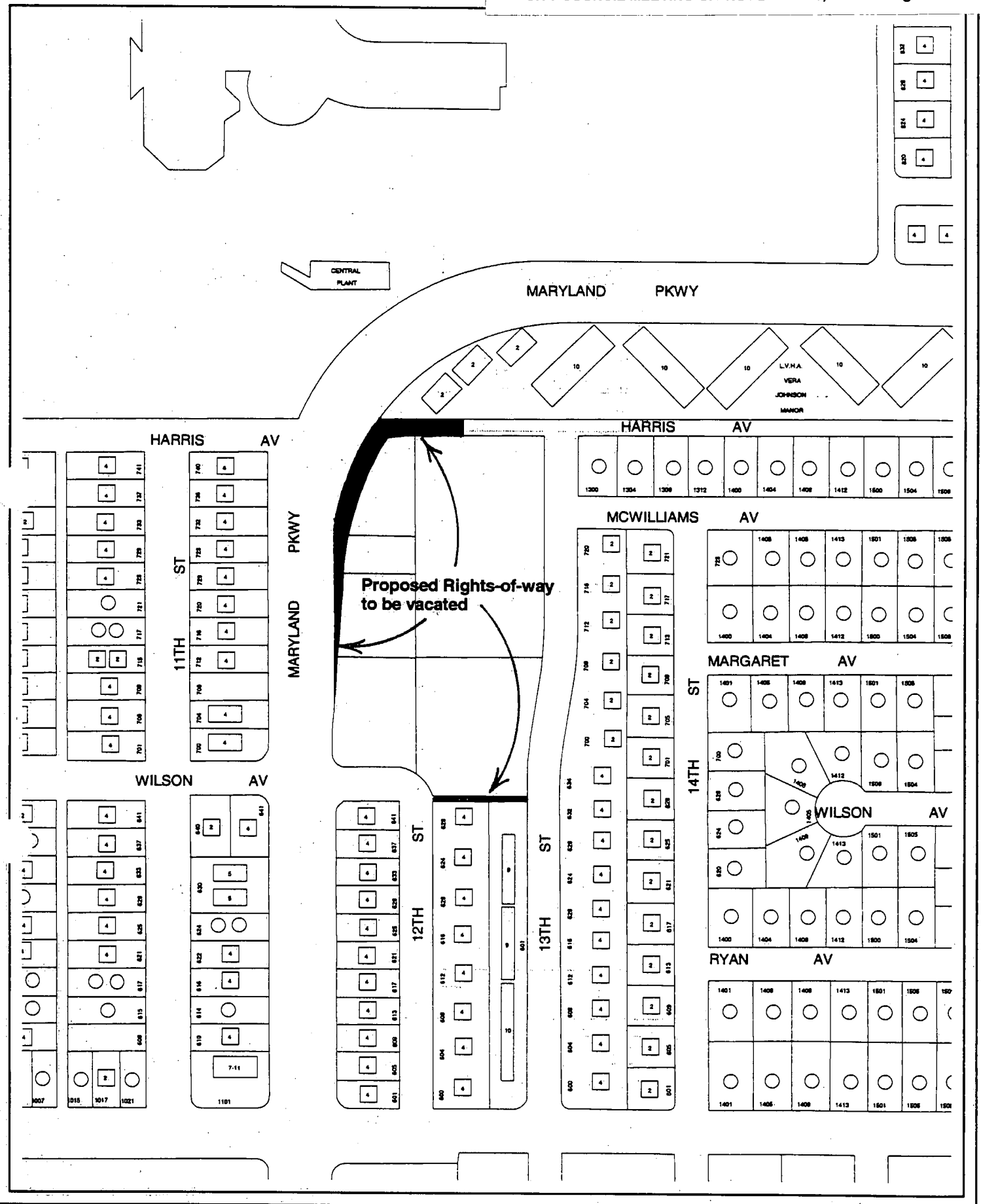


Agenda Item No.: 77

**CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 77 - VAC-40-99**

CONDITIONS - Continued:

9. The Order of Vacation shall not be recorded until all of the above conditions have been satisfied.
10. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.



CASE: VAC-40-99

0 300 600 900 Feet





AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 1999

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: VAC-40-99 - Maryland Villas, Limited Liability Company

**** CONDITIONS ****

The Planning Commission (4-0-2 vote) and staff recommend APPROVAL, subject to:

1. This vacation application shall exclude the Maryland Parkway embankment area along the west edge of this site as required by the Department of Public Works.
2. Prior to the recordation of an Order of Vacation, provide a plan for the City's approval indicating how the vacated rights-of-way shall be incorporated into the adjacent properties as required by the Department of Public Works.
3. Retain a 20 foot wide public sewer easement over the existing public sewer line in the Harris Avenue alignment and retain a public sewer easement over the entire width of the Wilson Avenue alignment as required by the Department of Public Works.
4. Grant a 10 foot wide public sewer easement adjacent to the north edge of the area to be vacated in the Wilson Avenue alignment (for a total 20 foot wide easement) prior to the recordation of the Order of Vacation as required by the Department of Public Works.
5. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation as required by the Department of Public Works.
6. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
7. All development shall be in conformance with code requirements and design standards of all City departments.
8. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition No. 5 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions

VAC-40-99 - Page Two
November 3, 1999 City Council Meeting

abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

9. The Order of Vacation shall not be recorded until all of the above conditions have been satisfied.
10. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

VAC-40-99 - Page Three
November 3, 1999 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST:

This request is to vacate portions of the public rights-of-way of Wilson Avenue, Harris Avenue and Maryland Parkway generally located east of Maryland Parkway, north of Bonanza Road. The applicant's justification letter indicates the subject rights-of-way are excess and no longer needed.

BACKGROUND DATA:

02/23/98 The City Council approved a Site Development Plan Review (SD-40-97) for a 108 unit apartment development (Maryland Villas) on the property adjacent to this request.

ANALYSIS AND FINDINGS:

Staff finds the proposed Vacation of the excess rights-of-way of Wilson Avenue and Harris Avenue to be appropriate. No improvements currently exist within either of these rights-of-way and vacation will not result in any reduction of required public access.

The Department of Public Works has concerns regarding the vacation of the embankment along Maryland Parkway. However, conversations with the applicant indicate they prefer to drop this portion of the vacation from the application, which has been addressed with Condition No. 1 below.

NOTICES MAILED: 5 by City Clerk

APPROVALS: 0

PROTESTS: 0



VAC-40-99 - MARYLAND VILLAS LIMITED LIABILITY COMPANY
SEPTEMBER 23, 1999 PLANNING COMMISSION



VAC-40-99 - MARYLAND VILLAS LIMITED LIABILITY COMPANY
SEPTEMBER 23, 1999 PLANNING COMMISSION



VAC-40-99 - MARYLAND VILLAS LIMITED LIABILITY COMPANY
SEPTEMBER 23, 1999 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 78

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: NOVEMBER 3, 1999****DEPARTMENT: PLANNING AND DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

VACATION - PUBLIC HEARING - VAC-41-99 - NEVILLE AND ESTHER POKROY TRUST - Petition to vacate excess public right-of-way generally located south of Smoke Ranch Road, west of Rancho Drive, Ward 4 (Brown). The Planning Commission (6-0 vote) and staff recommend APPROVAL.

PROTESTS BEFORE:**Planning Commission****0****Board of Zoning Adjustment****City Council****APPROVALS BEFORE:****Planning Commission****0****Board of Zoning Adjustment****City Council****RECOMMENDATION:**

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

BROWN - APPROVED subject to conditions and deleting Condition No. 5 - UNANIMOUS

NOTE: Subsequent to the motion, DAVID PETROVICH, Planning & Development Department, clarified that the motion should include deletion of Condition No. 5.

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

PAULA GOLATA, Dunnam Civil Engineers, 3305 Spring Mountain Road, Suite 82, was present and stated that the applicant concurs with the recommendations.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(1:41 - 1:42)

2-1046/2-1340

*City of Las Vegas***Agenda Item No.: 78**

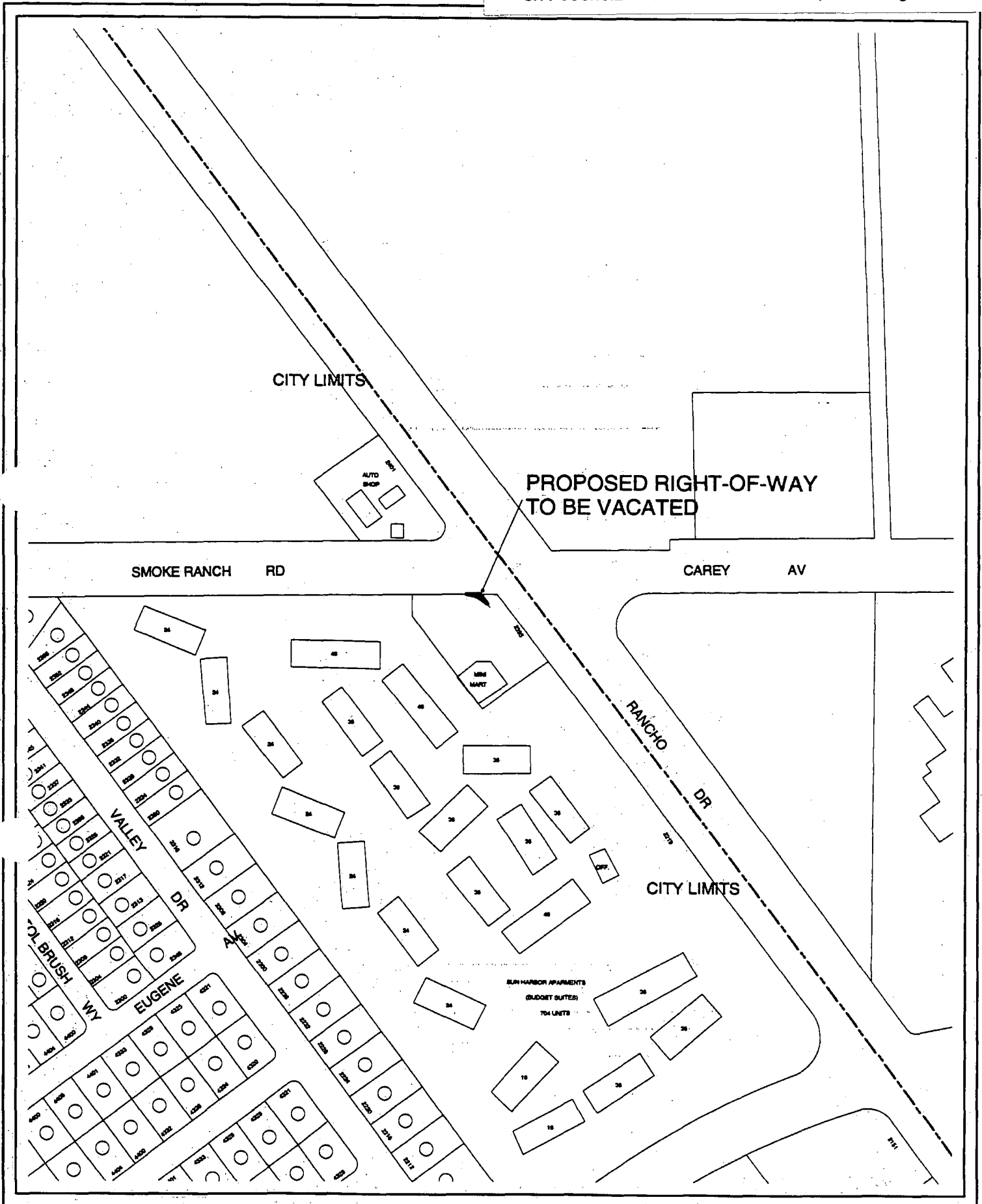
CITY COUNCIL MEETING OF NOVEMBER 3, 1999

PLANNING & DEVELOPMENT

Item 78 - VAC-41-99

CONDITIONS:

1. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation as required by the Department of Public Works.
2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
3. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. The Order of Vacation shall not be recorded until all the above conditions have been satisfied.
6. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

CASE: **VAC-41-99**

0 300 600 900 Feet





AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 1999

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: VAC-41-99 - Neville and Esther Pokroy Trust

**** CONDITIONS ****

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

1. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation as required by the Department of Public Works.
2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
3. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. The Order of Vacation shall not be recorded until all the above conditions have been satisfied.
6. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

VAC-41-99 - Page Two
November 3, 1999 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST:

This request is to vacate excess public right-of-way generally located south of Smoke Ranch Road west of Rancho Drive. The applicant's justification letter indicates this vacation is a condition of approval for a recent site development plan review for a smog check kiosk.

BACKGROUND DATA:

09/01/99 The City Council approved a Site Development Plan Review (SD-19-99) for a Smog Check Kiosk.

ANALYSIS AND FINDINGS:

Staff finds the vacation of this excess right-of-way to be appropriate because of a previous vacation by the Nevada Department of Transportation along Rancho Drive that make this radius dedication no longer necessary. For this reason, staff recommends approval.

NOTICES MAILED: 2 by City Clerk

APPROVALS: 0

PROTESTS: 0



VAC-41-99 - NEVILLE AND ESTHER POKROY TRUST
SEPTEMBER 23, 1999 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 79

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: NOVEMBER 3, 1999****DEPARTMENT: PLANNING AND DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

VACATION - PUBLIC HEARING - VAC-42-99 - ROMAN CATHOLIC BISHOP OF SOUTHERN NEVADA AND AL MURRAY - Petition to vacate a portion of Lexington Street generally located south of Lake Mead Boulevard, Ward 3 (Reese). The Planning Commission (4-0-2 vote) and staff recommend APPROVAL.

PROTESTS BEFORE:**Planning Commission****0****Board of Zoning Adjustment****City Council****APPROVALS BEFORE:****Planning Commission****0****Board of Zoning Adjustment****City Council****RECOMMENDATION:**

The Planning Commission (4-0-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

REESE - APPROVED subject to conditions, deleting Condition No. 7 and amending Condition No. 8 to allow a two-year period for recordation - **UNANIMOUS** with L. McDONALD abstaining to avoid any conflict because she is the Chair of the St. James Building Committee to build a new parish to the southwest of the subject site

MINUTES:

COUNCILWOMAN McDONALD disclosed that she would be abstaining to avoid any conflict because she is the Chair of the St. James Building Committee to build a new parish to the southwest of the subject site.

MAYOR GOODMAN declared the Public Hearing open.

ERNEST FREGGIARO, 4588 Coachman Circle, representing **BISHOP DANIEL F. WALSH**, and **MEL GREEN**, project architect, were present. **MR. FREGGIARO** concurred with staff's recommendations, except Condition No. 8, which he believes mistakenly requires a one-year recordation time frame. At the time the application was considered by the Planning Commission, a two-year time frame was requested due to the separate funding that will be received for the

City of Las Vegas

Agenda Item No.: 79

CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 79 - VAC-42-99

MINUTES - Continued:

project. He requested that the City Council allow a two-year period to record the Order of Vacation. ROBERT GENZER, Current Planning Supervisor, Planning and Development Department, stated that allowing the two-year period would be fine and Condition No. 8 should be amended to two years. He also noted that Condition No. 7 should be deleted as it is similar to Condition No. 6.

J. D. DAVIS, 1308 Jimmy Avenue, ROBERT KING, Eleanor Avenue, and MABELINE LEE, 1209 Eleanor Avenue, opposed the street closure because they feel it will create more traffic in their neighborhood and will lock them in. MR. DAVIS stated that the recent re-pavement of Jimmy Avenue was done in vain because the closure of Lexington Street will cause a saturation of traffic on Jimmy.

REE OUITA CRANEY, 1416 Jimmy Avenue, appeared in support of the construction of the church near the subject site. COUNCILWOMAN McDONALD explained that a church will be built adjacent to the site, but this application concerns the street closure for housing.

COUNCILMAN REESE indicated that he does not want to create a problem for the residents. The closure of Lexington Street will require the residents to change their habits for getting in and out of the neighborhood, but the intended project will make the neighborhood safer. Also, a neighborhood survey showed that the majority of the residents support the closure.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: COUNCILMAN REESE directed staff to try to find a solution as soon as possible if the closure of Lexington Street does cause a problem for the residents.

(1:42 - 1:52)
2-1068

**Agenda Item No.: 79**

CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 79 - VAC-42-99

CONDITIONS:

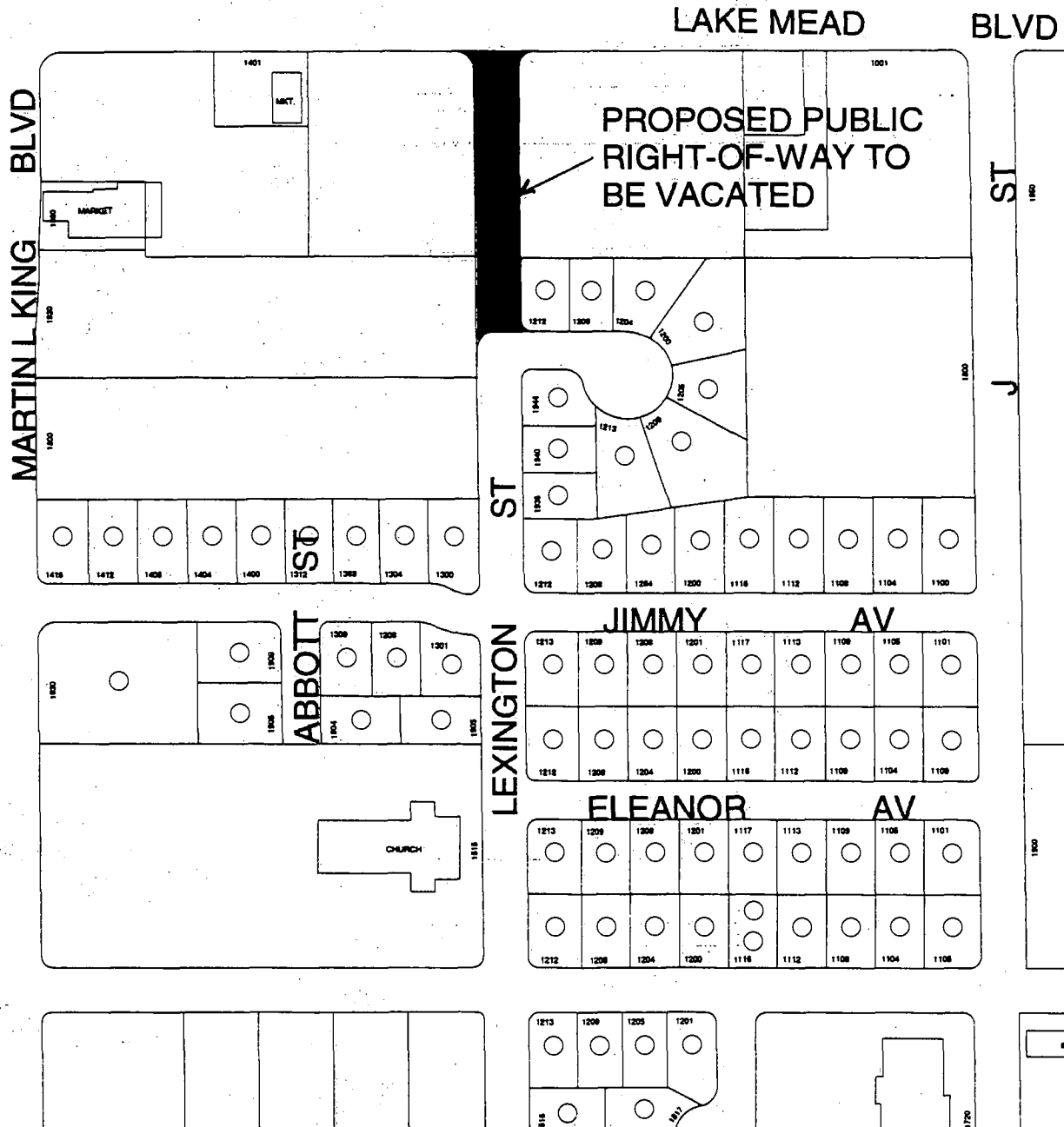
1. Prior to or concurrent with the recordation of an Order of Vacation for this application, dedicate or obtain dedication of those portions of Lexington Street needed for the proposed terminating knuckle in accord with current City standards as required by the Department of Public Works. This Vacation Application shall be modified as necessary to conform to the approved knuckle design.
2. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Division must be submitted to and approved by the Department of Public Works prior to the recordation of an Order of Vacation for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the proposed Senior Housing Project site. The Traffic Impact Analysis or other information shall specifically address the impact of this vacation on pedestrian movements, particularly for students walking to and from neighborhood schools, and shall make specific recommendations to mitigate this impact. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site or the recordation of an Order of Vacation for the existing right-of-way. 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.
3. All public improvements adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation as required by the Department of Public Works.
4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
5. All development shall be in conformance with code requirements and design standards of all City departments.

*City of Las Vegas***Agenda Item No.: 79**

CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 79 - VAC-42-99

CONDITIONS - Continued:

6. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition No. 3 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
7. The Order of Vacation shall not be recorded until all of the above conditions have been satisfied.
8. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.



CASE: VAC-42-99

0 300 600 900 Feet





AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 1999

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

**ITEM DESCRIPTION: VAC-42-99 - Roman Catholic Bishop of Southern Nevada
and Al Murray**

**** CONDITIONS ****

The Planning Commission (4-0-2 vote) and staff recommend APPROVAL, subject to:

1. Prior to or concurrent with the recordation of an Order of Vacation for this application, dedicate or obtain dedication of those portions of Lexington Street needed for the proposed terminating knuckle in accord with current City standards as required by the Department of Public Works. This Vacation Application shall be modified as necessary to conform to the approved knuckle design.
2. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Division must be submitted to and approved by the Department of Public Works prior to the recordation of an Order of Vacation for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the proposed Senior Housing Project site. The Traffic Impact Analysis or other information shall specifically address the impact of this vacation on pedestrian movements, particularly for students walking to and from neighborhood schools, and shall make specific recommendations to mitigate this impact. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site or the recordation of an Order of Vacation for the existing right-of-way. 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.
3. All public improvements adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation as required by the Department of Public Works.
4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
5. All development shall be in conformance with code requirements and design standards of all City departments.

VAC-42-99 - Page Two
November 3, 1999 City Council Meeting

6. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition No. 3 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
7. The Order of Vacation shall not be recorded until all of the above conditions have been satisfied.
8. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

VAC-42-99 - Page Three
November 3, 1999 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST:

This request is to Vacate Lexington Street from the south right-of-way line of Lake Mead Boulevard, extending south approximately 370 feet. This request has been made as a result of Condition of Approval No. 1 for a Rezoning of the adjacent property on either side of Lexington Street.

BACKGROUND DATA:

- 04/12/99 The City Council approved a Special Use Permit (U-21-99) for a church on property adjacent to this request.
- 05/24/99 The City Council approved a Rezoning (Z-12-99) to R-PD18 (Residential Planned Development - 18 Units Per Acre) for a proposed 64-unit senior citizen apartment complex on either side of this portion of the right-of-way for Lexington Street.

ANALYSIS AND FINDINGS:

Staff finds the proposed Vacation of Lexington Street to be in accordance with Condition of Approval No. 1 for Rezoning Z-12-99. The vacation of Lexington Street will result in a single cohesive development for the approved senior apartments. The Department of Public Works has indicated that the proper termination of Lexington Street with an approved knuckle design will be required.

NOTICES MAILED: 79 by City Clerk

APPROVALS: 0

PROTESTS: 0



VAC-42-99 - ROMAN CATHOLIC BISHOP OF SOUTHERN NEVADA
AND AL MURRAY
SEPTEMBER 23, 1999 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 80

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: NOVEMBER 3, 1999****DEPARTMENT: PLANNING AND DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - V-69-99 - HORST SCHMIDT - Request for a Variance on property located at 2710 Palomino Lane TO ALLOW A 28 FOOT FRONT YARD SETBACK WHERE 50 FEET IS THE MINIMUM REQUIRED FOR AN EXISTING SINGLE-FAMILY DWELLING, R-A (Ranch Acres) Zone, Ward 1 (McDonald), APN: 139-32-703-008 and 013. The Board of Zoning Adjustment (3-0 vote) and staff recommend APPROVAL.

PROTESTS BEFORE:**Planning Commission**☐**Board of Zoning Adjustment****City Council**☐**APPROVALS BEFORE:****Planning Commission**☐**Board of Zoning Adjustment****City Council**☐**RECOMMENDATION:**

The Board of Zoning Adjustment (3-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

M. McDONALD - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

HAROLD FOSTER, 3230 Polaris Avenue, appeared representing the applicant and stated that the matter was held in abeyance from the last City Council meeting because a resident appeared claiming that some of the construction was being done in violation of the Code. Staff was to investigate the claim and make a report. **ROBERT GENZER**, Current Planning Supervisor, Planning and Development Department, stated that previous Variances were approved by the Board of Zoning Adjustment for the existing block wall and the front-yard area.

PAUL WILKINS, Director, Building and Safety Department, reported that the property was reviewed and the structures are being built to Code. However, there is some concern that some of



Agenda Item No.: 80

CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 80 - V-69-99

MINUTES - Continued:

the building is being done without a permit. If the matter is approved, the proper permit can be issued for the structure. He opined that a good job is being done. MAYOR GOODMAN noted that even though there are no building violations, the developer should pull the proper permits before moving on to the next phase and assume that the City will have no problem with the construction. He intends to hold the applicant to a very high standard in the future.

No one appeared in opposition.

There was no further discussion.

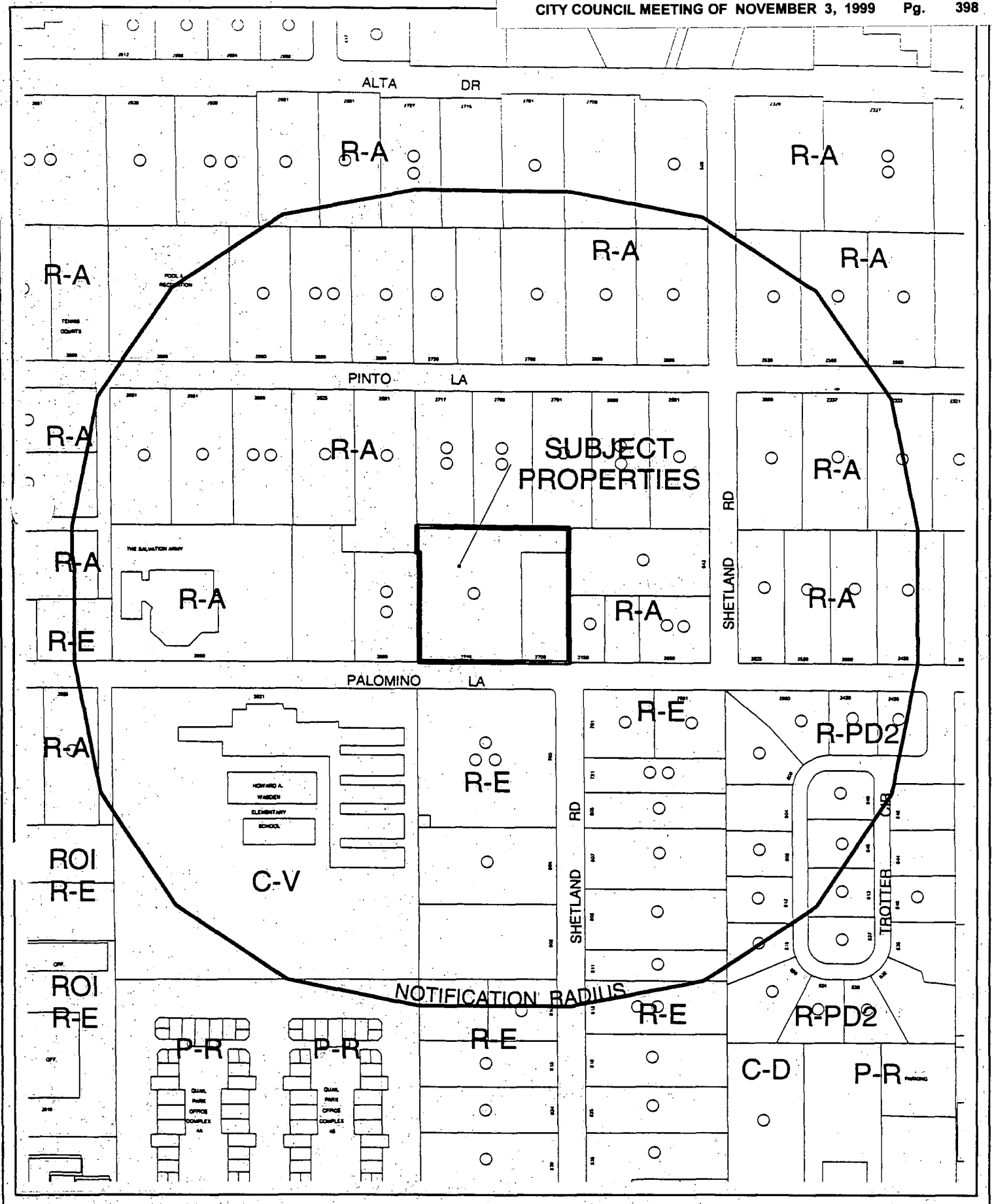
MAYOR GOODMAN declared the Public Hearing closed.

(1:52 - 1:55)

2-1443

CONDITIONS:

1. All development must be in conformance with the site plan and elevations.
2. City Code requirements and design standards of all City Departments which are not affected by approval of this Variance must be satisfied.
3. Conformance to all applicable Conditions of Approval for V-20-98.



CASE: V-69-99
RADIUS: 750 FT

0 300 600 Feet



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: NOVEMBER 3, 1999****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: ABEYANCE ITEM - V-69-99 - Horst Schmidt**

THIS ITEM WAS HELD IN ABEYANCE FROM THE OCTOBER 20, 1999 CITY COUNCIL MEETING TO ALLOW STAFF TIME TO PROVIDE CITY COUNCIL A REPORT REGARDING ALL ACTIONS CONCERNING THIS SITE.

**** CONDITIONS ****

The Board of Zoning Adjustment (3-0 vote) and staff recommend APPROVAL, subject to:

1. All development must be in conformance with the site plan and elevations.
2. City Code requirements and design standards of all City Departments which are not affected by approval of this Variance must be satisfied.
3. Conformance to all applicable Conditions of Approval for V-20-98.

V-69-99 - Page Two
November 3, 1999 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST:

This request is for a Variance to allow an existing building to be set back 28 feet where a 50 foot setback is the minimum allowed. The applicant based the need for the Variance on the historical nature of the building and preserving the rural nature of the neighborhood.

BACKGROUND DATA:

06/02/98 The Board of Zoning Adjustment approved a Variance to allow a six foot tall block wall in the front yard where four feet is the maximum height allowed (V-20-98).

SITE DETAILS:

Existing Zoning: R-A (Ranch Acres)
Existing Land Use: Single Family Residence constructed in 1947

Site Area: 1.69 Acres
Building Area: 26,169 Square Feet

Access to the site will be from two driveways off of Palomino Lane.

ANALYSIS:

The applicant wishes to call the new construction an addition to the existing structure, this however is not possible because the existing structure would be a legal non-conforming building. Section 19A.16 allows additions to non-conforming buildings to be approved by the Department Director when the non-conformance is a result of inadequate setbacks and provided that the addition conforms to all other provisions of this Title.

The addition shall not encroach beyond the encroachment of the existing building, must be located in either the side or rear yard, and must not encroach more than 50 percent. In addition, the total of all such additions or enlargements shall not exceed more than 50 percent of the size of the original footprint of the structure.

V-69-99 - Page Three
November 3, 1999 City Council Meeting

This application does not meet the above listed criteria for Director approval. The existing home was built in 1947, the new structure is incorporating a portion of the front wall of the existing structure into the new construction. The old home was setback 28 feet from the street right-of-way line, because of this, the new construction does not meet the setback requirements for new construction under Title 19A. Therefore, the Variance must be for a 28 foot front yard setback where a 50 foot front yard setback is the minimum allowed for new construction in an R-A (Ranch Acres) Zoning District.

FINDINGS:

Section 19A.18.070B of the LVMC states:

“B. Scope and Limitations

Pursuant to NRS Chapter 278 and this subchapter, the Board of Zoning Adjustment has the authority to grant Variances as it determines appropriate. However, the Variance process is not available to:

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

Section 19A.18.070.L. of the LVMC states:

“L. Determinations

1. In order to approve a Variance application, the Board of Zoning Adjustment and, where applicable, the City Council, must determine that the Variance is warranted both under State law and this subchapter. The minimum State law standards are set forth in Subsection 2 below.
2. Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property...or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition...the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a Variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good,

V-69-99 - Page Four
November 3, 1999 City Council Meeting

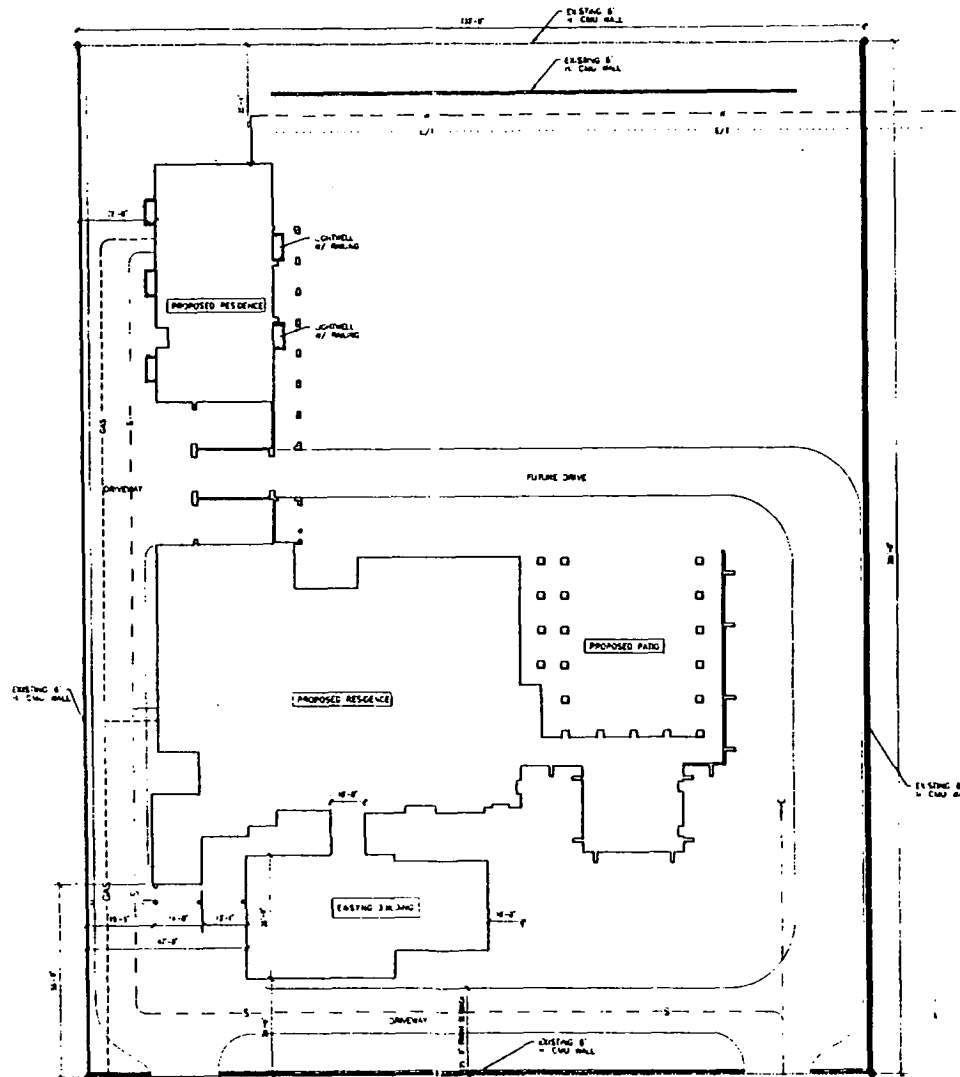
without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

Staff finds evidence of unique or extraordinary circumstances with regard to this request, in that, this is now an existing structure on the same location as the pre-existing structure which has been substantially removed from the current site. Staff believes that since the old structure was setback 28 feet, and was not injurious to other property owners in the vicinity, approval of this Variance for the same setback will not be detrimental to the health, safety, or welfare of the general public. Further, most of the other residences in the vicinity of this property are zoned R-A (Ranch Acres), and do not meet the required 50 foot front yard setback.

