

City of Las Vegas

Agenda Item No. 118

AGENDA SUMMARY PAGE – PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: MAY 17, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

RESCIND PREVIOUS ACTION - SPECIAL USE PERMIT - PUBLIC HEARING -
U-44-99 - 1997 ANER IGLESIAS TRUST ON BEHALF OF RADSA, INC. - Request to
Rescind the Previous Action of the City Council for a Special Use Permit on property located at
840 North Decatur Boulevard FOR THE ON-PREMISE SALE OF BEER AND WINE IN
CONJUNCTION WITH A 1,339 SQUARE FOOT RESTAURANT, C-1 (Limited Commercial)
Zone, Ward 5 (Weekly), APN: 139-30-301-005. Staff has no recommendation for this item

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

BZA Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

BZA Meeting

City Council Meeting

0

RECOMMENDATION:

Staff has no recommendation for this item.

BACKUP DOCUMENTATION:

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

MOTION:**M. McDONALD – APPROVED the Rescission of the previous action – UNANIMOUS****MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

ULISA COBOS, 840 North Decatur, explained that the restaurant has been open for approximately one year without the sale of beer. However, a Mexican seafood restaurant does not work well without beer. MS. COBOS would like the same opportunity enjoyed by her competitors.

MAYOR GOODMAN indicated that this was one of the first items he heard as Mayor and that he would support this application at this time.

**Agenda Item No. 118**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 118 – U-44-99

MINUTES – Continued:

COUNCILMAN WEEKLY commended MS. COBOS' hard work in obtaining support from the residents.

No one appeared in opposition.

There was no further discussion.

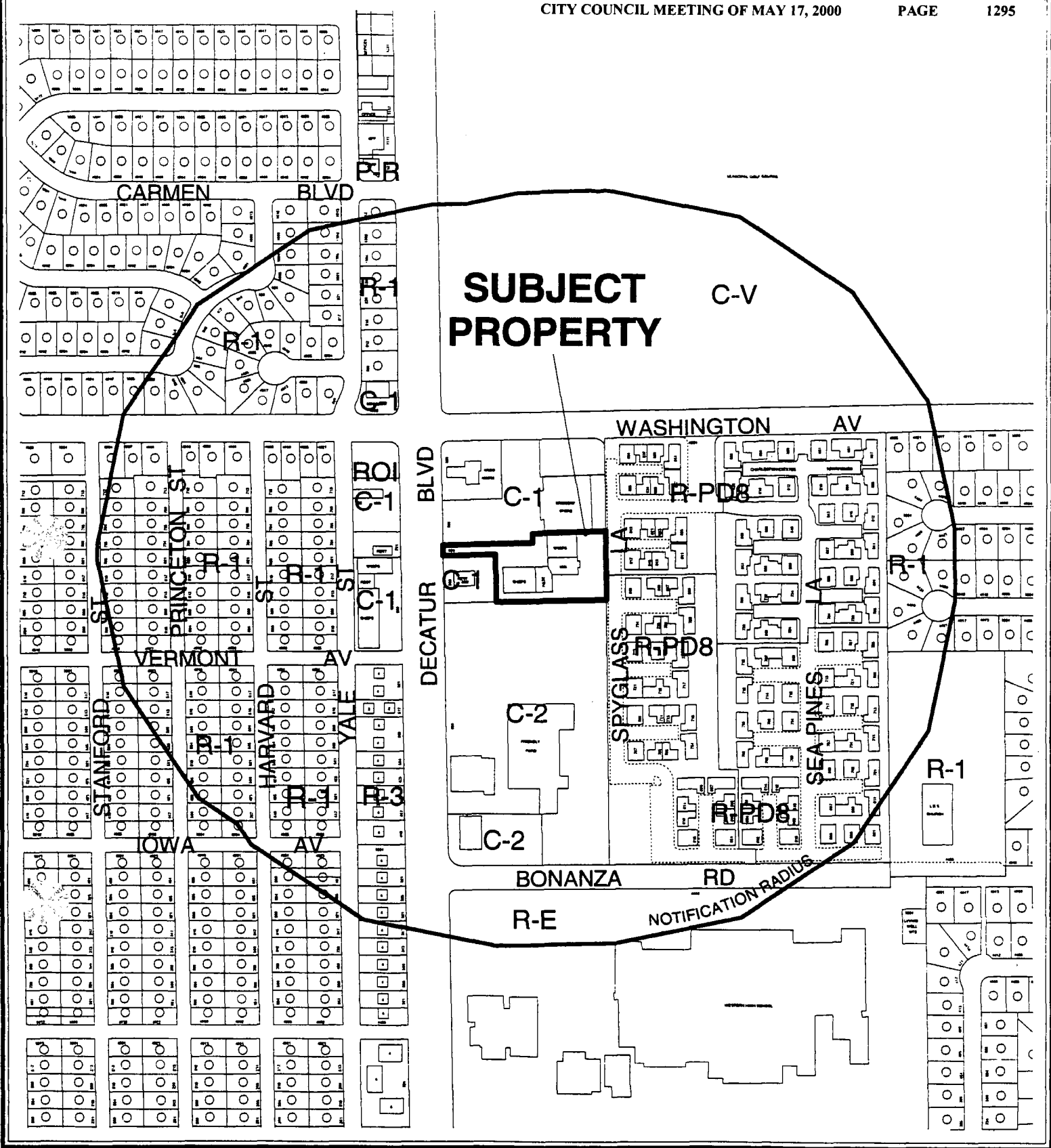
MAYOR GOODMAN declared the Public Hearing closed.

NOTE: MS. COBOS submitted approximately 600 signatures in support from her neighbors and 38 support letters from local businesses.

NOTE: All related discussion for Item 118 [U-44-99-Rescind] and Item 119 [U-44-99] took place under Item 118.

(3:46 – 3:53)

5 – 362



CASE: U-44-99

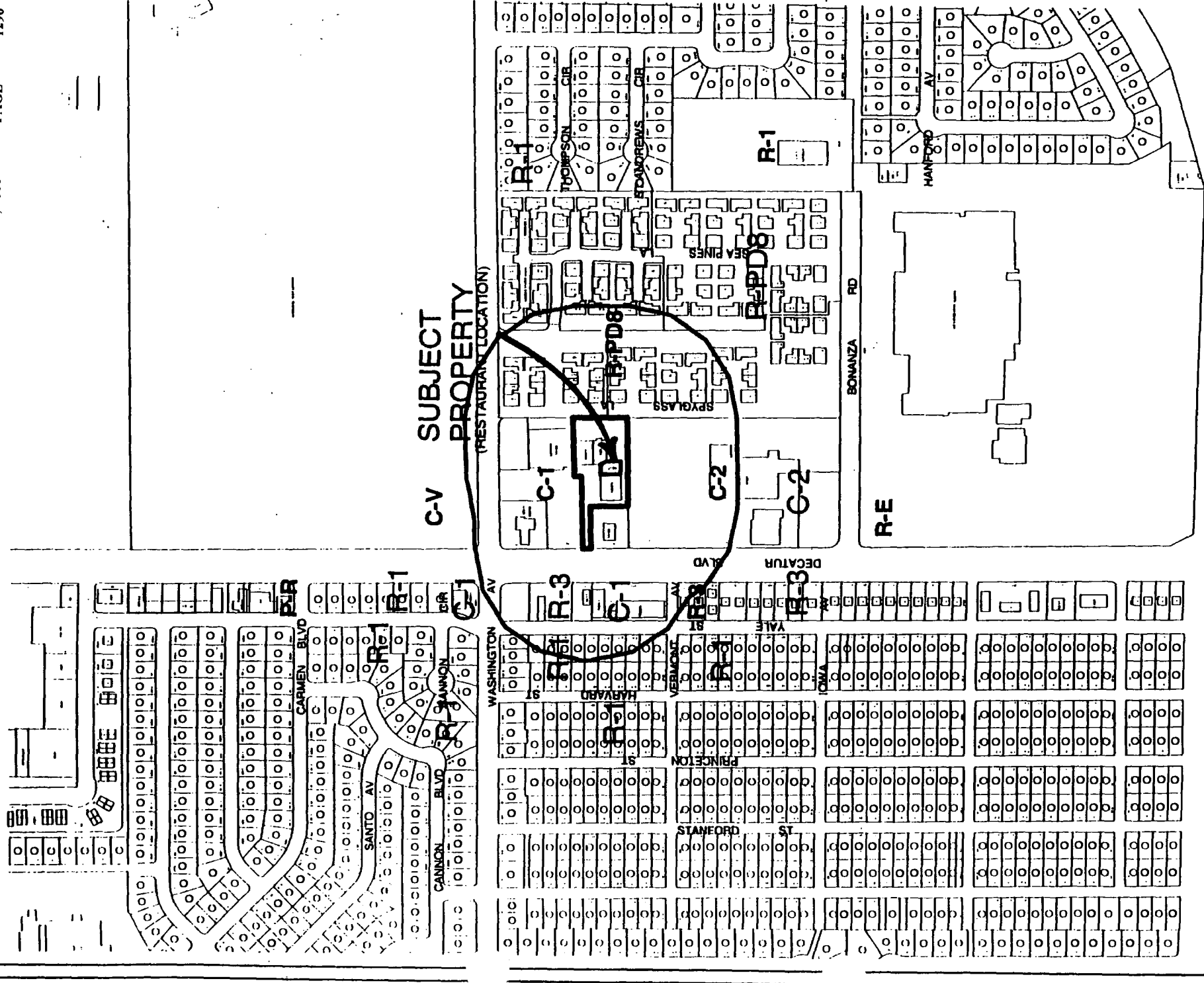
RADIUS: 1000 FT

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

0 300 600 Feet

118





CASE: U-44-99
SEPARATION RADIUS: 400 FT



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: U-44-99 - 1997 Aner Iglesias Trust on behalf of Radsa, Inc.

**** CONDITIONS ****

Staff has no recommendation for this item.

U-44-99 - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST:

This is a request for a Special Use Permit on property located at 840 North Decatur Boulevard for the on-premise sale of beer and wine in conjunction with a 1,339 square foot restaurant.

BACKGROUND DATA:

04/16/68 The City Council approved a rezoning to C-1 (Limited Commercial) for this site (Z-25-68).

06/28/99 This application was denied by the City Council on a motion by Councilman McDonald.

DETAILS OF APPLICATION REQUEST:

Site Area:	4.04	Acres
Building Area:	38,855	Square Feet
Restaurant Area:	1,339	Square Feet
Parking Required:	160	Spaces
Parking Provided:	246	Spaces

The applicant is proposing to sell beer and wine in conjunction with a restaurant proposed to occupy a suite within the south portion of an existing shopping center. Access is provided by driveways to Washington Avenue and Decatur Boulevard. There is existing landscaping along the street frontage.

This shopping center is located in the Downtown Redevelopment Area.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	C-V (Civic)	Golf course
South	C-2 (General Commercial)	Auto dealership
East	R-PD8 (Residential Planned Development, 8 Units per Acre)	Condominiums
West	C-1 (Limited Commercial)	Retail Shops

U-44-99 - Page Two
May 17, 2000 City Council Meeting

FINDINGS

The proposed use is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan. The subject site is physically suited for the type and intensity of land use being proposed. Washington Avenue and Decatur Boulevard, both designated by the Master Plan of Streets and Highways as Primary Streets, provide access to the property and are adequate in size to meet the requirements of the proposed use. Approval of this Use Permit at this location will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

NOTICES MAILED 323 by City Clerk

APPROVALS 0

PROTESTS 0

G guadalupe

M medical

C center

- 1219 east charleston boulevard ■ las vegas, nevada 89104 ■ (702) 384-1110
- 840 north decatur boulevard ■ las vegas, nevada 89107 ■ (702) 870-1818
- 1820 east lake mead boulevard ■ north las vegas, nevada 89030 ■ (702) 633-5665

March 29, 2000

To: City Council Members

Re: Botanas Sol Y Mar

To Whom It May Concern:

The intent of this letter is to give our complete and utter support to Botanas Sol Y Mar in their effort to obtain a Beer and Wine License. This business is a great asset to our shopping center and to every tenant in this shopping center, with each tenant sharing clients. We are very sorry that they are not able to offer their clients beer, for this causes many to leave. We hope that they are granted their Beer and Wine License so that not only they thrive, but also every other business in this shopping center.


Cecilia Aldana
Administrator

#118



*one to
all members. Indiv.*

BOARD OF DIRECTORS**OFFICERS****PRESIDENT**

ORLANDO SANDOVAL

*Community College of So. Nevada***VICE PRESIDENT**

HORACIO LOPEZ

*New Ventures Capital Development***SECRETARY/TREASURER**

ISABEL PERERA-PFEIFER

*Easy Comp, Inc.***ASST. SECRETARY TREASURER**

DAVID GRIEGO

*Nevada Power Services***DIRECTORS**

LETICIA ACEVEDO

Venetian Hotel and Casino

GUSTAVO A. AMARAL

Merrill Lynch

JRIAN AYALA

Ayala's Inc.

ANDRAS BABERO

Attorney at Law

ANN CASADOS-MUELLER

University of Nevada, Las Vegas

DOMINGO CAMBEIRO

Domingo Cambeiro Corporation

MANUEL J. CORTEZ

LV Convention & Visitor's Authority

ROSE DOMINGUEZ

Discovery Travel

ROSEMARY FLORES

Bilingual Consulting Services

OPHELIA GOMEZ

Nevada Associates Realtor

AUGIE GURROLA

Nevada Gaming Commission

ALMA GARCIA-VINING

Robert E. Lake Elementary School

JILLIAN McMORRIS

KVVU TV Channel 5

JOSE LUIS MACIAS

Cools of Las Vegas

CESAR MARTINEZ

Massachusetts Mutual Life Ins. Co.

ELOIZA MARTINEZ

Wells Fargo Bank

TONY F. SANCHEZ

Jones Vargas Attorneys

DR. GILBERTO SUAREZ

Comfort Dental

MARIO TREVIÑO

Chief, City of Las Vegas Fire Dept.

RAFAEL VEGA

Hispanic Directory

VALORIE VEGA

District Court Judge

OTTO MERIDA

Executive Director

March 23, 2000

Councilman Lawrence Weekly
City of Las Vegas
400 East Stewart Avenue
Las Vegas, NV 89101

Dear Councilman Weekly:

On behalf of the Latin Chamber, we want to go on record in support of Julissa Cobos, application for a wine and beer license for her family business restaurant, Botanas Sol y Mar, located at 840 No. Decatur in Las Vegas.

I have known Ms. Cobos when she was the Sales Manager at AmeriSuites and the Coordinator of Sales at Sunrise Suites. This restaurant has been a dream of her family for the past few years, and one that became a reality six months ago.

As I stated, this is a family business in which most of restaurant's dishes are seafood plates, and it is almost impossible to serve this type of food without beer or wine. In addition, this restaurant is well-lighted restaurant and it isn't conducive for anyone to be drinking in the premises for long periods of time.

Ms. Cobos is now at the end of the line. Without this license, she will have to close, and lose her dream. She is willing to accept a one year license to probe herself or a limitation in the amount of beer or wine she can serve.

We hope you will reconsider this decision and approve this license at this time.

Sincerely yours,

Otto Merida
Executive Director



phone 702.435.7858 fax 702.435.4139
811 South 6th Street, Las Vegas, Nevada 89101
roomresusa@aol.com

March 28, 2000

Dear Council Members,

As a current businessman and former sales executive for the Las Vegas Convention and Visitors Authority, I had the pleasure of working with Julissa Cobos on numerous occasions. Miss Cobos consistently demonstrated a high level of professionalism while representing her employers, and in turn this great city, during tradeshows and events sponsored by the LVCVA.

Most recently Miss Cobos has exhibited a spirited entrepreneurial endeavor by opening a seafood restaurant. I have entertained clients at this establishment and was not surprised to observe the same level of professionalism and commitment in this work effort. Miss Cobos is an asset to her community and should be granted every opportunity to succeed. I am confident that she will be conscientious and careful to maintain the same level of professionalism that she has come to establish throughout her career.

Sincerely,

Roberto Borboa,
President
ROOMS USA International



March 25, 2000

City Council
City of Las Vegas, NV

Dear City Council,

I'm writing this letter in support of the owners of Botanas Sol Y Mar and their effort to get a beer and wine license from the city of Las Vegas.

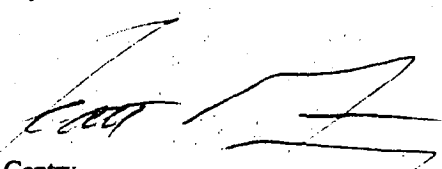
As you know they've been operating a respectable establishment for more than a year without the benefit of such a license. It's extremely hard to continue with a Mexican food restaurant without being able to serve beer and wine. I've seen many potential patrons leave the restaurant immediately after being told they do not serve beer or wine and I think it's unreasonable to think that their business will ever achieve it's true potential, until they have such a permit.

I'm asking that you make this a reality for them as soon as possible. They have invested everything they have in this restaurant and they've spent long, hard hours trying to make it work. The lack of a beer and wine license is an undue hardship and I think it's somewhat discriminatory that they are unable to obtain one, especially since they are next to a sports bar, a grocery store, restaurants and other facilities within 600 feet of their restaurant, all enjoying the privilege of a beer and wine license.

Please help them get this special use permit, so that they can continue to grow and make their restaurant a success in Las Vegas.

If you have any further questions about this matter, please feel free to call me at (702) 258-0039 Ext 228.

Sincerely,



Scott Gentry
GM/ KBLR TV 39



March 30, 2000

Carlos Vargas
500 W. Oakey #B-2
Las Vegas, NV 89102

City Council:

I was asked by the owners to disclose my upsetting visit to their restaurant, in hopes and support of them, of obtaining the Beer and Wine license.

I was once a client of Botanas Sol Y Mar. I was absolutely surprised when I learned that they were not able to serve beer with their food, I was upset at the time, I could not understand how they were doing business this way; you see Mexican Sea food and beer (Corona or Tecate) is the synonym of a Italian Restaurant and wine. It is just not logical to not drink a beer with this type of food. I have not been back since.

As you now know they lost one customers, I am sure there has been many others. It is to bad because they have the best Mexican Sea Food, great service, impeccable clean restaurant.

I am happy to know, that they have not given up on trying to run a successful restaurant. I will be the first one to be there, as soon as I find out they were granted the license.

Thank you

A handwritten signature in cursive script that reads "Carlos Vargas".

Carlos Vargas
Noticiero 39



At Your Service Catering

Full Service Corporate & Private Catering

March 23, 2000

Councilman Lawrence Weekly
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

Dear Mr. Weekly:

I am writing this letter in support of a neighboring business. Botanas Sol Y Mar Restaurant, located in the Ranch Market Shopping center, owned and by Ms. Julissa Cobos, has solicited my help in obtaining an on premise beer and wine license. I own a neighboring business and am also a resident of Charleston Estates, (813 Chabot Drive, 89107) which is the same neighborhood in which Botanas Sol Y Mar is located.

I am aware that there are other businesses selling alcohol in the area. I cannot see any reason in which another Restaurant serving alcohol would have a negative impact on our community. El Burrito West has been a part of our neighborhood for many years, they serve alcohol with their food. In my 20 years as a resident of this area, and six years as a business owner, I have never witnessed any occasion in which alcohol service at this restaurant (El Burrito) has created a problem.

It is obvious that the demographics of this area continue to change. We have a large Latino based population frequenting the ethnic stores in our neighborhood. As you are aware before the influx of the Latino based businesses, the center in which Ms. Cobos's property is located was left abandoned by Albertson's grocery, and eventually led to the demise of the other shops in the area. To deny this businessperson the opportunity to serve the appropriate beverages (Cerveza) with their food could lead to the eventual demise of the business.

If you have any questions regarding this letter or if I can be of any assistance, please call me at 870-1502.

At Your Service

Paul De Patta

633 D North Decatur Boulevard, Las Vegas, NV 89107
Telephone: 702-870-1502 Fax: 702-880-7991
e-mail: avscater@aol.com

JOSE LUIS MACIAS-JIMENEZ
9923 W. CHEROKEE AVE.
LAS VEGAS, NEVADA 89147
(702) 243-3849

Punto de Vista Telemundo 39

March 28, 2000

Councilman Lawrence Weekly
City of Las Vegas
400 Stewart Ave.
Las Vegas, Nevada 89101

Dear Mr. Weekly:

I am writing this letter in support of my friend Ms. Julissa Cobos, owner of Botanas Sol y Mar Restaurant, located in the King Ranch Shopping Center, she has solicited my help in obtaining an on premise beer and wine license.

I cannot see any reason in which another restaurants serving alcohol would have negative impact on the community just because the owner is a Latino Minority Woman.

It is obvious that the demographics in the area continue to change to Latino Community frequently buying in the Stores and Restaurants around them.

To deny this businessperson the opportunity to serve the appropriate beverages (Cervezas, Beers), with our Latino Seafood, can create and eventual demise of the business, and I do not' think you want something like this.

If you have any questions regarding this letter or if can be any assistance, please call me at 604-9534,
Or at Telemundo Channel 39

Sincerely,

Jose Luis Macias-Jimenez
Host Punto de Vista
Telemundo Channel 39

J.E. & ASSOCIATES

1515 S. Maryland Pkwy
Las Vegas, Nevada 89104
(702) 262-9340 (702) 262-9341 Fax #

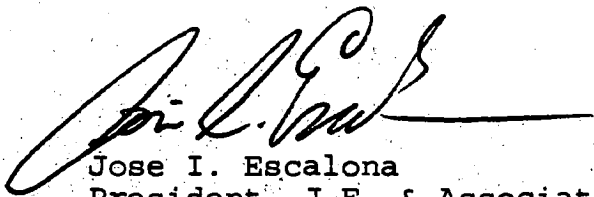
March 29, 2000

To Whom it may concern;

It is not often to have the opportunity to draft a letter of recommendation for a fledgling business owned by upstanding citizens deserving of a competitive edge. However, this is exactly the case with Radsa, Inc. dba Botanas Sol y Mar. This warm family owned restaurant is in dire need of a small edge to allow for proper competition in its niche market. Having personally known the family for the past least three years, it is my professional opinion that they are honest hard working people with the skills necessary to bring the dream of a successful business to fruition.

The exponential growth of the hispanic community in Las Vegas has also caused a need for people like the owners of Radsa, who will bring an element of values and grace to their market. This growing restaurant would be better equipped to survive with the ability to serve beer, wine, and spirits to its customers. Once again, it is my opinion that our community as a whole would benefit from the success of businesses like Radsa.

Sincerely,



Jose I. Escalona
President, J.E. & Associates



March 29, 2000

CITY COUNCIL
Las Vegas

Dear Sirs,

I have known Julissa Cobos for the last three years. During this time, she has earned my respect for being a hard worker trying to achieve her dream goals.

Being Mexican myself, I totally support Julissa's efforts to bring to us an authentic Mexican Seafood restaurant, most importantly, in a 100% family atmosphere, which is what our community needs nowadays.

I encourage you to extend Julissa the necessary sources to complete her dream goal, which will positively benefit all of us in the community.

Please feel free to contact me directly at 702/730-7346 if I can be of any assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Alex Philby", with a stylized flourish extending from the end.

Alex Philby
Sales Manager

RUBARZA

FINANCIAL SERVICES INC.

535 W Jefferson Blvd • Dallas, TX 75208
Tel (214) 946-5890 • Fax (214) 946-0927
Toll Free 1-888-798-2880 • Fax Free 1-800-798-8080

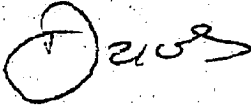
March 22, 2000

To Whom It May Concern:

The purpose of this letter is to inform you that Rubarza Financial Services will not have any problems if the restaurant 'Botanas, Sol y Mar' established next to our branch located on 840 N Decatur, to sell any type of alcoholic beverages.

Thank you,
Sincerely

Alberto Valles.

A handwritten signature in dark ink, appearing to read 'A. Valles' or similar, enclosed within a circular scribble.

EL MUNDO

The Voice of the Hispanics in Nevada

760 N. Eastern Ave

Tel (702) 649-8553

Fax (702) 649-7429

March 27, 2000

From the desk of:

Frank Corro

Editor in Chief

To Whom It May Concern:

This is to state that I have known Mr. Reveriano Orozco Sánchez since he came to Las Vegas about five years ago , first as an executive and partner in the restaurantes Lindo Michoacan, a chain of dining establishments located in various parts of the city, and later as a Director and owner of "Broncos," a money transfer and exchange office located in 2665 E. Desert Inn Road. Broncos is a permanent advertiser in El Mundo since day one.

Mr. Orozco Sanchez is married to María Eugenia , he is a father of two children and in all these years he has earned a great reputation in the Spanish community as a person doing business, as well as an individual, therefore I highly recommend him in any of his futures endeavors.

If you have any questions, do not hesitate to call this office.

Sincerely.



Frank Corro
Editor in Chief



Valerie Troisi
District Director of Sales

AmeriSuites Las Vegas
4520 Paradise Road.
Las Vegas, NV 89109

March 26, 2000

Dear City Council Members,

The purpose of this letter is to express my support of Julissa Cobos, owner of Botanas Sol Y Mar Restaurant. I have had the pleasure of knowing Julissa since she was a high school student, for more than 5 years now.

Julissa worked with me at Sunrise Suites Hotel, where she started as a high school intern. Julissa expressed such enthusiasm and ambition that she was hired as a full time employee.

When I took a position with a new hotel, I recruited Julissa to come with me and she was eventually promoted to Sales Manager. Julissa displayed the highest level of integrity, honesty, and loyalty.

I was very disappointed to have Julissa leave, while at the same time was extremely proud and happy for her.

It is my hope that you will support Julissa to ensure that her dreams are realized. I am sure that you would not regret doing every thing possible to help in the success of Julissa and Bontanas Sol Y Mar Restaurant.

As a community, we should support and embrace minority family owned business. We should also commend and recognize the efforts and hard work of this deserving family.

If I can be of any further assistance, please do not hesitate to contact me.

Sincerely,

Valerie Troisi
Valerie Troisi
District Director of Sales



Valerie Troisi
Director of Sales
Direct Ext. 158
Direct Fax: 702-369-1689



Mitchell Hirschman
General Manager

AmeriSuites Las Vegas
4520 Paradise Road
Las Vegas, Nevada 89109

702-369-3366

March 26, 2000

To The Las Vegas City Council

Dear City Council members:

This letter is for the purpose of introducing Ms. Julissa Cobos, to the council members. I have known Julissa for over 2 years now, and I have had the pleasure of having her on my sales staff as well.

Julissa has always been hard working, maintained strong standards of integrity, and above all has followed through with all tasks given to her, with expediency and great care. Her ambition to own, and operate a restaurant has been something she has dreamed of, and she has made this dream come true. Her hard work, additional schooling, and conscious effort to succeed, makes Julissa a viable choice for any task in her chosen industry.

I hope you will grant her any avenue she needs to continue her success. It is important that we encourage growth in the small business sector, which tends to become the backbone of our neighborhood communities, and is all too many times on the verge of extinction.

If I can be of any further assistance or reference, please contact me at your earliest convenience.

Sincerely,

Mitchell Hirschman
General Manager
AmeriSuites Las Vegas

AMERICA'S AFFORDABLE ALL-SUITE HOTEL
LAS VEGAS/PARADISE ROAD • 4520 Paradise Road, Las Vegas, NV 89109
702-369-3366 Fax: 702-369-0009



March 23, 2000

City Council
City of Las Vegas

RE: BOTANAS SOL Y MAR
AT DECATUR-WASHINGTON SHOPPING CENTER

Ladies and Gentlemen:

Westmark Commercial Group asks that you consider issuing a Beer & Wine License to Botanas Sol Y Mar restaurant located in the above referenced shopping center.

Should the customers of Botanas Sol Y Mar have the option to purchase beer and wine to accompany their meals, we are confident that the restaurant would greatly improve in sales volume as well as customer satisfaction.

Thank you for your consideration regarding this matter.

Sincerely,

Elmore C. Bacon
Executive Vice President
& Corporate Broker

ECB/ms



March 22, 2000

To: Las Vegas City Council

Dear Council representatives;

I am writing to express my support for Julissa Cabos, owner of the Botanas Sol Y Mar Restaurant located at 840 N Decatur Blvd. #G, Las Vegas, NV 89107. Ms. Cabos has applied for a beer and wine license which is relative to the enhancement and success of her Mexican food restaurant.

I have known Ms. Cabos since she was a high school student. She interned at a hotel property that I managed; I was so impressed with her enthusiasm, ambition and intelligence that we hired her full-time. She worked at that company for a long period of time and then was offered an outstanding opportunity to open a brand new hotel and serve in an executive position. Ms. Cabos is well-respected in the hospitality industry.

Ms. Cabos is a respectable, trustworthy, upstanding young woman and citizen. In the pursuit of her business, career and livelihood, she should be granted her license as soon as possible. I am happy to do anything possible to assist her in this endeavor.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Diane Gandy".

Diane Gandy
General Manager

Past Chairperson, Nevada Hotel & Motel Association
Director, Nevada Restaurant Association

8A ADVERTISING

signs & Graphics

March 24, 2000

Councilman Lawrence weekly
City of Las Vegas
400 Stewart Ave.
Las Vegas, NV. 89101

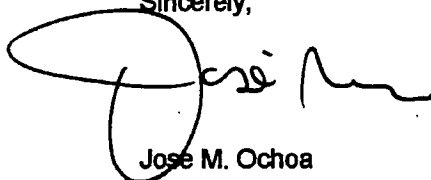
Dear Sir:

My name is Jose Ochoa. I've lived in Las Vegas for 26 years. Eighteen years ago I started my own business "8A Advertising" which open the door for me to start two more businesses, One, which is across street from this restaurant. Botanas Sol y Mar. I know how hard is to start your own business. So there for I'm writing this letter in support of the owners.

I eat there at least once a week and I can see their need for a license to serve beer and wine to be able to succeed. I cannot see any reason in which another restaurant serving alcohol would have a negative impact on this area.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Jose M. Ochoa

March 22, 2000

To: Las Vegas City Council

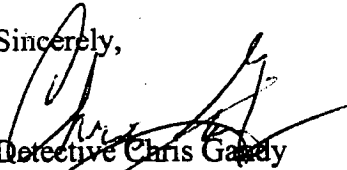
I am writing this letter to show my support for Ms. Julissa Cabos, the owner of the Botanas Sol Y Mar Restaurant, located at 840 N. Decatur, #G, in Las Vegas, NV. 89107. Ms. Cabos has applied for a beer and wine license from the City of Las Vegas. The license would enhance her restaurant and success in the community, which also benefit the City of Las Vegas by showing that young Hispanic couples can start and run a successful business in our state.

I have known Ms. Cabos since she was a high school student. I always known she would own her business. Ms. Cabos is dedicated and hard working and is highly respected in her community. I believe that if she is allowed to have the liquor license she will maintain tight control of all alcoholic beverages sold in her business and will not allow it to be abused.

My wife and I dine at the restaurant on a regular basis and I'm hoping that the City Council allows Ms. Cabos to have the license.

If you have any questions, please contact me at the North Las Vegas Police Department.

Sincerely,


Detective Chris Gandy
North Las Vegas Police Department



North Las Vegas

Police Department

C. S. GANDY

Detective

1301 E. Lake Mead Blvd
North Las Vegas, NV 89030

Phone (702) 633-1771
Fax (702) 649-3861

March 24, 2000

Latinos Beauty Salon
840 N. Decatur
Las Vegas NV 89107

City Council
400 E. Stewart Ave
Las Vegas, NV 89101

City Council Members,

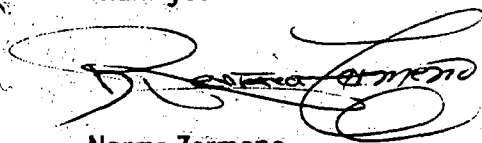
We, here at the Lationos Beauty Salon support our neighbors Botanas Sol Y Mar in their venture of obtaining a Beer and Wine License.

They were our fist customers to our business, since then (6/99) we have had the pleasure of working as a team to promote our businesses and attract more customers, it would be to our advantage and the shopping center if they are given the opportunity to sell beer and wine at their restaurant, by doing so they will increase their revenues, therefore it would benefit not only them, but also the other seven business in the center.

All of us here at the center have join efforts in trying to promote the shopping center. It would certainly be unfair and hurt seven other business if the Beer and wine Licence is denied to these young hard working people.

Shall you have any questions, please contact me at (702) 258-4646.

Thank you

A handwritten signature in black ink, appearing to read 'Norma Zermeno', with a large, stylized flourish at the end.

Norma Zermeno
Owner

LAS VEGAS, NV 2000

To whom it may concern:

My name is Herlan Fortelles, owner of 99¢ Plus Store. I would like to ask City of Las Vegas, Nevada, if it is possible approve the license of beer and wine to the restaurant,

Botanas Sol y Mar.

I had before license of beer and wine and I know how important is this license for the business, Special Sea Food Restaurant. The owners are responsible and nice persons

Respectfully

Herlan Fortelles
Herlan Fortelles

March 27, 2000

Re: Botanes Sol Y Mar

Members of the City Council:

This letter is in reference of Botanes Sol Y Mar. I have eaten there many times accompanied by my family, I like their environment, it is really clean and family oriented, need less to say I love their food, the only disadvantage is that they are not able to sell beer, this is a problem with my husband every time we decide to go out to dinner. Many times we have decided to go elsewhere to enjoy a beer with our meal.

It would be a great benefit to Botanes Sol Y Mar if they could sell beer.

Thank you

Bertha Rodriguez
Bertha Rodriguez

649-5634

March 26, 2000

Lindo Michoacan
2655 E Desert Inn
Las Vegas, NV 89121

City Council
400 E. Stewart Ave
Las Vegas, NV 89101

Dear Members of the City Council:

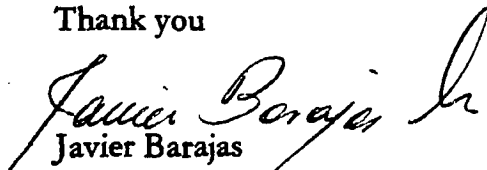
This letter is in reference to Reveriano Orozco Sanchez and Botanas Sol Y Mar. I have known Mr. Orozco Sanchez for about nine (9) years. He worked for my restaurant Lindo Michoacan for several years, since then our relationship has grown. He is respected and well known among the Hispanics, he is a very honest, hard working and reliable person. For those reasons I fully support him on his new business.

Being a owner of several local restaurants I am aware of the importance of having a beer and wine license for the success of any restaurant specially a Mexican Sea Food Restaurant having the experience in the restaurant industry I am yet to see a restaurant succeed without the beer and wine license.

I can not see any reason in which serving beer in a restaurant as a compliment of their menu will have a negative impact in the neighborhood.

If further assistance is need please contact me at (702) 735-6828.

Thank you


Javier Barajas
Owner

LINDO MICHOCAN MEXICAN RESTAURANT & CANTINA
2655 EAST DESERT INN ROAD
LAS VEGAS, NEVADA 89121
(702) 735-6828

March 23, 2000

To Whom It May Concern:

This letter is in regard to the restaurant "Botantas Sol y Mar" and the owner Sandra Cobos

My husband and I have known Sandra for approximately five years. Sandra and I had been friends, but became closer friends after we both worked together at Central City Chiropractic. We have visited her newly opened restaurant "Botanas Sol y Mar" and we love it! It's a nice place where you can go and enjoy a delicious seafood meal at a great price. Needless to say, we love the place. My husband, however, would love it even more if he was able to drink a Bud Light or Corona beer with his meal.

We are very confident that Sandra Cobos is a very responsible and trustworthy person. We strongly feel that her restaurant would be worthy of offering alcohol beverages to her customers on the restaurant's menu. To this day, she has shown to be an honest, dependable and liable person. We know that she takes her role of being a restaurant owner very seriously and in a very responsible manner.

For that same reason, we believe she should be granted a liquor license in order for her business to be more successful. We are in total favor that the establishment Sandra Cobos owns, should be granted a liquor license.

We appreciate you listening to our recommendation. If you should have any further questions please don't hesitate to contact me, Suzanna, at home (702) 452-0298 or work (702) 367-2451.

Sincerely,

A handwritten signature in cursive script that reads "Suzanna Herrera". The signature is fluid and includes a large loop at the end.

Suzanna Herrera

March 26, 2000

City Counsel of Las Vegas

Ref: Sandra Cobos and Julissa Cobos

I Cesar Tarango have personally known Sandra Cobos and Julissa Cobos for 13 years. I think they are trust worthy people and honest. I have known their parents all my life we are from the same home town. If you have any question and want to conctect me please fill free to call me.

A handwritten signature in black ink, appearing to read 'Cesar Tarango', with a large, sweeping flourish at the end.

Cesar Tarango
452-0260

**RAUL M. FLORES
4825 LAKESREAM AVE.
LAS VEGAS, NEVADA 89110
(702)250-5159**

March 26, 2000

Re: Sandra Cobos

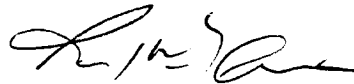
To whom it may concern:

This letter will serve to attest that I have known Sandra Cobos in a professional and personal level for over 6 years. I have conducted business with her while she worked for a medical facility. She has always conducts herself in a professional manner and follows office policy. She has initiative and takes a leadership role when necessary to get the job done quickly. I have always heard good compliments from the patients that treated at the clinic. She is a good citizen of Las Vegas and of this country and has never been in trouble with the law. I can also say that she is lover by everyone around her. She is a wonderful mother and wife.

Sandra has always thought about the future and had dreamed about starting her own business and that is how "Botanas Sol y Mar" came to be. Botanas Sol y Mar is a seafood restaurant that has been opened for approximately 10 months and has served thousands of costumers. Many of my friends and co-workers have been to the restaurant and enjoyed the quality of the food, excellent service and cleanliness of the restaurant; however my friends and I think that a shrimp tostada or cocktail is best complimented with a beer. I strongly recommend that Sandra Cobos be granted a beer and wine license. I can assure you that the restaurant will continue to be an asset to the community and will generate many jobs for the city in the years to come. This restaurant has the makings of being our next "Landry's or Red Lobster".

Please do not hesitate to call me at work or my cellular if you have any additional questions.

Sincerely,



Raul M. Flores

**RAUL M. FLORES
4825 LAKESREAM AVE.
LAS VEGAS, NEVADA 89110
(702)250-5159**

March 26, 2000

Re: Sandra Cobos

To whom it may concern:

This letter will serve to attest that I have known Sandra Cobos in a professional and personal level for over 6 years. I have conducted business with her while she worked for a medical facility. She has always conducts herself in a professional manner and follows office policy. She has initiative and takes a leadership role when necessary to get the job done quickly. I have always heard good compliments from the patients that treated at the clinic. She is a good citizen of Las Vegas and of this country and has never been in trouble with the law. I can also say that she is lover by everyone around her. She is a wonderful mother and wife.

Sandra has always thought about the future and had dreamed about starting her own business and that is how "Botanas Sol y Mar" came to be. Botanas Sol y Mar is a seafood restaurant that has been opened for approximately 10 months and has served thousands of costumers. Many of my friends and co-workers have been to the restaurant and enjoyed the quality of the food, excellent service and cleanliness of the restaurant; however my friends and I think that a shrimp tostada or cocktail is best complimented with a beer. I strongly recommend that Sandra Cobos be granted a beer and wine license. I can assure you that the restaurant will continue to be an asset to the community and will generate many jobs for the city in the years to come. This restaurant has the makings of being our next "Landry's or Red Lobster".

Please do not hesitate to call me at work or my cellular if you have any additional questions.

Sincerely,



Raul M. Flores

**RAUL FLORES
LEGAL ASSISTANT**

**QUAIL PARK I
801 SOUTH RANCHO DRIVE, SUITE C-2
LAS VEGAS, NEVADA 89106**

**Telephone (702) 382-0000
Facsimile (702) 598-0001**



**ADAM
S.
KUTNER
&
ASSOCIATES**

**MAYRA FLORES
1881 W ALEXANDER ROAD
NORTH LAS VEGAS, NEVADA 89032
(702) 399-5719**

March 23, 2000

Re: Sandra Cobos

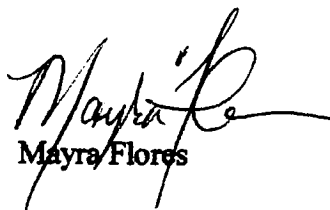
To whom it may concern:

This letter is to serve and attest that I know the above-mentioned person for approximately six years. She is a hard-working individual whose character can be described as impeccable. I have had the pleasure of working side by side with her and noted her ability to interface with all levels of management, personnel and public. She is able to work well under pressure and against deadlines; furthermore, she is able to take charge of situations and delivers profitable and desirable results.

I have also the pleasure to frequently visit the restaurant "Botanas Sol Y Mar" where I enjoy the family atmosphere, ambiance and people. I take my family and friends where we celebrate birthdays and special occasions; however, we feel that certain seafood plates would be complimented with a beer or wine for further enjoyment. I strongly recommend that the license be granted for the benefit of its patrons.

Should you have any questions or need clarifications do not hesitate to contact me.

Sincerely,



Mayra Flores

Telephone (702) 373-3728

Mayra Flores, M.T.
Massage Therapist

Soothing Solutions

Swedish Massage

Call For An Appointment

March 22, 2000

**Las Vegas Bakery
4746 E. Flamingo Blvd.
Las Vegas, NV 89121**

**City Council
400 E. Stewart Ave
Las Vegas, NV 89101**

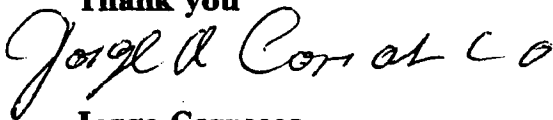
City Council Members,

This letter is in support of Julissa Cobos , which we have known for over nine (9) years and her restaurant Botanas Sol Y Mar. She is a very hard working, dedicated and responsible young women, we have seen her grown since she was in Junior High, she has accomplish many of her goals and dreams at a young age. One of these dreams was owning a restaurant, now she has it, however not running to her expectation, because she was not allow the privilege of obtaining a beer and wine license, wich we all are aware it will make or break this type of a business. Unfortunately for her, the competitors sells beer to their customers, this is a great disadvantage for her restaurant.

We have owned our business for over 12 years, and been successful, we would certainly like to see Julissa succeed in her business, in order for that to happen she needs to be given the opportunity of offering what the customers expect from a Authentic Mexican Sea Food Restaurant. The Beer!

If you need further information in regard this matter please, contact us at (702) 458-2192

Thank you

A handwritten signature in dark ink, appearing to read "Jorge Carrasco", written in a cursive style.

**Jorge Carrasco
Owner**

Date 03/23/2000

I write this letter on behalf of BOTANAS SOL Y MAR , I am a frequent visitor to the restaurant and would love to be able to have a drink with my meal. I would be in favor of this establishment being allowed to have a liquor license. Please consider this request.

Douglas Carraway
2900 El Camino Ave
Las Vegas, Nv 89102

6740 Buckskin
Las Vegas NV 89108
March 24, 2000

To Whom It May Concern,

I am an attorney, employed by the Internal Revenue Service and have been for approximately 26 years. I met Sandra Cobos about five years ago when she was office manager for my physician, Dr. Cameron Suddly, D.C. Subsequently she became employed by the I.R.S. and I now know her in that capacity.

To my knowledge Sandra Cobos is an honest, upstanding and law abiding person. I know her to be a hard and dedicated worker. I have no knowledge of, and have never heard, anything of a derogatory or negative nature about her.

Very truly yours,

Paul K. Voelker

PAUL K. VOELKER

March 28, 2000

To: City Council Members

Re: Botanas Sol Y Mar

From: Jesus Favela, (owner) Discos Dianas @840 N. Decatur

JF D.F

This letter is to extend our entire support to our neighbors Botanas Sol Y Mar in their effort of obtaining a Beer and Wine License. Ever since we opened our business here at King Ranch Shopping Center, we buy our lunch from them two to three times a week.

It is a shame to see them struggle to keep their potentially new customers from walking away, just because they are unable to offer their client a cold beer.

If they are able to increase their business, I am able to increase mine. We refer customers back and forth.

It would be a great asset to the entire shopping center if they are granted the Beer and Wine License.

Thank you for your cooperation in assisting this matter.

March 27, 2000

Re: Botanas Sol Y Mar

To whom it may concern:

I was asked by the owners to inform you, of my first experience in Botanas Sol Y Mar.

I assumed that being a Mexican Sea Food Restaurant I would get to enjoy a Corona beer with my ceviche, I was amazingly surprised when I was notified by the waiter that they did not had a license to sell beer, and my choices were soft drinks, Horchata, Tamarind, or Pineapple drink. I then hesitate to stay at the restaurant, the only reason I stayed was because I was highly recommended to eat there.

I eat Mexican sea food at least once a week, I order from them only, maybe, once a month, I will admit it is because, I do not get to enjoy a "cerveza" at their restaurant and it is a shame because I really like their food.

If they are allowed to sell beer I would be their number one customer.

Hope this letter helps you realize the importance of a "cerveza" in a Mexican Sea Food Restaurant.

Thank You



Silvia Ramirez
(702) 384-4138

March 24, 2000

To: Member of the City Council

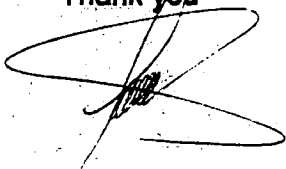
Re: Sandra Cobos

From: Monica Outly

This letter is to support Sandra Cobos and her restaurant Botanas Sol Y Mar located at 840 N. Decatur #G. I personally know Sandra and I have witness her effort in putting the restaurant together, she is a very trustworthy person, therefore I feel she deserves the opportunity to be granted the privilege of offering beer to her customers.

Beer is a must to assure the success of her restaurant.

Thank you

A stylized, handwritten signature in black ink, appearing to be 'M. Outly', written over the 'Thank you' text.

(702) 658-2286

March 30, 2000

Carlos Vargas
500 W. Oakey #B-2
Las Vegas, NV 89102

City Council:

I was asked by the owners to disclose my upsetting visit to their restaurant, in hopes and support of them, of obtaining the Beer and Wine license.

I was once a client of Botanas Sol Y Mar. I was absolutely surprised when I learned that they were not able to serve beer with their food, I was upset at the time, I could not understand how they were doing business this way; you see Mexican Sea food and beer (Corona or Tecate) is the synonym of a Italian Restaurant and wine. It is just not logical to not drink a beer with this type of food. I have not been back since.

As you now know they lost one customers, I am sure there has been many others. It is to bad because they have the best Mexican Sea Food, great service, impeccable clean restaurant.

I am happy to know, that they have not given up on trying to run a successful restaurant. I will be the first one to be there, as soon as I find out they were granted the license.

Thank you

Carlos Vargas
Noticiero 39

Jeanne Hinnners
3174 Kingspoint
Las Vegas, Nevada 89120

March 24, 2000

I became acquainted with Sandra Cohen five years ago thru Central City Chiropractic. Sandra was the office manager, and we became friends. I never had any difficulty scheduling appointments, nor was there ever any discrepancies in my billing.

Sandra is an extremely honest and conscientious individual. I am proud to know her and proud to call her a friend.

Jeanne Hinnners

March 26, 2000

City Counsel of Las Vegas

Ref: Sandra Cobos and Julissa Cobos

I Sandra Tarango have personally known Sandra Cobos and Julissa Cobos for 13 years. I think they are trust worthy people and honest. I have known their parents all my life we are from the same home town. If you have any question and want to contect me please fill free to call me.



Sandra Tarango
452-0260

Nancy Pierce-Rogowski, CFCS
3140 Mountain Spring Road
Las Vegas, NV 89146-6934
Phone: (702) 365-1903 Fax: (702) 365-6866
E-mail: NPiercerog@aol.com

March 28, 2000

Las Vegas City Council
Council Chambers
400 East Stewart Street
Las Vegas, NV 89101

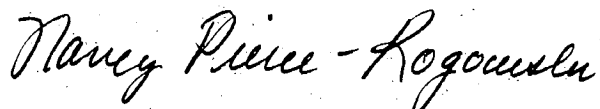
Dear City Council Representatives:

This letter is to serve as a character reference for Julissa Cobos. During her senior year, I had the privilege of having Julissa in my Hotel Operations class at the Area Technical Trade Center. Julissa was an exemplary student both in the classroom and during her internship at the Golden Nugget and Bally's Hotel and Casino. She demonstrated excellent leadership qualities and financial skills by serving as Class Treasurer for the Distributive Education Clubs of America (DECA).

In both the classroom and internship experiences, we attempt to impart to students the values of integrity, respect and understanding of others, but above all the virtues of an honest work ethic. It would indeed be a disservice to Julissa to not be given the opportunity to achieve her vision...her dream of becoming a successful restaurant entrepreneur.

As her former teacher and proud resident of the Las Vegas community, nothing would give me greater pleasure than to be able to dine and drink at a successful and thriving Mariscos Sol Y Mar.

Respectfully yours,



Nancy Pierce-Rogowski

**NEVADA STATE BANK**

P.O. Box 990
Las Vegas, Nevada 89125-0990
(702) 383-0009

March 27, 2000

To Whom it may concern:

RE; Reveriano Orozco-Sanchez

Please be advised that Reveriano Orozco has been a client of Nevada State bank
Since June 1996.

His account relationship both personal and business are housed at the Maryland Parkway office
and have always been handled in a satisfactory manner.

For the previous 12 months Mr. Orozco has maintained an average balance of \$20,000.00
in his personal accounts.

If you need further information regarding Mr. Orozco's relationship with the bank
please feel free to contact me at 737 8679

Sincerely,

A handwritten signature in black ink, appearing to read 'Sonia S. Smith', written over a horizontal line.

