

City of Las Vegas

Agenda Item No. 91

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 RELATED TO Z-0108-88(14) - PUBLIC HEARING - U-0030-00 - AMERICAN STORE PROPERTIES, INC. - Request for a Special Use Permit FOR AN AUTOMATED CAR WASH IN CONJUNCTION WITH A PROPOSED ALBERTSON'S CONVENIENCE STORE on property located on the northwest corner of Craig Road and Decatur Boulevard (APN: 138-01-619-001), C-1 (Limited Commercial) Zone, Ward 6 (Mack). 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.****2****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:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY BOB GRONAUER, 3800 Howard Hughes Parkway, appeared together with HANK GORDON and CHRIS HUSS, Senior Real Estate Manager for Albertson's, 451 Crestdale Lane.

No one appeared in opposition.

There was no further discussion.

**Agenda Item No. 91**

CITY COUNCIL MEETING OF MAY 17, 2000

Planning & Development Department

Item 91 – U-0030-00

MINUTES - Continued:

MAYOR GOODMAN declared the Public Hearing closed.

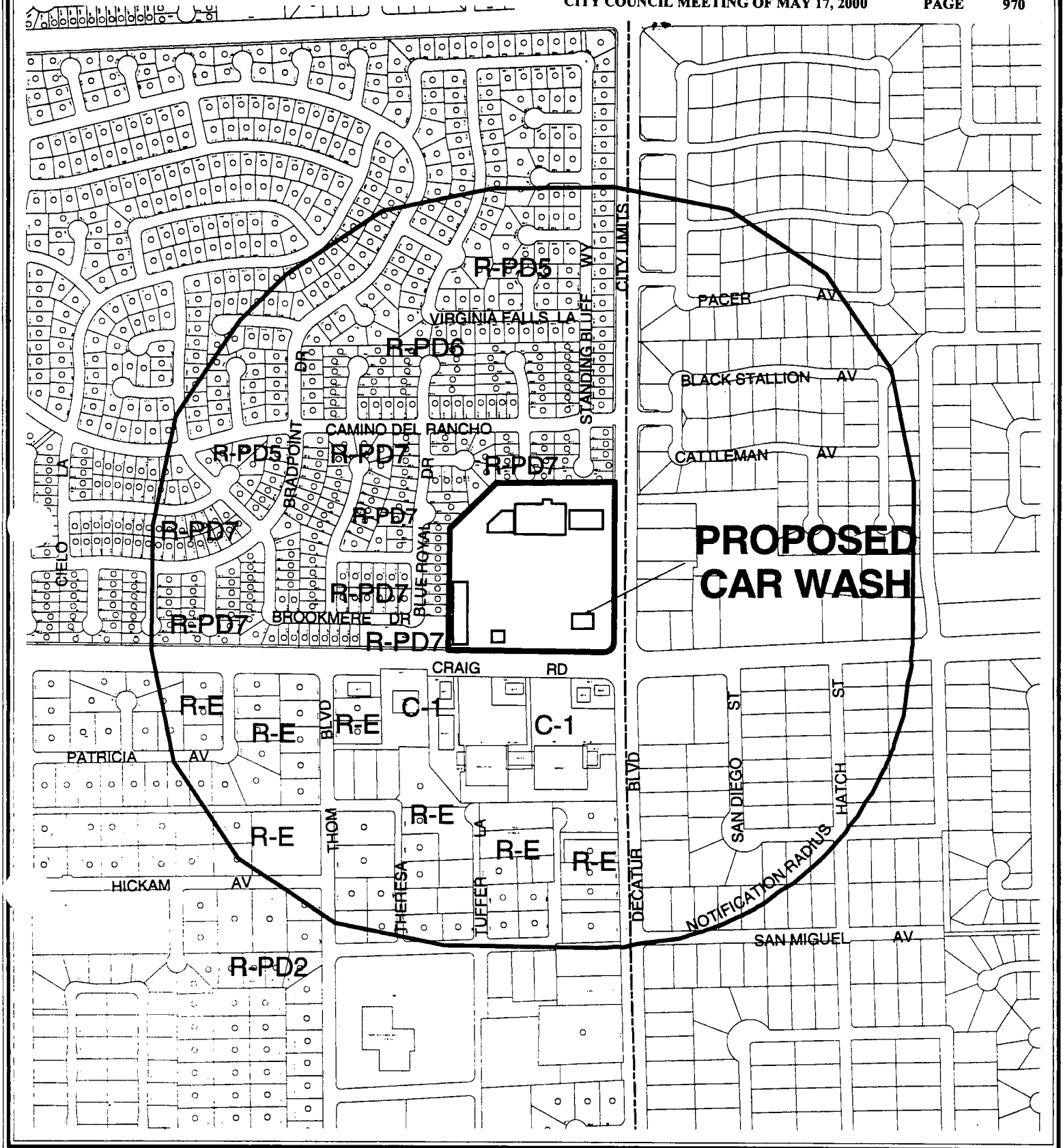
NOTE: All related discussion for Item 89 [Z-0108-88(14)], Item 90 [U-0029-00], Item 91 [U-0030-00], and Item 92 [U-0031-00] took place under Item 89.

(2:34 – 2:44)

4 - 923

CONDITIONS:

1. Conformance to the Conditions of Approval of Z-108-88(14) as required by the Planning and Development Department and the Department of Public Works.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. If this Special Use Permit is not exercised within two (2) years after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.



CASE: U-0030-00

RADIUS: 1320 FT

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

0 400 800 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: U-0030-00 - American Stores Properties, Inc.

**** CONDITIONS ****

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

1. Conformance to the Conditions of Approval of Z-108-88(14) as required by the Planning and Development Department and the Department of Public Works.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. If this Special Use Permit is not exercised within two (2) years after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.

U-0030-00 - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Special Use Permit on the northwest corner of Craig Road and Decatur Boulevard for an automated car wash in conjunction with a proposed Albertson's convenience store.

Site Area	12.55	Acres
Convenience Store Building Area	3,000	Square Feet
Building Height	22	Feet

The convenience store with gas sales and an automated car wash is shown adjacent to the intersection and is within a proposed 123,221 square foot shopping center anchored by an Albertson's Supermarket on the northwest corner of Craig Road and Decatur Boulevard. This commercial development is in the Rancho Alta Mira master planned community. The submitted site plan shows a 12.55 acre site along the north side of Craig Road and the west side of Decatur Boulevard. Access is provided by three 40-foot wide curb cuts along Decatur Boulevard and three of the same width along Craig Road.

The elevations for the shopping center and convenience store depict plaster exterior walls with decorative split face block accents. A flat roof with cornices and a parapet to screen mechanical equipment is shown.

BACKGROUND DATA

- 12/07/88 The City Council approved a request to rezone this property from R-E (Residence Estates) zone to C-1 (Limited Commercial) as part of a larger case (Z-108-88).
- 03/09/98 The City Council approved a Site Development Plan Review of a proposed shopping center on this site [Z-108-88(12)]. The development plan reviewed at that time was similar to that which is the subject of the current application. The previous application had a drug store directly adjacent to the intersection; the current plan depicts a convenience store with gas sales.
- 06/02/98 The Board of Zoning Adjustment approved a Variance to allow the "Pad A" buildings to be 20 feet from the west side property line where the residential adjacency standards require a minimum setback of 54 feet.

U-0030-00 - Page Two
May 17, 2000 City Council Meeting

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	R-PD7	Single Family Dwellings
South:	C-1	Drug Store, Supermarket, Retail Shops
East:	North Las Vegas	Commercial and Residential Uses
West:	R-PD7	Single Family Dwellings

ANALYSIS & FINDINGS

ZONING

A convenience store with an automated car wash is typical of commercially zoned parcels of a similar size.

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 convenience store with an automated car wash can be operated in a manner that is harmonious and compatible with the surrounding commercial 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 served by fully developed streets.

U-0030-00 - 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 automated car wash in conjunction with the proposed convenience store will not compromise the public health, safety, and welfare because the use will be subject to ongoing City licensing and enforcement.

NOTICES MAILED 581 by City Clerk

APPROVALS 2

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	NO	NO
<i>B&S - Permits/Inspections</i>	YES	NO	NO
<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

City of Las Vegas

Agenda Item No. 92

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 RELATED TO Z-0108-88(14) - PUBLIC HEARING - U-0031-00 - AMERICAN STORE PROPERTIES, INC. - Request for a Special Use Permit FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED ALBERTSON'S CONVENIENCE STORE on the northwest corner of Craig Road and Decatur Boulevard (APN: 138-01-619-001), C-1 (Limited Commercial) Zone, Ward 6 (Mack). The Planning Commission (4-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****0****BZA Meeting****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****2****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:

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

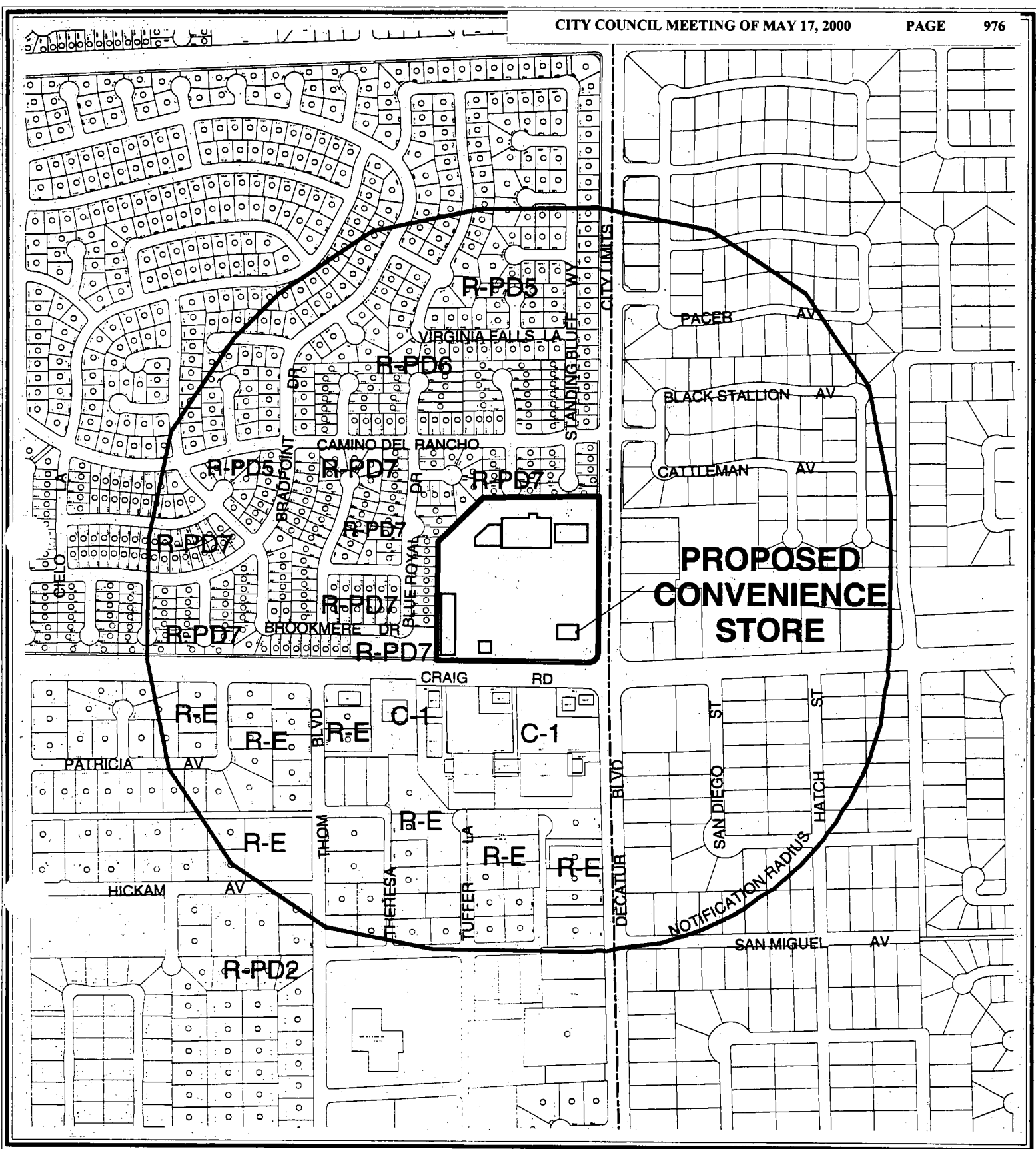
MINUTES:

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



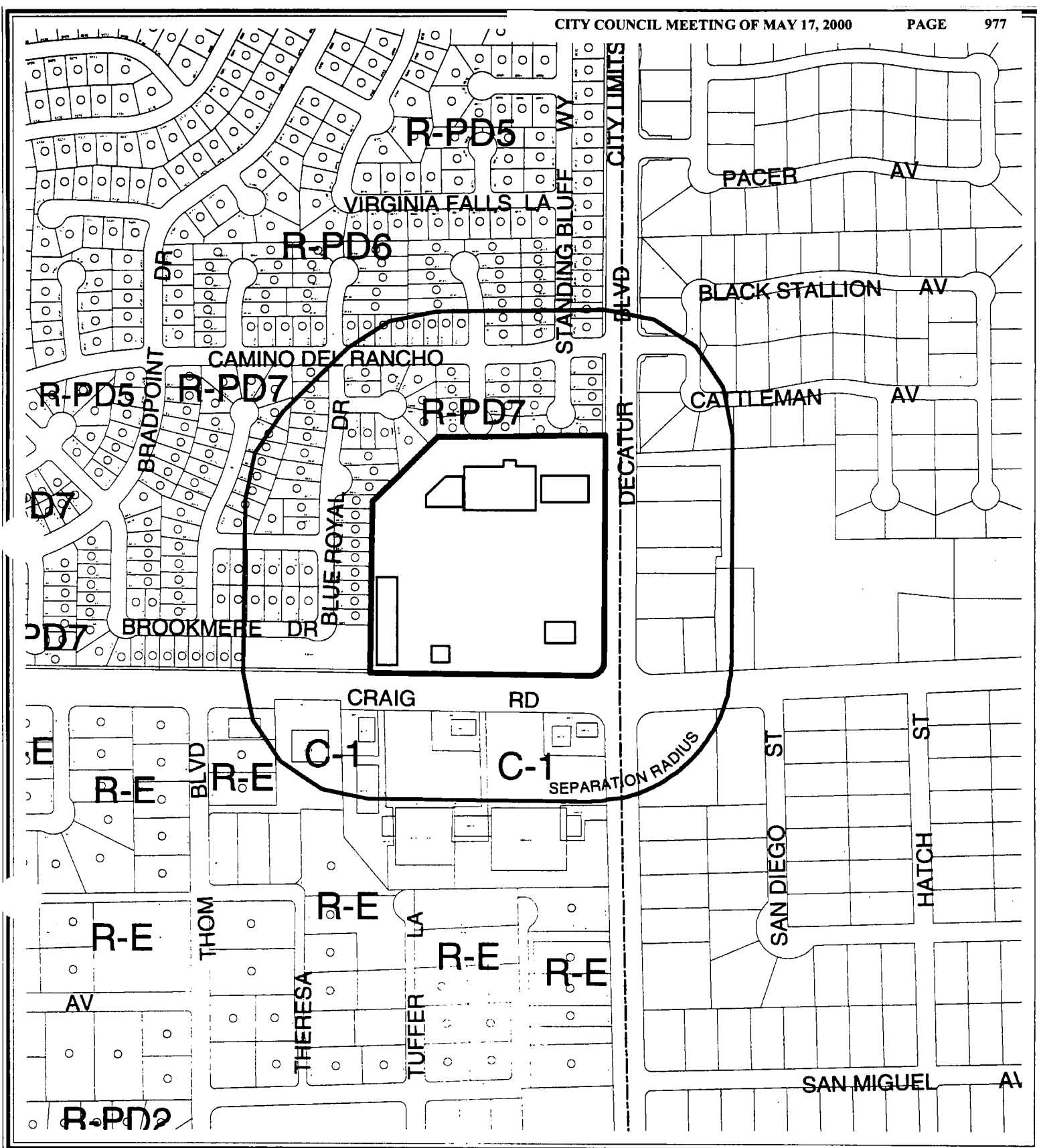
CASE: U-0031-00

RADIUS: 1320 FT

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

0 400 800 Feet





CASE: U-0031-00 & U-0032-00

SEPARATION RADIUS: 400 FT

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-0031-00 - American Stores Properties, Inc.

**** CONDITIONS ****

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

1. Conformance to the Conditions of Approval of Z-108-88(14) as required by the Planning and Development Department and the Department of Public Works.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. If this Special Use Permit is not exercised within two (2) years after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.

U-0031-00 - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Special Use Permit on the northwest corner of Craig Road and Decatur Boulevard for the off-premise sale of beer and wine in conjunction with a proposed Albertson's convenience store.

Site Area	12.55 Acres
Convenience Store Building Area	3,000 Square Feet
Building Height	22 Feet

The convenience store with gas sales and an automated car wash is shown adjacent to the intersection and is within a proposed 123,221 square foot shopping center anchored by an Albertson's Supermarket on the northwest corner of Craig Road and Decatur Boulevard. This commercial development is in the Rancho Alta Mira master planned community. The submitted site plan shows a 12.55 acre site along the north side of Craig Road and the west side of Decatur Boulevard. Access is provided by three 40-foot wide curb cuts along Decatur Boulevard and three of the same width along Craig Road.

The elevations for the shopping center and convenience store depict plaster exterior walls with decorative split face block accents. A flat roof with cornices and a parapet to screen mechanical equipment is shown.