NOTICES MAILED: 72 by City Clerk

APPROVALS: 0

PROTESTS: 0



2700 PALOMINO LANE
APN 110-110-01-001

SITE PLAN

BZA 9-7-99
STAFF V-69-99

GENERAL NOTES

1. PERMIT TO CONSTRUCT TO BE A MINIMUM 6" ABOVE ADJACENT PARKING DRIVE
2. SOME ADJACENT DRIVE AREA FROM SETBACKS IS TO BE BUILT FOR A MAX OF 10'-0"
3. VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. VERIFY SETBACKS AND ADJACENT DRIVE AREA.
4. THE TO CONSTRUCTION OF THE PROPOSED DRIVEWAY TO THE EXISTING DRIVEWAY IS TO BE COMPLETED PRIOR TO THE START OF CONSTRUCTION OF THE PROPOSED DRIVEWAY.

JVC ASSOCIATES, INC.
ARCHITECTURAL, ENGINEERING, PLANNING, AND CONSTRUCTION SERVICES
1100 1st Street, Suite 100, San Francisco, CA 94103
Tel: 415.398.1100
Fax: 415.398.1101
www.jvcassoc.com

NEW RESIDENCE FOR
HORST SCHMIDT
AND V

PROJECT BY
= SCHMIDT

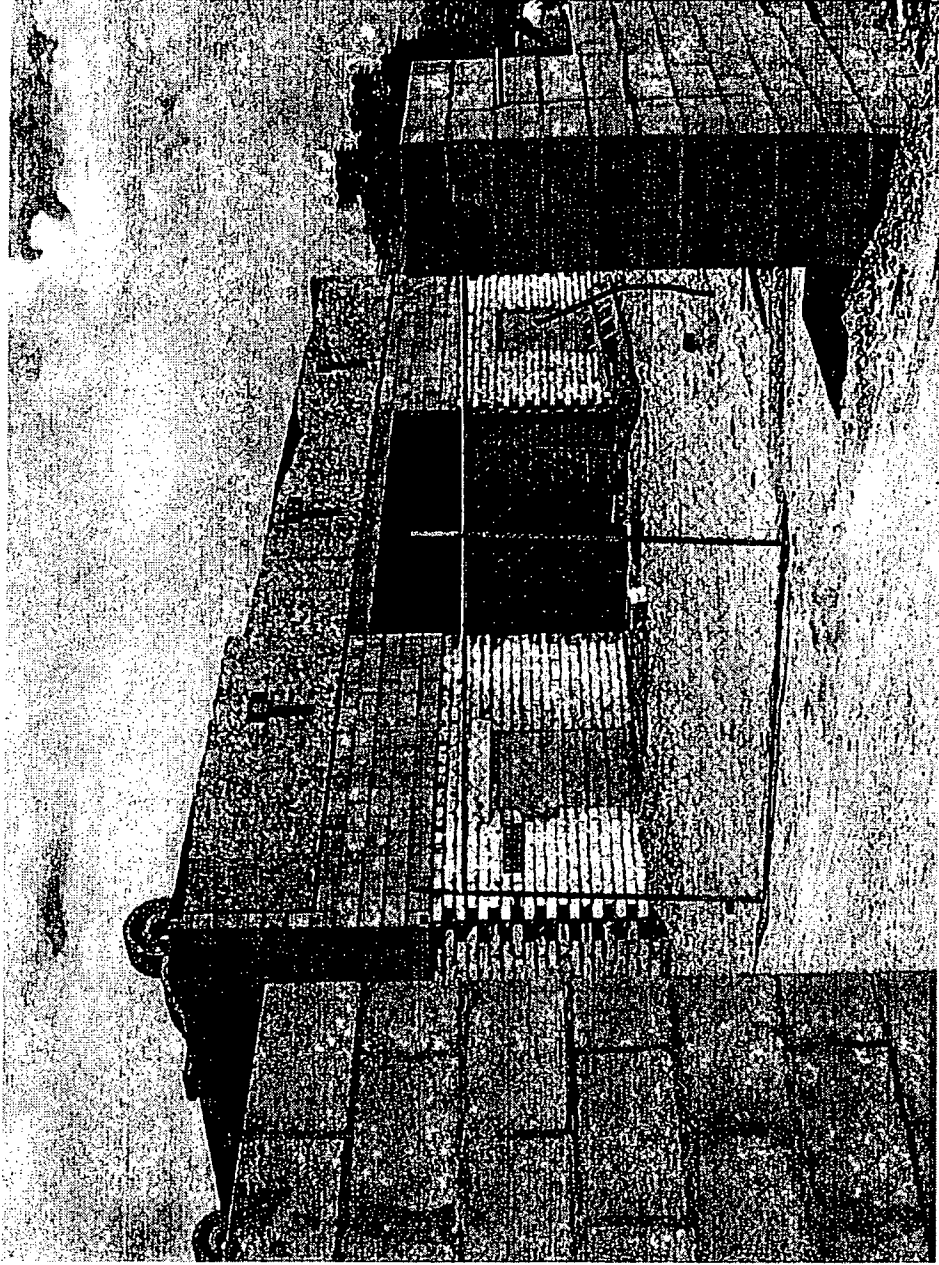
CHECKED BY
= JVC

DRAWN BY
= BA

DATE
= 6-21-99

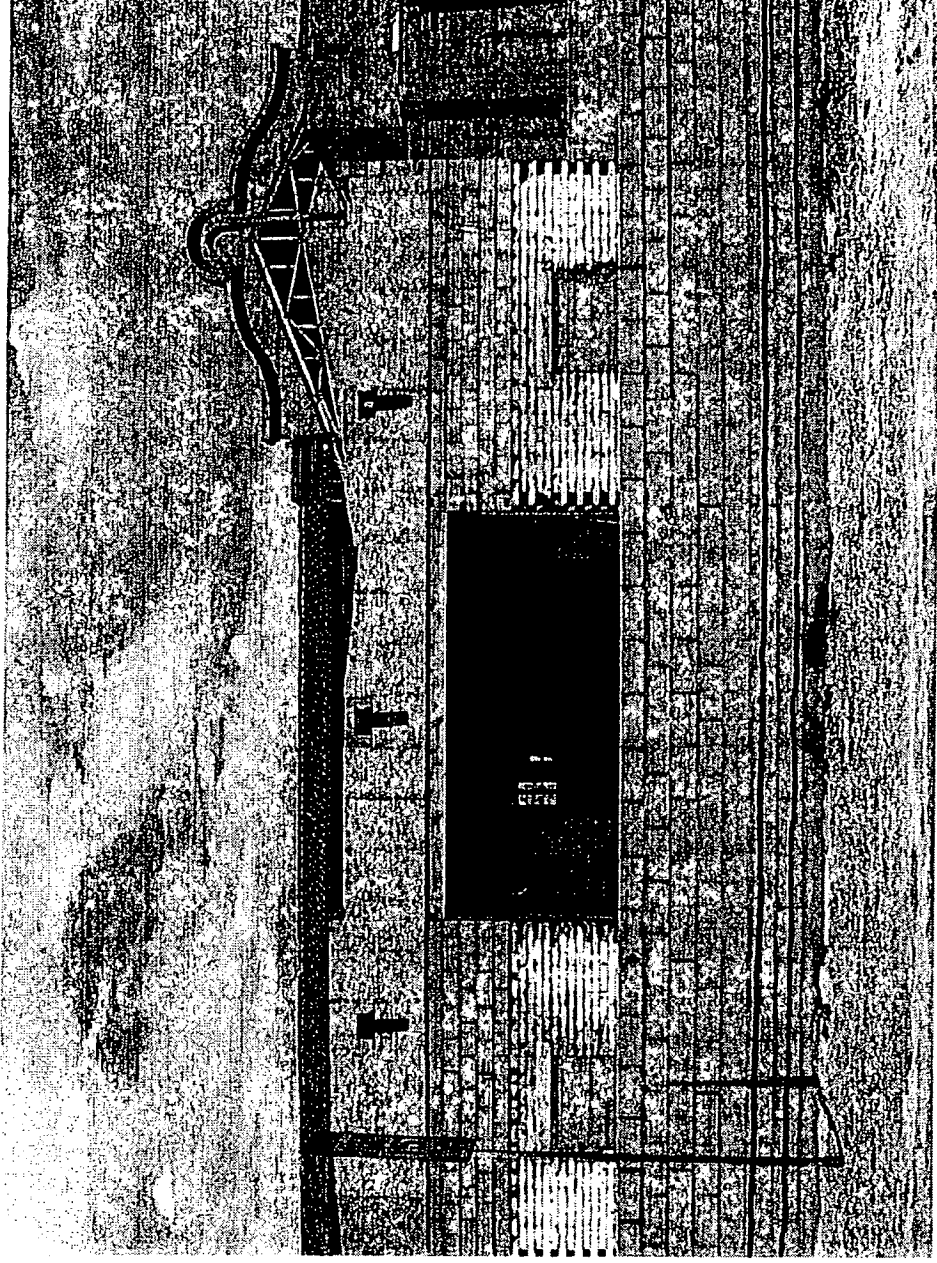
REVISIONS

NTLD ELLIS



V-69-99

VARIANCE FOR SETBACK



V-69-99

VARIANCE FOR SETBACK

City of Las Vegas

Agenda Item No.: 81

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: NOVEMBER 3, 1999****DEPARTMENT: PLANNING AND DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:****ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - V-78-99 - CLARK COUNTY**

- Request for a Variance on property located on the south side of Kenyon Place approximately 300 feet east of Shadow Lane TO ALLOW 45 PARKING SPACES WHERE 59 IS THE MINIMUM REQUIRED FOR PHASE ONE (FIRST FLOOR), AND TO TEMPORARILY ALLOW 0 PARKING SPACES WHERE 59 IS THE MINIMUM REQUIRED FOR PHASE TWO (SHELL ONLY), PD (Planned Development) Zone, Ward 1 (McDonald), APN: 139-33-305-004. The Board of Zoning Adjustment (3-0 vote) and staff recommend APPROVAL.

PROTESTS BEFORE:

Planning Commissslon

☐

Board of Zoning Adjustment

☐

City Council

☐**APPROVALS BEFORE:**

Planning Commissslon

☐

Board of Zoning Adjustment

☐

City Council

☐**RECOMMENDATION:**

The Board of Zoning Adjustment (3-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

M. McDONALD - APPROVED subject to conditions and added Condition No. 5 that this Variance shall expire eighteen (18) months from the date of City Council approval - **UNANIMOUS** with **GOODMAN** abstaining to avoid any potential conflict as he owns property on Charleston that could be affected by this action

MINUTES:

MAYOR PRO TEM McDONALD declared the Public Hearing open.

APPEARANCES:

CAROL CARTER, Staff Architect, Clark County Real Property Management Division

RALPH BOND, Staff Architect, Clark County Real Property Management Division

DONALD BARTON, Staff Architect, Clark County Real Property Management Division

*City of Las Vegas***Agenda Item No.: 81**

CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 81 - V-78-99

MINUTES - Continued:

MAYOR PRO TEM McDONALD declared the Public Hearing closed.

NOTE: COUNCILMAN BROWN suggested the City Council formally request that the County clarify whether a parking garage is going to be built for the subject area, because if the County is not going to fulfill that commitment, the City has to start more closely reviewing individual building applications for this area for adequate parking.

NOTE: MAYOR GOODMAN requested that MS. CARTER, MR. BOND, and MR. BARTON relay this information to County Administration so that an answer can be provided within a month to the City who can form a definitive idea as to how similar applications should be treated.

NOTE: COUNCILMAN McDONALD indicated that a formal letter should be sent from the MAYOR's office to the County Commissioners requesting a definitive answer.

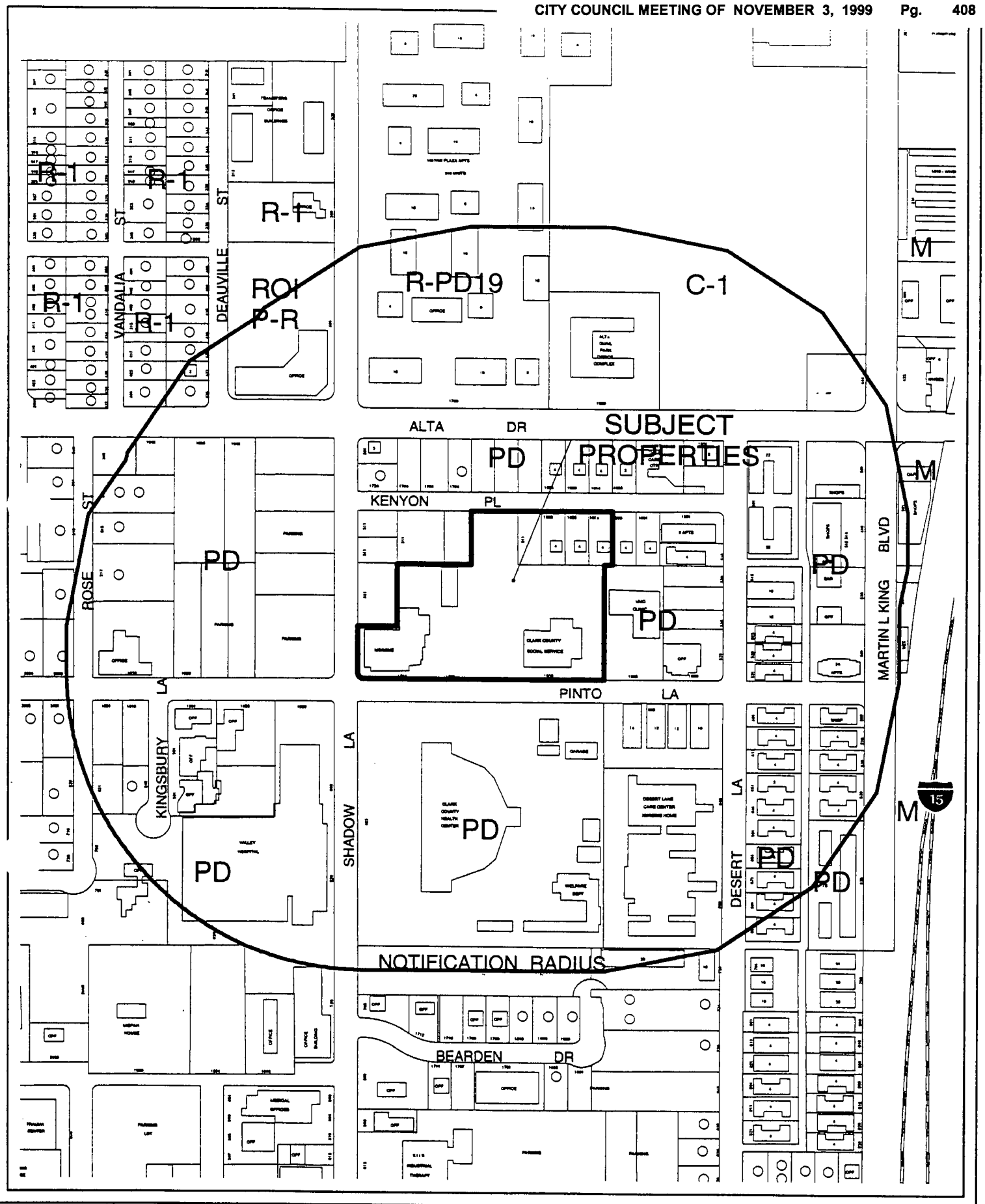
NOTE: A Verbatim Transcript is made a part of the Final Minutes.

(1:55 - 2:05)

2-1555

CONDITIONS:

1. Provide the parking for the second floor prior to obtaining the building permits for the tenant improvements.
2. All development must be in conformance with the plot plan and elevations.
3. City Code requirements and design standards of all City Departments which are not affected by approval of this Variance must be satisfied.
4. The applicant must submit for review an application for a Site Development Plan Review to the Planning and Development Department.



CASE: V-78-99

RADIUS: 750 FT

0	300	600	900 Feet
---	-----	-----	----------



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 1999

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: ABEYANCE ITEM - V-78-99 - Clark County

THIS ITEM WAS HELD IN ABEYANCE FROM THE OCTOBER 20, 1999 CITY COUNCIL MEETING AT THE REQUEST OF COUNCILMAN McDONALD.

**** CONDITIONS ****

The Board of Zoning Adjustment (3-0 vote) and staff recommend APPROVAL, subject to:

1. Provide the parking for the second floor prior to obtaining the building permits for the tenant improvements.
2. All development must be in conformance with the plot plan and elevations.
3. City Code requirements and design standards of all City Departments which are not affected by approval of this Variance must be satisfied.
4. The applicant must submit for review an application for a Site Development Plan Review to the Planning and Development Department.

V-78-99 - Page Two
November 3, 1999 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST:

This request is for a Variance to allow 45 parking spaces where 59 parking spaces is the minimum allowed during phase one construction (first floor) of an office building, and to temporarily allow 0 parking spaces where 59 parking spaces is the minimum allowed during phase two (second floor shell only), in conjunction with a 34,780 square foot government office facility.

There was no written justification for the Variance provided.

BACKGROUND DATA:

05/27/97 The City Council approved a rezoning on the subject property to P-D (Planned Development) as part of a larger request (Z-20-97).

SITE DETAILS:

Existing Zoning:	P-D	(Planned Development)
Existing Land Use:	Medical Buildings	
Site Area:	1.67	Acres
Building Area:	34,780	Square Feet
FAR:	.48	
Parking Required (Phase 1):	59	Spaces
Parking Provided (Phase 1):	45	Spaces
Parking Required (Phase 2):	59	Spaces
Parking Provided (Phase 2):	0	Spaces

This is a proposed campus type area where various Clark County Government facilities will be located. Access will be achieved by the four streets that make up the border of the development area. This building is located approximately in the center of the overall site. The elevations depict a two story building that is in keeping with the architectural features and materials of the other county buildings.

ANALYSIS:

Clark County is currently developing a governmental campus bounded by Alta Drive to the north, Pinto Lane to the south, Desert Lane to the east, and Shadow Lane to the west. The subject building is sited on the proposed campus amongst several other Clark County Government facilities. The County is also in the process of procuring the remainder of the privately held parcels

V-78-99 - Page Three
November 3, 1999 City Council Meeting

within the campus boundaries. They are waiting for the funding, which occurs on a yearly basis, in order to purchase the remaining properties. These remaining properties, when purchased, would then be able to be used for additional parking on the proposed campus.

The subject project is a two-story government office building. The first floor will house the County computer system core and the main data server. A large portion of the first floor will be taken up by computer mainframe hardware, and the office space for the 45 employees that will work there.

The applicant is requesting to construct the shell of the second floor and that the parking not be required until the tenant improvements are constructed, which would not occur until a user of the space has been identified. Also, by that time, the remaining parcels should be purchased, thus the needed parking will be able to be constructed on that land.

FINDINGS:

Section 19A.18.070B of the LVMC states:

“B. Scope and Limitations

Pursuant to NRS Chapter 278 and this subchapter, the Board of Zoning Adjustment has the authority to grant Variances as it determines appropriate. However, the Variance process is not available to:

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

Section 19A.18.070.L. of the LVMC states:

“L. Determinations

1. In order to approve a Variance application, the Board of Zoning Adjustment and, where applicable, the City Council, must determine that the Variance is warranted both under State law and this subchapter. The minimum State law standards are set forth in Subsection 2 below.
2. Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property...or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition...the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a Variance from that strict

V-78-99 - Page Four
November 3, 1999 City Council Meeting

application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

Staff finds that a unique or extraordinary circumstance exists with regard to the request for allowing 45 parking spaces where 59 parking spaces is required for the first floor of this structure. Only about 6,000 square feet of the first floor is to be occupied by employees, the remaining area is computer environs and storage. It has been indicated to staff that there will be 45 employees housed on the first floor and that this is not a customer based division of Clark County. Staff believes that the requested 45 parking spaces will be adequate during phase one of this development.

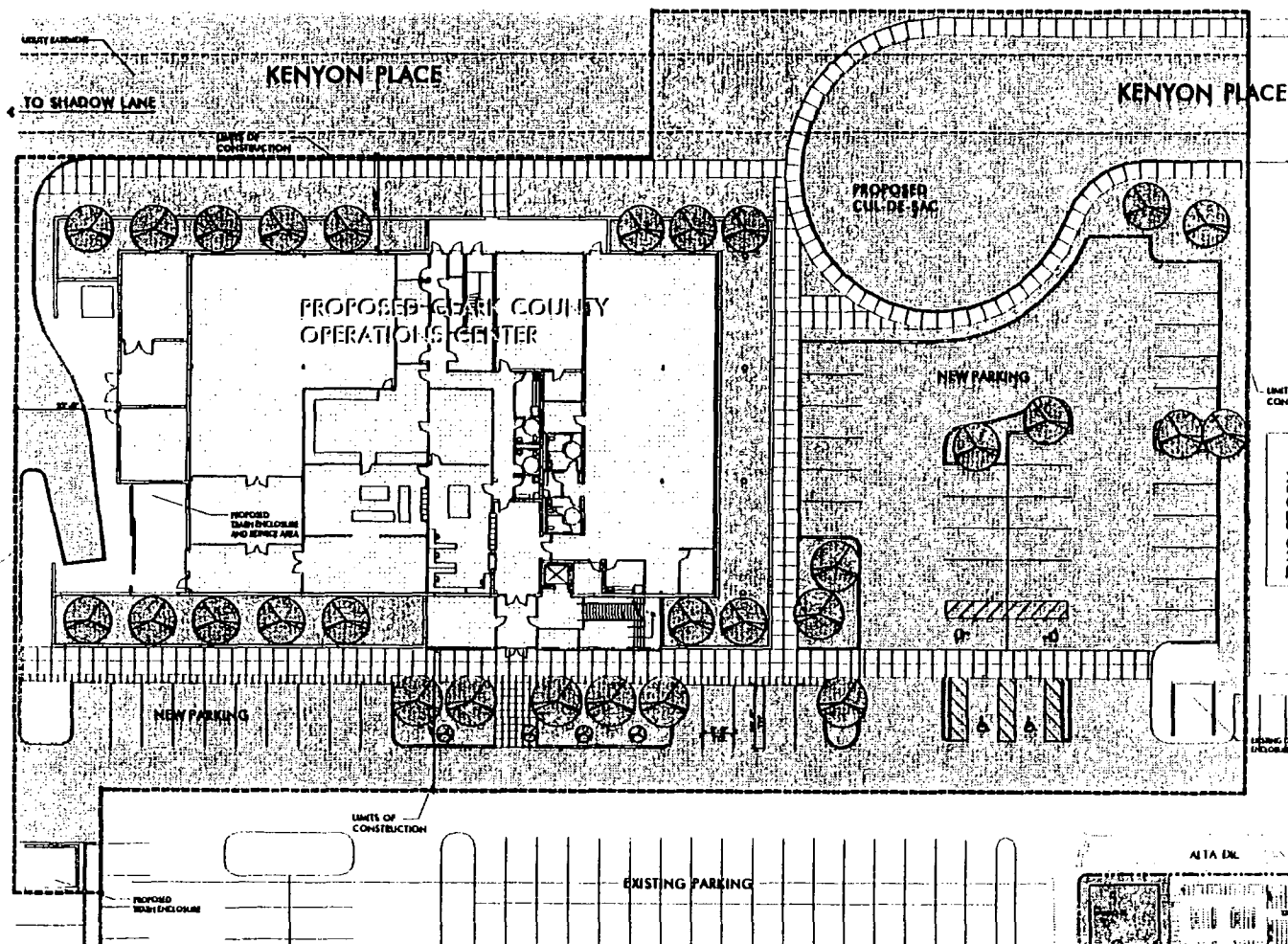
With regard to the second floor, staff again finds that a unique or extraordinary circumstance exists, in that, because of the funding mechanism involved in purchasing the remaining residential properties located within the campus boundaries, a temporary allowance to allow 0 parking spaces for the second floor building shell is appropriate. However, staff will require that the required 59 parking spaces for the second floor be provided prior to obtaining the building permits for the second floor tenant improvements.

NOTICES MAILED: 63 by City Clerk

APPROVALS: 0

PROTESTS: 0

PUBLIC
ADMINISTRATOR
OFFICE

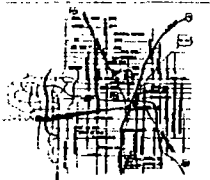


SITE PLAN

1/16" = 1'-0"



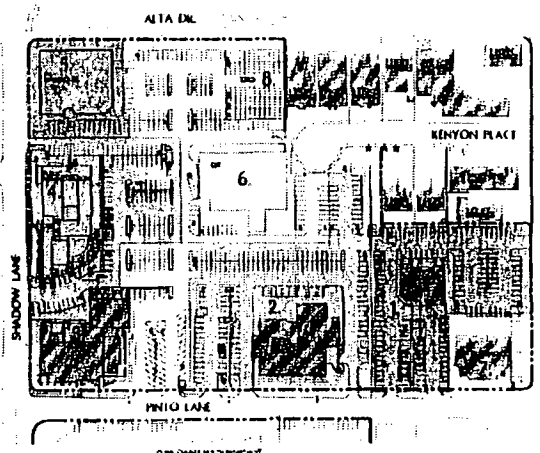
VICINITY MAP



V-78-99 BZA
STAFF 9-7-99

CURRENT COUNTY
PROPERTY MASTER
PLAN

TRACT	AREA	OWNER	DATE
127-250	1.00	Clark County	11-1-98
127-251	1.00	Clark County	11-1-98
127-252	1.00	Clark County	11-1-98
127-253	1.00	Clark County	11-1-98
127-254	1.00	Clark County	11-1-98
127-255	1.00	Clark County	11-1-98
127-256	1.00	Clark County	11-1-98
127-257	1.00	Clark County	11-1-98
127-258	1.00	Clark County	11-1-98
127-259	1.00	Clark County	11-1-98
127-260	1.00	Clark County	11-1-98



PROJECT SUMMARY

PARCEL AREA: 72,678 S.F.
1.67 ACRE
EXISTING ZONING: MD-1
PROPOSED ZONING: MD-1
BUILDING AREA: 24,780 G.S.F.
1ST FLOOR: 17,340 G.S.F.
2ND FLOOR: 17,340 G.S.F.
SITE COVERAGE: 24%
OCCUPANTS:
1ST FLOOR: 88 (at 200)
34 (ACTUAL)
2ND FLOOR: 82
TOTAL: 173 PERSONS
P.G. PROVIDED: 45 SPACES
P.G. REQUIRED: 117 (at 1:300)
1ST FLOOR: 59
2ND FLOOR: 58
LANDSCAPE AREA: 14,479 S.F.

PRELIMINARY PLANT LIST

BOTANICAL NAME	COMMON NAME
TREES	
ACACIA ANEURA	MUNGA TREE
CERODONTA X 'HERITAGE'	HERITAGE MUMMUM
CHITAPA 1 'TWIN DAWNS'	PAID VEEDE
PROSOPIS C. 'THORNLESS'	PAID DAWNS CHITAPA
SCYRADA SECUNDIFLORA	THORNLESS MESQUITE
	TEXAS HILL LAUREL
SHRUBS	
CASSIA NEMOROSA	DESERT CASSIA
DALIA PEUTISCENS	BLACK DALIA
'SIERRA NEGRA'	
LEUCOPHYLLUM	SIERRA MAGNOLIA
REVOLUTUM 'SIERRA'	HER BANGERS
MAGNOLIA	
SALVIA GREGGII 'SIERRA'	SIERRA LINDA SAGE
LINDA	
GROUND COVER	
ACACIA REDOLENS	CREeping ACACIA
DESERT CARPET	
BACCHARIS THOMPSONI	THOMPSON'S
DALIA CANTATA 'SIERRA'	BACCHARIS
GOLD	SIERRA GOLD DALIA
LANTANA SPECIES 'NEW'	
GOLD	NEW GOLD LANTANA
ACCENT PLANTS	
AGAVE PARVIFLORA	AGAVE
CASAPALMIA GALLIES	YELLOW BIRD OF
	PARADISE
DASTILION WHOLESALE	DESERT SPOON
POULQUERIA SPLENDENS	OCOTILLO
HEPERALOE PARVIFLORA	BIRD TUCCA
TUCCA SPINDERA	MOJAVE TUCCA

CLARK COUNTY OPERATIONS CENTER
Clark County, Nevada

Site Development Plan Review

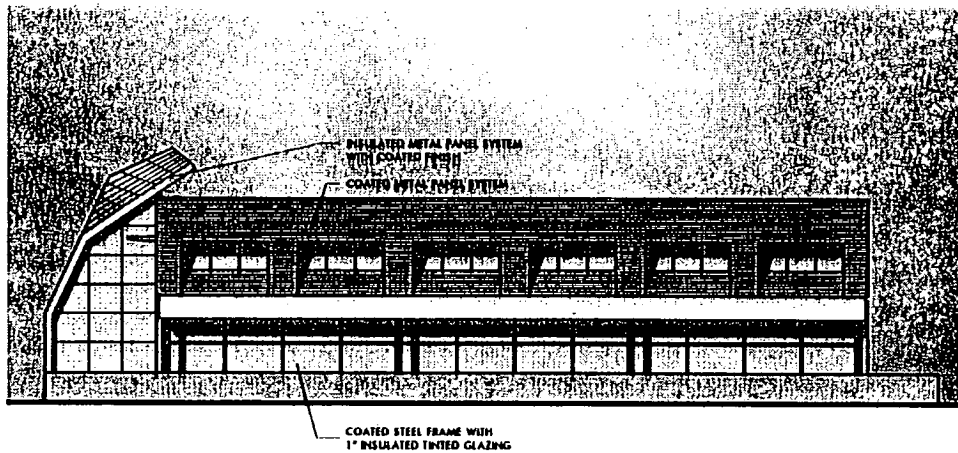
Holmes Sabatini Associates Architects

August 3, 1999

CITY COUNCIL MEETING OF NOVEMBER 3, 1999

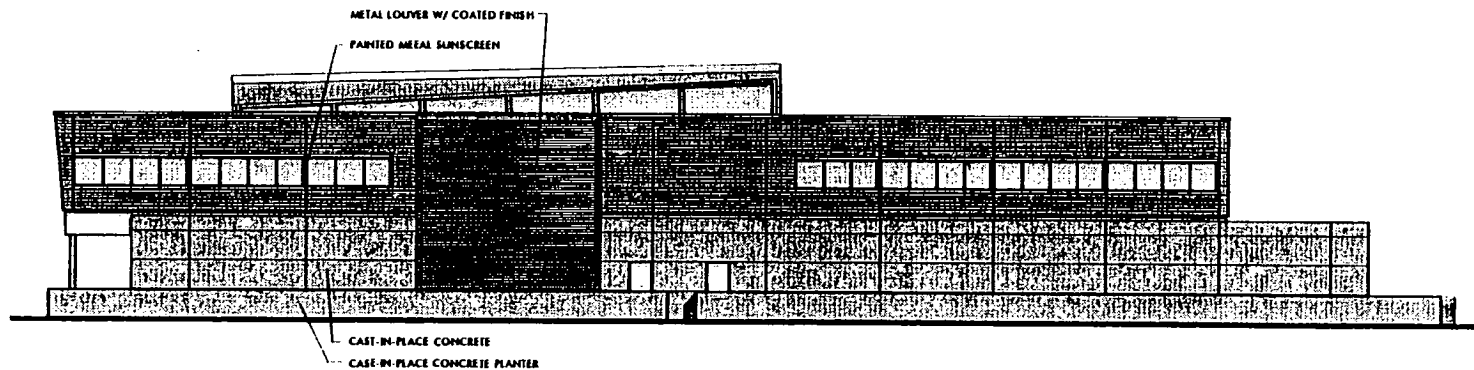
Pg.

413



EAST ELEVATION

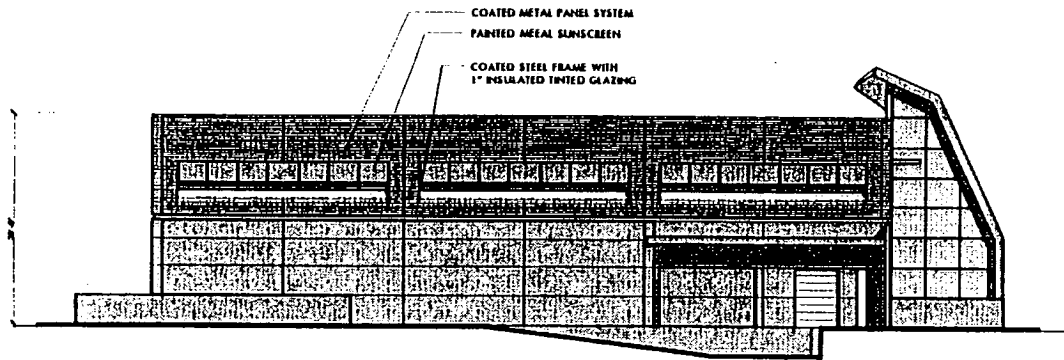
1/8" = 1'-0"



NORTH ELEVATION

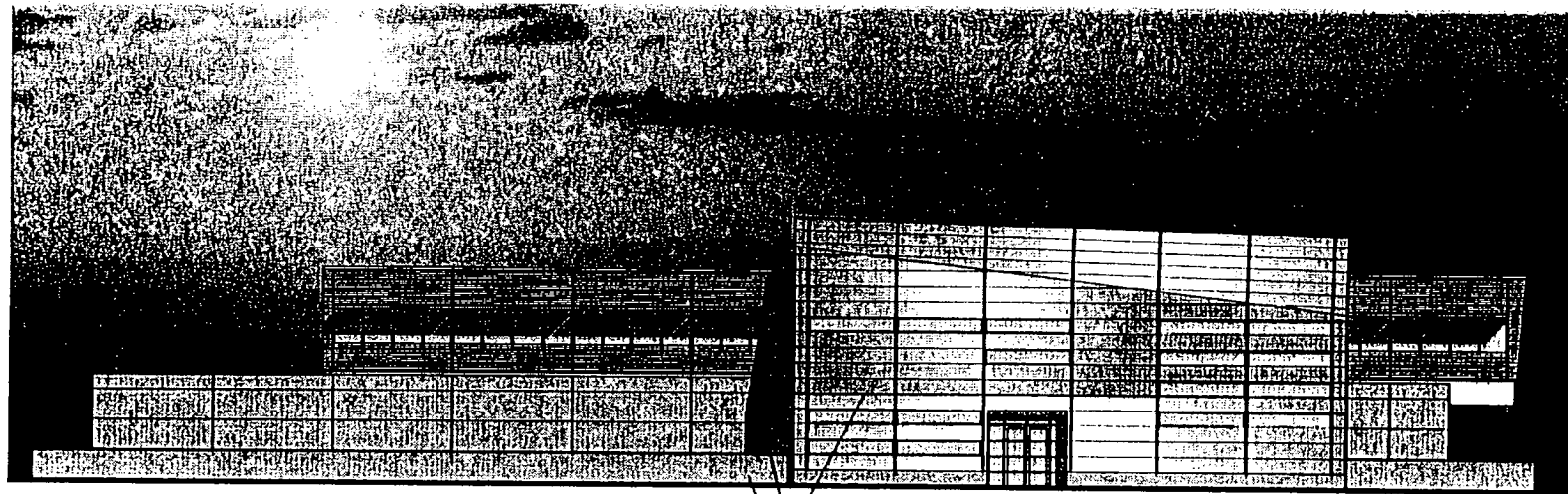
1/8" = 1'-0"

V-78-99 BZA STAFF 9-7-99



WEST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

V-78-99 BZA STAFF 9-7-99



V-78-99

VARIANCE FOR PARKING

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 3, 1999**

Page 1

VERBATIM TRANSCRIPT - ITEM 81: V-78-99 - CLARK COUNTY

MAYOR GOODMAN

All right. 81, dash — Let's see, abeyance item - Variance - Public Hearing - V-78-99 - Clark County - Request for a Variance on property located on the south side of Kenyon Place approximately 300 feet east of Shadow Lane to allow 45 parking spaces where 59 is the minimum required for Phase I (the first floor), and to temporarily allow zero parking spaces where 59 is the minimum required for Phase II (shell only). The Board of Zoning Adjustment and staff recommend approval. This is a public hearing. I'd now declare it open.