Sonia S Smith
VP Client Service Manager

**NEVADA STATE BANK**

P.O. Box 990
Las Vegas, Nevada 89125-0990
(702) 383-0009

March 27, 2000

To Whom it may concern:

RE; Reveriano Orozco-Sanchez

Please be advised that Reveriano Orozco has been a client of Nevada State bank
Since June 1996.

His account relationship both personal and business are housed at the Maryland Parkway office
and have always been handled in a satisfactory manner.

For the previous 12 months Mr. Orozco has maintained an average balance of \$20,000.00
in his personal accounts.

If you need further information regarding Mr. Orozco's relationship with the bank
please feel free to contact me at 737 8679

Sincerely,

A handwritten signature in black ink, appearing to read 'Sonia S. Smith', with a long horizontal flourish extending to the right.

Sonia S Smith
VP Client Service Manager

Botanas Sol y Mar.

SI A USTED LE GUSTARIA DISFRUTAR DE UNA CERVEZA
CON SU COMIDA, AYUDENOS A CONSEGUIR EL PERMISO
FIRMANDO AQUI

(If you would like to enjoy a beer with your meal, help us get the permit by signing here)

Page 17

Cool. 9c

[illegible]

GRACIAS!

Botanas 201 y Mar 840. N. Decatur
 SI A USTED LE GUSTARIA DISFRUTAR DE UNA CERVEZA CON
 SU COMIDA, AYUDENOS A CONSEGUIR EL PERMISO
 FIRMANDO AQUI

(If you would like to enjoy a beer with your meal, help us get the permit by signing here)

Page 14

NOMBRE (name)

FIRMA (signature)

DOMICILIO (address)

TEL. (Phone) Y
ZIP CODE

CARLOS GOMEZ		1513 Evans Dr	89106
LEON FERNANDEZ			652-0165
Ina Ferrera		5929 Silver Heights	366-2714
Ina FERRARA		7709 Amato Ave	367-5744
Steve Hone		7548 Fairland	768-8622
Victoria Depals		829 S. 6th.	89101
Claudia Ralgon		2444 Parker James	89014.
RODRIGO A. SANTACRUZ		310 Butterworth crt	89052
RAWDAN PIKE		1900 Buntz	89101 871-6000
HEMACHOA GUEZAN		5236 Canal View Wy.	89122
JACKI FERREIRO		3168 Chapala Dr.	89120
Lucas E. Hernandez		1100 NABARD AVE	89188
Miguel de la Cruz		1105 Lumbwood	89106
Paul Rumb		1200 Magaeta	89108
Conda Walden		4100 St Andrews	89107
ALBERTO LEON		4337 SWEAD DR	89107
Thomas Kaiser		4729 SWEAD DR	89107
Bob Conway		4325 SWEAD DR	89107
Benjamin		4336 SWEAD	89107
JEFF SCHERMEKOR		4320 SWEAD	89107
Richard B. Bahr		704 HOGAN	89107
Cynthia Somers		4405 St. Andrews Cir.	89107
JAMES HARRIS JR.		4424 ST. ANDREWS CIR.	870-8097 89107
JOHN M. LUSKY		712 LONGLEY DR	878-8714
SCOTT SIMON		620 Langley	870 0062
Shirley Collins		823 Lan trig	89107
Ray		823 Longley Dr	89107
THOMAS ABBOTT		425 Stanford St.	89107
JOSE CANO		301 N. Decatur	89107
Antonio valdes		301 N. Decatur	89107
Lecky Simon		303 N. Decatur	89107
Blanca Barrios		317 N. Decatur	89107

GRACIAS!

SI A USTED LE GUSTARIA DISFRUTAR DE UNA CERVEZA
CON SU COMIDA, AYUDENOS A CONSEGUIR EL PERMISO
FIRMANDO AQUI

(If you would like to enjoy a beer with your meal, help us get the permit by signing here)

Page 75

Cod. 9c

NOMBRE (name)	FIRMA (signature)	DOMICILIO (address)	TEL. (Phone)	ZIP
FRANK SALCHER	[Signature]	6203 SHANNEE AVE	258-8120	89107
CLAUDIA E. NAVA	[Signature]	6700 SHANNEE AVE	610-8290	89107
ARLOS GARCIA	[Signature]	3720 WINTER BIRCH	339-58 64	89100
Jim (Jim) [Signature]	[Signature]	1910 YERGEN ST # 8	636-9652	89106
Martha A. [Signature]	[Signature]	1910 Ferrell St # 8	11	11
Louise Wright	[Signature]	2460 VEGAS BL 185	603-6186	
Jose Cervantes	[Signature]	3 89108	11	
WILLIAM MIBLER	[Signature]	840 N DEATUR	828-7830	89107
JOSEPH GARCIA	[Signature]	636A NEWVILLE AV.	904-376 1856	89103
John Barragan	[Signature]	6240 CANOS LN	399-0790	89108
MARIANNE GAGAN	[Signature]	113 Harvard	878-6254	89107
Jessica Gilbert	[Signature]	201 Harvard	870-0193	89107
Patry SMAT	[Signature]	201 HARVARD	254-7175	89107
Jacqui Rutter	[Signature]	205 HARVARD	258-2677	89107
Joyce Christian	[Signature]	213 HARVARD		89107
Sarah [Signature]	[Signature]	324 HARVARD ST.	878-3531	89107
James Lopez	[Signature]	317 Harvard St		89107
Tomas Chavez	[Signature]	324 Harvard	203-44 46	89107
Juan Mark of Degra	[Signature]	325 HARVARD	8-22-60-81	
Pablo Galvez	[Signature]	400 Harvard		89107
Rosa Ruiz	[Signature]	321 N YALE ST. wife [Signature]		89107
Debbie Martin	[Signature]	213 Princeton	256-6750	89107
Amatario Bond	[Signature]	208 Princeton St	870-7557	89107
Margaret Luckes	[Signature]	209 Princeton St	259 9182	89107
Maribel Munoz	[Signature]	205 Princeton st	870-0908	89107
DANIEL SCHWARTZ	[Signature]	325 PRINCETON	870 8996	89107
Jose I. Escobedo	[Signature]	1555 Maryland Hwy	262-9340	89107
FAMILIAR [Signature]	[Signature]	391 N-14-ST.	471-6667	89107
Jose Herrera	[Signature]	501 N. 15 ST	384-36-47	89107
Justina [Signature]	[Signature]	5120 Fern Hill	638-2422	89107
Sergio Sepulveda	[Signature]	2323 N Jones Bl #2	646-6813	89107
Ramiro Margiel	[Signature]	2008 Shady ave N LVN	610 6749	89107

GRACIAS!

Botanas Sol y Mar 840 N. Decatur
SI A USTED LE GUSTARIA DISFRUTAR DE UNA CERVEZA
CON SU COMIDA, AYUDENOS A CONSEGUIR EL PERMISO
FIRMANDO AQUI

(If you would like to enjoy a beer with your meal, help us get the permit by signing here)

Page 14

Cod. 9c

NOMBRE (name)	FIRMA (signature)	DOMICILIO (address)	TEL. (Phone)	Z. P.
Arturo Amador	[Signature]	2912 Marcia	642-6062	89101
RUTH Ramirez	[Signature]	2912 Marcia	(142-6067	89101
Rosa Gottlieb	Rosa Gottlieb	3981 Shalom Blvd	458-7449	89101
Gaire Garcia	Gaire Garcia	231 Stat 2	657-9460	
Luis Fernando Morales	Luis Fernando		648 7615	
Daniel Garcia	Daniel Garcia		258-8417	
Marcel Hernandez	[Signature]	8255 Sec		
Tom Garcia	[Signature]		4387141	
Walter Engel	Walter Engel	3300 Civic Center	A399536	
* Nina Kuzajev	Nina Kuzajev	325 N. Decatur	870-7920	8910
MARY NEIDRICK	Mary Neidrick	417 N. Decatur		8910
GRADIR WATSON	417 N. Decatur	Shelby St	320-7785	8910
RONALD E POTTER	Ronald E Potter	421 N. Decatur	253-7725	8910
CHUCK LOITZ	Chuck Loitz	421 N. Decatur		8910
F. de Puster		425 N. Decatur		8910
Felipe Pineda	[Signature]	500 N. Decatur	258 5658	8910
TIMOTHY KANON	[Signature]	425 N. Decatur	828-6324	8910
Charles Linde	[Signature]	521 N. Decatur	259-8931	8910
Karen Wright	Karen Wright	521 N. Decatur	u/c	8910
JOE SANA	Joe Sana	521 N. Decatur	880-5430	8910
* Benjamin Carlson	Benjamin Carlson	521 N. Decatur	880-5430	8910
JOSE A. CARREON	Jose A. Carreon	439 E. FLAMINGO	458-2199	8910
LARRY PENOLTON	Larry Penolton	1971 W. NELSON	648-1487	8910
Mike Murray	Mike Murray	5292 S. Maryland	739-0897	8910
Denise Lund	[Signature]	8009 DRACO	838 8137	8910
Bobbi Jean Simon	Bobbi Simon	955 Single Tree	269-1694	8910
Valerie TROISI	Valerie Troisi	1791 Mt. Tremblant	(702) 886-0016	8910
Traci Lealce	[Signature]	309 Repentance Cir	(702) 435-5451	8910
LAURA Smoyer	Laura Smoyer	5028 Carmen	6469180	8910
LISA SHAW	Lisa Shaw	3529 Carmen	628-0592	8910
DANIEL STARKEY	Daniel Starkey	1209 Arrowhead Ave	647-5832	8910
Jacque Shults	Jacque Shults	5021 Carmen Blvd	631-6756	8910

GRACIAS!

SI A USTED LE GUSTARIA DISFRUTAR DE UNA CERVEZA CON
SU COMIDA, AYUDENOS A CONSEGUIR EL PERMISO
FIRMANDO AQUI

(If you would like to enjoy a beer with your meal, help us get the permit by signing here)

Page 13

NOMBRE (name)	FIRMA (signature)	DOMICILIO (address)	TEL. (Phone) Y ZIP CODE
RAMON TRIAY	[Signature]	EL ALONDO	
Elena Garcia	[Signature]	824 Trotter Cir.	89107
Hector Cruz	[Signature]	4445 E Colorado	89104 702675370
Maria Garcia	[Signature]	824 Trotter Cir.	89107
Granada Puyas	[Signature]	909 Pgrenad Dr	89108
Kathleen Hopper	[Signature]	1716 St Gregory Dr W	89117
Tim Morrison	[Signature]	9130 Sterling Ridge	89129
Maria Bell	[Signature]	800 Valley of Fire Ave	89129
Hebert A.	[Signature]	PO Box 291223	89127
Lourdo Fautia	[Signature]	600 ENARM Springs	89119
Manuel Gomez	[Signature]	3024 Holly Hill	452-6940
Valhutes	[Signature]	7000 S. Paradise	561-4663
MARCOS LEYVA	[Signature]	9007 St. 1st L.V. NV	366 9660
Luis Valera	[Signature]	P.O. Box 530024 Las Vegas	378-5455
Victor Montano	[Signature]	1913 N. Tamarind	531-41-35
Valente Fierro	[Signature]	4600 W. GMS DR #185	636-6186
Esteban Garcia	[Signature]	4600 Sirius AP D 49	889-2174
Stella Cano	[Signature]	4600 W. Sirius #179	889-2174
Leicicio Reyes	[Signature]		880 4549
Juan Carraguer	[Signature]		248 9775
Defino Barajas			2530186
SERDADO RIVERA		2225 N. LAS VEGAS BLVD	313 0338
REFUGIO. CENDEIAS			
JUAN. WARES			
MISSAEL RODRIGUEZ			
GENIVIVA Arana	[Signature]	2219 Seahurst Dr.	2072549
MIGUEL GUERRA	[Signature]	224 N. 13. ST. LV. NV. 89101	678 6120
GAVINO GUERRA	[Signature]	2308 CEDAR LV. NV. 89101	2366669
JOSE GUERRA	[Signature]	5116 MARGO DR LV. NV. 89121	898 9986
[Signature]	[Signature]	3845 HARMONY BLVD	645 2407
JOE CANNON	[Signature]	1001 N. Pecos Rd. #150	1042-2607
WALTER	[Signature]	3845 HARMONY	645 2407

GRACIAS!

Botanas Sol y Mar
840 N. Decatur

SI A USTED LE GUSTARIA DISFRUTAR DE UNA CERVEZA
CON SU COMIDA, AYUDENOS A CONSEGUIR EL PERMISO
FIRMANDO AQUI

(If you would like to enjoy a beer with your meal, help us get the permit by signing here)

Page 12

Codig.

NOMBRE (name)	FIRMA (signature)	DOMICILIO (address)	TEL. (Phone)	ZIP
Flora A Jones	Flora Jones	6043 W Bromley	8800776	8910
Thomas W Jones	Thomas W Jones	6043 W Bromley	8800776	8910
Cecilia Tapia	Cecilia Tapia	5109 AVENIDA TAPIA	395-7534	8910
Maria Gonzalez	Maria Gonzalez	5808 Washington APT C	312-4887	8910
Maria Navarro	Maria Navarro	5808 W Washington	312-4887	8910
Martina Rodriguez	Martina Rodriguez	1010 Jones	631-7291	8910
Rosa Partida	Rosa Partida	5810 Decatur	—	8910
Leticia del Toro	Leticia del Toro	903 Velma	—	8910
Guadalupe castellano	Guadalupe C	5808 Washington APT A	—	8910
Estefania Alvarez	Estefania Alvarez	555 Decatur	636-6718	8910
Leticia Smith	Leticia Smith	5920 W Washington	648-9041	8910
JAVIER SOZIC	Javier Sozic	5804 W Washington	648-2248	8910
Jesse ortiz	Jesse	5804 W Washington	648-2248	8910
George Celis Jr	George Celis Jr	5804 W Washington	638-2148	8910
Roberto G	Roberto	5804 W Washington	638-2148	8910
Isabel	Isabel	5804 W Washington	636-0715	8910
Violeta Gonzalez	Violeta	5808 W Washington	312-4887	8910
Alexandro SOSA	Alexandro Sosa	5804 Washington	636-0715	8910
Juan Pedro Gomez	J.P.G	5808 Washington	702-0840	8910
Jorge Rodriguez	Jorge	1010 Decatur	747-11-59	8910
Harold Smith	HA	5920 W Washington	648-9041	8910
Sokma Olive	Sokma Olive	6390 Canyon Drive Ave	438-0254	8910
Antonio Sanchez	Antonio	808 JONES	—	8910
Timothy Campbell	Timothy	1801 Palo Alto	—	8910
Jose Hernandez L	Jose Hernandez L	216 Jones Ave #A	—	8910
Delmy Villaverde	Delmy Villaverde	3655 E Sahara Hwy #2019	—	8910
Roberto Martinez	Roberto	—	—	8910
Jairo Hernandez	Jairo Hernandez	5806 JANA ROSEES DR	459-7719	8910

GRACIAS!

Botanas Sol y Mar 840. N. Decatur
**SI A USTED LE GUSTARIA DISFRUTAR DE UNA CERVEZA
 CON SU COMIDA, AYUDENOS A CONSEGUIR EL PERMISO
 FIRMANDO AQUI**

(If you would like to enjoy a beer with your meal, help us get the permit by signing here)

Page 11

Codigo

NOMBRE (name)	FIRMA (signature)	DOMICILIO (address)	TEL. (Phone)	ZIP
Ramona Montoya	Ramona M	357 WISTERIA AVE L.V. W. F 9107	258-6666	
Arturo Reynoso	Arturo Reynoso	1621 Landon	877-9090	89107
Arturo Reyna		1461 W. LAKE MEAD	631-4823	89108
Ramona Reyna		1461 W. Lake Mead	631-4823	89108
Juan F. Escamilla		845 Wisteria Ave	— —	89107
JESUS M. ESPARZA		357 WISTERIA AVE	339-9566	8910
Antonio Guzman		2670 S DECATUR #101	368-0957	8910
Olga Flores		1323 Arville #B	— —	89102
Enrique Mores		1323 Arville #B	— —	89102
José Juan Méndez		3851 Foxwood B-11	579-9600	89107
Cecilia Ferrer		3040 Charleston Bl R-2172	432-8555	89111
Helen Ramon		725 Biltmore	588-8811	89101
Consuelo Garcia		3150 S. Decatur #61	ND	89107
PICTOR CAPISTRAN		2301 E. STEWART #A	695-6179	89101
Isai Saavedra		3320 Mary Ann Ave	642-5229	8910
Jorge Meza		6363 CLARICE AVE	— —	8910
Alexandro Meza		6363 CLARICE AVE	258-0889	8910
Arturo Fernandez		509 N. York St	631-7043	8910
Gregorio Martinez		3111 Elmwood Pl	676-6912	8910
Martinez, Fredi		3111 Elmwood Pl.	646-8589	8910
NOE MARTINEZ				
JULIO MARTINEZ J M		2750 E BONANA	678-6907	
JOSE CHAVEZ d C		" "	" "	
TOTOBO CHAVEZ T T CH		" "	" "	
JOSE MOSES VILLASENOR		2820 Crest Cir	639-1858	
Samuel Villaseñor		6660 Fredonia Dr	636-0361	
MARIN HERNANDEZ		1287 Riverside Dr	647-0384	8910
MIGUEL LEAL		4825 LAKESTREAM AV.	438-9649	8911
JUANA LABASTIDA		5001 W. O'BANION DR.	227-9675	89114
JESUS MONTEAGON		5001 W. O'BANION DR.	227-9675	8911
Michael Labastida				
Gloria Gonzalez				

GRACIAS!

Botanas Sal y Mar 840 N Decatur

**SI A USTED LE GUSTARIA DISFRUTAR DE UNA CERVEZA
CON SU COMIDA, AYUDENOS A CONSEGUIR EL PERMISO
FIRMANDO AQUI**

(If you would like to enjoy a beer with your meal, help us get the permit by signing here)

Page 10

Cod. 9

NOMBRE (name)	FIRMA (signature)	DOMICILIO (address)	TEL. (Phone)	Z. P.
Isabel	Isabel	4204 Via Vaquero	368-0242	8911
Gabriela Banks	M Banks	5700 Lake Ave	822-1364	8910
Isabel	Isabel	2850 Main St	657-0998	?
Jose Mendez	Jose Mendez	4204 Via Vaquero	368-0242	8910
Jose Mendez	Jose Mendez	4204 VIA VAQUERO	368-0242	8910
Jose Mendez	Jose Mendez	5001 Kansas Ave	878-9991	8910
José Mendez	José Mendez	22-19-SEA HUCTH.	207-2548	
Patricia M. Villa	Patricia M. Villa	646 Indian Creek Ln. W. #102	360-6064	8910
Harold Canacho	Harold Canacho	Town 3861 Ap. 201	315 91-03	
Yolox Barber	Yolox Barber	N Jones Blvd. 2306-3	636-6510	8910
Carlos Morales	Carlos Morales	Pancho W. Martinez	631 85-31	
Gerardo V	Gerardo V	1012 P. 1012	258-7716	8910
Pedro C. Garcia	Pedro C. Garcia	1712 Cordova Ave	634-5451	
OSCAR Ramirez	OSCAR Ramirez	" " "	" " "	
Gabriel Vique	Gabriel Vique	6212 Betterton St #A	354-7530	
ABRAHAM MACIEL	ABRAHAM MACIEL	1840 Taylor Blvd.	696-6157	8910
Antonio Ramirez	Antonio Ramirez	4870 W. TWIN	878-8888	8910
CARLOS ESPINOZA	CARLOS ESPINOZA	4870 W. TWIN		
DANIEL Beltran	DANIEL Beltran	2637 MONTEREY ST. CA. BAKERSFIELD	(661) 3300541	9331
Alfonso Rojas	Alfonso Rojas	3503 TOWN ST. CA. BAKERSFIELD		
Gilberto Sandoval	Gilberto Sandoval	2710 KAREN. PL. CA. BAKERSFIELD	(661) 831-3572	9331
CARLO NAVALETTE	CARLO NAVALETTE	5429 FRANK PENLONAJ. CA. BAKERSFIELD	(702) 822 1710	
Melina Bernal	Melina Bernal	3587 Day Dawn St	(702) 233 2270	8910
Isabel	Isabel	6169 Decatur	(702) 284 6900	
Isabel	Isabel	4136 Woodgreen Dr	(702) 338 5110	8910
Isabel	Isabel	317 Princeton	702 828738	
CHRIS BERRY	CHRIS BERRY	700 Rocky Trail	702-436-9613	8910
Jose S. Carr	Jose S. Carr	1129 Greenway	702-2159-225	8910
Edmundo Suarez	Edmundo Suarez	5504 Evergreen Ln	702-770-4435	8910
Olga Lara	Olga Lara	1129 Greenway	702-2159253	8910

GRACIAS!

Botanas Sol y Mar 840 N. Decatur

SI A USTED LE GUSTARIA DISFRUTAR DE UNA CERVEZA
CON SU COMIDA, AYUDENOS A CONSEGUIR EL PERMISO
FIRMANDO AQUI

(If you would like to enjoy a beer with your meal, help us get the permit by signing here)

Page 9

Code

NOMBRE (name)	FIRMA (signature)	DOMICILIO (address)	TEL. (Phone)	Zip
FAUSTINO PATRICK	[Signature]	6512 BARNACK WY LU	876-5323	8910
Thomas Gutierrez	[Signature]	5013 BOULE AVENUE	648-1420	
- Cecilio Gutierrez				
Sulio Coronado	[Signature]	COY 3431	631-3235	
Javier Rojas	[Signature]	2866 Schaefer Dr.	602-776620	8912
Gustavo Valdivia	[Signature]	7001 N. Rancho	702-736-8288	
Ricardo Delacruz	[Signature]	4713 Quaker Lane	702-550203	8913
Alfonso Valdivia	[Signature]	7881 N. Rancho Dr.	702-735-8238	
Raul Rodriguez	[Signature]	5800 W. Chandler Blvd	702-822-4366	8910
Jesus Rodriguez				
Ascencion Lazare	[Signature]	1801 Wild Ln Dr.	648-1996	8910
Andres Ramirez	[Signature]	107 Lucy Thompson St.	367-4003	8910
Isabel Sosa	[Signature]	5804 W. Washington	636-0715	1916
Roberto Lopez	[Signature]	5801 W. Kirkwood #1076	643-9593	8911
GERARDO Lopez	[Signature]		399-6880	8910
Javier Mendoza	[Signature]		399-2666	8910
Hector Hernandez	[Signature]		689-9087	8910
Francisco de la Cruz	[Signature]		678-6458	8910
Oliver Cierra	[Signature]		221-7294	8910
Jeo Moraga	[Signature]		880-4571	8910
Victor Trebiz	[Signature]		247-6801	8910
Fernando Hinoj	[Signature]		646-5041	8910
DE MAIDONAZ	[Signature]	831 Holly Spring	631-5315	8910
JOEL Estrada	[Signature]	1304 Wheatland way	240-4705	8912
MANUEL Vazquez	[Signature]	2956 Preston Way ST.	314-1017	8910
JOSE Luis Velazquez	[Signature]	1760 N. DECATUR BLVD #76	631-5933	8910
ROSA Vazquez	[Signature]	" "	" "	" "
RENE PEREZ	[Signature]	5309 canyon blv	647-4371	
Abel ROSALES			243-4393	
ALFONSO FARCIA			243-4793	
DAVID VALDIVIA	[Signature]	2881 N. RANCHO DR. 24. NV. 8910	395-8238	8913
George H. Moraga	[Signature]	309 E. Roche Rd #4	732-3238	

GRACIAS!

Botanas Sol y Mar 840 N. Decatur

SI A USTED LE GUSTARIA DISFRUTAR DE UNA CERVEZA
CON SU COMIDA, AYUDENOS A CONSEGUIR EL PERMISO
FIRMANDO AQUI

(If you would like to enjoy a beer with your meal, help us get the permit by signing here)

Page 8

Cod:G

NOMBRE (name)	FIRMA (signature)	DOMICILIO (address)	TEL. (Phone)	ZIP
Ana Gomez	Ana Gomez	Charleston Blv.	598-3757	900
Maria Rosa Perez	Maria Rosa Perez		247-4171	891
Mario Guadado	Mario Guadado	3145 E. Flamingo Road	303-4448	8912
Genial Shaw	Genial Shaw	4020 E. Lowe Ave	644-2233	8903
Roberto Borbas	Roberto Borbas	113 VALLEYBROOK CT. HEN	435-7858	89101
ABRONIA MARTINEZ	ABRONIA MARTINEZ	1890 TAYLOR HILL ST.	646-6157	89106
FRANCIA ARMADA	FRANCIA ARMADA	3000 ARVILLE A 19	251-0157	8910
Heidy Arriaga	Heidy Arriaga	4650 W. Oakley 2003	254-6963	89102
Luis Duran	Luis Duran	1630 N. Las Vegas Blvd.	657-6382	8908
Francisco Jimenez	Francisco Jimenez	4600 N. Las Vegas Dr. LV NV	631-6552	8916
Daniel Ceballos	Daniel Ceballos	4970 Palmyra Ave LV NV	227-4039	8914
Helen Ceballos	Helen Ceballos	4970 Palmyra LV NV	227-4039	8914
Carlos Ceballos	Carlos Ceballos	4970 Palmyra Ave LV NV	227-4039	8914
Maria A Chavez	Maria A Chavez	4817 Westwood Dr LV NV	648-5089	89101
Manuel Alvarez	Manuel Alvarez	1701 Rock Spring Dr	648-3022	8910
Victor Martinez	Victor Martinez	1401 Westwood Dr	631-4135	8910
Rene Contreras	Rene Contreras	3110 SILVER DOLLAR #204	248-4822	8910
REMI PLATA	REMI PLATA	501 EIGER Wy #1528	284-0865	8901
Genoveva Olivas	Genoveva Olivas	2219 Seaboard Dr.	207-2548	8910
Joaquin Arana	Joaquin Arana	2219 Seaboard Dr	207-2548	8910
Sagid Esquivel	Sagid Esquivel	2017 Roseville way	251-0513	8910
ESGAR CASTAÑEDA	ESGAR CASTAÑEDA	KASAS 5001	878-97-91	8910
MARIA V. Ferreira	MARIA V. Ferreira	305 North Minnesota	259-0632	8910
Hector Islas A	Hector Islas A	4600 Vegas Dr #119	631-5915	8910
JOSE FCO ISLAS A	JOSE FCO ISLAS A	4600 VEGAS DR #119	631-5415	8910
Francisco Blas V	Francisco Blas V	4600 VEGAS DR #119	631-5915	8910
Jenny Valladares	Jenny Valladares	2632 Demetrios Ave	642-6541	8910
Consuelo Perez	Consuelo Perez	2600 Arville	641-0957	8910
JUAN MENDOZA	JUAN MENDOZA	5378 2nd St	642-65-61	8910
Rafael Flores	Rafael Flores	4825 Limestone Ave. NV 8910	250-5159	8910
Juan Jimeno	Juan Jimeno	503 JORD AVE LV	648-1420	8910
Juan Jimeno	Juan Jimeno	5013 JORD AVE LV	648-1420	8910

GRACIAS!

Botanas Sol y Mar 840 N. Decatur

SI A USTED LE GUSTARIA DISFRUTAR DE UNA CERVEZA
CON SU COMIDA, AYUDENOS A CONSEGUIR EL PERMISO
FIRMANDO AQUI

(If you would like to enjoy a beer with your meal, help us get the permit by signing here)

Page 7

Código

NOMBRE (name)	FIRMA (signature)	DOMICILIO (address)	TEL. (Phone)	Z. P.
Aima Miramonte	Aima M.	641 Poona ave	399 45 76	
Claudia Vallejo	Claudia Vallejo	704 Donner Str.	258-8444	89107
Monica Vallejo		3800 Wynn R	248-71-68	89103
Luis Moreno	Luis Moreno	1548 19 23 1900 Ave	696 19 73	89106
Jacobo bravo	Jacobo	1900 Ave	621 7 22 95	89101
Marcelo	Marcelo	1925 N. W. 111	696 19 73	89106
Adolfo Sanchez		Flower St Los Angeles	399 1054	89030
Pedro Solisano		Flower St Los Angeles	399 1054	89030
REINALDO	Reinaldo	1200 W. Chiquita #1005	642-5871	89030
Richard Harris	Richard Harris	9599 W. Charleston #1080	248-6146	89117
Raul Gonzalez				
Samuel Gonzalez				
Adrián Lopez		1976 Candace D	758 13 56	89106
Adrián Lopez		1211 ABBOTHEAD AVE	636-8610	89106
DEAN COSA	Dean Cosá	2005 S. AVILLE ST #295	220-5238	89107
MARISOL CASAS	Marisol Casas	3005 S. AVILLE ST #295	220-5238	89107
JOSE MACIAS	Jose Macias	4300 HAYES PLACE LOS ANGELES	643-1636	89107
JAVIER ULLALLOS	Javier Ullallos	4200 S. VALLEY VIEW #108	248 96 13	89103
Luis Martinez	Luis Martinez	641 Poona ave	347-0099	
Jaime Zavala	Jaime Zavala	1200 W. Chiquita #106	276-7931	89103
Joaquin Kentaria	Joaquin Kentaria	1211 ABBOTHEAD AVE	553-0910	89030
Vicente Marquez	Vicente Marquez	5510 Lechman Dr	532-8744	
Jose Chavez	Jose Chavez	3716 Taber N. Los Angeles	642 76 11	89030
Fernando Ariza	Fernando Ariza	3025 Turquoise	686 47 54	89106
Juan Manuel Ramirez				
Gilberto Vazquez	Gilberto Vazquez	5055 S. Lindell Rd.	362-67-79	89118
Jose Alacato German	Jose Alacato German	3706 E. Bowland	643-48-00	
Francisco	Francisco	5135 CAMPION BLVD	646 37 18	89108
Jose Uranda	Jose Uranda	100 N. Wallace #108	680-7841	89107
Gita Fira Vazquez	Gita Fira Vazquez	3616 Thomas	821-1793	89107
Raul M. Flores	Raul M. Flores	4825 Lancaster Ave.	382-0000	89110

GRACIAS!

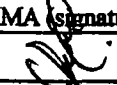
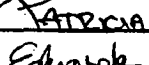
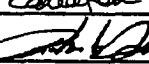
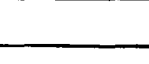
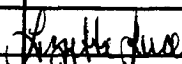
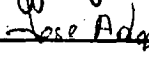
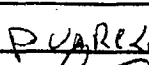
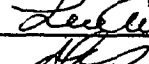
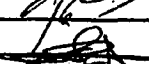
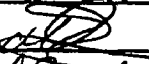
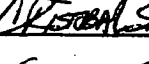
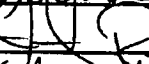
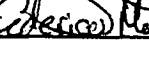
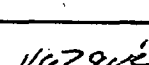
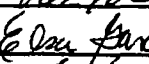
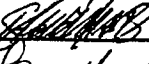
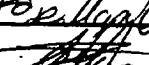
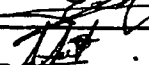
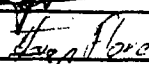
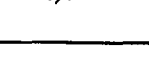
Botanas Sol y Mar 840 N. Decatur

SI A USTED LE GUSTARIA DISFRUTAR DE UNA CERVEZA
CON SU COMIDA, AYUDENOS A CONSEGUIR EL PERMISO
FIRMANDO AQUI

(If you would like to enjoy a beer with your meal, help us get the permit by signing here)

Page 6

CoA 60

NOMBRE (name)	FIRMA (signature)	DOMICILIO (address)	TEL. (Phone)	Z.P.
Leticia Banaera.		3900 SILVER DOLLAR #204	248-4822	89102
Fernando Contreras		3900 SILVER DOLLAR #204	604-9768	89102
PATRICIA BARBERA		4485 PENNINGTON AVE #177	257-32-17	89102
Eduardo Lomas		4485 PENNINGTON AVE #177	257-32-17	89102
Roberto Martinez		934 ESSEX DR. E.	382-0000	89107
Horacio Perez				
PI Jose Luis				89103
Lizette Lugo		4811 Koral Ln 13C	646-5453	89109
Jose Adame		7011 W. 137	1117813	89906
		1005 MLK		
PRIMITIVO VARELA		VARELA DR 102	365 7620	
LUIS ARREOLA		2515 CEDAR AVE 2	382 8344	89101
CARMELO		6301 BANNOC WAY	383-32-95	
Gillman		4909 W. Moreland		89108
CRISTOBAL SANTOS		3021 MED Pk 44	221-6232	89102
CRISTOBAL SANTOS		6539 HARPER PEAK LN.	453-3078	89115
Daniel Rodriguez			678-6427	89104
Abelardo Santos			6-78-6427	89104
ESTEBAN Ruiz		VEGAS D. 2	- - - -	89104
Fabrice Marie		8524 Graciosa Pine	221-7915	
Santiago Garcia				
JUAN ANTONIO				
ELSA GARCIA		824 Jettie Cir.		89107
Hector Hernandez		4015 S. SHERMAN N. 3100	602-84-03	
JOSE EREDIA		1770 W. BONANZA AVE 189	631 4205	
Luis E. Hernandez		1100 NAZARD AVE	648 4862	
Marina Capria		6250 W. Hargrove Ave	878-6718	
Josue Garcia		6250 Hargrove Ave	878-6718	
Jesus Garcia		6250 Hargrove Ave	878-6718	
Abelardo Contreras		2600 ARVILLE AVE 224	2275961	
Juan Flores		1429 N. Jones		
Rogerio Contreras		6937 SYLVAN AVE	651 2495	

GRACIAS!

Botanas Sol y Mar 840 N Decatur

**SI A USTED LE GUSTARIA DISFRUTAR DE UNA CERVEZA
CON SU COMIDA, AYUDENOS A CONSEGUIR EL PERMISO
FIRMANDO AQUI**

(If you would like to enjoy a beer with your meal, help us get the permit by signing here)

Page 5

Cód. 9.

NOMBRE (name)	FIRMA (signature)	DOMICILIO (address)	TEL. (Phone)	ZIP
Daniela Lopez	[Signature]	1977 Pale Verde St	372-1715	8900
Santos Bagan	[Signature]	117 Stamford St	258-1909	8910
Maria Ullala	[Signature]	117 Stamford St	258-1909	8910
Elisaveth Salazar	[Signature]	117 Stamford St	258-1909	8910
Martin Bagan	[Signature]	117 Stamford St	258-1909	8910
Maria Ullala	[Signature]	1977 Pale Verde St	372-1715	8900
Alvin Vega	[Signature]	107 Brunswick	372-1328	8906
Emilio Villalpando	[Signature]	17 Harvard St	471-2711	8910
Vicente Escobedo	[Signature]	300 East Brown St	438-2314	8910
Carlos R. Dutra	[Signature]	563 William St Pomona	(909) 569-575	9176
ULISES CANO	[Signature]	LINDY SUR #1	(707) 638-9504	8910
Articio Esparza	[Signature]	1799 N. Decatur	631-9073	
Yolanda Ruiz	[Signature]	1799 N. Decatur	631-9073	
Vicki Fulce	[Signature]	1799 N. Decatur	631-9073	
MARIO GAONA	[Signature]	605 GARRISON L.V.N.	258-9273	8910
JUAN MORALES	[Signature]	8901 Decatur	269-955	
Guillermo Valle	[Signature]	709 DONNER ST.	258-8447	8910
Ruben Ceballos	[Signature]	1400 FERRY ST.		8910
Martín MEDINA	[Signature]		8805430	
Jose Garcia	[Signature]		8624270	8910
Erasmio Liborio	[Signature]			
GILTON Pineda	[Signature]	4020 ARVILLE ST.	365-9365	8910
Leandro Valdez	[Signature]	428-SPNEY STREET	728-8923	8910
Pedro Seobar	[Signature]	1472 Valley	252-9323	8910
JOSE OCHOA	[Signature]	2291 SO. PIONEER WAY	363-5347	8911
BENAU Duarte	[Signature]		8177708	8911
Laura Zapata	[Signature]	4485 Pennwood Ave.	579-0761	8911
Ana Celia Ramirez	[Signature]	4485 Pennwood Ave.	579-0761	8911
Martín Chavira	[Signature]	4485 Pennwood Ave.	8760142	8911
Yanneth Chavez	[Signature]	401 E. Sahara	457-1676	8911
Martin Fierro	[Signature]	401 E. Sahara	457-1676	8911
Ramiro Flores	[Signature]	920 PLYMOUTH LAKE BLVD	86366713	8911

GRACIAS!

Botanas Sol y Mar 840 N. Decatur
 SI A USTED LE GUSTARIA DISFRUTAR DE UNA CERVEZA
 CON SU COMIDA, AYUDENOS A CONSEGUIR EL PERMISO
 FIRMANDO AQUI

(If you would like to enjoy a beer with your meal, help us get the permit by signing here)

Page 4

NOMBRE (name)	FIRMA (signature)	DOMICILIO (address)	TEL. (Phone)
Daniela Gonzalez	[Signature]	7015 Oakhurst Ave LVN	2412-0891 89145
[Signature]	[Signature]	11	11 89145
Maria Vellega	[Signature]	3381 BRV 3501 H 1	349 2702 89104
Sosa	[Signature]		2585907 89104
Magdalena Vargas	[Signature]	6500 W Charleston #334 2 V N W	89104
Jael Piedra	[Signature]	6500 W Charleston #334 2 V N W	89104
[Signature]	[Signature]	1021 - Tanepah	831 7350 89108
Jesus Sanch	[Signature]	3416 Trelage Dr	655-3225 89108
Luis Fernando Hinosillo	[Signature]	4600 Vegas Dr	6-48-48-67 89108
Alejandro Martinez	[Signature]	4600 Vegas Dr	64848-67 89108
Ricardo Garcia	[Signature]	5016 Cannon Blvd	3 62 7461 89108
[Signature]	[Signature]		240-4703
José Tomas	[Signature]	Cordoba 1600	638 8079 89108
Ruben Lopez	[Signature]	1852 NORTH DECATUR #202	638-9278 89108
Enrique Lopez G.	[Signature]	1852 NORTH DECATUR #202	638-9278 89108
Higuera Salazar	[Signature]	4600 Vegas Dr #155	313-5292 89108
Luis Enrique H.	[Signature]	1100 HAZARD	648 9867 89108
Bryan R. Santiago	[Signature]		89051
Maria Pacheco	[Signature]	CASA - Northe.	639-9610
Julio Mendez	[Signature]	5016 Cannon Blvd	399-8059 89108
Mario G Barrera	[Signature]	1416 N. 23 ST	399-0790 89101
Ana B. Guzman	[Signature]	3275 Sandy lane #2	651-2456 89130
José Alberto Guzmán	[Signature]	3275 SANDY LAKE #2	651-24-56 89130
José A. Flores	[Signature]	1723 DEXTER PL	646-6703 89107
Alejo Flores	[Signature]	3861 Tava Av. 201	315 91 03 89102
Rafael Camacho	[Signature]	11 11 11	315 91 03 89102
Alejandra Anguiano	[Signature]	9204 W. Washington	631-6993 89102
GRACIELA OLIVERA	[Signature]	1711 Rowledge 128 CUN	895-7591 89119
Humberto Chavez	[Signature]	1711 Rowledge 128	895-7591 89119
José Hernandez	[Signature]	5806 JANA PARK DR	2-78-96-89 89110
[Signature]	[Signature]		631-5783 89108
[Signature]	[Signature]	321 - Standard St	8211257 89107

GRACIAS!

Botanas Soly Mar 840. N. Decatur

SI A USTED LE GUSTARIA DISFRUTAR DE UNA CERVEZA
CON SU COMIDA, AYUDENOS A CONSEGUIR EL PERMISO
FIRMANDO AQUI

(If you would like to enjoy a beer with your meal, help us get the permit by signing here)

Page 3

Código

NOMBRE (name)	FIRMA (signature)	DOMICILIO (address)	TEL. (Phone)	ZIP
Mario Cordero		3415 Myrtle	384 6150	89102
Alma Lopez		" "	" "	" "
Maria Elena		" "	" "	" "
Claudio Espinosa		" "	" "	" "
Armando Lopez		" "	" "	" "
Martina Espinosa		" "	" "	" "
Janet Mora		" "	" "	" "
Joseluis			648-5612	89102
Jesus Polanco		704 W. Minnesota St. 10th	877-7018	89101
Jose Luis Alvarez		2305 N. Thomas Blvd #4	631-1117	89102
Henry Houston		78 Zimmerman Henderson	565-3489	89105
Manuel Rivera			309 3317	89102
Arnoldo Camacho				
ORLANDO GARCIA		3800 WYNN RD	365 8508	89101
MARIA CALVILLO		4177 LAUREL PARK	257-7103	89102
MAURICE LANGSNER		8044 EXPLORATION AVE	396 2700	89131
BERNICE LANGSNER		8044 EXPLORATION	396 2700	89131
Paulino Flores		1805 N. Mallard St.	636-0297	89102
KEVIN REYES		4317 Jones St	820-3347	89102
AMADOR BARRERA		6250 WARGROVE #7	822-2191	89101
Luis Enrique Hernandez		1100 NABARD AVE	648 78 67	89102
LESLIE RACHEO		6050 West Liffey	3827943	89102
Julio Villalobos		10101 W. Washburn	604-8994	80910
Julio Cobos		5738 R. Byrock Blvd	877-9615	89102
Armando Cobos		4726 E. Weller	457-2468	89101
Gesardo Barrios				
Martin Angulo		5205 W. W. W. W. W.	878-5870	89102
Daniel Rojano		2672 S. W. W. W.	253-9050	89102
Jesus M. Perez		3301 Pearson St #A	646-5041	89102
JOSE J. OLMO		915 BAKER AVE. - L. N. U.	638-2819	89102
Jose C. Hernandez		915 BAKER AVE. - L. N. U.	638-2819	89102
Ricky Garcia		117 S. W. W. W.	838-1902	89102

GRACIAS!

Botanas Sol y Mar 840. N. Decatur
SI A USTED LE GUSTARIA DISFRUTAR DE UNA CERVEZA
CON SU COMIDA, AYUDENOS A CONSEGUIR EL PERMISO
FIRMANDO AQUI

(If you would like to enjoy a beer with your meal, help us get the permit by signing here)

Page 2

NOMBRE (name)	FIRMA (signature)	DOMICILIO (address)	TEL. (Phone)
Julia C ZAVALA	Julia C Z	5309 CANNON BLVD #1	89108 6434371 89108
José Angulo S.	José Angulo S.	5309 Cannon Blvd.	89108 647-7371 89108
VINCENT Ruiz	Vincent Ruiz	2632 Rising Canyon Way	89106 631-5912 89106
Manuel Silva	Manuel Silva	2923 Silver Canyon LN	89003 646-3763 89003
Abel Avila	Abel Avila	908 Pyramid Dr	
Cipriano Juárez	Cipriano Juárez	5321 W. Cheyenne Ave #2	271-6692
Jaqueline Suarez	Jaqueline Suarez	5321 W. Cheyenne Ave #2	271-6692
Alfonso Ramirez	Alfonso Ramirez	4817 Westmoreland Apt 1	648-5052
Luciano Guzman	Luciano Guzman	6708 Fargo av.	227-1514 89107
Martha E. Garcia	Martha E. Garcia	2222 Logsdon Dr.	696-0005 89003
LAURA E. LAMAS	LAURA E. LAMAS	2222 Logsdon Dr.	696-0005 89003
FRANCISCO GARCIA	FRANCISCO GARCIA	1111 DEERMAN AVE. LA V.	646-4579 89111
SARA GARCIA	SARA GARCIA	1012 VERNON AVE LA V.	646-4579 89111
Juan Canales	Juan Canales	6208 FARGO AV. LA V.	227-1514 89107
Epifanio	Epifanio	116 STAN FORD	822-6342 89107
José Cervantes	José Cervantes	4600 VEGAS DR	636-6186 89107
Tonya Wright	Tonya Wright	3 LUM	89108 636-6186 89108
David Vargas	David Vargas	929 W. ESSEX DR	89107 818-6726
Enrique R. Martinez	Enrique R. Martinez	319 ACTOLONE WAY	646-4531
Miguel	Garcia	200N WALLAC	958-90-29 89107
Antonio	Aleda	200N WALLAC	822-6369 89107
Lupe Oras	Lupe Oras	1910 FERRILL #34	316-1421 89107
José Duran	José Duran	1910 FERRILL #34	316-1421 89107
Jesús Muñoz	Jesús Muñoz	Sindi SUE #24	894-2449 89107
Patricia Martinez	Patricia Martinez	2445 CYCLO TREE ST L.V.	656-7628 89107
Francisco Barrón	Francisco Barrón	5328 HENRY AVE	89102 877-0728 89102
Alejandra Flores	Alejandra Flores	3125N Buffalo #2080	254-0681 89102
Claudia Hoch	Claudia Hoch	4485 Pennwood #251	253-0265 89102
FRANCO MARTINEZ	FRANCO MARTINEZ	813 20th St.	399-9628 89102
MIKE RICHARD	MIKE RICHARD	2414 MARTIN L.V.	381-9478 89102
RAFAEL VILLANUEVA	RAFAEL VILLANUEVA	430 Delmar Way L.V.	89102 436-9646 89102
Rosa Morales	Rosa Morales	5912 W. Washington Ave	635-9442 89102

GRACIAS!

Staras Sol y Mar 840 N. Decatur #G
 SI A USTED LE GUSTARIA DISFRUTAR DE UNA CERVEZA
 CON SU COMIDA, AYUDENOS A CONSEGUIR EL PERMISO
 FIRMANDO AQUI

(If you would like to enjoy a beer with your meal, help us get the permit by signing here)

Page ①

NOMBRE (name)	FIRMA (signature)	DOMICILIO (address)	TEL. (Phone)	ZIP
Abel Gomez	[Signature]	5738 Ruby Creek DR.	644-5108	89141
Rafael Rivas	[Signature]	6313 Rambray AV	474-9732	89107
Lilia Armenta	[Signature]	840 N. DECATUR.	870-8300	89105
Marya Flores	[Signature]	1881 N. Alexander Rd.	373-3728	89032
Ramiro Castañeda	[Signature]	3144 Brandywine WY	8786502	
Maria Delgadillo	[Signature]	4328 Fortune AV	880-7967	89102
German Ponce	German Ponce	4613 KAY PL.	880-0922	89107
José Guadalupe Espinoza	[Signature]	4613 Kay P. At Home	378-3532	87101
Veronica Aguilar	[Signature]	7981 Stone Wall	338-8376	89112
Luis Aguilar	[Signature]	7981 Stone Wall	338-8376	89112
Maria Chavira	[Signature]	5901 W Lake Blvd	631-6651	89105
Jenny Villata	[Signature]	6500 W Charleston 821-1936 Las Vegas NV.	821-1936	89136
José Ceramitas	[Signature]	4600 Vegas DR. #185	636-6186	89104
José Camarero	[Signature]	1749 N Decatur Blvd	631-5980	89108
Rafaela Espinoza	[Signature]	5804 W Washington	636-2148	89107
ENRIQUE CRUZ	[Signature]	5804 W Washington	636-2148	89107
Scott BENTLEY	[Signature]	721 Chabot DR.	438-6471	87107
Cecilio Ramos Felix	[Signature]	N. Decatur	631-90-73	89108
Rafael Aguirre	[Signature]			
José Moreno	José Moreno	Decatur	480-9412	89109
Jesús Alvarado	[Signature]	2561 Regents Cir	369-2123	89109
Andrés Ramírez	Andrés Ramírez	112 Lucy Thompson St	367-4103	89107
Marco Martínez	[Signature]	5004 Carnes BL LV	638-4181	89108
Sonia Martínez	[Signature]	"	"	"
Mary Carmen Chavez	[Signature]	1216 Silver Lake	631-26-35	89108
Armando Acosta	[Signature]	5509 W Bartlett	636-8652	89108
Amanda Acosta	[Signature]	5509 W Bartlett	636-8652	89108
Esther Acosta	[Signature]	5509 W Bartlett	636-8652	89108
Bellato	[Signature]	704 MINESOTA	877-7018	8107
Osvaldo Sanchez	Osvaldo S.	521 N DECATUR	880-54-30	89107
Jesús Favela	[Signature]	4529 Via San Marco	821-5446	89103
Miguel Trajero C	[Signature]	6156 Lanning Ln	648-0293	89108

GRACIAS!

Botanas Sol y Mar

SI A USTED LE GUSTARIA DISFRUTAR DE UNA CERVEZA
CON SU COMIDA, AYUDENOS A CONSEGUIR EL PERMISO
FIRMANDO AQUI

(If you would like to enjoy a beer with your meal, help us get the permit by signing here)

Page

Cod. 9c

NOMBRE (name)	FIRMA (signature)	DOMICILIO (address)	TEL. (Phone)	ZIP
MARIA GAMOZ		4312 El Cholo	6430727	89121
Stacy B. Calante	Stacy B. Calante	918 Vanda View NW	677-3418	
JIMIE GIRON	Jimie Giron	3651 D. Incho Dr.	376-8261	89130
EDUARDO FIGUEROA	EDUARDO FIGUEROA	1890 Spencer		
MIGUEL JAZQUEZ	Miguel Jazquez	1203 Tumaleweed	6472210	89106
Juan E. Rivera	Juan E. Rivera	2419 Daley St	642-0642	
Isabel Rivera	Isabel Rivera	2419 Daley St	642-0642	
Mauro Hermosillo	Mauro Hermosillo	4300 Ugas Dr	648 9862	
Martin E. Jurea	Martin E. Jurea	4300 - -	- - -	
Luis E. Hermosillo	Luis E. Hermosillo	- - -	- - -	
Luis F. Hermosillo	Luis F. Hermosillo	- - -	- - -	
JOSE L. LOPEZ	JOSE L. LOPEZ	98 S. MARTIN LK # 146	474-9737	
Jefferson McGillivray	Jefferson McGillivray	4051 Craig Rd.		89132
Martin Navarro	Martin Navarro	6500 W. Charleston Blvd Apt. 241	870-7046	89146
HUMERO RIVAS	HUMERO RIVAS	1840 N. DECATUR #202	631-0422	
Hector Garcia	Hector Garcia	301-N-Decatur HC	2-58-5815	89107
Alvaro Gonzalez	Alvaro Gonzalez	301-N-Decatur HC	2-58-5815	89107
ARAUJO RODRIGUEZ	ARAUJO RODRIGUEZ	2830 S. DECATUR	4-32-9253	
Luis A. Cerna	Luis A. Cerna	4365 Tara # 8	248-1950	
Juan Gonzalez	Juan Gonzalez	687 E. Str. #15	649-8142	89106
José Ruiz	José Ruiz		437 3141	
Ana Castaneda	Ana Castaneda	4700 Baxter Pl	880-7042	89107
Claudia Sanchez	Claudia Sanchez	1750 E. Karen #327	646-4617	89105
Francisco Sanchez	Francisco Sanchez	1750 E. Karen #327	646-4617	89105
Eduardo Soto	Eduardo Soto	98 S. M.L.K. #121		89106
José Camacho	José Camacho	6363 Clarice #154	680-4150	89106
Luis F. Dominguez	Luis F. Dominguez	300 GARDENIA LN		
Victor Valdez	Victor Valdez	2850 E. Bonanza Rd	499-01-24	89101

GRACIAS!