BACKGROUND DATA

- 12/07/88 The City Council approved a request to rezone this property from R-E (Residence Estates) zone to C-1 (Limited Commercial) as part of a larger case (Z-108-88).
- 03/09/98 The City Council approved a Site Development Plan Review of a proposed shopping center on this site [Z-108-88(12)]. The development plan reviewed at that time was similar to that which is the subject of the current application. The previous application had a drug store directly adjacent to the intersection; the current plan depicts a convenience store with gas sales.

U-0031-00 - Page Two

May 17, 2000 City Council Meeting

06/02/98 The Board of Zoning Adjustment approved a Variance to allow the "Pad A" buildings to be 20 feet from the west side property line where the residential adjacency standards require a minimum setback of 54 feet (V-15-98).

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	R-PD7	Single Family Dwellings
South:	C-1	Drug Store, Supermarket, Retail Shops
East:	North Las Vegas	Commercial and Residential Uses
West:	R-PD7	Single Family Dwellings

ANALYSIS & FINDINGS

ZONING

A convenience store with the sale of beer and wine for off-premise consumption is typical of commercially zoned parcels of a similar size.

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 convenience store with the sale of beer and wine for off-premise consumption can be operated in a manner that is harmonious and compatible with the surrounding commercial 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."**

U-0031-00 - Page Three
May 17, 2000 City Council Meeting

Staff finds the proposed use will be served by fully developed streets.

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 sale of beer and wine for off-premise consumption in conjunction with the proposed convenience store will not compromise the public health, safety, and welfare because alcohol sales are subject to ongoing City licensing and enforcement.

NOTICES MAILED 581 by City Clerk

APPROVALS 2

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	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

**KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW**

JOHN C. RENSHAW
THOMAS P. KUMMER
CHRISTOPHER J. KAEMPFER
MICHAEL J. BONNER
KATHLEEN JANE ENGLAND
JOHN N. BREWER
GERALD D. WAITE
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May 17, 2000

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JEREMY B. HILSAJICK
KRISTINA S. HOLMAN
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ROBERT C. KIM
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ANNIE J. KUNG
KURT C. LAMBETH
ANGELA TURRICIANO OTTO
RUSSELL M. ROWE
ELIZABETH A. SAVAGE
LYSSA M. SIMONELLI
JAMES B. SMYTH II
GREGG R. VERMEYS
TROY A. WALLEN

OF COUNSEL
H. GRIGORY NASKY
JAMES H. BILBRAY
ANTHONY A. ZMAHA

VIA FACSIMILE
382-4803

Ms. Barbara Jo Ronemus
City Clerk
City of Las Vegas
400 E. Stewart, 1st Fl.
Las Vegas, NV 89101

Re: *U-0031-00 - Craig & Decatur
American Stores Properties, Inc.*

This office represents the applicant in the above-referenced matter. We respectfully request this matter be continued indefinitely from the presently scheduled City Council hearing of May 17, 2000.

Thank you for your consideration.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW


Robert J. Gronauer

RJG/mlt

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RECEIVED
CITY CLERK
2000 MAY 17 P 1:46

#92

City of Las Vegas

Agenda Item No. 93

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 RELATED TO Z-0108-88(14) - PUBLIC HEARING - U-0032-00 - AMERICAN STORES PROPERTIES, INC. - Request for a Special Use Permit FOR THE SALE OF PACKAGED LIQUOR IN CONJUNCTION WITH A PROPOSED ALBERTSON'S SUPERMARKET on the northwest corner of Craig Road and Decatur Boulevard (APN: 138-01-619-001), C-1 (Limited Commercial) Zone, Ward 6 (Mack). The Planning Commission (4-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

BZA Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

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:

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

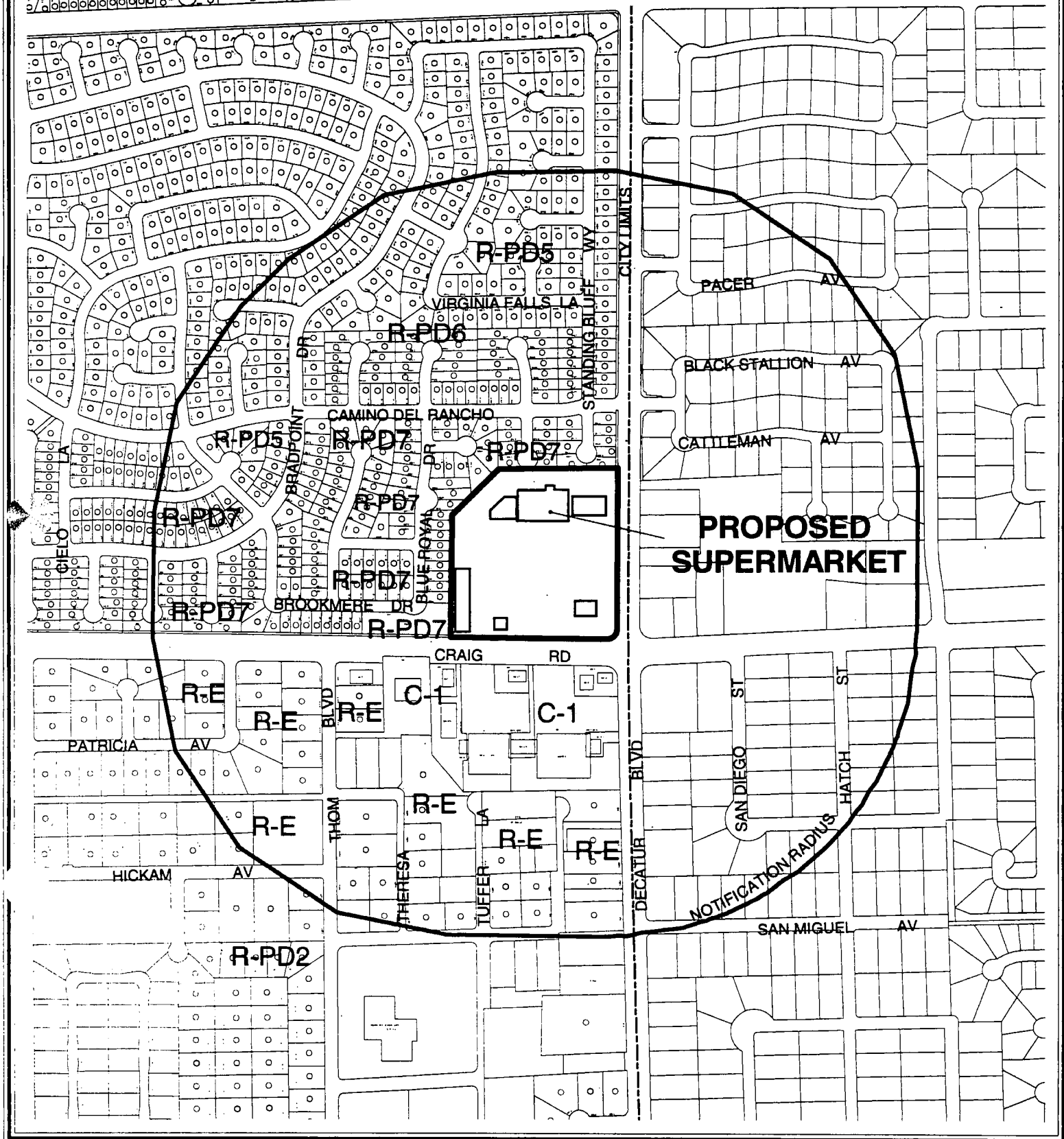
MINUTES:

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-0032-00

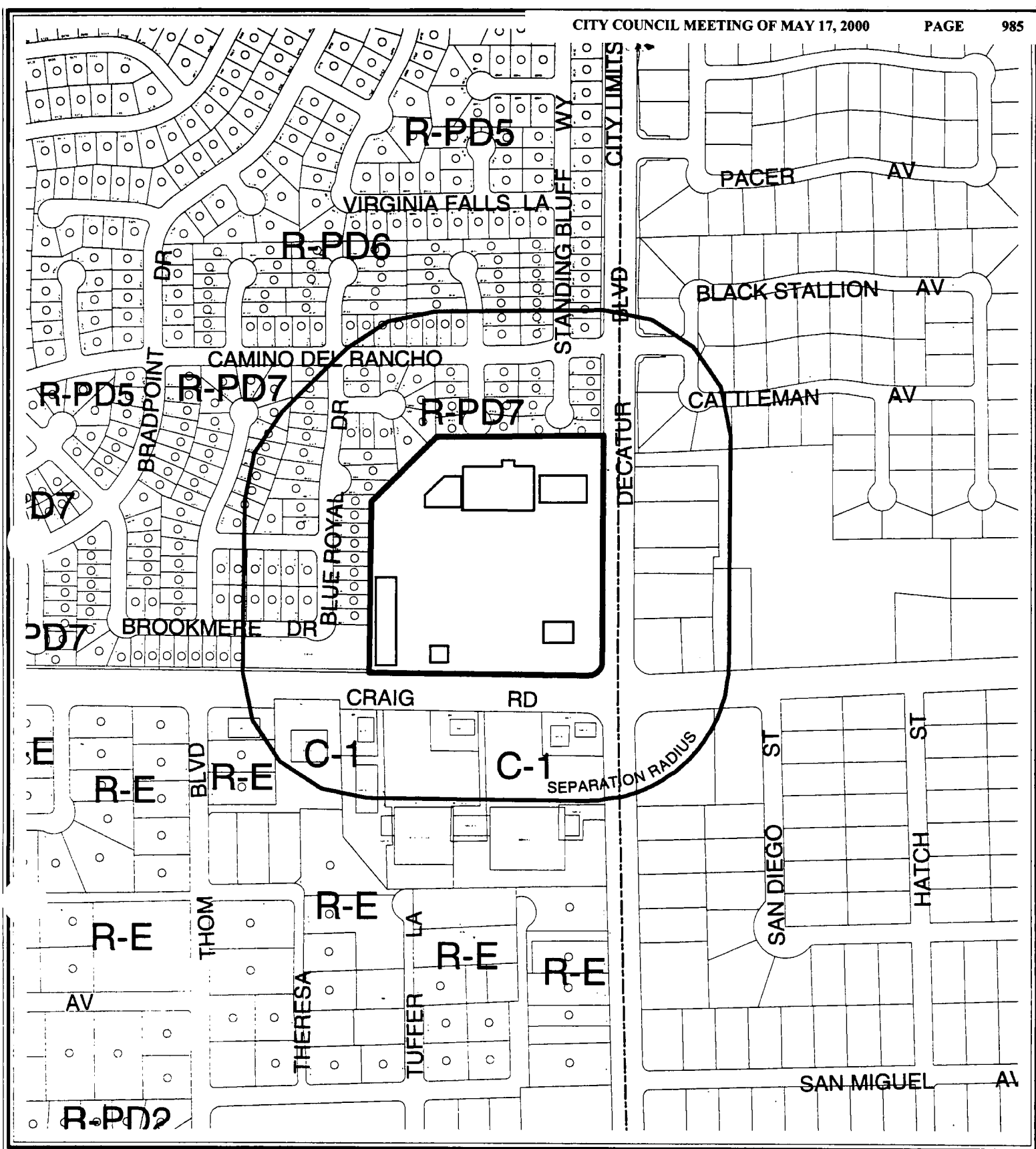
RADIUS: 1320 FT

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

0 400 800 Feet



93



CASE: U-0031-00 & U-0032-00

SEPARATION RADIUS: 400 FT

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-0032-00 - American Stores Properties, Inc.

**** CONDITIONS ****

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

1. Conformance to the Conditions of Approval of Z-108-88(14) as required by the Planning and Development Department and the Department of Public Works.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. If this Special Use Permit is not exercised within two (2) years after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.

U-0032-00 - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Special Use Permit on the northwest corner of Craig Road and Decatur Boulevard for the sale of packaged liquor in conjunction with a proposed Albertson's supermarket.

Site Area	12.55 Acres
Supermarket Building Area	60,773 Square Feet
Building Height	18-to 30 Feet

The Albertson's Supermarket is shown within a proposed 123,221 square foot shopping center anchored by an on the northwest corner of Craig Road and Decatur Boulevard. This commercial development is in the Rancho Alta Mira master planned community. The submitted site plan shows a 12.55-acre site along the north side of Craig Road and the west side of Decatur Boulevard. Access is provided by three 40-foot wide curb cuts along Decatur Boulevard and three of the same width along Craig Road.

The elevations for the shopping center and convenience store depict plaster exterior walls with decorative split face block accents. A flat roof with cornices and a parapet to screen mechanical equipment is shown.

BACKGROUND DATA

- 12/07/88 The City Council approved a request to rezone this property from R-E (Residence Estates) zone to C-1 (Limited Commercial) as part of a larger case (Z-108-88).
- 03/09/98 The City Council approved a Site Development Plan Review of a proposed shopping center on this site [Z-108-88(12)]. The development plan reviewed at that time was similar to that which is the subject of the current application. The previous application had a drug store directly adjacent to the intersection; the current plan depicts a convenience store with gas sales.
- 06/02/98 The Board of Zoning Adjustment approved a Variance to allow the "Pad A" buildings to be 20 feet from the west side property line where the residential adjacency standards require a minimum setback of 54 feet (V-15-98).

U-0032-00 - Page Two
May 17, 2000 City Council Meeting

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	R-PD7	Single Family Dwellings
South:	C-1	Drug Store, Supermarket, Retail Shops
East:	North Las Vegas	Commercial and Residential Uses
West:	R-PD7	Single Family Dwellings

ANALYSIS & FINDINGS

ZONING

A supermarket with the sale of packaged liquor for off-premise consumption is typical of commercially zoned parcels of a similar size.

USE

Staff has addressed concerns regarding additional trees in the parking lot within the associated Site Development Plan Review application [Z-108-88(14)].

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 supermarket with the sale of packaged liquor for off-premise consumption can be operated in a manner that is harmonious and compatible with the surrounding commercial 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 served by fully developed streets.

U-0032-00 - 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 supermarket with the sale of packaged liquor for off-premise consumption will not compromise the public health, safety, and welfare because alcohol sales are subject to ongoing City licensing and enforcement.

NOTICES MAILED 581 by City Clerk

APPROVALS 2

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	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

**KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW**

JOHN C. RINSHAW
THOMAS F. KUMMER
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JOHN C. JEFFERSON
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May 17, 2000

THOMAS D. AMICK
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JEREMY B. HILSABECK
KRISTINA S. HULMAN
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ROBERT C. KIM
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KURT C. LAMBERTH
ANGELA TURRICIANO OTTO
RUSSELL M. ROWE
ELIZABETH A. SAVAGE
LYSSA M. SIMONELLI
JAMES H. SMYTH II
GREGG R. VERMEYS
TROY A. WALLIN

VIA FACSIMILE
382-4803

Ms. Barbara Jo Ronemus
City Clerk
City of Las Vegas
400 E. Stewart, 1st Fl.
Las Vegas, NV 89101

Re: *U-0032-00 - Craig & Decatur
American Stores Properties, Inc.*

This office represents the applicant in the above-referenced matter. We respectfully request this matter be continued indefinitely from the presently scheduled City Council hearing of May 17, 2000.

Thank you for your consideration.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW


Robert J. Gronauer

RJG/mlt

RECEIVED
CITY CLERK
2000 MAY 17 P 1:46

City of Las Vegas

Agenda Item No. 94

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 - PUBLIC HEARING - Z-0139-88(40) -
PECCOLE RANCH PARTNERSHIP** - Request for a Site Development Plan Review FOR A
PROPOSED 73,098 SQUARE FOOT COMMERCIAL CENTER ON 8.37 acres adjacent to the
southwest corner of Charleston Boulevard and Fort Apache Road (APN: 163-05-110-002) C-1
(Limited Commercial) Zone, Ward 2 (L. B. McDonald). 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:

L.B. McDONALD – APPROVED subject to conditions – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

CLYDE SPITZE, Pentacore Engineering, 6763 West Charleston Boulevard, appeared together with KENT BARRY, Peccole Nevada Corporation.

COUNCILWOMAN McDONALD verified MR. SPITZE's concurrence with Condition #2 for enhanced rear elevations.

No one appeared in opposition.

There was no further discussion.

*City of Las Vegas***Agenda Item No. 94**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 94 – Z-0139-88(40)

MINUTES - Continued:

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All related discussion for Item 94 [Z-0139-88(40)] and Item 95 [U-0038-00] took place under Item 94.