Mayor Pro Tem, I have to abstain, based on the fact that I own some property on Charleston which could be affected by this, and I turn it over to you.

CAROL CARTER

Hi. I'm Carol Carter. This is Ralph Bond and Don Barton. We're Staff Architects with Clark County in the Real Property Management Division. We met, as requested, with staff and went over our plan and if you have any questions, we'll be happy to answer them.

MAYOR PRO TEM McDONALD

Did you meet with staff yesterday, or yesterday, I believe?

CAROL CARTER

Yes, it was.

MAYOR PRO TEM McDONALD

Pretty good meeting. What was the conclusion of that? I haven't had a chance to talk to, fully been briefed as far as -

CAROL CARTER

We actually presented a plan of the property that we currently own in the area and showed that we are a' — and I've got it. I've got copies right here. I thought they were gonna maybe try to get 'em out to you. If you can see it.

Anyway, these colored areas indicate all of the land that Clark County currently owns. With our existing buildings in the proposed building that we're, the "C" Building, we can, we actually have enough land currently to be able to provide parking. Our problem is our staging. We have some existing buildings that we have to take down as we build our new buildings and move 'em over, and that's why we're requesting the Variance right now on the "C" Building, to, for a limited parking 'til we build it out. You know, which is that Number 6 right there.

MAYOR PRO TEM McDONALD

When do you anticipate it to be built up?

CAROL CARTER

Year and a half to two years, I would guess.

MAYOR PRO TEM McDONALD

Okay. Is there anyone else in the public wish to be heard? Seeing no one we'll, close the public hearing.

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 3, 1999**

Page 2

VERBATIM TRANSCRIPT - ITEM 81: V-78-99 - CLARK COUNTY

	Can we do a variance for a year, year and a half?
DEPUTY CITY ATTORNEY STEVE GEORGE	Yes, Mayor Pro Tem.
MAYOR PRO TEM McDONALD	That work?
UNIDENTIFIED GENTLEMAN	You bet. Thank you.
MAYOR PRO TEM McDONALD	Motion for approval, condition of a year and a half.
CAROL CARTER	Thank you.
MAYOR PRO TEM McDONALD	If we can see you back here in a year and a half, if everything works out; if not, we can go from there.
CAROL CARTER	I hope not.
COUNCILMAN REESE	Mayor Pro Tem, if I could just make a comment.
MAYOR PRO TEM McDONALD	Councilman Reese.
COUNCILMAN REESE	I think sometimes we get the cart before the horse, and I'm not here to berate anybody. But it seems like that, as an entity, Clark County would be trying to build, to me, parking spaces first before they build a building. I mean I -- think --
CAROL CARTER	Well, I probably didn't -- tell it as good as I could have. This building here, the "C" Building, we only project that 36 people will be occupying that building. When we occupy it, that's where our mainframe for our computers are gonna be. And we're actually going to put in 45 spaces for it. When we build out the second floor, what we plan to put in the parking spaces for that, before we even build it out.
COUNCILMAN REESE	But it says here that you're -- asking for a variance where we require 59 --
CAROL CARTER	Right.
COUNCILMAN REESE	-- and your building 45 --
CAROL CARTER	Right.
COUNCILMAN REESE	Then on Phase II, where 59 are required, you're building zero.
CAROL CARTER	Right.
COUNCILMAN REESE	And all I'm saying is I -- got your plan, but I see nothing in there, and I was told when I was on the Planning --

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 3, 1999**

Page 3

VERBATIM TRANSCRIPT - ITEM 81: V-78-99 - CLARK COUNTY

Commission six years ago that Clark County was gonna build a parking garage in this area to -- And I go over there once a month to the Health Board for meetings, when I have to go out there to the hospital and stuff, you can't find a place to park anywhere.

CAROL CARTER

Well --

COUNCILMAN REESE

So here -- I am being part of a --, I guess, a menace to creating --

CAROL CARTER

I -- You're talking about UMC.

RALPH BOND

Yeah. Are you -- talking about UMC, Sir?

COUNCILMAN REESE

Well, no, I'm just -- talking about the area in general, where there is not enough parking anywhere you wanna go over there. If you wanna go to one of the doctor's office -- I took my grandson over there and even the doctor's office there on Gold Ring you couldn't find a place to park.

RALPH BOND

We're -- removed from there, Sir. We're over by the, if I may, over by the Coroner's office and the Public Administrator's office, in that area. And that's currently where we are. And we're gonna be, if I may put this back up here. We're going to be, this building will be put into the -- where my finger is -- will be in the center of that site. This is the Coroner's office that's currently there.

COUNCILMAN REESE

I -- understand, Sir.

RALPH BOND

Okay.

COUNCILMAN REESE

I understand --

RALPH BOND

Okay.

COUNCILMAN REESE

-- very well.

RALPH BOND

Oh, okay.

COUNCILMAN REESE

All I'm saying is, is that when are we going to be able to ask Clark County to come in and build a parking garage in that area for the -- need that they're creating.

RALPH BOND

I wish --, I don't have an answer for you on that, Sir.

COUNCILMAN REESE

Thank you.

COUNCILMAN BROWN

Well, let me follow up then. What was the answer, because our backup, and it may be a little bit old, --

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 3, 1999**

Page 4

VERBATIM TRANSCRIPT - ITEM 81: V-78-99 - CLARK COUNTY

CAROL CARTER Well, I --

COUNCILMAN BROWN -- says no -- written justification for the variance, and I'm guessing on parking required in Phase II from 59 to zero.

RALPH BOND When we build out the second floor, when we complete the second floor, we're just gonna shell the space at this point, and when we complete that with the tenant improvements, we'll do the parking at that time also. When we do this original building --

COUNCILMAN BROWN Is that -- Phase II --

RALPH BOND I'm sorry. Yes, Sir.

COUNCILMAN BROWN But it says Phase II, there are no spaces.

CAROL CARTER Right, we have, we currently have bought the land, and that's this gray area over here. We just now got a hold of all the land to be able to have the spaces. And so what we were gonna, we would like, what we're asking to do is when we build out this second floor, we'll put in the parking for, that's required for that at that time.

COUNCILMAN BROWN Staff, does Phase II, then this backup does not accurately reflect what the applicant's talking about then. They're saying that when they build out, or when someone inhabits the shell, you will in fact be providing parking?

RALPH BOND Yes, Sir.

DONALD BARTON Where we are at this point is --

MAYOR GOODMAN Could you identify yourself, please.

DONALD BARTON I'm sorry. Donald Barton, Staff Architect with Clark County General Services, Real Property Management. Where we are at this point is we're -- actually waiting for the capital improvement process, and that is probably a year away before we can have the funding to construct all of the parking. The game at this time is we build out -- mainframe computer building. We will fund it to build a second level, because we had already started. It was a logical place to put the second level for a future County tenant. And that County tenant is not identified yet. So they're at least a year away from -- identification of -- and funding for that second level.

So what we're asking for then is when we have the -- tenant and the funding for that tenant build out, that we then be allowed to -- pick up the additional 59 spaces for that tenant.

**CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 3, 1999**

Page 5

VERBATIM TRANSCRIPT - ITEM 81: V-78-99 - CLARK COUNTY

There'll be no parking, there'll be no people on that second level for at least a year to a year and a half. Is that – a little clearer or are we –

COUNCILMAN BROWN

Absolutely. And as long as that's reflected in the record that the staff report is – not the same.

DONALD BARTON

And it's an absolutely temporary request. It's not – a permanent request.

COUNCILMAN BROWN

Right. And that would lead to me to my second question, which follows up Councilman Reese's, and this is not directed at the three of you, but certainly at the entire area.

It seems that from the Planning Commission days to the last few years, everyone brings their piece of the puzzle into this entire area and parking seems to always be the issue, and everybody gets a little bit of a variance and a temporary and we'll make do. And when we complete this puzzle, from Alta to Charleston, Martin Luther King to Rancho, there's not gonna be any parking. And the big piece of the puzzle, which is this parking garage, always seems to be raised as each puzzle's, piece of the puzzle's laid down, but no one seems to be responsible. And the three of you are certainly not. You have answered my question on your project.

But, Mayor, I would just ask that perhaps this Council could formally request the County to step up and – either clarify that they are going to build it and when, or not. Because, unfortunately, if they're not going to fulfill that commitment, then we have to start looking a lot closer at the individual product over here.

MAYOR GOODMAN

Well, I'm abstaining, but I'll throw in my two cents. You heard the Councilmen, and I think that you better get back to us and let – us know what you plan to do in the area, so we have some definitive ideas and thoughts as to how we're supposed to treat items such as this.

RALPH BOND

We appreciate it, Sir.

COUNCILMAN BROWN

And it's not – you're project.

RALPH BOND

We understand.

COUNCILMAN BROWN

It's that big –

DONALD BARTON

It's the big project in the sky.

COUNCILMAN BROWN

It's that big something over that we don't know –

RALPH BOND

The big master plan in the sky.

CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 3, 1999

Page 6

VERBATIM TRANSCRIPT - ITEM 81: V-78-99 - CLARK COUNTY

MAYOR GOODMAN

Right. But tell somebody who's in charge of it to get back to us within the month; okay?

RALPH BOND

We can do that, Sir.

MAYOR GOODMAN

Thank you very much.

RALPH BOND

All right.

MAYOR GOODMAN

Appreciate that.

RALPH BOND

Thank you.

MAYOR PRO TEM McDONALD

Your Honor, based on this, if you could draft a letter coming from your office representing the Council over to the County Commissioners stipulating exactly what Councilman Brown just asked. That might put -- you guys out of the middle of this, and it would serve, you know, the government bodies acting at time to give a definitive answer for this.

MAYOR GOODMAN

I'll do that.

MAYOR PRO TEM McDONALD

There any other comments?

COUNCILMAN BROWN

What -- they're bringing to the table is exactly what we want, so we want to make sure the picture's -- There's a motion on --

MAYOR PRO TEM McDONALD

Thank you, Councilman. Motion on the floor. Cast your votes. Post. Motion's approved. **(Motion carried with GOODMAN abstaining to avoid any potential conflict as he owns property on Charleston that could be affected by this action.)**

MAYOR GOODMAN

Thank you.

DONALD BARTON

Thank you, gentlemen.

MAYOR GOODMAN

Thank you, gentlemen, ladies.

COUNCILMAN REESE

Thank you very much.

(END OF DISCUSSION)

/gpb

City of Las Vegas

Agenda Item No.: 82

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: NOVEMBER 3, 1999****DEPARTMENT: PLANNING AND DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:****ABEYANCE ITEM - FIVE YEAR REQUIRED REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - U-55-89(2) - JAMES McCALL AND GERALDINE SILVA -**

Required Five Year Review on an approved Special Use Permit on property located adjacent to the northeast corner of the intersection of Vegas Drive and Oran K. Gragson Highway which allowed two 40 foot high, 14 foot x 48 foot off-premise advertising (billboard) signs, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown), APN: 138-22-803-001. Staff recommends DENIAL. The Planning Commission (5-0-1 vote) recommends APPROVAL.

PROTESTS BEFORE:**Planning Commission****0****Board of Zoning Adjustment****City Council****APPROVALS BEFORE:****Planning Commission****0****Board of Zoning Adjustment****City Council****RECOMMENDATION:**

Staff recommends DENIAL.

The Planning Commission (5-0-1 vote) recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:**BROWN - APPROVED subject to conditions with a two-year review on both signs and deleting Condition No. 1 - UNANIMOUS****MINUTES:****MAYOR GOODMAN** declared the Public Hearing open.

ATTORNEY ROBERT GRONAUER, Kummer Kaempfer Bonner and Renshaw, 3800 Howard Hughes Parkway, appeared representing applicant Lamar Advertising Outdoor, formerly known as Martin Media. **JAMES McCALL**, property owner, was also present. **MR. GRONAUER** indicated that the billboards are located adjacent to US95, just north of Vegas Drive, and have been there for the past ten years. In 1994 an additional five-year review was

*City of Las Vegas***Agenda Item No.: 82**

**CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 82 - U-55-89(2)**

MINUTES - Continued:

unanimously approved. In his opinion, the area changes do not necessitate removal of the billboard signs because they are compatible with the commercial development in the area, adjacent to the freeway, and there is no impact to any residential developments. He requested a two-year approval for both signs.

COUNCILMAN BROWN thanked ATTORNEY GRONAUER and MR. McCALL for their efforts in working with the individual that is trying to purchase the property. MR. McCALL has also committed to cooperating with the City as far as the nearby sawtooth, if the sale does not go through.

DAVID PETROVICH, Current Planning Supervisor, Planning and Development Department, pointed out that the Planning Commission recommended denial of the northern billboard. Therefore, Condition No. 1 should be deleted since both billboards are being approved. COUNCILMAN BROWN concurred, requiring a two-year review for both signs.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:05 - 2:07)

2-1950

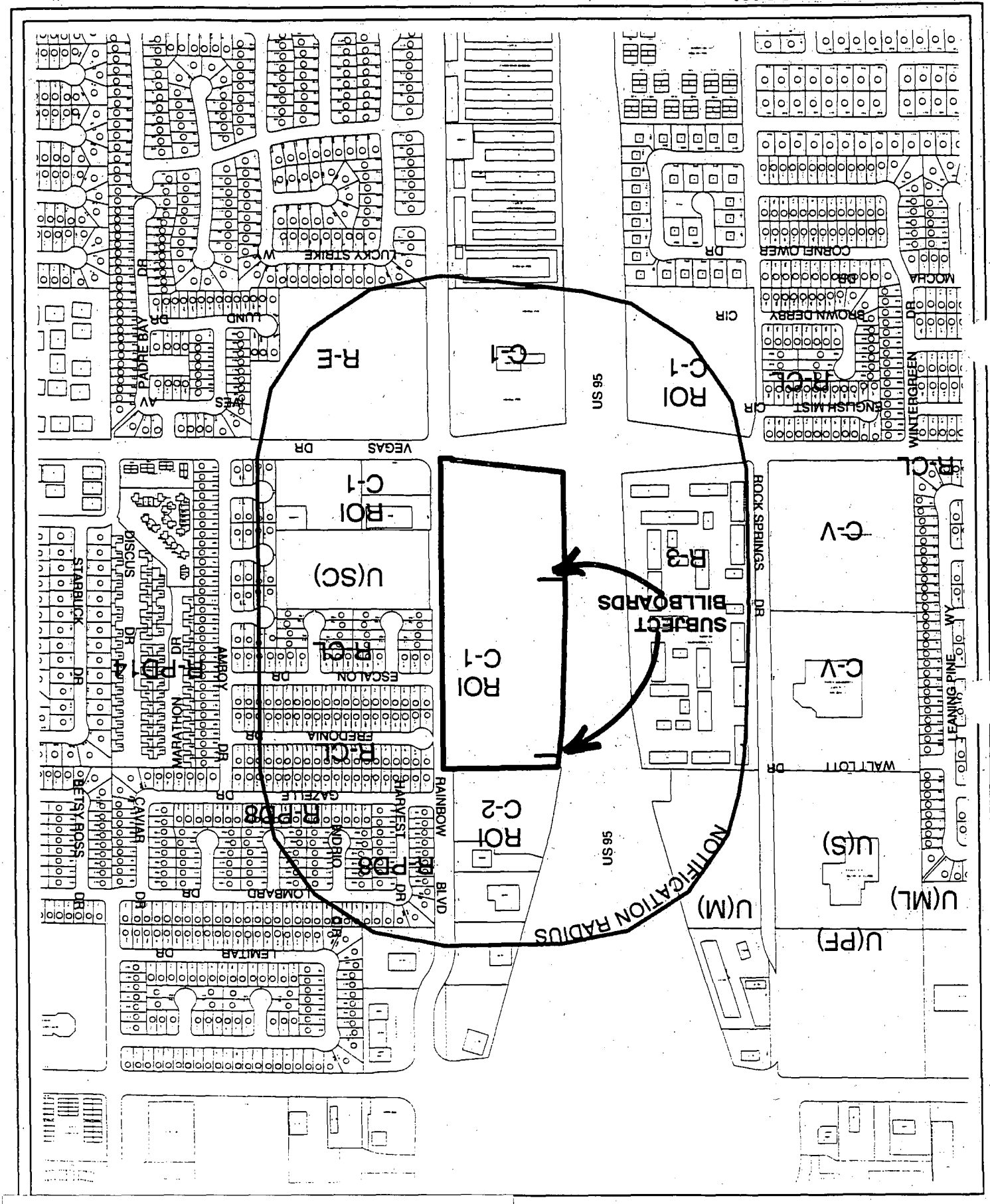
CONDITIONS:

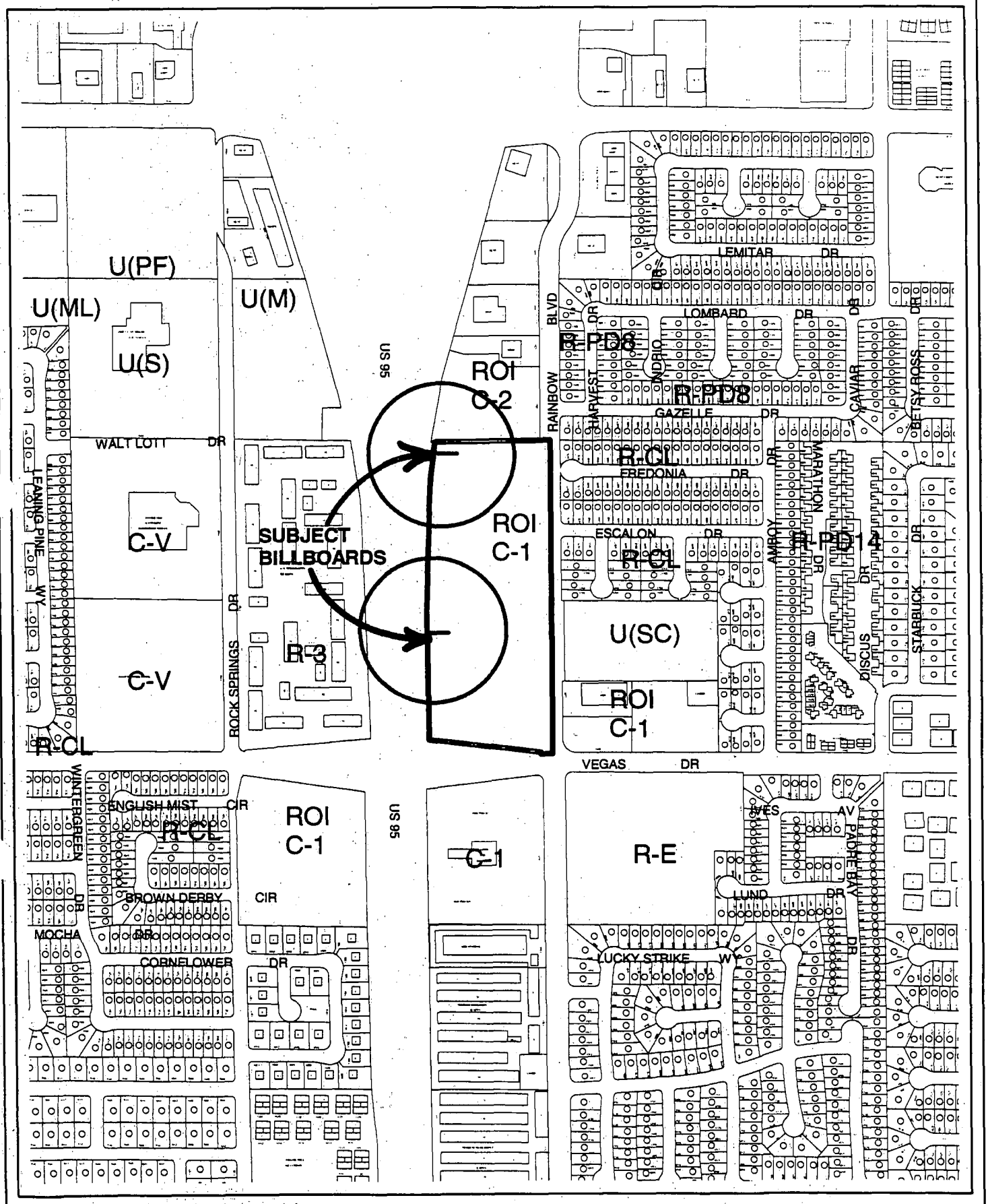
1. The northern off-premise advertising (billboard) sign shall be removed within 60 days.
2. This use shall be reviewed in two years at which time the Board may required that the southern sign be removed.
3. The applicant obtain off-premise sign certificates from the Department of Planning and Development within 30 days of the City Council approval of this request.
4. Conformance to the plot plan and elevations.
5. Satisfaction of City Code requirements and design standards of all City Departments.



CASE: U-55-89(2) RADIUS: 750 FT

0 300 600 900 Feet





CASE: **U-55-89(2)**
 SEPARATION RADIUS: 300 FT

0 300 600 900 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 1999

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: Abeyance Item - U-55-89(2) - James McCall and Geraldine Silva

THIS ITEM WAS HELD IN ABEYANCE FROM THE OCTOBER 6, 1999 CITY COUNCIL MEETING.

Staff recommends DENIAL.

The Planning Commission (5-0-1 vote) recommends APPROVAL, subject to:

[Note: The Planning Commission determined that existing circumstances do not warrant removal of the southern billboard. However, at least one recently approved free-standing sign for new nearby development required a Variance for additional height for greater visibility due to the presence of the northern billboard. In order to eliminate the need for similar Variances in the future, the Planning Commission denied the northern billboard.]

1. The northern off-premise advertising (billboard) sign shall be removed within 60 days.
2. This use shall be reviewed in two years at which time the Board may required that the southern sign be removed.
3. The applicant obtain off-premise sign certificates from the Department of Planning and Development within 30 days of the City Council approval of this request.
4. Conformance to the plot plan and elevations.
5. Satisfaction of City Code requirements and design standards of all City Departments.

APPLICATION REQUEST:

This request is for a Required Five Year Review of an approved Special Use Permit on property located at the northeast corner of the intersection of Vegas Drive and Oran K. Gragson Highway (U.S. 95) which allows two 14 foot by 48 foot off-premise advertising (billboard) signs.

BACKGROUND DATA:

06/21/89 The City Council approved the Special Use Permit (U-55-89) for two 14 foot by 48 foot off-premise advertising (billboard) signs on this site.

U-55-89(2) - Page Two
November 3, 1999 City Council Meeting

07/20/94 The City Council approved a Required Five Year Review [U-55-89(1)] for two 14 foot by 48 foot off-premise advertising (billboard) signs on this site.

DETAILS OF APPLICATION REQUEST:

The subject site is currently a vacant piece of property containing approximately 14.5 acres. The two signs are oriented toward the north and south bound traffic on the Oran K. Gragson Highway (U.S.-95). The signs are 750 feet apart with one sign approximately 500 feet north of Vegas Drive and the second sign approximately 1,250 feet north of Vegas Drive. Surrounding the entirety of the site is a 6 foot high chain-link fence.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	C-1	Hotel
East	R-CL	Single Family Residential
	C-1	Undeveloped
	C-1	Convenience Store
South	C-1	Commercial Amusement Center (Las Vegas Mini Grand Prix)
West	R-3	Apartments

ANALYSIS & FINDINGS:

Staff recommends that the following findings required for approval of a Special Use Permit also be required for approval of any subsequent review of an approved Special Use Permit. Therefore, in accordance with Title 19A of the City of Las Vegas Municipal Code, the Planning Commission or City Council must affirm all of the following:

1. **"The proposed 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."**

Section 19A.14.100 of the City of Las Vegas Zoning Code permits the removal of the signs if conditions in the surrounding area have changed in a manner which no longer meets the standards for the approval of a Special Use Permit. Staff finds that even though the subject site is still vacant, there has been ample development in the area to change the nature of the area. In the last five years significant development has taken place such as the Courtyard Marriott Hotel directly north of this site which is currently under construction, The Nevada State Bank in 1998, and The Stop and Shop Convenience Store in 1995. Staff finds this use is not compatible and harmonious with the current and future land uses as projected by the General Plan and does not support this use.

U-55-89(2) - Page Three
November 3, 1999 City Council Meeting

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

Staff finds the subject site is physically suitable for the type and intensity of the use. The site is currently an undeveloped 14.4 acre piece of property. The two billboards are on the west end of the site oriented along the Oran K. Gragson Highway (U.S.-95).

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.”**

This requirement is not applicable because the billboards do not attract traffic to the site.

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.”**

Section 9.3 of the General Plan states that all uses shall enhance “pleasant streetscape environments along City streets and highways.” Billboard structures do not enhance the streetscape aesthetics in the they obstruct views of the mountains, surrounding businesses, and create visual clutter. These billboards are not consistent with the aesthetics of the rest of the neighborhood. Therefore, staff is recommending denial of this application.

NOTICES MAILED: 190 by City Clerk

APPROVALS: 0

PROTESTS: 0

City of Las Vegas

Agenda Item No.: 83

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: NOVEMBER 3, 1999****DEPARTMENT: PLANNING AND DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:****FIVE YEAR REQUIRED REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - U-179-94(1) - HOWARD HUGHES PROPERTIES, LIMITED PARTNERSHIP -**

Required Five Year Review on an approved Special Use Permit on property located adjacent to the west side of Rancho Drive, between Coran Lane and Lake Mead Boulevard, which allowed two (2) 12 foot x 24 foot and one (1) 14 foot x 48 foot off-premise advertising (billboard) signs, C-2 (General Commercial) Zone, Ward 4 (Brown), APN: 139-19-601-003. The Planning Commission (4-0-2 vote) and staff recommend APPROVAL.

PROTESTS BEFORE:**Planning Commission****0****Board of Zoning Adjustment****City Council****APPROVALS BEFORE:****Planning Commission****0****Board of Zoning Adjustment****City Council****RECOMMENDATION:**

The Planning Commission (4-0-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:**BROWN - APPROVED subject to conditions - UNANIMOUS****MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

R. VAN NOSTRAND, Donrey Outdoor Advertising, 1211 W. Bonanza Road, was present and requested approval stating that the matter is in order.

No one appeared in opposition.

There was no further discussion.

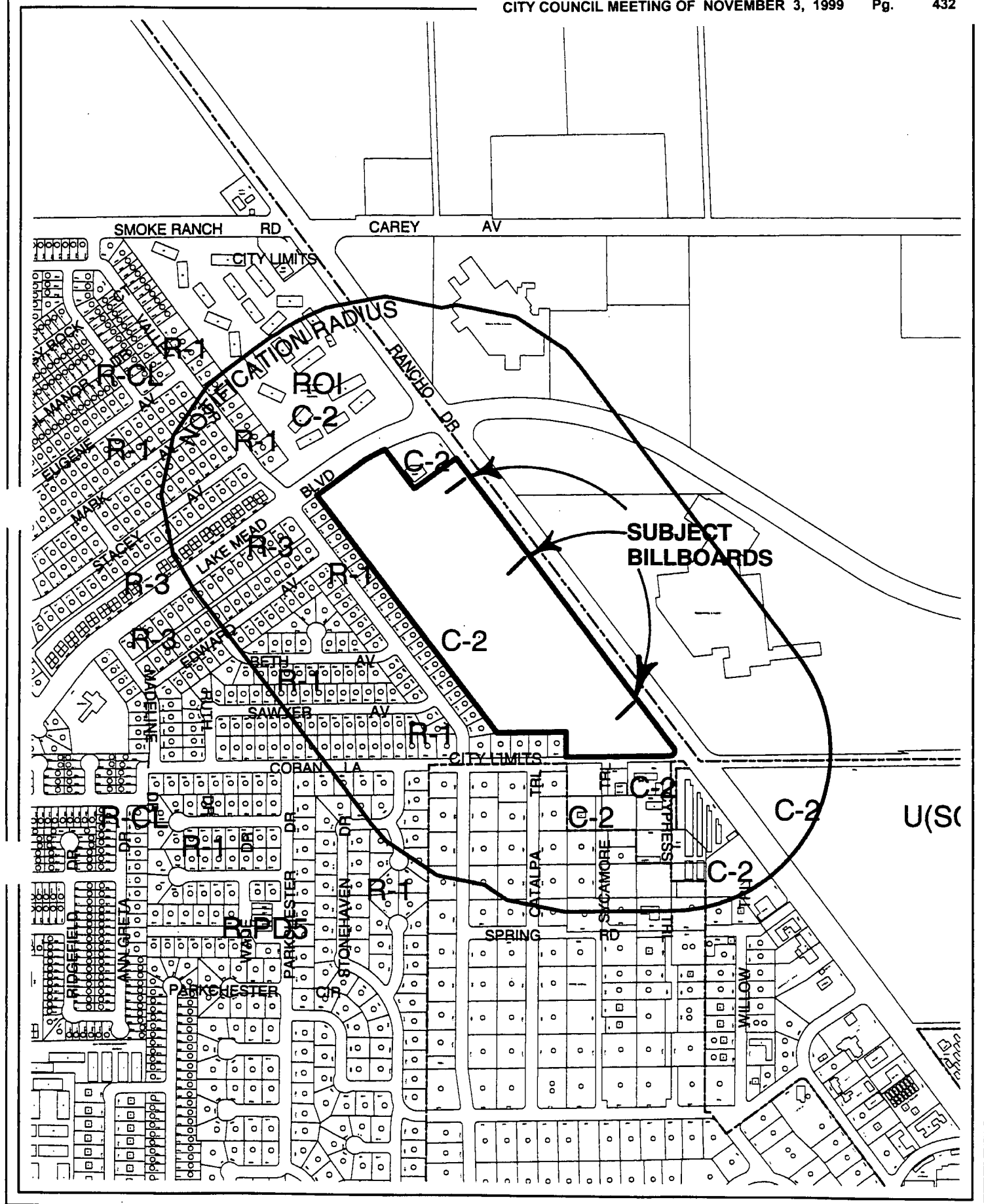
MAYOR GOODMAN declared the Public Hearing closed.

(2:07 - 2:09)

*City of Las Vegas***Agenda Item No.: 83****CITY COUNCIL MEETING OF NOVEMBER 3, 1999****PLANNING & DEVELOPMENT****Item 83 - U-179-94(1)****CONDITIONS:**

1. The Special Use Permit shall be reviewed in two years at which time the City Council may require any or all of the signs to be removed.
2. All City Code requirements and design standards of all City Departments must be satisfied.

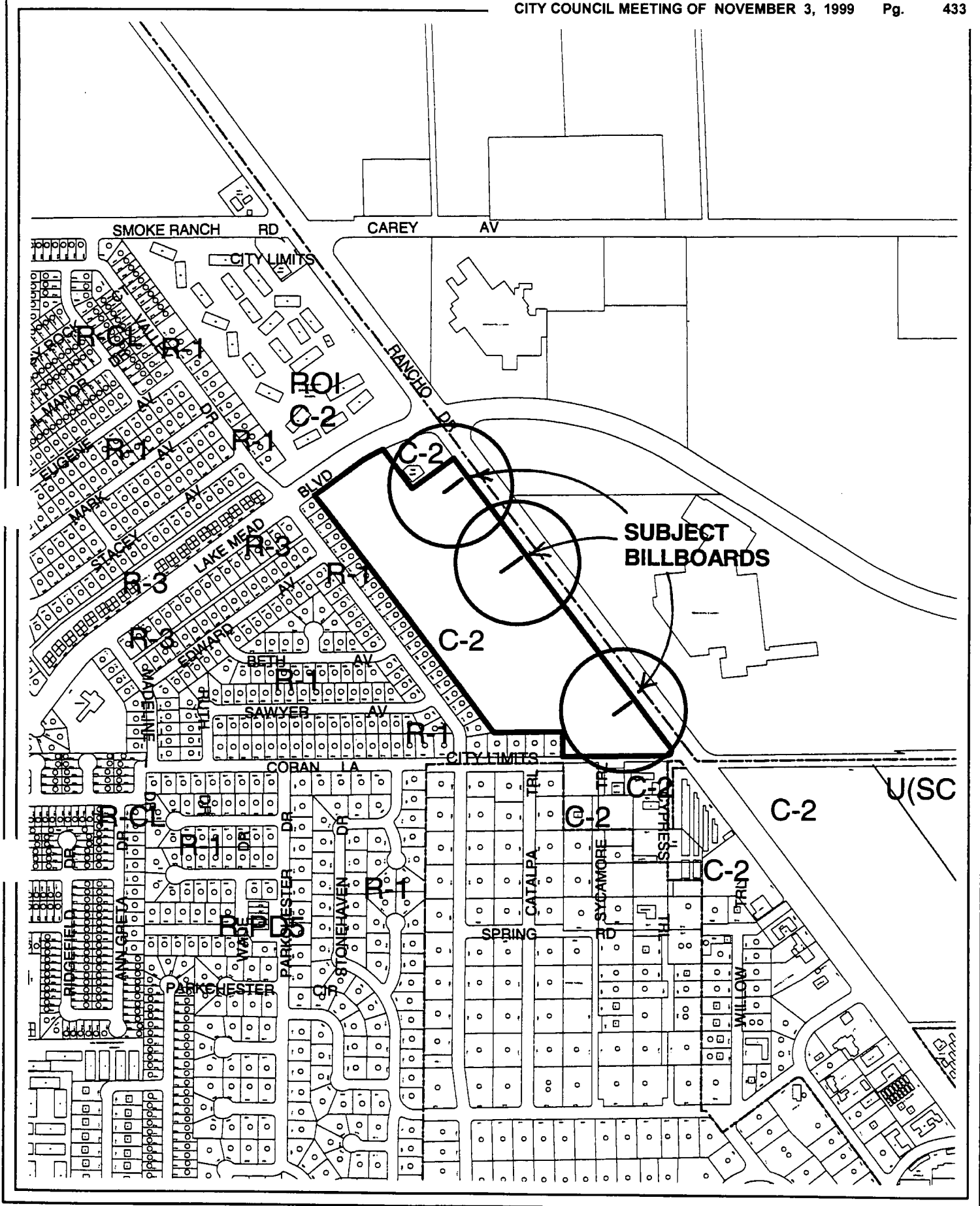
2-2065



CASE: U-179-94(1)

RADIUS: 750 FT





CASE: U-179-94(1)

RADIUS: 300 FT

0 300 600 900 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 1999

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: U-179-94(1) - Howard Hughes Properties, Limited Partnership

**** CONDITIONS ****

The Planning Commission (4-0-2 vote) and staff recommend APPROVAL, subject to:

1. The Special Use Permit shall be reviewed in two years at which time the City Council may require any or all of the signs to be removed.
2. All City Code requirements and design standards of all City Departments must be satisfied.