SI A USTED LE GUSTARIA DISFRUTAR DE UNA CERVEZA CON SU COMIDA, AYUDENOS A CONSEGUIR EL PERMISO FIRMANDO AQUI

(If you would like to enjoy a beer with your meal, help us get the permit by signing here)

Page

Codigo

NOMBRE (name)	FIRMA (signature)	DOMICILIO (address)	TEL. (Phone)	Z.P.
Francisco Cespeda	Francisco	1021 Padre Island	360 94-17	702
Luz Alicia Martinez				
ULISES CANO		0905 Cindy Sue	838 95 09	
SILVIA RODRIGUEZ		1427 LODGE POLE	371-86 20	
Abraham Holt			217-2110	
Nireya Hernandez			649-20 58	
Bart T.	638-0240		649-20 58 Printer	
Miguel Alba				
Genoveva Arana			207-2548	
JESUS. NUÑEZ			207-2548	
Antonio Bedolla			498-7044	
Gilberto Zanchez		Vegas	464 5116	
MIGUEL. AL	MORALES		631 2618	
SANDRA	Luz. CAZARES		631 2618	
EDMUNDO LEAL	Leal	2805 LAKESTREAM AV.	438-9649	
OMAR SOLORZANO		1799 N. DECATUR	610-87 55	
Jesús Bargas				
JAVIER RIVERA		6211 Don Saxe Ave	676-4851	
LILIANA VAREGAS			349-82-53	
MARTIN RAMIREZ		6249 LANTON AV. 89107	822 4519	
JOSE L. SANTOSCOY	SANTOSCOY	1929 CINDYSUE #4	636 0235	
SILVESTRE ALBA		500 SPORTMAN	889-95-13	89107
Gerardo V. Cantorán		41.36 Woodgreen Dr. LV.	655 08 16	
Javier Cota		5801 W Lake Mead Blvd	647-0473	
Higinia Molina S.		5801 W Lake Mead Blvd	647-0473	
Sergio Hernandez		5719 Meadowlark Ln CUNY	221 05 71	
Olivia Benitez		4	221 05 71	
Soledad Cano		1812 N. DECATUR BLVD	887-55-29	89108
Patricia Covarrubias		11 11	647-5529	
Enrique Morales			806-3521	

GRACIAS!

Botanas Sol y Mar

SI A USTED LE GUSTARIA DISFRUTAR DE UNA CERVEZA
CON SU COMIDA, AYUDENOS A CONSEGUIR EL PERMISO
FIRMANDO AQUI

(If you would like to enjoy a beer with your meal, help us get the permit by signing here)

Page

Cod. 90

NOMBRE (name)	FIRMA (signature)	DOMICILIO (address)	TEL. (Phone)	Z: P
Ana MARIA Vasquez		4318 El Cholo Way	643-1272	89121
FRANK CORRO		5115 CALIENTE	049-8553	89101
FRANK SANTANA		1627 Pelaming St. N. #15.00	(26) 3054608	91745
Armando Olivas		5738 RBY, ceal	6416045	
Daniel E Rios		1109 MILLER ST	647-9173	89108
Abelardo Santos		Bonanza		
Cristobal Santos		Bonanza		
CARABALLO MIGUEL		4151 SATINWOOD	220-5272	89147
Vega		1713 CORDOBA LN. #2	6381354	
Olivia Reap		2406 Lahaina	6761262	89101
Juli Chacon		4080 Caradine	340-3562	89109
Raul Morquele		2449 Wrangler St	8768402	89102
Oscar L. Cardona		7004 English Mist	240-7959	89128
Rosario Galgado		HARMONY 5325	2 48 12 19	
Lorenzo Flores				
Ernesto GARCIA		Dumas Texas	806 934309	89109
JOSE ANTONIO AVAREZ			95853 4626	
Ruben Meza		Woodward OK	580 256 5291	
Salpe Meza		Dumas TX	580-931-2096	
Joe A. Chary		INFD. OK	580 242-0374	
Raymundo Torres		208 El Dorado Canyon St	845-2511	
Roberto Perez		1980 Nampa	638 92-91	
Cristobal Rios		3863 Silverdome Ln		
ALEJANDRO GUERRA		6105 WARM RIVER L	788-5244	
Ruben Carbajal		6707 CLARICE AVE		
BONIA R.		6313 CAMBRIA AV	474-9772	89108
Elias Chavez		4612 Kay Pl Las Vegas	383-4981	
Daniel Moran		6109 Cairo CR. LV.	258-1348	89107
Victor A. Lora			877-9896	
JOSE HEREDIA		1842 N. DECATUR #104	383-8637	89108

GRACIAS!

City of Las Vegas

Agenda Item No. 119

AGENDA SUMMARY PAGE – PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: MAY 17, 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - U-44-99 - 1997 ANER IGLESIAS TRUST ON BEHALF OF RADSA, INC. - Request for a Special Use Permit on property located at 840 North Decatur Boulevard FOR THE ON-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A 1,339 SQUARE FOOT RESTAURANT, C-1 (Limited Commercial) Zone, Ward 5 (Weekly), APN: 139-30-301-005. The Planning Commission (4-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

BZA Meeting

City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

BZA Meeting

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

WEEKLY – APPROVED subject to conditions – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ULISA COBOS, 840 North Decatur, was present.

COUNCILMAN McDONALD noted that the applicant did her due diligence and deserves this approval. Additionally, this particular area already has sales of hard liquor and the applicant needs this license in order to be competitive.

COUNCILMAN WEEKLY stated that even though he does not condone alcohol being sold on every corner, he appreciates the fact that there are decent and professional applicants who deserve a fair share of economic success. He also thanked his liaison MARIA MARINCH for

*City of Las Vegas***Agenda Item No. 119**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 119 – U-44-99

MINUTES – Continued:

assisting MS. COBOS in obtaining support for this application. The restaurant will be a great asset for this particular shopping center.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

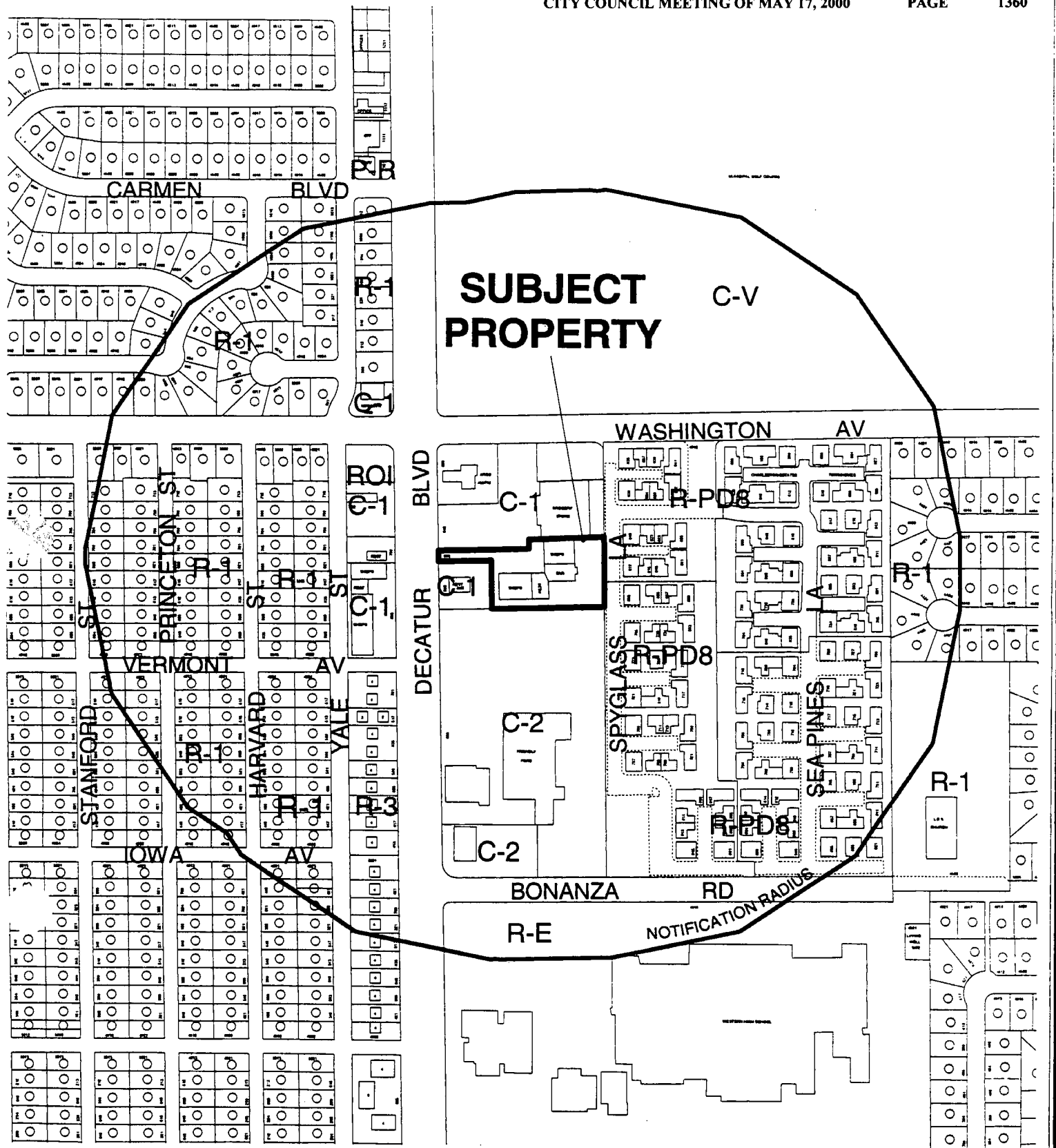
NOTE: All related discussion for Item 118 [U-44-99-Rescind] and Item 119 [U-44-99] took place under Item 118.

(3:46 – 3:53)

5 – 362

CONDITIONS:

1. Approval of this request does not constitute approval of a liquor license.
2. All City Code requirements and design standards of all City departments must be satisfied.



CASE: **U-44-99**

RADIUS: 1000 FT

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

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: U-44-99 - 1997 Aner Iglesias Trust on behalf of Radsa, Inc.

**** CONDITIONS ****

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

1. Approval of this request does not constitute approval of a liquor license.
2. All City Code requirements and design standards of all City departments must be satisfied.

U-44-99 - Page One

May 17, 2000 City Council Meeting

THIS APPLICATION HAS BEEN PLACED ON THE AGENDA BY COUNCILMAN McDONALD TO BE REHEARD AT THE REQUEST OF THE APPLICANT. IT SHOULD BE NOTED THAT THIS SITE IS NOW IN WARD 5 (WEEKLY).

**** STAFF REPORT ****

APPLICATION REQUEST:

This is a request for a Special Use Permit on property located at 840 North Decatur Boulevard for the on-premise sale of beer and wine in conjunction with a 1,339 square foot restaurant.

BACKGROUND DATA:

04/16/68 The City Council approved a rezoning to C-1 (Limited Commercial) for this site (Z-25-68).

DETAILS OF APPLICATION REQUEST:

Site Area:	4.04	Acres
Building Area:	38,855	Square Feet
Restaurant Area:	1,339	Square Feet
Parking Required:	160	Spaces
Parking Provided:	246	Spaces

The applicant is proposing to sell beer and wine in conjunction with a restaurant proposed to occupy a suite within the south portion of an existing shopping center. Access is provided by driveways to Washington Avenue and Decatur Boulevard. There is existing landscaping along the street frontage.

This shopping center is located in the Downtown Redevelopment Area.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	C-V (Civic)	Golf course
South	C-2 (General Commercial)	Auto dealership
East	R-PD8 (Residential Planned Development, 8 Units per Acre)	Condominiums
West	C-1 (Limited Commercial)	Retail Shops

U-44-99 - Page Two
May 17, 2000 City Council Meeting

FINDINGS

The proposed use is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan. The subject site is physically suited for the type and intensity of land use being proposed. Washington Avenue and Decatur Boulevard, both designated by the Master Plan of Streets and Highways as Primary Streets, provide access to the property and are adequate in size to meet the requirements of the proposed use. Approval of this Use Permit at this location will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

NOTICES MAILED 323 by City Clerk

APPROVALS 0

PROTESTS 0

PERSON TO ALLOW HER AND MRS
TO STAY IN CONNECTION
WITH A RESTAURANT

LOT 22000: 24 SUPERMARKET 86,325
COMMERCIAL 68,216
CITY SITE 21,872
76,117

PAIDMENTES DE DEUTERIO
BOLIVIA CONVENCIONES
DIAZ GARCIA 19.00/1000 15
BOLIVIA 20.10/1000 2

COMING IN			
Counted Loans	400	100	44
Returned	190	100	14
DETAIL	100	150	44

Jack in the Box	12/1/50	12/1/50
Total Parking Revenue	12/1/50	12/1/50

BRITISH NORTH Borneo PROVINCE

A.P.N. 139-30-301-005
1.48 Acres (Subject Parcel Only)

[illegible]

STAFF

U-44-99

5-13-99 PC

- PROJECT BOUNDARY

MUNICIPAL GOLF COURSE

WASHINGTON AVENUE

$$66-7771-27$$

↑
WORTH

LOS ARCOS PLAZA

DECATUR 2 BOULEVARD

AM/PMA MINI-MAX

SUBJECT
BUILDING
72, 245.84
KING RANCH
MARLBT

COMMERCIAL

COMMERCIAL
B2B0.70

JACK IN THE
BOX

FRIENDLY FORD

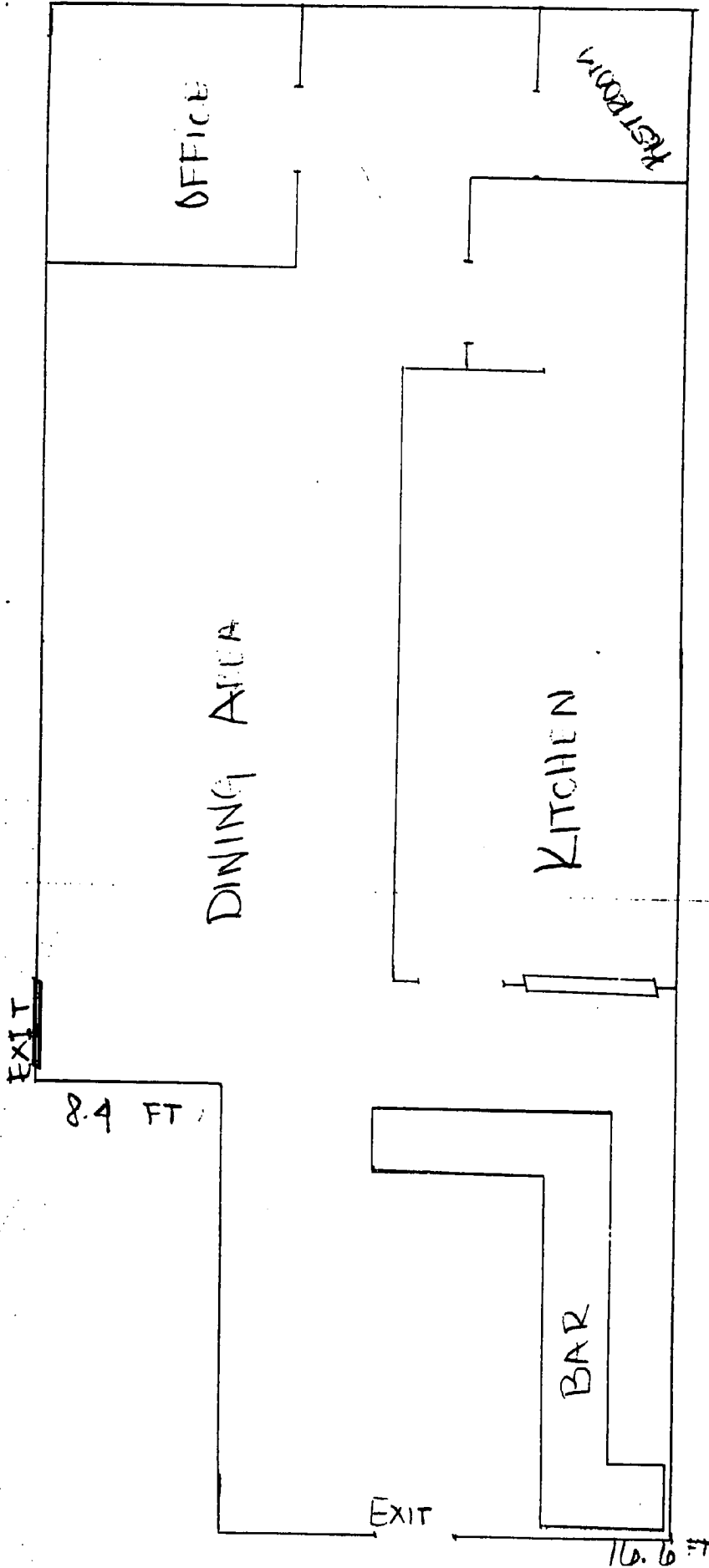
"THE GREENS" CONDOMINIUM

SITE PLAN

$$1^\circ = 360^\circ - 359^\circ$$

1336 Sq/Ft

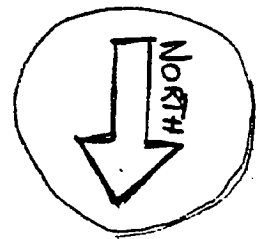
25 FT



PC
ADMIN
BZA
MAY 13 1999
CASE: 66-PH-11

STAFF

U-44-99
5-13-99 PC



912

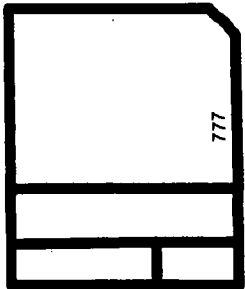
908

MINI-MART
4800

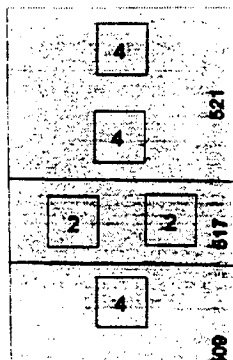
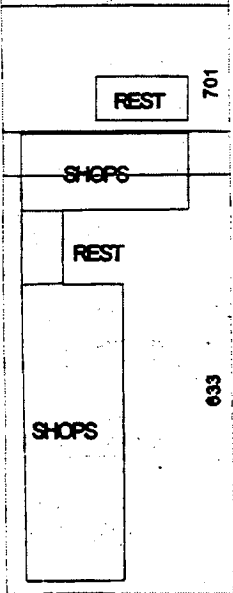
U-44-99

5-13-99 PC

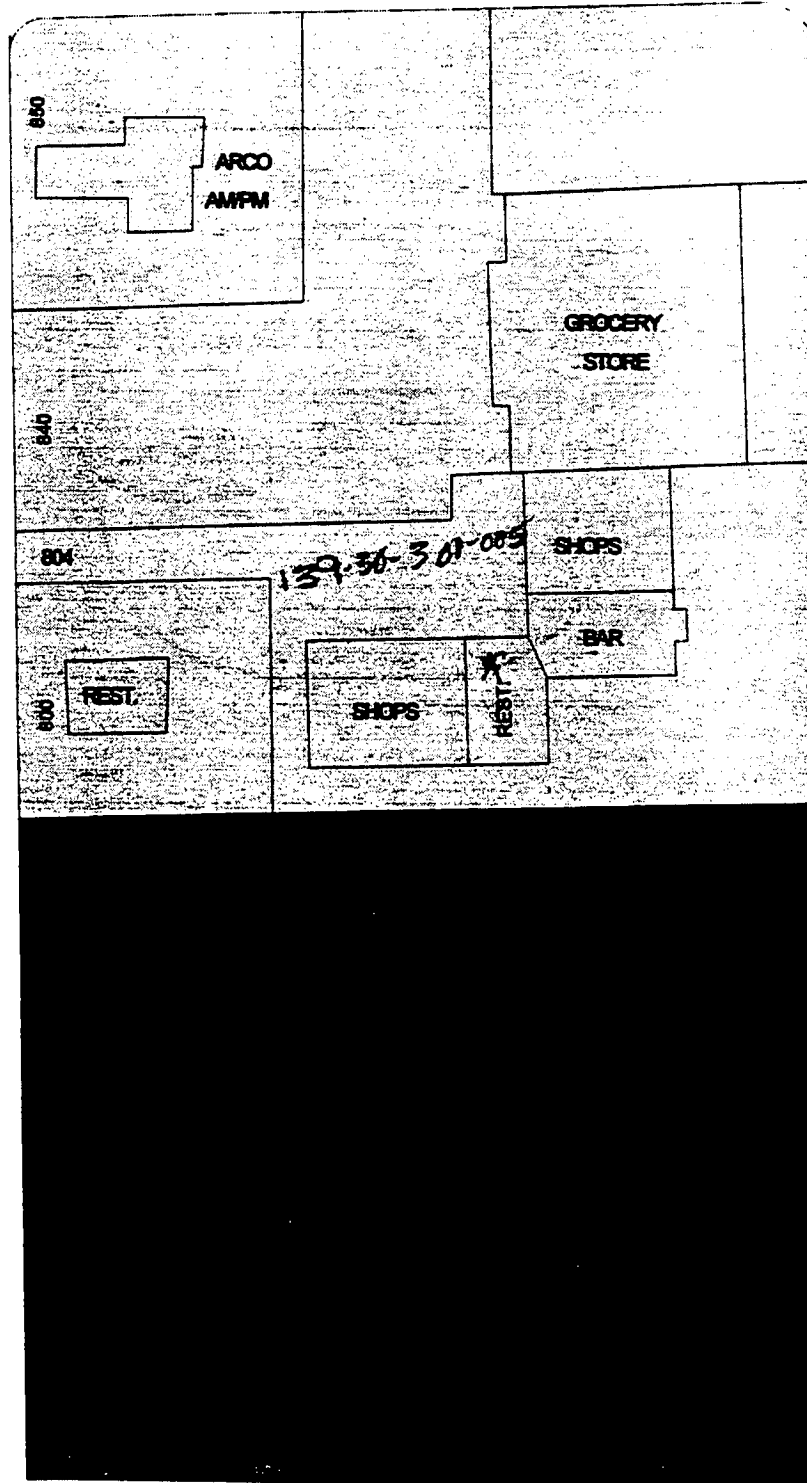
#



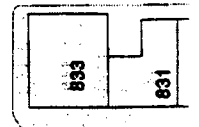
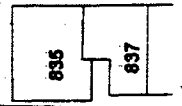
712



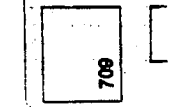
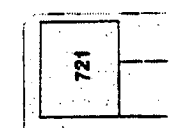
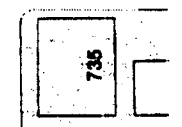
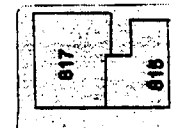
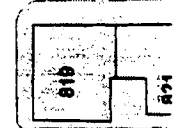
DECATUR BLVD



SPYGLASS LN



SP





U-44-99



U-44-99(A)

NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

BURTON ROBERT & MARY TRUST
4813 CANYON CIR
LAS VEGAS NV 89108-1317

MEETING: CITY COUNCIL
DATE: MAY 17, 2000
TIME: 1:00 P.M.
LOCATION: COUNCIL CHAMBERS
CITY HALL
400 STEWART AVENUE
LAS VEGAS, NEVADA

RECEIVED
CITY CLERK

2000 MAY -9 A 10:25

U-44-99

REQUEST TO RESCIND THE PREVIOUS ACTION ON
REQUEST BY 1997 ANER IGLESIAS TRUST ON BEH
PERMIT ON PROPERTY LOCATED AT 840 NORTH DE
SALE OF BEER AND WINE IN CONJUNCTION WITH
C-1 (LIMITED COMMERCIAL) ZONE, WARD 5 (WEEKLY

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
(NW¹/₄) OF THE SOUTHWEST QUARTER (SW¹/₄) OF SE
EAST, M. D. B. & M.

*Have you been
in or near this
particular store?*

*There is a very
unpleasant stench
associated with it
check it out!*

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, 89101.



*We wish to rescind the request
to obtain a permit for the sale of
beer & wine at this place of business*

BARBARA JO RONEMUS
CITY CLERK

*Since
Bob & Mary
Burton*

SEE LOCATION MAP ON REVERSE SIDE

City of Las Vegas

Agenda Item No. 120

AGENDA SUMMARY PAGE – PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: MAY 17, 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE ITEM - SPECIAL USE PERMIT - PUBLIC HEARING - U-0012-00 - MT. JAMESON MISSIONARY BAPTIST CHURCH - Request for a Special Use Permit on property located at 825 "E" Street FOR AN EXPANSION OF AN EXISTING CHURCH, R-4 (High Density Residential) Zone, Ward 5 (Weekly), APN: 139-27-310-009. The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

BZA Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

BZA Meeting

City Council Meeting

0

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:

WEEKLY – APPROVED subject to conditions – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

PASTOR JAMES BATES, Mt. Jameson Missionary Baptist Church, 6356 Copperfield Avenue, concurred with all of staff's conditions. It is their intention to make this church as beautiful as the City park across the street. COUNCILMAN WEEKLY thanked PASTOR BATES for working with staff and for listening to his concerns.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All related discussion for Item 120 [U-0012-00] and Item 121 [SD-0038-99] was held under item 120.

(3:53 – 3:57)

5 – 586

*City of Las Vegas***Agenda Item No. 120**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 120 – U-0012-00

CONDITIONS:

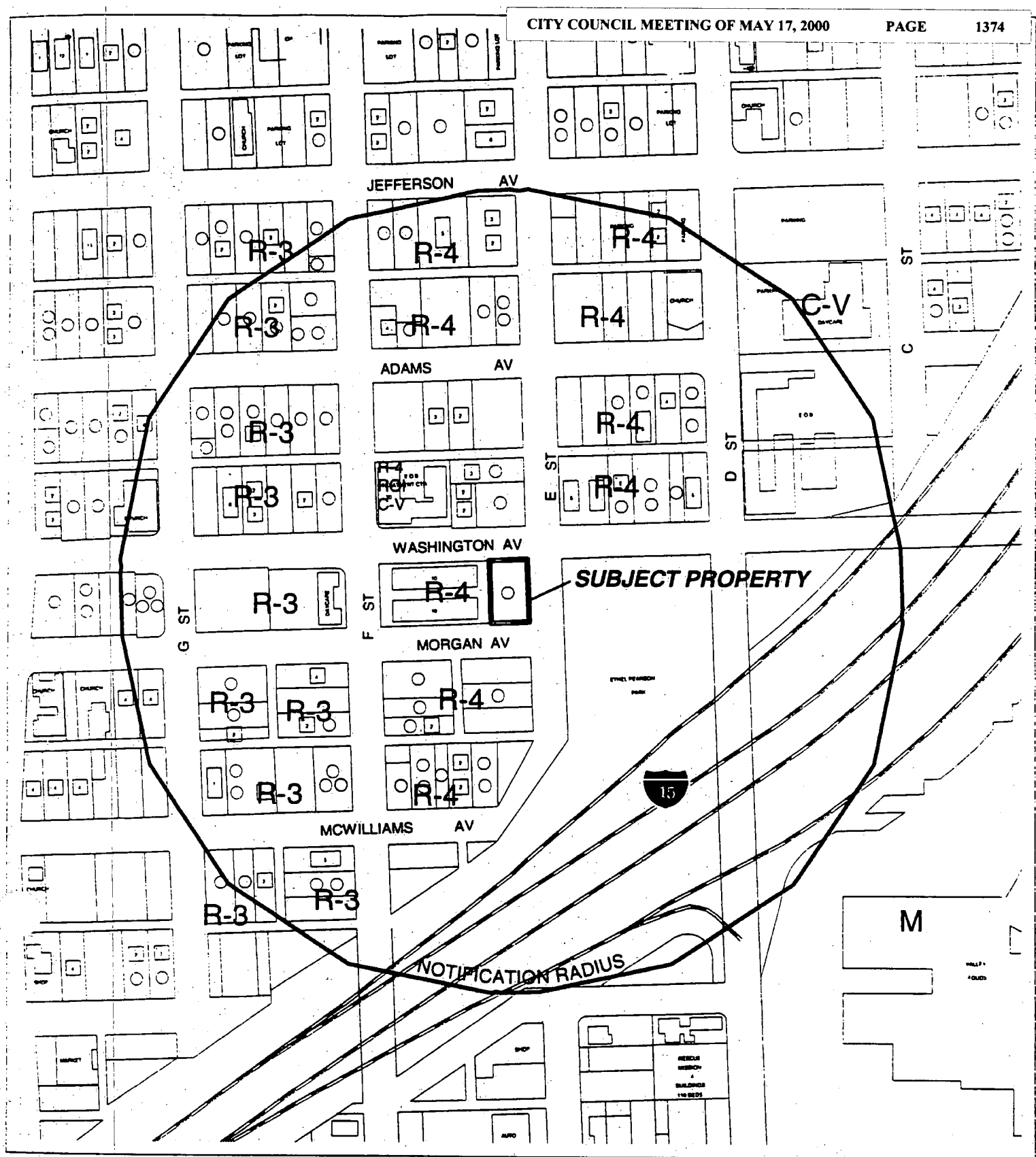
1. If this Special Use Permit is not exercised within one year after the approval, this Special Use Permit shall be void unless an Extension of Time is granted.
2. Submit an application to vacate unused rights-of-way on "E" Street and on Morgan Avenue adjacent to this site prior to the issuance of permits; such Vacation Application shall have been acted upon by the City Council prior to the issuance of any permits for this site. If such vacation application is not approved for any reason, this site shall be redesigned to accommodate the existing and proposed rights-of-way prior to the issuance of any permits for this site; if such vacation is approved, the Order of Vacation shall record prior to occupancy of the expanded portion of this site as required by the Department of Public Works.
3. Dedicate an additional 5 feet of right-of-way for a total half-street width of 40 feet on Washington Avenue adjacent to this site, a 20 foot radius on the southwest corner of Washington Avenue and E Street and a 20 foot radius on the northwest corner of "E" Street and Morgan Avenue, prior to the issuance of any permits as required by the Department of Public Works. Coordinate with the Right-of-Way section of the Department of Public Works for assistance in this dedication.
4. Construct all incomplete half-street improvements (sidewalk) on "E" Street and Morgan Avenue adjacent to this site, including a handicap ramp on the northwest corner of "E" Street and Morgan Avenue, concurrent with development of this site as required by the Department of Public Works.
5. 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.
6. 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. All new or modifications to existing driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a as required by the Department of Public Works.

*City of Las Vegas***Agenda Item No. 120**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 120 – U-0012-00

CONDITIONS – Continued:

7. Obtain an Encroachment Agreement for all landscaping and private improvements in the Washington Avenue, "E" Street, and Morgan Avenue public rights-of-way adjacent to this site as required by the Department of Public Works.
8. Landscape and maintain all unimproved right-of-way on Washington Avenue, "E" Street and Morgan Avenue adjacent to this site as required by the Department of Public Works.



CASE: **U-0012-00**

0 300 600 900 Feet

ZONING OF SUBJECT PROPERTY: R-4(HIGH DENSITY RESIDENTIAL)

NOTIFICATION RADIUS: 750 FT



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: Abeyance Item - U-0012-00 - Mt. Jameson Missionary Baptist Church

THIS ITEM WAS HELD IN ABEYANCE FROM THE MAY 3, 2000 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST.

**** CONDITIONS ****

The Planning Commission (6-0 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 is granted.
2. Submit an application to vacate unused rights-of-way on "E" Street and on Morgan Avenue adjacent to this site prior to the issuance of permits; such Vacation Application shall have been acted upon by the City Council prior to the issuance of any permits for this site. If such vacation application is not approved for any reason, this site shall be redesigned to accommodate the existing and proposed rights-of-way prior to the issuance of any permits for this site; if such vacation is approved, the Order of Vacation shall record prior to occupancy of the expanded portion of this site as required by the Department of Public Works.
3. Dedicate an additional 5 feet of right-of-way for a total half-street width of 40 feet on Washington Avenue adjacent to this site, a 20 foot radius on the southwest corner of Washington Avenue and E Street and a 20 foot radius on the northwest corner of "E" Street and Morgan Avenue, prior to the issuance of any permits as required by the Department of Public Works. Coordinate with the Right-of-Way section of the Department of Public Works for assistance in this dedication.
4. Construct all incomplete half-street improvements (sidewalk) on "E" Street and Morgan Avenue adjacent to this site, including a handicap ramp on the northwest corner of "E" Street and Morgan Avenue, concurrent with development of this site as required by the Department of Public Works.
5. 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.

U-0012-00 - Page Two

May 17, 2000 City Council Meeting

6. 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. All new or modifications to existing driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a as required by the Department of Public Works.
7. Obtain an Encroachment Agreement for all landscaping and private improvements in the Washington Avenue, "E" Street, and Morgan Avenue public rights-of-way adjacent to this site as required by the Department of Public Works.
8. Landscape and maintain all unimproved right-of-way on Washington Avenue, "E" Street and Morgan Avenue adjacent to this site as required by the Department of Public Works.

U-0012-00 - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Special Use Permit for expansion of an existing 1,056 square foot church located at 825 "E" Street. The church building will be 2,464 square feet when expanded.

BACKGROUND DATA

- 01/27/00 The Planning Commission abeyed a request for Site Development Plan Review (SD-0038-00) pending a Special Use Permit request for the church.
- 02/24/00 The Planning Commission approved a Site Development Plan Review (SD-0038-00) for the church expansion.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-4 (High Density Residential)	Single Family & Multi Family Residential
South	R-4 (High Density Residential)	Single Family Residential
East	R-4 (High Density Residential)	Park
West	R-4 (High Density Residential)	Multi Family Residential

ANALYSIS & FINDINGS

ZONING

The Las Vegas Municipal Code 19A.04.010 requires a Special Use Permit for a church operation within an R-4 (High Density Residential) zone, as is the subject site. With approval of a Special Use Permit, the church facility on the site may be expanded as proposed.

USE

Staff finds that the proposed church expansion will be a continuation of an existing use of the site, and will be a use complimentary to the surrounding residential neighborhood.

FINDINGS

The following findings required for approval of a Special Use Permit application, per Las Vegas Municipal Code Section 19A.18.060, should also be required for any subsequent Special Use Permit review. Thus, the Planning Commission or City Council must affirm the following:

U-0012-00 - Page Two

May 17, 2000 City Council Meeting

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 church expansion will be located within an existing residential neighborhood. Therefore, as a neighborhood-serving facility, the proposed use is appropriate at this site.

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 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 proposed vehicular access driveway will direct traffic to "E" Street adjacent on the east, the only adjacent street fronting a park rather than residential uses. All adjacent streets are fully developed, and have capacity to serve traffic generated by the church expansion.

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 church will be subject to City inspections prior to issuance of a Certificate of Occupancy, and therefore the public health, safety and welfare will not be compromised.

NOTICES MAILED 105 by City Clerk

APPROVALS 0

PROTESTS 1

U-0012-00 - Page Three
 May 17, 2000 City Council Meeting

AGENCY COMMENTS

<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES	NO	NO
<i>B&S - Permits/Inspections</i>	YES	NO	NO
<i>PW - DEVCO</i>	YES	YES	YES
<i>City Centre Development Corp</i>	NO	NO	NO
<i>Redevelopment Agency</i>	YES	NO	NO
<i>Fire Services - Prevention</i>	YES	NO	NO
<i>Metro - Crime Prevention</i>	YES	NO	NO



SD-0038-99 & U-00012-00 - MT. JAMESON MISSIONARY BAPTIST CHURCH
825 "E" STREET
FEBRUARY 24, 2000 PLANNING COMMISSION



U-0012-00 & SD-0038-00 - MT. JAMESON MISSIONARY BAPTIST CHURCH
825 "E" STREET
FEBRUARY 24, 2000 PLANNING COMMISSION

City of Las Vegas

Agenda Item No. 121

AGENDA SUMMARY PAGE – PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: MAY 17, 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO U-0012-00 - SD-0038-99 - MT. JAMESON MISSIONARY BAPTIST CHURCH - Request for a Site Development Plan Review on property located at 825 "E" Street FOR A PROPOSED 1,408 SQUARE FOOT ADDITION TO AN EXISTING CHURCH (MT. JAMESON MISSIONARY BAPTIST CHURCH), R-4 (High Density Residential) Zone, Ward 5 (Weekly), APN: 139-27-310-009. The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

BZA Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

BZA Meeting

City Council Meeting

0

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:

WEEKLY – APPROVED subject to conditions and the following added condition:

- Provide minimum 10-foot wide landscape planters along Washington Avenue, "E" Street and Morgan Avenue and install landscaping in accordance with the Urban Design Guidelines and Standards. Unused right-of-way along all three street frontages may be included as part of the required planter width;

– UNANIMOUS with MACK not voting

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

PASTOR JAMES BATES, Mt. Jameson Missionary Baptist Church, 6356 Copperfield Avenue, was present.

City of Las Vegas

Agenda Item No. 121

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 121 – SD-0038-99

MINUTES – Continued:

ROBERT GENZER, Deputy Director, Planning & Development Department, suggested that a condition be added to address the landscaping along the street frontages. PASTOR BATES concurred with the added condition and added that the old seats stored in the rear of the church will be removed.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All related discussion for Item 120 [U-0012-00] and Item 121 [SD-0038-99] was held under item 120.

(3:53 – 3:57)

5 – 586

CONDITIONS:

1. A Special Use Permit must be approved for the expansion of the church use on the site prior to the issuance of any building permits for the proposed project.
2. The landscape plan shall be revised to depict landscaping for the areas between the proposed building and the landscape planters on the north and south property boundaries, including a method of planting with native low maintenance and low water-using ground cover.
3. The elevations shall be revised to depict roofing finish material consisting of concrete barrel tile.
4. All development shall be in conformance with the Site Development plan and building elevations.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

*City of Las Vegas***Agenda Item No. 121**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 121 – SD-0038-99

CONDITIONS – Continued:

6. 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.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
8. All City Code requirements and design standards of all City departments must be satisfied. Submit an application to vacate unused rights-of-way on "E" Street and on Morgan Avenue adjacent to this site prior to the issuance of permits; such Vacation Application shall have been acted upon by the City Council prior to the issuance of any permits for this site. If such vacation application is not approved for any reason, this site shall be redesigned to accommodate the existing and proposed rights-of-way prior to the issuance of any permits for this site; if such vacation is approved, the Order of Vacation shall record prior to occupancy of the expanded portion of this site as required by the Department of Public Works.
9. Dedicate an additional 5 feet of right-of-way for a total half-street width of 40 feet on Washington Avenue adjacent to this site, a 20 foot radius on the southwest corner of Washington Avenue and "E" Street and a 20 foot radius on the northwest corner of "E" Street and Morgan Avenue, prior to the issuance of any permits as required by the Department of Public Works. Coordinate with the Right-of-Way section of the Department of Public Works for assistance in this dedication.
10. Construct all incomplete half-street improvements (sidewalk) on "E" Street and Morgan Avenue adjacent to this site, including a handicap ramp on the northwest corner of E Street and Morgan Avenue, concurrent with development of this site as required by the Department of Public Works.
11. 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.

*City of Las Vegas***Agenda Item No. 121**

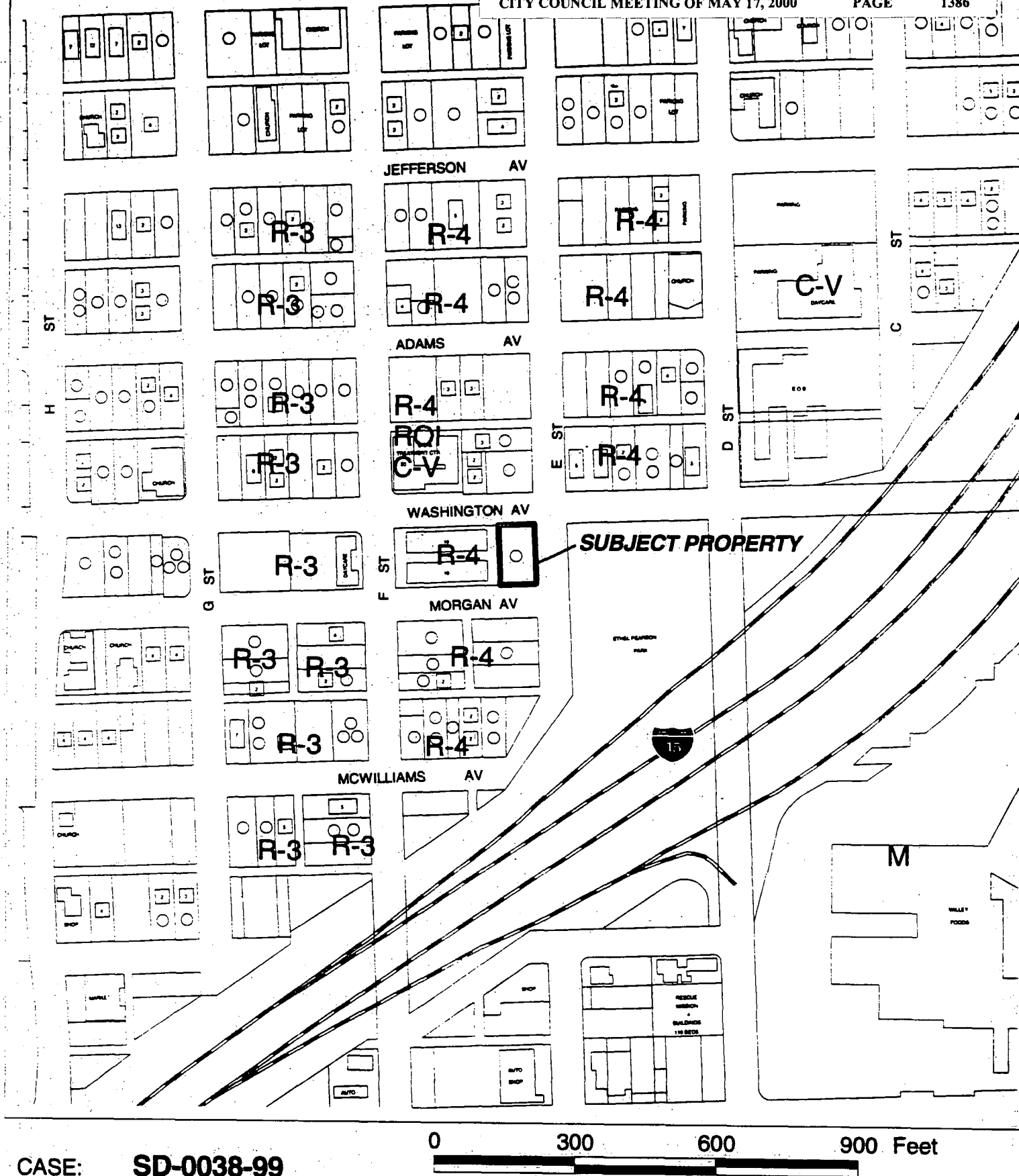
CITY COUNCIL MEETING OF MAY 17, 2000

Planning & Development Department

Item 121 – SD-0038-99

CONDITIONS – Continued:

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new or modifications to existing driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a as required by the Department of Public Works.
13. Obtain an Encroachment Agreement for all landscaping and private improvements in the Washington Avenue, "E" Street, and Morgan Avenue public rights-of-way adjacent to this site as required by the Department of Public Works.
14. Landscape and maintain all unimproved right-of-way on Washington Avenue, "E" Street and Morgan Avenue adjacent to this site as required by the Department of Public Works.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
16. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
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: SD-0038-99

ZONING OF SUBJECT PROPERTY: R-4(HIGH DENSITY RESIDENTIAL)



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: Abeyance Item - SD-0038-99 - Mt. Jameson Missionary Baptist Church

THIS ITEM WAS HELD IN ABEYANCE FROM THE MAY 3, 2000 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST.

**** CONDITIONS ****

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

1. A Special Use Permit must be approved for the expansion of the church use on the site prior to the issuance of any building permits for the proposed project.
2. The landscape plan shall be revised to depict landscaping for the areas between the proposed building and the landscape planters on the north and south property boundaries, including a method of planting with native low maintenance and low water-using ground cover.
3. The elevations shall be revised to depict roofing finish material consisting of concrete barrel tile.
4. All development shall be in conformance with the Site Development plan and building elevations.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
8. All City Code requirements and design standards of all City departments must be satisfied.

SD-0038-99 - Page Two

May 17, 2000 City Council Meeting

9. Submit an application to vacate unused rights-of-way on "E" Street and on Morgan Avenue adjacent to this site prior to the issuance of permits; such Vacation Application shall have been acted upon by the City Council prior to the issuance of any permits for this site. If such vacation application is not approved for any reason, this site shall be redesigned to accommodate the existing and proposed rights-of-way prior to the issuance of any permits for this site; if such vacation is approved, the Order of Vacation shall record prior to occupancy of the expanded portion of this site as required by the Department of Public Works.
10. Dedicate an additional 5 feet of right-of-way for a total half-street width of 40 feet on Washington Avenue adjacent to this site, a 20 foot radius on the southwest corner of Washington Avenue and "E" Street and a 20 foot radius on the northwest corner of "E" Street and Morgan Avenue, prior to the issuance of any permits as required by the Department of Public Works. Coordinate with the Right-of-Way section of the Department of Public Works for assistance in this dedication.
11. Construct all incomplete half-street improvements (sidewalk) on "E" Street and Morgan Avenue adjacent to this site, including a handicap ramp on the northwest corner of E Street and Morgan Avenue, concurrent with development of this site as required by the Department of Public Works.
12. 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.
13. 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. All new or modifications to existing driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a as required by the Department of Public Works.
14. Obtain an Encroachment Agreement for all landscaping and private improvements in the Washington Avenue, "E" Street, and Morgan Avenue public rights-of-way adjacent to this site as required by the Department of Public Works.
15. Landscape and maintain all unimproved right-of-way on Washington Avenue, "E" Street and Morgan Avenue adjacent to this site as required by the Department of Public Works.
16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

SD-0038-99 - Page Three

May 17, 2000 City Council Meeting

17. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
18. 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.

SD-0038-99 - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Site Development Plan Review of a proposed 2,464 square foot church project located at 825 'E' Street. The existing 1,056 square foot church building exists on the site, originally constructed as a single-family residence, and will be reconstructed for the proposed church expansion. The applicant wishes to expand the building area of the church to meet community needs for assembly space.

BACKGROUND DATA

01/27/00 The Planning Commission abeyed this request pending a Special Use Permit request for the church.

02/24/00 The Planning Commission approved a Special Use Permit (U-0012-00) for the church expansion.

DETAILS OF APPLICATION REQUEST

Site Area:	0.22	Acre
Building Area:	2,464	Square Feet
Parking Required:	13	Spaces (including 1 handicap accessible)
Parking Provided:	13	Spaces (including 1 handicap accessible)

Access to the site will be via one driveway off of 'E' Street along the east. The landscape plan depicts proposed street frontage landscaping along 'E' Street, Washington Avenue and Morgan Avenue, consisting of ten-foot wide planters incorporating 24-inch box trees approximately 20 feet on-center and a proposed six-foot wide planter incorporating shrubs along the north (interior) property boundary.

The elevations for the building depict a pitched roof, stucco facade, and vertical stone elements on the north and south elevations.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-4 (High Density Residential)	Single Family & Multi Family Residential
South	R-4 (High Density Residential)	Single Family Residential
East	R-4 (High Density Residential)	Park
West	R-4 (High Density Residential)	Multi Family Residential

SD-0038-99 - Page Two
May 17, 2000 City Council Meeting

ANALYSIS & FINDINGS

ZONING

Staff finds that the proposed church use will be a continuation of an existing use of the site; however, Las Vegas Municipal Code 19A.04.010 requires a Special Use Permit for a church operation within an R-4 (High Density Residential) zone, as is the subject site. A Special Use Permit must be approved for the church use on the site prior to the issuance of any building permits for the proposed project.

SITE PLAN

Staff finds the proposed site plan depicts an orderly layout with the proposed building adjacent to the street intersection and parking to the rear of the site.

LANDSCAPE PLAN

Staff finds that the landscape plan does not depict landscaping for the areas between the proposed building and the landscape planters on the north and south property boundaries, and should be revised to depict a method of planting with native low maintenance and low water-using ground cover.

ELEVATIONS

Staff finds the submitted elevations generally depict an aesthetically pleasing building. However, the elevations should be revised to depict roofing finish material consisting of concrete barrel tile instead of the asphalt shingles depicted.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, 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 church building expansion will enhance the property and will be compatible with adjacent residential uses.

SD-0038-99 - Page Three
May 17, 2000 City Council Meeting

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 plans, policies and standards with implementation of the conditions presented below regarding approval of a Special Use Permit for the church use and revisions to the landscaping plan.