(2:44 – 2:45)

4 - 1252

CONDITIONS:

1. The final elevation drawings of the shopping center shall be reviewed by staff prior to the issuance of building permits for that structure
2. The appearance of the rear elevation of the Chili's restaurant shall be enhanced to match that of the remainder of the structure.
3. 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)
4. 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 driveways on Charleston Boulevard shall also meet the approval of the Nevada Department of Transportation. (Public Works)
5. Provide pedestrian walkway easement for all meandering walkways not located within the Fort Apache Road public right-of-way adjacent to this site, if not already provide by the master Developer. (Public Works)
6. Landscape and maintain all unimproved rights-of-way on Charleston Boulevard and Fort Apache Road adjacent to this site. (Public Works)
7. If not already done by the Master Developer, submit an Application for Occupancy Permit for all landscaping and private improvements located in the Charleston Boulevard public right-of-way adjacent to this site prior to occupancy of this site. (Public Works)

*City of Las Vegas***Agenda Item No. 94**

CITY COUNCIL MEETING OF MAY 17, 2000

Planning & Development Department

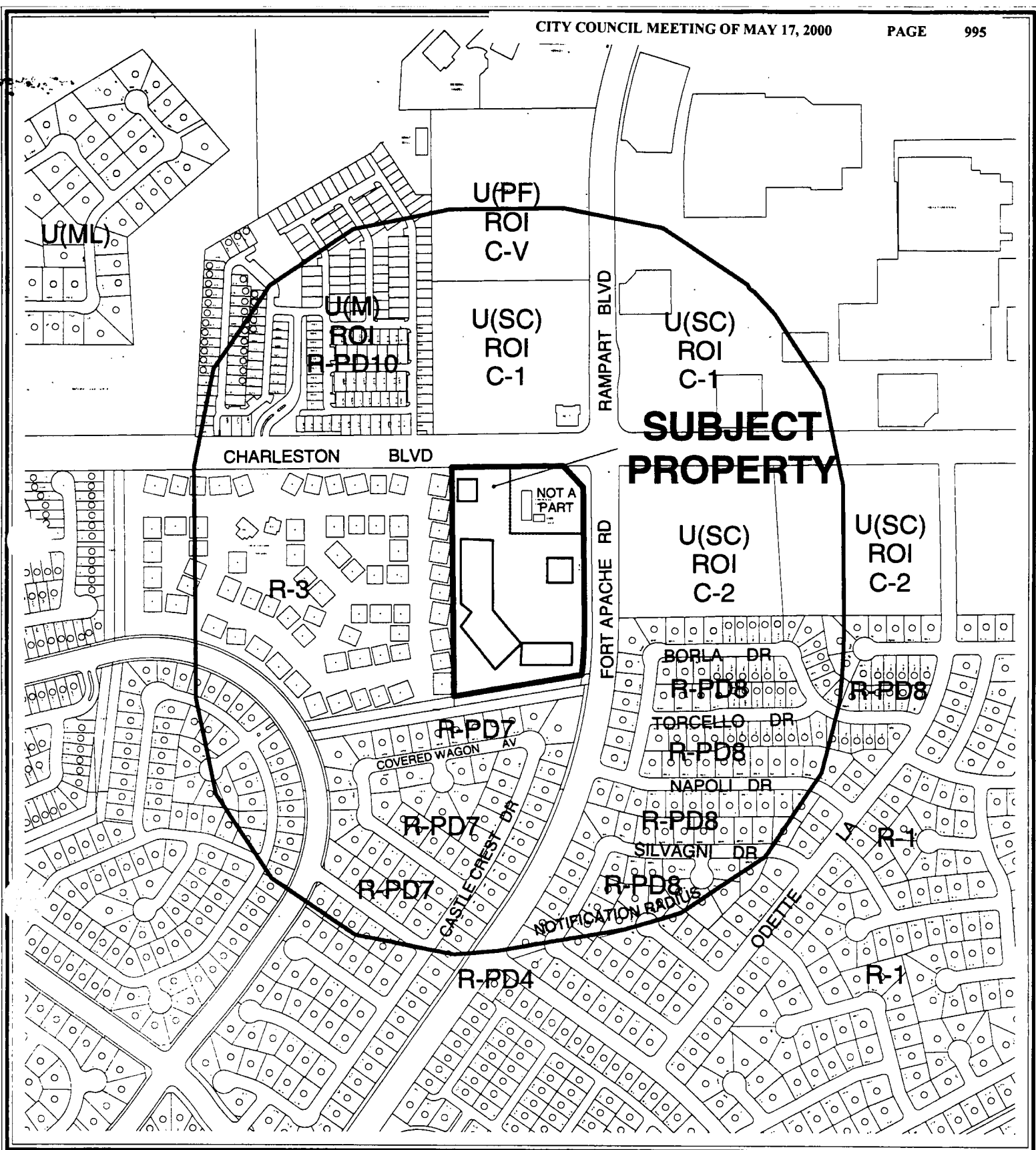
Item 94 – Z-0139-88(40)

CONDITIONS - Continued:

8. This site shall provide perpetual common access between this site and the existing developed pad sites and shall have perpetual common access to all driveways connecting each pad site to the abutting streets. (Public Works)
9. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study. (Public Works)
10. Site development to comply with all applicable conditions of approval for Z-139-88 and all other site-related actions. (Public Works)
11. All development shall be in conformance with the site plan and building elevations (as amended by the above conditions).
12. 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.
13. 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.
14. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
15. All City Code requirements and design standards of all City departments must be satisfied.
16. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

*City of Las Vegas***Agenda Item No. 94****CITY COUNCIL MEETING OF MAY 17, 2000****Planning & Development Department****Item 94 – Z-0139-88(40)****CONDITIONS - Continued:**

17. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
18. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.
19. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.



CASE: **Z-0139-88(40)**

RADIUS: 1000 FT

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

0 400 800 Feet





AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: Z-0139-88(40) - Peccole Ranch Partnership

**** CONDITIONS ****

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

1. The final elevation drawings of the shopping center shall be reviewed by staff prior to the issuance of building permits for that structure
2. The appearance of the rear elevation of the Chili's restaurant shall be enhanced to match that of the remainder of the structure.
3. 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)
4. 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 driveways on Charleston Boulevard shall also meet the approval of the Nevada Department of Transportation. (Public Works)
5. Provide pedestrian walkway easement for all meandering walkways not located within the Fort Apache Road public right-of-way adjacent to this site, if not already provide by the master Developer. (Public Works)
6. Landscape and maintain all unimproved rights-of-way on Charleston Boulevard and Fort Apache Road adjacent to this site. (Public Works)
7. If not already done by the Master Developer, submit an Application for Occupancy Permit for all landscaping and private improvements located in the Charleston Boulevard public right-of-way adjacent to this site prior to occupancy of this site. (Public Works)
8. This site shall provide perpetual common access between this site and the existing developed pad sites and shall have perpetual common access to all driveways connecting each pad site to the abutting streets. (Public Works)

Z-0139-88(40) - Page Two
May 17, 2000 City Council Meeting

9. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study. (Public Works)
10. Site development to comply with all applicable conditions of approval for Z-139-88 and all other site-related actions. (Public Works)
11. All development shall be in conformance with the site plan and building elevations (as amended by the above conditions.
12. 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.
13. 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.
14. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
15. All City Code requirements and design standards of all City departments must be satisfied.
16. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
17. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
18. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.
19. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Z-0139-88(40) - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review on property located adjacent to the southwest corner of Charleston Boulevard and Fort Apache Road for a proposed retail shopping center.

BACKGROUND DATA

- 1980 This property was annexed into the City of Las Vegas (A-18-80).
- 02/15/89 The City Council approved a request to Rezone this property from N-U (Non-Urban) Zone to C-1 (Limited Commercial), as part of a larger request (Z-139-88).
- 01/25/99 The City Council approved a Site Development Plan Review for a shopping center on this site [Z-139-88(25)].
- 11/18/99 The Planning Commission approved a Site Development Plan Review for Mimi's Café on a portion of this site [Z-139-88(36)].

DETAILS OF APPLICATION REQUEST

Site Area	8.37	Acres
Building Area	73,098	Square Feet
Building Height	16	Feet
Parking Required	413	Spaces
Parking Provided	442	Spaces

The site plan indicates that a Chili's restaurant will be constructed along the Charleston Boulevard frontage, with a Mimi's Café (which is under construction) shown along Fort Apache Road. Retail shops are shown in the southwest portion of the site. Access to Charleston Boulevard is provided by two one-way drives north of Charleston Boulevard and two driveways to Fort Apache Road. Ten feet of landscaping with trees, shrubs and ground cover are shown along Charleston Boulevard and Fort Apache Road, adjacent to existing common area landscape area.

The front and side elevations for the Chili's restaurant depict a synthetic stone exterior. The rear elevations depict a flat wall featuring plaster over concrete block construction. A flat roof is shown, with a pitched element at the customer entrance. Canvas awnings are shown over the windows. The elevations submitted for the retail stores are conceptual in nature, with no details provided regarding the types of material to be used or the height of the building.

Z-0139-88(40) - Page Two
May 17, 2000 City Council Meeting

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	Under ROI to C-1 (Limited Commercial)	P.F. Changs Restaurant & future shopping center
South	R-PD7 (Residential Planned Development, 7 units per acre)	Single Family Dwellings
East	Under ROI to C-2 (General Commercial)	Undeveloped
West	R-3 (Medium Density Residential)	Apartments

ANALYSIS & FINDINGS

ZONING

The shopping center with restaurant pads is a typical use within the C-1 (Limited Commercial) zoning district.

SITE PLAN

The proposal complies with the setback standards of the C-1 zoning district.

LANDSCAPE PLAN

The proposed landscaping matches that found in the existing common lot planting areas located along Charleston Boulevard and Fort Apache Road and within the 100 foot wide landscaped drainage easement that is adjacent to the south property line of this site.

ELEVATIONS

Based on a concern regarding the plain exterior of the rear elevation of the Chili's restaurant, staff has added a condition requiring the appearance to be enhanced to match that of the remainder of the structure.

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-0139-88(40) - Page Three
May 17, 2000 City Council Meeting

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

The proposed shopping center is compatible with the pattern of commercial development occurring along this portion of Charleston Boulevard.

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

This proposal complies with Title 19A and the General Plan, and can be revised to be consistent with the Urban Design Guidelines with implementation of staff's condition regarding the rear elevation of the Chili's restaurant.

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

This proposal is appropriately located at the intersection of two Primary Streets, Charleston Boulevard and Fort Apache Road, and will not adversely impact the adjacent streets.

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

The proposed building and landscape materials are consistent with other development in the vicinity.

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."**

Because the elevations for the shopping center are conceptual, staff has added a condition requiring the final design of the building exterior to be reviewed by staff prior to the issuance of building permits for that structure.

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

Because any uses conducted within this shopping center will be subject to ongoing City licensing and enforcement, staff finds this shopping center will not adversely impact the public health, safety and welfare.

Z-0139-88(40) - Page Four
May 17, 2000 City Council Meeting

NOTICES MAILED 135

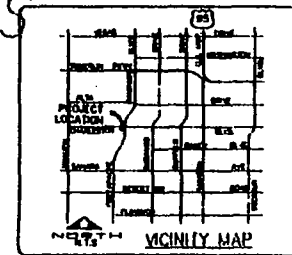
APPROVALS 0

PROTESTS 0

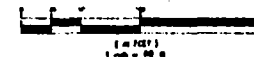
AGENCY COMMENTS

<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

A PORTION OF THE NORTH WEST QUARTER (1/4) OF
SECTION 5, TOWNSHIP 21 SOUTH, RANGE 60 EAST,
M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



GRAPHIC SCALE



LAND USE TABULATION			
PARCEL	EXISTING ZONING	PROPOSED ZONING	ACRES
	C-1	C-1	6.372

PARKING DATA		
SUBURBAN	CITY	REQUIRED PARKING
NORTH A	6,000 SQ FT.	104 SPACES
NORTH B	9,000 SQ. FT.	48 SPACES
NORTH C	10,000 SQ. FT.	44 SPACES
NORTH D	10,000 SQ. FT.	44 SPACES
MAIN CAMP (PUBLIC AREA)	1,670 SQ. FT.	24 SPACES
HIGH CAMP (HIGH-PUBLIC AREA)	3,000 SQ. FT.	17 SPACES
MIDDLE CAMP (PUBLIC AREA)	3,000 SQ. FT.	26 SPACES
LOW CAMP (PUBLIC AREA)	3,500 SQ. FT.	12 SPACES
TOTAL REQUIRED PARKING		445 SPACES
NETE PARKING PROVIDED		646 SPACES

ASSESSORS PARCEL IDENTIFIERS
101-00-110-002

07/27/74 / DELAWARE
 DELAWARE STATE V. BARNES
 PERSONAL 1974 2041
 2000 S. BARNES ST. BLVD.
 123 W. 12TH ST. DELE 09117
 (202) 222-2222

ENGINEER / SURVEYOR
PENTACORE ENGINEERING, INC.
2763 W. 92nd CHANDLER ROAD in W
LAS VEGAS, NEVADA 89103
(702) 226-0710

PECCOLE NEVADA CORP.
831 SOUTH WASHINGTON, SUITE 100
LAS VEGAS, NEVADA 89108

PENTACORP

SITE PLAN

PRECOLE RANCH FORT APACHE COMMONS

CITY COUNCIL MEETING OF MAY 17, 2000

PAGE 1002

FORT APACHE

CHARLESTON BLVD

Mint's
669 SQUARE FEET
F.J. SIRS

FF-547

RETAIL '2
15,000 SF.

1

CHILI'S
15,000 SF.
FF=566

MAJOR 'B'
9.400 \$F.
FF=552

RETAIL 1
10,100 SF.
FF=562

MAJOR "A"
25,200 \$F.
FF=567

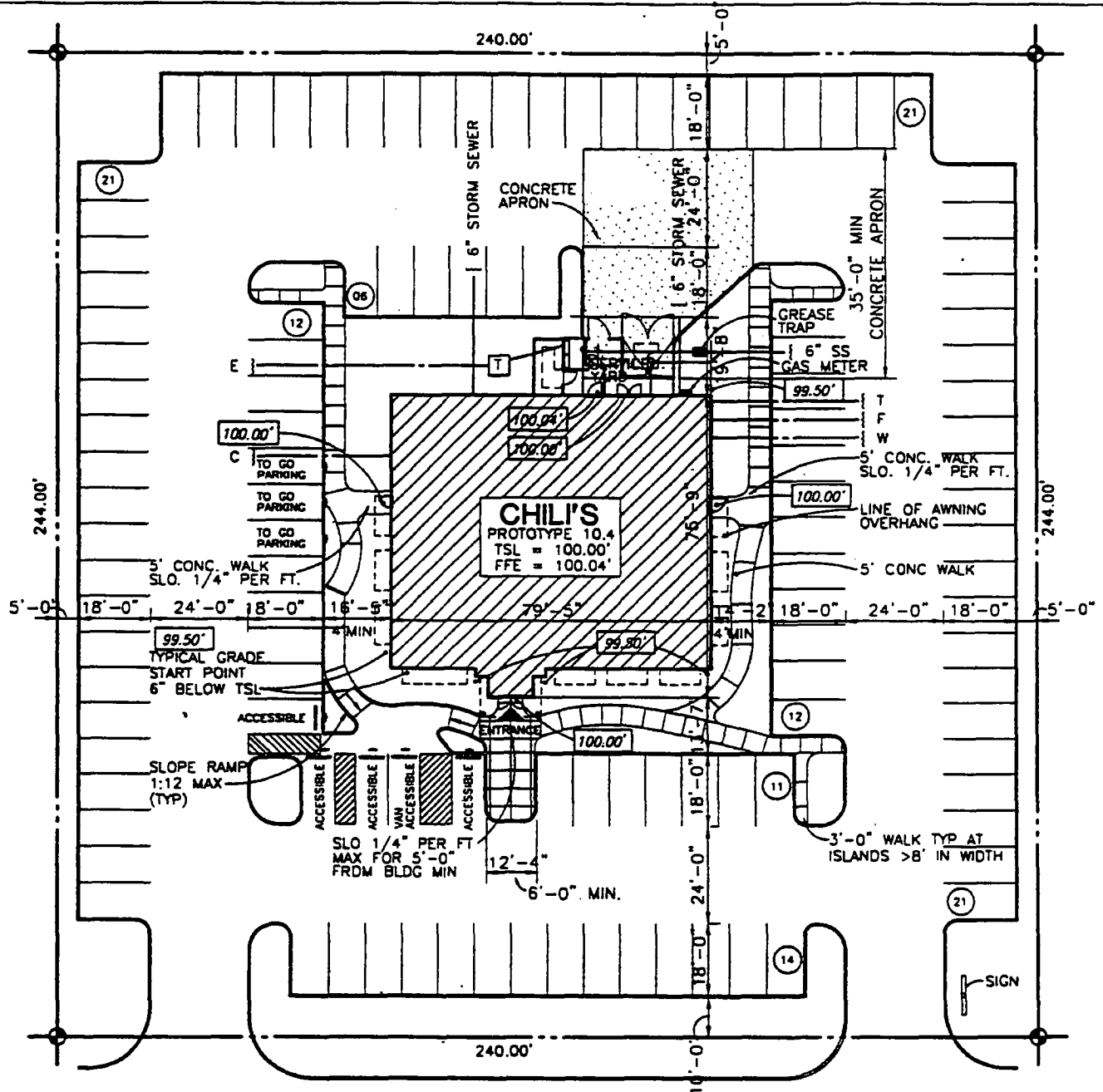
LANDSCAPE SCHEDULE

[illegible]

STAFF

U-0038-00
~~Z-0139-88(40)~~

4-13-00 PC



PAD AREA (BOC) 13,000 SQUARE FEET
 PARKING 118 SPACES
 TOTAL LAND AREA 58,560 SQUARE FEET (1.34 ACRES)
 BUILDING AREA: 5,532 SQUARE FEET
 TOTAL SEATS 217
 DINING SEATS 146
 BAR SEATS 71
 SVC YARD AREA 496 SQUARE FEET

UTILITY REQUIREMENTS

ELECTRIC (E) 800 AMP, 120V/208V, 3 PHASE, (3) 4" CONDUIT
 GAS (G) 3 INCH LINE - 1,801,000 BTUH
 WATER (W) 2 INCH LINE - 112 FU'S
 (F) (ADDITIONAL 4 INCH WHEN SPRINKLED)
 SANITARY (SS) 6 INCH LINE - 237 FU'S
 TELEPHONE (T) 2 INCH CONDUIT - SVC ENTRANCE TO BLDG VARIES.
 CABLE TV (C) 2 INCH CONDUIT - SVC ENTRANCE TO BLDG VARIES.