U-179-94(1) - Page Two
November 3, 1999 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST:

This request is for a Required Five Year of an approved Special Use Permit which allowed one 14 foot by 48 foot and two 12 foot by 24 foot off-premise advertising (billboard) signs, located on two properties abutting the west side of Rancho Drive south of Lake Mead Boulevard.

BACKGROUND DATA:

09/21/94 The City Council approved a Special Use Permit (U-179-94) for one 14 foot by 48 foot and two 12 foot by 24 foot off-premise advertising (billboard) signs.

09/26/95 Parcel Map (PM-31-95) was recorded dividing the original parcel into two parcels.

DETAILS OF APPLICATION REQUEST:

The three off-premise advertising (billboard) signs were constructed in 1994. The billboards in question are located on two contiguous parcels. The northern parcel, directly adjacent to the street intersection is developed with a Mobil convenience store with gasoline sales. The billboard on this parcel is 30 feet high with a 12 foot by 24 foot sign face. The southern parcel is undeveloped and has two signs on it. Approximately 530 feet south of the first billboard is a 14 foot by 48 foot sign 40 feet high. Approximately 1,010 feet south of the second sign is a 12 foot by 24 foot sign 30 feet in height. All three billboards are oriented toward Rancho Drive.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	C-2 (General Commercial)	Apartments
East	City of North Las Vegas	Casino (Texas Station)
South	C-2 (General Commercial)	General Commercial
West	R-1 (Single Family Residential)	Single Family Residential

U-179-94(1) - Page Three
November 3, 1999 City Council Meeting

ANALYSIS AND FINDINGS:

Staff recommends that the following findings required for approval of a Special Use Permit also be required for approval of any subsequent review of an approved Special Use Permit. Therefore, in accordance with Title 19A of the City of Las Vegas Municipal Code, the Planning Commission or City Council must affirm all of the following:

1. **“The proposed 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.”**

Section 19A.14.100 of the City of Las Vegas Zoning Code permits the removal of the signs if conditions in the surrounding area have changed in a manner which no longer meets the standards for the approval of a Special Use Permit. Staff finds that this use is acceptable given the existing surrounding large-scale commercial development along this segment of the Rancho Drive corridor.

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

Staff finds there are no physical constraints to the location of the use in question. Neither parcel has had significant development over the last five years to change the physical suitability of the sites.

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.”**

This requirement is not applicable because the billboards do not attract additional traffic to the sites.

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.”**

Staff finds that even though section 9.3 of the General plan states that all uses shall enhance “pleasant streetscape environments along City streets and highways,” these billboards are not detrimental to the surrounding streetscape because at this point in time, the current streetscape is in transition given the mix of large and small scale development and vacant land in the area.

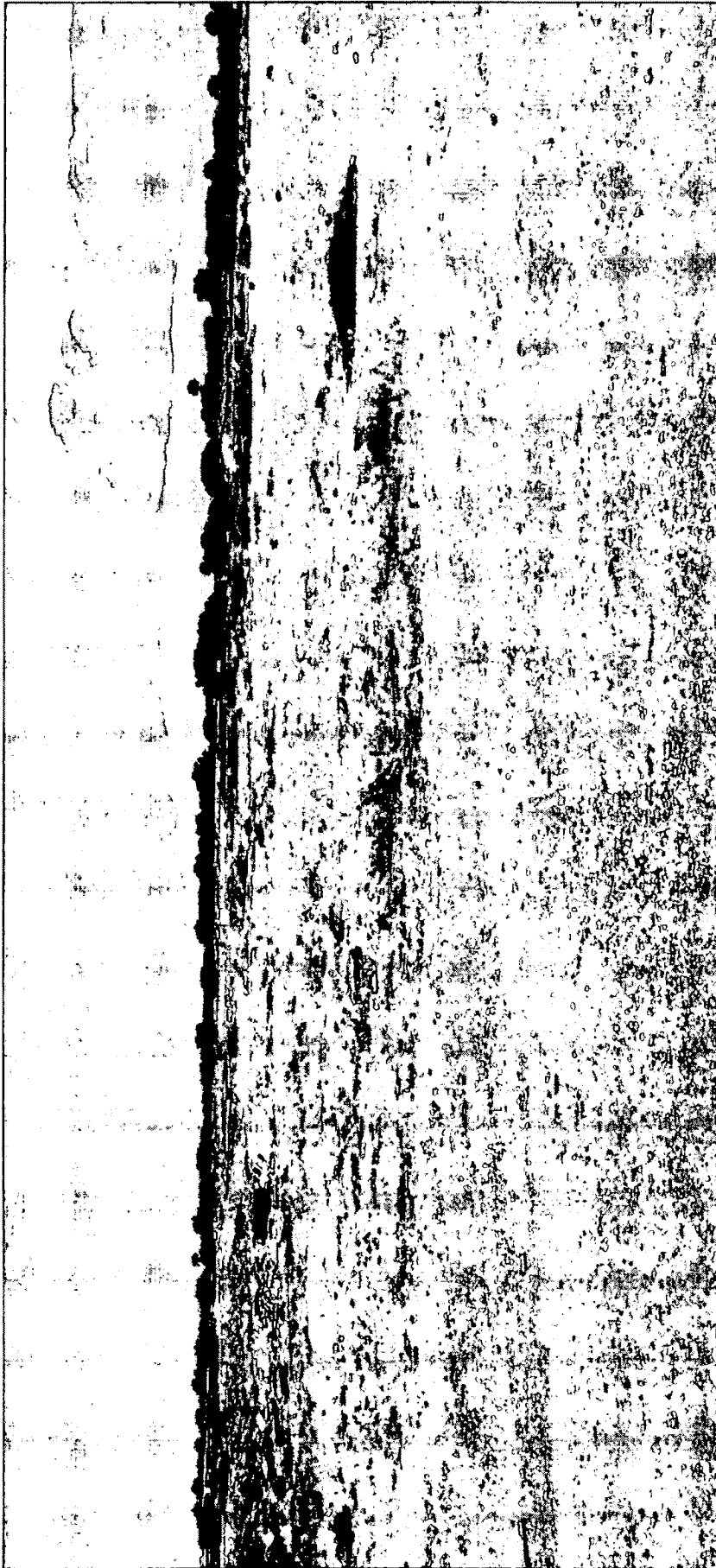
U-179-94(1) - Page Four
November 3, 1999 City Council Meeting

Therefore, Staff is recommending approval of this application.

NOTICES MAILED: 293 by City Clerk

APPROVALS: 0

PROTESTS: 0



U-179-94(1) - HOWARD HUGHES PROPERTIES, LIMITED
PARTNERSHIP
SEPTEMBER 23, 1999 PLANNING COMMISSION



U-179-94(1) - HOWARD HUGHES PROPERTIES, LIMITED
PARTNERSHIP
SEPTEMBER 23, 1999 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 84

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: NOVEMBER 3, 1999****DEPARTMENT: PLANNING AND DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SPECIAL USE PERMIT - PUBLIC HEARING - U-90-99 - MARYLAND VILLAS LIMITED LIABILITY COMPANY - Request for a Special Use Permit on property located adjacent to the northeast corner of the intersection of Maryland Parkway and Wilson Avenue FOR A PROPOSED CHILD CARE CENTER, R-3 (Medium Density Residential) Zone, Ward 3 (Reese), APN: 139-26-412-004. Staff recommends DENIAL. The Planning Commission (3-1-2 vote) recommends APPROVAL.

PROTESTS BEFORE:**Planning Commission****0****Board of Zoning Adjustment****City Council****APPROVALS BEFORE:****Planning Commission****1****Board of Zoning Adjustment****City Council****RECOMMENDATION:**

Staff recommends DENIAL.

The Planning Commission (3-1-2 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

REESE - APPROVED subject to conditions and that the applicant continue to work with staff to overcome some of their concerns regarding the design of the building - **UNANIMOUS**

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

MARJORIE POLLY, 3208 Burton Avenue, appeared representing the applicant and concurred with the conditions.

COUNCILMAN REESE questioned why staff recommended denial. DAVID PETROVICH, Current Planning Supervisor, Planning and Development Department, stated that the recommendation originated from the first version of the site plan submitted with the Special Use Permit application for the day care use. Staff has always supported the day care use but raised a

City of Las Vegas

Agenda Item No.: 84

CITY COUNCIL MEETING OF NOVEMBER 3, 1999

PLANNING & DEVELOPMENT

Item 84 - U-90-99

MINUTES - Continued:

number of concerns relative to the building and site design. After meetings with the applicant at the direction of the Planning Commission, staff and the applicant are very close to finalizing the design in accordance with Planning Commission direction.

COUNCILMAN REESE noted that he has worked very closely with the developer on the subject property. Many people do not find the very unique design of the day care facility aesthetically pleasing, but he finds it attractive and feels that there is a need for it in the City of Las Vegas. He indicated he would support approval as long as the applicant continues to work with staff to overcome some of their concerns.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(1:39 - 1:41)

2-1339

CONDITIONS:

1. A Site Development Plan Review application shall be approved by the Planning and Development staff and Public Works staff prior to the issuance of any permits, any site grading, and prior to all development activity for the site.
2. All mechanical equipment, air conditioners and trash areas shall be fully screened from public view along all abutting streets.
3. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).
4. Landscaping and a permanent underground sprinkler system shall be installed 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.
5. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

*City of Las Vegas***Agenda Item No.: 84**

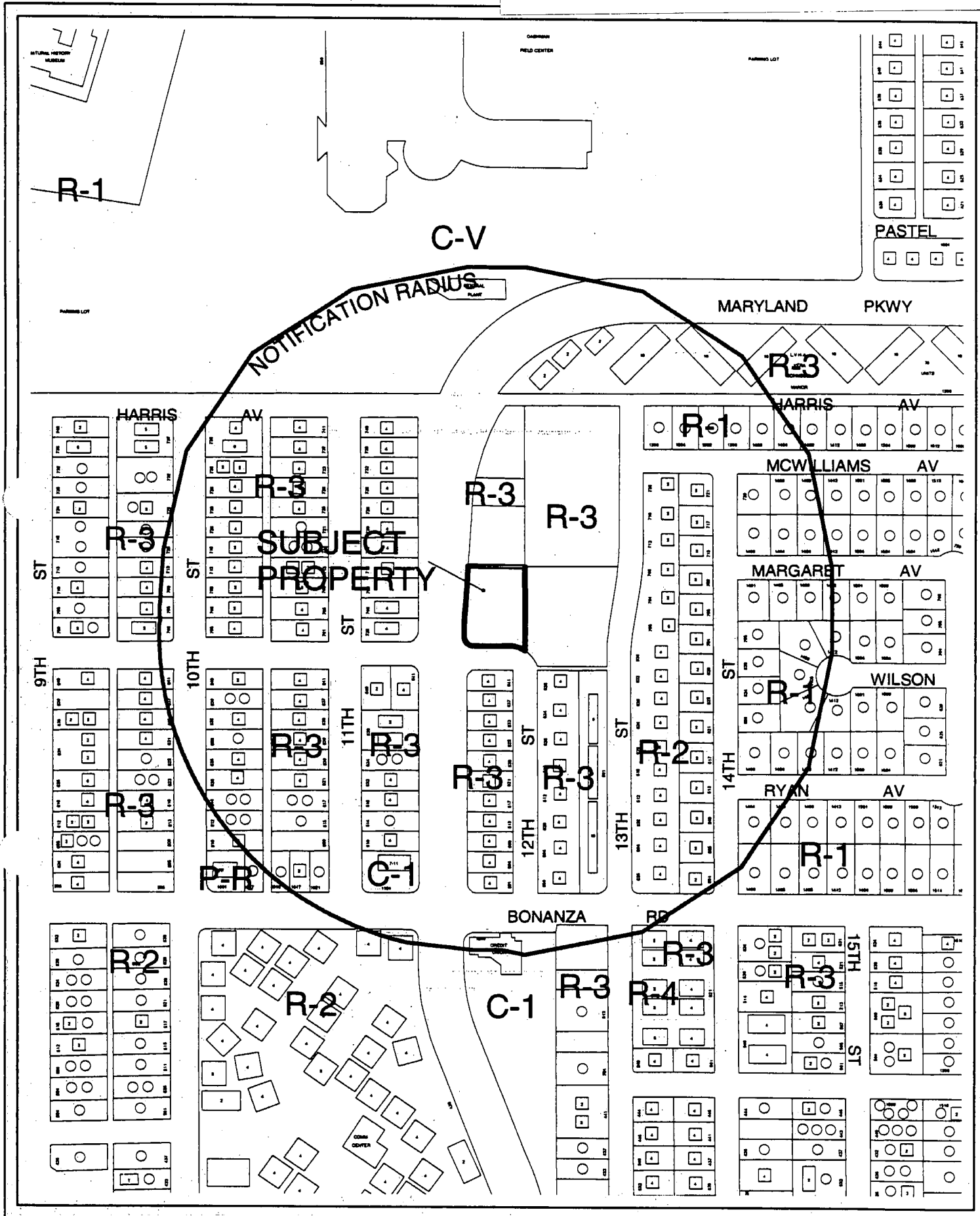
CITY COUNCIL MEETING OF NOVEMBER 3, 1999

PLANNING & DEVELOPMENT

Item 84 - U-90-99

CONDITIONS - Continued:

6. In accordance with Original Condition #7 of Site Development Plan Review SD-40-97, dedicate a 15 foot radius on the southwest corner of Harris Avenue and 13th Street prior to the issuance of any permits for this site as required by the Department of Public Works.
7. An addendum to the previously approved Drainage Plan and Technical Drainage Study shall 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.
8. Site development to comply with all applicable Conditions of Approval for Site Development Plan Review SD-40-97 and all subsequent site-related actions as required by the Department of Public Works.
9. If this Special Use Permit is not exercised within one year after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.
10. All City Code requirements and all City departments' design standards shall be met.



CASE: U-90-99

RADIUS: 750 FT

0 300 600 900 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 1999

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: U-90-99 - Maryland Villas, Limited Liability Company

**** CONDITIONS ****

Staff recommends DENIAL.

[Note: Staff supports the day care use. The staff denial pertains to certain aspects of the building design and proximity of the building to parking. These design issues have been addressed by the Planning Commission to the applicant's satisfaction.]

The Planning Commission (3-1-2 vote) recommends APPROVAL, subject to:

1. A Site Development Plan Review application shall be approved by the Planning and Development staff and Public Works staff prior to the issuance of any permits, any site grading, and prior to all development activity for the site.
2. All mechanical equipment, air conditioners and trash areas shall be fully screened from public view along all abutting streets.
3. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).
4. Landscaping and a permanent underground sprinkler system shall be installed 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.
5. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.
6. In accordance with Original Condition #7 of Site Development Plan Review SD-40-97, dedicate a 15 foot radius on the southwest corner of Harris Avenue and 13th Street prior to the issuance of any permits for this site as required by the Department of Public Works.
7. An addendum to the previously approved Drainage Plan and Technical Drainage Study shall 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.

U-90-99 - Page Two

November 3, 1999 City Council Meeting

8. Site development to comply with all applicable Conditions of Approval for Site Development Plan Review SD-40-97 and all subsequent site-related actions as required by the Department of Public Works.
9. If this Special Use Permit is not exercised within one year after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.
10. All City Code requirements and all City departments' design standards shall be met.

U-90-99 - Page Three
November 3, 1999 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST:

This request is for a Special Use Permit for a proposed child care center to operate within a 3,800 square foot building to be constructed on an approximately 0.3 acre site adjacent to the northeast corner of the intersection of Maryland Parkway and Wilson Avenue. The proposed child care center will be located within the southwest corner of the site of the previously approved Maryland Villas apartment project, now under construction.

BACKGROUND DATA:

- 02/23/98 The City Council approved a Site Development Plan Review (SD-40-97) for a proposed 108 unit apartment complex (Maryland Villas) on a 5.0 acre-site which included the subject site.

- 12/07/98 The City Council approved a Review of Condition [SD-40-97(1)] regarding proposed fencing and walkways for the Maryland Villas project.

- 08/26/99 The Planning Commission abeyed the Special Use Permit request to allow the applicant time to work with the Planning and Development staff on access, parking and elevation issues.

DETAILS OF APPLICATION REQUEST:

Site Area:	0.3	Acres
Building Area Total:	3,800	Square Feet
Fenced Play Area	2,400	Square Feet
Building Height:	15	Feet (1 story)
Parking Required Total:	12	Spaces (including 1 handicap accessible)
Parking Provided Total:	12	Spaces (including 1 handicap accessible)

The revised site plan depicts all vehicular access to the site via the parking lots and drive aisles provided for the adjacent apartment development, which will be accessed via two driveways to 13th Street, and via three parking spaces accessed from Wilson Avenue. Landscaping for the proposed child care project site will consist of the landscaping approved for the Maryland Villas project. The submitted elevations depict the building exterior finished with multiple large geometric shapes, including wedges, half circles, and triangles. Exterior stucco will utilize contrasting colors for each geometric feature, including gold, tan, gray, red and purple.

U-90-99 - Page Four
November 3, 1999 City Council Meeting

ZONING AND LAND USE OF ADJACENT PROPERTIES:

North	R-3 (Medium Density Residential)	Undeveloped
South	R-3 (Medium Density Residential)	Multi-Family and Single-Family Residential
East	R-3 (Medium Density Residential)	Undeveloped
West	R-3 (Medium Density Residential)	Multi-Family Residential

ANALYSIS AND FINDINGS:

PARKING:

The proposed child care facility will provide three additional parking spaces beyond that to be developed as an element of the approved apartment complex adjacent to the project site. The Maryland Villas development contains the following parking:

Required Total:	208	Spaces
20 1-bedroom	29	Spaces
68 2-bedroom	131	Spaces
20 3-bedroom	44	Spaces
Provided Total:	218	Spaces

The approved apartment project will have ten parking spaces more than the minimum required by the Las Vegas Municipal Code (LVMC) Section 19A.10.010. The total required parking for the child care project is 12 parking spaces per the LVMC Section 19A.10.010, based on six spaces required for 60 children and six spaces required for employees. However, staff finds that providing parking required for the child care use within the apartment development is inappropriate because child care drop-off and pick-up cannot occur within view of the front door of the child care facility with the proposed arrangement. The walking distance required and the stairs or handicap accessible ramp between the apartment parking spaces and the child care facility will require parents to park for relatively long periods of time while they walk their children to and from the facility.

SITE ACCESS:

The project site is not proposed to be accessed directly from any surrounding streets. The only access to the facility as depicted in the site plan will be through the parking lot in front of Building # 1 or via three parking spaces accessed from Wilson Avenue. Aside from these three spaces, the closest parking spaces will be approximately 200 feet walking distance from the front door of the proposed facility. These spaces in the apartment complex will be more than 360 feet from the closest driveway at 13th Street, and will require maneuvering through the parking lot for travel

U-90-99 - Page Five
November 3, 1999 City Council Meeting

between the spaces and the driveways. Staff finds the proposed access to be problematic, and recommends denial of the request because access issues have not been resolved to the satisfaction of Planning and Development and Public Works staff. At a minimum, a total of six parking spaces should be provided off of Wilson Avenue, to accommodate child drop-off and pick-up.

LANDSCAPE PLAN:

The landscape plan depicts eight 24 inch box trees, planted approximately 30 feet on-center, along Maryland Parkway and Wilson Avenue. Decorative rock or ground cover and shrubs are depicted within the 20 foot wide planters along these street frontages, per the landscape plan submitted and a condition of approval of the Site Development Plan Review for Maryland Villas.

ELEVATIONS:

The submitted elevations depict the building exterior with multiple geometric shapes and contrasting colors for each geometric feature. The elevations approved with the adjacent Maryland Villas project depict relatively plain, almost featureless elevations utilizing stucco in pastel shades including tan, gold and brown. Staff finds that the depicted building design for the child care project will not be consistent with the adjacent building design in architectural style, and will result in a unique design contrasting with a predominantly residential environment. The elevations also depict metal roll-up doors on the west (facing Maryland Parkway), north and south (facing Wilson Avenue), which are inconsistent with quality commercial design and raise potential child safety concerns. The elevations should be redesigned to be consistent with the elevations of the apartment buildings. The revised elevations should also eliminate all roll-up doors.

If this request is approved, the materials for fencing around the outdoor play areas should be concrete block faced with stucco matching one of the predominant building exterior colors.

FINDINGS:

In order to approve a Special Use Permit application, pursuant to Las Vegas Municipal Code Section 19A.18.060(L), the Planning Commission or City Council must affirm all of the following:

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

Staff finds the proposed land use will be complimentary to the surrounding residential land uses by providing a needed service in close proximity to neighborhood residents.

U-90-99 - Page Six
November 3, 1999 City Council Meeting

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

Staff finds the site is located in a predominantly residential area, and will provide a central location to the surrounding neighborhood. However, the proposed site presents significant access problems for drop-off and pick-up of children because access will be through the adjacent apartment complex parking lot and those parking spaces will be 200 feet and more walking distance from the child care facility.

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.”**

Staff finds the adjacent streets are fully developed and will be adequate to accommodate traffic from the proposed use.

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

Staff finds the proposed child care use will be subject to regular inspection by City and County staff for permits and licensing; therefore, the use will not compromise the public health, safety, and welfare.

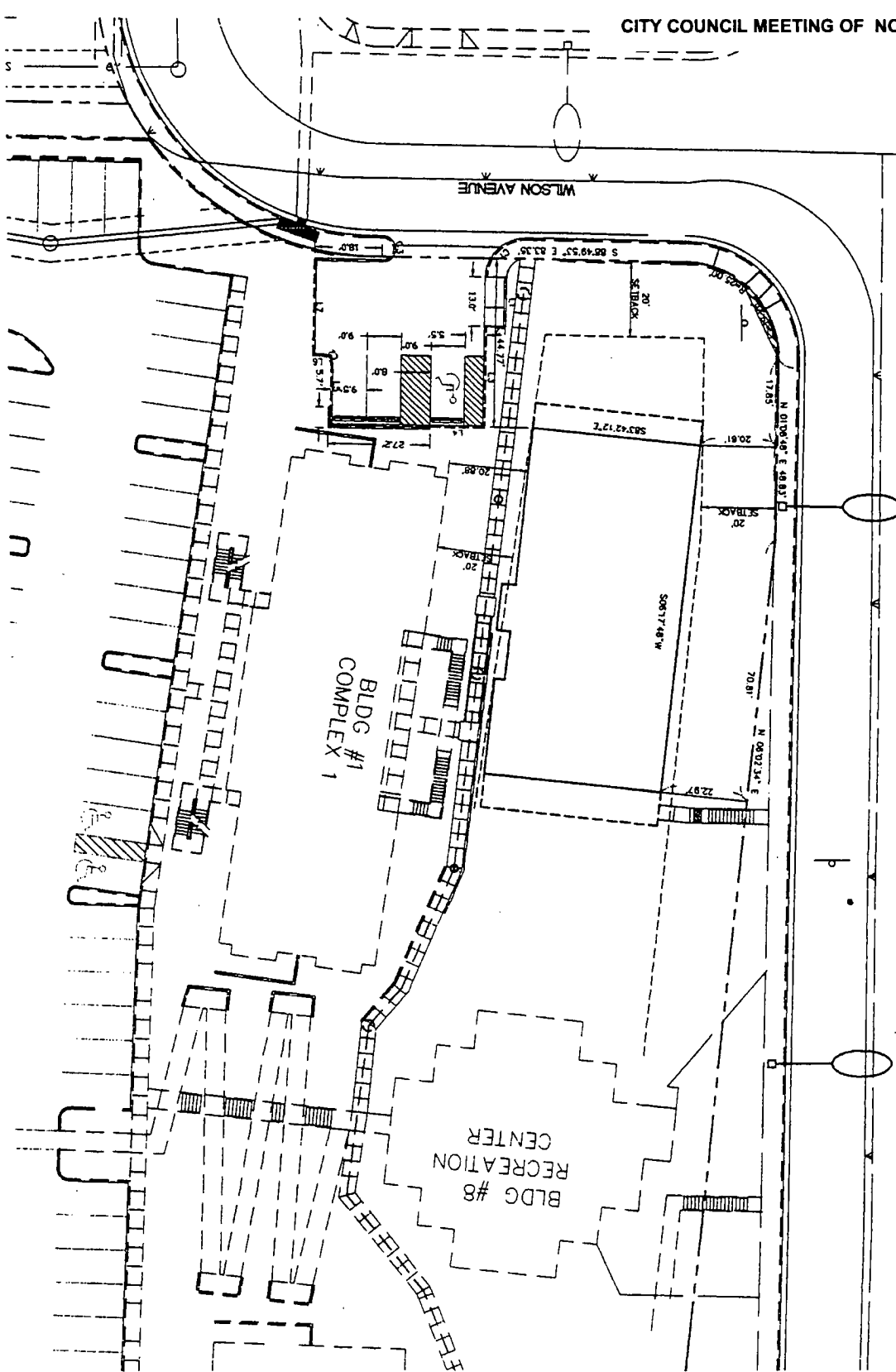
NOTICES MAILED: 134 by City Clerk

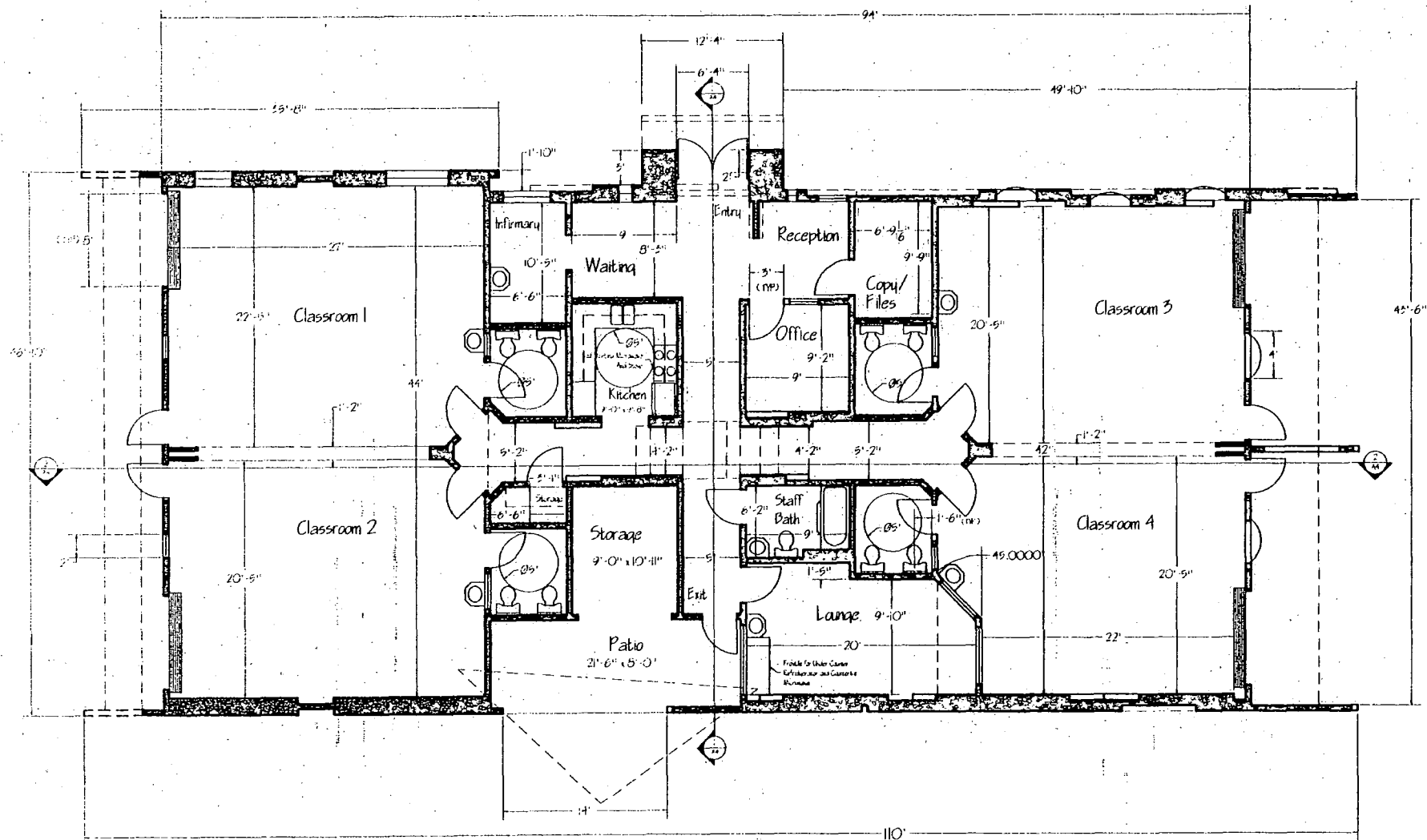
APPROVALS: 1

PROTESTS: 0

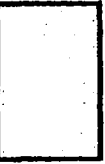
REVISED U-90-99 9-23-99 PC

MARYLAND PARKWAY





Maryland Villas Childcare Center
3800 s.f. (does not include patio-172 s.f.)



Floor Plan
RPS Maryland Villas
YMCA Childcare Center

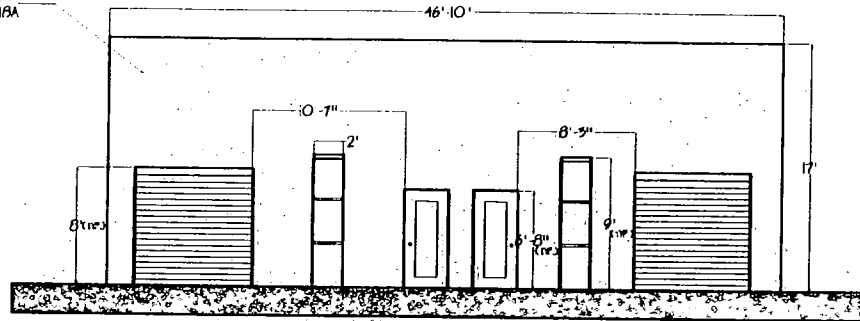
Michelle Smith, Architect
120 S. Center Street
Suite 100
Lincoln, NE 68502
(402) 441-1111

Scale: 1/8" = 1'-0"
Sheet
A-1



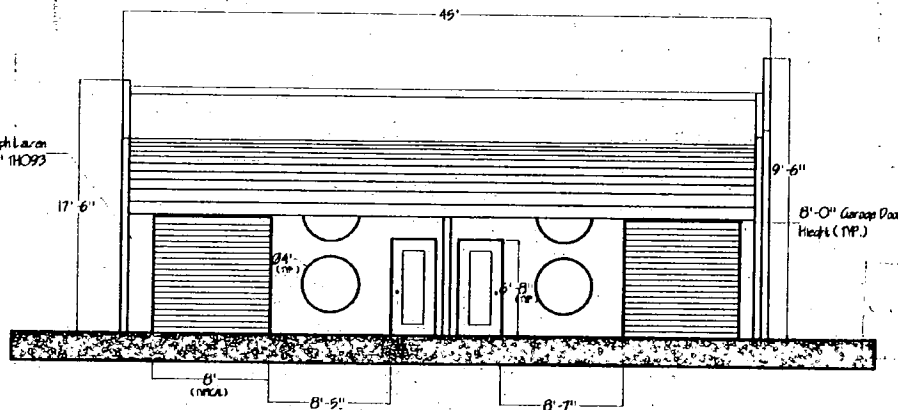
STAFF
U-90-99
9-23-99 PC

Stucco To Match Ralph Lauren
"Nardo Dusk" S418A



North Elevation

Stucco To Match Ralph Lauren
"Tapestry Gold" 114093



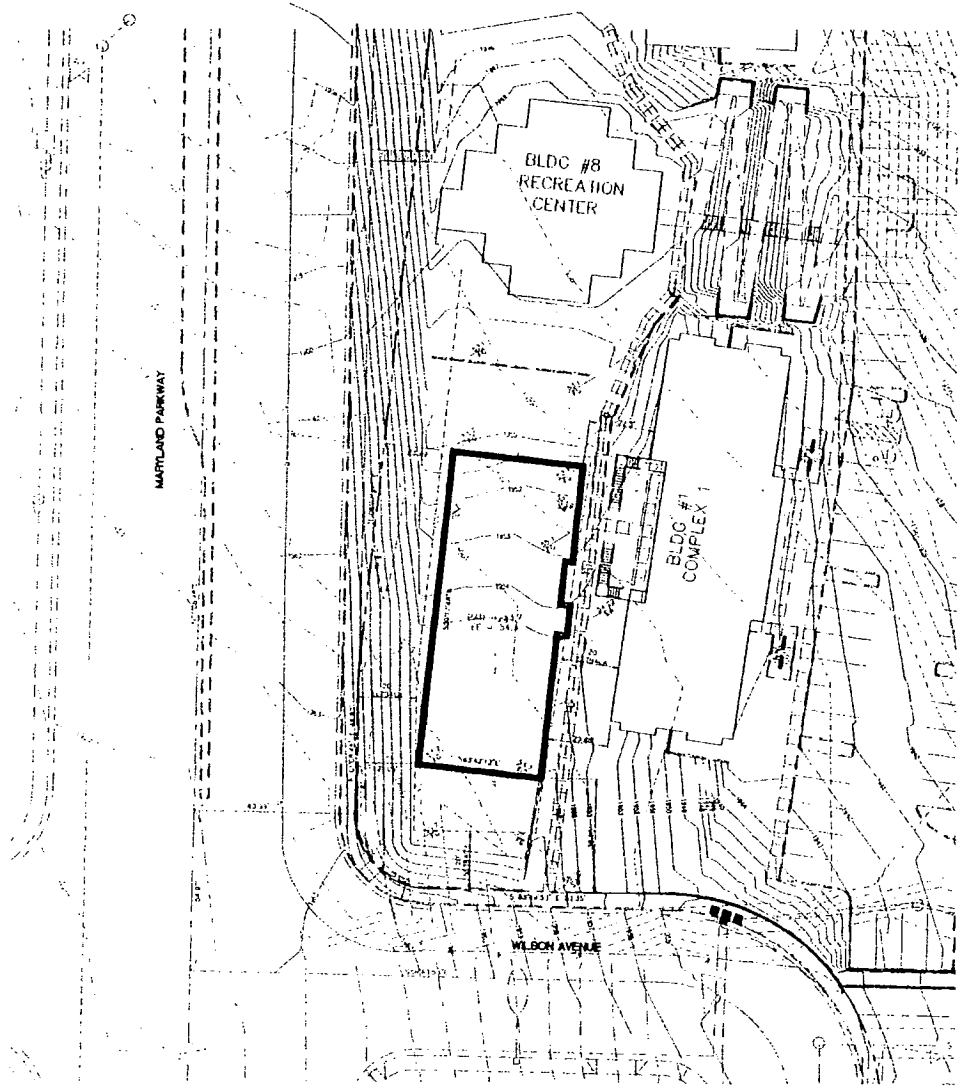
STAFF
U-90-99
9-23-99 PC



North & South Elevations
BPS Maryland Villas
YMCA Childcare Center

Michelle Sisk, Architect
114093
1/2" = 1'-0"
Sheet
A-2





LEGEND

- PROPOSED LANE
- PROPOSED BUILDING
- EXISTING
- 100' FLOOD ZONE

BENCH MARK

ALL BENCH MARKS ARE IN CONFORMANCE WITH THE LATEST EDITION OF THE SURVEYING MANUAL, 1985 EDITION, AND ARE LOCATED AS SHOWN ON THE PLAN.

BASIS OF BEARINGS

ALL BEARINGS ARE GIVEN IN DEGREES, MINUTES, AND SECONDS, AND ARE BASED ON THE NORTH ARROW SHOWN ON THE PLAN.

FLOOD ZONE INFORMATION

THE FLOOD ZONE INFORMATION IS BASED ON THE LATEST EDITION OF THE FLOOD ZONE MAP, 1985 EDITION, AND IS SUBJECT TO CHANGE.