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

Staff finds the proposed vehicular access driveway will direct traffic to "E" Street on the east, the only adjacent street fronting a park rather than residential uses.

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

Staff finds the proposed project will depict appropriate elevations for the building with the condition regarding concrete tile on the roof. The proposed project will incorporate appropriate landscape materials for the area with the condition requiring revision of the landscape plan.

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

Staff finds the building elevations proposed will generally provide an orderly and aesthetically pleasing appearance. Staff finds that the landscape plan does not depict landscaping for the entire site area, and as conditioned below should be revised to depict a method of planting with native low maintenance and low water-using ground cover for areas adjacent to the building.

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

Staff finds the proposed church building will be subject to City inspections for a Certificate of Occupancy, and therefore the project will not compromise the public health, safety or welfare.

SD-0038-99 - Page Four
May 17, 2000 City Council Meeting

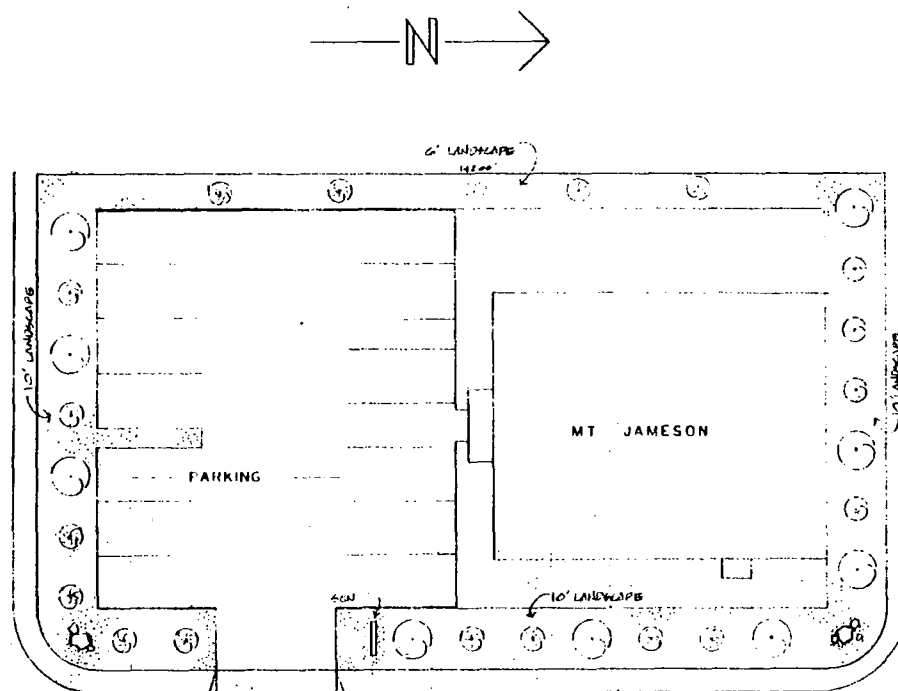
NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

AGENCY COMMENTS

<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	NO	NO	NO
<i>B&S - Permits/Inspections</i>	YES	NO	NO
<i>PW - DEVCO</i>	YES	YES	YES
<i>City Centre Development Corp</i>	NO	NO	NO
<i>Redevelopment Agency</i>	NO	NO	NO
<i>Fire Services - Prevention</i>	YES	NO	NO
<i>Fire Services - Communications</i>	YES	NO	NO



- LEGEND

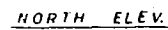
(.) --- DESERT VILLOW (24' x 1')

 BOLDER

--- CRUSHED SOILS (1/2 DEATH LOSS)

STAFF
SD-0038-99
1-27-00 PC

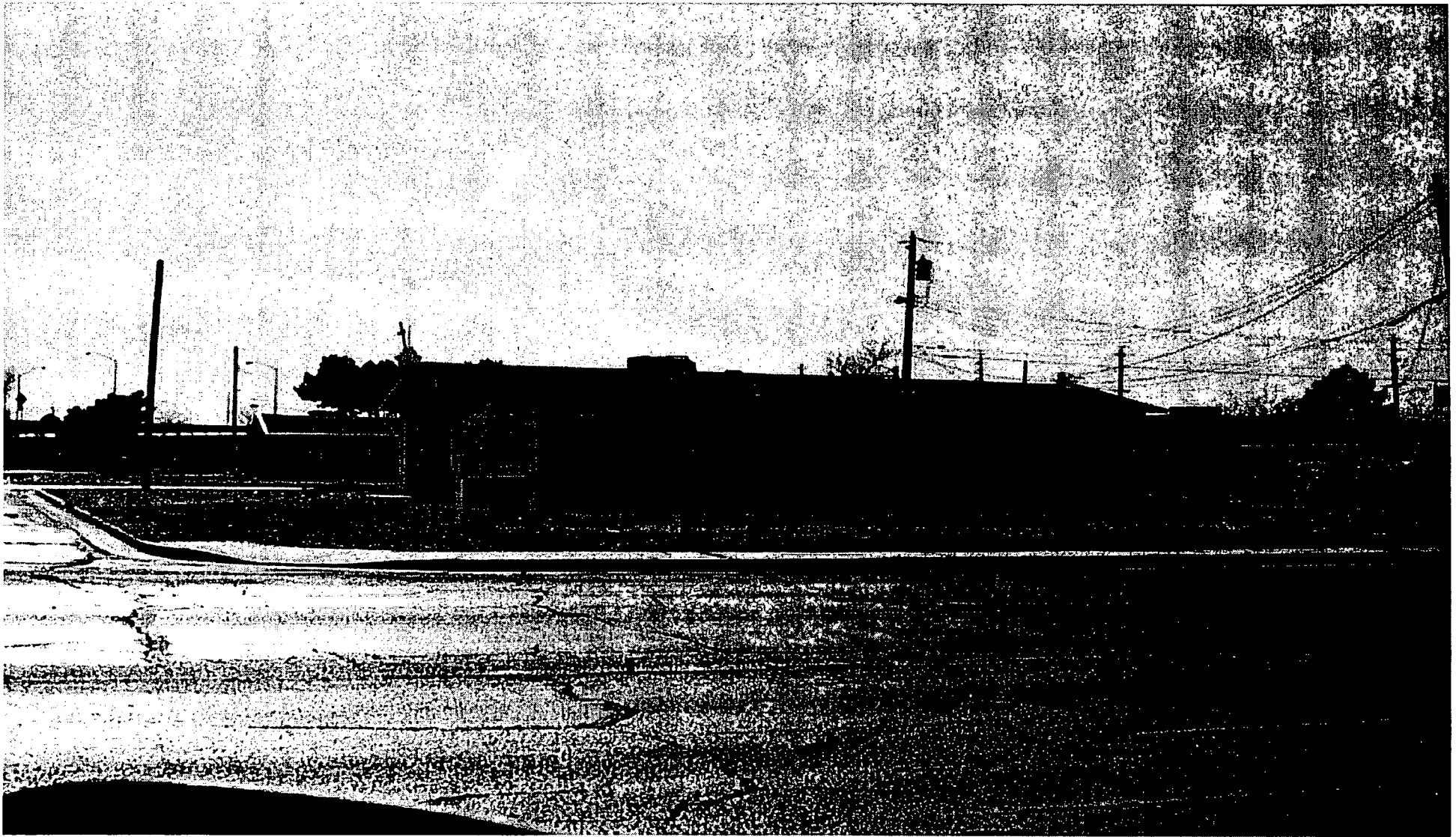
LANDSCAPE
P. 5-2



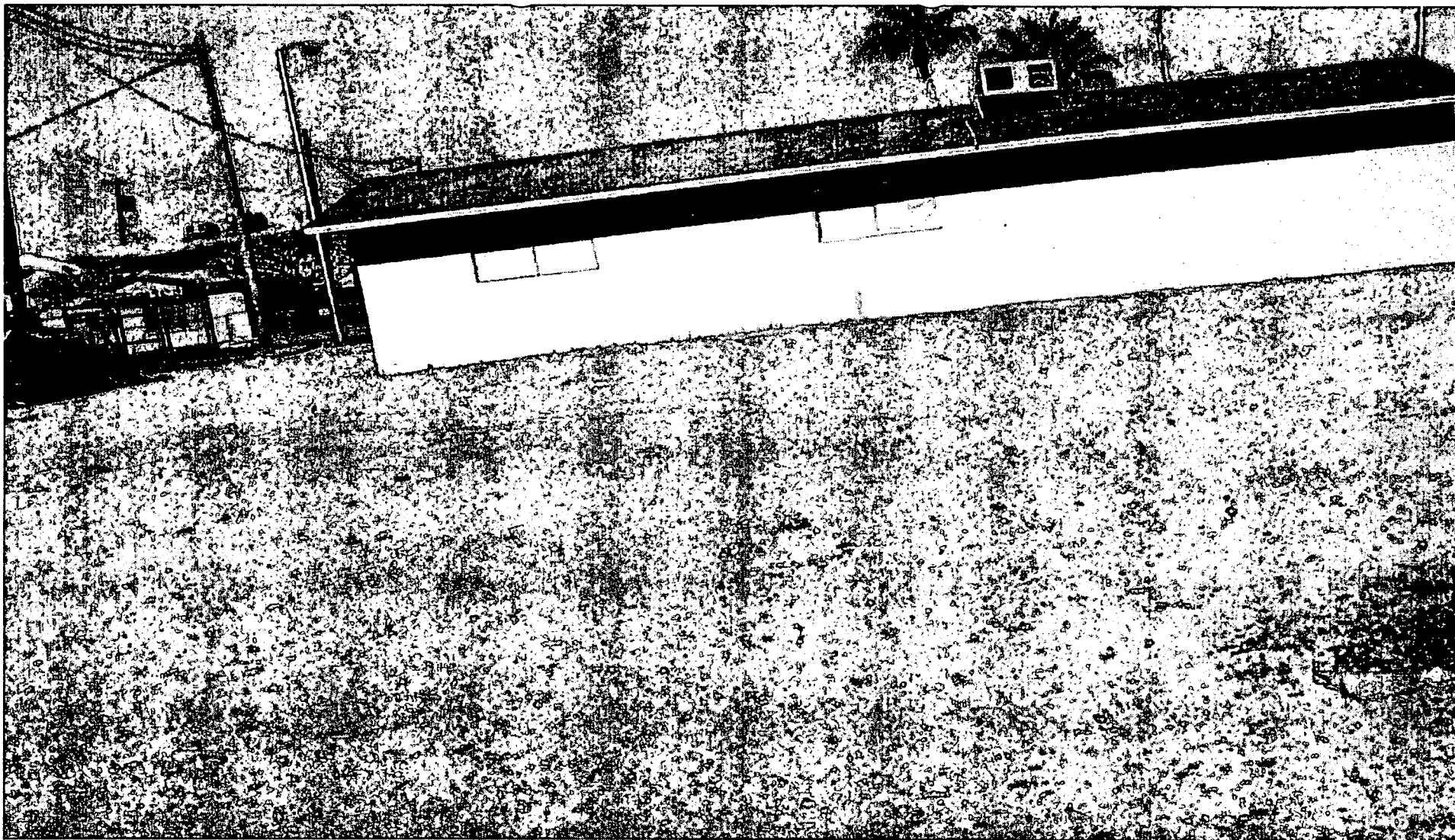
SOUTH ELEV.

ELEVATIONS

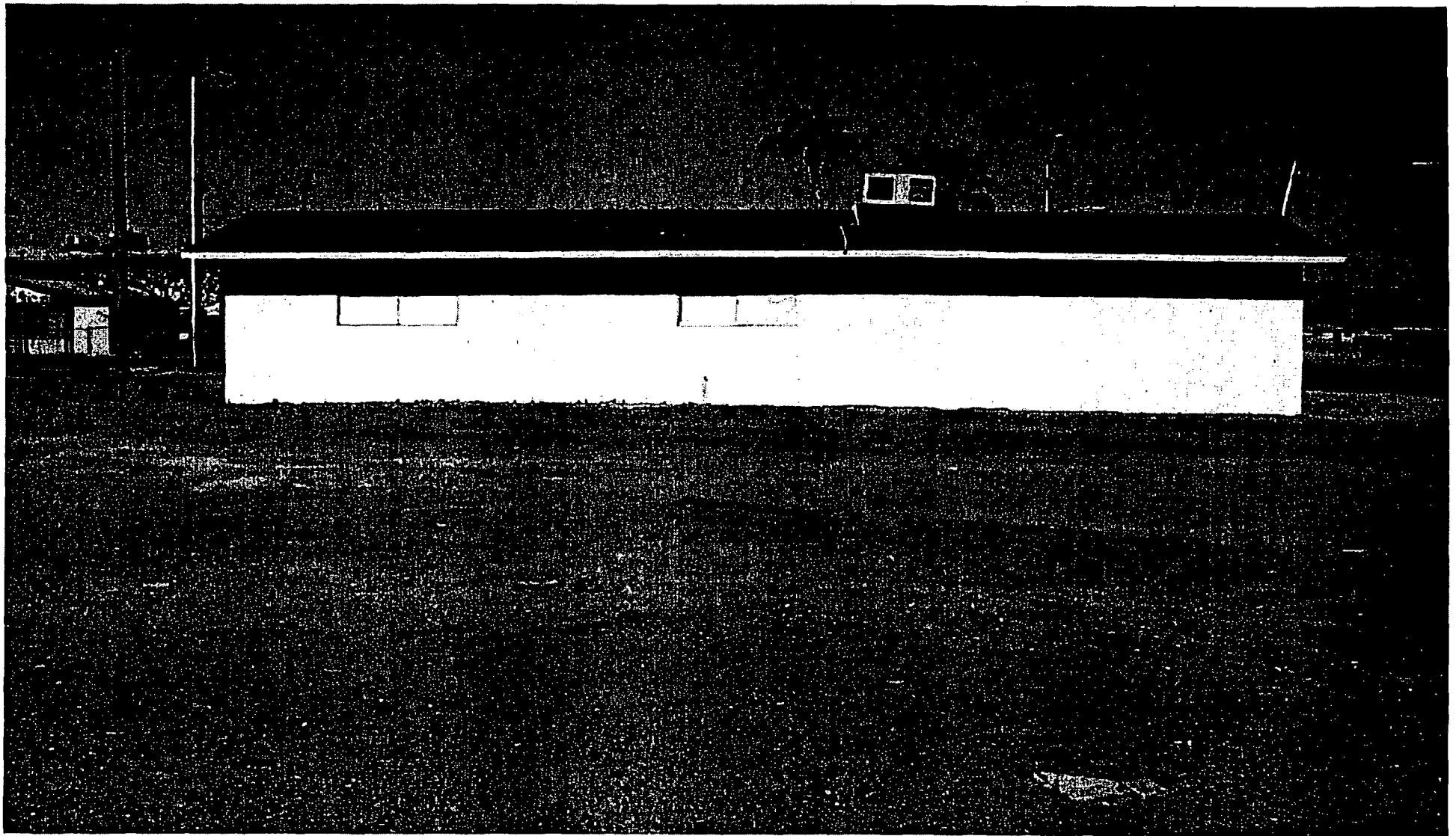
STAFF



SD-0038-99 - MT. JAMESON MISSIONARY BAPTIST CHURCH
825 "E" STREET
FEBRUARY 24, 2000 PLANNING COMMISSION



SD-0038-99 - MT. JAMESON MISSIONARY BAPTIST CHURCH
825 "E" STREET
FEBRUARY 24, 2000 PLANNING COMMISSION



SD-0038-99 - MT. JAMESON MISSIONARY BAPTIST CHURCH
825 "E" STREET
FEBRUARY 24, 2000 PLANNING COMMISSION

City of Las Vegas

Agenda Item No. 122

AGENDA SUMMARY PAGE – PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: MAY 17, 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - U-0024-00 - FLOYD ARMSTRONG -
Request for a Special Use Permit FOR A SECONDHAND DEALER at 1228 South Main Street
(APN: 162-03-110-097), C-M (Commercial/Industrial) Zone, Ward 3 (Reese). The Planning
Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

BZA Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

BZA Meeting

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (5-0 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 adding a condition that if this use is not exercised within one year it shall become void unless an extension of time is granted –
UNANIMOUS with MACK not voting

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY JOHN GRAVES, 601 South Sixth Street, appeared with FLOYD ARMSTRONG and concurred with staff's conditions.

ROBERT GENZER, Deputy Director, Planning & Development Department, requested that the timeline condition be added. ATTORNEY GRAVES concurred with the added condition.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(3:57 – 4:01)

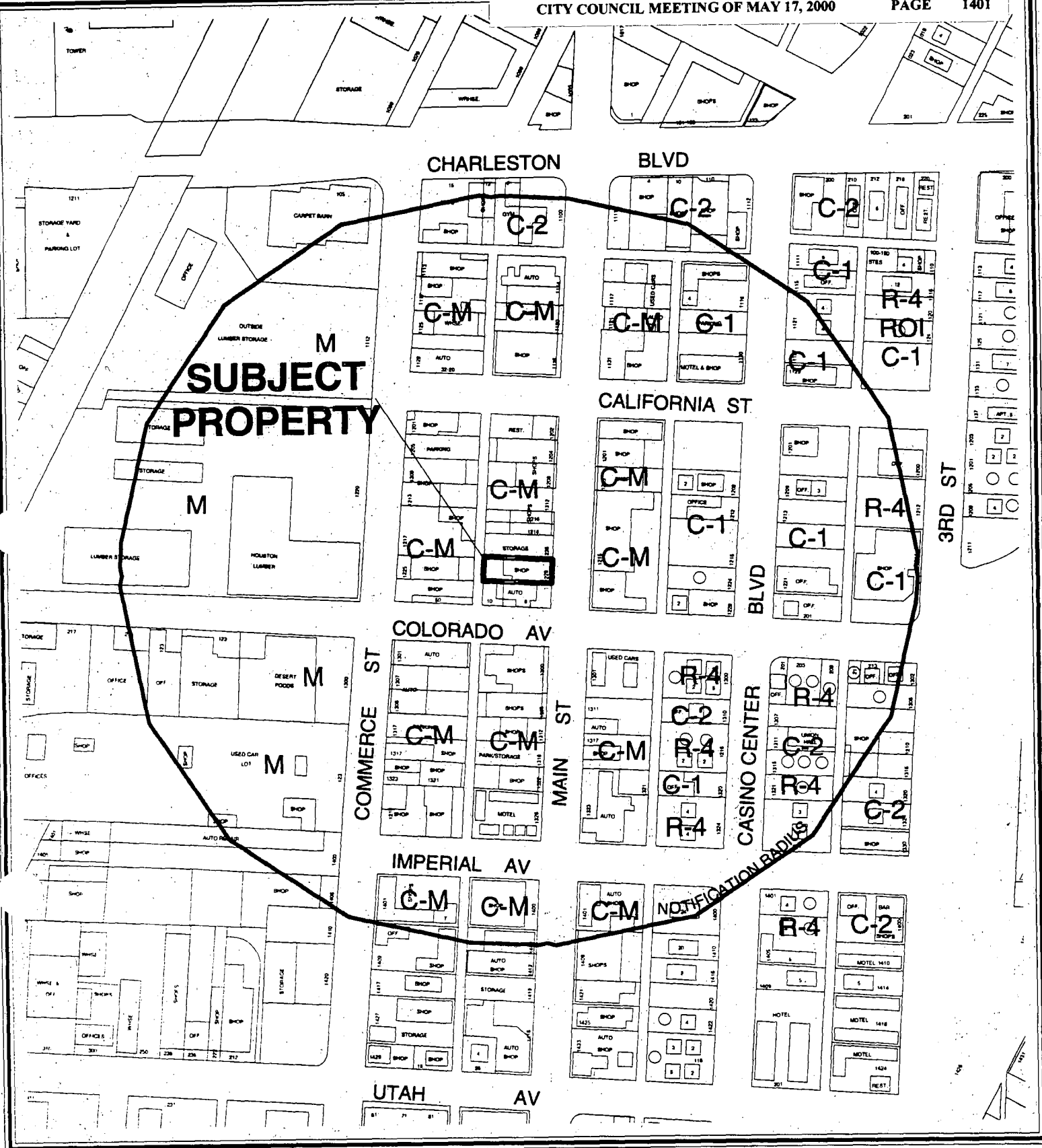
5 – 737

*City of Las Vegas***Agenda Item No. 122**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 122 – U-0024-00

CONDITIONS:

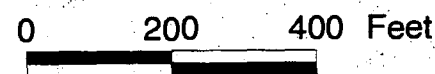
1. This use shall be reviewed in two years, at which time the City Council may require the use to be discontinued.
2. No outdoor display, sales or storage of any merchandise shall be permitted.
3. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.
4. Construct full-width alley paving adjacent to this site and extending southward to tie into existing improvements on Colorado Avenue, prior to occupancy of this site. Also, all areas designated for parking shall be paved. (Public Works)
5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site. (Public Works) If this Special Use Permit is not exercised within one (1) year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.
6. All City Code requirements and design standards of all City departments must be satisfied.



CASE: U-0024-00

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)



122



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: MAY 17, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: U-0024-00 - Floyd Armstrong**

**** CONDITIONS ****

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

1. This use shall be reviewed in two years, at which time the City Council may require the use to be discontinued.
2. No outdoor display, sales or storage of any merchandise shall be permitted.
3. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.
4. Construct full-width alley paving adjacent to this site and extending southward to tie into existing improvements on Colorado Avenue, prior to occupancy of this site. Also, all areas designated for parking shall be paved. (Public Works)
5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site. (Public Works) If this Special Use Permit is not exercised within one (1) year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.
6. All City Code requirements and design standards of all City departments must be satisfied.

U-0024-00 - Page One

May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for approval of a Special Use Permit to allow a Secondhand Dealer at 1228 South Main Street.

BACKGROUND DATA

There is no zoning history on this site.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	C-M	Storage
South	C-M	Automotive
East	C-M	Retail Stores and Shops
West	C-M	Storage

ANALYSIS & FINDINGS

The applicant indicates that he will sell items such as furniture, clothing, toys, books, houseware items, and other odds and ends. He will sell antiques and new items as well. The applicant's justification includes no problems with running similar businesses in other cities, proper zoning of the site, no additional impact on parking or traffic, and a clean store which will enhance the surrounding area.

ZONING

The C-M (Commercial/Industrial) zoning district is a general commercial and restricted industrial district designed to provide for a variety of compatible business, warehouse, wholesale, office and limited industrial uses. The Secondhand Dealer use requires a Special Use Permit in the C-M district. Chapter 19A.04 of the Las Vegas Zoning Code list three base requirements which cannot be waived. These are as follows:

U-0024-00 - Page Two
May 17, 2000 City Council Meeting

1. No outdoor display, sales or storage of any merchandise shall be permitted.
2. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.
3. No secondhand dealer shall be located on either side of Fremont Street or on Las Vegas Boulevard South, between Charleston Boulevard and Sahara Avenue.

From the submitted site plan, it would be very difficult to place items outdoor on this site, as the building is built to the property lines. The one-story building is located with side setbacks of 0 feet. The front setback is 0 feet, except for a small doorway alcove setback 4 feet from the property line. Staff has added condition number one to prohibit the placement of any items in the small outdoor area near the doorway. The Department of Finance and Business Services will determine compliance with Title 6. Staff finds this use currently meets the Special Use Permit Criteria for Secondhand Dealer uses.

There is space at the rear of the site for parking, with access from a dirt alley, as well as off-site parking along Main Street. The photos of the existing building show a rectangular building of a yellowish color. A canopy overhangs the front windows and doorway. No changes to the existing building are proposed.

FINDINGS

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

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

Staff finds that the proposed land use can be conducted in a manner that is harmonious and compatible with surrounding land uses.

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.

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 proposed use will be located in an existing building and will not change the physical characteristics of the site.

U-0024-00 - Page Three

May 17, 2000 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 secondhand dealer use will not compromise the public health, safety, and welfare because it will be subject to ongoing City licensing and enforcement.

NOTICES MAILED 102 by City Clerk

APPROVALS 0

PROTESTS 0

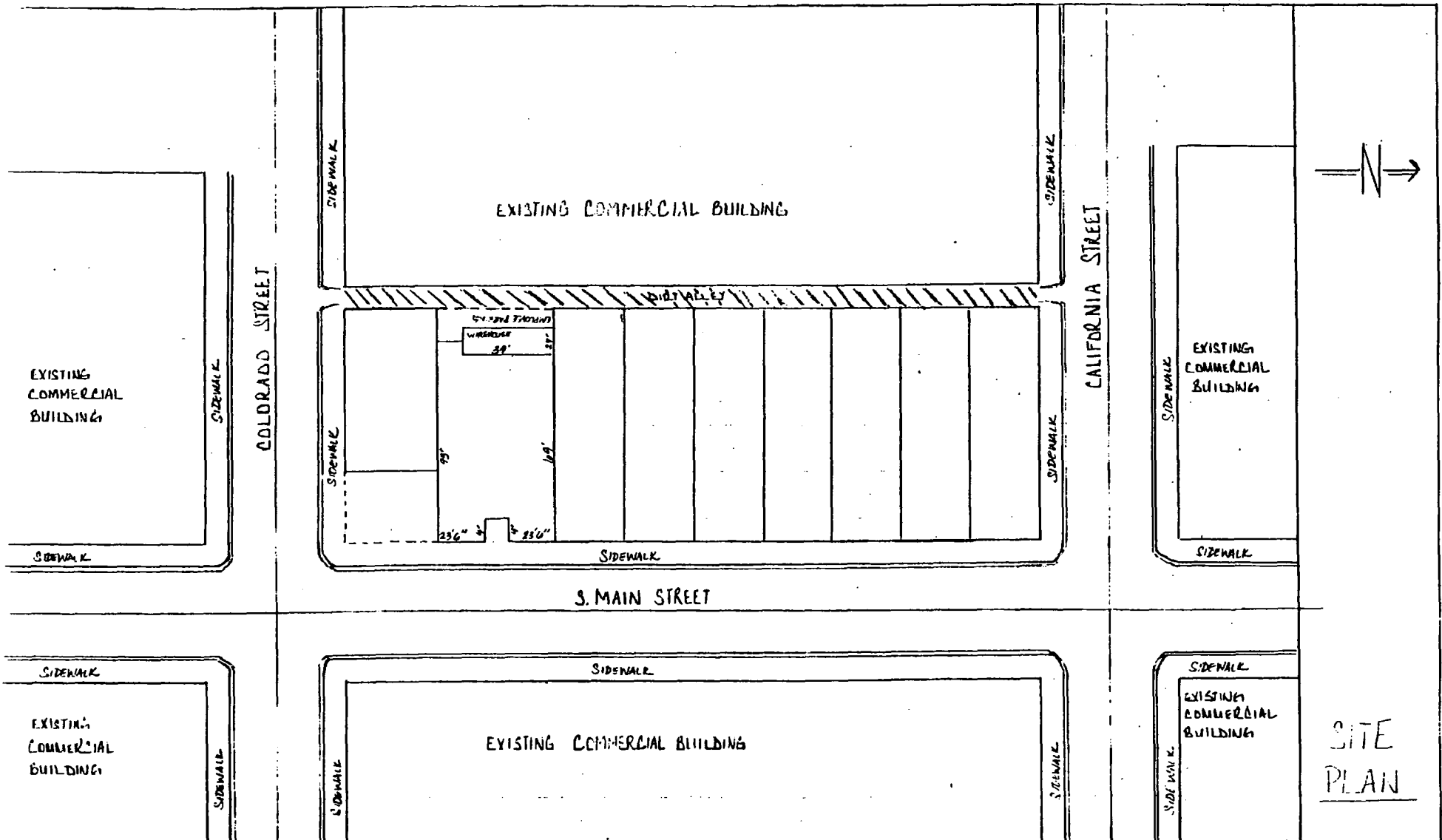
AGENCY COMMENTS

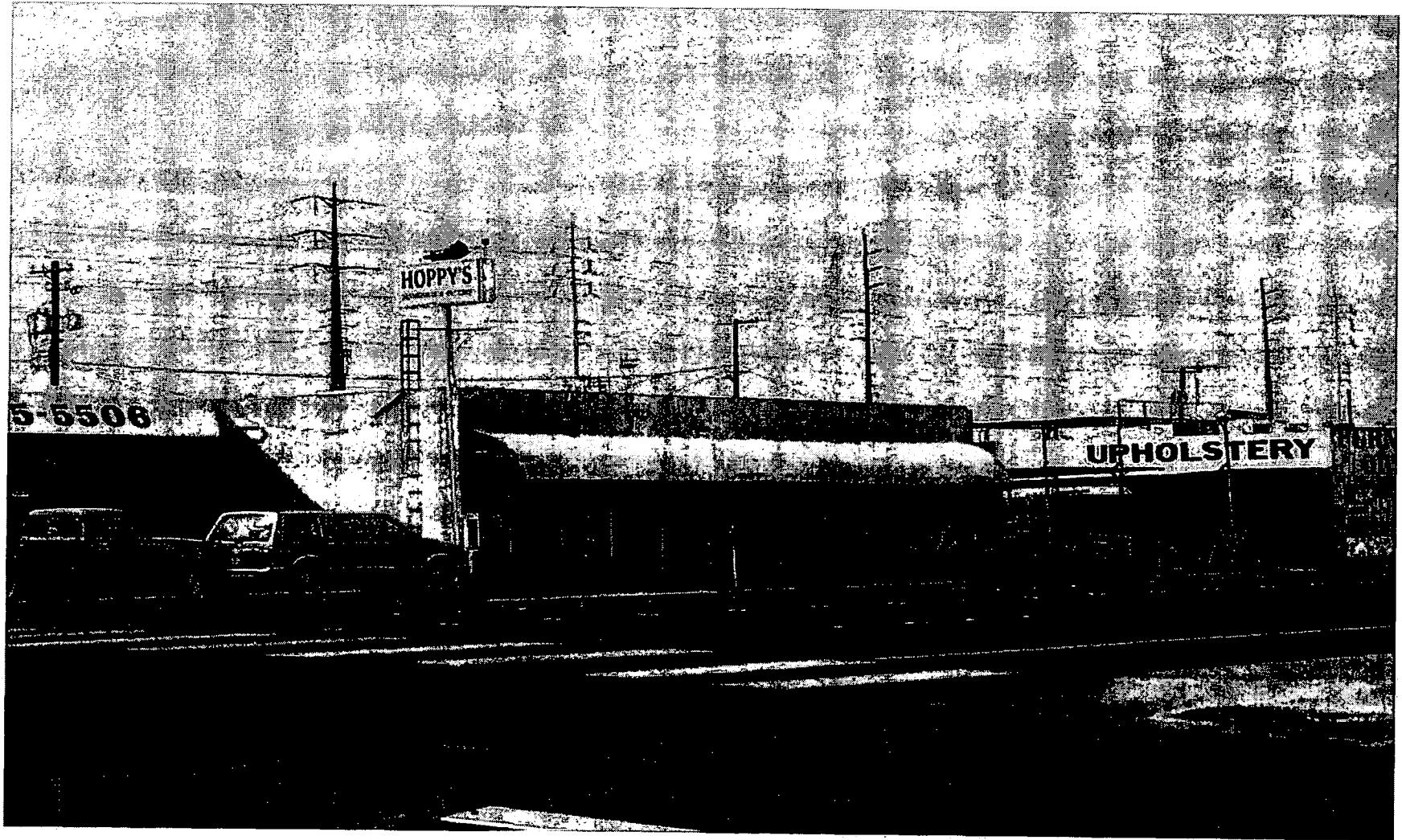
<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES	NO	NO
<i>B&S - Permits/Inspections</i>	YES	NO	NO
<i>PW - DEVCO</i>	YES	YES	YES
<i>City Centre Development Corp</i>	YES	NO	NO
<i>Redevelopment Agency</i>	YES	YES	NO
<i>Fire Services - Prevention</i>	YES	NO	NO
<i>Metro - Crime Prevention</i>	YES	NO	NO

U-0024-00

4-13-00 PC

STAFF





U-0024-00 - VIEW FROM THE SOUTHEAST CORNER OF COLORADO AVENUE
AND MAIN STREET TO THE SITE

City of Las Vegas

Agenda Item No. 123

AGENDA SUMMARY PAGE – PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: MAY 17, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:****SPECIAL USE PERMIT - PUBLIC HEARING - U-0025-00 - LEROY AINSWORTH -**

Request for a Special Use Permit FOR A 1,227 SQUARE FOOT CHURCH at 1389 Lawry Avenue (APN: 139-21-610-075), R-2 (Medium-Low Density Residential), Ward 5 (Weekly).

The Planning Commission (5-0 vote) and staff recommend APPROVAL

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

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

BACKUP DOCUMENTATION:

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

MOTION:

M. McDONALD – Motion to bring forward and TABLE Item 92 [U-0031-00] and Item 93 [0032-00], accept the WITHDRAWAL of Item 124 [U-0040-00], and HOLD IN ABEYANCE Item 97 [Z-0073-98(2) & Z-0095-90(6)], Item 123 [U-0025-00], Item 127 [GPA-0002-00], Item 128 [Z-0011-00] and Item 129 [Z-0011-00(1)] to 6/7/2000 – UNANIMOUS

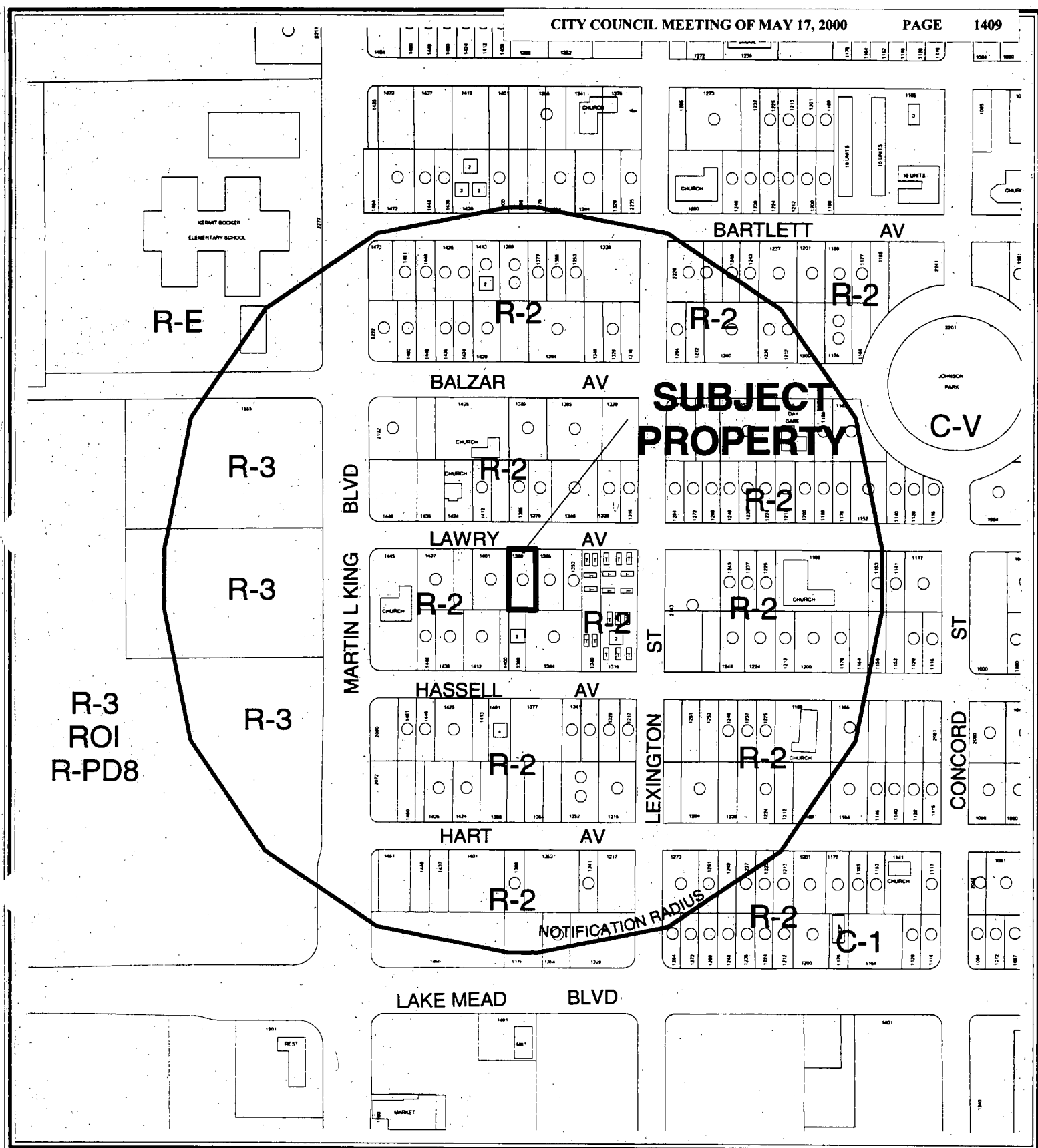
MINUTES:

ROBERT GENZER, Deputy Director, Planning & Development Department, explained that the applicant requested that Item 127 [GPA-0002-00], Item 128 [Z-0011-00] and Item 129 [Z-0011-00(1)] be held in abeyance in order to address COUNCILMAN REESE's concerns and that there was no request to amend the application.

There was no further discussion.

(2:05 – 2:08)

4 – 1



CASE: U-0025-00

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

0 200 400 Feet





AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: U-0025-00 - Leroy Ainsworth

**** CONDITIONS ****

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

1. 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. The plan shall show compliance with the Design Standards Manual, including the widening of the landscape planters along the north and east property lines and the addition of 24 inch box trees along all property lines.
2. Replace the existing chain link fence with a 6 foot tall decorative perimeter wall with a minimum of 20 percent contrasting material, as required by the Planning and Development Department.
3. The Special Use Permit includes only such activities as religious services, religious instruction, church club activities and similar activities. Functions such as child care facilities, formal educational programs preschool classes and similar related activities shall required an additional public hearing.
4. Thrift shops, homeless shelters and other similar activities are prohibited.
5. The property will have to meet all requirements of a commercial structure, as required by the Building and Safety Department.
6. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.
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. All development shall be in conformance with the Site Development plan and building elevations.

U-0025-00 - Page Two
May 17, 2000 City Council Meeting

8. 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.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
10. All City Code requirements and design standards of all City departments must be satisfied.
11. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
12. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
13. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. 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 transportation hazards.
16. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
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.

U-0025-00 - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for approval of a Special Use Permit to allow a 1,227 square foot church at 1389 Lawry Avenue. The applicant has indicated that this will be a headquarters to minister to the community spiritually and physically. They intend to have worship services, Sunday school classes, and similar activities at the site.

BACKGROUND DATA

There is no zoning history on this site.

DETAILS OF APPLICATION REQUEST

Site Area	0.18 Acres
Building Area	1,227 Square Feet
Building Height	One Story
Parking Required	5 Spaces, including 1 handicap space*
Parking Provided	8 Spaces, including 1 handicap space

* The parking requirements for a church/house of worship are one space for each four fixed seats, or one space for each 100 square feet of non-fixed seating area in gathering room, whichever is greater. The applicant has indicated that the seating will be non-fixed, and thus the parking requirement for the site is 5 spaces; the site plan depicts a total of 8 parking spaces.

The applicant will be converting a single-family residence into a church use. Staff finds that the property will have to meet all requirements of a commercial structure; this will require extensive remodeling.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-2	Single Family Residential
South	R-2	Single Family Residential, Duplex
East	R-2	Single Family Residential
West	R-2	Single Family Residential

U-0025-00 - Page Two
May 17, 2000 City Council Meeting

ANALYSIS & FINDINGS

ZONING/USE

The purpose of the R-2 (Medium-Low Density Residential) district is to establish lots primarily for medium to low density single-family detached units and duplex units. A church/house of worship is allowed in this district only by means of a Special Use Permit. Base standards are required for this SUP approval:

1. The Special Use Permit may include such activities as religious services, religious instruction, church club activities and similar activities.
2. Functions, such as child care facilities, formal educational programs, preschool classes and similar related activities which, in the opinion of the Director of the Department of Planning and Development, are ancillary to the primary use are also permitted provided, however, that all proposed uses shall be specifically stated in the application.
3. If, after approval of the Special Use Permit, additional uses not specifically covered by the existing Special Use Permit are proposed, an additional public hearing process shall be required to add the uses.
4. Thrift shops, homeless shelters and other similar activities are prohibited in residential districts and are permitted only in the zoning districts which permit such uses as primary uses.
5. Churches on sites larger than five acres shall not be permitted in the U District or an R-prefixed district.

SITE PLAN

Access to the site will be provided by one 20-foot wide driveway from Lawry Avenue. Seven parking spaces are located along the east property line and one handicapped space is near the entrance to the building. Staff notes that the handicap space depicted on the site plan does not meet the current requirements. The existing building is located on the south portion of the property.

LANDSCAPE PLAN

Landscaping is proposed in a five foot wide landscape buffer along the front property line; City standards require 15 feet of landscaping in this area. Five feet of landscaping is shown along the west property line, and 8 feet along the east property line. Eight feet of landscaping with a minimum of one 24-inch box evergreen tree for every twenty linear feet of planter is required in these areas, as well as along the south property line.

U-0025-00 - Page Three
May 17, 2000 City Council Meeting

ELEVATIONS

Submitted photographs show a one-story white stucco building with a flat roof and black trim. Mechanical equipment will need to be screened from view.

FLOOR PLAN

Staff finds that the existing building will be converted into areas for a sanctuary, pulpit area, office, storage room, kitchen and rest rooms.

FINDINGS - SPECIAL USE PERMIT

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

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

Staff finds that a church can be conducted in a manner that is harmonious and compatible with surrounding land uses. Any increase in the intensity of the proposed use will be reviewed separately, as required by condition number 3.

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

Staff finds that the subject site is suitable for the type and intensity of land use proposed.

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

The site is only 300 feet east of Martin L. King Boulevard and three blocks from Lake Mead Boulevard. Staff finds that the streets providing access to the property will be adequate to meet the requirements of the proposed use.

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

U-0025-00 - Page Four
May 17, 2000 City Council Meeting

Staff finds that approval of the Special Use Permit will not compromise the public health, safety, and welfare, as long as the building is remodeled to meet current standards, as required by condition number 5. One of the objectives of the West Las Vegas Plan is to improve the physical appearance of all residential neighborhoods. The proposed and required site improvements help to meet this objective.

FINDINGS - SITE DEVELOPMENT PLAN REVIEW

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

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

Staff finds that the proposed development is compatible with development in this area, which includes many other churches.

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."**

Title 19A states that chain link fences are not permitted when they are adjacent to residential uses, staff has added condition number 2 to address this concern. Staff finds that the proposed development is consistent with City plans, policies, and standards except as mentioned.

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

Staff finds that site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

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

Staff finds that the proposed landscape materials are acceptable, and that additional trees will need to be added to the plan.

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

U-0025-00 - Page Five

May 17, 2000 City Council Meeting

Staff finds that no changes are proposed to the existing building elevations.

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

Staff finds that this project will not negatively impact the public health, safety and general welfare.

NOTICES MAILED 136 by City Clerk

APPROVALS 0

PROTESTS 0

[Note: At the Planning Commission meeting, the applicant objected to the requirement to construct a block wall along the perimeter of the property. The Planning Commission agreed with staff's contention that the wall is needed as an upgrade to the area.

If this request is approved, staff recommends that the following condition be added:

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.]

AGENCY COMMENTS

<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES	YES	YES
<i>B&S - Permits/Inspections</i>	YES	YES	YES
<i>PW - DEVCO</i>	YES	NO	NO
<i>City Centre Development Corp</i>	YES	NO	NO
<i>Redevelopment Agency</i>	YES	NO	NO
<i>Fire Services - Prevention</i>	YES	NO	NO
<i>Metro - Crime Prevention</i>	YES	NO	NO

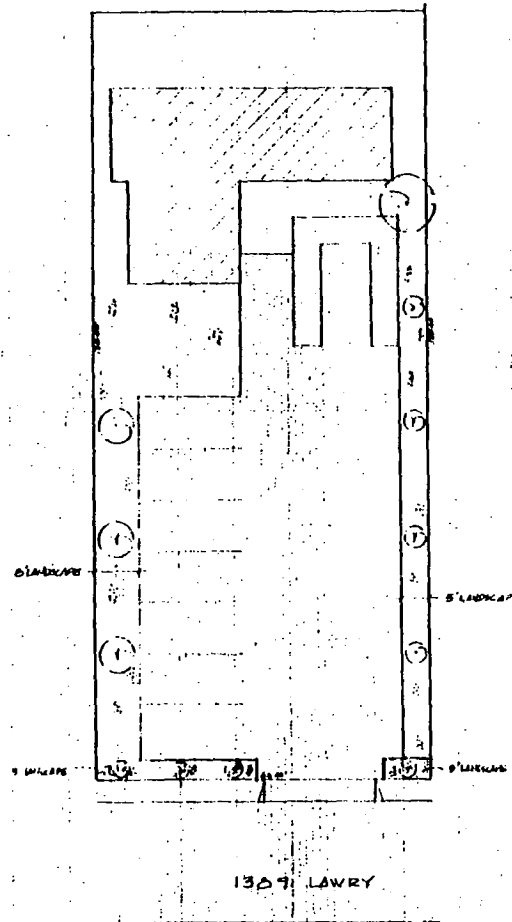


LOT - 6100 S.F.
BUILDING - 1227 S.F.
PARKING - 171 SPACES 9 X 19'
111 HC

SITE PLAN

STAFF

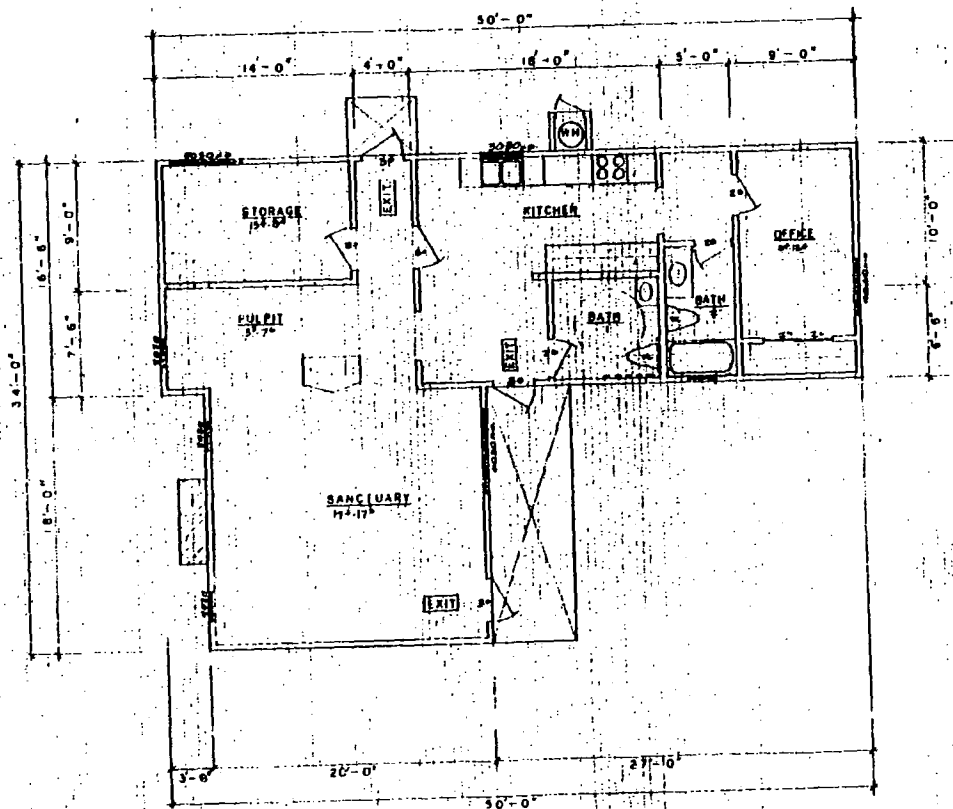
U-0025-00
4-13-00 PC



LEGEND

- — OLEANDER 15 GAL
- ⊗ — JUNIPERS 15 GAL
- ⊗ — CRUSHED STONE 3/4"

LANDSCAPE



STAFF

U-0025-00

4-13-00 PC

EXIST'G
FLOOR PLAN
1227 SQ. FT.