STAFF

U-0038-00
 Z-0139-88(40)
 4-13-00 PC

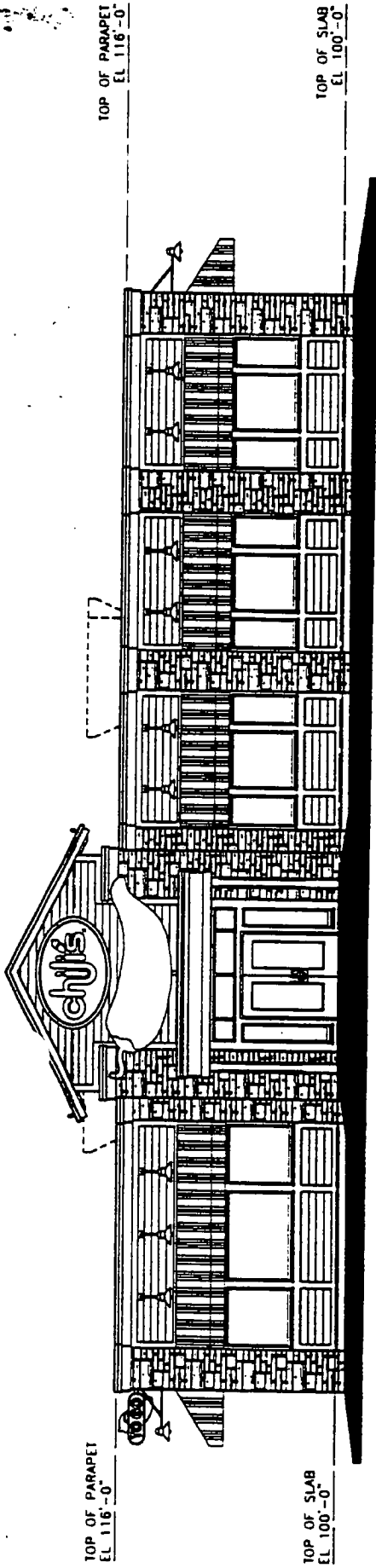
SITE REQUIREMENTS PLAN - NO SHARED PARKING VINCENT
 PROTOTYPE 10.4



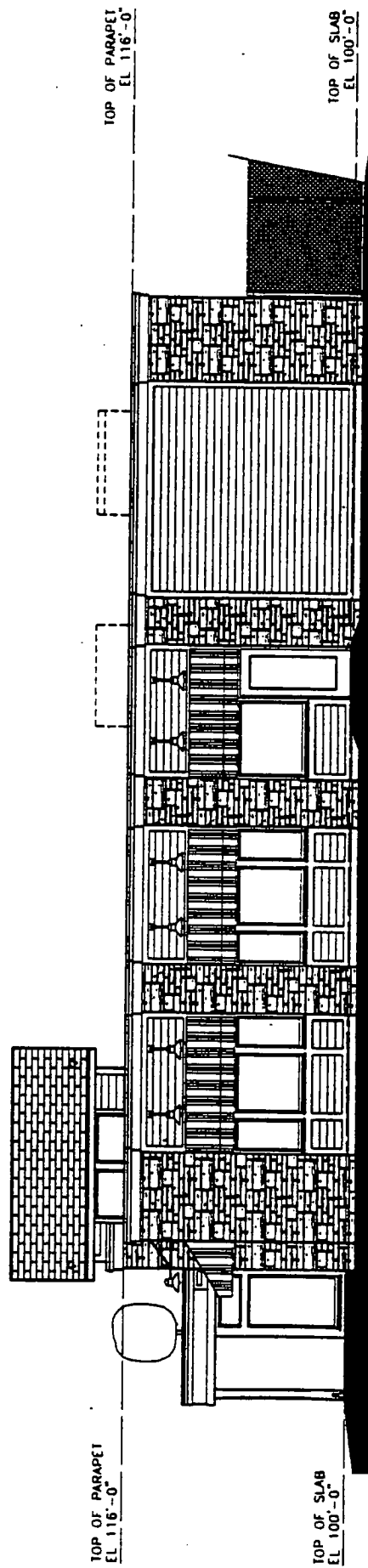
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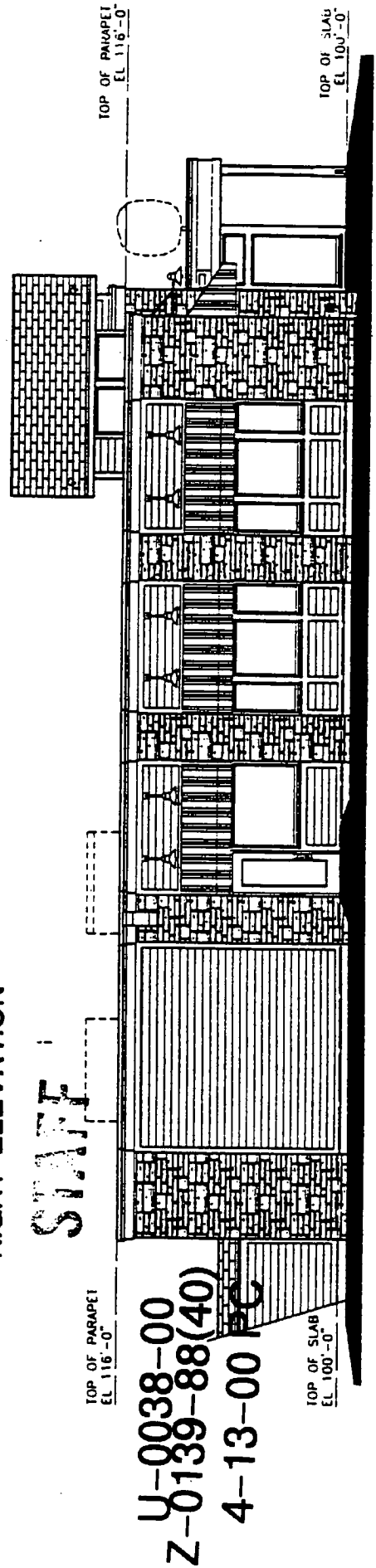




FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

U-0038-00
Z-0139-88(40)
4-13-00 PC

chili's
(CHILI & BARS)

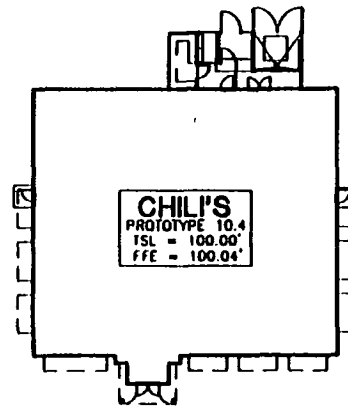
PRESENTATION EXTERIOR ELEVATIONS
PROTOTYPE: 10.4

VINCENT

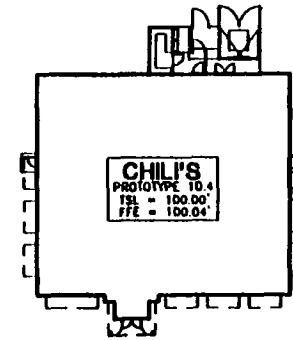
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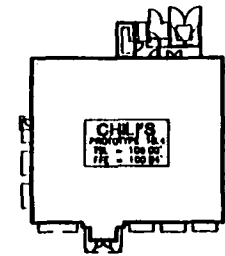
CHILI'S PROTOTYPE 10.4



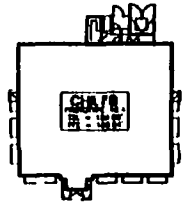
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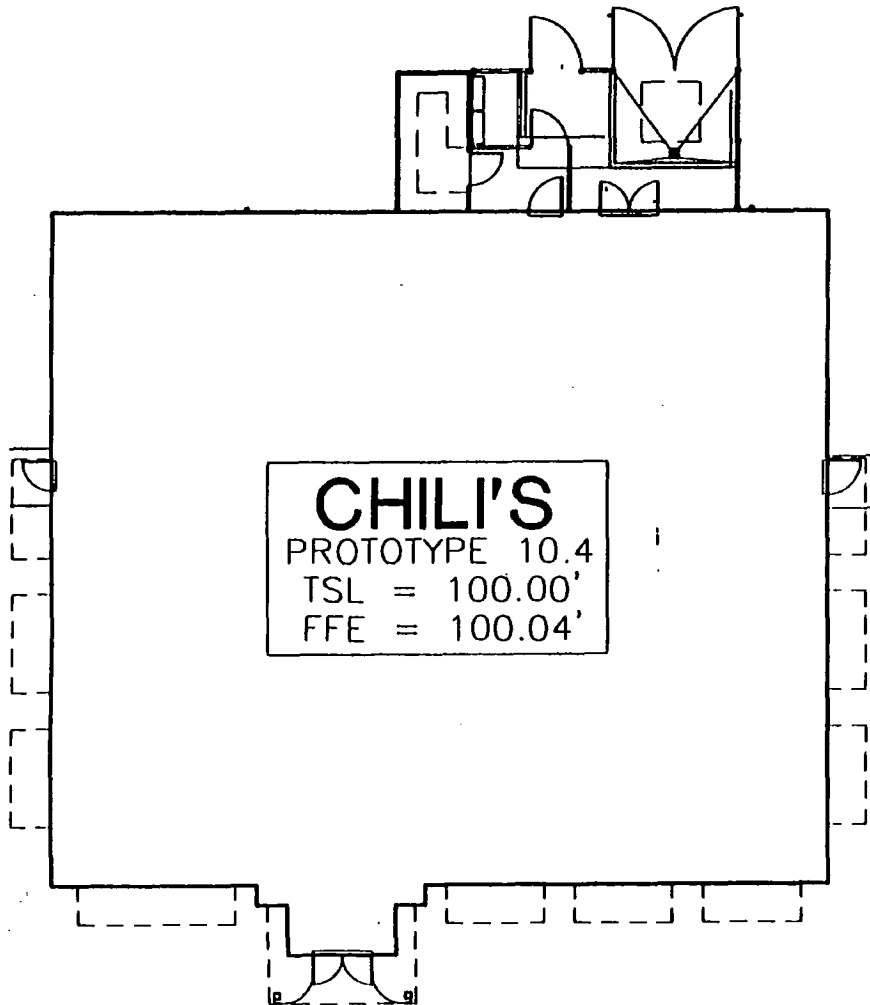
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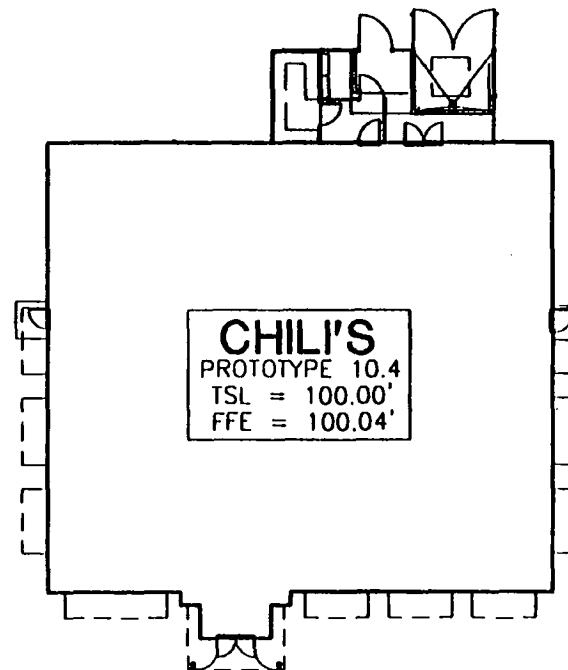
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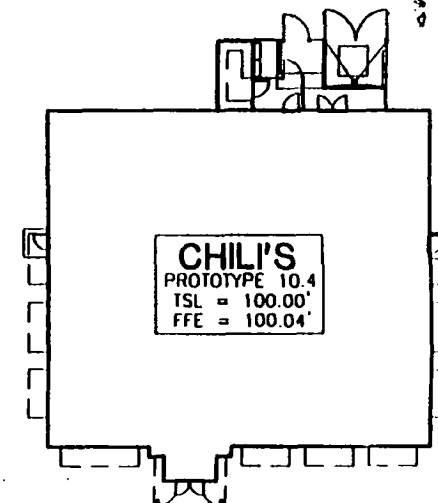
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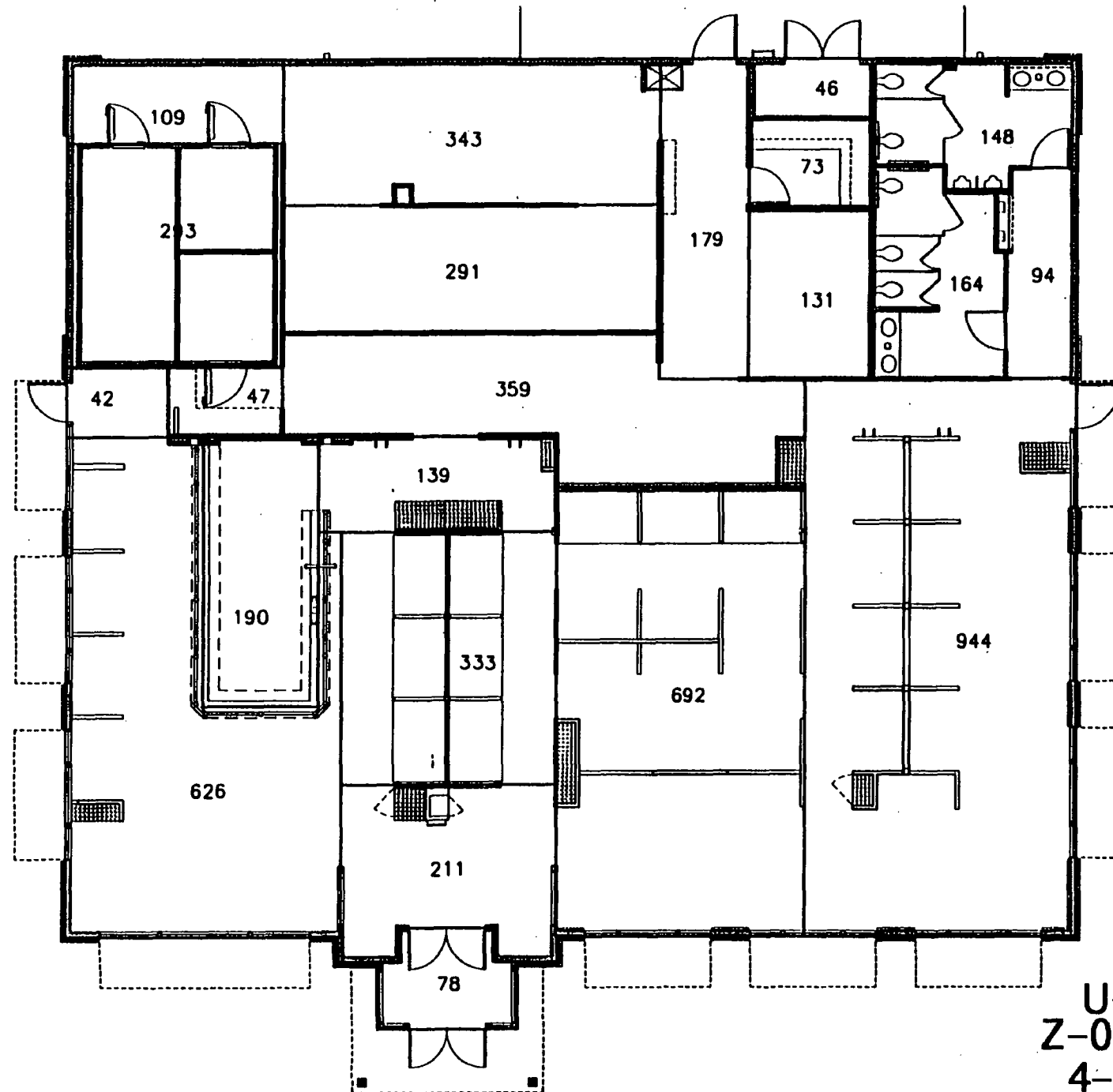
1:30



1:40

STAFF

U-0038-00
Z-0139-88(40)
4-13-00 PC



BUILDING AREA	5,239 SQUARE FEET
COOLER AREA	293
TOTAL AREA	5,532 SQUARE FEET

STAFF

U-0038-00
Z-0139-88(40)
4-13-00 PC



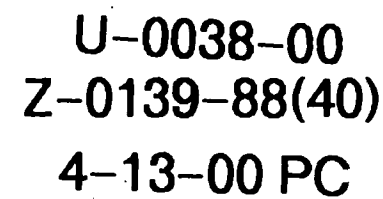
PRESENTATION FLOOR PLAN - SQUARE FOOTAGE
PROTOTYPE 10.4