DRAINAGE STUDY CERTIFICATION

I, THE ENGINEER, HEREBY CERTIFY THAT THE DRAINAGE STUDY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF TRANSPORTATION, AND THAT THE DRAINAGE STUDY IS ACCURATE AND RELIABLE.

DISCLAIMER NOTE
 THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE ENGINEER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT.

PRIMAS AND ASSOCIATES CONSULTING ENGINEERS

URBAN CONSTRUCTION

MARYLAND YMCAs - YMCAs CHILD CARE CENTER

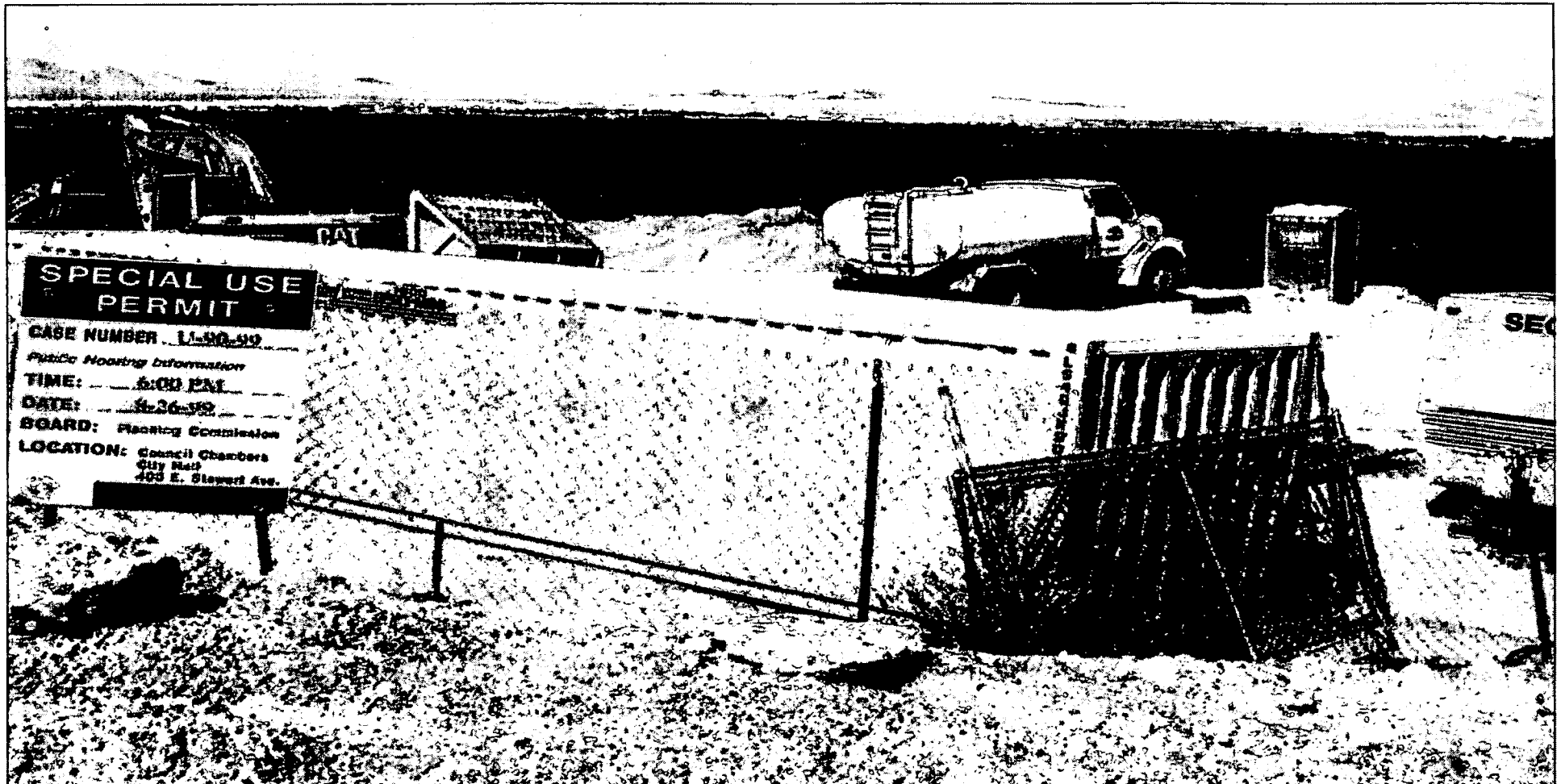
CITY COUNCIL MEETING OF NOVEMBER 3, 1999

Pg. 456

STAFF
U-90-99
9-23-99 PC



U-90-99 - MARYLAND VILLAS LIMITED LIABILITY COMPANY
ADJACENT TO THE NORTHEAST CORNER OF THE INTERSECTION OF MARYLAND
PARKWAY AND WILSON AVENUE
SEPTEMBER 23, 1999 PLANNING COMMISSION



U-90-99 - MARYLAND VILLAS LIMITED LIABILITY COMPANY
ADJACENT TO THE NORTHEAST CORNER OF THE INTERSECTION OF MARYLAND
PARKWAY AND WILSON AVENUE
SEPTEMBER 23, 1999 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 85

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 3, 1999

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - U-95-99 - HOWARD HUGHES CORPORATION ON BEHALF OF RUBY TUESDAY'S - Request for a Special Use Permit on property located at the northeast corner of the intersection of Town Center Drive and Covington Cross Drive FOR A TAVERN IN CONJUNCTION WITH A PROPOSED RESTAURANT (RUBY TUESDAY'S), PC (Planned Community) Zone, Ward 2 (L. B. McDonald), APN: 138-30-217-001. The Planning Commission (4-0-2 vote) and staff recommend APPROVAL.

PROTESTS BEFORE:

Planning Commission

0

Board of Zoning Adjustment

City Council

APPROVALS BEFORE:

Planning Commission

0

Board of Zoning Adjustment

City Council

RECOMMENDATION:

The Planning Commission (4-0-2 vote) and staff recommend APPROVAL of a supper club, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

L. McDONALD - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

MICHAEL BURN, 10000 West Charleston, representing Howard Hughes Corporation, concurred with the conditions.

COUNCILWOMAN McDONALD confirmed with staff that the item concerns a supper club rather than a tavern.

*City of Las Vegas***Agenda Item No.: 85**

CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 85 - U-95-99

MINUTES - Continued:

No one appeared in opposition.

There was no further discussion.

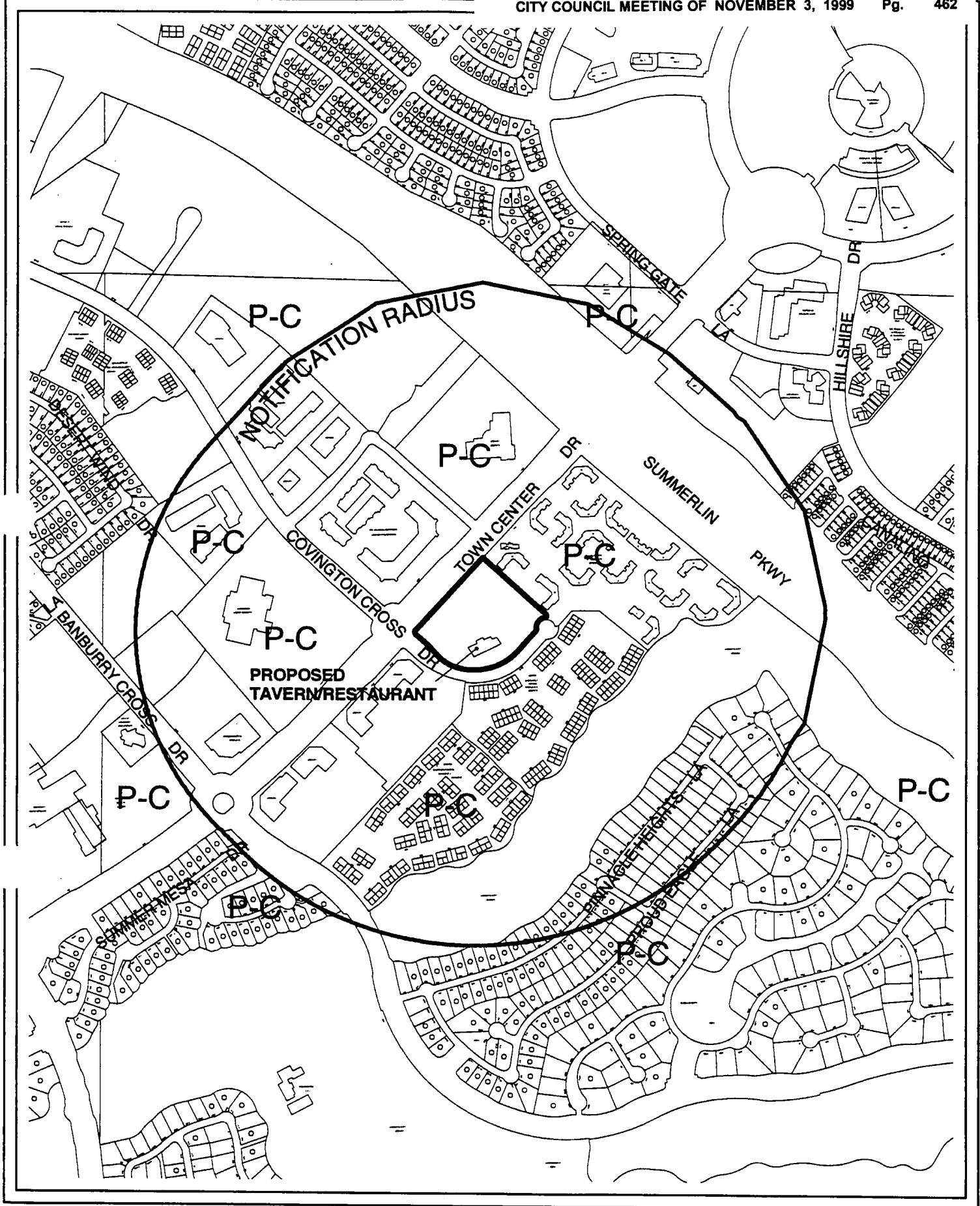
MAYOR GOODMAN declared the Public Hearing closed.
(2:16 - 2:18)
2-2488

MINUTES:

1. If this Special Use Permit is not exercised within one year after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.
2. All City Code requirements and all City departments' design standards shall be met.
3. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
4. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).
5. Landscaping and a permanent underground sprinkler system shall be installed 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 shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.
7. 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. Comply with the recommendations of the Traffic Engineering Representative as required by the Department of Public Works.

*City of Las Vegas***Agenda Item No.: 85****CITY COUNCIL MEETING OF NOVEMBER 3, 1999****PLANNING & DEVELOPMENT****Item 85 - U-95-99****CONDITIONS - Continued:**

8. An update to the previously approved Drainage Plan and Technical Drainage Study shall 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 recommended in the approved drainage plan/study.
9. Site development shall comply with all applicable Conditions of Approval for The Canyons at Summerlin Commercial Subdivision and all other site-related actions as required by the Department of Public Works.

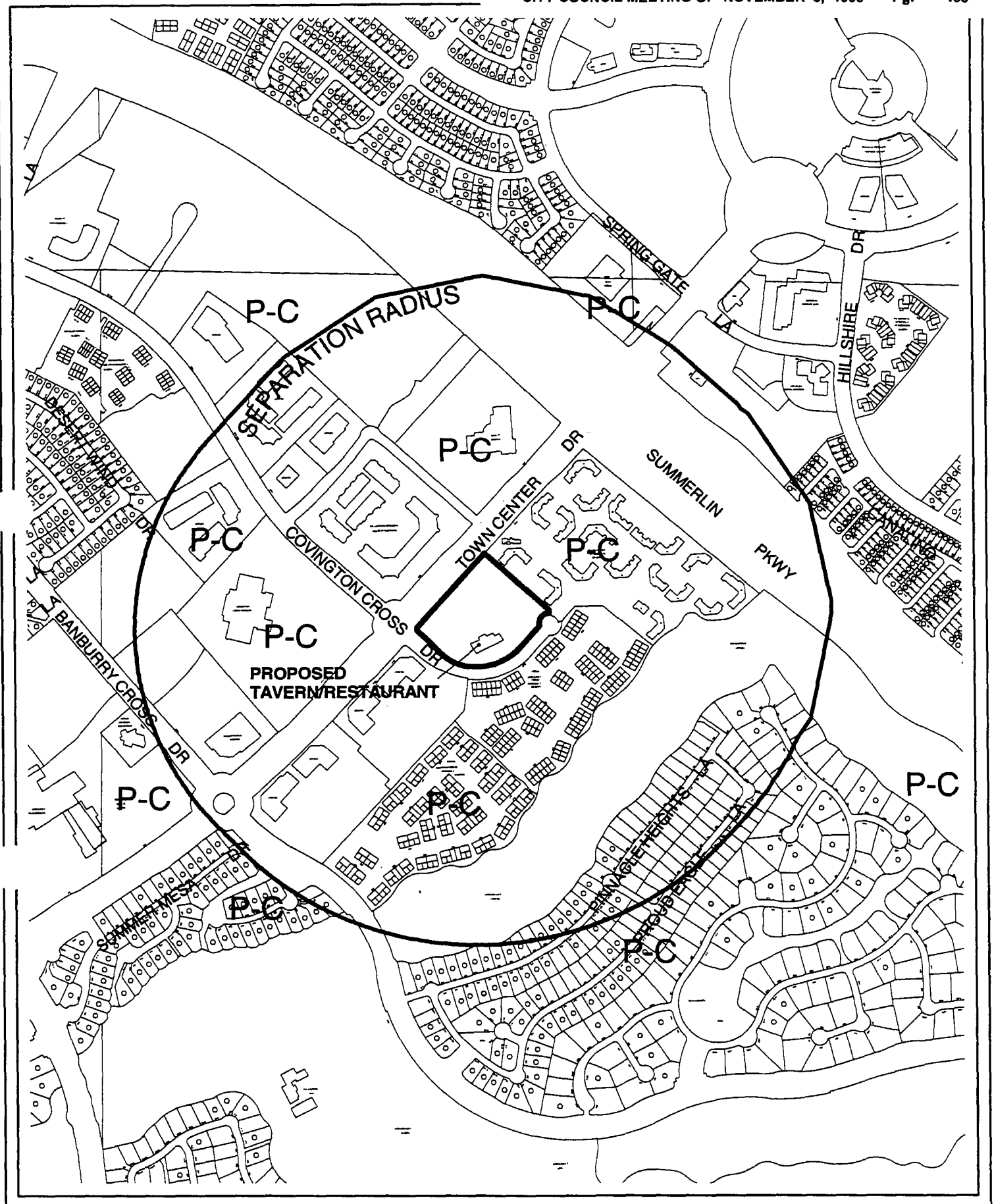


CASE: **U-95-99**

RADIUS: 1500 FT

0 300 600 900 Feet





CASE: U-95-99
SEPARATION RADIUS: 1500 FT

0 300 600 900 Feet



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: NOVEMBER 3, 1999****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: U-95-99 - Howard Hughes Corporation on behalf of Ruby Tuesday's**

**** CONDITIONS ****

The Planning Commission (4-0-2 vote) and staff recommend APPROVAL, subject to:

1. If this Special Use Permit is not exercised within one year after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.
2. All City Code requirements and all City departments' design standards shall be met.
3. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
4. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).
5. Landscaping and a permanent underground sprinkler system shall be installed 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 shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.
7. 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. Comply with the recommendations of the Traffic Engineering Representative as required by the Department of Public Works.
8. An update to the previously approved Drainage Plan and Technical Drainage Study shall 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 recommended in the approved drainage plan/study.
9. Site development shall comply with all applicable Conditions of Approval for The Canyons at Summerlin Commercial Subdivision and all other site-related actions as required by the Department of Public Works.

U-95-99 - Page Two
November 3, 1999 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST:

This request is for a Special Use Permit for a proposed Supper Club use consisting of a proposed 5,069 square foot restaurant and bar on a 1.43-acre site adjacent to the north side of Covington Cross Drive, approximately 480 feet east of the Town Center Drive intersection.

BACKGROUND DATA:

- 06/03/87 The City Council approved a rezoning (Z-44-87) of this site to PC (Planned Community) as part of the larger request for Summerlin.
- 11/18/92 The City Council adopted revised Development Standards for this site as part of the larger request for Summerlin.

DETAILS OF APPLICATION REQUEST:

Site Area:	1.43	Acres
Building Area:	5,069	Square Feet
Front-of-House	3,609	Square Feet (194 seats + 12 stools)
Back-of-House	1,460	Square Feet
Building Height:	22	Feet (one story)
Parking Required:	83	Spaces (Including 4 Handicap Accessible)
Parking Provided:	95	Spaces (Including 4 Handicap Accessible)
Loading Required:	1	Space
Loading Provided:	1	Space

The site plan depicts vehicular access from one point, via a shared driveway to an un-named local access road depicted as serving all of the proposed commercial parcels between Covington Cross Drive and Town Center Drive. Landscaping is depicted within 12 foot wide planters along both street frontages, including 24 inch box trees planted 15 feet to 20 feet on-center. Building elevations depict the standard "circa 1890's" design for Ruby Tuesday's restaurants, utilizing a flat roof with cornice and a concrete tile pitched accents, vertical columns, aluminum windows, and fabric awnings.

U-95-99 - Page Three
November 3, 1999 City Council Meeting

ZONING AND LAND USE OF ADJACENT PROPERTIES:

North	PC	(Planned Community)	Undeveloped, Office
South	PC	(Planned Community)	Multi-Family Residential
East	PC	(Planned Community)	Undeveloped, Multi-Family Residential
West	PC	(Planned Community)	Undeveloped, Office

ANALYSIS AND FINDINGS:

USE:

Staff finds that the proposed supper club use will be compatible with the restaurant proposed, and will represent the type and intensity of use characteristically found in and around large office developments.

FINDINGS:

In order to approve a Special Use Permit application, pursuant to Las Vegas Municipal Code Section 19A.18.060(L) the Planning Commission or City Council must affirm all of the following:

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

Staff finds that the proposed supper club use will be complimentary to the surrounding residential and office uses, by providing the type of use usually found in conjunction with a sit-down lunch and dinner service restaurant.

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

Staff finds there are no physical constraints to the location of the proposed use on the subject site.

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."**

Staff finds the site is in proximity to two existing streets, Town Center Drive and Covington Cross, and there are no known constraints to site access from these streets.

U-95-99 - Page Four
November 3, 1999 City Council Meeting

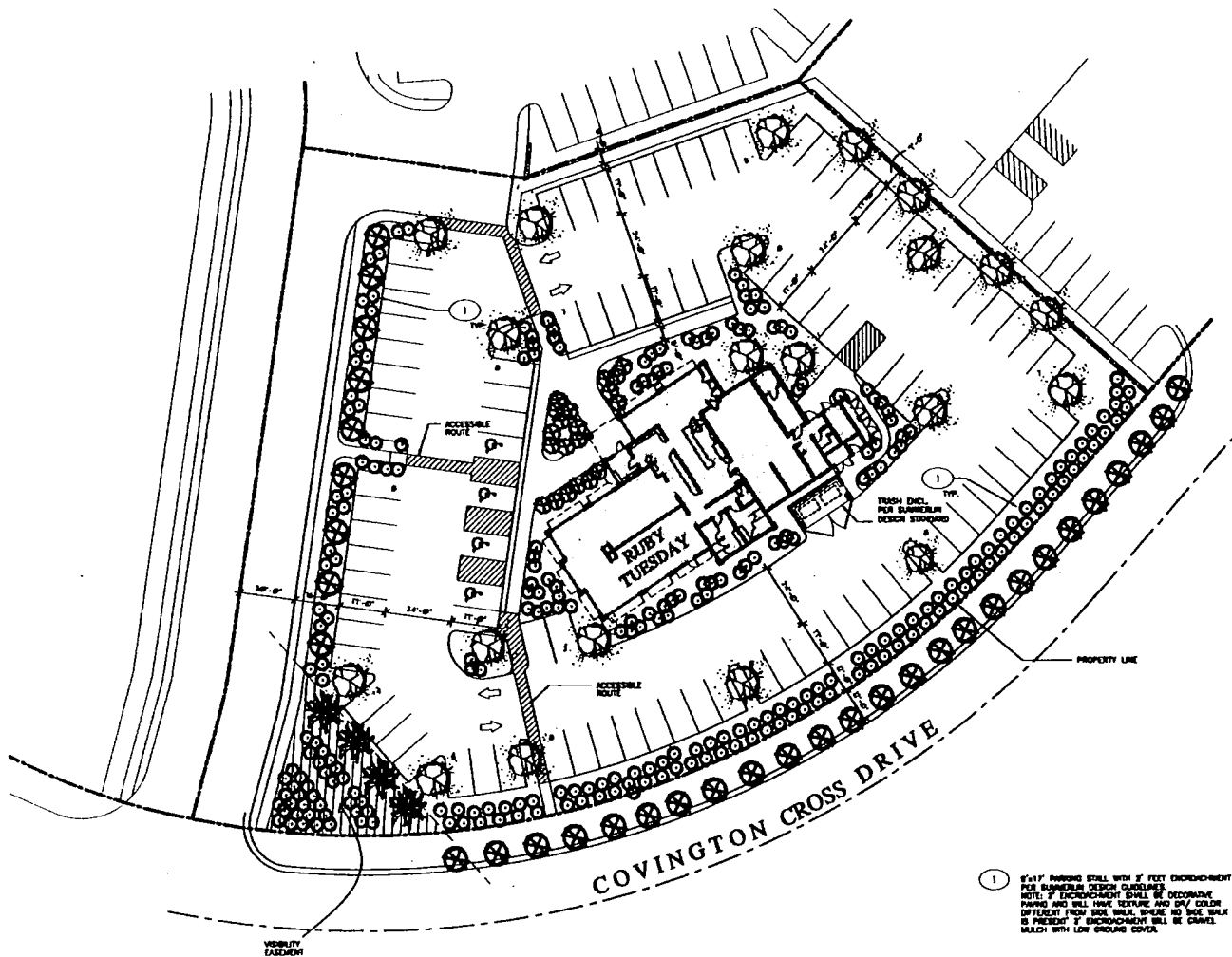
4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

Staff finds the proposed supper club use will be subject to regular inspection by City and County regulatory agencies for permits and licensing, and will therefore not compromise the public health, safety and welfare.

NOTICES MAILED: 128 by City Clerk

APPROVALS: 0

PROTESTS: 0



SITE DATA

APN#	138-30-217-001
PARCEL	PARCEL 1 - COMMERCIAL USES THE CANYON VILLAGE @ SUMMERLIN
PARCEL AREA	
SITE GROSS	+/- 1.43 ACRES GROSS 62,461 S.F.
BUILDING AREA GROSS	+/- 5,000 S.F.
BUILDING SITE COVERAGE	12.4 PERCENT
BUILDING	
FRONT OF HOUSE (GROSS)	3,600 S.F.
BACK OF HOUSE (GROSS)	1,400 S.F.
TOTAL (GROSS)	5,000 S.F.
PARKING	
PROVIDED	95 SPACES
REQUIRED PER S.D.D.	3,600 S.F./150 = 73 SPACES
PLUS 10 BACK OF HOUSE MIN.	
TOTAL	= 83 SPACES
BLDG. AREA PARKING	5,000 S.F./95 = 53
LANDSCAPE AREA	
PERCENTAGE OF GROSS SITE	15,849 S.F./62,461 S.F. = 24%

LANDSCAPE DATA

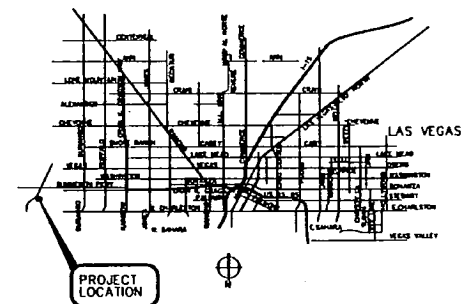
ALL PLANTING TO BE DROUGHT TOLERANT

- TREES:
- PROSOPIS CHILENSIS/ THORNLESS CHILEAN MESQUITE - 24" BOX
 - PHOENIX DACTYLIFERA/ DATE PALM - 24-26" TALL
 - FLOWERING PLUM - 24" BOX
- SHRUBS:
- GORTONIGHT LILY - 5 GALLON of 36" O.C.
 - DEER GRASS
- GROUND COVER:
- TWIN PEAKS BACCHARIS - 1 GALLON of 18" O.C.
 - PINK VERBENA - 1 GALLON of 18" O.C.
- ROCK MULCH:
- DECOMPOSED GRANITE - DESERT GOLD

OWNER/DEVELOPER

RT LAS VEGAS FRANCHISE, L.L.C.
8450 CAMPANA DR.
LAS VEGAS, NEVADA 89147
RANDY JARRETT (702) 889-0317

VICINITY MAP



SITE PLAN

RUBY TUESDAY RESTAURANT

SCHEMATIC PLAN REVIEW

AUGUST 24, 1999

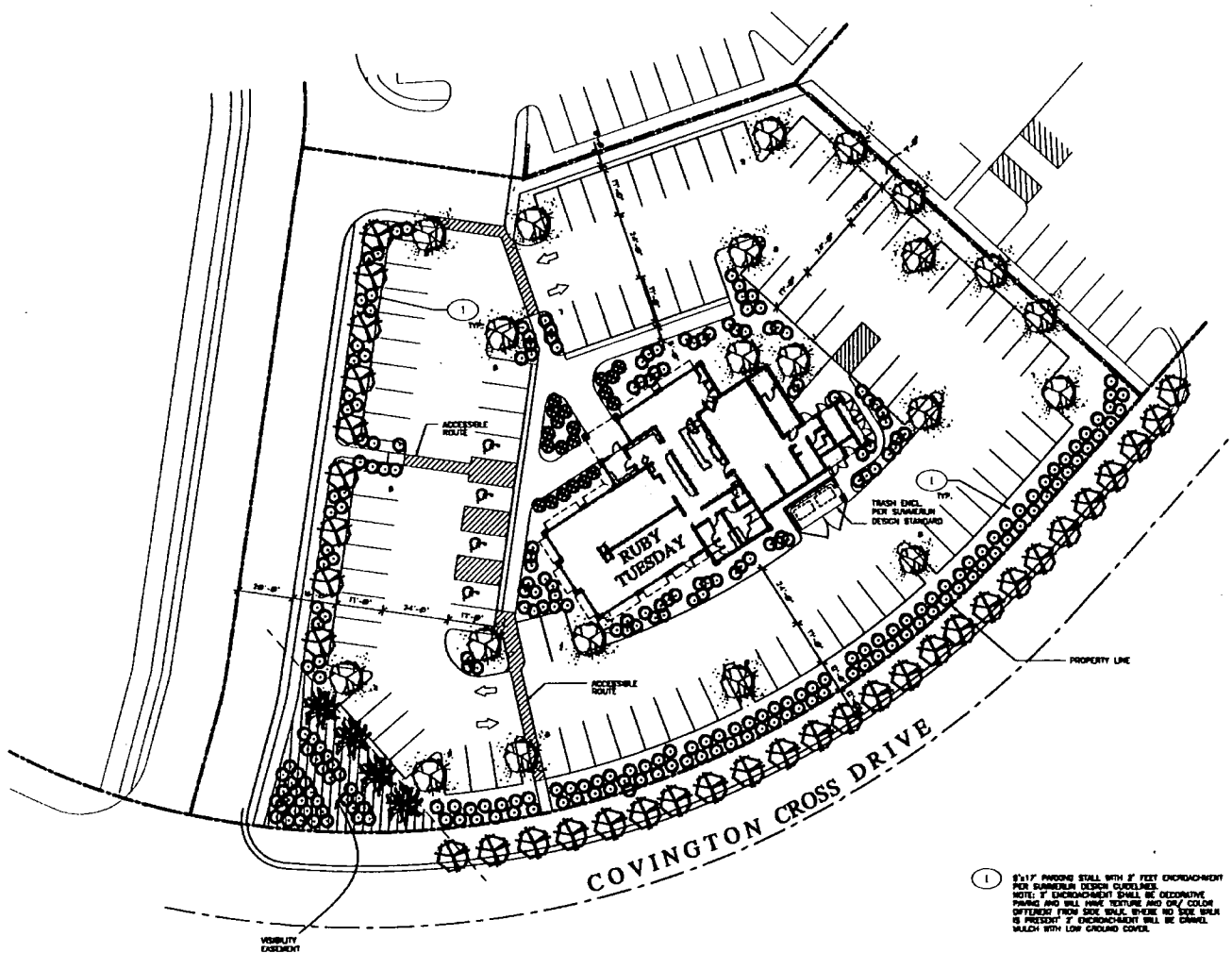
THE CANYONS @ SUMMERLIN



SCALE: 1" = 20'-0"

STAFF
U-95-99
9-23-99 PC

ANTHONY E. YOUNG, AIA
ARCHITECT
ARCHITECTURE & DESIGN & PLANNING
1000 WEST 10TH STREET, SUITE 100
LAS VEGAS, NEVADA 89106
TEL: 702.735.1111 FAX: 702.735.1112



SITE DATA

APN#	138-30-217-001
PARCEL	PARCEL 1 - COMMERCIAL USES THE CANYON VILLAGE @ SUMMERLIN
PARCEL AREA	
SITE GROSS	+/- 1.43 ACRES GROSS 62,461 S.F.
BUILDING AREA GROSS	+/- 5,099 S.F.
BUILDING SITE COVERAGE	12.4 PERCENT
BUILDING	
FRONT OF HOUSE (GROSS)	3,609 S.F.
BACK OF HOUSE (GROSS)	1,490 S.F.
TOTAL (GROSS)	5,099 S.F.
PARKING	
PROVIDED	95 SPACES
REQUIRED PER S.D.D.	3,609 S.F. / 50 = 73 SPACES
PLUS 10 BACK OF HOUSE MIN.	TOTAL = 83 SPACES
BLDG. AREA PARKING	5,099 S.F. / 95 = 53
LANDSCAPE AREA	
PERCENTAGE OF GROSS SITE	15,949 S.F. / 62,461 S.F. = 24%

LANDSCAPE DATA

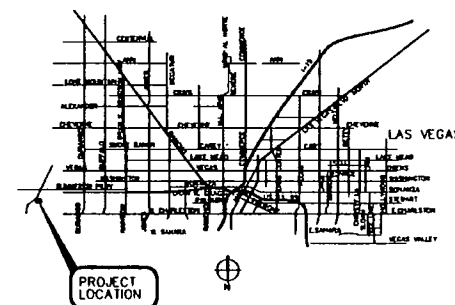
ALL PLANTING TO BE DROUGHT TOLERANT

TREES:	PROSOPIS CHILENSIS THORNTLESS-LEAN MESQUITE - 24" BOX PHOENIX DACTYLIFERA DATE PALM - 24"-26" TALL FLOWERING PLUM - 24" BOX
SHRUBS:	GORTINIGHT LILY - 5 GALLON of 36" O.C. DEER GRASS
GROUND COVER:	TWIN PEAKS BACCHARIS - 1 GALLON of 18" O.C. PINK VERBENA - 1 GALLON of 18" O.C. DECOMPOSED GRANITE - DESERT GOLD
ROCK MULCH:	DECOMPOSED GRANITE - DESERT GOLD

OWNER/DEVELOPER

RT LAS VEGAS FRANCHISE, L.L.C.
8450 CAMPANA DR.
LAS VEGAS, NEVADA 89147
RANDY JARRETT (702) 889-0317

VICINITY MAP



SCALE: 1" = 20'-0"

LANDSCAPE PLAN RUBY TUESDAY RESTAURANT

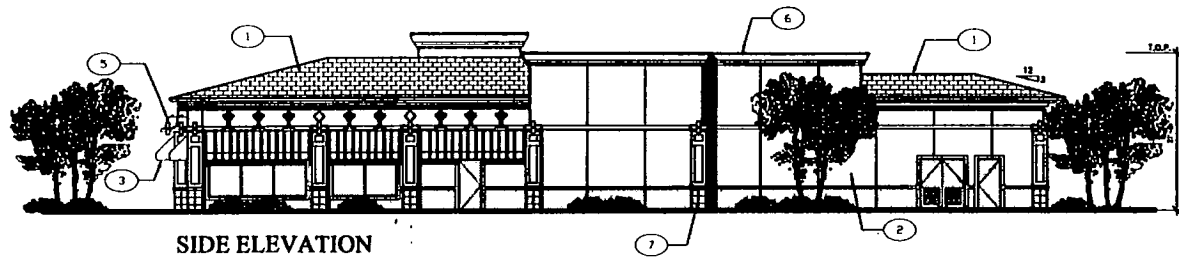
SCHEMATIC PLAN REVIEW

AUGUST 24, 1999

THE CANYONS @ SUMMERLIN



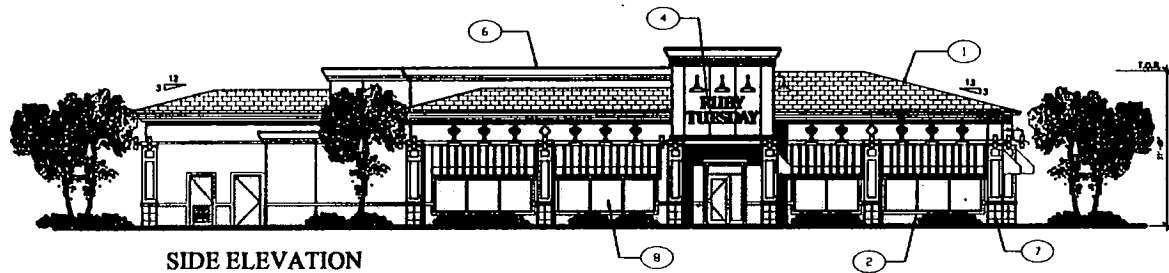
STAFF
U-95-99
9-23-99 PC



SIDE ELEVATION

KEYNOTES

- 1 FLAT CONCRETE TILE ROOF
- 2 CEMENT PLASTER (SAVO FINISH)
- 3 FABRIC AWING
- 4 18" PLEXIGLAS SIGN, FACE COLOR TO BE RED
- 5 LIGHT FIXTURE
- 6 CEMENT PLASTER CORNICE
- 7 STONE ACCENT
- 8 ALUMINUM STORE FRONT WINDOW

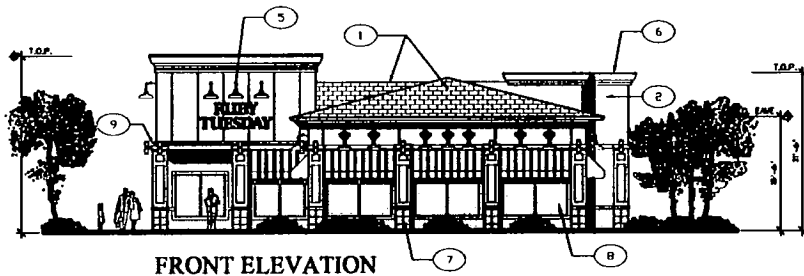


SIDE ELEVATION

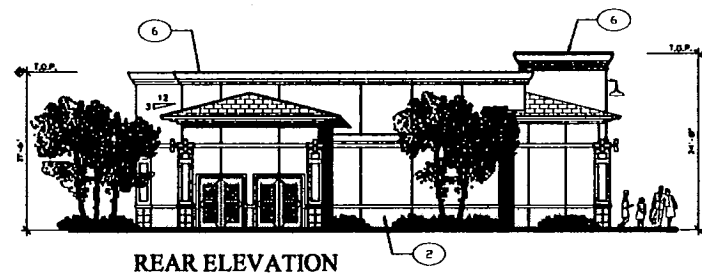
MATERIALS

ALL MATERIALS AND COLORS ARE TO BE IN COMPLIANCE WITH BLACKMOUNTAIN SUPPLEMENTAL DESIGN GUIDELINES FOR PARCEL 1 - THE CANYONS VILLAGE. DESIGN IS BASED ON BUT NOT LIMITED TO BELOW ITEMS.