U-0025-00 - VIEW SOUTH TO THE SITE FROM LAWRY AVENUE

City of Las Vegas

Agenda Item No. 124

AGENDA SUMMARY PAGE – PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: MAY 17, 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - U-0040-00 - KABBALAH CENTRE INTERNATIONAL - Appeal filed by Lionel, Sawyer & Collins from the Denial by the Planning Commission of a request for a Special Use Permit FOR A RELIGIOUS FACILITY WITHIN AN EXISTING BUILDING at 2161 South Lisa Lane (APN: 163-04-401-004), U (Undeveloped) Zone [R (Rural) General Plan Designation], Ward 1 (M. McDonald) The Planning Commission (5-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

7

BZA Meeting

City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

BZA Meeting

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

M. McDONALD – Motion to bring forward and TABLE Item 92 [U-0031-00] and Item 93 [0032-00], accept the WITHDRAWAL of Item 124 [U-0040-00], and HOLD IN ABEYANCE Item 97 [Z-0073-98(2) & Z-0095-90(6)], Item 123 [U-0025-00], Item 127 [GPA-0002-00], Item 128 [Z-0011-00] and Item 129 [Z-0011-00(1)] to 6/7/2000 – UNANIMOUS

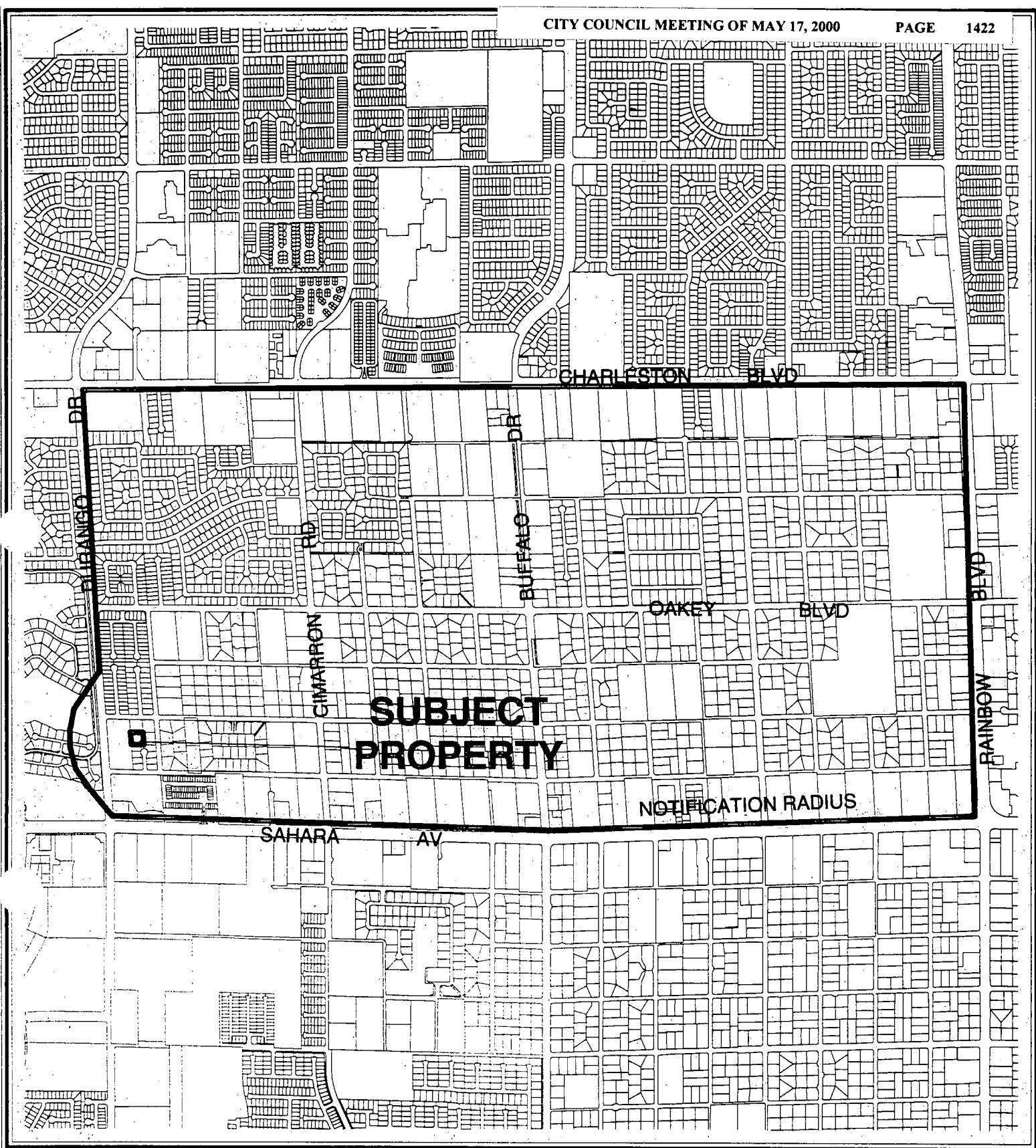
MINUTES:

ROBERT GENZER, Deputy Director, Planning & Development Department, explained that the applicant requested that Item 127 [GPA-0002-00], Item 128 [Z-0011-00] and Item 129 [Z-0011-00(1)] be held in abeyance in order to address COUNCILMAN REESE's concerns and that there was no request to amend the application.

There was no further discussion.

(2:05 – 2:08)

4 – 1



CASE: U-0040-00

RADIUS: SPECIAL

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [R (RURAL) GENERAL PLAN DESIGNATION]

0 1000 2000 Feet



124



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: MAY 17, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: U-0040-00 - Kabbalah Centre International**

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend DENIAL. If approved, subject to:

1. On-site parking shall be provided at a ratio of one space for every 100 square feet within the main meeting area
2. All City Code requirements and design standards of all City departments must be satisfied.
3. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
4. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
5. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.

U-0040-00 - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is an appeal filed by Lionel, Sawyer & Collins from the Denial by the Planning Commission of a request for a Special Use Permit at 2161 South Lisa Lane for a religious facility within an existing 3,371 square foot dwelling. The justification letter provided by the applicant indicates that they intend to conduct classes and religious services within the structure. No exterior remodeling of the structure is planned. The applicant indicates that the main meeting area of this use is 800 square feet in size, which, based on the Zoning Code, requires a minimum of eight parking spaces to be provided on-site. The applicant proposes off-street parking for this use on Lisa Lane and O'Bannon Drive.

BACKGROUND DATA

There is no previous zoning history for this site

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	U (L) (Undeveloped, Low Density General Plan Designation)	Undeveloped
South	R-1 (Low Density Residential)	Single Family Dwellings
East	U (DR) (Undeveloped, Desert Rural General Plan Designation)	Single Family Dwellings
West	U (ML) (Undeveloped, Medium- Low Density General Plan Designation)	Undeveloped

ANALYSIS & FINDINGS

USE

Staff believes a cul-de-sac street in a single-family neighborhood is not an appropriate location for a religious facility. The applicant's intention to provide parking for this use either on Lisa Lane, O'Bannon Drive, or the cul-de-sac does not comply with the City's parking standards, which require all parking for a use to be provided on on-site paved surfaces. Additionally, the Department of Public Works notes that the City Municipal Code forbids the use of public right-of-way to meet parking requirements.

U-0040-00 - Page Two
May 17, 2000 City Council Meeting

ZONING

The proposed religious facility is a permitted use in the U (Undeveloped) zone upon approval of a Special Use Permit. On-site parking is required to be provided at a ratio of one space for every 100 square feet within the main meeting area. Staff believes it would be difficult to provide the required parking on-site and maintain the residential character of the subject site.

FINDINGS

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

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

Staff finds the proposed use is not compatible with the existing single-family development in the area, or with the future development as projected by the General Plan.

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

Staff finds that the on-site parking that must be provided for this use would be too intense for 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 that the cul-de-sac within a residential area is not an appropriate location for a religious facility

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 approval of this request could cause traffic safety issues if those utilizing this facility park in the public right-of-way or on the cul-de-sac bulb.

U-0040-00 - Page Three
May 17, 2000 City Council Meeting

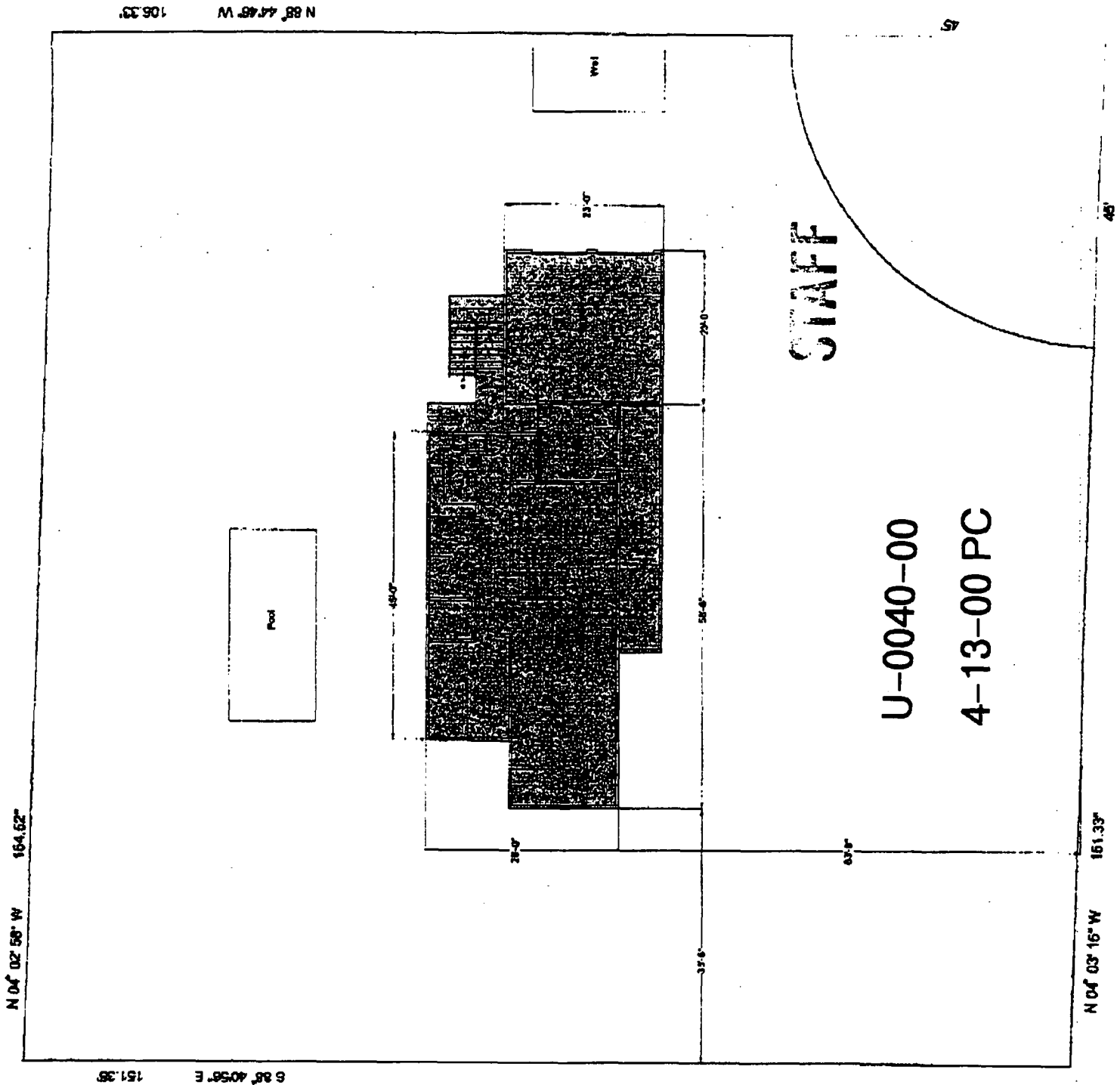
NOTICES MAILED 2020 by City Clerk

APPROVALS 0

PROTESTS 7

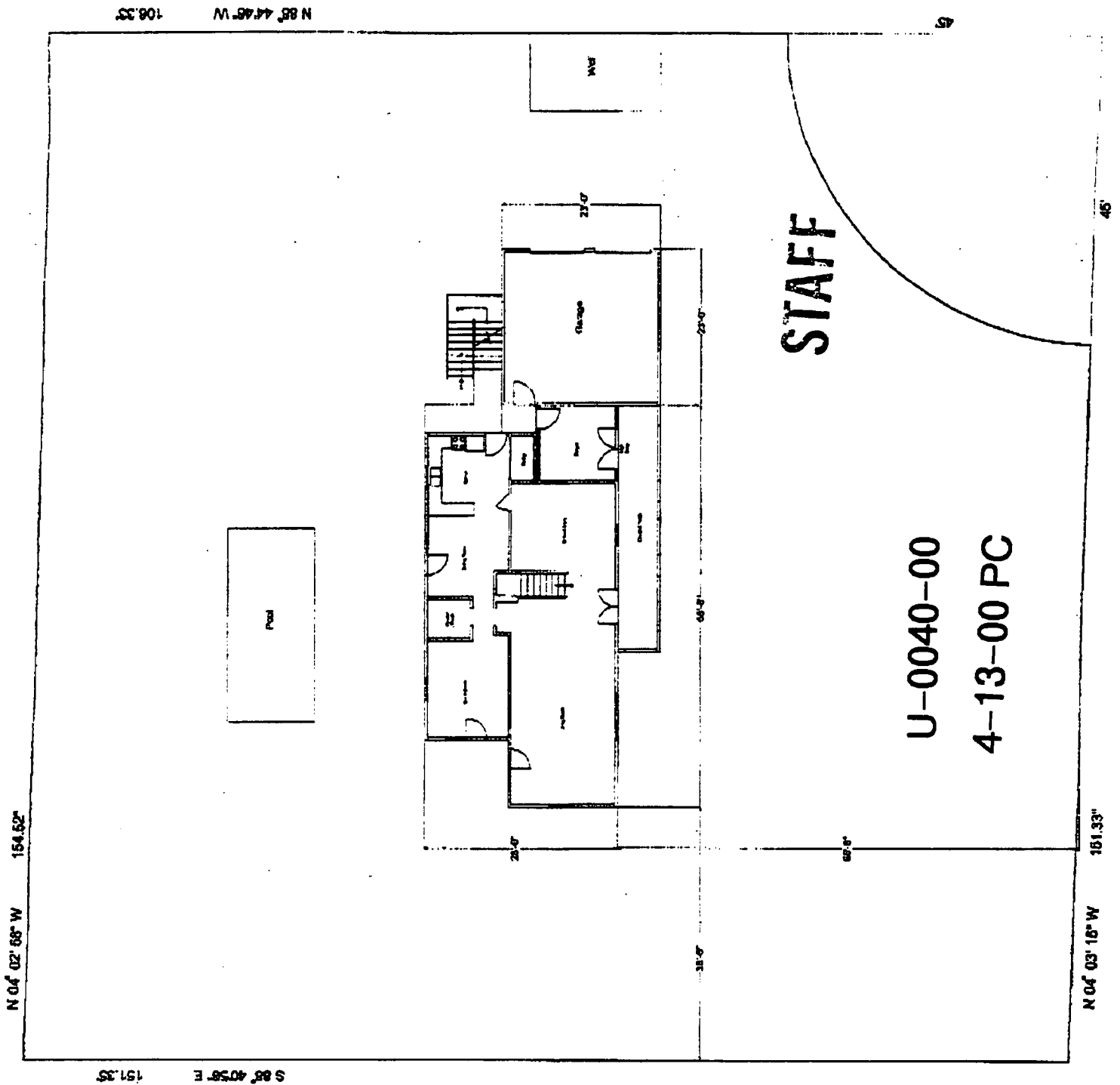
AGENCY COMMENTS

<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES	NO	NO
<i>B&S - Permits/Inspections</i>	YES	NO	NO
<i>PW - DEVCO</i>	YES	YES	NO
<i>City Centre Development Corp</i>	YES	NO	NO
<i>Redevelopment Agency</i>	YES	NO	NO
<i>Fire Services - Prevention</i>	YES	NO	NO
<i>Metro - Crime Prevention</i>	YES	NO	NO



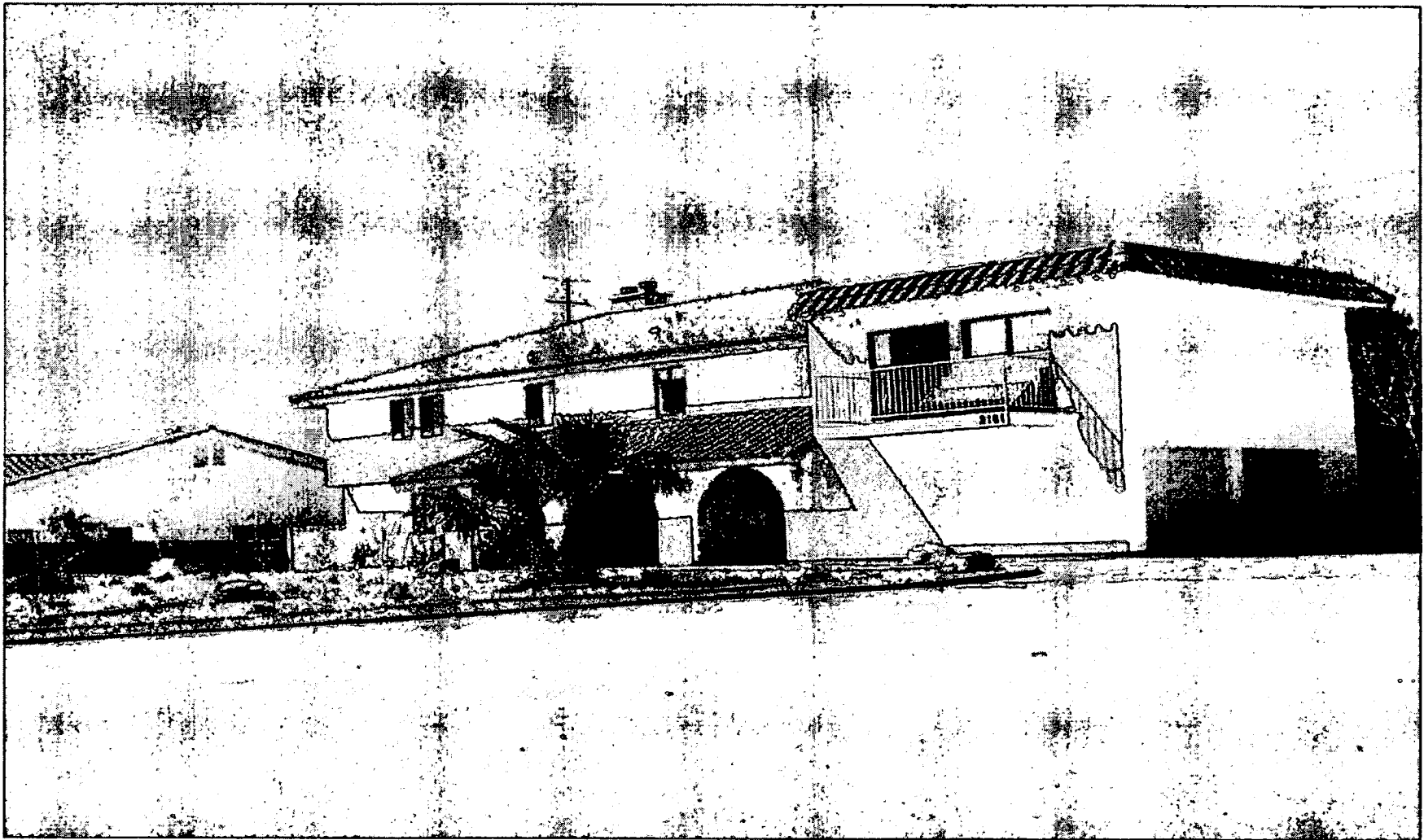
Site Plan
 The Kabbalah Center
 2181 Liza Lane
 Las Vegas, NV 89117
 243-0559

U-40-00
 STAFF



Site Plan
The Kabalah Center
2161 Lisa Lane
Las Vegas, NV 89117
243-0559

STAFF
U-40-00



U-0040-00 - VIEW SOUTHWEST TO THE SITE

LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW

1700 BANK OF AMERICA PLAZA
300 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
(702) 383-8888

FAX (702) 383-8845

May 16, 2000

SAMUEL S. LIONEL
GRANT SAWYER
(1918-1996)

JON R. COLLINS
(1923-1987)

JEFFREY P. ZUCKER
PAUL R. HEJMANOWSKI
ROBERT D. FAISS
DAVID N. FREDERICK
DENNIS L. KENNEDY
RICHARD W. HORTON
DAN C. BOWEN
MARK A. SOLOMON
RODNEY M. JEAN
HARVEY WHITTEMORE
TODD TOUTON
DAVID WHITTEMORE
CAM FERENBACH
LYNDA S. MABRY
MARK H. GOLDSTEIN

ANTHONY N. CABOT
KIRBY J. SMITH
COLLEEN A. DOLAN
JENNIFER A. SMITH
JOHN R. BAILEY
GARY W. DUHON
LAUREL E. DAVIS
DAN R. REASER
CARL D. SAVELY
LAYNE J. BUTT
MARK LEMMONS
HOWARD E. COLE
PAUL E. LARSEN
CHRISTOPHER R. HOOPER
SUVINDER S. AHLUWALIA
P. GREGORY GIORDANO
MARK A. MCINTIRE
STEPHEN R. HACKETT
ALLEN J. WILT
LYNN S. FULSTONE
RORY J. REID

JEFFREY D. MENICUCCI
MADELENE C. AMENDOLA
ROBERT P. SPRETNAK
ETTA L. WALKER
KEVIN D. DOTY
DAN C. MCGUIRE
LESLIE BRYAN HART
DAVID J. MERRILL
CRAIG E. ETEM
TODD E. KENNEDY
DEIDRE J. CALL
LAURA J. THALACKER
ABBIE G. FRIEDMAN
ELIZABETH BRICKFIELD
SHAWN M. ELICEGUI
KENNETH R. MYERS
HECTOR J. CARBAJAL II
EMILIA K. CARGILL

JANET SUE BESSEMER
G. LANCE COBURN
SCOTT A. EATON
JOSHUA M. DICKEY
CHRISTOPHER STRONGOSKY
SHAWN A. MANGANO
DEAN A. ZERBE
JOANNA L. BLAKE
LISA S. MATHIS
MATTHEW E. WATSON
JOHN M. NAYLOR
GREGORY R. GEMIGNANI
E. LEIF REID
DANA A. KLEIBER
JEFFREY S. NEEMAN
ELIZABETH R. BRENNAN
STEPHEN M. SANVILLE

OF COUNSEL

ROBERT M. BUCKALEW
BRIAN MCKAY
ELLEN WHITTEMORE
BRIAN HARRIS

*ADMITTED IN CALIFORNIA ONLY
*ADMITTED IN WISCONSIN ONLY
*ADMITTED IN LOUISIANA ONLY

WRITER'S DIRECTORIAL NUMBER:

(702) 383-8888

plarsen@lionelsawyer.com

City Clerk
City of Las Vegas
400 E. Stewart Avenue
Las Vegas, Nevada 89101

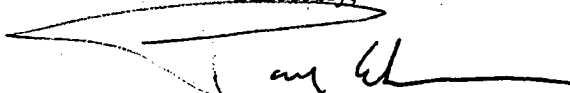
Re: U-0040-00 Appeal
Kaballah Centre International

Dear City Clerk:

On behalf of my client, Kaballah Centre International, I respectfully request that our appeal of U-0040-00, which is scheduled to be heard by the City Council on May 17, 2000, be withdrawn.

Please call me at the above number if you have any questions or concerns.

Sincerely,



Paul E. Larsen

PEL/dcj

cc: Steve George, Esq.
Bob Genzer
Andy Reed
Doug Rankin
Kaballah Centre International

GAUSER\PEL\14011.001\LVCLerk.101.wpd

04-24-00 03:37pm From: LIONEL SAWYER & COLLINS

7023838845

T-158 P.02/02 F-874

LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW

1700 BANK OF AMERICA PLAZA
300 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

(702) 383-8888

FAX (702) 383-8845

April 24, 2000

SAMUEL S. LIONEL
GRANT SAWYER
JON R. COLLINS
JEFFREY P. ZUCKER
PAUL R. NEWMANOWEN
ROBERT D. FAISS
DAVID N. FREDERICK
DENNIS L. KENNEDY
RICHARD W. RORTON
DAN C. BOWEN
HARRA A. SOLOMON
RODNEY M. JEAN
HARVEY WHITTENBACH
TODD TOUTON
DAVID WHITTENBACH
CAN. PEPERBACH
LINDA D. HADRY
HARRA M. GOLDSTEINANTHONY N. CASOT
KIRBY J. SMITH
COLLEEN A. DOLAN
JENNIFER A. SMITH
JOHN R. BAILEY
CARY W. BURTON
LAUREL C. DAVIS
DAN R. KEASER
CARL D. GAVELY
WAYNE J. BUTT
MARA LEMMONS
HOWARD E. COLE
PAUL E. LARSEN
CHRISTOPHER R. ROOPER
SUVINDER S. AMLUWALIA
P. GREGORY GIORGANO
HARRA A. MCINTIRE
STEPHEN R. MACCETT
ALLEN J. WILT
LYNN S. FULSTONEJEFFREY D. MENCUCCI
MADELINE C. ANENDOLA
ROBERT P. SPETHMAN
ETHEL L. WALKER
KEVIN D. DOTY
DAN C. MCGUINE
LESLIE BRIAN HART
DAVID J. HEARILL
CRANE E. EYER
TODD E. KENNEDY
DEBBIE J. GALL
STEVEN A. GIBSON
LAURA J. THALACKER
ABBIE G. FRIEDMAN
ELIZABETH BRICKFIELD
SANDRA M. ELICORNI
KENNETH R. MYERSRECTOR J. CARBAVAL II
EMILIA A. CARBELL
JANET SUE DEBBEMEN
C. LANCE COBURN
SCOTT A. EATON
JOSHUA M. DICAS
CHRISTOPHER STRONGOSKY
SHAWN A. MANGANO
DEAN A. ZERBE
JOANNA L. DRAKE
LISA S. MATHIS
MATTHEW E. WATSON
JOHN M. MAYLOR
GREGORY R. GEMIGNANI
E. LEIF REID
DANA A. ALSEBER
JEFFREY S. NEEMAN**OF COUNSEL:**ROBERT M. BUCKALEW
BRIAN MCKAY
ELLEN WHITTENBACH
BRIAN HARRISADMITTED IN CALIFORNIA ONLY
ADMITTED IN WISCONSIN ONLY

WRITER 5 BY 702-383-8819

plarsen@lionel-sawyer.com

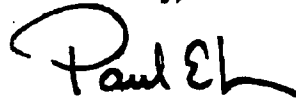
RECEIVED
CITY CLERK
APR 26 A 10:20Andy Reed, Senior Planner
Planning and Development Department
Current Planning Division
City of Las Vegas
400 E. Stewart Avenue
Las Vegas, NV 89101Re: U-0040-00 Appeal
Kaballah Centre International

Dear Mr. Reed:

On behalf of my client, the applicant in the above referenced use permit application, I hereby respectfully appeal the Planning Commission's denial of that application to the City Council. I appeal on the grounds that the planning commission's denial was not based upon substantial evidence, but rather was based upon considerations irrelevant to land use and planning issues.

Please contact me at the above address and telephone number if you have any questions

Sincerely,



Paul E. Larsen

PEL/dcj

cc: Kaballah Centre International
G:\USER\PEL\14011.001\Reed.101

Steve & Shari Davidson

VIA FAX: 385-7268

May 8, 2000

City of Las Vegas
Planning Department
731 South Fourth Street
Las Vegas, NV 89101

RE: APPEAL by Lionel Sawyer Collins for a Special Use Permit U-0040-00 -
Request by Kabalah Centre International for a permit for a religious
facility within an existing house at 2161 South Lisa Lane

Dear Planning Commission:

With respect to the above-mentioned appeal for a special use permit, please be
advised that we vehemently OPPOSE this special use permit.

Attached please find a letter dated April 10, 2000 that we sent to your office
outlining our concerns with respect to this request. Please record our
opposition accordingly.

Thank you for your cooperation in this matter.

Sincerely,



Steve Davidson



Shari Davidson

cc: Michael McDonald, Councilman, Ward 1
Gary Menaker, President, Paloma Estates Homeowners Association

Protest

2020 Loro Court • Las Vegas, Nevada 89117
Phone: 702-360-9776 • Fax: 702-360-9960

RECEIVED
CITY CLERK

2000 MAY -9 A 9:05

Steve & Shari Davidson

VIA FAX - 385-7268

April 10, 2000

City of Las Vegas
Planning and Development Department
Current Planning Division - Development Services Center
731 South Fourth Street
Las Vegas, NV 80101

RECEIVED
CITY CLERK

2000 MAY -9 A 9:00

RE: Request for Special Use Permit - U-0040-00 - Request by Kabbalah Centre International

To Whom It May Concern:

With respect to the above-referenced request for a special use permit by Kabbalah Centre International for a religious facility within an existing building at 2161 South Lisa Lane, please be advised that we vehemently OPPOSE this special use permit.

Further be advised that this "facility" is a single family dwelling, A HOME, located in close vicinity to our development, Paloma Estates as well as to Derfelt Elementary School. For the past year, the residents of this house have been holding weekly "meetings" on Saturday mornings. There are over 30 cars parked in the neighborhood as a result of these meetings. Additionally, on occasion, "portable potties" and tents have been set up on the property to accommodate these meetings. It is unsightly and unacceptable.

With respect to the "Notice of Public Hearing" that we received with on this special use permit, we object to the vague wording on this notice. The notice states as follows:

"Request by Kaballah Centre International for a special use permit for a religious facility within an existing building at 2161 South Lisa Lane..."

This notice DOES NOT identify the "existing building" as a single family dwelling or private residence, which it is. This is very misleading to the recipients of this notice.

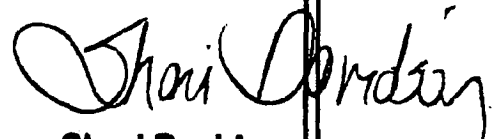
Please allow us to reiterate that the residents of this home have permitted it to become a gathering place and it is negatively affecting the quality of life in our neighborhood. Please ask the City Clerk to record our opposition to this request.

Sincerely,



Steve Davidson

Protest



Shari Davidson

cc: Michael McDonald, Councilman, Ward 1

2020 Loro Court • Las Vegas, NV 89117
Phone: 702-360-9776 • Fax: 702-360-9960

NOTICE OF PUBLIC HEARING**SPECIAL USE PERMIT**RECEIVED
CITY CLERK

2000 MAY -9 A 10:22

MEETING: CITY COUNCIL
DATE: MAY 17, 2000
TIME: 1:00 P.M.
LOCATION: CITY HALL
400 STEWART AVENUE
LAS VEGAS, NEVADA

U-0040-00

APPEAL FILED BY LIONEL, SAWYER & COLLINS TO THE DENIAL BY THE PLANNING COMMISSION OF A REQUEST BY KABBALAH CENTRE INTERNATIONAL FOR A SPECIAL USE PERMIT FOR A RELIGIOUS FACILITY WITHIN AN EXISTING BUILDING AT 2161 SOUTH LISA LANE (APN: 163-04-401-004), U (UNDEVELOPED) ZONE [R (RURAL) GENERAL PLAN DESIGNATION], WARD 1 (M. McDONALD).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada, 89101.

*Please Deny!!***Protest***This is not a proper*BARBARA JO RONEMUS
CITY CLERK*Location for this type
of facility. T. Shigt*

SEE LOCATION MAP ON REVERSE SIDE

5-8-00

NOTICE OF PUBLIC HEARING



Marian Dubiel
2221 Country Cottage Court
Canyon View Estates
Las Vegas, NV 89117-1845

SPECIAL USE PERMIT

MEETING: CITY COUNCIL
DATE: MAY 17, 2000
TIME: 1:00 P.M.
LOCATION: CITY HALL
400 STEWART AVENUE
LAS VEGAS, NEVADA

RECEIVED
CITY CLERK

2000 MAY 10 A 11:

U-0040-00

APPEAL FILED BY LIONEL, SAWYER & COLLINS TO THE DENIAL BY THE PLANNING COMMISSION OF A REQUEST BY KABBALAH CENTRE INTERNATIONAL FOR A SPECIAL USE PERMIT FOR A RELIGIOUS FACILITY WITHIN AN EXISTING BUILDING AT 2161 SOUTH LISA LANE (APN: 163-04-401-004), U (UNDEVELOPED) ZONE [R (RURAL) GENERAL PLAN DESIGNATION], WARD 1 (M. McDONALD).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada, 89101.



*I am against this as I
stated at original meeting. I am
unable to appear in public.*

BARBARA JO RONEMUS
CITY CLERK

Protest

*Marian Dubiel
2221 Country Cottage
Las Vegas, NV 89117*

SEE LOCATION MAP ON REVERSE SIDE

*I reside directly across the
street. Subject to the traffic, parking, tents
and out houses used in past
(Portable Potties)*

1708 Vernice Drive
Las Vegas NV 89117
May 12, 2000

RECEIVED
CITY CLERK

2000 MAY 15 A 10:43

City Council
City Hall
400 Stewart Ave.
Las Vegas NV
Re: U-0040-00
Dear Council Members:

I would like to state, for the record, my
opposition to the appeal filed on behalf
of the Kabbalah Centre International.

I am in full favor of the Planning Commission's
denial of the request by the Kabbalah
Centre International for a special use permit
at 2161 South Lisa Lane. (APN: 163-04-401-004)

Thank you.

Michael K Steiger

Protest

#124

City of Las Vegas

Agenda Item No. 125

AGENDA SUMMARY PAGE – PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: MAY 17, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REZONING - PUBLIC HEARING - Z-0008-00 - ROBERT AND CYNTHIA NOLEN - Request for a Rezoning FROM: R-1 (Single Family Residential) TO: P-R (Professional Office and Parking); AND FOR A WAIVER OF THE LANDSCAPING REQUIREMENTS on 0.25 acre at 2000 Stockton Avenue (APN: 162-02-811-181, 182 and 184), PROPOSED USE: OFFICE, Ward 3 (Reese). Staff recommends DENIAL of the Waiver of Landscape Requirements and APPROVAL of the Rezoning. The Planning Commission vote resulted in a tie (3-3) which is tantamount to a recommendation of DENIAL

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

The Planning Commission vote resulted in a tie (3-3) which is tantamount to a recommendation of DENIAL. Staff recommends DENIAL of the Waiver of Landscape Requirements and APPROVAL of the Rezoning, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

M. McDONALD – APPROVED subject to conditions, deleting Condition #4 and adding a condition that the applicant shall resolve the handicap parking placement issue with staff – **UNANIMOUS** with REESE abstaining because he and BOB NOLEN are friends and MR. NOLEN held a fundraiser and election night party on his behalf

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

COUNCILMAN REESE disclosed that BOB NOLEN is a family friend and that MR. NOLEN held a fundraiser and election night party on his behalf. DEPUTY CITY ATTORNEY STEVE GEORGE advised COUNCILMAN REESE that it would be appropriate for him to abstain from voting on this item.

*City of Las Vegas***Agenda Item No. 125**

CITY COUNCIL MEETING OF MAY 17, 2000

Planning & Development Department

Item 125 – Z-0008-00

MINUTES – Continued:

BOB NOLEN, 2000 Stockton Avenue, requested a waiver of the required 8-foot wide landscape planter along the perimeter of the parking lot. He suggested that the handicapped parking could be placed in a more convenient manner to the proposed handicapped access at St. Louis Avenue and Stockton Avenue. The location currently proposed for the handicapped parking would force people to go 150 feet down the south sidewalk to the gate and then into the structure. There is plenty of room for the one required handicap parking space at that end, adjacent to the handicapped access. This issue could be resolved with staff. MR. NOLEN explained to MAYOR GOODMAN that he currently proposes to locate his private investigation, polygraph and process service business at this location.

ROBERT GENZER, Deputy Director, Planning & Development Department, explained that staff is imposing the landscaping condition based on the Urban Design Guidelines and Standards. However, the Council has the discretion to waive such standard. MAYOR GOODMAN asked whether partial landscaping could be installed. MR. GENZER replied that the guidelines call for an 8-foot wide planter in order to allow trees to grow. There is also the option of 5 by 5 tree wells within the parking area. The third option is to grant the complete landscape waiver.

MR. NOLEN rebutted that the intent of the professional residential zoning was to maintain the residential nature of the property. An 8-foot planter on the other side of a block wall, especially when there is going to be a parking lot, just does not make a lot of sense. The existing driveway is 12 feet off of the south wall. There is a two-foot drop from the end of the driveway to the sidewalk.

COUNCILMAN McDONALD pointed out that the Council has been able to waive partial or entire landscaping for other applications. The proposed project will be an asset to the neighborhood. MR. GENZER requested that Condition #4 be deleted due to the waiver of the landscaping requirement.

MAYOR GOODMAN expressed the Council's and his sincere wishes to MRS. NOLEN for a speedy recovery. MR. NOLEN noted that his wife is doing better and thanked for everyone's prayers.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(4:01 – 4:08)

5 – 785

City of Las Vegas

Agenda Item No. 125

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 125 – Z-0008-00

CONDITIONS:

1. The wall on Stockton Avenue shall be a maximum of six feet high and shall be stuccoed along the side facing Stockton Avenue and capped.
2. There shall be no modifications to the exterior of the building; any proposed modifications shall be brought before the Planning Commission and City Council as a Site Development Plan Review as a public hearing.
3. Resolution of Intent with a two-year time limit.
4. Landscaping shall be provided in eight-foot wide planters on the perimeter of the parking lot where adjacent to residential properties.
5. The site plan shall be revised to depict an appropriate number of usable parking spaces.
6. If the required number of parking spaces cannot be met, a Variance application shall be submitted for a reduced number of parking spaces.

Public Works

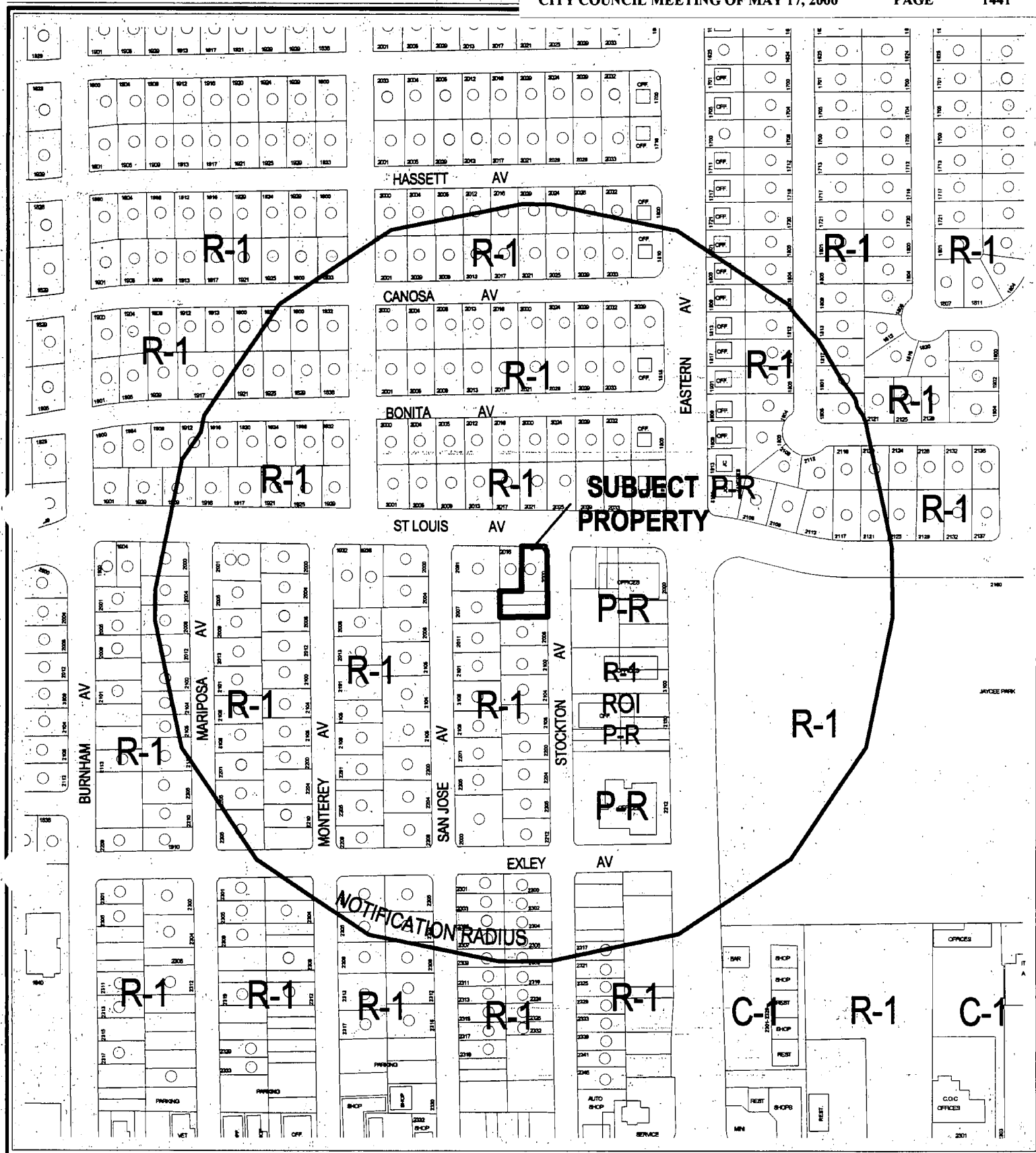
7. Construct a handicap ramp on the southwest corner of St. Louis Avenue and Stockton Avenue prior to occupancy of this site.
8. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
9. The existing entry gate, if electrically operated, may remain immediately behind the back edge of the sidewalk. If the entry gate is to be manually opened and closed, the gate shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public right-of-way before parking to manually operate the gate. The installation of either a swing gate or rolling gate is acceptable as long as no part of the gate, either in the opened or closed position, intrudes into the public right-of-way. The gate shall remain fully opened during normal business hours.

*City of Las Vegas***Agenda Item No. 125**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 125 – Z-0008-00

CONDITIONS – Continued:

10. 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 to meet the intent of Standard Drawing #222a.
11. 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 area traffic mitigation 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. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or 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.

CASE: **Z-0008-00**RADIUS: **750 FT**

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

PROPOSED ZONING: P-R (PROFESSIONAL OFFICE AND PARKING)

0 200 400 Feet

125





AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: Z-0008-00 - Robert and Cynthia Nolen

**** CONDITIONS ****

The Planning Commission vote resulted in a tie (3-3) which is tantamount to a recommendation of DENIAL.

Staff recommends DENIAL of the Waiver of Landscape Requirements and APPROVAL of the Rezoning, subject to:

1. The wall on Stockton Avenue shall be a maximum of six feet high and shall be stuccoed along the side facing Stockton Avenue and capped.
2. There shall be no modifications to the exterior of the building; any proposed modifications shall be brought before the Planning Commission and City Council as a Site Development Plan Review as a public hearing.
3. Resolution of Intent with a two-year time limit.
4. Landscaping shall be provided in eight-foot wide planters on the perimeter of the parking lot where adjacent to residential properties.
5. The site plan shall be revised to depict an appropriate number of usable parking spaces.
6. If the required number of parking spaces cannot be met, a Variance application shall be submitted for a reduced number of parking spaces.

Public Works

8. Construct a handicap ramp on the southwest corner of St. Louis Avenue and Stockton Avenue prior to occupancy of this site.
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.
10. The existing entry gate, if electrically operated, may remain immediately behind the back edge of the sidewalk. If the entry gate is to be manually opened and closed, the gate shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public right-of-way before parking to manually operate the gate.

Z-0008-00 - Page Two

May 17, 2000 City Council Meeting

The installation of either a swing gate or rolling gate is acceptable as long as no part of the gate, either in the opened or closed position, intrudes into the public right-of-way. The gate shall remain fully opened during normal business hours.

11. 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 to meet the intent of Standard Drawing #222a.
12. 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 area traffic mitigation 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. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or 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.

Z-0008-00 - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for Rezoning of three parcels from R-1 (Single Family Residential) to P-R (Professional Office and Parking) of 0.25 acre at 2000 Stockton Avenue to convert a single-family residence into an office. The applicant has also asked for a waiver of required landscaping. The applicant's justification letter states that the rezoning is necessary due to the proximity to Eastern Avenue and due to the increase in traffic volume on both St. Louis Avenue and Stockton Avenue. Following are some specifics of the request:

Site Area:	0.25	Acre
Building Area:	3,166	Square Feet
FAR:	0.29	
Parking Required:	11	Spaces (Including 1 handicap accessible)
Parking Provided:	11	Spaces (Including 1 handicap accessible)

BACKGROUND DATA

12/01/99 The City Council approved a General Plan Amendment (GPA-25-99) on the subject site from L (Low Density Residential) to O (Office).

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-1 (Single Family Residential)	Single-Family Residential
South	R-1 (Single Family Residential)	Single-Family Residential
East	P-R (Professional Office and Parking)	Office
West	R-1 (Single Family Residential)	Single Family Residential

ANALYSIS & FINDINGS

GENERAL PLAN

The General Plan designation on the site was changed on December 1, 1999 to O (Office). The requested P-R (Professional Office and Parking) zoning district is consistent with the O (Office) General Plan designation.

Z-0008-00 - Page Two
May 17, 2000 City Council Meeting

ZONING

Staff finds that P-R (Professional Office and Parking) zoning on this site will result in a "spot" zoning in that there is no comparable zoning on any parcel within one block west of Stockton Avenue or on either side of Saint Louis Avenue. This rezoning will change the character of this older, established single-family residential neighborhood. While there are office uses on the east side of Stockton Avenue, none of those properties has access to this residential street. However, while staff finds that P-R (Professional Office and Parking) zoning is inappropriate at this location, a recent General Plan Amendment allows the proposed zoning change.

LANDSCAPE WAIVER

The applicant has requested a waiver of the required 8-foot wide landscape planter along the perimeter of the parking lot. City of Las Vegas Zoning Code Title 19A.12.060 requires a landscape buffer zone be provided "...on all multifamily, commercial and industrial properties which share common property lines with single family, duplex and multi-family zoning..." The requirement for commercial properties adjacent to any residential use is an 8-foot wide planter with one 24" box tree every 20 feet on center. The south and west sides of the parking lot are adjacent to residential uses, and therefore would be subject to the provisions of Title 19A.12.060. Staff finds that the waiver of required landscaping would eliminate any buffer between the proposed parking lot and adjacent residences, thereby decreasing the project's compatibility with adjacent residential uses.

FINDINGS

In order to approve a Rezoning application, pursuant to Las Vegas Municipal Code Section 19A.18.040, the Planning Commission or City Council must affirm the following:

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

Staff finds that the requested Rezoning to P-R (Professional Office and Parking) is consistent with the General Plan designation of O (Office) on the subject 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 requested rezoning represents "spot" zoning, however, an office use can be compatible with surrounding residential land uses as long as adequate buffers are provided.

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

Z-0008-00 - Page Three
May 17, 2000 City Council Meeting

Staff finds that while many residences in the city are changing to P-R (Professional Office and Parking) zoning, these changes occur mostly along primary arterials. While all the properties along the east side of Stockton Avenue, between Saint Louis Avenue and Exley Avenue, have been converted to offices, none of these properties have access to Stockton Avenue, a residential street. Staff finds no identified community need for this rezoning.

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.”**

While Saint Louis Avenue is an 80-foot wide secondary arterial, this property fronts onto Stockton Avenue with access to the parking lot from Stockton Avenue, a residential street. Staff finds that the submitted site plan depicts 11 parking spaces. However, the space shown as number 10 will be unusable in its current configuration. Staff recommends that the applicant redesign the parking area to meet the requirement of 11 usable parking spaces.

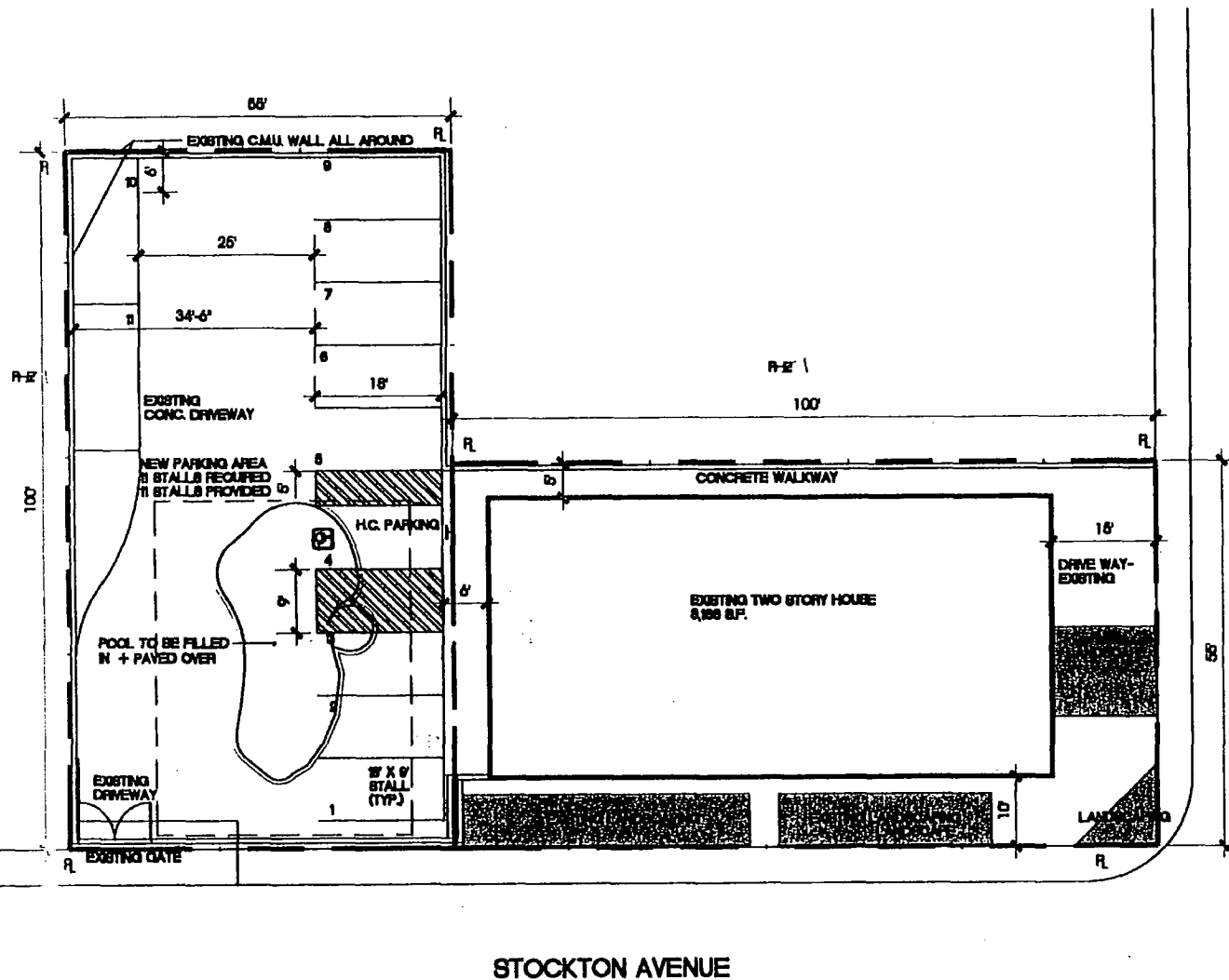
NOTICES MAILED 211

APPROVALS 0

PROTESTS 0

AGENCY COMMENTS

<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES	NO	NO
<i>B&S - Permits/Inspections</i>	YES	NO	NO
<i>PW - DEVCO</i>	YES	YES	YES
<i>City Centre Development Corp</i>	YES	NO	NO
<i>Redevelopment Agency</i>	YES	NO	NO
<i>Fire Services - Prevention</i>	YES	NO	NO



SITE PLAN

1/16" = 1'-0"

STAFF

PROJECT DESCRIPTION

SITE AREA: 1,000 S.F.
 SITE AREA OVERAGE: 1,808 S.F. (180)
 EXISTING HOUSE S.F.: 8,168 S.F. (ON TWO FLOORS)
 HEIGHT (EXISTING): 27 FT.
 PARKING:

STALLS REQUIRED (+ 1/300 S.F.): 11 STALLS
 STALLS PROVIDED: 11 STALLS

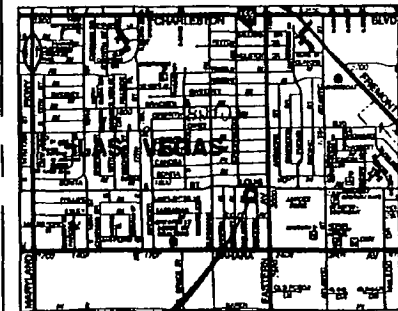
EXISTING ZONING: R-1
 APPROVAL SOUGHT: REZONE TO P-R



IGNACIO GONZALEZ
 ARCHITECTS, INC.