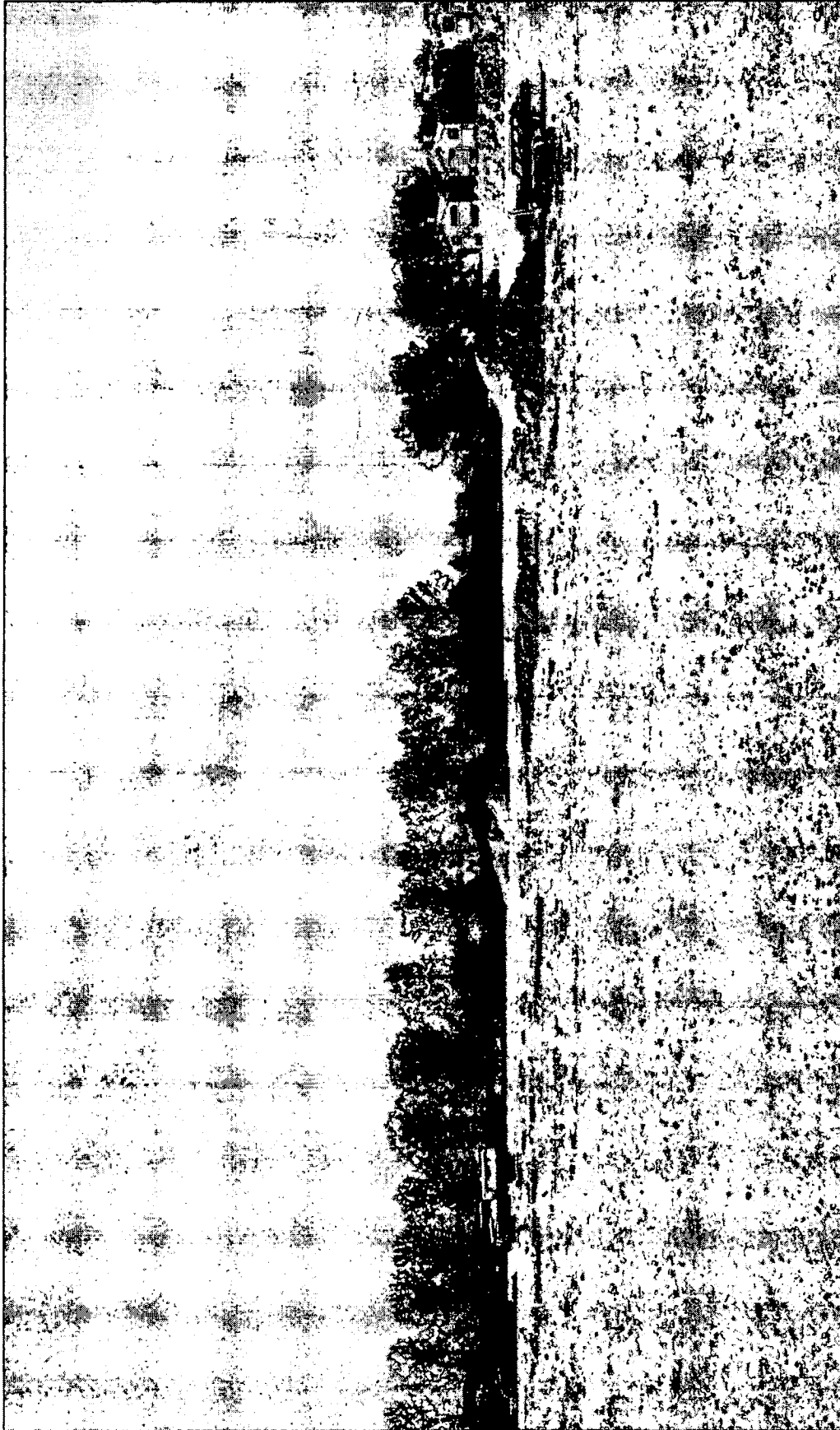


VINCENT
01 04.00 99 118.00



Saf





Z-0139-88(40) & U-0038-00 - VIEW SOUTHWEST TO THE SITE

City of Las Vegas

Agenda Item No. 95

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 RELATED TO Z-0139-88(40) - PUBLIC HEARING - U-0038-00 - PECCOLE RANCH PARTNERSHIP ON BEHALF OF BRINKER NEVADA INC., A DELAWARE CORPORATION - Request for a Special Use Permit FOR A SUPPER CLUB (CHILTS) on the south side of Charleston Boulevard, approximately 360 feet west of Fort Apache Road (APN: 163-05-110-002), C-1 (Limited Commercial), Ward 2 (L. B. McDonald). 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:

L.B. McDONALD – APPROVED subject to conditions – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

CLYDE SPITZE, Pentacore Engineering, 6763 West Charleston Boulevard, appeared together with KENT BARRY, Peccole Nevada Corporation.

No one appeared in opposition.

There was no further discussion.

*City of Las Vegas***Agenda Item No. 95**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 95 – U-0038-00

MINUTES - Continued:

MAYOR GOODMAN declared the Public Hearing closed.

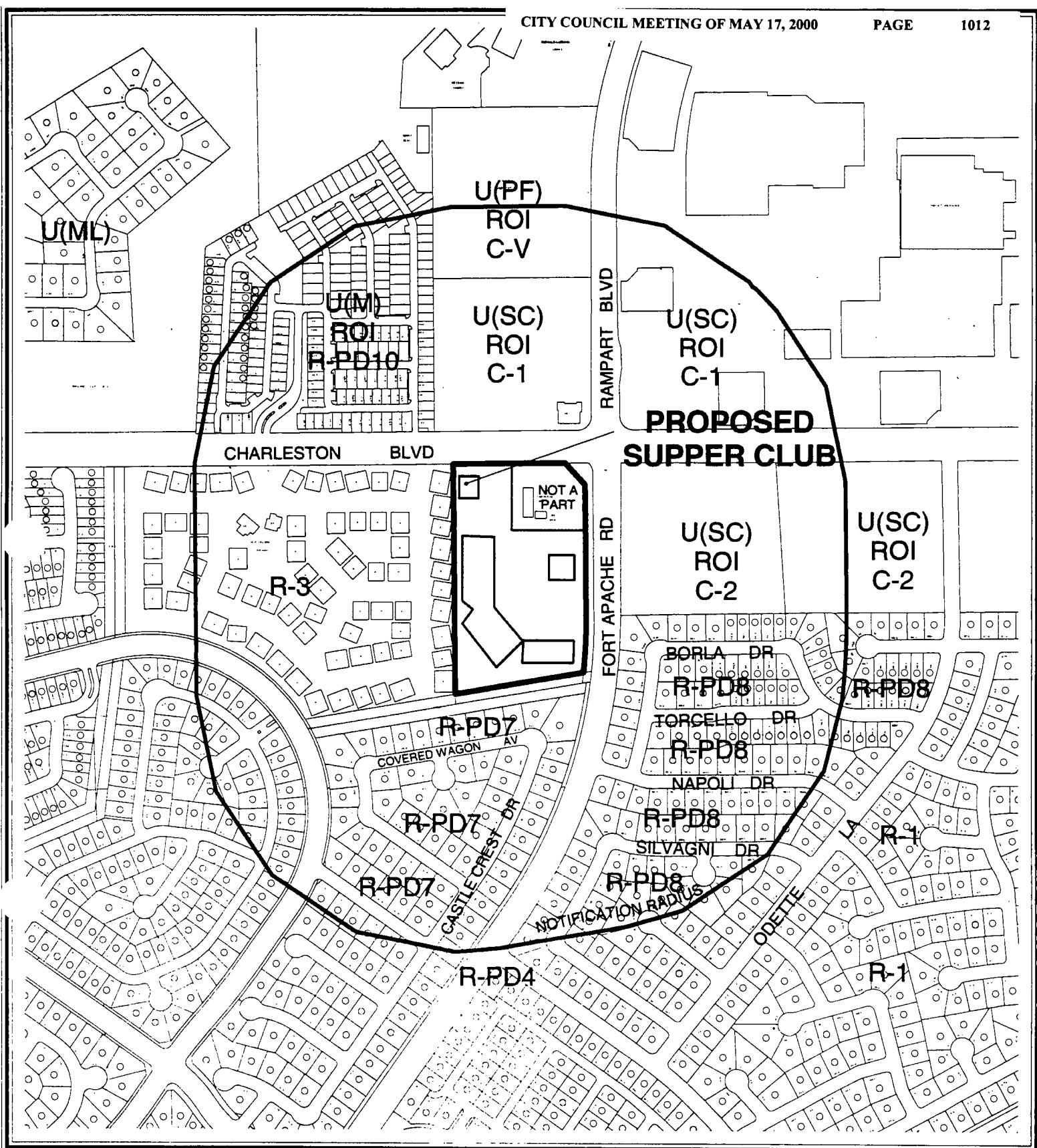
NOTE: All related discussion for Item 94 [Z-0139-88(40)] and Item 95 [U-0038-00] took place under Item 94.

(2:44 – 2:45)

4 - 1252

CONDITIONS:

1. If this approval is not exercised within two years after the approval, the Special Use Permit shall be void unless an extension of time is granted.
2. Approval of this request does not constitute approval of a liquor license.
3. Conformance to the Conditions of Approval of Z-139-88 (40).
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Conformance to Title 6 of the Municipal Code.



CASE: U-0038-00

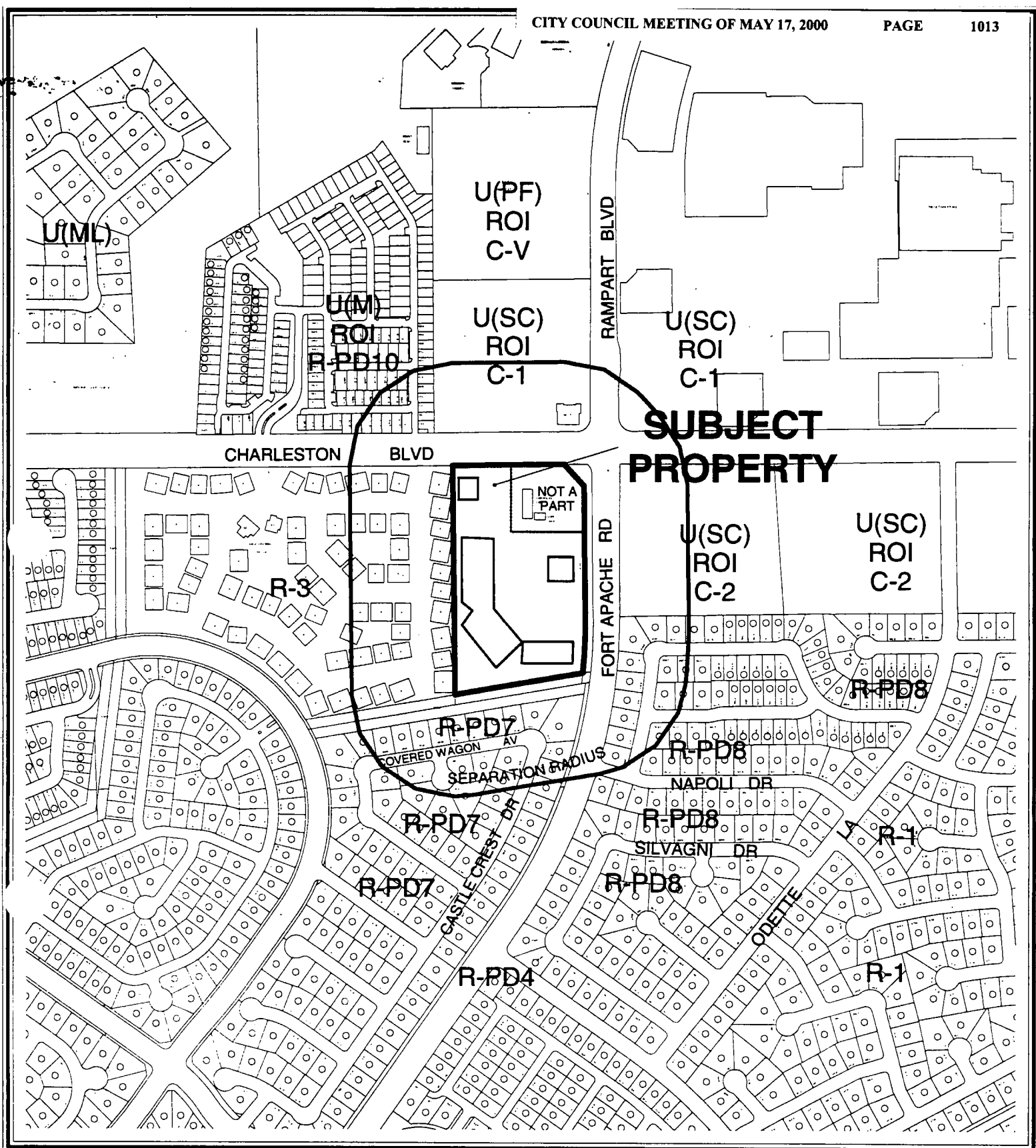
RADIUS: 1000 FT

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

0 400 800 Feet



95



CASE: U-0038-00

SEPARATION RADIUS: 400 FT

0 400 800 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

**ITEM DESCRIPTION: U-0038-00 - Peccole Ranch Partnership on behalf of
Brinker Nevada, Inc., a Delaware Corporation**

**** CONDITIONS ****

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

1. If this approval is not exercised within two years after the approval, the Special Use Permit shall be void unless an extension of time is granted.
2. Approval of this request does not constitute approval of a liquor license.
3. Conformance to the Conditions of Approval of Z-139-88 (40).
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Conformance to Title 6 of the Municipal Code.

U-0038-00 - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request for a Special Use Permit on the south side of Charleston Boulevard, approximately 360 feet west of Fort Apache Road, is for a supper club in conjunction with a proposed Chili's restaurant.

BACKGROUND DATA

- 1980 This property was annexed into the City of Las Vegas (A-18-80).
- 02/15/89 The City Council approved a request to rezone this property from N-U (Non-Urban) Zone to C-1 (Limited Commercial), as part of a larger request (Z-139-88).
- 01/05/00 The City Council approved a Special Use Permit for a restaurant service bar for Mimi's Café on a portion of this site (U-120-99).

DETAILS OF APPLICATION REQUEST

Site Area	8.37	Acres
Building Area	5,532	Square Feet
Building Height	16	Feet
Parking Required (Overall Shopping Center)	413	Spaces
Parking Provided (Overall Shopping Center)	442	Spaces

The site plan indicates that a 5,532 square foot Chili's restaurant will be constructed along the Charleston Boulevard frontage. Access to Charleston Boulevard is provided by two one-way drives; there are also two driveways to Fort Apache Road.

The front and side elevations for the Chili's restaurant depict a synthetic stone exterior. The rear elevations depict a flat wall featuring plaster over concrete block construction. A flat roof is shown, with a pitched element at the customer entrance. Canvas awnings are shown over the windows.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	under Resolution of Intent to C-1 (Limited Commercial)	P.F. Changs Restaurant and future shopping center
South	R-PD7 (Residential Planned Development, 7 Units per Acre)	Single Family Dwellings

U-0038-00 - Page Two
May 17, 2000 City Council Meeting

East	under Resolution of Intent to	Undeveloped
	C-2 (General Commercial	
West	R-3 (Medium Density Residential)	Apartments

ANALYSIS & FINDINGS

ZONING

The proposed supper club is permitted in the C-1 (Limited Commercial) zoning district upon approval of a Special Use Permit by the City Council.

USE

The proposed use conforms to the City of Las Vegas Zoning Code's requirements for a supper club, in terms of required separation distances. Section 19A.04.050 of the City of Las Vegas Zoning Code requires that this type of use be a minimum distance of 400 feet from any religious facility, school, child care facility licensed for more than 12 children, or City park. The proposed use conforms to the separation distance requirement.

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."**

Because no protected uses have been identified within 400 feet of the proposal, staff finds the proposed tavern can be operated in a manner that is harmonious and compatible with the 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."**

U-0038-00 - Page Three

May 17, 2000 City Council Meeting

This proposal is appropriately located at the intersection of two Primary Streets, Charleston Boulevard and Fort Apache Road, and will not adversely impact the adjacent streets.

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."

Because the supper club will be subject to ongoing City licensing and enforcement, staff finds the proposed use will not adversely impact the public health, safety and welfare.

NOTICES MAILED 231 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	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

NOTICE OF PUBLIC HEARING**SPECIAL USE PERMIT**

HAVERKAMP ROBERT L & TOBA K
1452 CASTLE CREST DR
LAS VEGAS NV 89117-7006

*W/2 APPROVED
R. Haverkamp
5-8-2000*

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

U-0038-00

REQUEST BY PECCOLE RANCH PARTNERSHIP ON BEHALF OF BRINKER NEVADA INC., A DELAWARE CORPORATION FOR A SPECIAL USE PERMIT FOR A SUPPER CLUB (CHILI'S) ON THE SOUTH SIDE OF CHARLESTON BOULEVARD, APPROXIMATELY 360 FEET WEST OF FORT APACHE ROAD (APN: 163-05-110-002), C-1 (LIMITED COMMERCIAL), WARD 2 (L. B. McDONALD).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 5, 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.