BASE COLOR: DUN EDWARDS 03-800
 FIELD COLOR: DUN EDWARDS 04587
 STONE: BLACKMOUNTAIN MOUNTAIN LEADER ELDERADO STONE STONE CRAFT INC.
 ROOF TILE: LIFETIME BLEND 5723 MIX OF ALL
 GREEN: SW 1238
 RED: 8388H HEARTWOOD LAZY



FRONT ELEVATION



REAR ELEVATION

ELEVATIONS

RUBY TUESDAY RESTAURANT

SCHEMATIC PLAN REVIEW

AUGUST 24, 1999

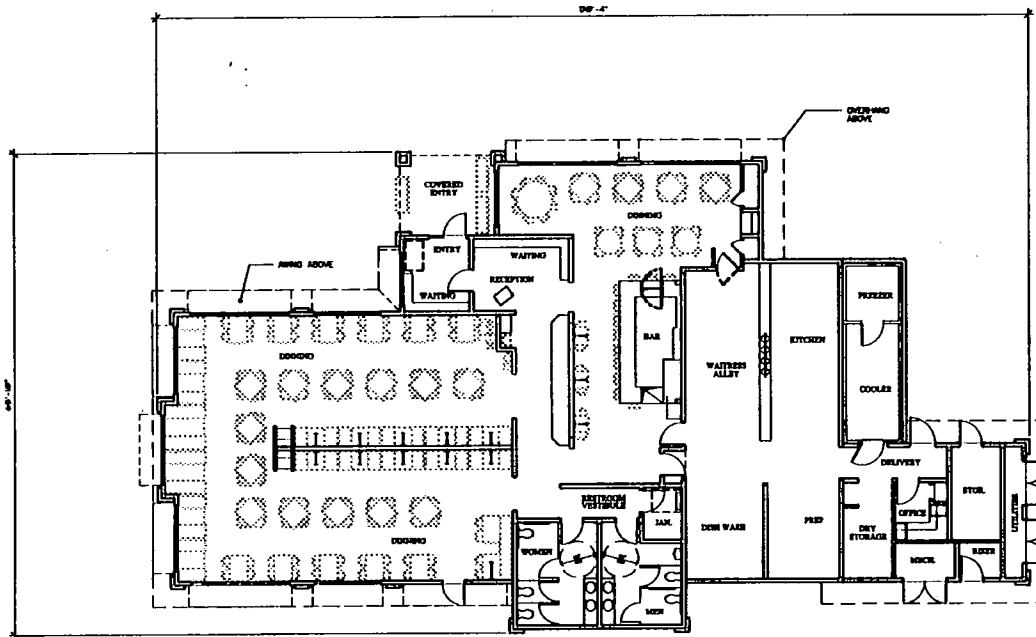
THE CANYONS @ SUMMERLIN

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

STAFF

**U-95-99
9-23-99 PC**





SEATING TABLE		
	TABLES	SEATS
DINING AND BAR AREA	53	194
BAR STOOLS		12
TOTAL:	53	206



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

0 4 8 16 24

FLOOR PLAN **RUBY TUESDAY RESTAURANT**

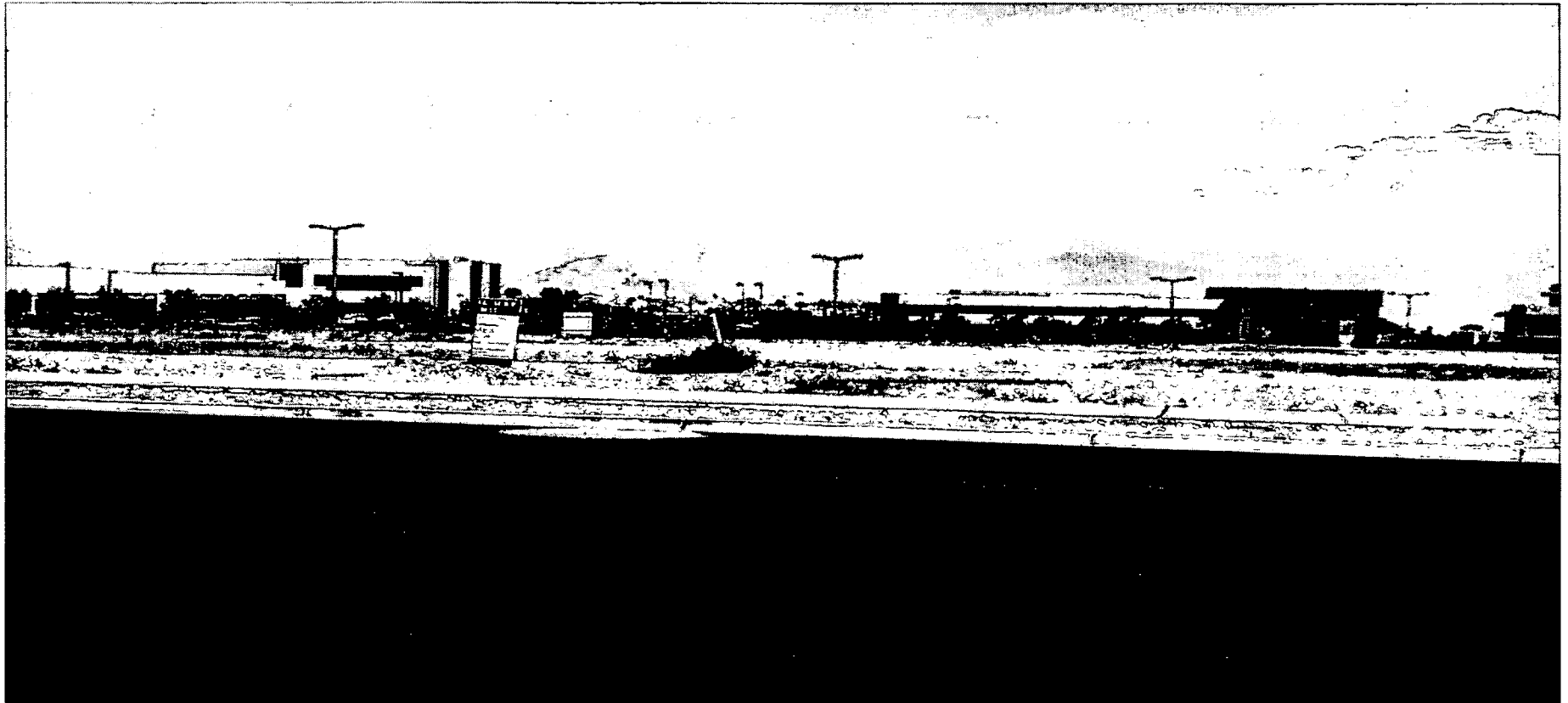
SCHEMATIC PLAN REVIEW

AUGUST 24, 1999

THE CANYONS @ SUMMERLIN



STAFF
U-95-99
9-23-99 PC



U-95-99 - HOWARD HUGHES CORPORATION ON BEHALF OF RUBY
TUESDAY'S
SEPTEMBER 23, 1999 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 86

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: NOVEMBER 3, 1999****DEPARTMENT: PLANNING AND DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SPECIAL USE PERMIT - PUBLIC HEARING - U-97-99 - MVR CORPORATION -
 Request for a Special Use Permit on property located at 1624 West Oakey Boulevard FOR THE
 ON-PREMISES SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED
 RESTAURANT (LIL' DEUCE COUPE CAFE), M (Industrial) Zone, Ward 1 (McDonald),
 APN: 162-04-602-008 and 009. The Planning Commission (6-0 vote) and staff recommend
 APPROVAL.

PROTESTS BEFORE:**Planning Commission****0****Board of Zoning Adjustment****City Council****APPROVALS BEFORE:****Planning Commission****0****Board of Zoning Adjustment****City Council****RECOMMENDATION:**

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:**M. McDONALD - ABEYANCE to 11/17/99 - UNANIMOUS****MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

NOTE: The item was trailed pending the arrival of the applicant; however, no one appeared.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

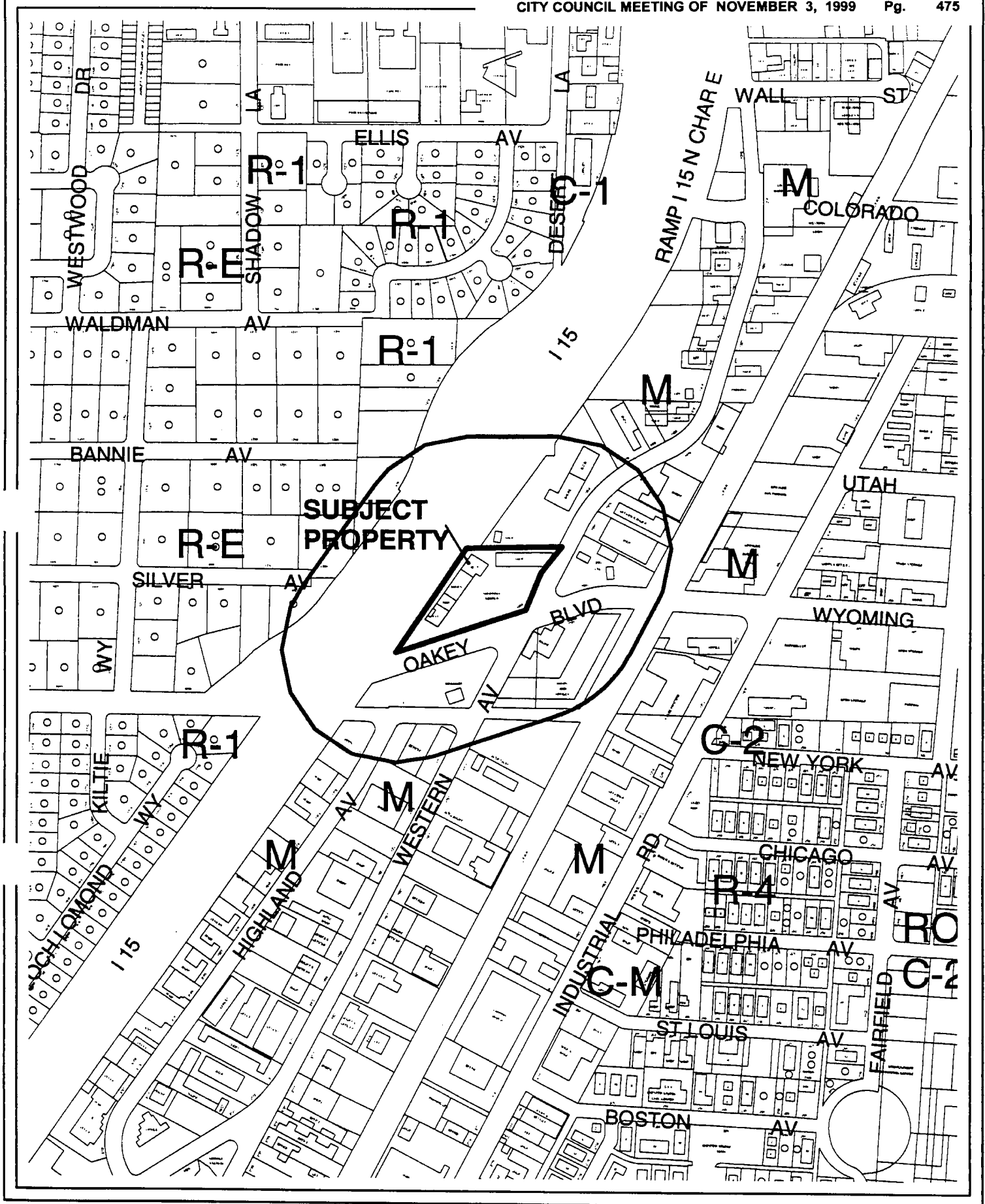
NOTE: COUNCILMAN McDONALD directed Planning staff to send a letter to the applicant requesting that a representative be present at the next meeting.

(2:18/2:28 - 2:29)

2-2540/2-3084

*City of Las Vegas***Agenda Item No.: 86****CITY COUNCIL MEETING OF NOVEMBER 3, 1999****PLANNING & DEVELOPMENT****Item 86 - U-97-99****CONDITIONS:**

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. If this Special Use Permit is not exercised within one year after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.
4. All City Code requirements and all City departments' design standards shall be met.



CASE: U-97-99

SEPARATION RADIUS: 400 FT

0 300 600 900 Feet



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: NOVEMBER 3, 1999****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: U-97-99 - MVR Corporation**

**** CONDITIONS ****

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

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. If this Special Use Permit is not exercised within one year after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.
4. All City Code requirements and all City departments' design standards shall be met.

U-97-99 - Page Two
November 3, 1999 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST:

This request is for a Special Use Permit located at 1624 West Oakey Boulevard to allow the on-premises sale of beer and wine in conjunction with a proposed restaurant. The applicant's justification letter indicates there previously was a restaurant at this location for many years, approximately from the mid 1960's until the middle part of 1998, that also served beer and wine in conjunction with meals. The applicant intends to operate the new restaurant in a similar manner.

BACKGROUND DATA:

There is no previous zoning history on this site.

DETAILS OF APPLICATION REQUEST:

The proposed restaurant is located in a 2,966 square foot tenant space within an exiting commercial center. This tenant space had previously been operated as a restaurant for several years (Papa Gar's) with beer and wine served in conjunction with meals. The restaurant closed a little more than a year ago, which is why this new Special Use Permit is required. No changes are proposed for the site or the tenant space other than an interior remodel.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	M (Industrial)	Commercial Shops
South	M (Industrial)	Convenience Store
East	M (Industrial)	Gas Station
West		Interstate 15

U-97-99 - Page Three
November 3, 1999 City Council Meeting

ANALYSIS AND FINDINGS:

USE:

Section 19A.040.050 of the City of Las Vegas Zoning Code establishes the criteria for the approval of alcohol related uses. The Code requires the on-premises sale of beer and wine to be a minimum of 400 feet from any church, synagogue, school, child care facility licensed for more than twelve children, or City park as measured from property line to property line. In this case, the proposed use meets the minimum distance separation requirements as no protected use exists within 400 feet of this proposal.

SITE PLAN:

This is an existing commercial center. The submitted site plan depicts that all on-site improvements are existing and no changes are proposed.

FINDINGS:

In order to approve a Special Use Permit application, pursuant to Section 19A.18.060(L) of the City of Las Vegas Municipal Code, the Planning Commission or City Council must affirm all of the following:

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

Staff finds the use will operate in the same manner as the previous restaurant and no changes are proposed; therefore the proposed use will not create new impacts and will not adversely impact surrounding uses.

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

Staff finds the proposed use will be located within an existing commercial center and will not change the physical characteristics of the site. A restaurant was previously operated in the same tenant space for many years.

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."**

U-97-99 - Page Four
November 3, 1999 City Council Meeting

Staff finds the proposed use will be located within an existing commercial development and will not require any additional access provision. Surrounding streets are fully developed.

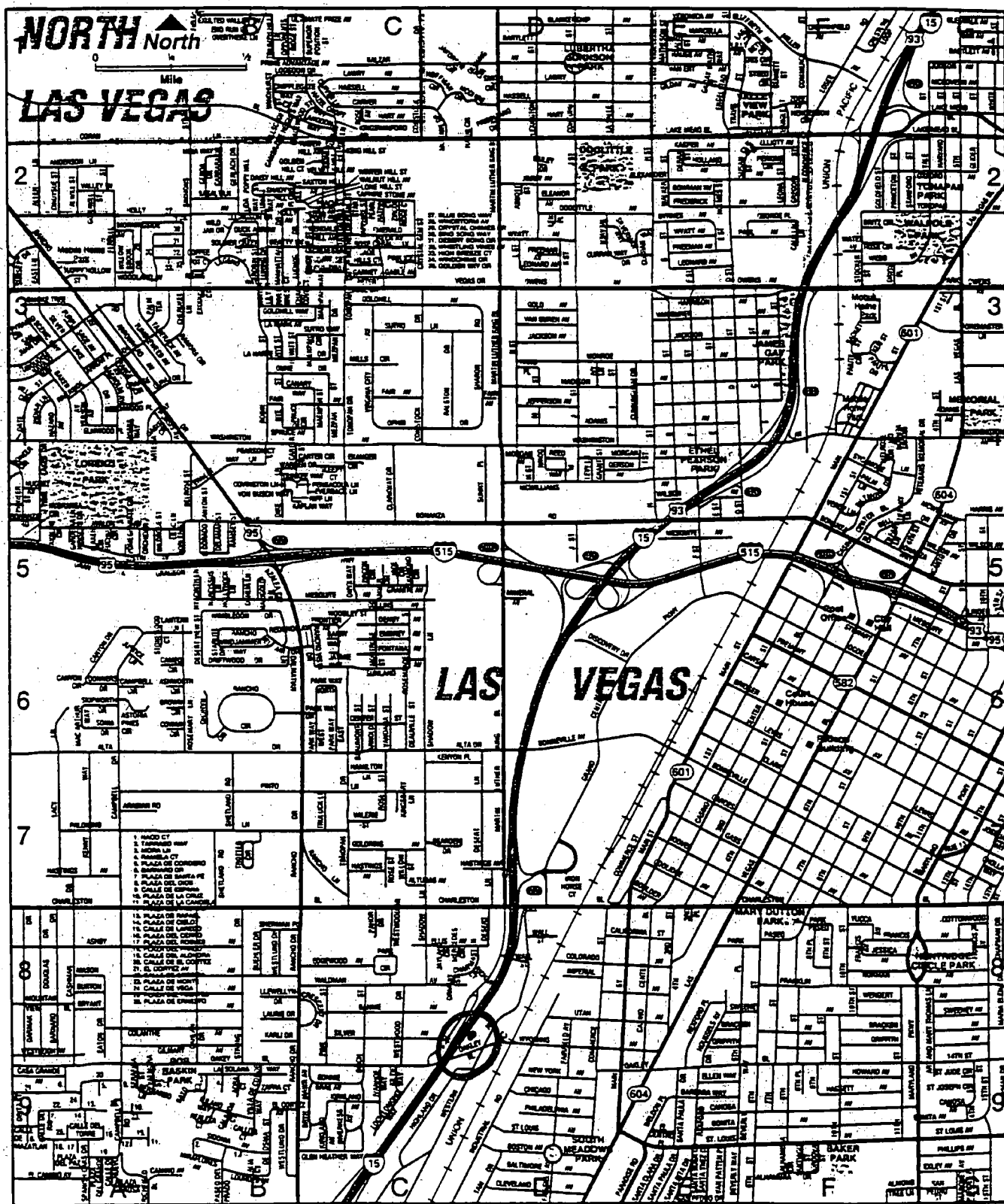
4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

Staff finds because the business will be subject to regular inspection by City and County staff for licenses and permits, the proposed use will not compromise the public health, safety, and welfare.

NOTICES MAILED: 111 by City Clerk

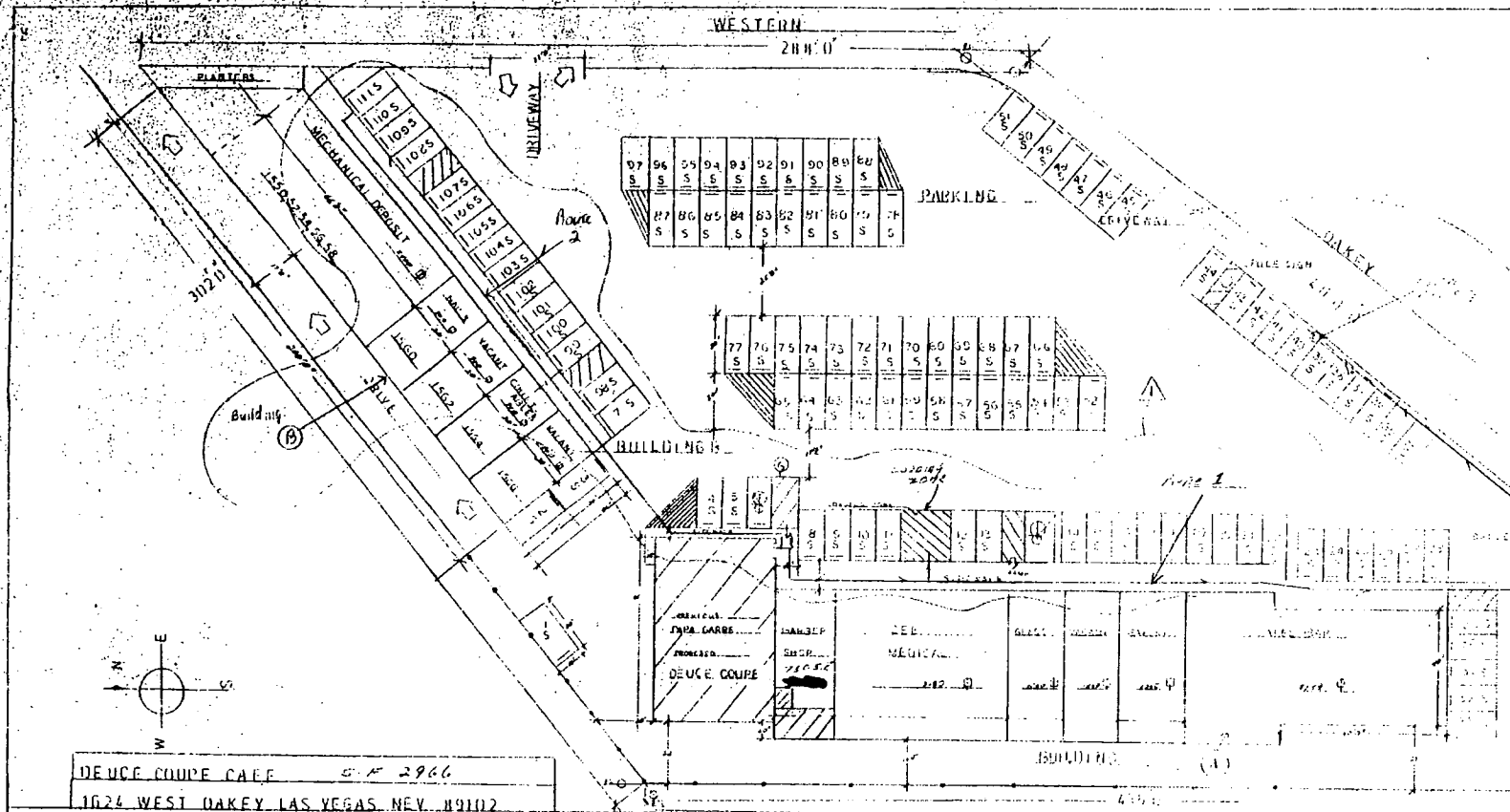
APPROVALS: 0

PROTESTS: 0

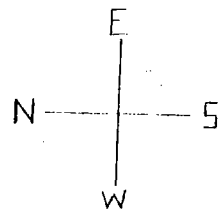


LOCATION: Lil Dooce Coupe Cafe

STAFF
U-97-99
9-23-99 PC



I-15



DEUCE COUPE CAFE 1024 WEST OAKLEY

THE CITY OF LAS VEGAS, NEVADA, HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROPOSED CONSTRUCTION OF THE DEUCE COUPE CAFE, 1024 WEST OAKLEY, LAS VEGAS, NEVADA. THE CITY ENGINEER HAS DETERMINED THAT THE PLANS AND SPECIFICATIONS COMPLY WITH THE REQUIREMENTS OF THE CITY ENGINEERING DEPARTMENT. THE CITY ENGINEER HAS ISSUED THIS PERMIT TO CONSTRUCT, SUBJECT TO THE OBTAINING OF A BUILDING PERMIT FROM THE LAS VEGAS BUILDING DEPARTMENT. THE PERMIT TO CONSTRUCT IS VALID FOR A PERIOD OF 180 DAYS FROM THE DATE OF ISSUANCE. THE PERMIT TO CONSTRUCT IS SUBJECT TO THE OBTAINING OF A BUILDING PERMIT FROM THE LAS VEGAS BUILDING DEPARTMENT. THE PERMIT TO CONSTRUCT IS VALID FOR A PERIOD OF 180 DAYS FROM THE DATE OF ISSUANCE. THE PERMIT TO CONSTRUCT IS SUBJECT TO THE OBTAINING OF A BUILDING PERMIT FROM THE LAS VEGAS BUILDING DEPARTMENT.

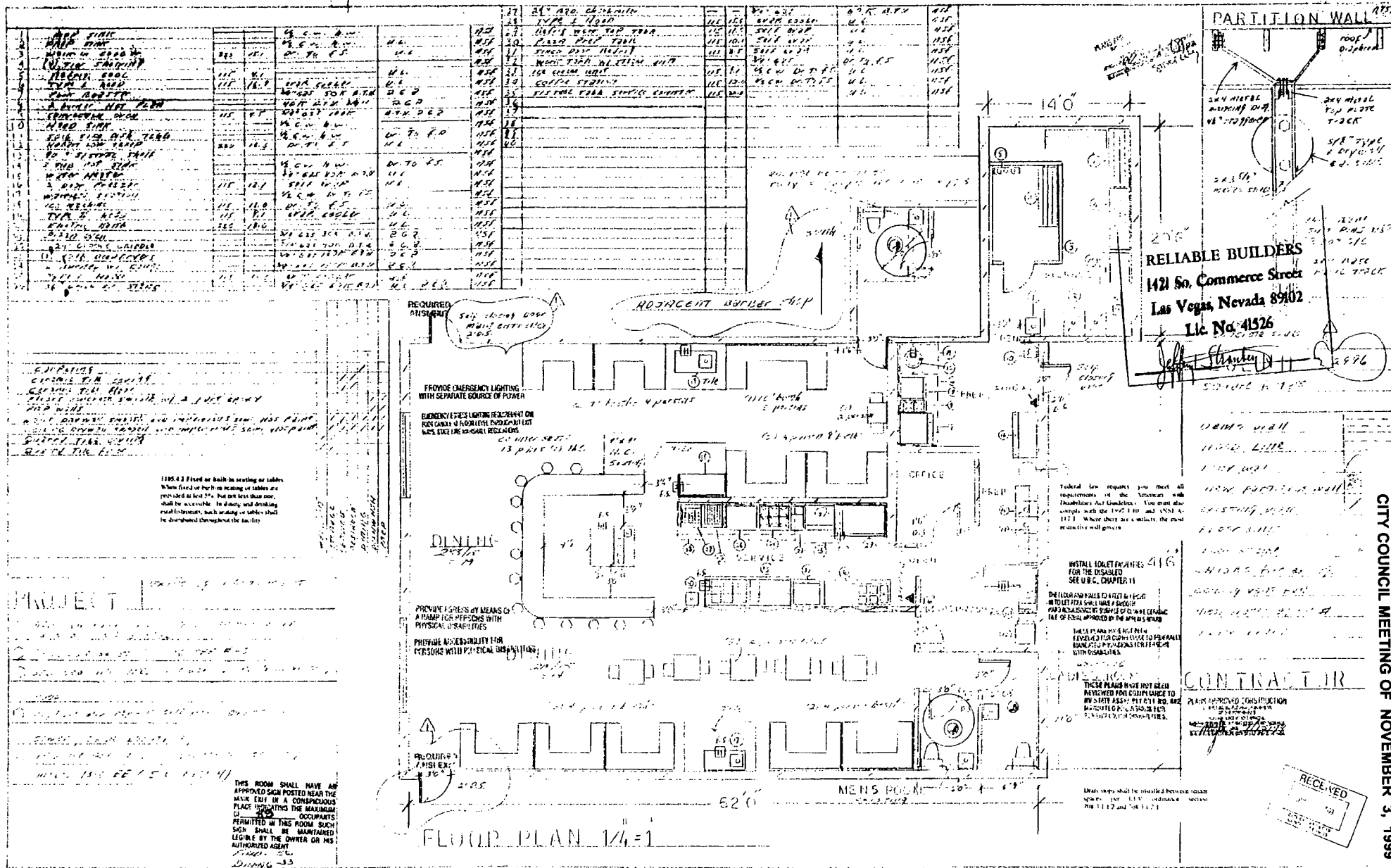
RELIABLE BUILDERS
 1421 So. Commerce Street
 Las Vegas, Nevada 89102
 Lic. No. 41526

[Signature]

APPROVED
[Signature]
 11/23/99

PAGE 1 OF 8

**STAFF U-97-99
 9-23-99 PC**



DEUCE COUPE CAFE 1624 WEST OAK KEY LAS VEGAS, NEV. 89102

OWNER: DAN HENDERSON

PAGE 2 OF 8

U-97-99
STAFF 9-23-99 PC



U-97-99 - MVR CORPORATION
SEPTEMBER 23, 1999 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 87

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: NOVEMBER 3, 1999****DEPARTMENT: PLANNING AND DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:****ABEYANCE ITEM - REZONING - PUBLIC HEARING - Z-47-99 - TETON**

INVESTMENTS - Request for a Rezoning on property located adjacent to the southeast corner of the intersection of Whispering Sands Drive and Leon Avenue FROM: R-E (Residence Estates) TO: R-1 (Single Family Residential) PROPOSED USE: 24 LOT SINGLE FAMILY SUBDIVISION, Size: 6.38 Acres, Ward 4 (Brown), APN: 125-13-203-001. The Planning Commission (3-1-1 vote) and staff recommend APPROVAL.

PROTESTS BEFORE:**Planning Commission****3****Board of Zoning Adjustment****City Council****APPROVALS BEFORE:****Planning Commission****0****Board of Zoning Adjustment****City Council****RECOMMENDATION:**

The Planning Commission (3-1-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

BROWN - APPROVED subject to conditions, deleting Condition No. 1, adding five new Planning & Development conditions agreed to by the Applicant as follows:

1. All lots adjacent to Leon Avenue shall have a minimum lot size of 20,000 square feet, and that there be a maximum of 24 lots for the development.
2. Provide a minimum 10 foot wide landscape planter along Leon Avenue and install 24 inch box trees 30 feet on center with shrubs and ground cover as required by the Planning and Development Department.
3. Submit an application for a Parcel Map to divide the property as shown on the submitted site plan. The Parcel Map shall be recorded prior to the recordation of any Final Map for this project.
4. A Resolution of Intent with a one year time limit.
5. All City Code requirements and design standards of all City departments must be satisfied. - UNANIMOUS

*City of Las Vegas***Agenda Item No.: 87**

CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 87 - Z-47-99

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

MARK JONES, Southwest Engineering, 3610 Rancho Drive, appeared representing the applicant and indicated that a meeting was held with staff and his client, who has no objection to the new conditions that were submitted by staff at the meeting. However, the conditions requiring a density reduction would cause a hardship to the success of the project.

He explained that the Planning Commission recommended approval subject to 3 units an acre, which would reduce the project to below 20 units with 9,500 square foot lots. To the south of the subject site there are lots that average 10,000 feet. The property to the west and north are 2 units per acre and approximately 3 units per acre, respectively. He agreed to the 20,000 square foot lots along Leon and the matching landscape adjacent to Lynbrook to the south, but the 24 lots are definitely needed with a density of 3.52 units per acre.

COUNCILMAN BROWN asked Planning staff if the surrounding R-PD2 is part of the 30-acre Lynbrook development. ROBERT GENZER, Current Planning Supervisor, Planning and Development Department, answered that it was added after the original Lynbrook development but did tie-in to the overall development.

COUNCILMAN BROWN asked if the density in the R-PD2 is 2.5. MR. GENZER could not respond with certainty, but did not believe that the particular area exceeded the 2.5 density.

MR. JONES demonstrated on a map depicting The Fountains development and compared this project's lot sizes to The Fountains' lots. He pointed to lots on a map for the subject development that the applicant would be willing to reduce to 20,000 feet. COUNCILMAN BROWN supported the offer, as long as the integrity of the buffer to the westerly neighborhood is retained, sufficient landscaping is installed, and the remaining lots on the 6.5 acres are equal to or larger than those in Lynbrook.

COUNCILMAN BROWN requested staff's input. MR. GENZER indicated that the condition that was recommended by staff was to limit the density to a maximum of 3 dwelling units per acre. The condition did not suggest amending the application from R-1. R-1 in a normal circumstance would be approximately 4.5 units per acre on 6,500 square foot lots. He suggested an amendment to the newly added Condition No. 1 that there be a maximum of 24 lots for the development so that the developer could reconfigure the remaining 22 lots. COUNCILMAN BROWN felt comfortable with the suggested amendment to Condition No. 1, as long as the density map submitted by MR. JONES for the Lynbrook Development was accurate.

**Agenda Item No.: 87**

CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 87 - Z-47-99

MINUTES - Continued:

MR. GENZER recommended that original Condition No. 1 be deleted, that the five new conditions be added, amending Condition No. 1 of the added five conditions as stipulated. MR. JONES concurred with the conditions and initialed the list of conditions.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:18 - 2:26)

2-2568

CONDITIONS:

1. The density of this development shall be limited to a maximum of 3.00 dwelling units per gross acre.
2. Construct half-street improvements, including appropriate overpaving, on Leon Avenue and Whispering Sands Drive, if legally able, adjacent to this overall site concurrent with development of this site as required by the Department of Public Works. Also, construct widened paving on Whispering Sands Drive and Leon Avenue adjacent to the Not a Part parcel at the southeast corner of the intersection of Whispering Sands Drive and Leon Avenue; "Geocke" pavement may be used for this pavement widening. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
3. Provide two lanes of paved, legal access to this site along a logical route prior to occupancy of any units within this development as required by the Department of Public Works.
4. Construct public sewer in Leon Avenue to the centerline of the existing cul-de-sac to the south of Whispering Sands Drive concurrent with development of this site.