MR. ROBERT NOLEN

ST. LOUIS STREET



VICINITY MAP

NOLEN RESIDENCE RE-ZONE

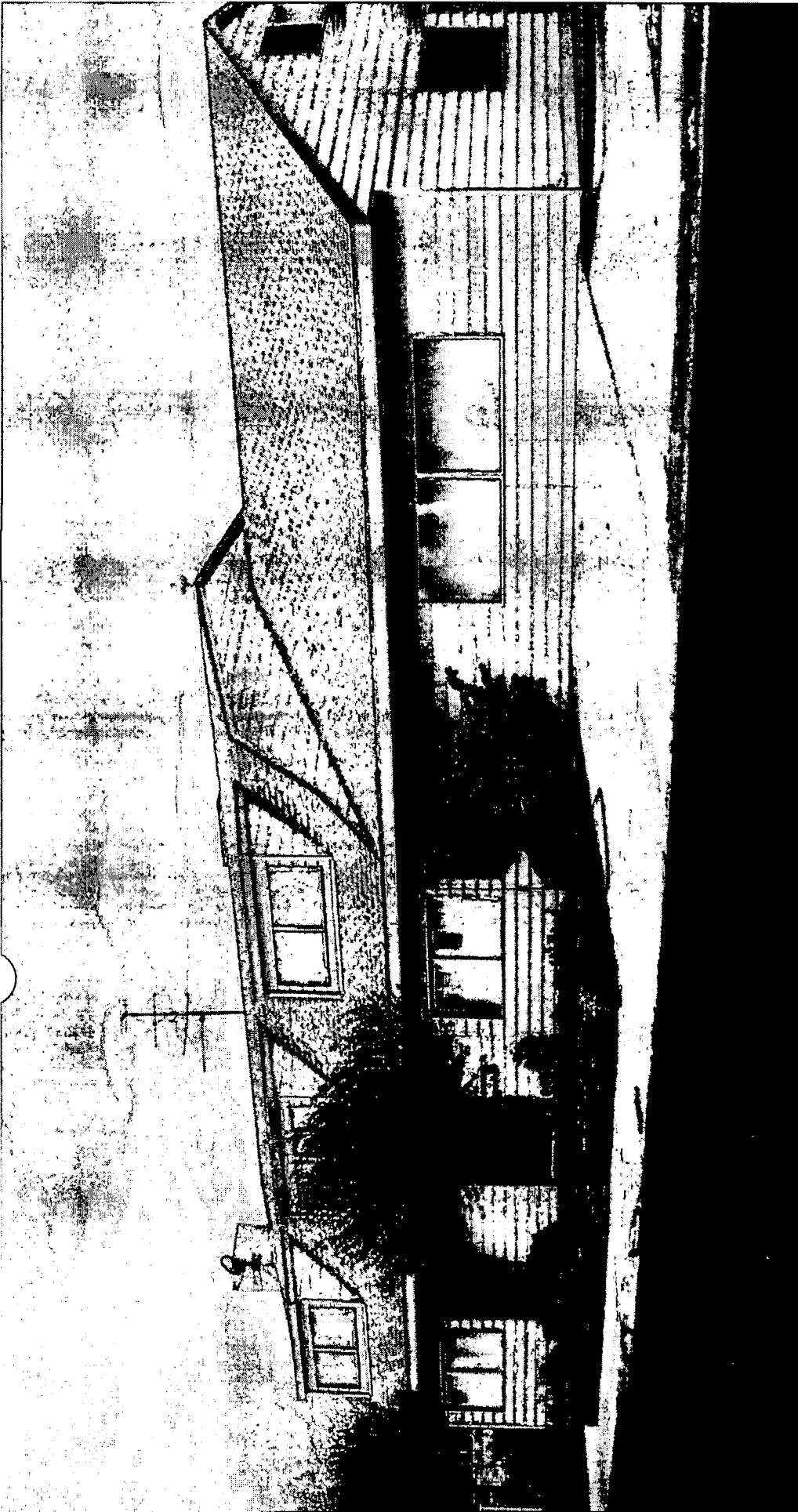
2800 STOCKTON AVENUE
 LAS VEGAS, NEVADA
 3,168 S.F. HOUSE

REZONE OF R-1E PROPERTY TO P-R

**SITE PLAN
 PROPERTY INFORMATION**

A.01

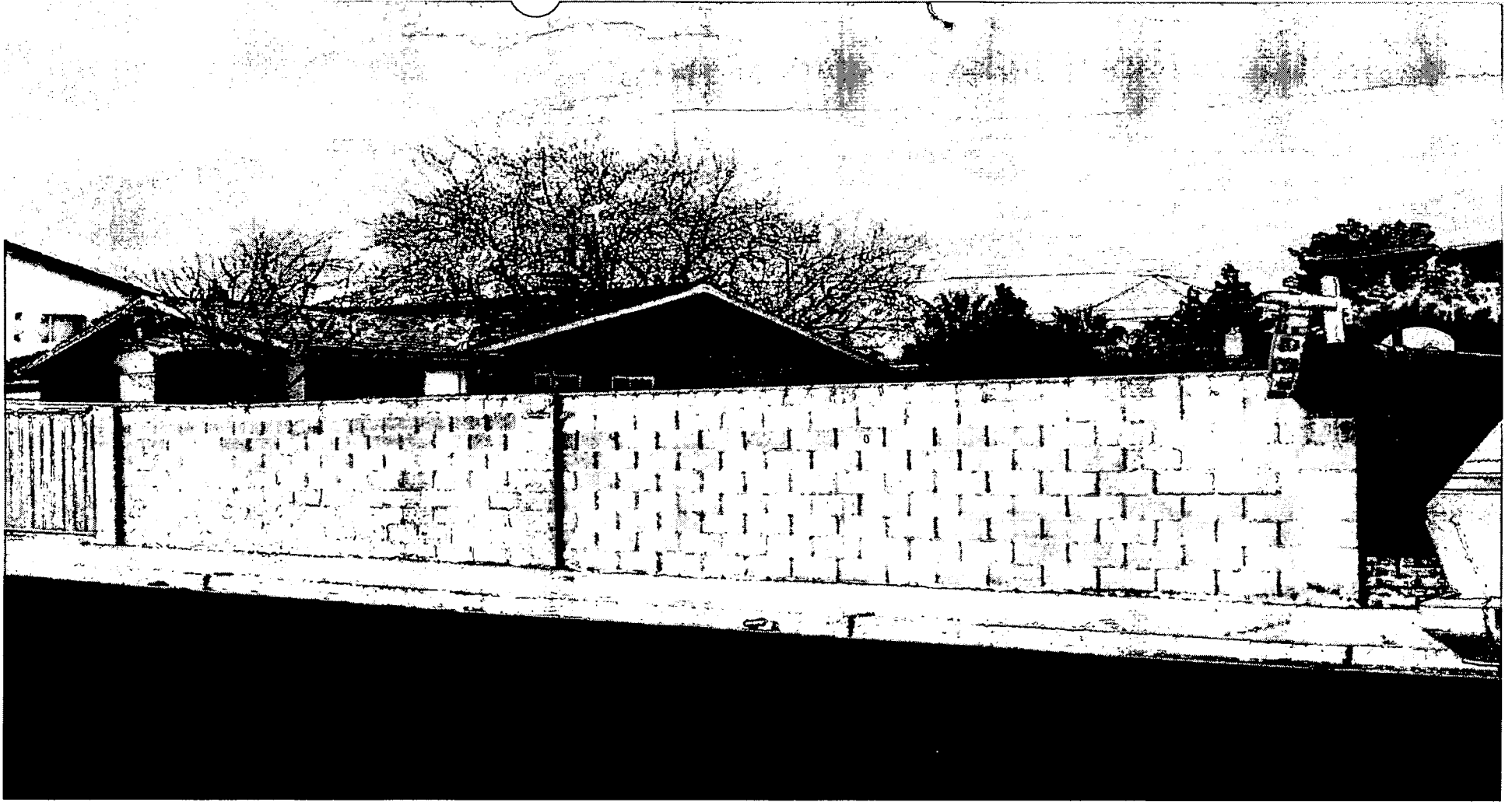
**Z-0008-00
 4-27-00 PC**



Z-0008-00 - ROBERT AND CYNTHIA NOLEN
2000 STOCKTON AVENUE
APRIL 27, 2000 PLANNING COMMISSION



**Z-0008-00 - ROBERT AND CYNTHIA NOLEN
2000 STOCKTON AVENUE
APRIL 27, 2000 PLANNING COMMISSION**



Z-0008-00 - ROBERT AND CYNTHIA NOLEN
2000 STOCKTON AVENUE
APRIL 27, 2000 PLANNING COMMISSION

City of Las Vegas

Agenda Item No. 126

AGENDA SUMMARY PAGE – PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: MAY 17, 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING - PUBLIC HEARING - Z-0010-00 - JUNIOR LEAGUE OF LAS VEGAS ENDOWMENT FUND - Request for a Rezoning FROM: R-4 (High Density Residential) TO: C-V (Civic) of 0.48 Acres on the northwest corner of Bridger Avenue and Ninth Street (APN'S: 139-34-712-014 through 016), PROPOSED USE: MUSEUM/CULTURAL CENTER/OFFICE, Ward 5 (Weekly). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

BZA Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

BZA Meeting

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

WEEKLY- APPROVED subject to conditions – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

JERRY HELTON, Development Consultant, 8275 South Eastern Avenue, appeared on behalf of the Junior League of Las Vegas Endowment Fund, together with CHRISTINA SWALLOW. MR. HELTON explained that the Junior League acquired this property for the purpose of relocating a house called the White Head House, which was constructed around 1915. The house was donated to the Junior League and has been stored for two years on a vacant parking lot. The approval of this application would enable the Junior League to place this house on the property located at the northwest corner of Ninth Street and Bridger Avenue across from the Las Vegas Academy. The Junior League plans to restore the exterior and the first floor of the house as close

*City of Las Vegas***Agenda Item No. 126**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 126 – Z-0010-00

MINUTES – Continued:

as possible to its original architecture and materials of that period. It will be available for public viewing as a museum to display the history and construction of that period of Las Vegas. The second floor has been significantly modified and remodeled since its original construction and will be used as offices for the Junior League. Additionally, the Junior League has been working with the Las Vegas Academy to provide a place for art shows and music recitals.

MR. HELTON concurred with staff's conditions with the exception of Conditions #4 and #6. The Junior League is committed to providing proper sidewalks as well as repairing curbs and gutter consistent with Condition #4 as necessary. The low intensity of the use does not warrant a traffic study and MR. HELTON requested that an alternative thereto be identified. CHERI EDELMAN, Public Works, confirmed that the issue with substandard public streets relates to curb, gutter and sidewalk and not to pavement. As to Condition #6, language is already provided which allows for the applicant to participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. This would refer to an appropriate fee for traffic mitigation without performance of a traffic impact analysis.

COUNCILMAN WEEKLY noted that this house would add to the revitalization of downtown and expose the Las Vegas Academy's students to Las Vegas culture. MAYOR GOODMAN commented that this house would be added to the already purchased Baptist Church, which will be converted into a community center. The City is working very closely with the Clark County School District and the Las Vegas Academy for the performing arts studio. He looks forward to the completion of this project and sharing it with the entire community.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(4:08 – 4:15)

5 – 1074

**Agenda Item No. 126**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 126 – Z-0010-00

CONDITIONS:

1. A Reversionary Map to revert the underlying lots to acreage shall record prior to the issuance of any building permits for this site. (Public Works)
2. Dedicate a 25 foot radius on the northwest corner of Bridger Avenue and Ninth Street prior to the issuance of any permits. (Public Works)
3. Construct all incomplete half-street improvements (sidewalk) and full-width alley improvements adjacent to this site concurrent with development of this site. (Public Works)
4. Remove all substandard public street and alley improvements and unused driveway cuts, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. (Public Works)
5. 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. The proposed "Catering Parking" area shall be redesigned to eliminate vehicles backing onto or off of the abutting Ninth Street public right-of-way. (Public Works)
6. 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

**Agenda Item No. 126**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 126 – Z-0010-00

CONDITIONS – Continued:

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 participate in a reasonable alternative mutually acceptable to the applicant and 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. (Public Works)

7. Landscape and maintain all unimproved right-of-way on Bridger Avenue and Ninth Street adjacent to this site. (Public Works)
8. Submit an Encroachment Agreement for all landscaping and private improvements located in the Bridger Avenue and Ninth Street public right-of-way adjacent to this site prior to occupancy of this site. (Public Works)
9. A Resolution of Intent with a two year time limit.
10. All development shall be in conformance with the site plan and building elevations.
11. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
12. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
14. All City Code requirements and design standards of all City departments must be satisfied.

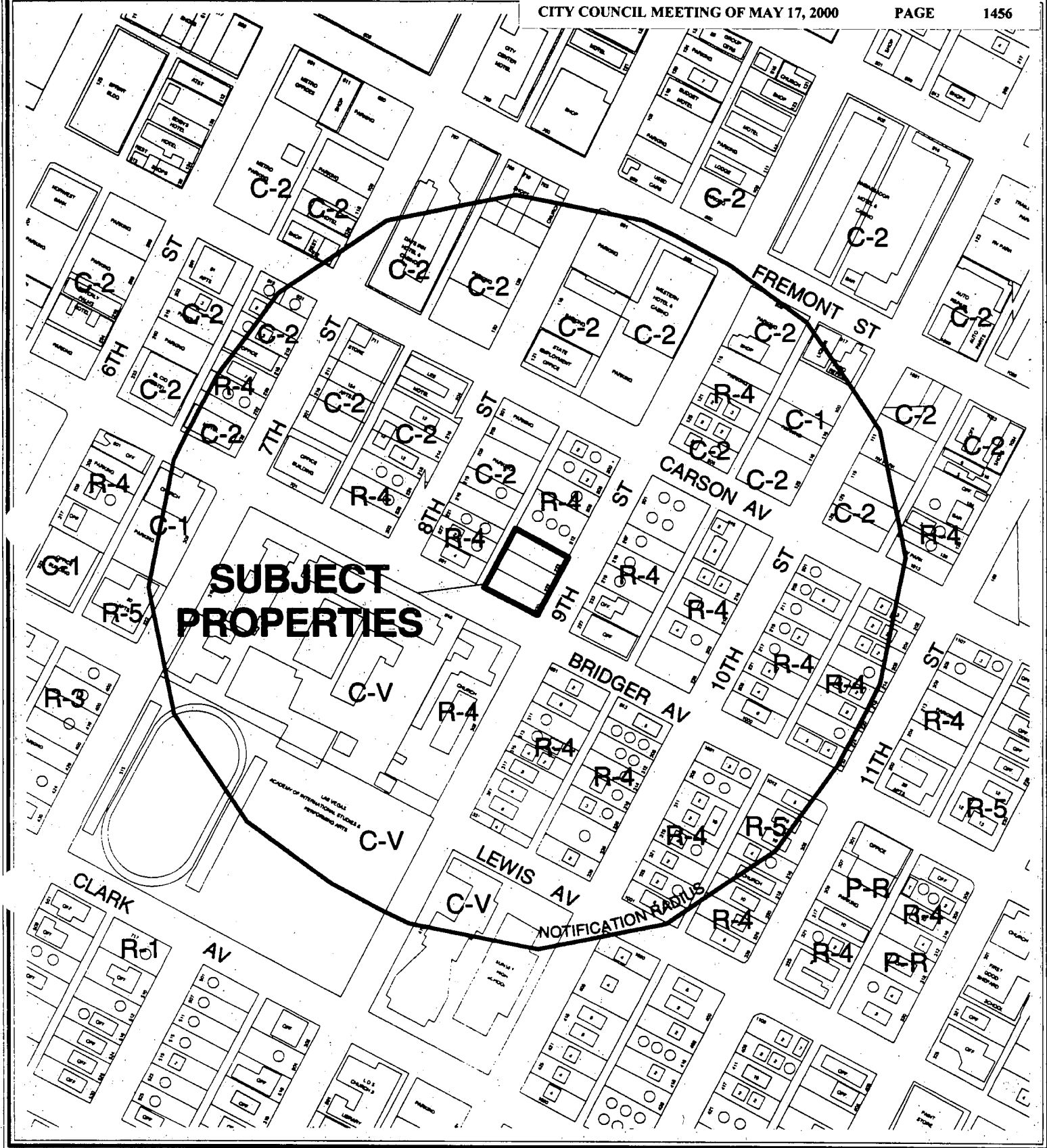
City of Las Vegas

Agenda Item No. 126

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 126 – Z-0010-00

CONDITIONS – Continued:

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. 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.



CASE: Z-0010-00

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTIES: R-4 (HIGH DENSITY RESIDENTIAL), PROPOSED TO C-V (CIVIC)



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: Z-0010-00 - Junior League of Las Vegas Endowment Fund

**** CONDITIONS ****

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

1. A Reversionary Map to revert the underlying lots to acreage shall record prior to the issuance of any building permits for this site. (Public Works)
2. Dedicate a 25 foot radius on the northwest corner of Bridger Avenue and Ninth Street prior to the issuance of any permits. (Public Works)
3. Construct all incomplete half-street improvements (sidewalk) and full-width alley improvements adjacent to this site concurrent with development of this site. (Public Works)
4. Remove all substandard public street and alley improvements and unused driveway cuts, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. (Public Works)
5. 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. The proposed "Catering Parking" area shall be redesigned to eliminate vehicles backing onto or off of the abutting Ninth Street public right-of-way. (Public Works)
6. 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

Z-0010-00 - Page Two

May 17, 2000 City Council Meeting

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 participate in a reasonable alternative mutually acceptable to the applicant and 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. (Public Works)

7. Landscape and maintain all unimproved right-of-way on Bridger Avenue and Ninth Street adjacent to this site. (Public Works)
8. Submit an Encroachment Agreement for all landscaping and private improvements located in the Bridger Avenue and Ninth Street public right-of-way adjacent to this site prior to occupancy of this site. (Public Works)
9. A Resolution of Intent with a two year time limit.
10. All development shall be in conformance with the site plan and building elevations.
11. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
12. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
14. 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.

Z-0010-00 - Page Three

May 17, 2000 City Council Meeting

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. 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-0010-00 - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Rezoning on properties located on the northwest corner of Bridger Avenue and Ninth Street from R-4 (High Density Residential) to C-V (Civic). The applicant indicates uses of the property will include offices for the Junior League, as well as a Museum and Cultural Center.

BACKGROUND DATA

There is no previous zoning history for this site.

DETAILS OF APPLICATION REQUEST

Site Area	0.48	Acres
Building Area	5175	Square Feet
Parking Provided	14	Spaces (Including one handicap accessible space)
Parking Required	12*	Spaces (Including two handicap accessible space)

*Based on requirements for offices and museums, (One space per 300 square feet and one space per 100 square feet of meeting area, respectively).

The subject building is known as the Whitehead House and was constructed in 1929. The applicant intends to relocate the house to the site, where the first floor will be used as a cultural center and museum, with the second floor to be used as offices for the Junior League. Parking will be provided by 14 spaces located adjacent to the existing alley lying along the west property line. Eighteen trees, consisting of 24-inch box mesquite and ash, are shown, as well as new shrubs and ground cover.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES

North	R-4 (High Density Residential)	Apartments
South	R-4 (High Density Residential)	Church
East	R-4 (High Density Residential)	Offices
West	R-4 (High Density Residential)	Apartments

Z-0010-00 - Page Two
May 17, 2000 City Council Meeting

ANALYSIS AND FINDINGS

GENERAL PLAN

The site is suggested for Medium/High Density Residential Rehab in the City of Las Vegas Downtown Development Plan. Staff finds that the development of the site as proposed complies with the intent of the Downtown Plan.

ZONING

An established R-4 (High Density Residential) zoning district surrounds the subject property, with a church and the Las Vegas Performing Arts School in the vicinity. Staff finds the request to be compatible with the surrounding land uses. Staff finds that this request will not have any detrimental impacts to the surrounding area.

USE

Staff finds the proposed use to be compatible with existing surrounding land uses, and with future surrounding land uses as projected by the Downtown Plan. The subject site is physically suited for the type and intensity of land use being proposed. Approval of this Rezoning 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 believes the site and landscape plans as submitted are in conformance with the intent of the Zoning Code and the Urban Design Guidelines and Standards.

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 proposal conforms to the Medium/High Density Residential Rehab suggested for this site by the City of Las Vegas Downtown Development Plan.

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."**

Z-0010-00 - Page Three
May 17, 2000 City Council Meeting

Staff finds that the museum with cultural center and offices will be compatible with the surrounding land uses and zoning districts.

3. **“Growth and development factors in the community indicate the need for or appropriateness of the Rezoning.”**

Staff finds the requested Rezoning 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.

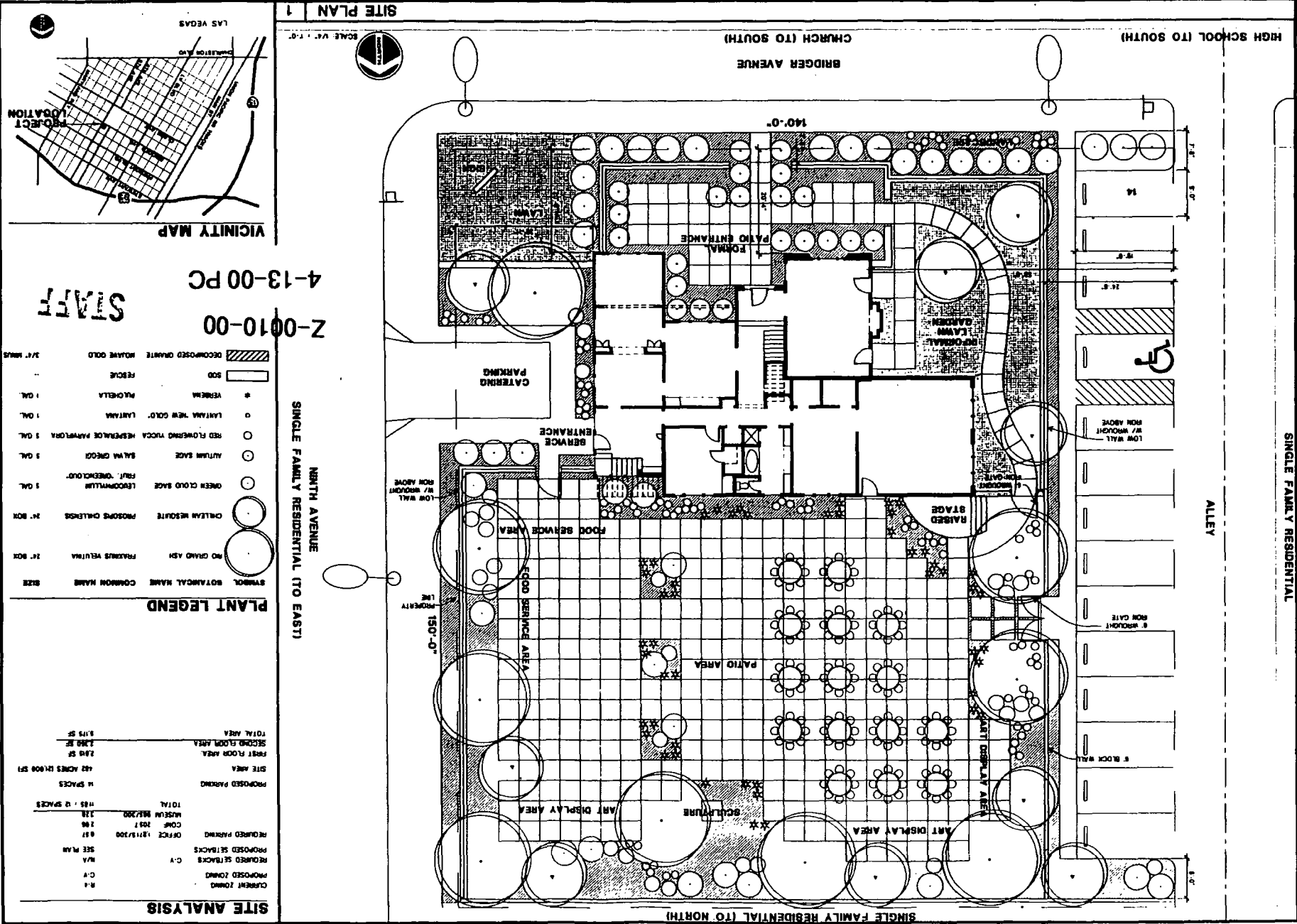
NOTICES MAILED 89

APPROVALS 1

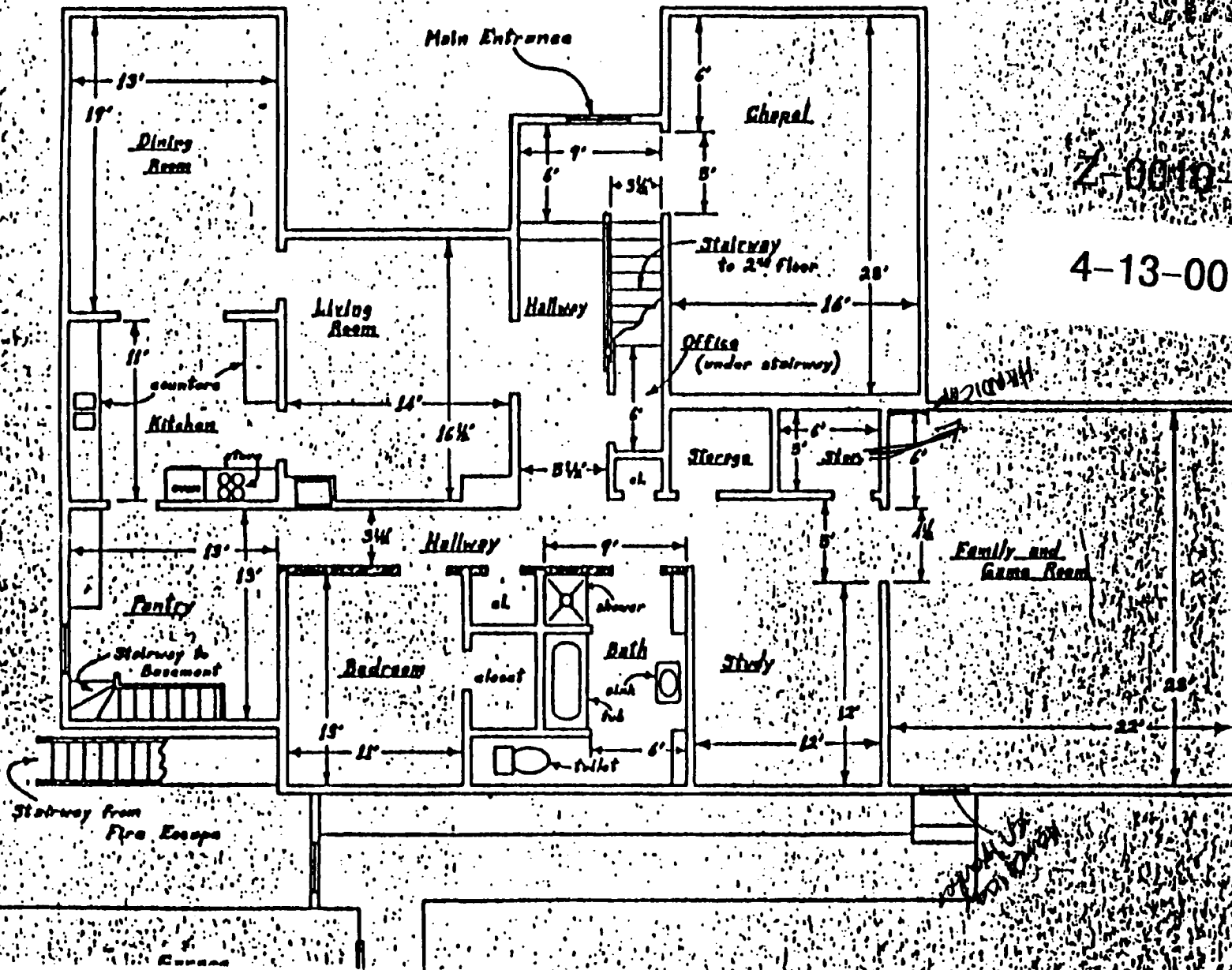
PROTESTS 0

AGENCY COMMENTS

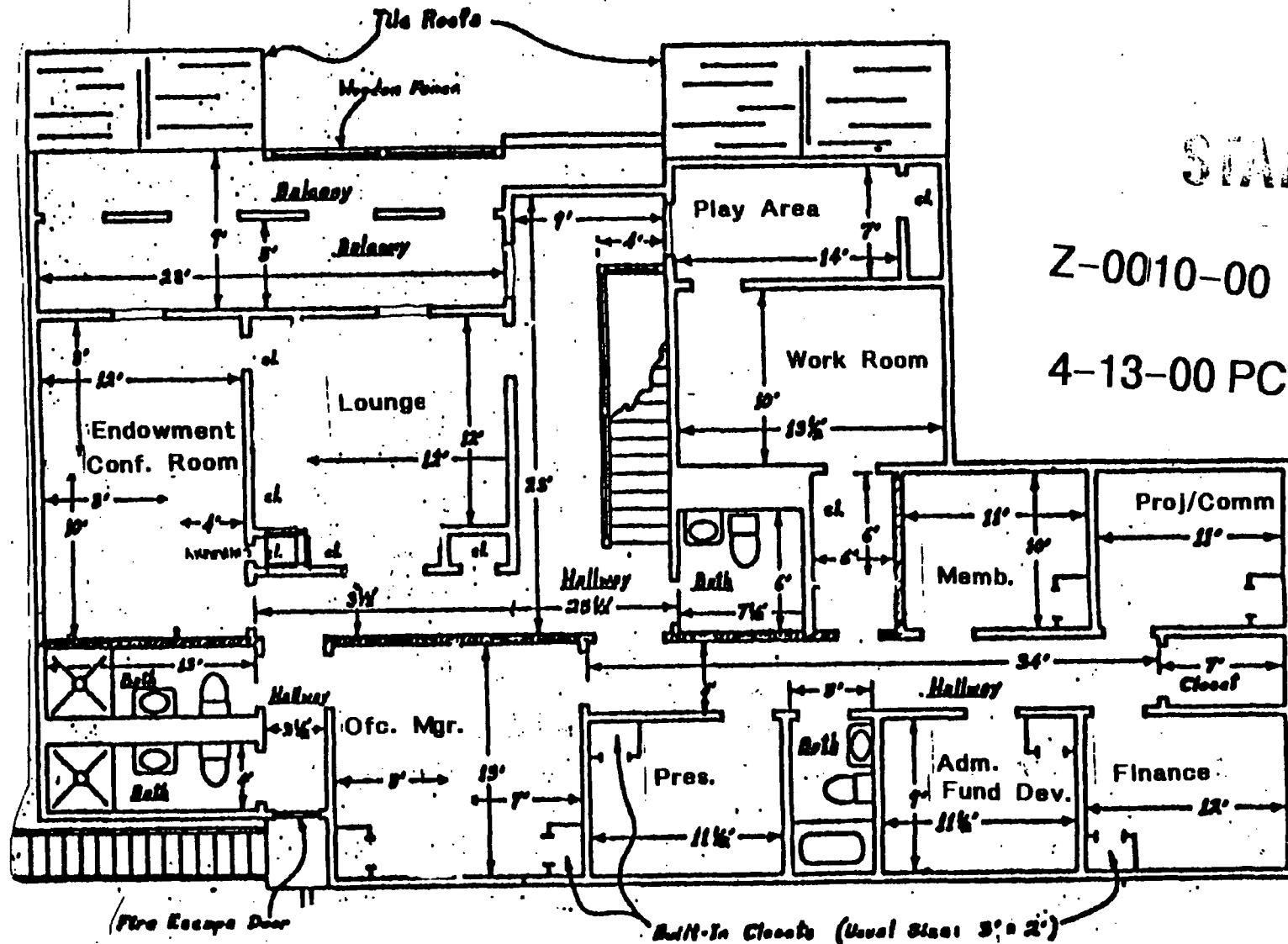
<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES	YES	NO
<i>B&S - Permits/Inspections</i>	YES	NO	NO
<i>PW - DEVCO</i>	YES	YES	YES
<i>City Centre Development Corp</i>	YES	NO	NO
<i>Redevelopment Agency</i>	YES	NO	NO
<i>Fire Services - Prevention</i>	YES	NO	NO



4-13-00 PC



SECOND FLOOR PLAN



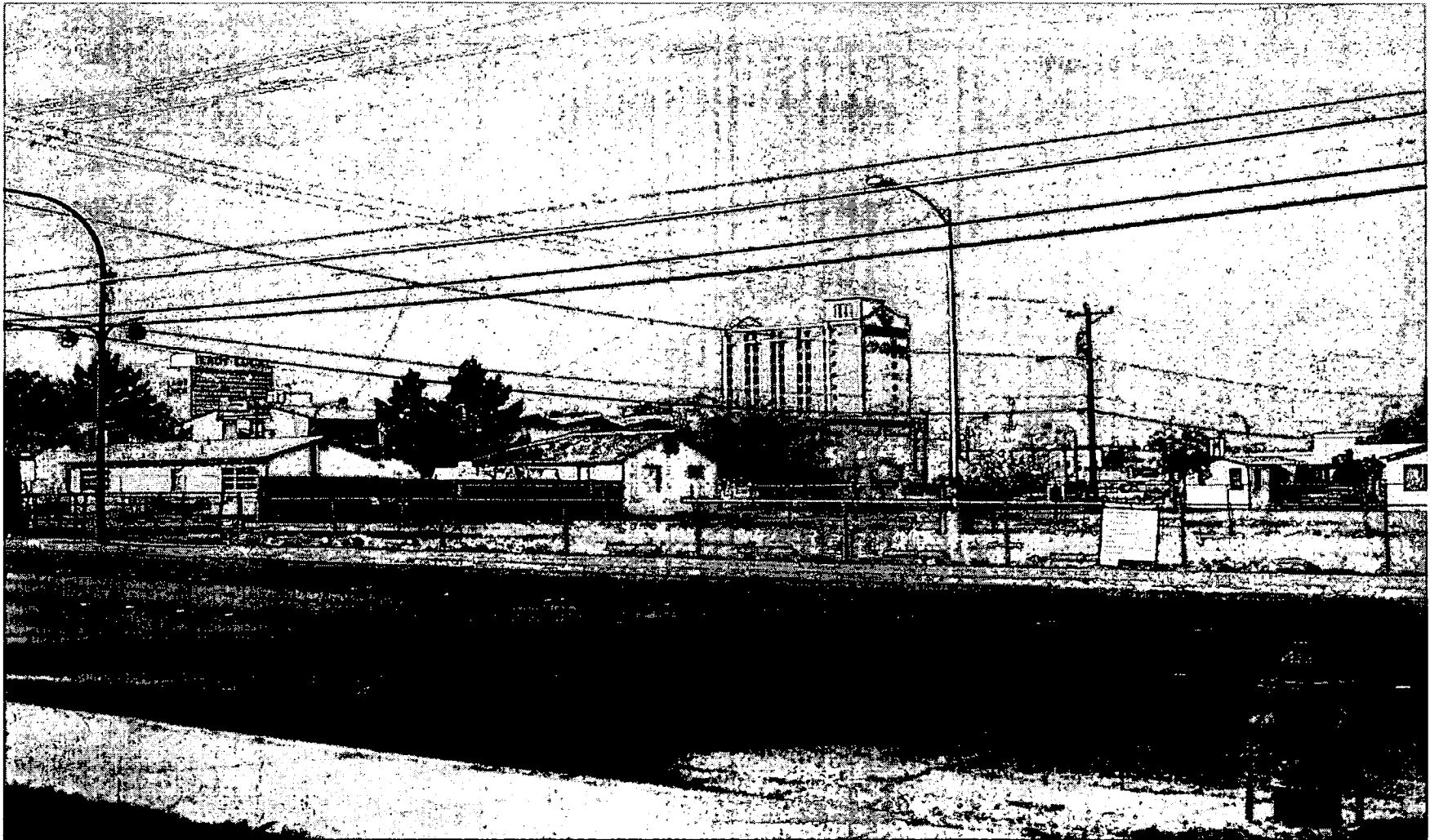
STAFF

Z-0010-00

4-13-00 PC



Z-0010-00 - VIEW NORTH FROM THE SOUTHWEST CORNER OF 9TH STREET
AND BRIDGER AVENUE



Z-0010-00 - VIEW NORTHWEST FROM THE SOUTHWEST CORNER OF 9TH
STREET AND BRIDGER AVENUE

City of Las Vegas

Agenda Item No. 127

AGENDA SUMMARY PAGE – PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: MAY 17, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-0002-00 - LADISLAO HERNANDEZ AND JUAN LOPEZ - Request for a General Plan Amendment FROM: L (Low Density Residential) and O (Office) TO: SC (Service Commercial) of 0.51 Acres on the west side of Eastern Avenue, approximately 70 feet north of Wilson Avenue (APN'S: 139-26-811-071 through 073), Ward 3 (Reese). The Planning Commission (5-0 vote) and staff recommend APPROVAL

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

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

BACKUP DOCUMENTATION:

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

MOTION:

M. McDONALD – Motion to bring forward and TABLE Item 92 [U-0031-00] and Item 93 [0032-00], accept the WITHDRAWAL of Item 124 [U-0040-00], and HOLD IN ABEYANCE Item 97 [Z-0073-98(2) & Z-0095-90(6)], Item 123 [U-0025-00], Item 127 [GPA-0002-00], Item 128 [Z-0011-00] and Item 129 [Z-0011-00(1)] to 6/7/2000 – UNANIMOUS

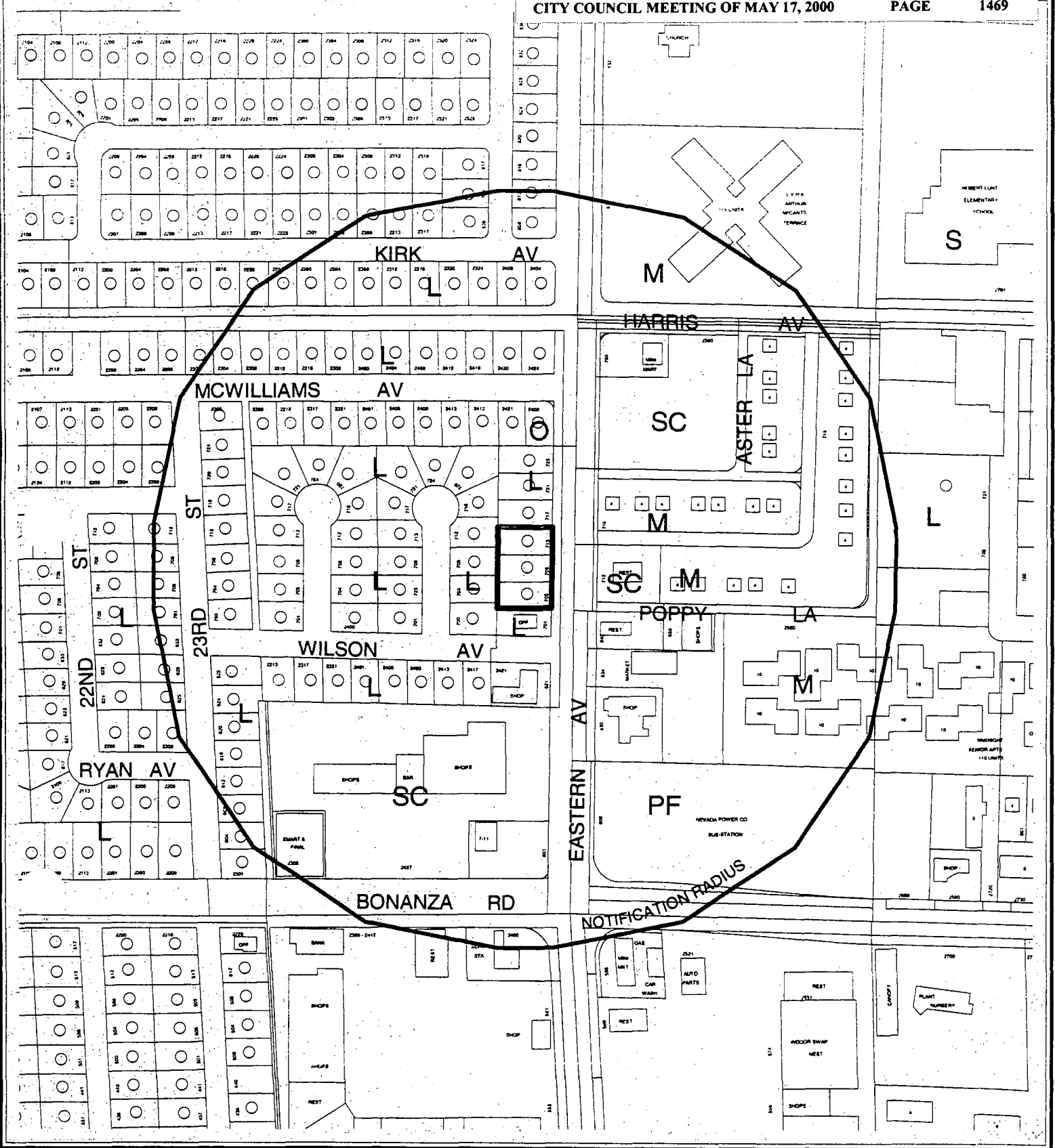
MINUTES:

ROBERT GENZER, Deputy Director, Planning & Development Department, explained that the applicant requested that Item 127 [GPA-0002-00], Item 128 [Z-0011-00] and Item 129 [Z-0011-00(1)] be held in abeyance in order to address COUNCILMAN REESE's concerns and that there was no request to amend the application.

There was no further discussion.

(2:05 – 2:08)

4 – 1

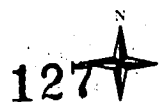


CASE: **GPA-0002-00**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION: L (LOW DENSITY RESIDENTIAL)

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: GPA-0002-00 - Ladislao Hernandez and Juan Lopez

**** CONDITIONS ****

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

1. If approved, staff would recommend initiating a General Plan Amendment for the remaining interior lots, north of the subject parcels, to a Service Commercial designation (similar to that of the parcels that are the subject of this particular application).

NOTE: The above condition is not pertinent to this specific site and should not be included as a condition if this request is approved. The above is a general recommendation.

GPA-0002-00 - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This application is intended to amend a portion of the Southeast Sector Plan of the General Plan from L (Low Density Residential) and O (Office) to SC (Service Commercial) for the purpose of converting three residential properties to commercial uses.

The applicant justified the request indicating that the proposed change should have the same impact on the community as office uses, and should not impose any burdens that were not provided for under the General Plan. The applicant also indicated that this project will comply with the objectives of the General Plan.

BACKGROUND DATA

- 09/22/59 The Planning Commission adopted a Generalized Land Use Plan. On this plan, the subject properties were designated for Low Density Residential land uses, with a maximum of five (5) families per acre.
- 08/12/68 The Clark County Regional Planning Council adopted a Coordinated General Plan for the Las Vegas Valley. On this plan, the subject properties were designated for Low Density Residential land uses, with a maximum density of six (6) dwelling units per acre.
- 05/26/77 The Clark County Regional Planning Council adopted a Regional Comprehensive Plan. On this plan, the subject properties were designated for Low Density Residential land uses with a maximum density of seven (7) dwelling units per acre.
- 08/07/85 The City Council adopted Community Profiles of the City of Las Vegas General Plan. On this plan, the subject properties were designated Service Commercial.
- 03/12/92 The Planning Commission adopted the Southeast Sector Plan of the General Plan. On this plan, the subject parcel was designated for Low Density Residential with a maximum density of 6.7 dwelling units per acre.
- 11/04/96 The City Council amended the Las Vegas Redevelopment Plan, expanding the boundaries of the Redevelopment Area, including the subject parcels. However, as a result of this action, the subject parcels were not recommended for a specific land use designation as part of this plan.

GPA-0002-00 - Page Two
May 17, 2000 City Council Meeting

04/14/97 The City Council approved an amendment to the Southeast Sector Plan (GPA-56-96) changing the designation of two (2) of the subject parcels from Low Density Residential (L) to Office (O).

08/18/99 The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre; Medium-Low Density Residential to allow up to 8 dwelling units per acre, and; Medium Density Residential up to 25 dwelling units per acre.

DETAILS OF APPLICATION REQUEST

Site Area: 0.51 Acres

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

EXISTING LAND USE

Subject Properties:	Single Family Residential
North:	Single Family Residential
South:	Office
East:	Commercial
West:	Single Family Residential

PLANNED LAND USE

Subject Properties:	O (Office)
	L (Low Density Residential)
North:	L (Low Density Residential)
South:	L (Low Density Residential)
East:	SC (Service Commercial)
West:	L (Low Density Residential)

GPA-0002-00 - Page Three
May 17, 2000 City Council Meeting

EXISTING ZONING OF ADJACENT PARCELS

Subject Property:	R-1 (Single Family Residential)
	R-1 (Single Family Residential)(ROI to P-R)
North:	R-1 (Single Family Residential)
South:	C-D (Designed Commercial)
East:	R-3 (Limited Multiple Residence) (ROI to C-1)
West:	R-1 (Single Family Residential)

ANALYSIS & FINDINGS

Definitions:

L [Low Density Residential (3.6 to 4.5 units/gross acre)] - this category permits single family detached homes, manufactured homes on individual lots, gardening, residential planned developments and planned community developments.

O (Office) - the Office category provides for small lot office conversions as a transition, along Primary and Secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.

SC (Service Commercial) - the Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers and areas, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services.

The subject properties are located on the west side of Eastern Avenue, between Wilson Avenue and McWilliams Avenue. The combined size of the three (3) parcels is approximately .51 acres in size and each individual parcel is presently improved with a single family dwelling. Eastern Avenue is designated on the Master Plan of Streets and Highways as a Primary Arterial with a minimum right-of-way width of 100 feet.

The current Southeast Sector Plan has designated the subject parcels for office and low density residential land uses. The applicant's proposal would redesignate the parcels to Service Commercial. Staff concedes that the dynamics of Eastern Avenue have changed dramatically, and it is no longer ideal for a single family residence to be located on such a major thoroughfare.

GPA-0002-00 - Page Four
May 17, 2000 City Council Meeting

The segment of Eastern Avenue in which the subject parcels are located has already begun to transition to other uses besides low density residential, as evidenced by the existing office use to the south (on the corner of Wilson Avenue and Eastern Avenue), and the recently approved General Plan Amendment (also to office) on the corner of McWilliams Avenue and Eastern. Staff believes that the ideal planning scenario for this block of Eastern Avenue would be to have these corner lots remain as office, and have the interior lots facing Eastern Avenue (of which the subject parcels are a part) transition to Service Commercial uses. The reasoning behind this recommendation is that having the corner lots as office uses enables the provision of a buffer to insulate the residential neighborhoods to the west, from the traffic and activity along Eastern Avenue. As for the interior lots, whose access is only by means of Eastern Avenue, and of which this application is partially concerned, staff believes that the uses permitted within Service Commercial could be compatible with the low density residential neighborhood to the west. This land use scenario is repeated throughout the city, under very similar situations.

Chapter 19A.18.030 of the Las Vegas Zoning Code requires the following four conditions to be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations;
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts;
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies.

With regard to "1" above, it is the opinion of staff that the proposed Service Commercial land use designation would allow for activities that are compatible with the residential land uses located west of the subject parcels. The land use scenario proposed as a result of this application is prevalent throughout the Southeast Sector of the city. The use of architectural and site design techniques can be used to buffer any potentially objectionable characteristics (noise, lighting, etc.) that may result.

With regard to "2" above, according to the Las Vegas Zoning Ordinance, the Service Commercial (SC) land use category has two (2) related zoning districts: C-1 (Limited Commercial) and C-D (Designed Commercial). The intent of the C-D (Designed Commercial) zoning district is to allow light commercial uses that are in harmony with the neighborhood in which it is located, whereas the C-1 (Limited Commercial) zoning district is recommended in locations on the periphery of residential neighborhoods, as this category allows most retail and personal services. Both of these categories would be compatible with the adjacent residential neighborhood, with a C-D designation being the most complementary to low density residential development.