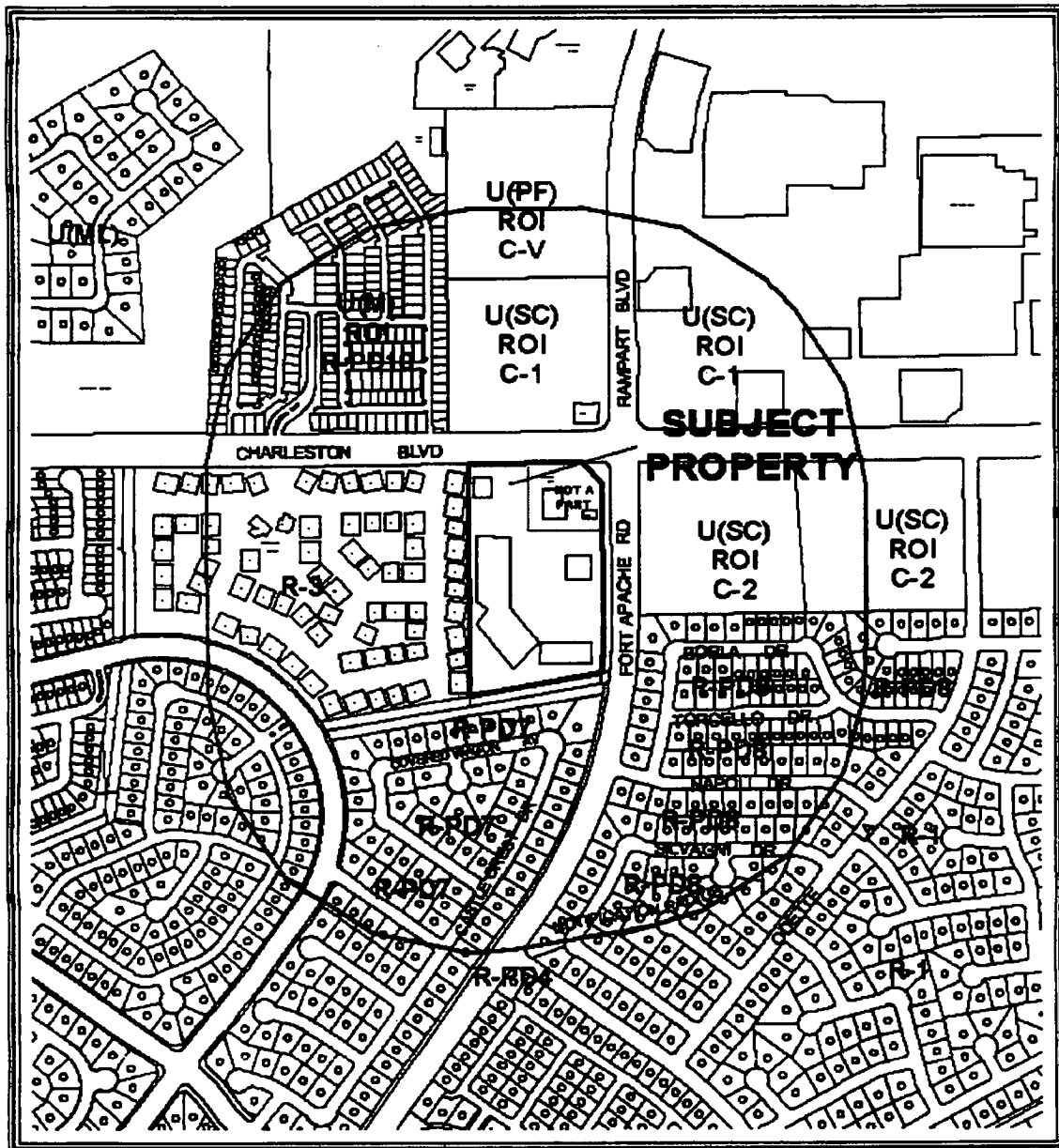


BARBARA JO RONEMUS
CITY CLERK

RECEIVED
CITY CLERK
2000 MAY -9 A 10:24

SEE LOCATION MAP ON REVERSE SIDE

Support



CASE: U-0038-00

RADIUS: 1000 FT

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

2009

City of Las Vegas

Agenda Item No. 96

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 - PUBLIC HEARING - Z-0020-95(3) - CITY OF LAS VEGAS ON BEHALF OF THE FRONTIER GIRL SCOUT COUNCIL - Request for a Site Development Plan Review FOR A PROPOSED 19,782 SQUARE FOOT ADMINISTRATION BUILDING WITH OUTDOOR AMPHITHEATER, on the north side of Harris Avenue, approximately 670 feet west of Mojave Road (APN: 139-25-303-010), C-V (Civic) 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, amending Condition #1 that the proposed amphitheater shall be replaced by an exterior patio which shall be located at least 100 feet from the north property line and shall be oriented away from it; and amending Condition #5 from west to south – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

DAVE OKA, Redevelopment Agency, explained that this was part of the project where the Armory was planned and it was a deal that was struck with the Girl Scouts to find them a new location.

City of Las Vegas

Agenda Item No. 96

CITY COUNCIL MEETING OF MAY 17, 2000

Planning & Development Department

Item 96 – Z-0020-95(3)

MINUTES – Continued:

COUNCILMAN REESE verified with PATRICIA MILLER, Girls Scouts Frontier Council, 2520 Stewart Avenue, that there would not be an amphitheater, but rather a patio used for ceremonial and recognition events.

CHERI EDELMAN, Public Works, requested that the word west in Condition #5 be changed to south.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:45 – 2:49)

4 - 1347

CONDITIONS:

1. The proposed amphitheater shall be located at least 100 feet from the north property line and shall be oriented away from it.
2. All exterior lighting shall be screened or otherwise designed so as to not shine directly on any adjacent parcel.
3. A six foot block wall shall be constructed along the north property line where such does not already exist.
4. Construct appropriate improvements to terminate 29th Street adjacent to this site in a method acceptable to the Department of Public Works and the Department of Fire Services. (Public Works)
5. This site shall grant appropriate easements to provide for perpetual inter-site access between this site and the site to the west. (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,

**Agenda Item No. 96**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 96 – Z-0020-95(3)

CONDITIONS - Continued:

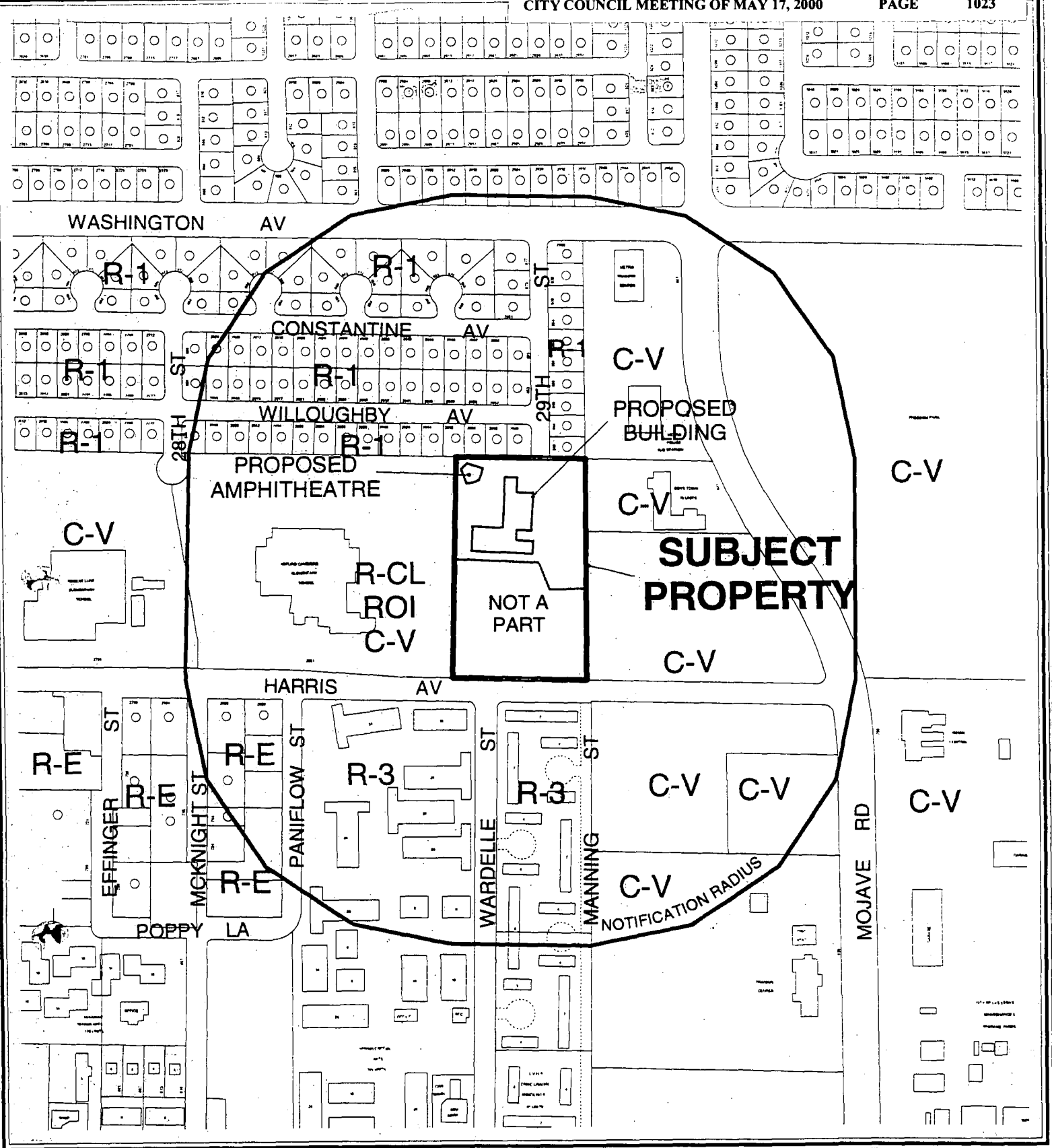
- whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Also, the proposed driveway shall be aligned with or offset a minimum distance of 220 feet from the existing curb cut on the south side of Harris Avenue. (Public Works)
7. A Drainage Plan and Technical Drainage Study or other information acceptable to the City Planning Engineer, must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. (Public Works)
 8. All development shall be in conformance with the site plan (as amended by the above conditions) and building elevations.
 9. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner.
 10. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
 11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
 12. All City Code requirements and design standards of all City departments must be satisfied.
 13. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
 14. 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.

**Agenda Item No. 96**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 96 – Z-0020-95(3)

CONDITIONS - Continued:

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. 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.
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 Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.



CASE: Z-0020-95(3)

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: Z-0020-95(3) - City of Las Vegas on behalf of the Frontier Girl Scout Council

**** CONDITIONS ****

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

1. The proposed amphitheater shall be located at least 100 feet from the north property line and shall be oriented away from it.
2. All exterior lighting shall be screened or otherwise designed so as to not shine directly on any adjacent parcel.
3. A six foot block wall shall be constructed along the north property line where such does not already exist.
4. Construct appropriate improvements to terminate 29th Street adjacent to this site in a method acceptable to the Department of Public Works and the Department of Fire Services. (Public Works)
5. This site shall grant appropriate easements to provide for perpetual inter-site access between this site and the site to the west. (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. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Also, the proposed driveway shall be aligned with or offset a minimum distance of 220 feet from the existing curb cut on the south side of Harris Avenue. (Public Works)
7. A Drainage Plan and Technical Drainage Study or other information acceptable to the City Planning Engineer, must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. (Public Works)
8. All development shall be in conformance with the site plan (as amended by the above conditions) and building elevations.

Z-0020-95(3) - Page Two

May 17, 2000 City Council Meeting

9. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner.
10. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
12. All City Code requirements and design standards of all City departments must be satisfied.
13. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
14. 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.
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. 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.
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 Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Z-0020-95(3) - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review of a 2.54 acre site located on the north side of Harris Avenue, approximately 670 feet west of Mojave Road, for a proposed Girl Scout administration building with outdoor amphitheater.

BACKGROUND DATA

- 05/03/95 The City Council approved a Rezoning (Z-20-95) from R-CL (Single-Family Compact-Lot) to C-V (Civic) on this site as part of a larger request.
- 02/22/96 The Planning Commission approved a Plot Plan and Building Elevation Review [Z-20-95(1)] for an elementary school located west of this site.
- 07/26/99 The City Council approved a Site Development Plan Review [Z-20-95(2)] for a proposed 10,265 square foot early childhood development center located south of the building proposed under the subject application.

DETAILS OF APPLICATION REQUEST

Site Area	2.54	Acres
Building Area	19,782	Square Feet
Building Height	16 to 28	Feet
Parking Required	68	Spaces
Parking Provided	76	Spaces

The site plan indicates the Girl Scout complex will be built north of the childhood development center approved under site plan review Z-20-95(2). An access drive to Harris Avenue is shown along the east property line. An open-air amphitheater and picnic area is shown in a large landscaped courtyard in the northwest portion of the site. Additional landscaping is shown along the property lines and within the parking lot/bus loading area located to the east of the building. The applicant indicates a six foot block wall will be constructed along the north property line where such does not already exist.

Z-0020-95(3) - Page Two

May 17, 2000 City Council Meeting

The elevations indicate the main entrance will be located in the south portion of the building, which features a glass wall exterior with a decorative sandstone feature and a standing seam copper roof. The exterior of the remainder of the structure will be composed of decorative concrete block with sandstone and glass block elements, with a flat roof incorporating minor variation in roofline facade heights.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-1	Single-Family Residences
South	R-3	Multi-Family Residential
East	C-V	Boys Town; Unimproved
West	C-V	Elementary School

ANALYSIS & FINDINGS

ZONING

The proposed Girl Scout administration building is a permitted use in the C-V (Civic) zoning district and meets the residential adjacency setback requirements.

SITE PLAN

Staff notes that the outdoor amphitheater is proposed to be located 15 feet from the property line of the single-family dwellings immediately north of the subject site. In order to prevent any noise spillover, staff is recommending in Condition Number 1 that the proposed amphitheater be located at least 100 feet from the north property line.

Staff finds the remainder of the site plan, as well as the landscape plan, to be acceptable.

ELEVATIONS

Staff finds the elevations to be acceptable.

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 shall affirm all of the following:

Z-0020-95(3) - Page Three
May 17, 2000 City Council Meeting

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

This proposal will be compatible with the pattern of civic-related uses occurring in this area, with inclusion of staff's condition regarding the re-location of the proposed amphitheater.

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 is consistent with Title 19A and the City of Las Vegas Urban Design Guidelines and Standards.

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

This proposal will not negatively impact adjacent roadways, with inclusion of Condition 4, which addresses the termination of 29TH Street.

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

Staff finds the proposed project will incorporate appropriate building and landscaping materials.

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 proposed project will create an attractive and orderly site, with the inclusion of staff's condition regarding the location of the amphitheater. The building elevations and landscaping will provide an aesthetically pleasing 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-0020-95(3) - Page Four

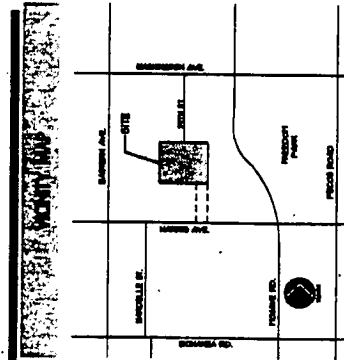
May 17, 2000 City Council Meeting

NOTICES MAILED 100**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

CHARTERED SALES ASSOCIATES
CORPORATION
10000 W. 10TH AVE. SUITE 100
DENVER, CO 80231
303.755.1000

ARCHITECTURAL SITE PLAN
FRONTIER GOLF SCOUT COUNCIL
10000 W. 10TH AVE. SUITE 100
DENVER, CO 80231
303.755.1000



AREA ANALYSIS

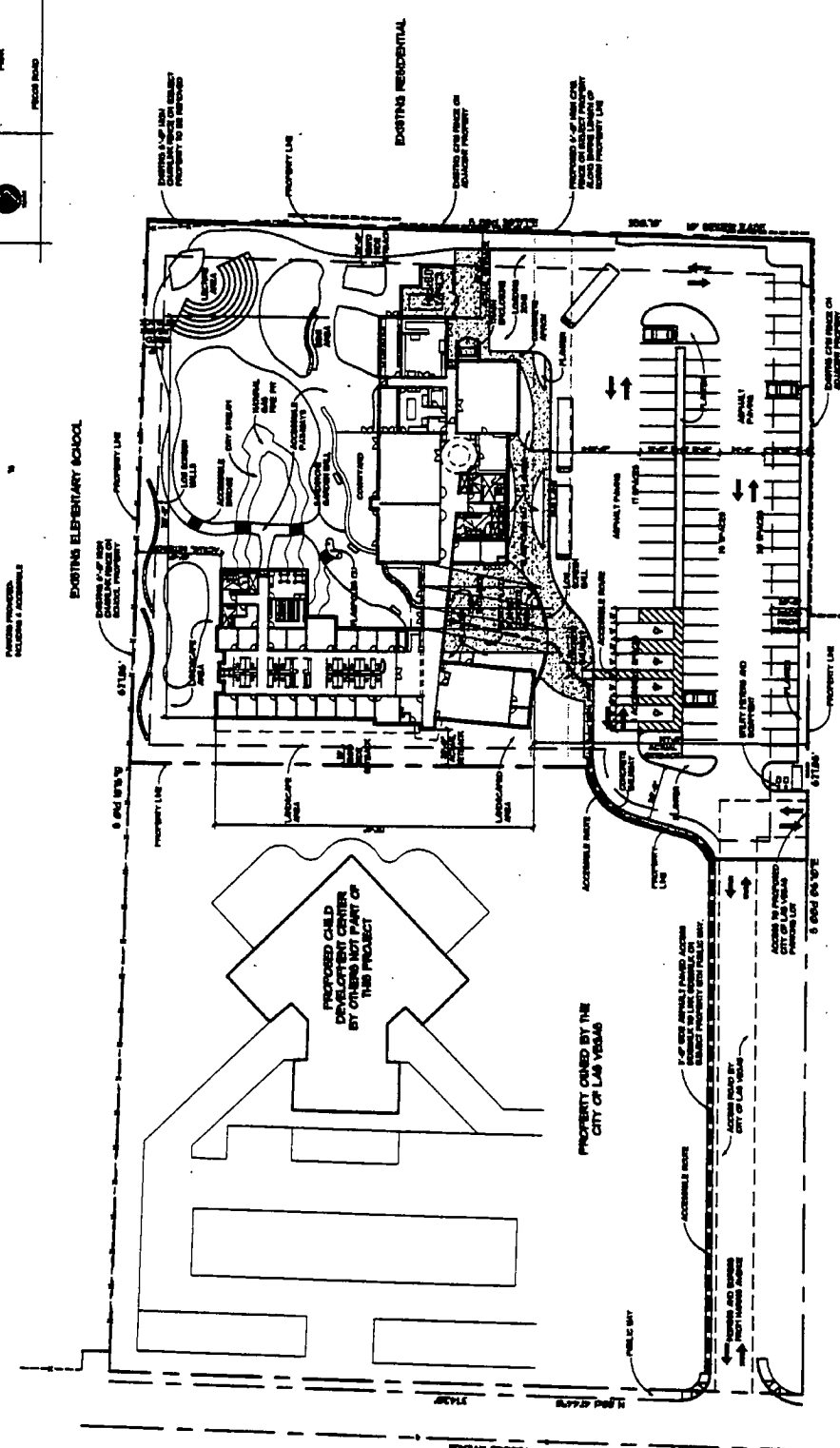
EXISTING AREA	EXISTING AREA / PROJECT AREA RATIO	EXISTING AREA / PROJECT AREA RATIO
EXISTING AREA	100	100
PROJECT AREA	100	100