**Agenda Item No.: 87**

CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 87 - Z-47-99

CONDITIONS - Continued:

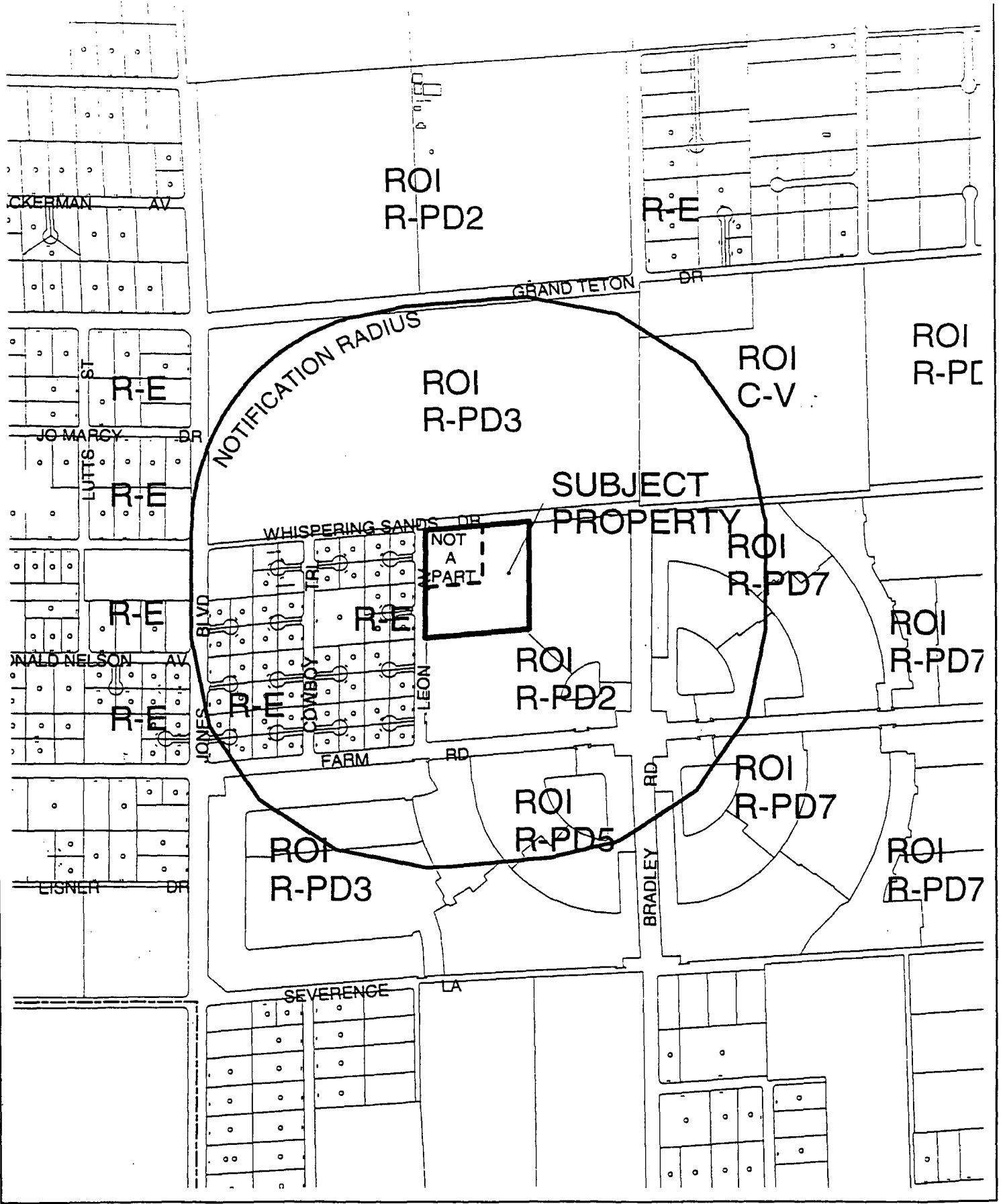
5. Traffic Impact Analysis shall be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits. The Traffic Impact Analysis 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. 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. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may contribute \$9,500.00 for neighborhood traffic mitigation prior to the issuance of building or off-site permits or the recordation of a Final Map for this site, whichever may occur first, 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. The City reserves the right to utilize the contributed traffic monies for the installation of traffic signals at any intersection within this general vicinity which is impacted by this development.
6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a Final Map, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

*City of Las Vegas***Agenda Item No.: 87**

CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 87 - Z-47-99

CONDITIONS - Continued:

7. The City reserves the right to withhold building permit issuance for any and all lots within this rezoning site if adequate street improvements and/or adequate traffic capacity does not exist on the access corridors leading to this Rezoning site as determined by the Director of the Department of Public Works. The City also reserves the right to withhold building permit issuance for any and all lots within this Rezoning site if adequate intersection capacity does not exist at the Durango/US95 intersection as determined by the Director of the Department of Public Works. These rights shall be exercised based on the traffic capacity conditions that exist at the time of the developer's request for the issuance of each building permit. In the event of a dispute with the decision of the Director of the Department of Public Works, the developer may appeal directly to the City Council for final resolution.
8. The final layout of this subdivision shall be determined at the time of approval of the Tentative Map.



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 1999

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: ABEYANCE ITEM - Z-47-99 - Teton Investments

THIS ITEM WAS HELD IN ABEYANCE FROM THE OCTOBER 20, 1999 CITY COUNCIL MEETING AT THE REQUEST OF COUNCILMAN BROWN.

The Planning Commission (3-1-1 vote) and staff recommend APPROVAL, subject to:

1. The density of this development shall be limited to a maximum of 3.00 dwelling units per gross acre.
2. Construct half-street improvements, including appropriate overpaving, on Leon Avenue and Whispering Sands Drive, if legally able, adjacent to this overall site concurrent with development of this site as required by the Department of Public Works. Also, construct widened paving on Whispering Sands Drive and Leon Avenue adjacent to the Not a Part parcel at the southeast corner of the intersection of Whispering Sands Drive and Leon Avenue; "Geocke" pavement may be used for this pavement widening. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
3. Provide two lanes of paved, legal access to this site along a logical route prior to occupancy of any units within this development as required by the Department of Public Works.
4. Construct public sewer in Leon Avenue to the centerline of the existing cul-de-sac to the south of Whispering Sands Drive concurrent with development of this site.
5. Traffic Impact Analysis shall 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, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits. The Traffic Impact Analysis 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. 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. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may contribute \$9,500.00

Z-47-99 - Page Two

November 3, 1999 City Council Meeting

for neighborhood traffic mitigation prior to the issuance of building or off-site permits or the recordation of a Final Map for this site, whichever may occur first, 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. The City reserves the right to utilize the contributed traffic monies for the installation of traffic signals at any intersection within this general vicinity which is impacted by this development.

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a Final Map, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.
7. The City reserves the right to withhold building permit issuance for any and all lots within this rezoning site if adequate street improvements and/or adequate traffic capacity does not exist on the access corridors leading to this Rezoning site as determined by the Director of the Department of Public Works. The City also reserves the right to withhold building permit issuance for any and all lots within this Rezoning site if adequate intersection capacity does not exist at the Durango/US95 intersection as determined by the Director of the Department of Public Works. These rights shall be exercised based on the traffic capacity conditions that exist at the time of the developer's request for the issuance of each building permit. In the event of a dispute with the decision of the Director of the Department of Public Works, the developer may appeal directly to the City Council for final resolution.
8. The final layout of this subdivision shall be determined at the time of approval of the Tentative Map.

APPLICATION REQUEST:

This request is for a Rezoning on property located adjacent to the south side of Whispering Sands Drive and the east side of Leon Avenue, from R-E (Residence Estates) to R-1 (Single Family Residential) for a 24 lot single-family subdivision on a 6.38 acre site.

Z-47-99 - Page Three
November 3, 1999 City Council Meeting

BACKGROUND DATA:

There is no previous zoning history available on this site.

DETAILS OF APPLICATION REQUEST:

The proposed development will consist of 24 single-family lots. The site area is 6.38 acres, thereby resulting in a density of 3.76 dwelling units per gross acre. The typical lot size is depicted as approximately 9,150 square feet. The minimum lot size depicted is approximately 8,728 square feet. Access to all lots will be via a single 51 foot wide public street connecting to Leon Avenue and Whispering Sands Drive.

ZONING AND LAND USE OF ADJACENT PROPERTIES:

North	R-PD3	Undeveloped (Future Iron Mountain Ranch)
South	R-PD2	Undeveloped (Future Lynbrook)
East	R-PD2	Undeveloped (Future Lynbrook)
West	R-E	Single-Family Residences

ANALYSIS AND FINDINGS:

GENERAL PLAN:

This site is designated L (Low Density Residential) on the Northwest Amendment to the General Plan. This category allows a range of 3.6 to 5.5 dwelling units per acre. Staff finds the proposed R-1 (Single Family Residential) zoning, with a proposed density of 3.76 dwelling units per acre, is compatible with this General Plan designation.

REZONING:

Staff finds the proposed R-1 (Single Family Residential) zoning, if resulting development is approximately 3.0 units per acre, to be compatible with the existing zoning of R-PD3 (Residential Planned Development - 3 Units Per Acre) for a portion of the Iron Mountain Ranch development to the north, where there will be densities of 2.64 dwelling units per acre to 4.12 dwelling units per acre. The adjacent zoning to the east and south of the subject site is R-PD2 (Residential Planned Development - 2 Units Per Acre) for the approved Lynbrook subdivision. The approved densities for these projects are 3 dwelling units per acre for the property to the east of this site, and 2.39 dwelling units per acre for the property to the south of this site. Staff therefore finds that the proposed density of 3.76 dwelling units per acre for the subdivision project submitted with this rezoning request is not compatible with the approved densities of surrounding properties. Therefore, the proposed density should be limited to 3 dwelling units per acre for this Rezoning request.

Z-47-99 - Page Four
November 3, 1999 City Council Meeting

SITE PLAN:

The required setbacks are 20 feet front, five feet side, 15 feet corner side, and 15 feet rear within the R-1 (Single Family Residential) zone.

FINDINGS

In order to approve a Rezoning application, pursuant to Las Vegas Municipal Code (LVMC) Title 19A.18.050 (K) the Planning Commission or City Council must affirm all of the following:

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

Staff finds that the proposed Rezoning conforms to the current General Plan designation of L (Low Density Residential) which allows a range of 3.6 to 5.5 dwelling units per acre.

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

Staff finds that the single-family residential subdivision proposed with this Rezoning will be a higher density (3.76 dwelling units per acre) than the surrounding existing and approved developments (2.39 to 3.00 dwelling units per acre to the west, south and east). With a condition identified below, this Rezoning will result in a density of use compatible with surrounding patterns.

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

Staff finds that the proposed use of the site for single family residential development will meet a perceived demand for this use in the area.

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

Staff finds that the subject site will be accessed via two local streets, and local streets are typically adequate to access smaller residential subdivisions.

PC NOTICES MAILED: 61

APPROVALS: 0

PROTESTS: 3

ITEM NO. 87 - Z-47-99**Additional conditions:**

1. All lots adjacent to Leon Avenue shall have a minimum lot size of 20,000 square feet.
2. Provide a minimum 10 foot wide landscape planter along Leon Avenue and install 24 inch box trees 30 feet on center with shrubs and ground cover as required by the Planning and Development Department.
3. Submit an application for a Parcel Map to divide the property as shown on the submitted site plan. The Parcel Map shall be recorded prior to the recordation of any Final Map for this project.
4. A Resolution of Intent with a one year time limit.
5. All City Code requirements and design standards of all City departments must be satisfied.

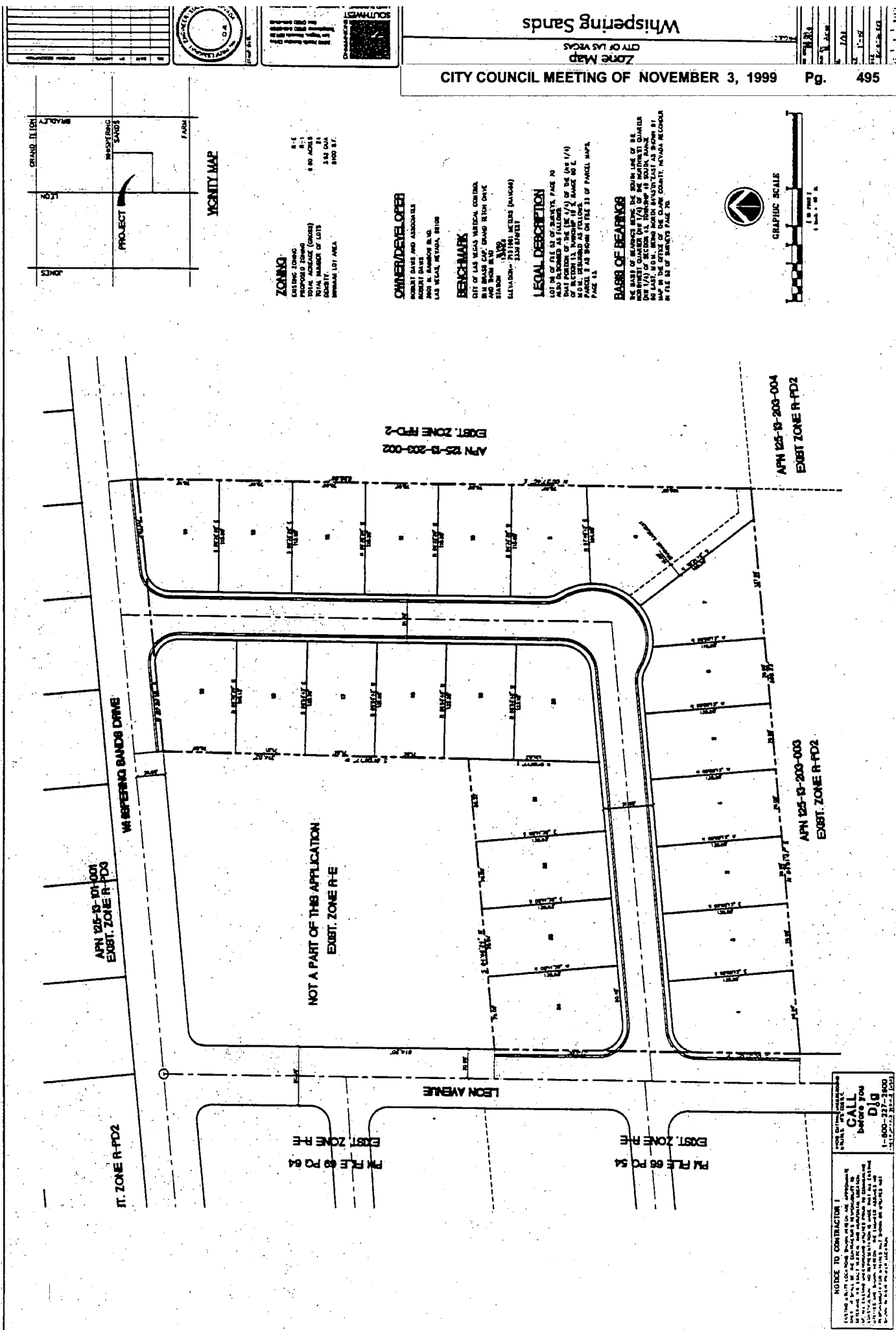
\$ THAT THERE BE
A MAXIMUM OF 24
LOT) FOR THE
DEVELOPMENT

ly

87

WEN

Z-47-99
8-26-99 PC



NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein.

Information on roads and other non-assessed parcels may be obtained from the Record Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

MAP LEGEND

- PARCEL BOUNDARY
- SUBD BOUNDARY
- - - ROAD EASEMENT
- PM/D BOUNDARY
- - - NON-PARCEL LOT LINE
- MATCH LINE
- ROAD ID NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

AVERAGE BY VALUE 55	001 1.00 PARCEL NUMBER	001 1.00 ACREAGE
	202 PM 25-45 PARCEL SUB/SEO NUMBER	202 PLAT RECORDING NUMBER
	5 BLOCK NUMBER	5 LOT NUMBER
	615 COV. LOT NUMBER	

T19S R60E

R58E	R60E	R62E
99	100	101
126	125	124
137	138	139

Scale: 1"=200'

13

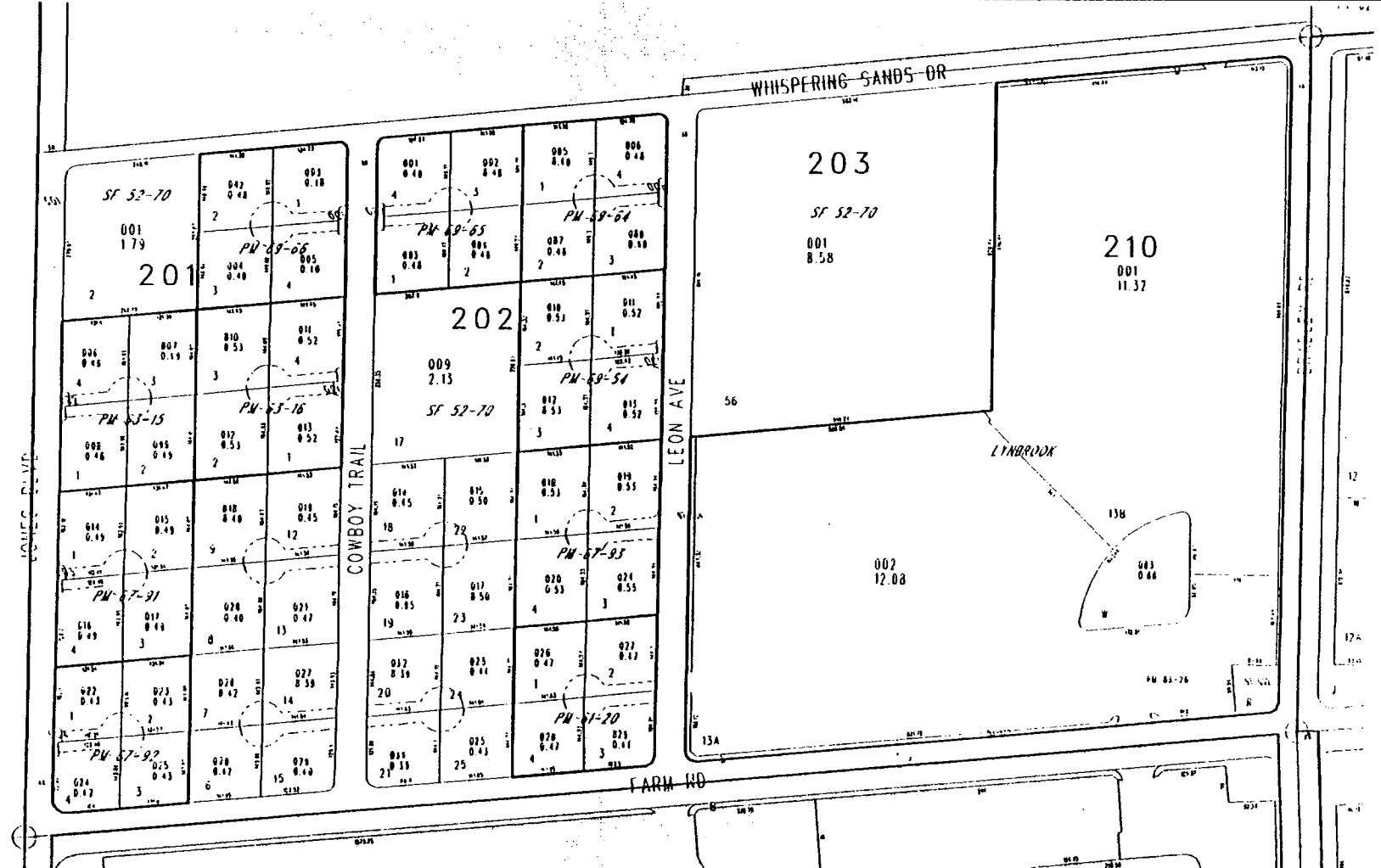
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36

S 2 NW 4

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36

125-13-2

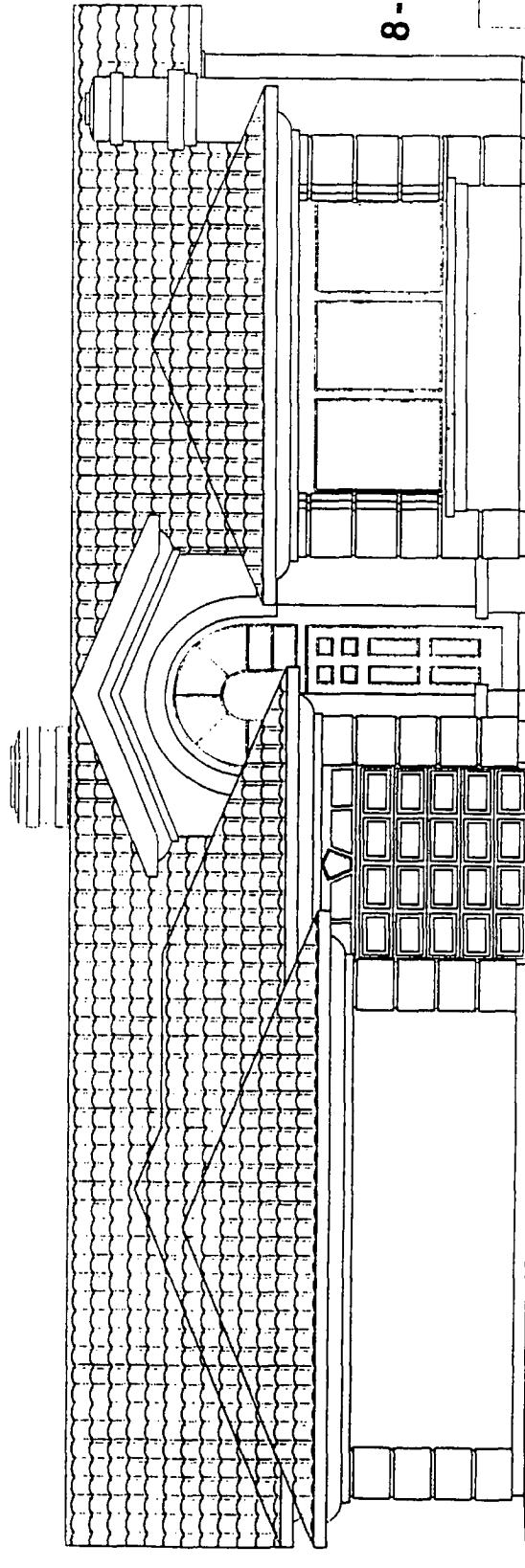




STAFF Z-47-99
8-26-99 PC

STAFF
Z-47-99
8-26-99 PC

Z-47-99

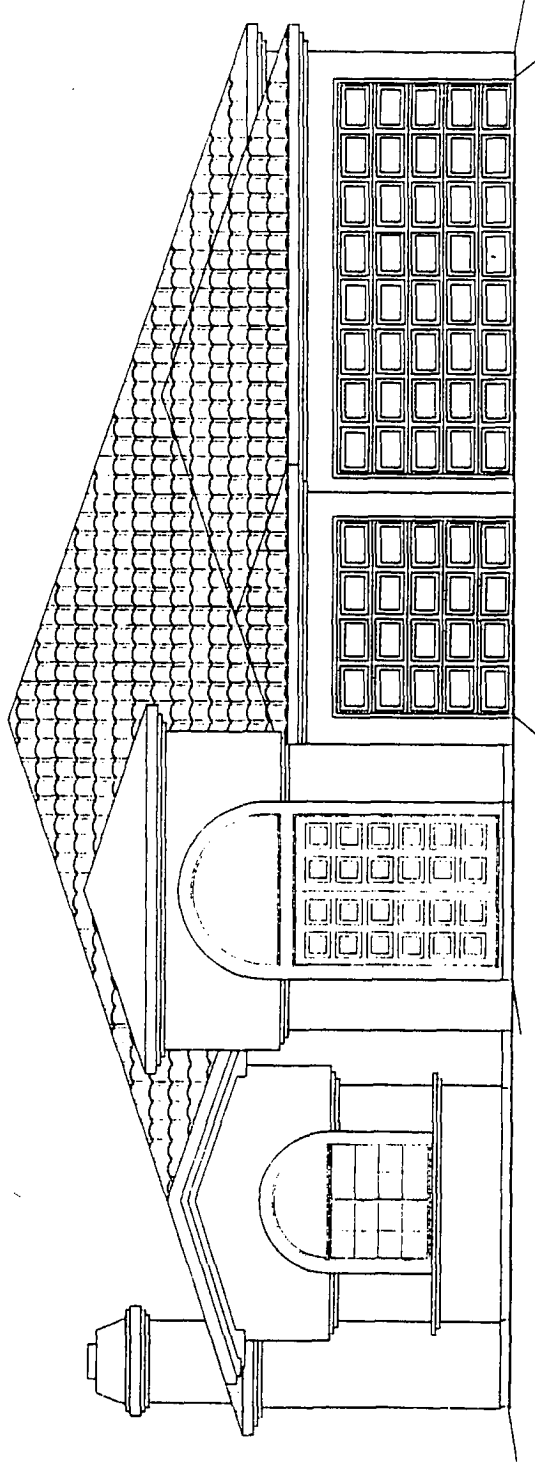


STAFF

Z-47-99

8-26-99 PC

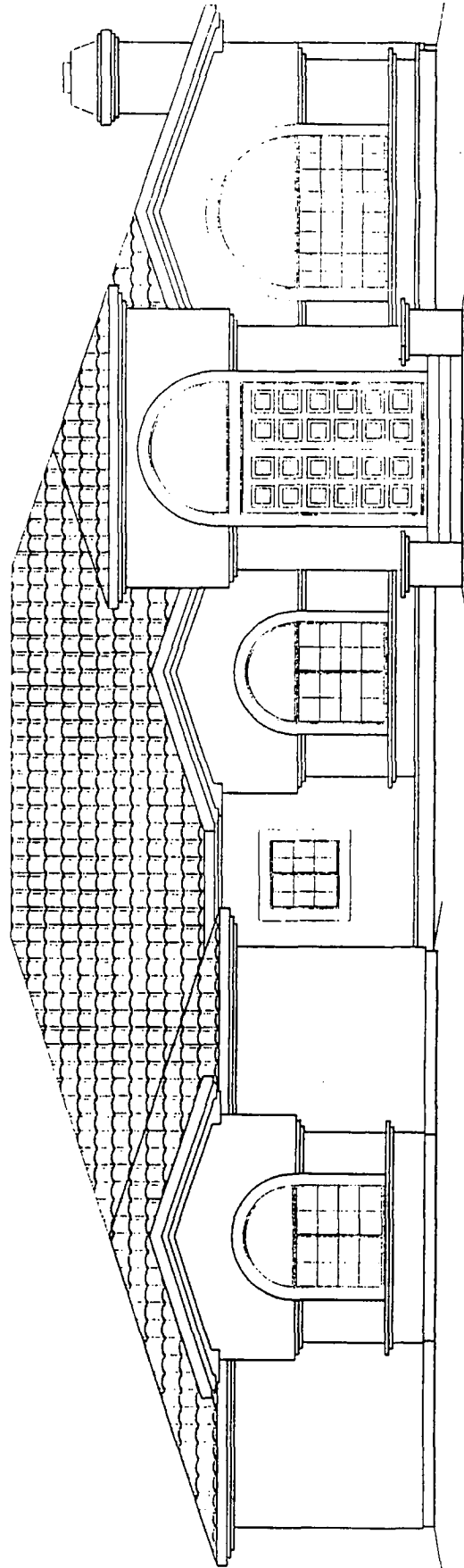
Z-47-99



8-26-99 PC
Z-47-99

STAFF

Z-47-99

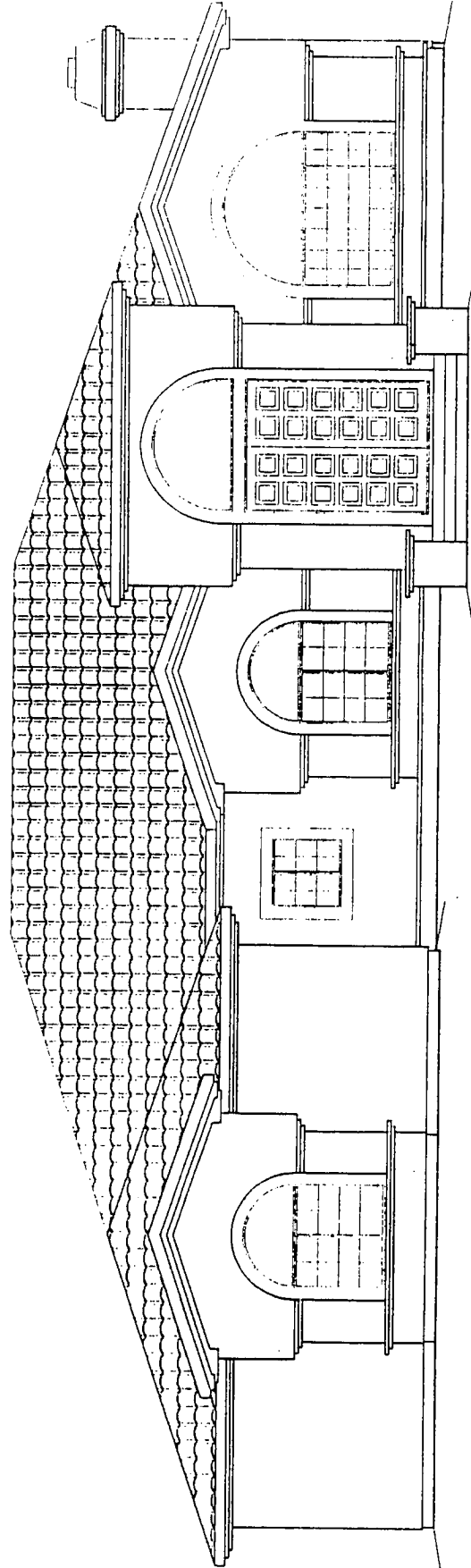


STAFF

Z-47-99

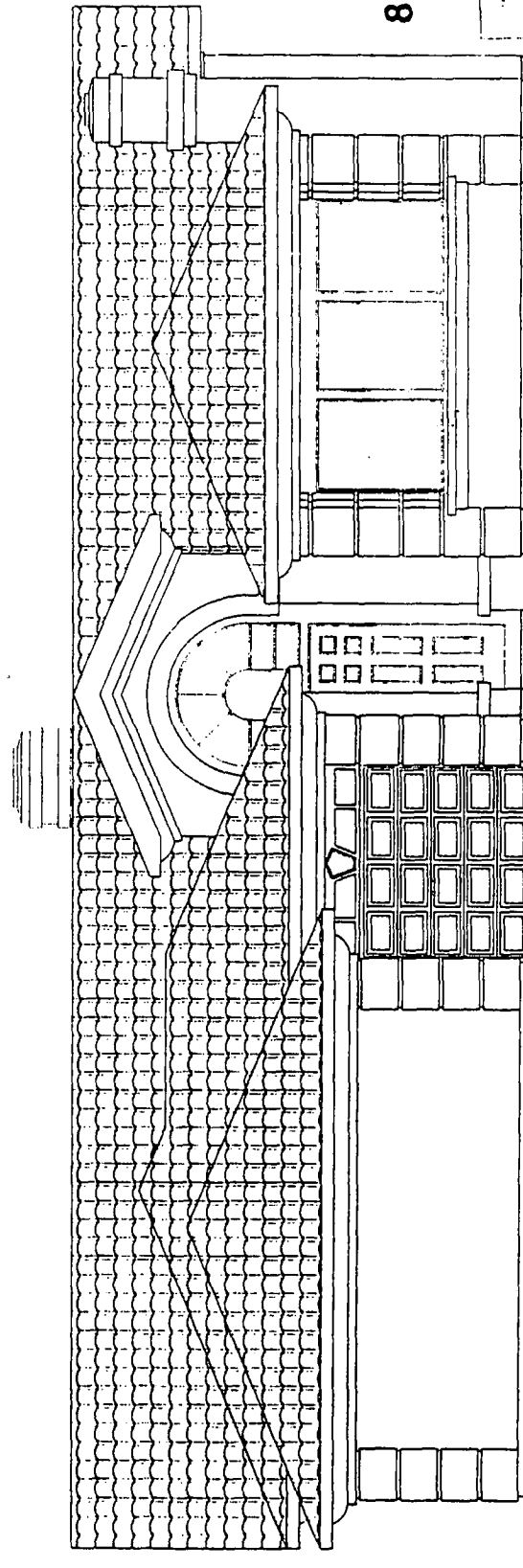
8-26-99 PC

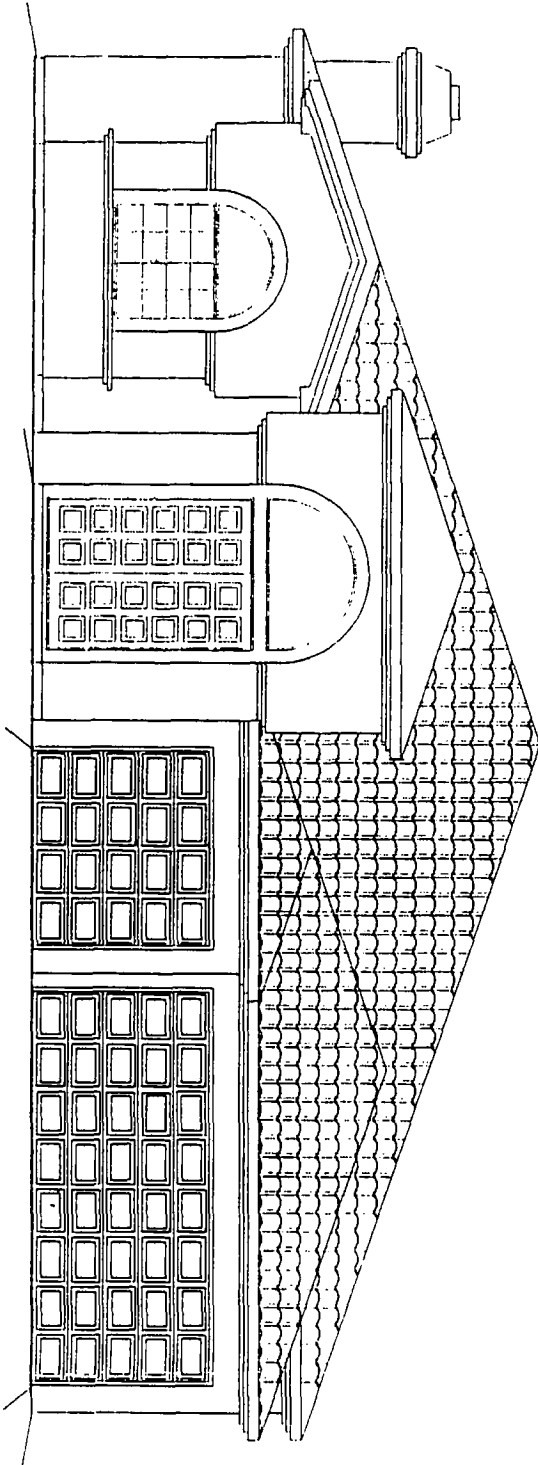
8-47-99



STAFF
Z-47-9-
8-26-99 PC
501

2-47-99





01/13/1999 10:23 AM 25 000 11/11/1999 10:23 AM 25 000

STAFF
Z-47-99
8-26-99 PC



Z-47-99 - TETON INVESTMENTS

ADJACENT TO THE SOUTHEAST CORNER OF THE INTERSECTION OF WHISPERING SANDS DRIVE AND LEON AVENUE
AUGUST 26, 1999 PLANNING COMMISSION



Z-47-99 - TETON INVESTMENTS

ADJACENT TO THE SOUTHEAST CORNER OF THE INTERSECTION OF WHISPERING SANDS DRIVE AND LEON AVENUE
AUGUST 26, 1999 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 88

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 3, 1999

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE ITEM - REZONING - PUBLIC HEARING - **Z-92-98(2) - RAY BAILEY** - Request for a Rezoning on property located at 920 East Bonanza Road, From: R-3 (Medium Density Residential) To: C-1 (Limited Commercial) PROPOSED USE: A 5,000 SQUARE FOOT RETAIL CENTER, Size: 0.48 Acres, Ward 3 (Reese), APN's: 139-26-410-021, 022 and 023. Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

PROTESTS BEFORE:

Planning Commission

☐

Board of Zoning Adjustment

☐

City Council

APPROVALS BEFORE:

Planning Commission

☐

Board of Zoning Adjustment

☐

City Council

RECOMMENDATION:

Staff recommends DENIAL.

The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

REESE - APPROVED subject to conditions and the added condition that a covenant running with the land be recorded prohibiting the sale of alcohol - **UNANIMOUS**

NOTE: Subsequent to the meeting it was confirmed with the maker of the motion that he wants a covenant running with the land prohibiting the sale of any alcohol.

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

NOTE: The item was trailed until the arrival of the applicant.

HELENA GARCIA, President, Downtown Center Development Committee, stated that the Committee is committed to the revitalization of the downtown area. She indicated that MR. BAILEY was running late. In discussions, MR. BAILEY indicated that he would like to put in a commercial center with possibly a barber shop or a discount store. He was advised about how strongly the Committee opposes the sale of beer and wine in the area, to which he agreed.

City of Las Vegas

Agenda Item No.: 88

CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 88 - Z-92-98(2)

MINUTES - Continued:

COUNCILMAN REESE commented that he does not oppose any revitalization in the area, but he would like the applicant to be present to agree to a covenant running with the land that there will not be any applications for the sale of beer and wine in the commercial center.

(2:26 - 2:29)

2-2958

BARRY GREEN, Architect for the project, appeared representing RAY BAILEY. He requested approval and agreed to a covenant running with the land prohibiting the sale of beer and wine.