GPA-0002-00 - Page Five
May 17, 2000 City Council Meeting

With regard to "3" above, the parcel in question is located in an area of the City where all utilities are currently in place and available to this site. The site is serviced by the Downtown Area Command of the Las Vegas Metropolitan Police Department with a substation approximately a half mile away at Eastern Avenue and Washington Avenue. Fire Station #8, which is approximately 1.5 miles to the east at 633 North Mojave Road, is the closest city facility to the site. Freedom Park (at Washington Avenue and Pecos Road) is the closest park to the site.

With regard to "4" above, the subject parcels are located within the boundaries of the Las Vegas Redevelopment Area. Although the Las Vegas Redevelopment Plan does not specifically recommend any land uses within this vicinity, there is a policy statement that encourages "adequate landscaping and screening be provided to create a buffer between those areas remaining in residential use during implementation of the plan, and those areas designated for commercial and employment uses."

FINDINGS

Staff finds this amendment appropriate for the following reason:

The application meets the requirements of Section 19A.18.030.I of the City of Las Vegas Zoning Code.

NOTICES MAILED 126

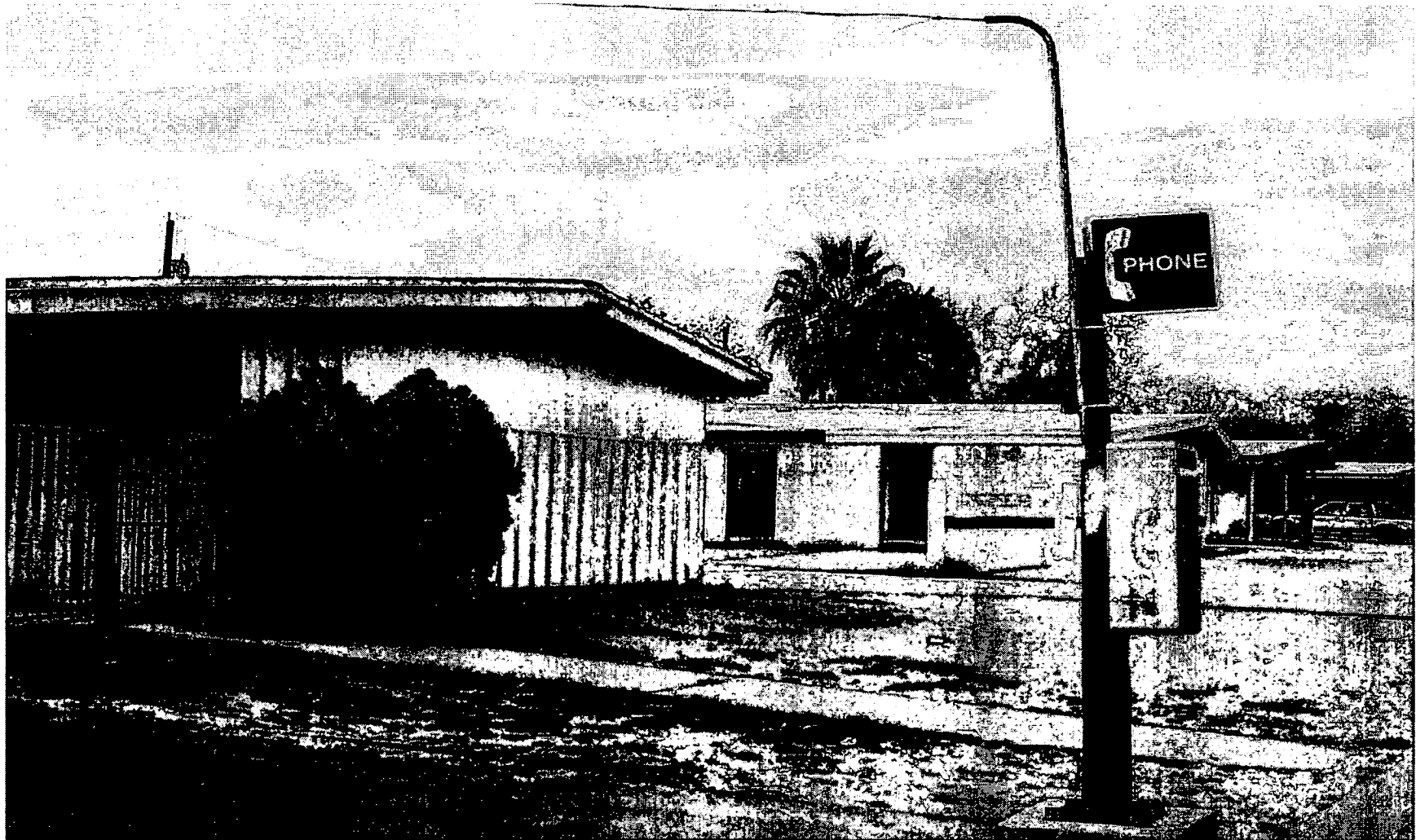
APPROVALS 0

PROTESTS 0



GPA-0002-00, Z-0011-00 & Z-0011-00(1):

VIEW SOUTHEAST FROM THE INTERSECTION OF HARRIS AVENUE AND
EASTERN AVENUE



GPA-0002-00, Z-0011-00 & Z-0011-00(1):

VIEW FROM THE NORTHWEST CORNER OF EASTERN AVENUE AND WILSON
AVENUE TO THE SITE

FROM : MC AYALA PLANNING & ZONING

FAX NO. :

May. 16 2000 01:42PM P1

Tim C. Ayala
TCA Planning & Development

4600 Sunset Rd. Suite 146
Las Vegas, Nevada

(702) 275-5784 Fax (702) 260-0713

May 15, 2000

City of Las Vegas
Current Planning
731 S. Fourth Street
Las Vegas, Nv 89101

TO: BEVERLY BRIDGE

2000 MAY 17 A 8:17

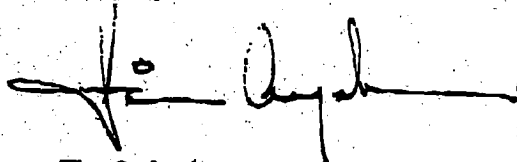
RECEIVED
CITY CLERK

To who it may concern:

I writing to request item Z-011-00 be held until the following meeting in order for
us to work with the neighbors.

We appreciate your assistance with this matter.

Sincerely,



Tim C. Ayala

THIS REQUEST SHOULD ALSO INCLUDE:
GPA - 0002-00 #
Z - 0011-00 (1)
ITEM NOS. 127, 128 & 129

* 127, 128 & 129

City of Las Vegas

Agenda Item No. 128

AGENDA SUMMARY PAGE – PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: MAY 17, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REZONING RELATED TO GPA-0002-00 - PUBLIC HEARING - Z-0011-00 -
LADISLAO HERNANDEZ AND JUAN LOPEZ - Request for a Rezoning FROM: R-1
 (Single Family Residential) TO: C-D (Designed Commercial) of 0.51 Acres on the west side of
 Eastern Avenue, approximately 70 feet north of Wilson Avenue (APN'S: 139-26-811-071
 through 073), Ward 3 (Reese). The Planning Commission (5-0 vote) and staff recommend
 APPROVAL

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

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

BACKUP DOCUMENTATION:

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

MOTION:

M. McDONALD – Motion to bring forward and TABLE Item 92 [U-0031-00] and Item 93 [0032-00], accept the WITHDRAWAL of Item 124 [U-0040-00], and HOLD IN ABEYANCE Item 97 [Z-0073-98(2) & Z-0095-90(6)], Item 123 [U-0025-00], Item 127 [GPA-0002-00], Item 128 [Z-0011-00] and Item 129 [Z-0011-00(1)] to 6/7/2000 – UNANIMOUS

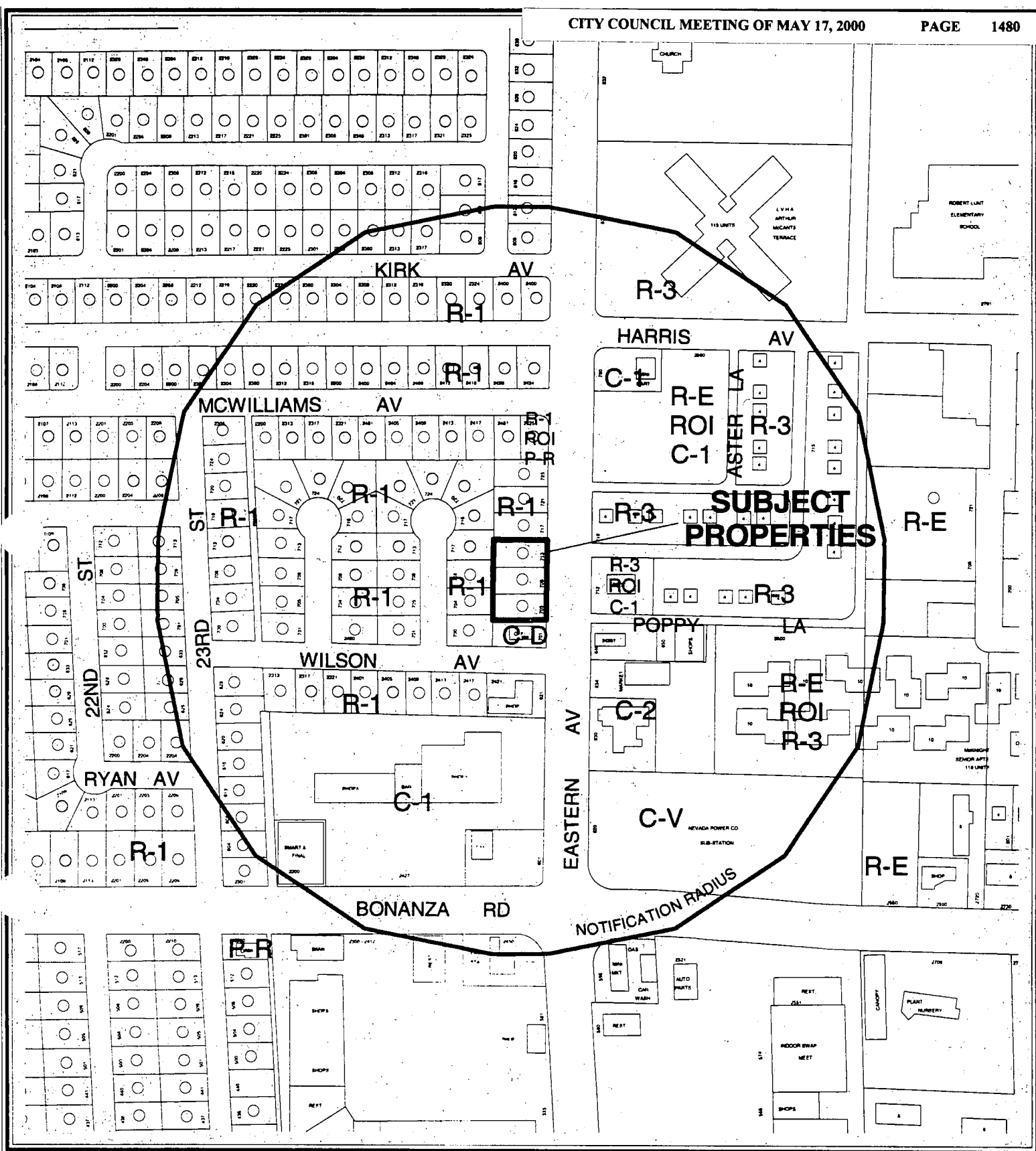
MINUTES:

ROBERT GENZER, Deputy Director, Planning & Development Department, explained that the applicant requested that Item 127 [GPA-0002-00], Item 128 [Z-0011-00] and Item 129 [Z-0011-00(1)] be held in abeyance in order to address COUNCILMAN REESE's concerns and that there was no request to amend the application.

There was no further discussion.

(2:05 – 2:08)

4 – 1



CASE: Z-0011-00

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL), PROPOSED TO C-D (DESIGNED COMMERCIAL)

0 200 400 Feet





AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: Z-0011-00 - Ladislao Hernandez and Juan Lopez

**** CONDITIONS ****

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

1. A Site Development Plan Review application shall be approved by the City Council prior to issuance of any permits, any site grading, and all development activity for the site.
2. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site. (Public Works)
3. 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. The proposed driveway accessing Eastern Avenue shall also meet the approval of the Nevada Department of Transportation. (Public Works)
4. Provide to the City a copy of a recorded Joint Access and Parking Agreement allowing intrasite circulation between the 3 parcels comprising this overall site prior to the issuance of any permits. (Public Works)
5. 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 area traffic mitigation 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. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if

Z-0011-00 - Page Two

May 17, 2000 City Council Meeting

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. (Public Works)

6. A Resolution of Intent with a two year time limit.

Z-0011-00 - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a Request for a Rezoning of a 0.51 acre site on the west side of Eastern Avenue, approximately 70 feet north of Wilson Avenue, from R-1 (Single Family Residential) to C-D (Designed Commercial). The applicant indicates that additional retail shops are needed in this area.

BACKGROUND DATA

- 12/5/84 The City Council approved a rezoning to P-R (Professional Offices and Parking) Z-78-84. The zoning expired without converting the properties to an office use.
- 2/18/87 The City Council approved a rezoning to P-R (Professional Offices and Parking) Z-2-87. The zoning expired.
- 02/05/97 The City Council approved a rezoning to P-R (Professional Offices and Parking) Z-11-00. The zoning expired without converting the properties to an office use.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-1	Single Family Residence
South	C-D	Retail Store
East	ROI/C-1	Vacant/Restaurant
West	R-1	Single Family Residence

ANALYSIS & FINDINGS

GENERAL PLAN

The subject site is currently designated L (Low Density Residential) on the Southeast Sector Map of the Las Vegas General Plan. The applicant has requested an amendment to the Southeast Sector Map to SC (Service Commercial). Staff finds the requested General Plan Amendment to be appropriate for the site and recommends approval. If the amendment is approved, the requested C-D (Designed Commercial) zoning will be consistent with the General Plan designation.

Z-0011-00 - Page Two
May 17, 2000 City Council Meeting

ZONING

Staff finds the proposed C-D (Designed Commercial) zoning will allow development of this site that conforms to the pattern occurring along this portion of Eastern Avenue.

FINDINGS

In order to approve a Rezoning application, pursuant to Las Vegas Municipal Code Section 19A.18.040, the Planning Commission or City Council must affirm the following:

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

The subject site is currently designated L (Low Density Residential) on the Southeast Sector Map of the Las Vegas General Plan. The applicant has requested an amendment to the Southeast Sector Map to SC (Service Commercial). Staff finds the requested General Plan Amendment to be appropriate for the site and recommends approval. If the amendment is approved, the requested C-D (Designed Commercial) zoning will be consistent with the General Plan designation.

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

Staff finds that the type of uses allowable under the requested C-D (Designed Commercial) zoning will be compatible with the adjacent residential and commercial uses and zoning districts if proper buffering is implemented.

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

Staff finds that the requested C-D (Designed Commercial) zoning district will be a more appropriate designation of the site than the R-1 (Single Family Residential) zoning district, and may meet a need for additional retail development 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 existing Eastern Avenue is a Primary Street (100 foot wide), and will be appropriate for traffic generated by commercial uses on the site.

Z-0011-00 - Page Three
May 17, 2000 City Council Meeting

NOTICES MAILED 126

APPROVALS 0

PROTESTS 0

AGENCY COMMENTS

<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES	NO	NO
<i>B&S - Permits/Inspections</i>	YES	NO	NO
<i>PW - DEVCO</i>	YES	YES	YES
<i>City Centre Development Corp</i>	YES	NO	NO
<i>Redevelopment Agency</i>	YES	NO	NO
<i>Fire Services - Prevention</i>	YES	NO	NO

City of Las Vegas

Agenda Item No. 129

AGENDA SUMMARY PAGE – PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: MAY 17, 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-0002-00 AND Z-0011-00 - PUBLIC HEARING - Z-0011-00(1) - **LADISLAO HERNANDEZ AND JUAN LOPEZ** - Request for a Site Development Plan Review FOR A PROPOSED 5,000 SQUARE FOOT RETAIL DEVELOPMENT on 0.51 acres on the west side of Eastern Avenue approximately 70 feet north of Wilson Avenue (APN'S: 139-26-811-071 through 073), R-1 (Single Family Residential) pending zone change to C-D (Designed Commercial), Ward 3 (Reese). The Planning Commission (5-0 vote) and staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

BZA Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

BZA Meeting

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

M. McDONALD – Motion to bring forward and TABLE Item 92 [U-0031-00] and Item 93 [0032-00], accept the WITHDRAWAL of Item 124 [U-0040-00], and HOLD IN ABEYANCE Item 97 [Z-0073-98(2) & Z-0095-90(6)], Item 123 [U-0025-00], Item 127 [GPA-0002-00], Item 128 [Z-0011-00] and Item 129 [Z-0011-00(1)] to 6/7/2000 – UNANIMOUS

MINUTES:

ROBERT GENZER, Deputy Director, Planning & Development Department, explained that the applicant requested that Item 127 [GPA-0002-00], Item 128 [Z-0011-00] and Item 129 [Z-0011-00(1)] be held in abeyance in order to address COUNCILMAN REESE's concerns and that there was no request to amend the application.

There was no further discussion.

(2:05 – 2:08)

4 – 1



CASE: Z-0011-00(1)

RADIUS: 750 FT

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

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: Z-0011-00(1) - Ladislao Hernandez and Juan Lopez

**** CONDITIONS ****

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

1. A minimum 24-inch box mondell pine tree shall be placed in the planter shown immediately south of the handicap parking space. A five-foot wide landscape finger shall be placed at the north end of the row of parking located in the rear portion of the site and shall also contain a 24 inch box pine tree.
2. All sides of all buildings shall receive a exterior treatment that matches that as shown on the east elevation.
3. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0011-00 and all other site-related actions. (Public Works)
4. All development shall be in conformance with the site plan (as amended by the above conditions) and revised building elevations.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner.
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
8. All City Code requirements and design standards of all City departments must be satisfied.
9. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
10. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

Z-0011-00(1) - Page Two

May 17, 2000 City Council Meeting

11. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. 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.
14. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
15. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Z-0011-00(1) - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review of property located on the west side of Eastern Avenue approximately 70 feet north of Wilson Avenue for a proposed 5,000 square foot retail development.

BACKGROUND DATA

- 12/5/84 The City Council approved a rezoning to P-R (Professional Offices and Parking) Z-78-84. The zoning expired without converting the properties to an office use.
- 2/18/87 The City Council approved a rezoning to P-R (Professional Offices and Parking) Z-2-87. The zoning expired.
- 02/05/97 The City Council approved a rezoning to P-R (Professional Offices and Parking) Z-11-00. The zoning expired without converting the properties to an office use.

DETAILS OF APPLICATION REQUEST

Site Area	0.51 Acres	
Building Area	5,100	Square Feet
Building Height	15	Feet
Parking Required	12	Spaces
Parking Provided	17	Spaces

The applicant proposes to convert the three single-family dwellings currently on this site into a health food store, a music store, and a bookstore. As part of the conversion, each building exterior will be remodeled to include a stucco Spanish Mission style façade at the entrance. Two driveways provide access to the site to Eastern Avenue. A minimum 20-foot wide landscape planter with palm trees is shown along the east property line, with an eight-foot wide planter with pine trees along the west property line.

Z-0011-00(1) - Page Two
May 17, 2000 City Council Meeting

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-1	Single Family Residence
South	C-D	Retail Store
East	ROI/C-1	Vacant/Restaurant
West	R-1	Single Family Residence

ANALYSIS & FINDINGS

ZONING

The retail stores as shown are a permitted use in the C-D (Designed Commercial) zoning district that is proposed for this site.

SITE PLAN

Staff has no objection to the site plan.

LANDSCAPE PLAN

In order to comply with the City's landscaping standards, a minimum 24-inch box mondell pine tree should be placed in the planter shown immediately south of the handicap parking space. Additionally, a five-foot wide landscape finger should be placed at the north end of the row of parking located in the rear portion of the site and should also contain a 24 inch box pine tree. This issue has been addressed in condition number 1 of staff's recommendation.

ELEVATIONS

The elevations indicate that the front of the structures will be enhanced. Staff notes that the Urban Design Guidelines and Standards require all sides of a building to receive a consistent exterior treatment. Therefore, staff has added a condition to this report which addresses this issue.

FINDINGS

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

Z-0011-00(1) - Page Three
May 17, 2000 City Council Meeting

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

This request is in compliance with the pattern of development occurring along this portion of Eastern Avenue.

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."**

The proposed development will be in compliance with City Standards, with implementation of staff's conditions regarding the landscaping and building elevations.

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

Staff finds that this request will not have an adverse impact on Eastern Avenue or any other street in the area.

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

The materials will be appropriate with implementation of staff's conditions regarding the landscaping and building elevations.

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

The submitted plans are not unsightly and will create an orderly environment.

6. **"Appropriate measures 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.

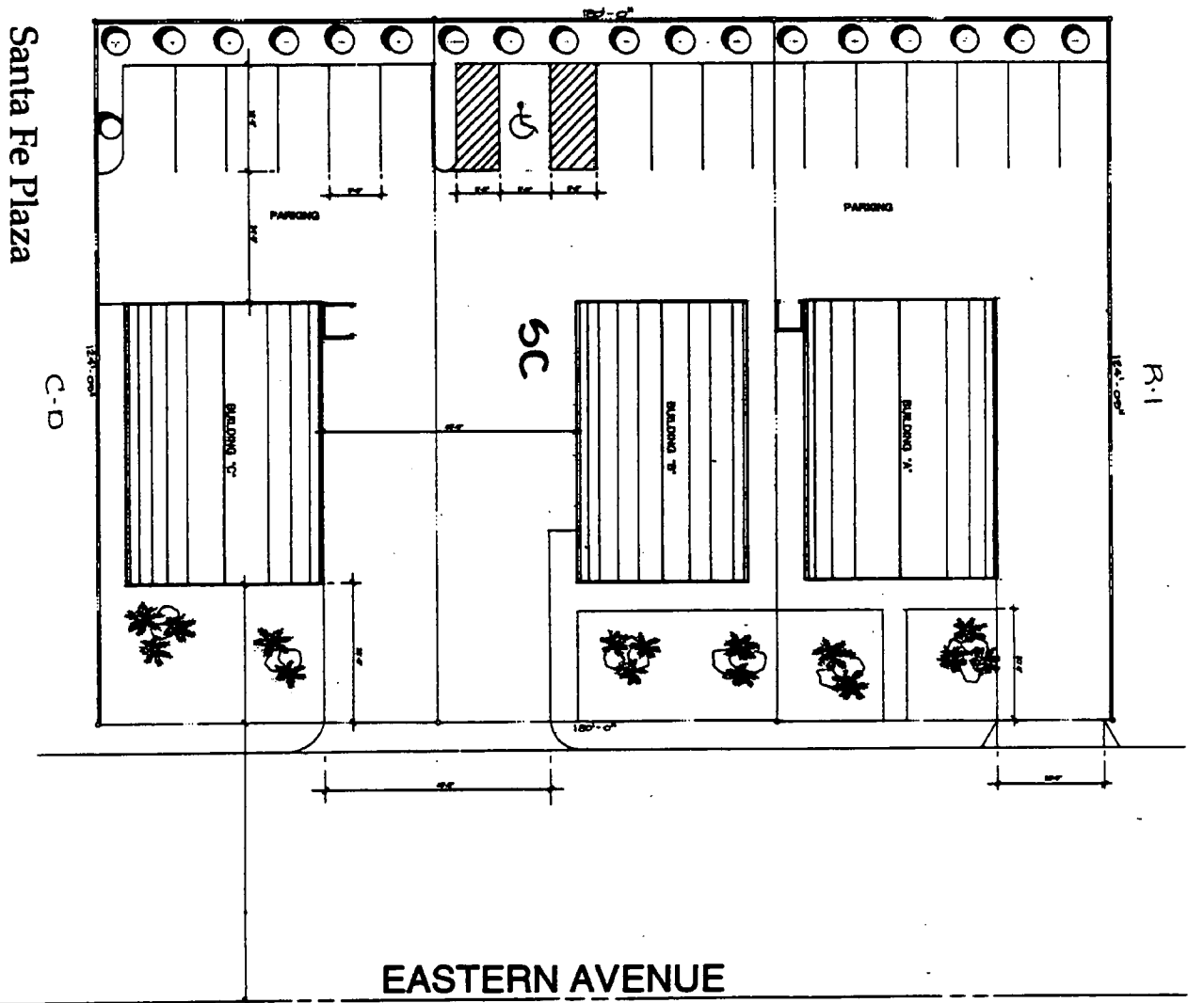
Z-0011-00(1) - Page Four

May 17, 2000 City Council Meeting

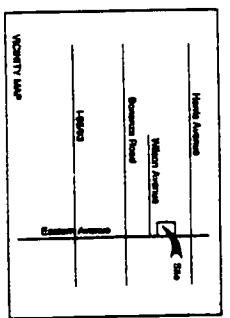
NOTICES MAILED 126**APPROVALS** 0**PROTESTS** 0**AGENCY COMMENTS**

<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES	YES	YES
<i>B&S - Permits/Inspections</i>	YES	NO	NO
<i>PW - DEVCO</i>	YES	YES	YES
<i>City Centre Development Corp</i>	YES	NO	NO
<i>Redevelopment Agency</i>	YES	NO	NO
<i>Fire Services - Prevention</i>	YES	NO	NO

Santa Fe Plaza
Eastern Avenue
Las Vegas, Nevada



Z-011-00(1)
4-13-00 PC



LAND DATA

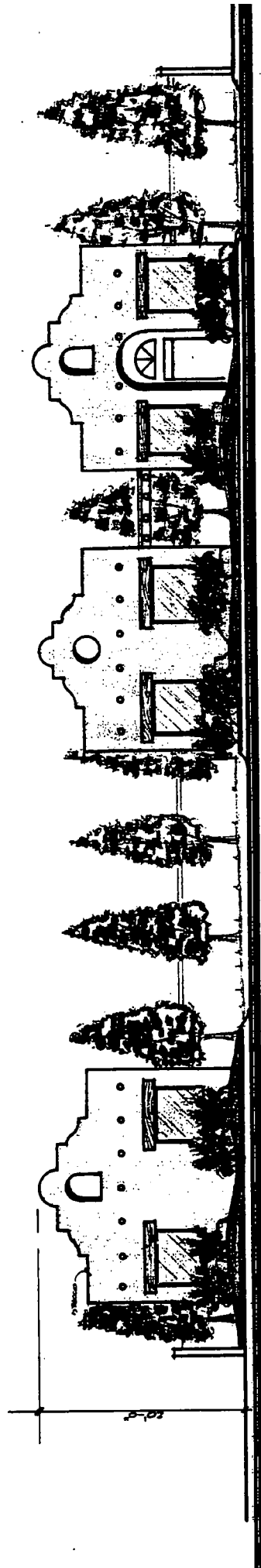
EXISTING ZONE R-1-C-P
PROPOSED ZONE C-D
SITE AREA APPROX. 82,300 SQ. FT.
BLDG. AREA APPROX. 4,000 SQ. FT.
PARKING (1 parking space per 100 sq. ft.)
PARKING REQUIRED 17 PARKING SPACES
PARKING PROVIDED 17 PARKING SPACES
GATE FLOORING RATIO

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	PHOENIX PALM	MORONGUE PALM
	WAGTAIL PALM	MORONGUE PALM
	ROSEBUD PALM	MORONGUE PALM

NOTE:
ALL DRIVEWAYS ARE TO BE PAVED WITH ASPHALT
ALL LANDSCAPE AREAS WILL BE PROVIDED WITH AUTOMATIC
IRRIGATION SYSTEMS

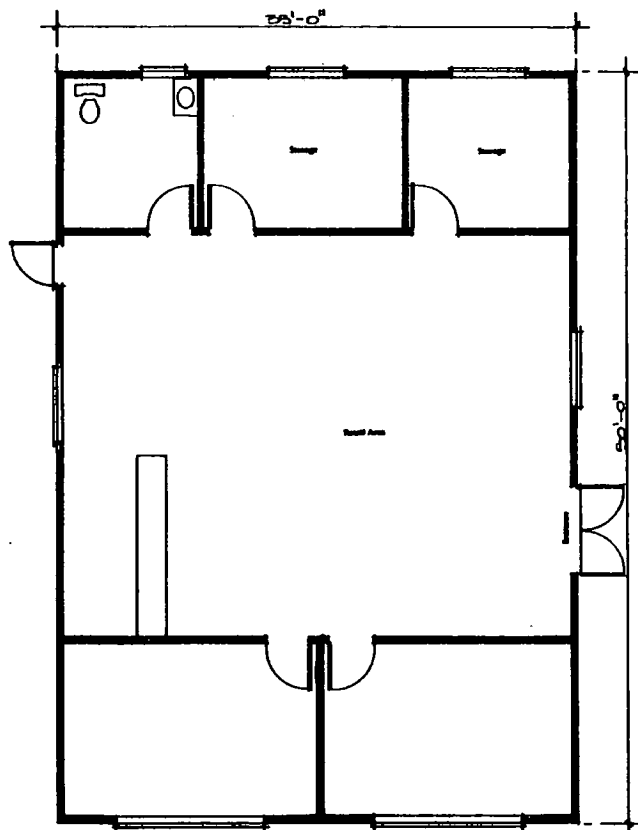




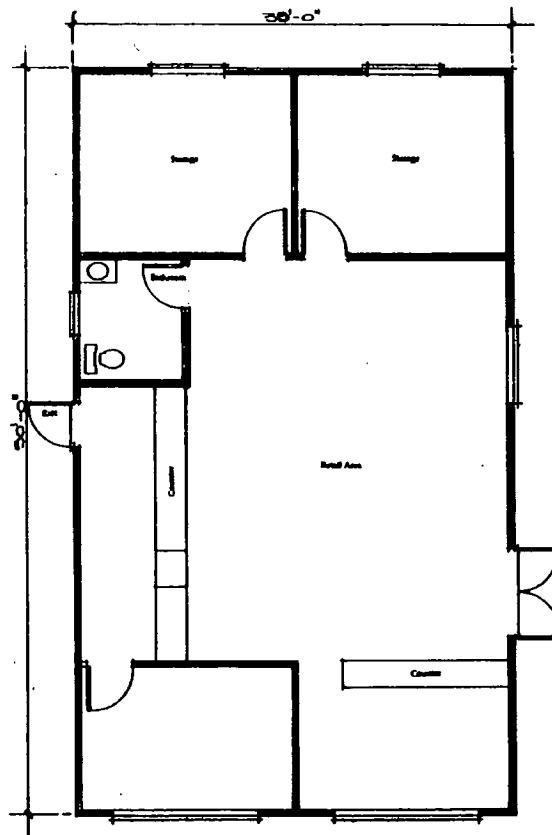
Santa Fe Plaza

Z-011-00(1)

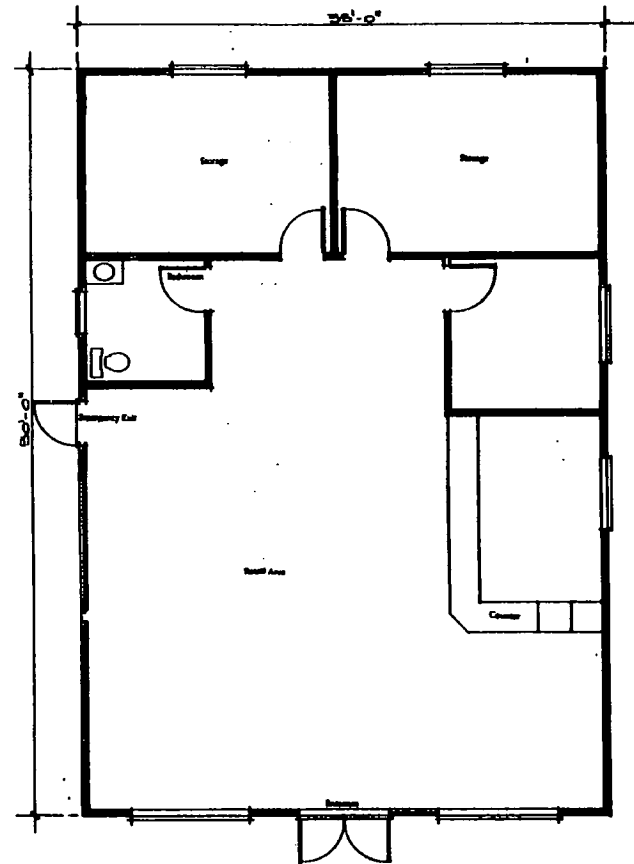
4-13-00 PC



Floor Plan **Nutrition Store**
Scale 1/4" = 1'-0"



Floor Plan **Music Store**
Scale 1/4" = 1'-0"



Floor Plan **Book Store**
Scale 1/4" = 1'-0"

Santa Fe Plaza
Eastern Avenue
Las Vegas, Nevada

Z-011-00(1)
4-13-00 PC

STAFF

City of Las Vegas

Agenda Item No. 130

AGENDA SUMMARY PAGE – PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: MAY 17, 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

TIME CERTAIN - 3:00 P.M.:

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SD-0016-00 - CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR THE EXPANSION OF BUNKER PARK on 7.50 acres on the south side of Alexander Road (APN: 138-10-101-015), between Buffalo Drive and Tenaya Way, C-V (Civic) Zone, Ward 4 (Brown). The Planning Commission (4-0-1 vote) and staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

BZA Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

55

BZA Meeting

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (4-0-1 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 and adding the following conditions:

- A 6-foot high decorative wrought iron fence shall be installed around the skateboard park to limit the hours of operation;
- Two lighted bocce ball courts shall be constructed replacing the original roller skating area;
- One 16-inch diameter lighted shade structure complete with two picnic tables;
- Revise the planting plan for the area around the bocce ball court and revision to the planting along Alexander Road;

UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

City of Las Vegas

Agenda Item No. 130

CITY COUNCIL MEETING OF MAY 17, 2000

Planning & Development Department

Item 130 – SD-0016-00

MINUTES – Continued:

CLAIR LEWIS, Public Works Department, introduced BARRY ELLIS, Pentacore Engineering, and stated that this request would allow the expansion of Bunker Park located at Alexander Road and Tenaya Way. The park will feature a Tot Lot area, picnic shelters and a roller skateboard area. The Site Development Plan has been modified to include a bocce ball court and additional picnic shelter since the Planning Commission meeting.

TONY BRUGES, 4009 Poppy Fields Drive, asked for clarification of what is proposed for this park. COUNCILMAN BROWN replied that a lighted bocce ball court and lighted shade structure would replace the roller rink originally proposed in this park. MR. BRUGES stated that his main concern was that the skate park might be placed down in the drain basin.

HARRY FURY, 8004 Holly Knoll Avenue, President and Chairman of the Mountain Shadow Homeowner's Association, and LOUISE RUSKAMP appeared in support of the park's expansion. MR. FURY added that everyone would rather see kids in a park than on the streets. MS. RUSKAMP thanked COUNCILMAN BROWN for making parks a priority in the City.

COUNCILMAN BROWN expressed his appreciation to MR. BRUGES for his willingness to serve on the Senior Citizens Advisory Board and the Neighborhood Partners Fund Board. Skateboard parks are a relative new component in the City now that the liability issues have been resolved. He clarified with MR. LEWIS that there would be a wrought iron fence around the skateboard park in order to control the hours of operation. COUNCILMAN BROWN added that this is a great project and thanked the staff design team for their efforts and cooperation.

COUNCILMAN MACK pointed out that lighting this bocce ball court would address a concern raised by residents due to the non-lit bocce ball court at the Children's Memorial Park.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: MR. BRUGES submitted a petition with 315 signatures supporting the expansion of the park obtained by JIM NATION, Director of the area Neighborhood Watch.

(4:15 – 4:23)

5 – 1347

**Agenda Item No. 130**

CITY COUNCIL MEETING OF MAY 17, 2000

Planning & Development Department

Item 130 – SD-0016-00

CONDITIONS:

1. The developer shall reserve a 15 foot wide corridor adjacent to, but outside of, the dedicated right-of-way for Alexander Road, on the south side of the street, for trail purposes in accordance with Map Seven of the Northwest Sector Plan. The trail corridor shall be created as a separate lot or parcel, as a common element, separate from other adjacent common elements, and the developer shall grant a public trail easement overlying the entire area of the common element thus created. Concurrent with development of this site, the developer shall construct Trail improvements within this easement corridor in a manner acceptable to the Planning and Development Department and the Department of Public Works. No above-ground utility vaults that would substantially interfere with the use of the trail corridor will be allowed within the easement area.
2. Install shade trees along Alexander Road similar to those that exist in the existing portion of Bunker Park, as required by the Planning and Development Department.
3. Where multi-use trails cross driveways, some type of street treatment to differentiate the trails should be included, as required by the Planning and Development Department.
4. Dedicate appropriate right-of-way adjacent to this site for Alexander Road. (Public Works)
5. Construct half-street improvements on Alexander Road adjacent to this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. (Public Works)
6. An addendum to the previously approved Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study. (Public Works) All development shall be in conformance with the Site Development plan and building elevations.

**Agenda Item No. 130**

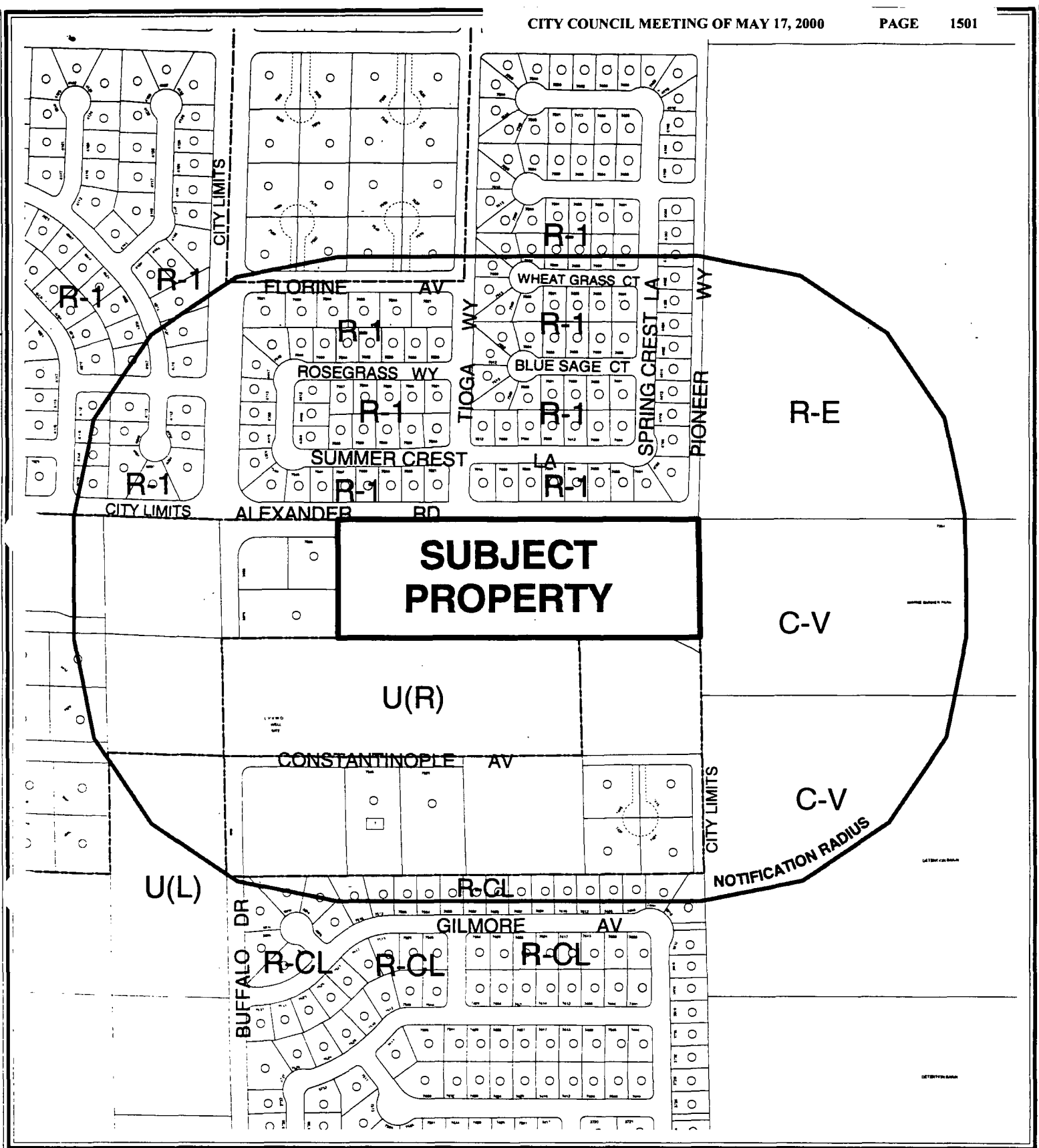
CITY COUNCIL MEETING OF MAY 17, 2000

Planning & Development Department

Item 130 – SD-0016-00

CONDITIONS – Continued:

7. 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.
8. 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.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
10. All City Code requirements and design standards of all City departments must be satisfied.
11. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
12. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
13. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.
14. 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 transportation hazards.
15. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
16. 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: SD-0016-00

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 300 600 Feet



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: MAY 17, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: SD-0016-00 - City of Las Vegas**

**** CONDITIONS ****

The Planning Commission (4-0-1 vote) and staff recommend APPROVAL, subject to:

1. The developer shall reserve a 15 foot wide corridor adjacent to, but outside of, the dedicated right-of-way for Alexander Road, on the south side of the street, for trail purposes in accordance with Map Seven of the Northwest Sector Plan. The trail corridor shall be created as a separate lot or parcel, as a common element, separate from other adjacent common elements, and the developer shall grant a public trail easement overlying the entire area of the common element thus created. Concurrent with development of this site, the developer shall construct Trail improvements within this easement corridor in a manner acceptable to the Planning and Development Department and the Department of Public Works. No above-ground utility vaults that would substantially interfere with the use of the trail corridor will be allowed within the easement area.
2. Install shade trees along Alexander Road similar to those that exist in the existing portion of Bunker Park, as required by the Planning and Development Department.
3. Where multi-use trails cross driveways, some type of street treatment to differentiate the trails should be included, as required by the Planning and Development Department.
4. Dedicate appropriate right-of-way adjacent to this site for Alexander Road. (Public Works)
5. Construct half-street improvements on Alexander Road adjacent to this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. (Public Works)
6. An addendum to the previously approved Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study. (Public Works) All development shall be in conformance with the Site Development plan and building elevations.
7. 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.

SD-0016-00 - Page Two

May 17, 2000 City Council Meeting

8. 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.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
10. All City Code requirements and design standards of all City departments must be satisfied.
11. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
12. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
13. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.
14. 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 transportation hazards.
15. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
16. 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.

SD-0016-00 - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review to allow the expansion of Bunker Park on the south side of Alexander Road, between Buffalo Drive and Tenaya Way.

BACKGROUND DATA

05/18/88 The City Council approved a request for Rezoning to C-V (Civic) on the existing portion of Bunker Park as part of a larger request (Z-22-88).

04/05/89 The City Council approved a request for Review of Development Plan for the proposed park (Bunker Park) [Z-22-88(1)].

02/04/00 This parcel was annexed to the City of Las Vegas with C-V (Civic) zoning [A-15-99(A)].

DETAILS OF APPLICATION REQUEST

Site Area	7.50 Acres
Parking Required	Not Specified
Parking Provided	70 Spaces, including 3 handicap

The applicant proposes to build an extension of the 14 acre existing Bunker Park, immediately to the west of the existing park. The park's pathways will connect to the new area and create one unified park. A Skate Park, Roller Hockey Rink, and Tot Lot will be the main features of the new park, which will also include open play area for football, soccer and other activities. The parking lot is located in the central portion of the park near the north property line.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-1	Single Family Residential
South	Clark County	Undeveloped
	U (R)	LVVWD Well Site
East	C-V	Bunker Park
West	Clark County	Residential

SD-0016-00 - Page Two
May 17, 2000 City Council Meeting

ANALYSIS & FINDINGS

ZONING

The Civic zoning district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. The expansion of a public park is appropriate for Civic zoning.

SITE PLAN

The site plan depicts a parking lot on the northern portion of the site. Trails meander throughout the site and encircle two open play areas, as well as a roller hockey rink, skate park, tot lot, and group picnic area.

Staff notes that the Northwest Sector Plan, Map Seven, designates the south side of Alexander Road for a 20 foot wide Multi-Use (Non-Equestrian) trail. The site plan depicts a 10 foot wide meandering multi-use trail along the south side of Alexander Road. This is the correct amount of asphalt trail surface required for a multi-use trail, because five feet can be located in the public right-of-way and the other five feet is needed for landscaping and amenities. However, staff notes that where multi-use trails cross driveways, some type of street treatment to differentiate the trails should be included. One of the requirements of the Design Standards Manual is that the site plan should clearly express the separation between pedestrian and vehicular traffic. Surface accent strips of brick or textured paving to define pedestrian walkways should be utilized.

LANDSCAPE PLAN

The landscape plan depicts a number of 24 inch box trees throughout the park. Trees are located along the property lines, as well as along many of the pathways. Staff finds that a few more trees should be added immediately adjacent to Alexander Road to continue the tree line and rhythm from the existing park along the street. Trees are also located around primary play areas, such as the tot lot, skate park and roller hockey rink. In addition, the roller hockey has been recessed and surrounded by shrubbery to help screen the use from other areas of the park. Two main areas of turf are provided for open play, and a grassy area with landscape mounds is located near the skate park.

ELEVATIONS

The only structures planned for the site are a covered picnic area and play equipment. The picnic area cover consists of a red roof supported by six columns. The tot lot play equipment will be constructed nearby in primary colors: red, blue, and yellow.

SD-0016-00 - Page Three
May 17, 2000 City Council Meeting

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, 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 development is compatible with adjacent development.

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 development is consistent with City plans, policies, and standards except as mentioned above.

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

Staff finds that the site access and circulation, with the addition of modifications mentioned, will not negatively impact adjacent roadways or neighborhood traffic.

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

Staff finds that the materials used for the project are appropriate, especially the use of desert landscaping where turf is not required.

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

Staff finds that the use of multi-colored play equipment and shade structures to be appropriate in a park.

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

Staff finds the proposed project will be an improvement for the general welfare of the public, especially in the adjacent neighborhoods.

SD-0016-00 - Page Four
May 17, 2000 City Council Meeting

NOTICES MAILED 153

APPROVALS 55

[Note: Those who spoke in favor of this request cited the regional nature of the facility and the amount of use the existing park receives as justification for the needed expansion.]

PROTESTS 1

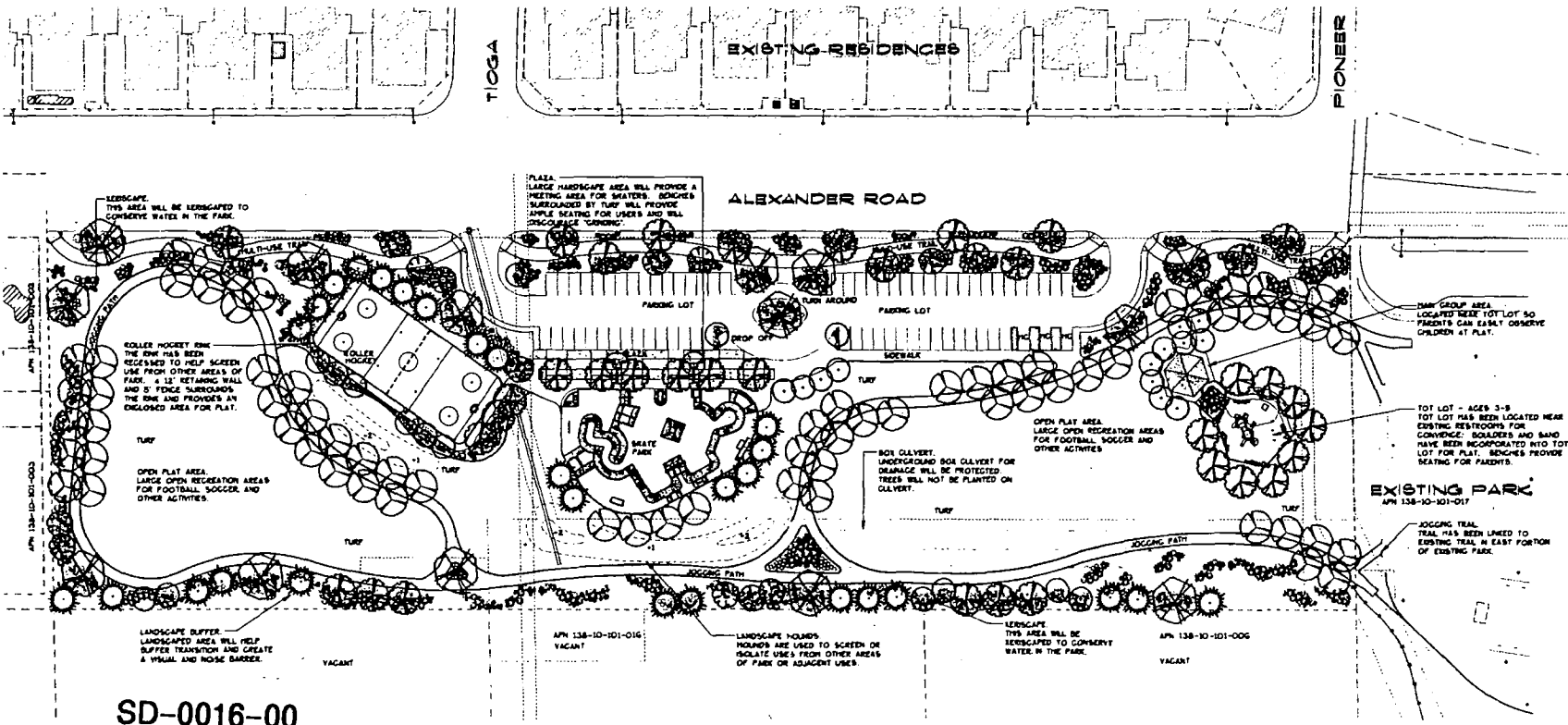
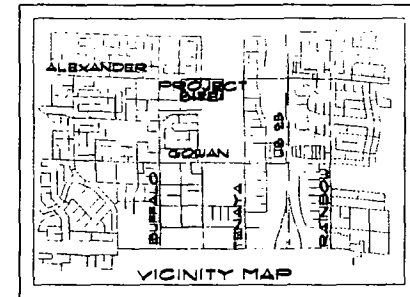
AGENCY COMMENTS

<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES	YES	YES
<i>B&S - Permits/Inspections</i>	YES	NO	N/A
<i>PW - DEVCO</i>	YES	YES	YES
<i>City Centre Development Corp</i>	YES	NO	N/A
<i>Redevelopment Agency</i>	YES	NO	N/A
<i>Fire Services - Prevention</i>	YES	NO	N/A

PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY
	CERCOCARPUS FLORIDUM PALE YEW	24" BOX	14		CALCEOLIPHA HELGANA MEXICAN BIRD OF PARADISE	15 GAL	84
	PROSOPIS JULIFLORA CHILEAN MESQUITE	24" BOX	33		CASSIA PYRAMIDALIS SILVER CASSIA	5 GAL	368
	ACACIA STENOPHYLLA SHOESTRING ACACIA	24" BOX	18		LEUCOCORYMBUS CHAMPION RANGER	5 GAL	1180
	FICUS VELUTINA RO GRANDE FAN-LEAF ASH	24" BOX	64		FICUS VELUTINA RO GRANDE	5 GAL	70
	PINUS ELДАРICA MONDEL PINE	24" BOX	28		HESPERALOE PARVIFLORA DUET DUET TUCCA	5 GAL	476
	GYNURA TASMANICA GYNURA	24" BOX	33		TUCCA RECURVIFLORA PENDULOUS TUCCA	5 GAL	160
					MUHLENBERGIA CAPILLARIS SILVER PAST DEER GRASS	5 GAL	220

NOTE: PROVIDE 3/8" PPM'S SCREENED 1" MIN DEPTH REBEL RED ROCK FILLER AVAILABLE THROUGH KALAMAZOO MATERIALS, INC. (262)875-1001 IN ALL PLANTER AREAS.