PARCEN ANALYSIS

EXISTING AREA	EXISTING AREA / PROJECT AREA RATIO	EXISTING AREA / PROJECT AREA RATIO
EXISTING AREA	100	100
PROJECT AREA	100	100

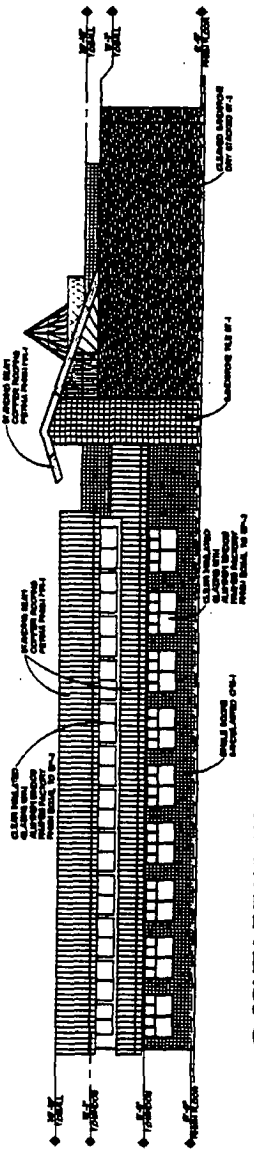
EXISTING ELDERLY SCHOOL

EXISTING AREA	EXISTING AREA / PROJECT AREA RATIO	EXISTING AREA / PROJECT AREA RATIO
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PROJECT AREA	100	100

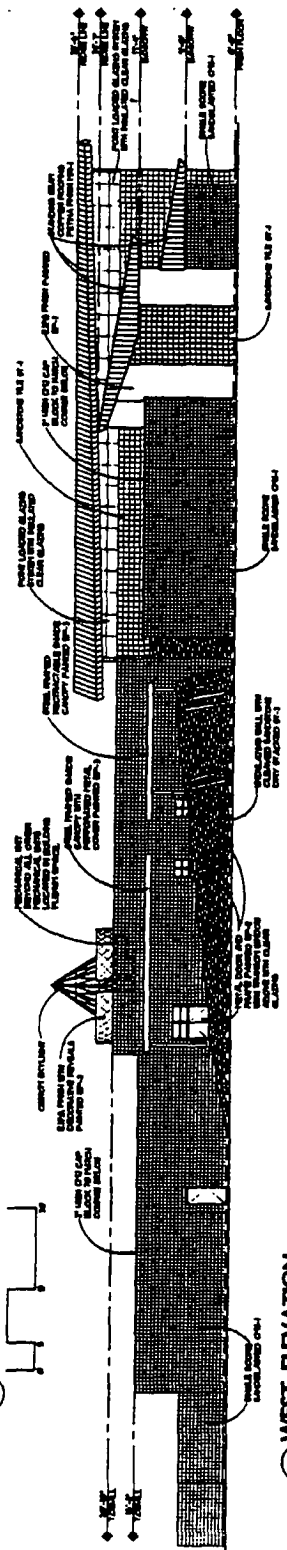


ARCHITECTURAL SITE PLAN
Z-0020-95(3)
4-13-00 PC
STAFF

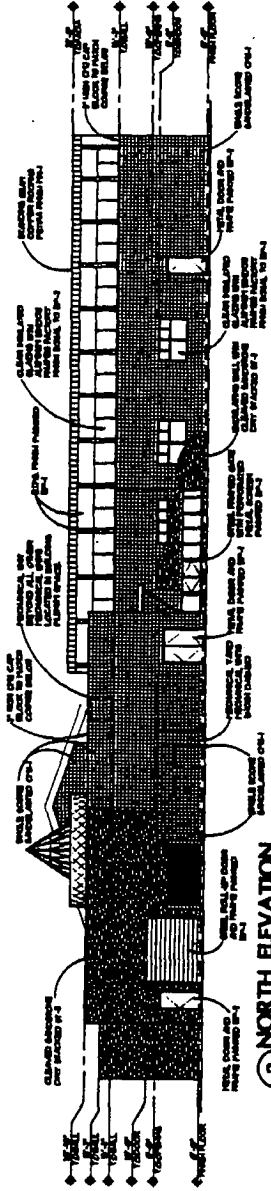
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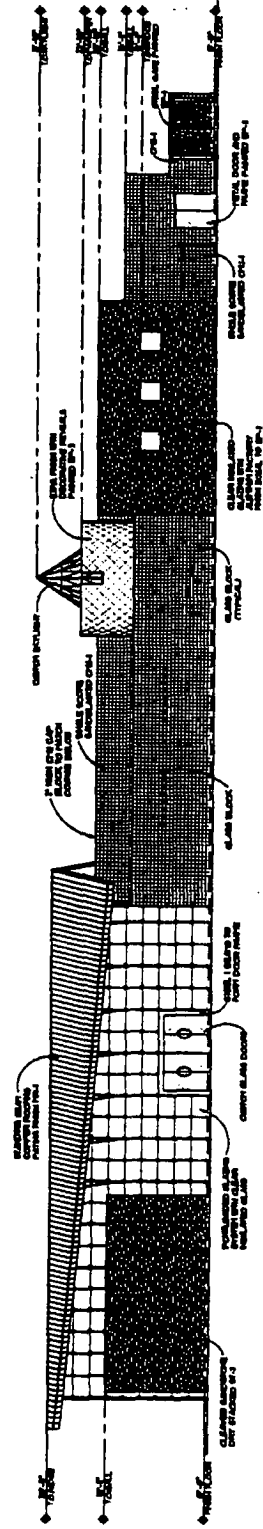
4 SOUTH ELEVATION



3 WEST ELEVATION



2 NORTH ELEVATION

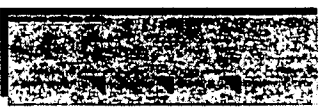


① EAST ELEVATION

THE FIVE S

Z-0020-95(3)

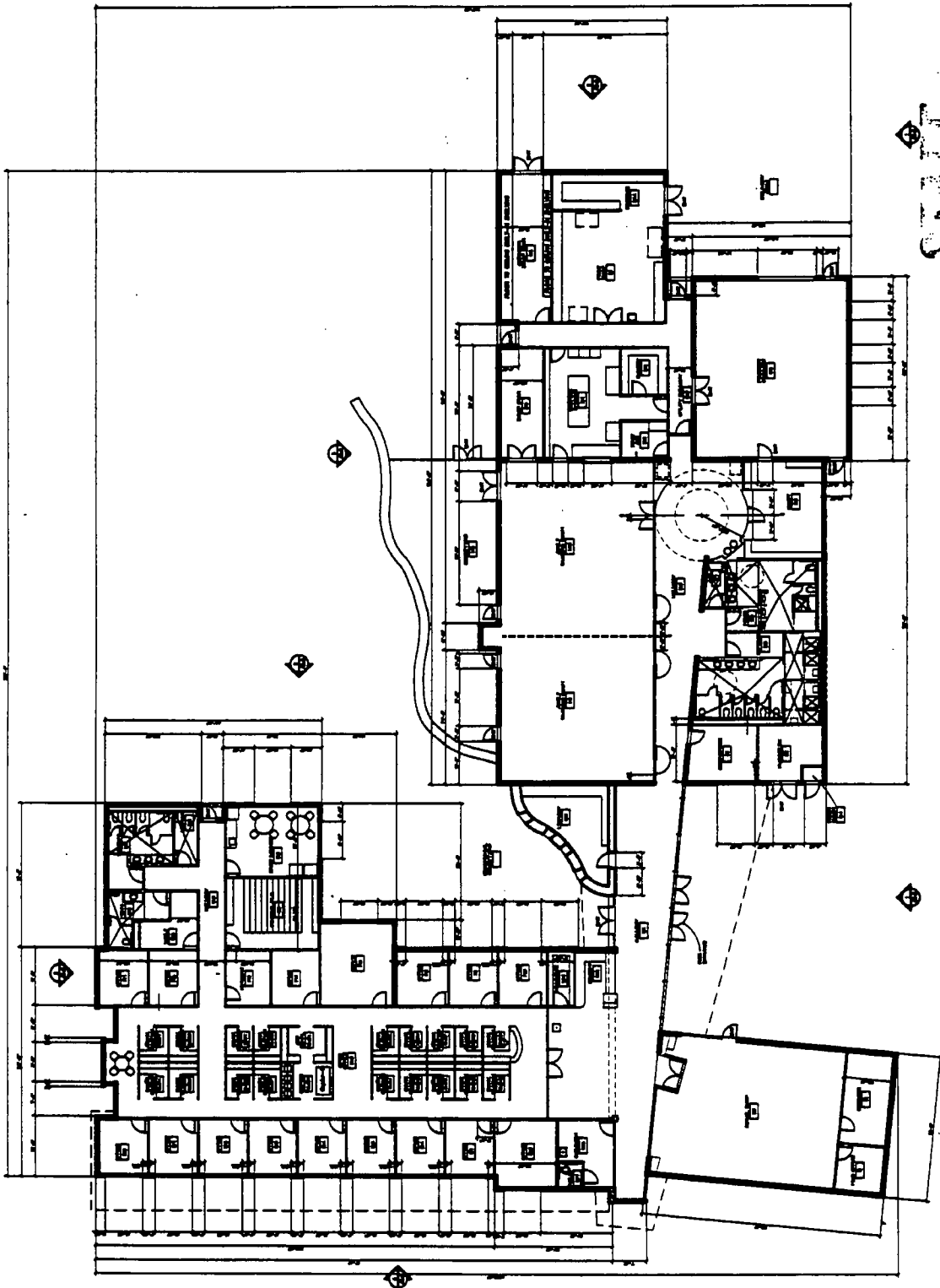
4-13-00 PC



PROVO SCHOOL DISTRICT
400 WEST 100 SOUTH
PROVO, UTAH 84601
PHONE: 801.733.1234
FAX: 801.733.1235

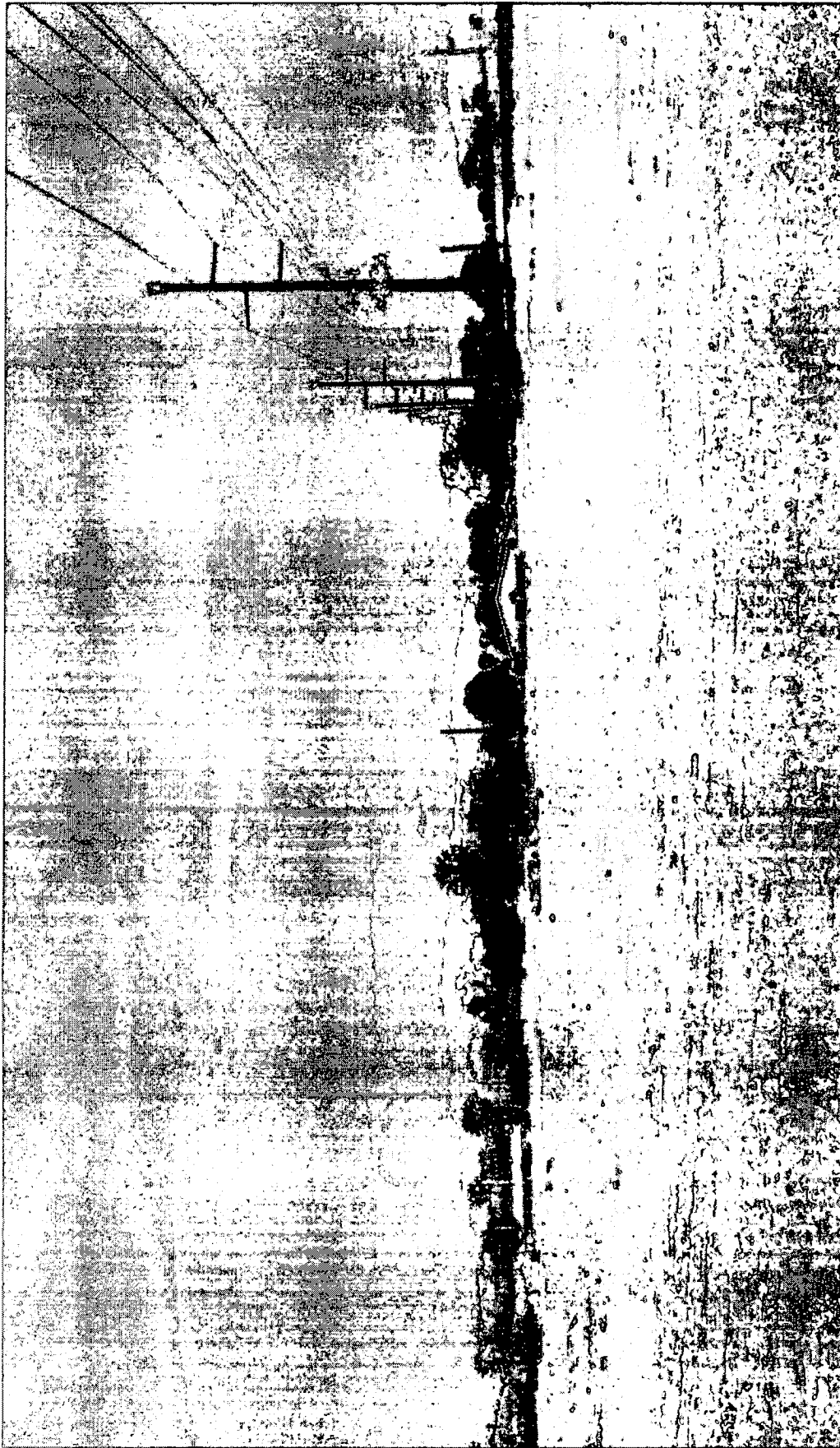


PROVO SCHOOL DISTRICT
400 WEST 100 SOUTH
PROVO, UTAH 84601
PHONE: 801.733.1234
FAX: 801.733.1235



STAFF

FLOOR PLAN
Z-0020-95(3)
4-13-00 PC



Z-0020-95(3) - VIEW NORTH TO THE SITE FROM HARRIS AVENUE

City of Las Vegas

Agenda Item No. 97

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 - PUBLIC HEARING - Z-0073-98(2) AND Z-0095-90(6) - A. JOSEPH FRANCIS - Request for a Site Development Plan Review FOR A PROPOSED 20,658 SQUARE FOOT COMMERCIAL CENTER ON 1.47 acres on the southwest corner of Washington Avenue and Martin L. King Boulevard (APN'S: 139-28-304-001, 139-28-312-001, and 139-28-312-003), C-1 (Limited Commercial) and R-E (Residence Estates) Zones under Resolution of Intent to C-1 (Limited Commercial) Zone, 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:

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

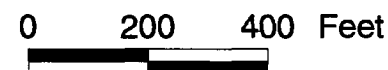
MINUTES:

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



ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)





AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: Z-0073-98(2) and Z-0095-90(6) - A. Joseph Francis

**** CONDITIONS ****

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

1. Submit revised elevations showing compliance with the Las Vegas Urban Design Guidelines and Standards, specifically enhancing the rear elevations to match the front of the building, prior to obtaining a building permit, as required by the Planning and Development Department.
2. 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 landscaping plan shall show satisfaction of minimum requirements of the Las Vegas Urban Design Guidelines as required by Planning and Development Department.
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. (Public Works)
4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer. (Public Works)
5. Site development to comply with all applicable conditions of approval for Zoning Reclassifications Z-73-98 & Z-95-90 and Review of Conditions Z-73-98(1) & Z-95-90(5) and all other subsequent site-related actions, as required by the Planning and Development Department and Department of Public Works.

Z-0073-98(2) and Z-0095-90(6) - Page Two
May 17, 2000 City Council Meeting

6. All development shall be in conformance with the Site Development plan and building elevations.
7. All City Code requirements and design standards of all City departments must be satisfied.
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 damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
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. 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.
13. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
14. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Z-0073-98(2) and Z-0095-90(6) - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for approval of a Site Development Plan Review for a proposed 20,658 square foot retail center on the southwest corner of Washington Avenue and Martin L. King Boulevard.

BACKGROUND DATA

- 10/03/90 The City Council approved a request for rezoning to C-1 (Limited Commercial) (Z-95-90).
- 10/2/91 The City Council approved a request for an Extension of Time [Z-95-90(1)].
- 11/04/92 The City Council approved a request for an Extension of Time [Z-95-90(2)].
- 11/12/92 The Planning Commission approved a request for a Plot Plan Review for a bank building on the property [Z-95-90(3)].
- 12/16/92 The City Council approved a request for a Review of Condition [Z-95-90(4)].
- 09/10/93 The Planning Commission approved a request for a Plot Plan and Building Elevation Review for retail stores [Z-95-90(5)].
- 08/02/95 The City Council accepted a request for Withdrawal of a request for Rezoning to C-1 (Limited Commercial) (Z-46-95).
- 01/11/99 The City Council approved a request for Rezoning to C-1 (Limited Commercial) (Z-73-98).
- 11/03/99 The City Council approved a request for a Review of original Condition Number 2 regarding the dedication of five additional feet of right-of-way along Sunny Place [Z-73-98(1)].

Z-0073-98(2) and Z-0095-90(6) - Page Two
May 17, 2000 City Council Meeting

DETAILS OF APPLICATION REQUEST

Site Area	1.95	Acres
Existing Building Area	1,228	Square Feet
New Building Area	20,658	Square Feet
New Building Height	22	Feet
Parking Required	89	Spaces, Including 4 handicap spaces*
Parking Provided	89	Spaces, Including 5 handicap spaces

* Based on Financial Institution: One space for each 200 square feet of gross floor area and General Retail Store, Other Than Listed: One space for each 250 s.f. of g.f.a.