COUNCILMAN REESE indicated that he could forego staff's concern that one of the lots is too deep, as long as a map and elevations of the intended project are submitted. MR. GREEN agreed indicating that the 64 feet are needed for the front parking and the off-street landscaping. COUNCILMAN REESE advised that staff would work with him as far as the setback requirements. The landscaping might have to be reduced to five or six feet. ROBERT GENZER, Current Planning Supervisor, Planning and Development Department, verified with COUNCILMAN REESE that a Site Development Plan Review was not necessary.

COUNCILMAN BROWN asked COUNCILMAN REESE if he was requiring no alcohol sales or no beer and wine sales. COUNCILMAN REESE answered that he wants no beer and wine off-premise sold. DEPUTY CITY ATTORNEY STEVE GEORGE clarified and confirmed with MR. GREEN that no alcohol sales at all will be permitted.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: COUNCILMAN REESE directed Planning staff to work with the applicant regarding the setbacks to make it a viable project.

(2:34 - 2:37)

2-3413

**Agenda Item No.: 88**

CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 88 - Z-92-98(2)

CONDITIONS:

1. Redesign the site plan to comply with all requirements of the City of Las Vegas Zoning Code (Title 19A) and the Las Vegas Urban Design Guidelines and Standards unless a Variance is approved.
2. The signage display areas shown on the east and west sides of the building shall be deleted.
3. Submit and record a Reversionary Map for the purpose of reverting to acreage the lot lines which conflict with this project prior to the issuance of any building permits as required by the Department of Public Works.
4. Dedicate a 25 foot radius on the northwest corner of Bonanza Road and 10th Street prior to the issuance of any permits as required by the Department of Public Works.
5. Construct all incomplete half-street improvements (sidewalk and streetlights) on 10th Street and construct full-width alley paving adjacent to this site concurrent with development of this site as required by the Department of Public Works.
6. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.
7. 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.
8. Contribute \$1000.00 for neighborhood traffic mitigation prior to the issuance of building or off-site permits or the recordation of a Final Map, whichever may occur first, 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. The City reserves the right to utilize the contributed traffic monies for the installation of traffic signals at any intersection within this general vicinity which is impacted by this development.

*City of Las Vegas***Agenda Item No.: 88**

CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 88 - Z-92-98(2)

CONDITIONS - Continued:

9. A Resolution of Intent.
10. All development shall be in conformance with the plot plan and building elevations as amended by the above conditions.
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. All City Code requirements and design standards of all City departments must be satisfied.
15. All damage to the existing street improvements resulting from this development must be repaired 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.
18. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

City of Las Vegas

Agenda Item No.: 88

CITY COUNCIL MEETING NOVEMBER 1, 1999

PLANNING & DEVELOPMENT

Item 88 - Z-92-98(2)

CONDITIONS - Continued:

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

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 1999

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: Abeyance Item - Z-92-98(2) - Ray Balley

THIS ITEM WAS HELD IN ABEYANCE FROM THE OCTOBER 6, 1999 CITY COUNCIL MEETING AT THE REQUEST OF COUNCILMAN REESE.

The Planning Commission (7-0 vote) recommends APPROVAL, subject to:

1. Redesign the site plan to comply with all requirements of the City of Las Vegas Zoning Code (Title 19A) and the Las Vegas Urban Design Guidelines and Standards unless a Variance is approved.
2. The signage display areas shown on the east and west sides of the building shall be deleted.
3. Submit and record a Reversionary Map for the purpose of reverting to acreage the lot lines which conflict with this project prior to the issuance of any building permits as required by the Department of Public Works.
4. Dedicate a 25 foot radius on the northwest corner of Bonanza Road and 10th Street prior to the issuance of any permits as required by the Department of Public Works.
5. Construct all incomplete half-street improvements (sidewalk and streetlights) on 10th Street and construct full-width alley paving adjacent to this site concurrent with development of this site as required by the Department of Public Works.
6. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.
7. 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.
8. Contribute \$1000.00 for neighborhood traffic mitigation prior to the issuance of building or off-site permits or the recordation of a Final Map, whichever may occur first, 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. The City reserves the right to utilize the contributed traffic monies for the installation of traffic signals at any intersection within this general vicinity which is impacted by this development.

Z-92-98(2) - Page Two
November 3, 1999 City Council Meeting

9. A Resolution of Intent.
10. All development shall be in conformance with the plot plan and building elevations as amended by the above conditions.
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. All City Code requirements and design standards of all City departments must be satisfied.
15. All damage to the existing street improvements resulting from this development must be repaired 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.
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.

Z-92-98(2) - Page Three
November 3, 1999 City Council Meeting

This request for rezoning from R-3 (Medium Density Residential) to C-1 (Limited Commercial) on property located at 920 East Bonanza Road for a 5,000 square foot retail shopping center was placed back on the City Council agenda at the request of Councilman Reese. The applicant justified the request for the following reasons:

1. The request conforms to the City General Plan.
2. The project would not be detrimental to the neighborhood.

BACKGROUND DATA:

03/08/99 The City Council denied this request (Z-92-98). At the hearing, Councilman Reese stated his opposition to this type of commercial zoning at this location but indicated he would be willing to consider uses that have less traffic impact and limited hours.

DETAILS OF APPLICATION REQUEST:

Site Area:	20,909 Square Feet
Building Area:	5,000 Square Feet
FAR:	.24
Building Height:	21 Feet
Parking Required:	20 Spaces
Parking Provided:	26 Spaces

Access to the site is provided by one driveway from Bonanza Road. The proposed structure is located in the north portion of the site with the parking proposed to the south and along the alley to the west. The trash enclosure is located on the western side of the proposed structure adjacent to the alley.

A 15 foot wide landscape planter is proposed along Bonanza Road, with 10 foot wide planters along the north and east property lines. The elevations depict a one-story structure with a stucco exterior and a flat roof.

Z-92-98(2) - Page Four

November 3, 1999 City Council Meeting

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North:	R-3	Duplex
South:	R-2	Single Family Residence
East:	R-3 & P-R	4-plex & Office
West:	R-3	4-plex

FINDINGS:

GENERAL PLAN:

The City of Las Vegas Downtown Development Plan designates the subject property for either Commercial or Medium Density Residential uses. This proposal would be in conformance with the Downtown Development Plan.

REZONING:

The requested rezoning is in conformance with the existing General Plan, however, staff finds that this request extends too far into the existing residential neighborhood. The other approvals to commercial in this area are only one lot deep, and thus do not extend significantly into the existing neighborhood. One of the primary goals of the City of Las Vegas General Plan is to preserve and enhance existing residential neighborhoods. If this development were allowed to occur, it would be contrary to that goal.

PLOT PLAN:

The submitted site plan conforms to the standards of the Las Vegas Zoning Code and the Las Vegas Urban Design Guidelines.

CC NOTICES MAILED: 133

APPROVALS: 0

PROTESTS: 0

City of Las Vegas

Agenda Item No.: 89

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: NOVEMBER 3, 1999****DEPARTMENT: PLANNING AND DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:****REZONING - PUBLIC HEARING - Z-54-99 - COMMUNITY DEVELOPMENT**

PROGRAMS CENTER OF NEVADA - Request for a Rezoning on property located adjacent to the northwest corner of the intersection of Martin L. King Boulevard and Lake Mead Boulevard, FROM: R-3 (Medium Density Residential) TO: R-PD10 (Residential Planned Development - 10 Units Per Acre) PROPOSED USE: 208 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION AND 84 SENIOR HOUSING UNITS, Size: 29.95 Acres, Ward 3 (Reese); APN: 139-21-202-004. Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL.

PROTESTS BEFORE:**Planning Commission****1****Board of Zoning Adjustment****City Council****APPROVALS BEFORE:****Planning Commission****1****Board of Zoning Adjustment****City Council****RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

REESE - APPROVED subject conditions, deleting Condition No. 17, amending Condition Nos. 2, 3, 4, 11, 13, and 14, and adding Condition Nos. 19 and 20 as follows:

2. The 26.52-acre single-family residential portion of the site shall be rezoned to R-PD8 (Residential Planned Development - 8 Units Per Acre). The 3.43-acre multi-family portion of the site shall remain zoned R-3 (Medium Density Residential).

3. A Site Development Plan Review application shall be approved by the City prior to recordation of any Final Map on the single-family portion of the site.

City of Las Vegas

Agenda Item No.: 89

CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 89 - Z-54-99

MOTION - CONTINUED:

4. A Variance application to allow approximately 1.2 acres of open space where 3.43 acres of open space is required shall be submitted to the Board of Zoning Adjustment and approved by the City Council prior to recordation of any Final Map on the single-family portion of the site.

11. A Traffic Impact Analysis including an Access Analysis Report, or other information acceptable to the City Traffic Engineer, must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, with the exception of a rough grading permit, 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. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits, with the exception of a rough grading permit, or the recordation of a Final Map for this site. The Traffic Impact Analysis 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, with the exception of a rough grading permit, 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, with the exception of a rough grading permit. 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.

13. 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 with the exception of a rough grading permit.

*City of Las Vegas***Agenda Item No.: 89**

CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 89 - Z-54-99

MOTION - Continued:

14. 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, with the exception of a rough grading permit, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements directly affecting this site. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, with the exception of a rough grading permit, or the recordation of a Final Map for this site, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site if allowed by the Planning Engineer.

19. A building permit may be issued prior to the recording of any Final Map, Parcel Map, or final approval from the Department of Land Development, for construction of up to six Model homes.

20. A Parcel Map dividing the Senior Housing portion of this site from the Single Family portion of this project needs to record prior to recording a Final Map. - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

MEL LACQUEMENT, Zoning and Development Consultants, 208 Campbell, **NELSON STONE**, Engineer, WLB Group, and **WINSTONE HENDERSON**, Henderson Architects, were present.

MR. LACQUEMENT concurred with staff's recommendations as revised and submitted. He withdrew the multi-family portion as recommended by staff and concurred with the rezoning for R-PD8 single-family zoning.

DAVID PETROVICH, Current Planning Supervisor, Planning & Development Department, recommended deletion of Condition No. 17 and read conditions 2, 3, and 4 that were revised by Planning staff. **CHERI EDELMAN**, Department of Public Works, clarified that the list of conditions submitted by Public Works added conditions 18 and 19 which should actually be numbered 19 and 20.

City of Las Vegas

Agenda Item No.: 89

CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 89 - Z-54-99

MINUTES - Continued:

MR. LACQUEMENT expressed his gratitude toward staff for its cooperation in trying to preserve the approximate 205 thirty-year-old mature trees on this unusual infill site.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:29 - 2:34)

2-3118

CONDITIONS:

1. A Resolution of Intent.
2. The 26.52-acre single-family residential site shall be rezoned to R-PD8 (Residential Planned Development - 8 Units Per Acre).
3. A Site Development Plan Review application shall be approved by the Planning and Development Department staff prior to recordation of any Final Map on this site.
4. A Variance application to allow approximately 1.5 acres of open space where 3.43 acres of open space is required shall be submitted to and approved by the Board of Zoning Adjustment and the City Council prior to the recordation of a Final Map on this site.
5. A request for a Minor Exception to allow eight foot high walls along the Comstock Drive and Balzar Avenue where six foot is the maximum height allowed shall be submitted to and approved by the Director of the Planning and Development Department prior to the recordation of a Final Map on this site.
6. The proposed emergency access to Balzar Avenue shall be designed to provide pedestrian access.
7. Air conditioning units shall not be located on the roof of any building or structure within this site.

*City of Las Vegas***Agenda Item No.: 89**

CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 89 - Z-54-99

CONDITIONS - Continued:

8. The applicant shall have constructed a six foot high decorative block wall, with at least 20 percent contrasting materials, along site frontage at Lake Mead Boulevard, behind landscape planters of at least 10 feet in width in addition to five-foot wide public sidewalks.
9. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site as required by the Department of Public Works.
10. All active gated access drives shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
11. A Traffic Impact Analysis including an Access Analysis Report, or other information acceptable to the City Traffic Engineer, shall 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. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the final inspection of any units beyond the models for this site. The Traffic Impact Analysis 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.

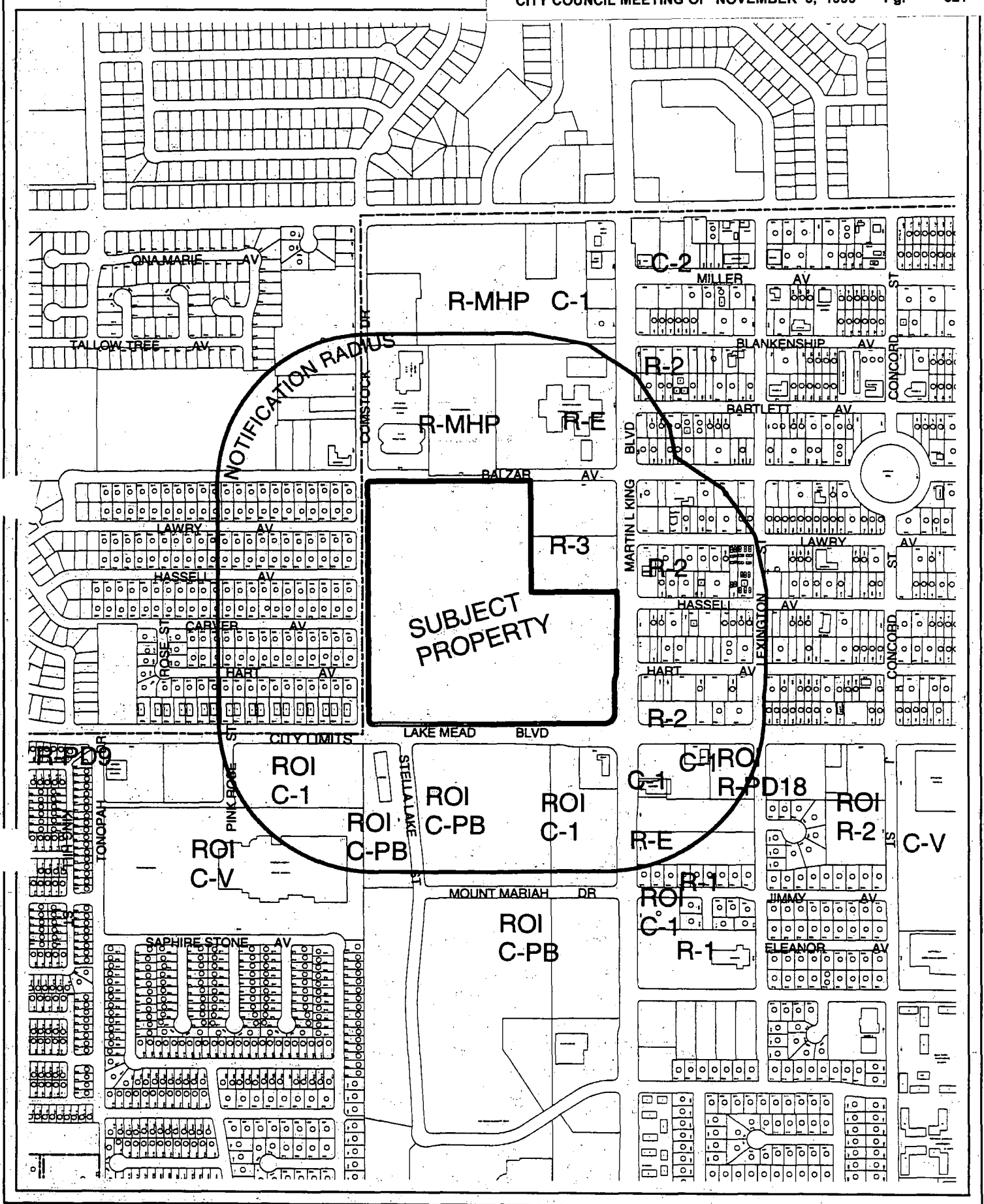
City of Las Vegas

Agenda Item No.: 89

CITY COUNCIL MEETING OF NOVEMBER 3, 1999
PLANNING & DEVELOPMENT
Item 89 - Z-54-99

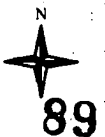
CONDITIONS - Continued:

12. A Homeowner's Association shall be established to maintain all private streets, perimeter walls, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
13. 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.
14. A Drainage Plan and Technical Drainage Study shall 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, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the recordation of a Final Map for this site. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.
15. Site development to comply with all applicable Conditions of Approval for Parcel Map PM-52-98 and all other site-related actions as required by the Department of Public Works.
16. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
17. All development shall be in conformance with the submitted site plan and building elevations.
18. A rough grading permit may be issued prior to the approval of the traffic and drainage study. The applicant acknowledges that any grading done prior to approval of the traffic and drainage studies is at their own risk and agree to hold the City blameless for any regrading that may be required either by the drainage study or traffic study when they are approved.

CASE: **Z-54-99**

RADIUS: 750 FT

0 300 600 900 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 3, 1999

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: Z-54-99 - Community Development Programs Center of Nevada

**** CONDITIONS ****

Staff recommends DENIAL.

[Note: The staff denial pertains to the request for R-PD10 zoning on the entire site. Condition No. 1 below approves the request by limiting the single-family portion of the site to R-PD8 and leaving the multi-family portion under its present zoning of R-3 (which accommodates the apartment component of the request.)]

The Planning Commission (6-0 vote) recommends APPROVAL, subject to:

1. A Resolution of Intent.
2. The 26.52-acre single-family residential site shall be rezoned to R-PD8 (Residential Planned Development - 8 Units Per Acre).
3. A Site Development Plan Review application shall be approved by the Planning and Development Department staff prior to recordation of any Final Map on this site.
4. A Variance application to allow approximately 1.5 acres of open space where 3.43 acres of open space is required shall be submitted to and approved by the Board of Zoning Adjustment and the City Council prior to the recordation of a Final Map on this site.
5. A request for a Minor Exception to allow eight foot high walls along the Comstock Drive and Balzar Avenue where six foot is the maximum height allowed shall be submitted to and approved by the Director of the Planning and Development Department prior to the recordation of a Final Map on this site.
6. The proposed emergency access to Balzar Avenue shall be designed to provide pedestrian access.
7. Air conditioning units shall not be located on the roof of any building or structure within this site.
8. The applicant shall have constructed a six foot high decorative block wall, with at least 20 percent contrasting materials, along site frontage at Lake Mead Boulevard, behind landscape planters of at least 10 feet in width in addition to five-foot wide public sidewalks.

Z-54-99 - Page Two

November 3, 1999 City Council Meeting

9. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site as required by the Department of Public Works.
10. All active gated access drives shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
11. A Traffic Impact Analysis including an Access Analysis Report, or other information acceptable to the City Traffic Engineer, shall 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. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the final inspection of any units beyond the models for this site. The Traffic Impact Analysis 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.
12. A Homeowner's Association shall be established to maintain all private streets, perimeter walls, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
13. 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.
14. A Drainage Plan and Technical Drainage Study shall 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, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute

Z-54-99 - Page Three
November 3, 1999 City Council Meeting

monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the recordation of a Final Map for this site. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

15. Site development to comply with all applicable Conditions of Approval for Parcel Map PM-52-98 and all other site-related actions as required by the Department of Public Works.
16. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
17. All development shall be in conformance with the submitted site plan and building elevations.
18. A rough grading permit may be issued prior to the approval of the traffic and drainage study. The applicant acknowledges that any grading done prior to approval of the traffic and drainage studies is at their own risk and agree to hold the City blameless for any regrading that may be required either by the drainage study or traffic study when they are approved.

Z-54-99 - Page Four
November 3, 1999 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST:

This is a request for a Rezoning of a 29.95 acre property adjacent to the north side of Lake Mead Boulevard, between Comstock Drive on the west and Martin L. King Jr. Boulevard on the east. The request is to rezone from R-3 (Medium Density Residential) to RPD-10 (Residential Planned Development - 10 Units Per Acre). The proposed development is a 208 - lot single-family residential subdivision and an 84-unit senior citizen housing complex.

BACKGROUND DATA:

- 10/14/65 The City Council approved a Rezoning (Z-61-65) from R-2 (Medium-Low Density Residential) and C-1 (Limited Commercial) to R-3 (Medium Density Residential) on the subject site as part of a larger request.

- 01/11/99 The City Council approved a Site Development Plan Review [Z-61-65(1)] for a 48-unit apartment complex to be developed by the Housing Authority on a parcel adjacent to the northeast of this site.

- 03/11/99 The Planning Commission approved a Site Development Plan Review [Z-61-65(2)] for a 48 unit apartment complex to be developed by the Housing Authority on a parcel adjacent to the northeast of this site.

DETAILS OF APPLICATION REQUEST:

Site Area:	29.95	Acres
Residential Total:	292	Units
Density:	9.75	Units per Gross Acre
Open Space Required:	4.82	Acres
Open Space Provided:	1.5	Acres
Single Family Residential Area:	26.52	Acres
Proposed Lots:	208	Single Family Residences
Density:	7.84	Units per Gross Acre
Average Lot Size:	4,050	Square Feet
Proposed Home Sizes:	1,016	Square Feet (1 Story) Up To
	1,609	Square Feet (1 Story)

Z-54-99 - Page Five
November 3, 1999 City Council Meeting

Proposed Setbacks:

Front:	18	Feet
Side:	5	Feet
Corner Side:	10	Feet
Rear:	10	Feet

Multi - Family Residential Area:	3.43	Acres
Proposed Buildings:	51,150	Square Feet
Proposed Units:	70	1 Bedroom
	14	2 Bedroom
Density:	24.49	Units per Gross Acre
Parking Required:	101	Spaces (including 5 accessible)
Parking Provided:	132	Spaces (including 14 accessible)

The proposed single-family homes are depicted in five floor plans providing two to four bedrooms, each one story, with two-car garage. Elevations depicted show each residence will be finished with a tile roof, stucco walls and trim, aluminum-frame windows incorporating half-circle accents facing the street, and a front porch with stone facing below the support pillars.

There is depicted a single point of access into the subdivision, a gated entrance at Lake Mead Boulevard. A second emergency access is depicted at the other side of the development, to Balzar Avenue. All streets within the subdivision will be private drives of approximately 31 feet in width.

A proposed neighborhood park is depicted adjacent to the vehicle entrance off of Lake Mead Boulevard. The site plan also depicts a total of 137 of the existing 207 existing mature trees (66%) on the site will be saved with this project.

ZONING AND LAND USE OF ADJACENT PROPERTIES:

North	R-E (Residence Estates) R-MHP (Residential Mobile/ Manufactured Home Park)	Elementary School Community Service Church Undeveloped
South	R-E (Residence Estates) R-E (Residence Estates) ROI C-PB (Planned Business Park) C-1 (Limited Commercial)	Undeveloped Office Undeveloped Retail
East	R-2 (Medium-Low Density Residential)	Single Family Residential Undeveloped
West	City of North Las Vegas	Single Family Residential

Z-54-99 - Page Six
November 3, 1999 City Council Meeting

ANALYSIS AND FINDINGS:

GENERAL PLAN:

The subject site is designated Multi - Family Residential on the Generalized Land Use map and is designated Medium Density Residential on the Proposed Future Land Use map of the West Las Vegas Plan. The proposed project will be consistent with West Las Vegas Plan housing objectives, including the following:

Objective 1: Increase Home Ownership

The proposed 208 single-family units will be offered for sale as new construction owner-occupied units. The subject site was previously occupied by 300 rental units owned by the Las Vegas Housing Authority.

Objective 2: Provide Affordable Housing

The applicant has indicated that the purchase price of the single-family units will be in the range of \$90,000 to \$120,000. These prices meet the maximum purchase price guidelines for moderate income and median income households in the City, based on the guidelines presented in the West Las Vegas Plan.

REZONING:

Staff finds the proposed RPD-10 (Residential Planned Development - 10 Units Per Acre) permitted density over the entire 29.95-acre site will be higher density than the existing single-family residential development within the R-2 (Medium-Low Density Residential) Zone (6-12 units per acre) to the east, or with the residential density of the existing neighborhood to the west in North Las Vegas. The proposed senior citizen apartment density of 24.49 units per acre will be compatible with the approved multi-family residential development already approved for a site in the northeast portion of the subject block, and will be within the density range of 13-25 units per acre permitted under the existing R-3 zone. Staff finds that the 26.52-acre single-family residential site should be rezoned to R-PD8 (Residential Planned Development - 8.49 Units Per Acre) to ensure higher densities are not developed and the proposed senior citizen apartment portion of the site should remain R-3 (Medium Density Residential).

Z-54-99 - Page Seven
November 3, 1999 City Council Meeting

SITE PLAN:

The site plan submitted depicts single-family residential setbacks, including rear minimum setbacks of ten feet. Because all of the proposed residence plans depict single-story units, these setbacks should be adequate to maintain privacy within rear yards. However, the proposed senior apartment buildings are depicted as two-story construction, and therefore the minimum setbacks of these buildings should be 20 feet from the rear yards of the proposed adjacent single-family residences instead of the 12 to 15 feet depicted.

FINDINGS:

In order to approve a Rezoning application, pursuant to Las Vegas Municipal Code Section 19A.18.040 (K) the Planning Commission or City Council must affirm all of the following:

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

The subject site is designated Multi - Family Residential on the Generalized Land Use map and is designated Medium Density Residential on the Proposed Future Land Use map, of the West Las Vegas Plan. The Medium Density Residential category of the General Plan has a general density range of 20 units per acre. Staff finds the proposed single-family residential density of 7.84 units per acre, if conditioned to go no higher, is compatible with existing adjacent single-family residential densities. The proposed senior citizen apartment density of 24.49 units per acre will be at the top of the range for the West Las Vegas Plan designation for the entire site.

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

Staff finds that the proposed single-family residential development proposed will be somewhat higher density overall at 7.84 units per acre than the density of existing single-family residential development in the surrounding area. However, staff finds that the proposed density is consistent with that allowed under the current General Plan designation for the site, and will be appropriate for the neighborhood. The single-family density should not be allowed to be any higher, however, and therefore the rezoning should be RPD8 (Residential Planned Development - 8.49 Units Per Acre).

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

Z-54-99 - Page Eight
November 3, 1999 City Council Meeting

Staff finds that the proposed rezoning for single-family uses, and project development will meet identified needs in the community for two types of housing: single-family owner-occupied and senior citizen apartments. Therefore, staff finds the requested rezoning and proposed project will be responsive to existing needs in the community.

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

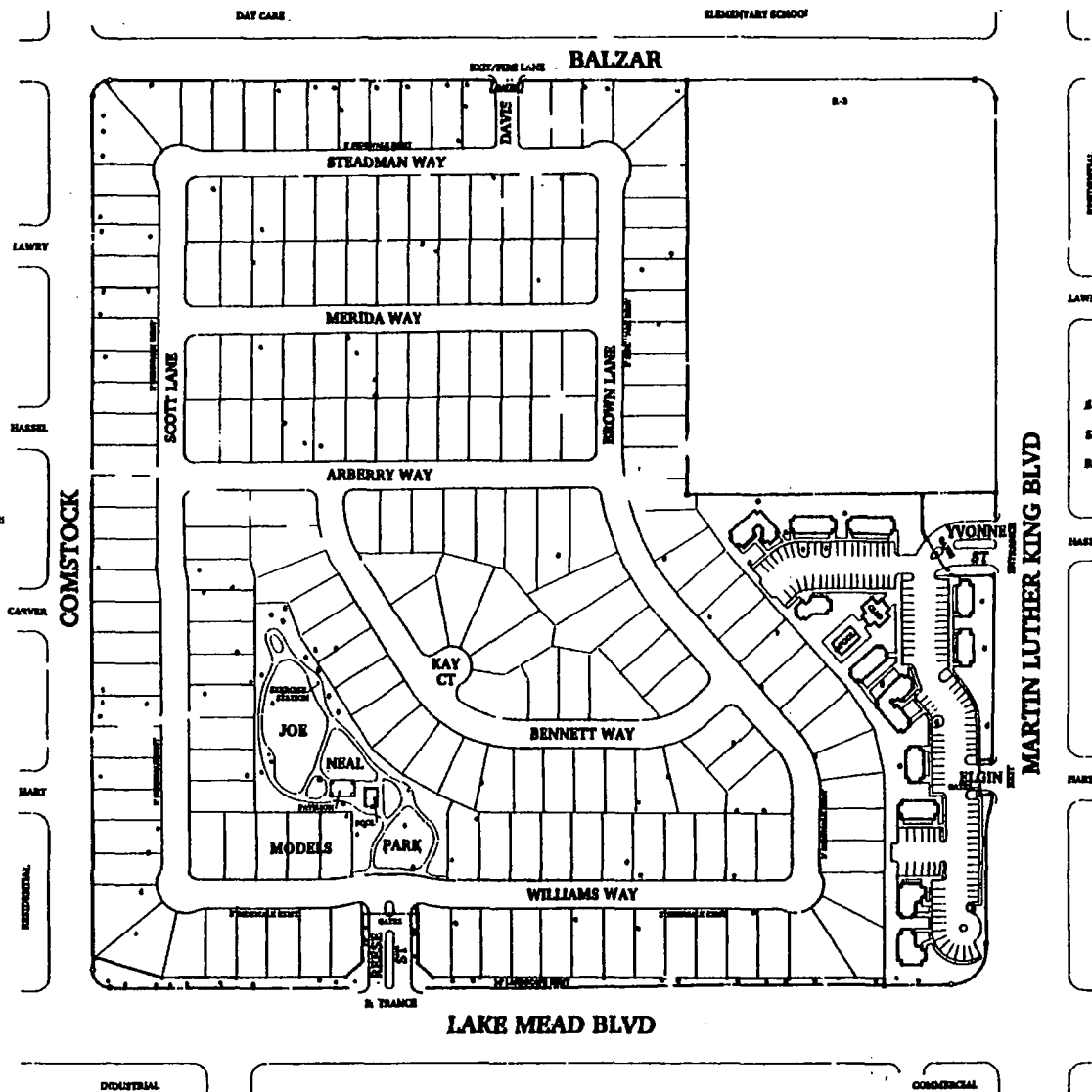
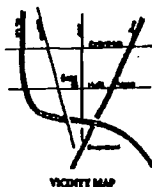
Staff finds the existing street system is fully developed around the subject site, and is therefore expected to have adequate capacity to accommodate traffic generated by the proposed development of this site.

PC NOTICES MAILED: 181

APPROVALS: 1

PROTESTS: 1

- NOTES:
- all boulevard shown to be private drive
 - all block walls 6' high except for 8' high along Comstock
 - 8' block wall 3' flood wall
 - 207' existing cross
 - 137' to be saved
 - existing cross (44') along perimeter of property to provide in line of required perimeter landscaping
 - 3' diameter existing cross
 - MLK right turn lane to Lake Mead to be dedicated and constructed with Senior Housing project



LAND USE ANALYSIS

SINGLE FAMILY	208 LOTS	26.53 AC	7.84/ AC
SENIOR HOUSING	84 UNITS	2.43 AC	24.49/ AC
RPD 12	292	29.95 AC	9.74/ AC

RESIDENTIAL

PRIVATE DRIVES TO BE 36' BACK OF CURB
 TYPICAL LOT SIZE 48' x 90'
 OPEN SPACE PROVIDED 12.8 ac.
 SETBACKS:
 FRONT 15' (from back of curb)
 REAR 10'
 SIDE 5'
 CORNER 15'

SPACING BOUNDING

PARKING SPACES 7.5' x 15' 15' x 10'
 PARKING SPACES REQUIRED 125
 PROVIDED 125
 RDCP 14
 LOT COVERAGE BLDG/PRG 47 %
 SETBACKS:
 BETWEEN BLDGS 15' MIN
 MLK ST BLDG/10' PRG
 NORTH P.L. 30' MIN
 WEST P.L. 15' BLDG/10' PRG
 LAKE MEAD ST BLDG
 BLDG FROM PILE 10'

NORTH

SCALE: 1" = 80' AUGUST 23 1999

MLL ACQUISITION
 DESIGN & DEVELOPMENT CONSULTANT
 643-9179 922-1208 FAX

CONCEPT PLAN
WHISPERING TIMBERS

DEVELOPER: COMMUNITY DEVELOPMENT PROGRAMS CENTER OF NEVADA

Z-54-99
9-23-99 PC



Z-54-99 - COMMUNITY DEVELOPMENT PROGRAMS CENTER OF

NEVADA

SEPTEMBER 23, 1999 PLANNING COMMISSION



Z-54-99 - COMMUNITY DEVELOPMENT PROGRAMS CENTER OF
NEVADA
SEPTEMBER 23, 1999 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 90

AGENDA SUMMARY PAGE**CITY COUNCIL MEETING OF: NOVEMBER 3, 1999**

DEPARTMENT: CITY CLERK**DIRECTOR: BARBARA JO (RONI) RONEBUS** ☐ **CONSENT** ☐ **DISCUSSION****SUBJECT:****SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION AND BOARD OF ZONING ADJUSTMENT MEETINGS.****DB 1200 JAMES ST., 4401 McBRIDE DRIVE, VAC-44-99, VAC-45-99, U-102-99, U-103-99, V-61-99, V-68-99, V-79-99, V-80-99, V-82-99, V-83-99 – 11/17/99 Agenda****(2:37)****2-3551**

City of Las Vegas

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 3, 1999

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO (RONI) RONEMUS ☐ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

ADDENDUM:

NONE.

City of Las Vegas

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: NOVEMBER 3, 1999

CITIZENS PARTICIPATION:

Items raised under this portion of the City Council Agenda cannot be deliberated or acted upon until the notice provisions of the Open Meeting Law have been met. If you wish to speak on a matter not listed on the agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes. To ensure all persons equal opportunity to speak, each subject matter will be limited to ten (10) minutes.

MINUTES:

ANTHONY HODGES, 3640 North Las Vegas Boulevard, stated that he only addresses the Council on issues that are very important to him. He strongly objected to the possible appointment of former COUNCILMAN SCOTT HIGGINSON and former COUNTY COMMISSIONER JAY BINGHAM to the newly created Wards 5 and 6 seats, as he recently read in the newspaper, because they were in support of consolidation. In his opinion, all levels of government should remain separate. MR. HIGGINSON and MR. BINGHAM already held office and the new seats in the City belong to the people's choice. MAYOR GOODMAN assured that none of the City Council members are considering the appointment of MR. HIGGINSON or MR. BINGHAM.

(2:37 - 2:42)

2-3577

THE MEETING ADJOURNED AT 2:42 P.M.

City of Las Vegas

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: NOVEMBER 3, 1999

NOTES AND DIRECTIVES:

COUNCILMAN BROWN directed staff to contact Commissioner Malone's Office to clarify the mailing notification process. (see item #55)

(10:01 - 10:03)

1-1844

COUNCILMAN REESE directed staff to try to find a solution as soon as possible if the closure of Lexington Street does cause a problem for the residents. (See Item No. 79 [VAC-42-99])

(1:42 - 1:52)

2-1068

COUNCILMAN BROWN suggested that the City Council formally request that the County clarify whether a parking garage is going to be built for the subject area, because if the County is not going to fulfill that commitment, the City has to start more closely reviewing individual building applications for this area for adequate parking. (See Item No. 81 [V-78-99])

MAYOR GOODMAN requested that MS. CARTER, MR. BOND, and MR. BARTON relay this information to County Administration so that an answer can be provided within a month to the City who can form a definitive idea as to how similar applications should be treated. (See Item No. 81 [V-78-99])

COUNCILMAN McDONALD indicated that a formal letter should be sent from the MAYOR's office to the County Commissioners requesting a definitive answer. (See Item No. 81 [V-78-99])

(1:55 - 2:05)

2-1555

COUNCILMAN McDONALD directed Planning staff to send a letter to the applicant requesting that a representative be present. (See Item No. 86 [U-97-99])

(2:18/2:28 - 2:29)

2-2540/2-3084

COUNCILMAN REESE directed Planning staff to work with the applicant regarding the setbacks to make it a viable project. (See Item No. 88 [Z-92-98(2)])

(2:34 - 2:37)

2-3413