SD-0016-00

4-13-00 PC

STAFF



DATE	11/11/00
DESIGNED BY	W. J. BAKER
CHECKED BY	W. J. BAKER
DATE	11/11/00
DATE	11/11/00
DATE	11/11/00

PENTACORE

ONE CORNERSTONE, LAND SURVEYING, PLANNING, ARCHITECTURE, AND CONSTRUCTION, INC.

1000 WEST CHARLESTON ROAD, SUITE 100, WEST VALLEY, NEVADA 89090

TEL: (702) 735-1111 FAX: (702) 735-1112

CITY OF LAS VEGAS
BUNKER PARK EXPANSION
LANDSCAPE PLAN

5-11
L2



SD-0016-00 - VIEW WEST FROM THE EXISTING PARK

PETITION IN FAVOR OF SD-0016-00

CITY OF LAS VEGAS

EXPANSION OF BUNKER PARK

We, the undersigned, do approve of the expansion of Bunker Park, including a skateboard area and roller hockey rink for the children.

We respectfully request the City Council to approve this application.

NAMEADDRESSPHONE

Anthony Bruga 4009 Poppy Fields Dr 655-4547
Edna B. Bruga 4009 Poppy Fields Dr. 655-4547
Edward McGure 4003 Poppy Fields Dr 658-7363
Cassandra McGure 4013 Poppy Fields Dr 658-7363
Rene V. Fionda 9390 W. Helena LV 89129 655-0302
Alex Fionda " " " " " "
James Fatalaki 4005 Poppy Fields
Henrietta Fatalaki " " "
Julian Limerance 4001 Poppy Fields Dr. 645-9232
George Limerance 4001 Poppy Fields Dr. 645-9232
ALI Rizvi 7740 CRENSHAW WAY.
SUNAIL BANANY 3350 N. DURANGO DR. APT #2119.
Bob & Linda Tyre 7724 Crenshaw Way
Mike Gutierrez 7720 Crenshaw Way 395 2316
Melissa Gutierrez 7720 Crenshaw Way 395 2316

PETITION IN FAVOR OF SD-0016-00

CITY OF LAS VEGAS

EXPANSION OF BUNKER PARK

We, the undersigned, do approve of the expansion of Bunker Park, including a skateboard area and roller hockey rink for the children.

We respectfully request the City Council to approve this application.

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
Dawn Franklin	4121 Wake Forest Dr	658-1085
Barbara Erickson	4117 Wake Forest	656-0814
Barbara Erickson	4117 Wake Forest	656-0814
Conner Collins Dulide	4404 ROSEBANK	646-4404
Rolland Rulerdt	4404 ROSEBANK CR	646-4404
Daniel McLaughlin	4125 WAKE FOREST DR	658-5505
Sarah McLaughlin	4125 WAKE FOREST DR	658-5505
Jeff Whelan	8020 Safari Ln	645-5107
Kathy Whelan	8020 SAFARI LN	645-5107
Andrew Endellecale	8005 HOLLY KNOLL	655-1566
Leonard Endellecale	8005 HOLLY KNOLL	655-1566
Louise Ruskay	8500 LOG CABIN WAY	656-0385

PETITION IN FAVOR OF SD-0016-00

CITY OF LAS VEGAS

EXPANSION OF BUNKER PARK

We, the undersigned, do approve of the expansion of Bunker Park, including a skateboard area and roller hockey rink for the children.

We respectfully request the City Council to approve this application.

NAMEADDRESSPHONE

William B. Bell 3915 Quadrel St 877-4709

Chad Holm 3889 Quadrel St 655-3459

Chad Holm 3888 Quadrel St 655-3459

3885 Quadrel St 395-8882

3877 Quadrel St 395-1224

3877 Quadrel St 395-1224

Les Toddy 3865 Quadrel St 658-0870

Arch C Gratz 3920 Quadrel St 645-7643

3935 Quadrel 656-1806

3935 Quadrel 314-7742

Theresa Gravel 3633 Silver Brook St. 360-9433

Louise B. Mayo 4009 Pappas Ave 655-4537

PETITION IN FAVOR OF SD-0016-00

CITY OF LAS VEGAS

EXPANSION OF BUNKER PARK

We, the undersigned, do approve of the expansion of Bunker Park, including a skateboard area and roller hockey rink for the children.

We respectfully request the City Council to approve this application.

NAMEADDRESSPHONE

Denise L. VORIC 7920 Avano Pines 658-8121

DENNIS CAPUTO 6605 BRANDYWINE WAY 878-2222

Kenneth Stewart 7545⁴ CONSTANTINOPLE 645-4531

Diann Stewart 7545 CONSTANTINOPLE 645-4531

PETITION IN FAVOR OF SD-0016-00

CITY OF LAS VEGAS

EXPANSION OF BUNKER PARK

We, the undersigned, do approve of the expansion of Bunker Park, including a skateboard area and roller hockey rink for the children.

We respectfully request the City Council to approve this application.

NAMEADDRESSPHONE

Jimnie Liles 7716 CRENSHAW WAY 645-7914

Ann Liles " "

Greg Barr 7629 CRENSHAW WAY 658-3529

Harvey Storky 7725 CRENSHAW WAY 655-4365

Shirley Risher 7733 CRENSHAW WAY L.V. NV. 655-2921/FAX

May Tammis 7732 CRENSHAW WAY L.V. 656-1006

Renee Conkley 7741 CRENSHAW WAY 89129

Bettie Conkley 7741 CRENSHAW WAY 89129

Carol D Conkley 7741 CRENSHAW WAY 89129

PETITION IN FAVOR OF SD-0016-00

CITY OF LAS VEGAS

EXPANSION OF BUNKER PARK

We, the undersigned, do approve of the expansion of Bunker Park, including a skateboard area and roller hockey rink for the children.

We respectfully request the City Council to approve this application.

NAMEADDRESSPHONE

Norman Simon	7745 Safari Ln	645-4256
Louis Caproni	7737 SAFARI LN	655-1056
Gonnie Tucker	4113 Ringate Dr	655-8020
<i>[Signature]</i>	" "	" "
Robert Takaki	4121 Ringate Dr	395-6238
Mary Haselhurst	4124 Ringate	656-2420
Stephen H. Chiles	4120 Ringate	655-0577
Denise L. Loh	4116 Ringate Dr	656-3163
Mr + Mrs A. C. Tolson	4112 Ringate	386-4090
Joy L. Lott	4108 Ringate Dr	656-3087
Denise L. Loh	404 Ringate Dr	655-0438
Myles Simon	7745 Safari Ln	645-4256
<i>[Signature]</i>	7745 SAFARI	645-8313

PETITION IN FAVOR OF SD-0016-00

CITY OF LAS VEGAS

EXPANSION OF BUNKER PARK

We, the undersigned, do approve of the expansion of Bunker Park, including a skateboard area and roller hockey rink for the children.

We respectfully request the City Council to approve this application.

NAMEADDRESSPHONE

Vito Tofano	3708 Rockland Dr.	658-8835
Maria Tofano	3708 Rockland Dr.	658-8835
Kathy Cox	3712 Rockland Dr.	656-1123
Charlie Amigo	3712 Rockland Dr.	656-1123
Audrey Krikorian	3717 Rockland Dr.	658-5372
Charles A. DeGottis	3701 Rockland Dr.	656-9455
Heather Light	3725 Rockland	656-0417
James Light	3725 Rockland	656-0417
Dana Tufano	3700 Rockland Dr.	655-3531
Billy Tufano	3708 Rockland Dr.	658-8835
James A. McPhail	3700 Rockland Dr.	656-2084
Kellee Saunders	3701 Rockland Dr.	396-4324
Wendell Sam	3716 Rockland	
Mary Robin Mann	7533 Grenfell Dr.	655-2152
Harley Joseph Mann	7533 Grenfell Dr.	655-2152

PETITION IN FAVOR OF SD-0016-00

CITY OF LAS VEGAS

EXPANSION OF BUNKER PARK

We, the undersigned, do approve of the expansion of Bunker Park, including a skateboard area and roller hockey rink for the children.

We respectfully request the City Council to approve this application.

NAMEADDRESSPHONE

Edward A. Bentes
Edward A. Bentes 7913 Arano Pines

Tracy Acherman 7909 658-3540

Jeanette M. Hill 7905 658-9288

Kim Zaky 7901 395-3869

Y. H. K. K. 3904 Vernalis 658-3811

Rub Delpas 3908 Vernalis 658-3351

William Thorne 7904 Arano Pines 658-5853

Robert K. K. 7916 Arano 360-7942

Anna Schindler 7904 Constantinople 656-3171

F. K. " " "

James J. Chuska 7924 Constantinople 645-3868
656-2609

Regina Tomme 7934 Constantinople 89129

Dee Dee 7940 Constantinople Ave 89129 396-2530

John Hays 7964 Constantinople Ave 89129 645-
645

Anna Messer 7989 Constantinople Ave 89129

PETITION IN FAVOR OF SD-0016-00

CITY OF LAS VEGAS

EXPANSION OF BUNKER PARK

We, the undersigned, do approve of the expansion of Bunker Park, including a skateboard area and roller hockey rink for the children.

We respectfully request the City Council to approve this application.

NAMEADDRESSPHONE

Richard E. Shively	7925 Aviano Pines	395-7557
Catherine Shively	7925 Aviano Pines	395-7557
Harold P. Mall	7924 Aviano Pines	655-7835
Patrick A. Somma	7928 Aviano Pines	395-9091
Frank Taylor	7940 Aviano Pines	395-2628
Frank Taylor	7956 Aviano Pines	395-6088
Malcolm R.	3909 ATESSA ST	658-0542
Jennifer Yarrack	3901 ATessa St.	395-6386
Carl J. J.	7942 Aviano Pines Ave	658-6144
Angel Chitren	7945 Aviano Pines	642-9556
Deane L. L.	7937 Aviano Pines Ave	395-2058
John F. L.	7937 Aviano Pines Ave	395-2058
John McKenne	7933 Aviano Pines Ave	656-5645
Jane Saliba	7929 AVIANO-PINES	395-7234
Maureen M.	7971 Aviano Pines Ave	655-1554

PETITION IN FAVOR OF SD-0016-00

CITY OF LAS VEGAS

EXPANSION OF BUNKER PARK

We, the undersigned, do approve of the expansion of Bunker Park, including a skateboard area and roller hockey rink for the children.

We respectfully request the City Council to approve this application.

NAMEADDRESSPHONE

Earl McDowell 7971 Constantinople Ave 655-2971

Belinda Briggs 7905 Constantinople Ave 639-0677

LINDA GRANT 7909 CONSTANTINOPL 445-6519

JULIET MANGARON 7885 CONSTANTINOPL 645-2165

Mike + Julie SHAGD 7885 Constantinople 655-3156

Evon Powell 7865 Constantinople 307-2980

Roy Hayward 7855 Constantinople 655-3559

JOE RUFFING 3817 CREMA COURT 395-3843

Norman Kam 3813 Crema Ct. 655-1070

Denny Foscari 3809 Crema Ct 645-3985

Anne Foscari 3809 Crema Ct. 645-3985

Scott Lucas 3800 Crema Ct 395-4884

DAVID PEMBERTON 3804 CREMA CT 395-2624

Maria Labonte 3901 Crema Ct 396-2518

Gil Duntore 10916 Mount Royal Ct 562-9555

PETITION IN FAVOR OF SD-0016-00

CITY OF LAS VEGAS

EXPANSION OF BUNKER PARK

We, the undersigned, do approve of the expansion of Bunker Park, including a skateboard area and roller hockey rink for the children.

We respectfully request the City Council to approve this application.

NAMEADDRESSPHONE

Linda Schulz	7816 Four Seasons	656-0502
Ken Schulz	7816 Four Seasons	656-0502
Karrie Kemel	4020 Crooked Path Ct	210 9577
Andre Kemel	4020 Crooked Path Ct	210 9577
Phil G.	4016 Crooked Path	656-8591
Linda Graham	" "	" "
Steve Spiller	4021 "	895-7910
Becky Lystlund	" "	" "
Art H. Polo	4025 Crooked Path Ct	656-3055
Stan Foxe	" "	" "
Jana Fleming	7904 Four Seasons	396-8213
Laura Fleming	" "	" "
Bob Schuch	4017 Crooked Path Ct	645-0367

PETITION IN FAVOR OF SD-0016-00

CITY OF LAS VEGAS

EXPANSION OF BUNKER PARK

We, the undersigned, do approve of the expansion of Bunker Park, including a skateboard area and roller hockey rink for the children.

We respectfully request the City Council to approve this application.

NAMEADDRESSPHONE

George Schuchel 4128 Scotmist CT 658-5221

Sandra Burton 4124 Scotmist CT 656-1688

Paul Ruffin 4124 Scotmist CT 656-1688

Paul Ruffin 4132 Scotmist CT 655-2863

Karen L. Jeger 4121 Scotmist CT 395-7988

Robert Jeger " " 395-7988

George A. Schmidt 7705 Galenwood Ter 658-6054

Debra M. Walby 4116 Scotmist 658-2775

Debra M. Walby 4116 Scotmist CT 658-2775

Debra M. Walby 4175 Scotmist 656-0725

George Schuchel 4128 Scotmist CT 658-5221

PETITION IN FAVOR OF SD-0016-00

CITY OF LAS VEGAS

EXPANSION OF BUNKER PARK

We, the undersigned, do approve of the expansion of Bunker Park, including a skateboard area and roller hockey rink for the children.

We respectfully request the City Council to approve this application.

NAMEADDRESSPHONE

Mary Hobbs 4133 Sineu Ct 227-4019
Katherine Wright 4117 Sineu Ct 656-9162
Lois Sprake 7736 Wedlock Ln
BRIAN Filter 7737 Wedlock Ln 637-3910
~~Michael Newson 7809 Holly Knoll Ave~~
MARIA NEWSON 7909 Holly Knoll Ave
JAMES & DEBBIE SUMMERTH 7821 WEDLOCK LN 655-7976
RALPH TOMINELO 7812 WEDLOCK 655-2162
~~Clifford R. Christel~~
CLIFFORD R. CHRISTEL 7813 WEDLOCK 656-9975

PETITION IN FAVOR OF SD-0016-00

CITY OF LAS VEGAS

EXPANSION OF BUNKER PARK

We, the undersigned, do approve of the expansion of Bunker Park, including a skateboard area and roller hockey rink for the children.

We respectfully request the City Council to approve this application.

NAMEADDRESSPHONE

Marianne Lukas 8008 Safari —

Ted Harven 8000 Safari

Mr. & Mrs. Kevin Fowler 8001 Safari —

Raymond 7905 SAFARI LN

Debra Benzing 7500 Cental Blvd # 89129

Stacy Ann 7901 SAFARI LN

Levy Draves 7912 SAFARI LN

Rich & Dottie Bailey 8005 Safari Lane

John Smith 8008 Safari Lane

John N. Oles 7920 Safari Ln

John Zamora 7909 Safari Lane

Al & Coo 7917 SAFARI LN

George Dondogon 7912 Holly Knoll Ave

Diane Allen 4004 Featherstone Ln.

Bethan Lynhuk 4024 Featherstone Ln

PETITION IN FAVOR OF SD-0016-00

CITY OF LAS VEGAS

EXPANSION OF BUNKER PARK

We, the undersigned, do approve of the expansion of Bunker Park, including a skateboard area and roller hockey rink for the children.

We respectfully request the City Council to approve this application.

NAMEADDRESSPHONE

William King	4113 WHEATSTONE CT	645-8574
Susan King	4113 Wheatstone Ct	645-8574
Margaret K Mason	4124 Wheatstone Ct.	658-1460
Kenneth W. Mason	4124 Wheatstone Ct.	658-1460
Wood M George	4121 Wheatstone Ct	656-5044
Margaret M George	"	"
Keith Chause	4117 Wheatstone Ct.	656-3129
Jennifer De Rose	4128 Wheatstone Ct	656-3185
Bonnie D. De Rose	4128 Wheatstone Ct.	656-3185
Matthew R De Rose	4128 Wheatstone	656-3185
Michael J. Folds	4120 WHEATSTONE	229-9697
Stan Pruitt	4116 WHEATSTONE CT.	656-3870
EARL D HARMAN	4112 WHEATSTONE CT	658-2256
Jim H. Lile	10732 PRIMPSE ARLAND AVE	873-2411
Madeleine Haselhoff	4100 Sineu Ct.	891-29

PETITION IN FAVOR OF SD-0016-00

CITY OF LAS VEGAS

EXPANSION OF BUNKER PARK

We, the undersigned, do approve of the expansion of Bunker Park, including a skateboard area and roller hockey rink for the children.

We respectfully request the City Council to approve this application.

NAMEADDRESSPHONE

Michael Manion	4016 WAKE FOREST DR.	645-8332
Melinda J. Manion	4016 Wake Forest Dr.	645-7903
Bonnie F. Manion	4016 Wake Forest Dr.	645-8332
KENT KROM	4026 WAKE FOREST	645-5766
JOAN HENDRICKSON	8012 Four Season Dr	656-1741
Keith Hendrickson	8012 Four Season Dr	656-1741
Martha J. Biglan	402 Wake Forest Dr.	655-8805
Patricia A. Biglan	4012 Wake Forest Dr.	655-8805
Linda COLLINS	4004 WAKE FOREST DR	656-9332
Myra Hudson	8013 HOLLY KNOLL AVE	395-4271
Tessie L. L. L.	4009 WAKE FOREST DR.	
Carl Green	4017 WAKE FOREST DR	655-6985
Paul J.	4024 FEATHERSTONE L.	645-4344
Brent Quinn	4025 Featherstone	656-5678
Georgia B. Caldwell	2845 Laurel St	873-2411

PETITION IN FAVOR OF SD-0016-00

CITY OF LAS VEGAS

EXPANSION OF BUNKER PARK

We, the undersigned, do approve of the expansion of Bunker Park, including a skateboard area and roller hockey rink for the children.

We respectfully request the City Council to approve this application.

NAMEADDRESSPHONE

Richard 4101 Via Candia _____

Elleen 4105 TEACARDEN _____

Georgia Chilmona 7708 Wedlock Ln _____

Joe Hines 7704 WENLOCK LN. _____

Joseph D. Ott 7701 WEDLOCK LANE _____

Marie M. Melchert 7713 WEDLOCK LANE _____

Richard Melchert 7713 Wedlock Lane _____

Scott Wade 8100 Rexda Way _____

Stacy L. Wade 8100 Rexda Way _____

John Spier 4318 Hempsted Glen Ave _____

Don Wells 4104 SINEW CT _____

Serguei Aleksey 4104 Sineu Ct _____

Jack Laughter 4108 Sineu Ct. _____

Robert W. Scott 4108 Sineu Ct _____

Robert W. Scott 4112 Sineu Ct. _____

PETITION IN FAVOR OF SD-0016-00

CITY OF LAS VEGAS

EXPANSION OF BUNKER PARK

We, the undersigned, do approve of the expansion of Bunker Park, including a skateboard area and roller hockey rink for the children.

We respectfully request the City Council to approve this application.

NAME

ADDRESS

PHONE

Joseph DeMatis	7625 Crenshaw	658-0539
Cheri Dymally	7625 Crenshaw	658-0539
Steve [unclear]	4013 Forest Knoll	658-5149
Debra A. Vogel	4021 Forest Knoll Ln	656-6819
Carl A. Vogel	4021 Forest Knoll Ln.	656-6819
Verneda Clarke	4029 Forest Knoll Ln	655-9429
Raffaella L. Bennett	4024 Forest Knoll	655-8561
[unclear]	4020 Forest Knoll Ln.	645-2918
Natasha [unclear]	4016 Forest Knoll Ln	655-6779
Bradley M. Gentry	4012 Forest Knoll Ln	395 1229
Dan Craft	4003 Forest Knoll	656-3258
Shirley H. Schaefer	4000 Forest Knoll	645-0305
Catherine L. Schaefer	4000 Forest Knoll	645-0305
Karm Vilhauer	4004 Forest Knoll Ln.	
Ben K. Jordan	4009 Forest Knoll Ln	655-8522

PETITION IN FAVOR OF SD-0016-00

CITY OF LAS VEGAS

EXPANSION OF BUNKER PARK

We, the undersigned, do approve of the expansion of Bunker Park, including a skateboard area and roller hockey rink for the children.

We respectfully request the City Council to approve this application.

NAMEADDRESSPHONE

James Nation 7916 Holly Knoll Ave. 656-0499

Barbara Nation 7916 Holly Knoll 656-0499

Alfred Lee 8000 Holly Knoll 645-8267

D. J. Furey 8004 " " 395-0634

R. Furey " " " " "

Lani Lee 8000 Holly Knoll 645-8927

Diane Graham-Mah 7913 Holly Knoll Ave 658-9284

L. Donna York 7908 Holly Knoll Ave. 655-8647

James B. York 7908 Holly Knoll Ave. 655-8647

Bob Roberts 7904 Holly Knoll Ave 655-6194

Spittie Robert 7904 Holly Knoll 655-6194

Wynn Lydie 7900 Holly Knoll Ave 645-3118

Ralph Stone 7817 Holly Knoll Ave 656-8991

Cheryl Anderson 8013 Holly Knoll Ave 395-4271

Terry Dagdagan 7912 Holly Knoll Ave 645-2475

PETITION IN FAVOR OF SD-0016-00

CITY OF LAS VEGAS

EXPANSION OF BUNKER PARK

We, the undersigned, do approve of the expansion of Bunker Park, including a skateboard area and roller hockey rink for the children.

We respectfully request the City Council to approve this application.

NAME

ADDRESS

PHONE

Clifford Woodward
Clifford & Darlene Woodworth 4112 Tea Garden 702-658-8045

DIANE & SUE PRICE 4106 TEA GARDEN 702-658-8045

Karen Dago 4124 Tea Garden (702) 658-9019

Tini Bundy 4128 TEA GARDEN " 645-9845

Joyce & Joe Kemp 4125 Tea Garden 702-396-1727

Julie Shemunek 4113 Tea Garden Dr. 658-5796

John & Shemunek " " " " "

Don Troussek 4109 Tea Garden 839-0797

Debra Thayer 4105 Tea Garden Dr. 656-0565

Kene N. Desseuffy 8009 Wedlock Ln 655-8770

Kelley Wellesley 8005 Wedlock Ln 658-8005

John Jalen 8001 Wedlock Ln ---

Lisa Laro 7913 Wedlock Lane 645-0852

Karen M. Laro 7905 Wedlock Ln 531-6293

Mike Laro 7901 Wedlock 655-8626

PETITION IN FAVOR OF SD-0016-00

CITY OF LAS VEGAS

EXPANSION OF BUNKER PARK

We, the undersigned, do approve of the expansion of Bunker Park, including a skateboard area and roller hockey rink for the children.

We respectfully request the City Council to approve this application.

NAMEADDRESSPHONE

Corrin Brennan	7808 Four Seasons	702-656-1492
Bernadine	4012 Haze Brook St	658-9910
Wendy R. Jones	4013 Hazelbrook	658-3312
Richard L. Lane	4005 HAZEL BROOK ST.	656-5817
Nancy Jones	4008 Hazel Brook	658-4557
Wendy R. Jones	7809 Holly Blvd Ave	645-624
CO Chan	8012 Wedlock Ln	658-8323
Jan Kennedy	8008 WEDLOCK LN.	645-6800
George Hardin	8004 WEDLOCK LN	656-3899
Aletha Sullivan	8000 Wedlock LN.	396-2335
Barbara McDonald	7916 Wedlock Lane	658-2002
Regina Story	7908 Wedlock Ln	
Kyran R. Storrer	7900 Wedlock Ln	
Sandra Storrer	" "	"
Mario LoPrinzi	7820 Wedlock Lane	

City of Las Vegas

Agenda Item No. 131

AGENDA SUMMARY PAGE – PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: MAY 17, 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

TIME CERTAIN - 4:00 P.M.:

GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-0004-00 - CITY OF LAS VEGAS - Request for a General Plan Amendment FROM: L (Low Density Residential) TO: O (Office) of approximately 6.53 Acres on the east side of Lamb Boulevard, south of Stewart Avenue (APN'S: 140-32-310-001 through 011; 140-32-310-057 through 064), Ward 3 (Reese). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

BZA Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

9

BZA Meeting

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

REESE- APPROVED – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

SEAN ROBERTSON, Planning & Development Department, explained that this is in response to Council's request to study the potential of converting to office uses the 20 residential properties that face Lamb Boulevard, between Charleston Boulevard and Stewart Avenue. Staff believes that the amount of traffic on Lamb Boulevard has rendered these properties inappropriate for residential use. Further, the General Plan Amendment calls for office use to serve as a buffer for residential areas, which should be applied here. The traffic is a great deal of

*City of Las Vegas***Agenda Item No. 131**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 131 – GPA-0004-00

MINUTES – Continued:

concern to all the neighbors of the area. He recommended that a traffic signal be located midway between Charleston Boulevard and Stewart Avenue at the intersection of Lamb Boulevard and Sunrise Avenue to mitigate any further impact caused by the increased traffic. This would provide a break in the traffic flow to allow easier access to Lamb Boulevard from the interior properties. Even though Public Works believes that it is not warranted, it should be considered as a means to help preserve and protect the enjoyment of the remaining residential properties.

COUNCILMAN REESE noted that this resulted from a request submitted by a homeowner at Berkley Avenue and Lamb Boulevard, who wanted to convert her property to office use. Rather than having each owner apply individually, he requested that the 20 property owners be amended all at one time. He requested buffering be provided for the homes backing up to these properties on Lamb Boulevard. It is very important that the Council protect those people who will still be living there. Public Works should investigate whether a traffic signal would work at Berkley Avenue. This General Plan Amendment would be beneficial for those people who have unsuccessfully tried to sell their homes because of their location.

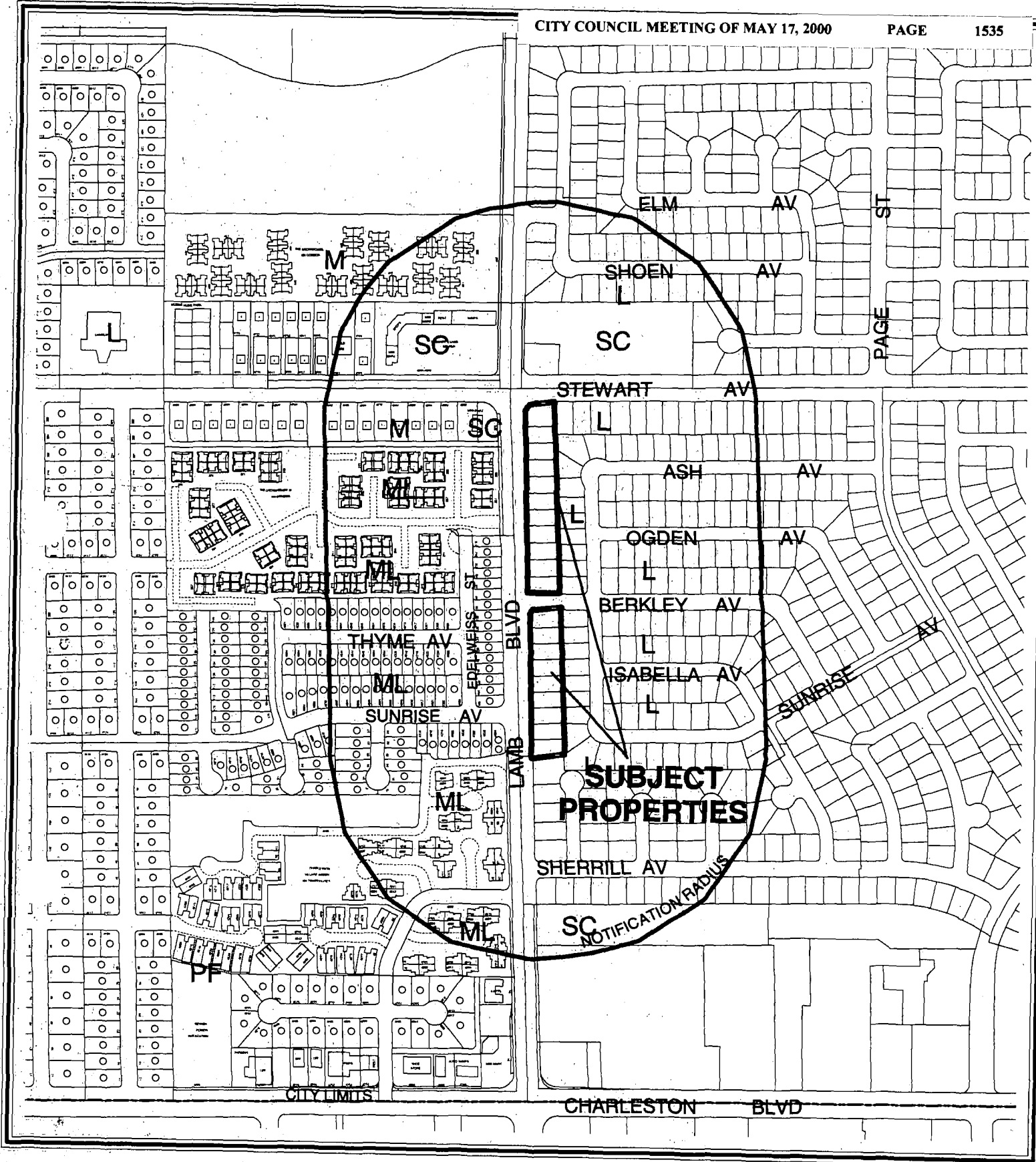
No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(4:23 – 4:29)

5 – 1689



CASE: GPA-0004-00

RADIUS: 750 FT

GENERAL PLAN DESIGNATION: L (LOW DENSITY RESIDENTIAL)

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: GPA-0004-00 - City of Las Vegas

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend APPROVAL.

GPA-0004-00 - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This application is intended to amend a portion of the Southeast Sector Plan of the General Plan from L (Low Density Residential) to O (Office) to allow the subject properties to convert from single-family residential use to office use.

The applicant justified the request for the following reason:

1. The property is no longer suitable for residential use due to the amount of traffic along Lamb Boulevard between Charleston Boulevard and Stewart Avenue.

BACKGROUND DATA

- 09/22/59 The Las Vegas City Planning Commission adopted a Generalized Land Use Plan. On this plan, the subject properties were designated for Industrial land uses.
- 08/12/68 The Clark County Regional Planning Council adopted a Coordinated General Plan for the Las Vegas Valley. On this plan, the subject properties were designated for Low Density Residential land uses, with a maximum density of six (6) dwelling units per acre.
- 05/26/77 The Clark County Regional Planning Council adopted a Regional Comprehensive Plan. On this plan, the subject properties were designated for Low Density Residential land uses with a maximum density of seven (7) dwelling units per acre.
- 08/07/85 The Las Vegas City Council adopted Community Profiles of the City of Las Vegas General Plan. On this plan, the subject properties were designated for Low Density Residential land uses with a maximum density of six (6) dwelling units per acre.
- 03/12/92 The Las Vegas City Council adopted the Southeast Sector map of the City of Las Vegas General Plan. On this plan, the subject properties were designated for Low Density Residential land uses, with a maximum density 4.5 dwelling units per acre.
- 08/18/99 The Las Vegas City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre (DUA), Medium-Low Density Residential to allow up to 8 DUA, and Medium Density Residential up to 25 DUA.

GPA-0004-00 - Page Two
May 17, 2000 City Council Meeting

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

EXISTING LAND USE

Subject Property	Single Family Residential
North	Commercial
South	Single Family Residential
East	Single Family Residential
West	Single Family Residential/ Multi-Family Residential/ Commercial

PLANNED LAND USE

Subject Property	L (Low Density Residential)
North	SC (Service Commercial)
South	L (Low Density Residential)
East	L (Low Density Residential)
West	ML (Medium Low Density Residential)/ SC (Service Commercial)

EXISTING ZONING OF ADJACENT PARCELS

Subject Property	R-1 (Single Family Residential)
North	C-1 (Limited Commercial)
South	R-1 (Single Family Residential)
East	R-1 (Single Family Residential)
West	C-1 (Limited Commercial)/ R-PD11 (Residential Planned Development – 11 Units Per Acre)/ R-PD7 (Residential Planned Development – 7 Units Per Acre)

ANALYSIS & FINDINGS

Low Density Residential (L) - (3.6 to 4.5 units/gross acre.) This category permits single family detached homes, manufactured homes on individual lots, gardening, residential planned developments and planned community developments.

GPA-0004-00 - Page Three
May 17, 2000 City Council Meeting

Office (O) - The Office category provides for small lot office conversions as a transition, along Primary and Secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.

The subject properties comprise approximately 6.3 acres of land along the east side of Lamb Boulevard between Stewart Avenue and Charleston Boulevard. They constitute all of the single-family residences fronting on this portion of Lamb Boulevard.

This request has resulted from an individual applicant's desire to convert their property from residential to office use. At that time, it was determined that converting an individual lot would not be appropriate. However, staff was directed to study the conversion of all of the residential lots facing Lamb Boulevard.

Having completed that study, staff feels that although the neighborhood is not one that is in decline, conditions along this portion of Lamb Boulevard, specifically with regard to traffic, make these properties no longer suitable for residential use. This study, which included a questionnaire to gather the feelings of the neighborhood, revealed that traffic was the number one concern of the area residents. The amount of traffic utilizing this portion of Lamb Boulevard makes it difficult for residents to access Lamb Boulevard from their driveways and creates a dangerous situation for individuals, especially children, to utilize the front yards.

The General Plan calls for the use of offices to buffer residential properties from more intensive land uses. The conversion of these properties to office use, specifically with P-R (Professional Office and Parking) zoning would buffer the interior properties while maintaining the character of the neighborhood.

Another major issue is the difficulty in accessing Lamb Boulevard from the interior neighborhood. The above mentioned questionnaire revealed that the majority of the neighborhood residents who are not in favor of this change in land use live in the interior lots and fear that adding office uses to the area will contribute to the traffic and possibly worsen it. Along with the amendment to the General Plan, Staff feels that a traffic light should be located at the intersection of Lamb Boulevard and Sunrise Avenue, which is the approximate mid-point between Charleston Boulevard and Stewart Avenue. A traffic light at this location will provide for easier access to Lamb Boulevard from Berkley Avenue and Sherrill Avenue. Although a traffic warrant analysis does not in itself justify this location for a traffic light, staff feels that it should be considered as a means to allow the continued use and enjoyment of the interior properties of the neighborhood.

GPA-0004-00 - Page Four
May 17, 2000 City Council Meeting

Chapter 19A.18.030 of the Las Vegas Zoning Code requires the following four conditions to be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations;
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts;
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies.

With regard to "1" above, the proposed land use district will serve as a buffer to the residential properties to the east and south. The residential properties to the west do not face Lamb Boulevard and will not be affected. It is compatible with the commercial use to the north.

With regard to "2" above, the property will require rezoning to P-R (Professional Office and Parking) which will maintain the existing residential character of the neighborhood without creating a negative impact.

With regard to "3" above, staff recommends the placement of a traffic light at the intersection of Lamb Boulevard and Sunrise Avenue so that residential property owners to the east can more easily access Lamb Boulevard.

With regard to "4" above, there are no other plans or policies that would be applicable.

Per policy set forth in the City of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. In accordance with the above, a neighborhood meeting was held on Tuesday, January 11, 2000 at the Oran K. Gragson Elementary School located at 555 N. Honolulu Street. This meeting, along with the results of the questionnaire, revealed that those property owners in favor of this amendment generally live on Lamb Boulevard while those opposed generally live on the interior streets. The perception is that the introduction of office use will worsen an already bad situation. Staff feels that this amendment accompanied by a traffic signal will allow this change in land use to occur without impacting those properties that will remain residential.

FINDINGS

Staff finds this amendment appropriate for the following reasons:

1. The application meets the requirements of Section 19A.18.030.I of the City of Las Vegas Zoning Code regarding subsections "1" and "2".

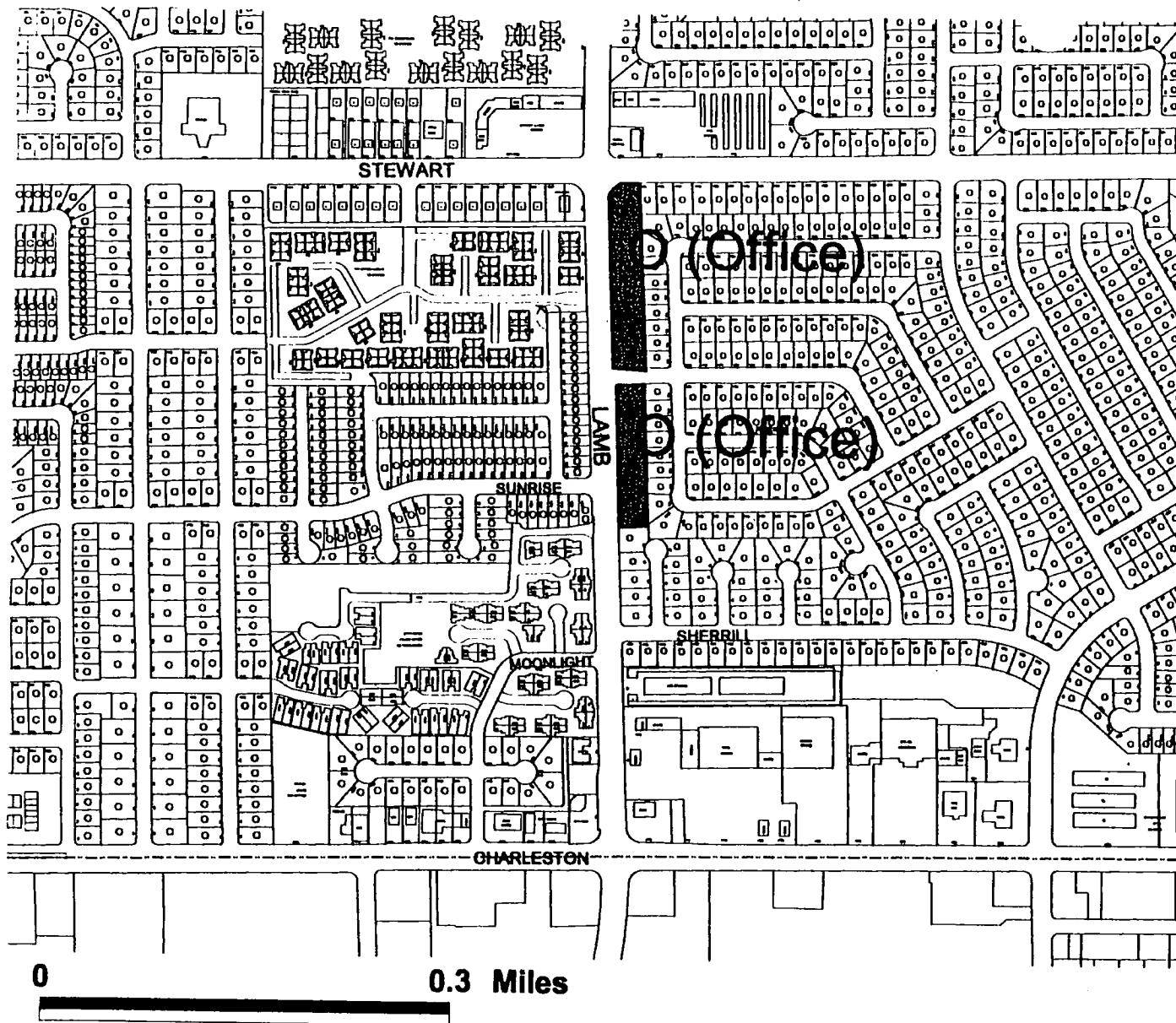
GPA-0004-00 - Page Five
May 17, 2000 City Council Meeting

NOTICES MAILED 508

APPROVALS 4

PROTESTS 9

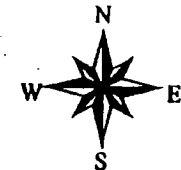
[Note: Those speaking for and against cited the same issues outlined by staff in the back-up.]



Lamb Boulevard

Parcels proposed for conversion
to office use

STAFF



March 23, 2000

STAFF

GPA-0004-00

4-13-00 PC

City of Las Vegas

Agenda Item No. 132

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 17, 2000

DEPARTMENT: CITY CLERK**DIRECTOR: BARBARA JO (RONI) RONEMUS** ☐ **CONSENT** ☐ **DISCUSSION****SUBJECT:**

SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION AND BOARD OF ZONING ADJUSTMENT MEETINGS.

U-0018-95(1), U-0023-95(1), U-0008-99(1), U-0009-99(1), U-0015-99(1), U-0020-00, U-0042-00, U-0043-00, U-0044-00, U-0051-00, U-0052-00, U-0053-00, U-0054-00, U-0055-00, U-0056-00, VAC-0006-00, VAC-0007-00 – 6/7/2000 Agenda

City of Las Vegas

Agenda Item No. 133

AGENDA SUMMARY PAGE**CITY COUNCIL MEETING OF: MAY 17, 2000****DEPARTMENT: FINANCE & BUSINESS SERVICES****DIRECTOR: MARK R. VINCENT**☐**CONSENT**☐**DISCUSSION****SUBJECT:**

SET DATE FOR A PUBLIC HEARING TO DISCUSS THE LIST OF DELINQUENT SEWER ACCOUNTS FOR SEWER SERVICE CHARGES RENDERED UNCOLLECTIBLE AND DUE TO BE PLACED ON THE CLARK COUNTY TREASURER'S TAX ROLL FOR THE JULY 1, 2000 TAX BILL

6/7/2000 Agenda

City of Las Vegas

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MAY 17, 2000

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO (RONI) RONEBUS ☐ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

ADDENDUM:

None.

City of Las Vegas

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 17, 2000

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.

OTTO MERIDA, Executive Director of the Latin Chamber of Commerce, who resides at 8001 Painted Clay, updated the Council on the construction of the new two-story Latin Chamber of Commerce building to be located at Stewart Avenue and LaRue. The building will cost approximately \$600,000 and the Latin Chamber is in the process of a campaign to raise approximately \$1.2 million for the maintenance and support of the building. He added that ORLANDO SANDOBAL, the current Latin Chamber President is a general contractor who will supervise the construction. He thanked the City for this partnership, which also involves the County and the private sector. This building will enhance the downtown area, as well as that particular corridor.

MR. MERIDA stated that he has been privileged to serve on the Las Vegas Housing Authority Board for the last 10 years and his term will end on June 1, 2000. He is happy that COUNCILMAN McDONALD was appointed to the Las Vegas Housing Authority Board and this allows the City to know what happens with this Board. There has been a great deal of turmoil in the last 10 years, but he believes that the Housing Authority is a great Board and one of the best in the region, regardless of what has been stated in the newspaper. Hopefully COUNCILMAN McDONALD would be able to verify this. As he leaves the Housing Authority he is concerned about the pending debt of approximately \$3 million. He believes this issue could be resolved in Washington by meeting with HUD, as well as with congressional delegation and people from OIG. There is no reason why this money cannot be kept and used for the future development of the east side. Perhaps the Council can look into this issue and speak with the lobbyist in Washington and set up a meeting.

MR. MERIDA related a concern expressed by the Latin Chamber Board of Directors and many Hispanic people in the community, which is that the City should look into developing an affirmative employment action to bring more Hispanics into City Hall. Last year there were about 250 Hispanic working for the City of Las Vegas. This concern stems from the reports in the newspapers regarding MARIO GARCIA who was let go due to the restructuring of City departments. MR. GARCIA is a very talented and professional individual who has done a good job for the City of Las Vegas. There should be a way to identify a place for him within the City.

City of Las Vegas

CITY COUNCIL MEETING OF MAY 17, 2000 CITIZENS PARTICIPATION

Two weeks ago MR. GARCIA was the primary force behind the development of a program which brought a number of lenders, the SBA, and the Latin Chamber of Commerce at the Rafael Rivera Community Center to discuss licensing and loans for the 200 Hispanics in attendance.

(4:29 – 4:36)

5-1915

ETHEL BRUGES, 4009 Poppy Fields Drive, stated that she hopes the City comes up with additional money to build more parks even further on Alexander Road.

COUNCILMAN MACK commented that he hopes that those vocal residents who attend the City Council meetings were not frightened away by his comments. MAYOR GOODMAN added that he hopes they are well.

MEETING ADJOURNED AT 4:37 P.M.

City of Las Vegas

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 17, 2000

NOTES AND DIRECTIVES:

COUNCILMAN WEEKLY directed that strict measures be taken with future large events at Lorenzi Park in the best interest of the surrounding neighborhood because the cleanup after the Cinco de Mayo celebration took eight hours and the event really impacted the neighborhood. COUNCILMAN BROWN further suggested that DR. JACKSON review the large event agreements to ensure that they require a substantial deposit from promoters for special events as well as payment for marshal presence if required. COUNCILMAN McDONALD concurred with COUNCILMAN BROWN's suggestion given some of the direction that was given to staff at the Final Budget Hearing. (See Item No. 8)

MAYOR GOODMAN directed CITY MANAGER VALENTINE to follow up on COUNCILMAN BROWN's suggestion and see if a clause can be included in the agreements to recompense the City for large park events. (See Item No. 8)

(9:40 – 9:46)

1-1036

COUNCILMAN McDONALD instructed CITY MANAGER VALENTINE to look into possibly promoting gun safety on Channel 2 and providing demonstrations on how to use a gun with gun safety locks and where they can be obtained. (See Item No. 46)

(9:46 – 10:17)

1-1268

COUNCILMAN McDONALD directed CITY MANAGER VALENTINE to implement a policy requiring pre-notification to the respective Councilman of any sales. (See Item No. 74)

(10:36 – 10:37)

1-3572

MAYOR GOODMAN directed that the word "condemnation" not be mentioned in the negotiations. (See Redevelopment Agency Item IV-A)

COUNCILMAN WEEKLY instructed that he and COUNCILMAN McDONALD be kept apprised throughout the negotiations. (See Redevelopment Agency Item IV-A)

MAYOR GOODMAN directed CITY MANAGER VALENTINE to schedule an item on the next agenda for discussion by the members regarding the roles of the CCDC, the Redevelopment Agency, and the Office of Business Development. CITY MANAGER VALENTINE indicated that an item would be scheduled for the 6/7/2000 meeting and indicated that she would like to hold conversations with the current CCDC members to get a sense of the direction they would like to see the board go. (See Redevelopment Agency Item IV-A)

(10:45 – 10:58)

2-251

City of Las Vegas

CITY COUNCIL MEETING OF MAY 17, 2000 NOTES AND DIRECTIVES – CONTINUED

MAYOR GOODMAN directed the City Manager's Office to look at ways of advising the Mayor and City Council when they need to abstain from voting on an item. See Item 98 [Z-76-98(11)].

(2:49 – 3:14)

4 - 1444

MAYOR GOODMAN announced that a school bus driver was shot at "H" Street and Owens Avenue and that the suspect has been apprehended. However, there was no word if any of the students on board were injured.

(3:44 – 3:45)

5-265

MAYOR GOODMAN gave an update on the earlier gang related shooting at "H" Street and Alexander, which resulted in a school bus driver being shot. There were no students on the bus at the time and the driver's injuries are not life threatening. Several teen suspects were taken into custody and the area was cordoned off for further investigation. COUNCILMAN MACK stated that the law regarding firearms should be enforced and that there should be stronger penalties for those people who use firearms in crimes.

(4:29)

5-1860