Residential adjacency requirements require that all buildings on non-residential properties in close proximity to residentially zoned properties may not exceed the height of a line drawn from a residential property line at a 3:1 slope into the non-residential property. Staff finds that the project meets the requirements.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	C-1	Bank
	R-E	Undeveloped
South	R-E under ROI to C-1	Undeveloped
East	C-1	Boys and Girls Club
West	R-E	Single Family Residential

ANALYSIS & FINDINGS

ZONING

The C-1 (Limited Commercial) zoning district is intended to provide most retail shopping and personal services. Staff finds that a retail shopping center is appropriate at this site.

SITE PLAN

The submitted site plan for the project depicts an "L" shaped building located on the southwest portion of the site. An existing bank is located in the northeast corner of the site. The retail building will be located 15 feet from the west property line and 20 feet from the south property line. Thirty-two (32) foot wide drives from Washington Avenue and Martin L. King Boulevard provide access to the site.

Z-0073-98(2) and Z-0095-90(6) - Page Three
May 17, 2000 City Council Meeting

LANDSCAPE PLAN

The landscape plan depicts 24 inch box trees along the south property line and a portion of the east property line only. The trees shown along the west property line are only 15 gallon in size. The Design Standards Manual requires that 24 inch box trees be placed in the landscape planters. The spacing along the west property line is also incorrect; where abutting any residential use/zoning district the planter shall include a minimum of one (1) 24 inch box evergreen tree for every twenty (20) linear feet of planter, plus one (1) additional 24 inch box tree. Staff has added condition number 2 to address these concerns.

ELEVATIONS

The Urban Design Guidelines require that rear building elevations, especially those facing adjoining residential areas, be aesthetically enhanced to match the front of the building. Exterior side yard setback areas and building elevations along these setbacks should be treated with the same quality of design and materials as the front setback area and front building elevations. All sides of a structure should exhibit design continuity; there should be no unimproved side to a structure. Staff finds that the elevations presented by the applicant do not meet these requirements. The west and south elevations show a flat wall with none of the architectural features of the front sides of the building. The front contains numerous windows, columns, and a tile roof. The rear elevations show only a flat stucco wall with a flat roof. Staff has added condition number one to address this concern.

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 that 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 that the proposed development is consistent with City plans, policies, and standards, with the exception of items mentioned previously.

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

Z-0073-98(2) and Z-0095-90(6) - Page Four
May 17, 2000 City Council Meeting

Staff finds that the site access is existing and no changes are proposed to the site.

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

Staff finds the building and landscape materials are appropriate for the area.

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 building elevations, with the required changes, will be harmonious and compatible with development in the area.

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

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

NOTICES MAILED 56

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	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

REVISIONS TO THE CITY OF LOS ANGELES

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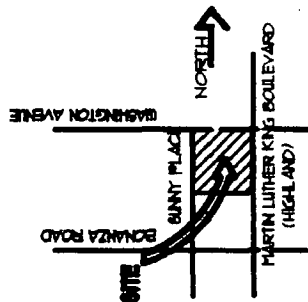
REVISIONS TO THE CITY OF LOS ANGELES

REVISIONS TO THE CITY OF LOS ANGELES

PROJECT DATA

TOTAL STORE AREA	20,651.5*
PARKING REQ'D FOR STORE	82.7 SPACES
EXIST. BANK AREA	1,228*
PARKING REQ'D FOR EXIST. BANK	6.2 SPACES
TOTAL PARKING REQUIRED	88.9 SPACES
TOTAL PARKING PROVIDED	89 SPACES
LOT AREA	63,510*
LOT COVERAGE	4.04%
FLOOR/AREA RATIO	0.31

* 20,651.5 - 1,228 = 19,423.5



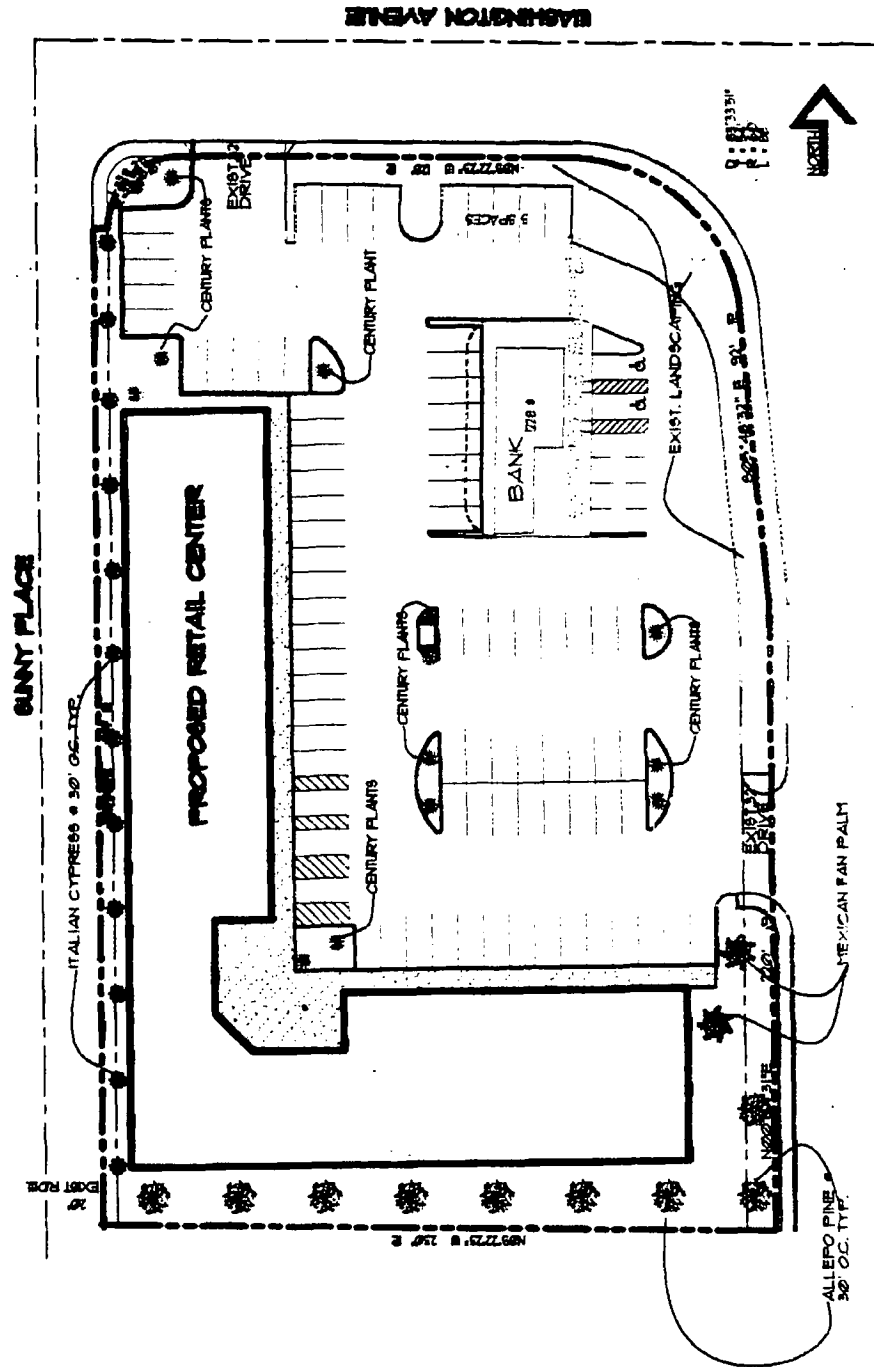
SCALE
1" = 10'

LANDSCAPE LEGEND

- 24" BOX ALEPPO PINE
- 15 GALLON MEXICAN FAN PALM
- 5 GALLON CENTURY PLANT
- 15 GALLON ITALIAN CYPRESS

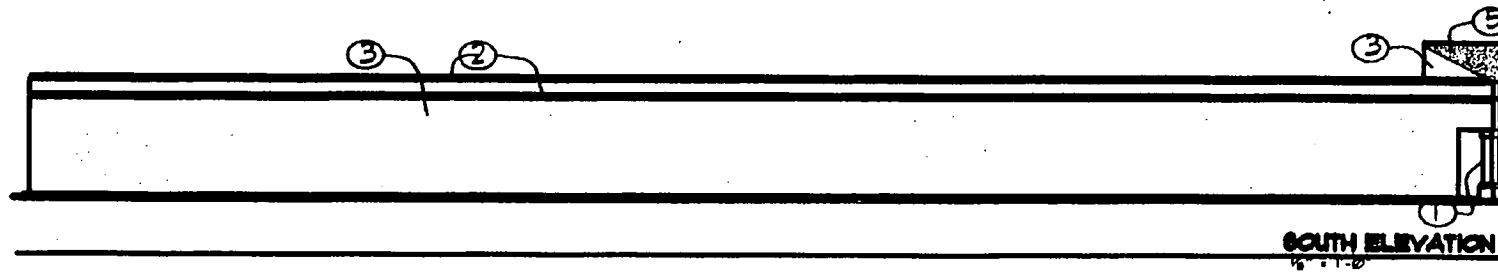
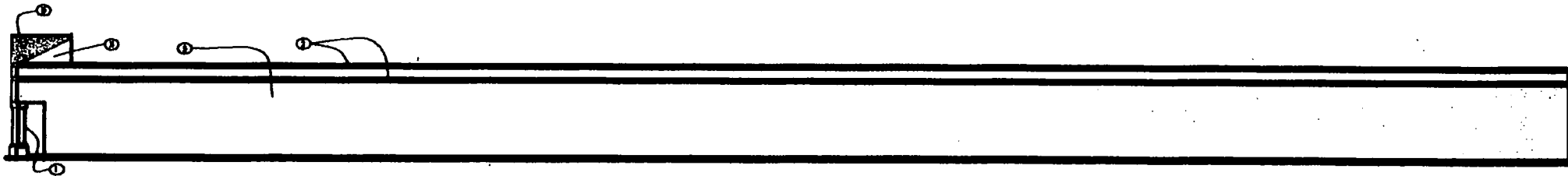
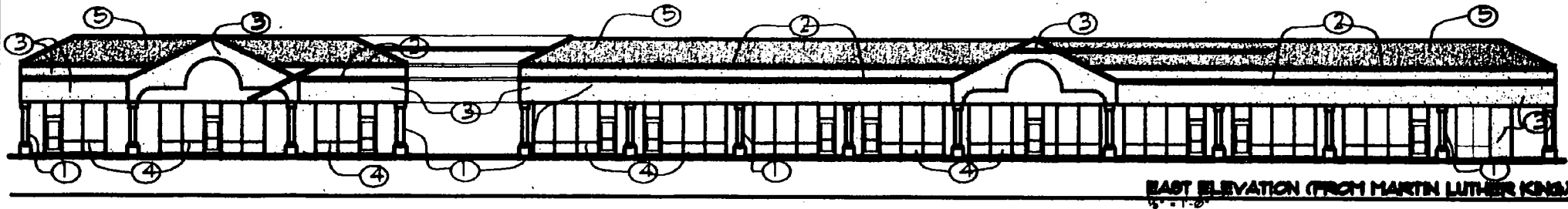
Z-0073-98(2)/Z-0095-90(6) STAFF

4-13-00 PC



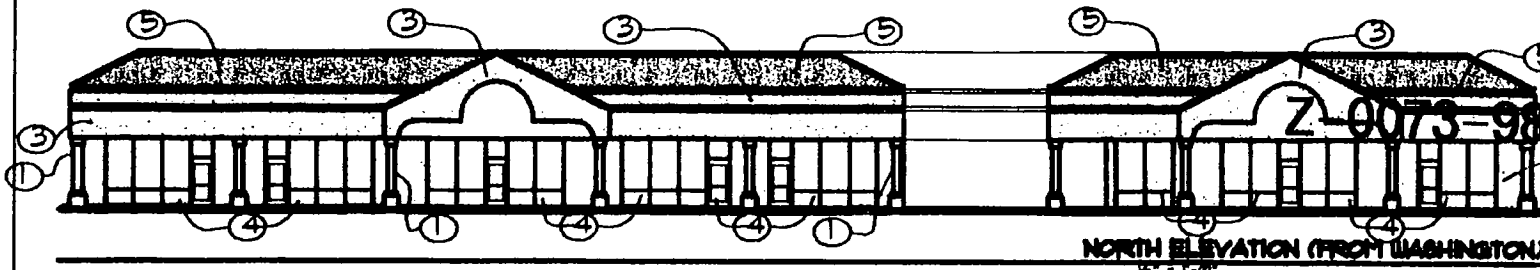
MARTIN L. KING BOULEVARD

PRELIMINARY LANDSCAPE PLAN
SCALE 1" = 10'



- LEGEND**
- ① COLUMN
 - ② HIGHLIGHT STRIPE
 - ③ STUCCO--FINISH PER OWNERS REQUIREMENTS
 - ④ ALUMINUM STOREFRONT
 - ⑤ TILE ROOF

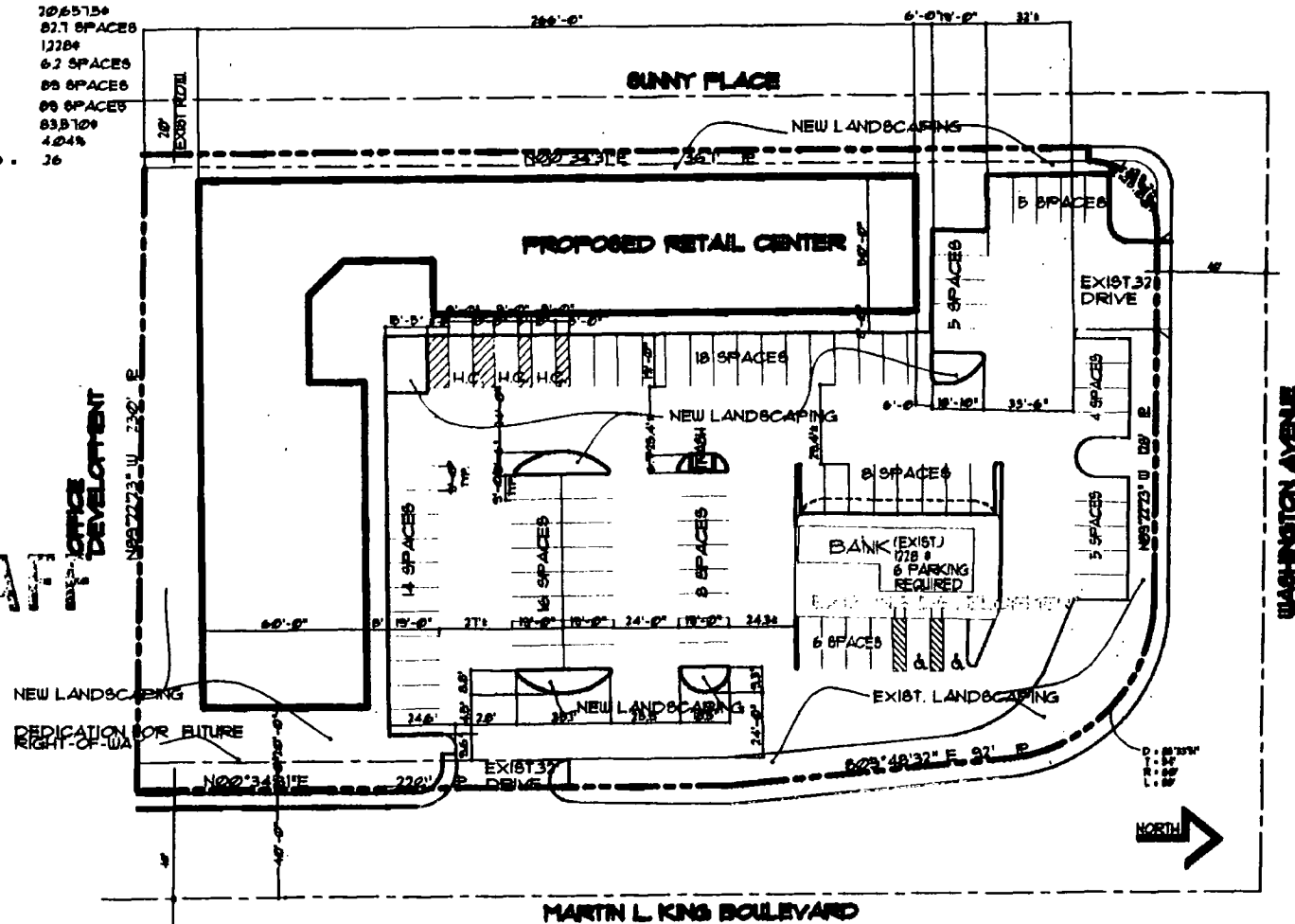
STAFF



Z-0073-98(2)/Z-0095-90(6)

4-13-00 PC

TOTAL STORE AREA	7065750
PARKING REQ'D FOR STORE	82.1 SPACES
EXIST. BANK AREA	12204
PARKING REQ'D FOR EXIST. BANK	6.2 SPACES
TOTAL PARKING REQUIRED	88.3 SPACES
TOTAL PARKING PROVIDED	88.3 SPACES
LOT AREA	833100
LOT COVERAGE 833100/706575	4.24%
FLOOR/AREA RATIO = (706575/4228)/833100	.36



4-13-00 PC



Z-0073-98(2) & Z-0095-90(6) - VIEW SOUTHWEST TO THE SITE FROM THE
WEST SIDE OF MARTIN L. KING BOULEVARD



Z-0073-98(2) & Z-0095-90(6) - VIEW NORTHWEST TO THE SITE FROM THE WEST SIDE OF MARTIN L. KING BOULEVARD.

City of Las Vegas

Agenda Item No. 98

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 - PUBLIC HEARING - Z-76-98(11) - KOLOB, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review on property located on the northeast corner of Centennial Parkway and El Capitan Way FOR A PROPOSED 20,800 SQUARE FOOT RETAIL CENTER (CENTENNIAL-EL CAPITAN COMMERCIAL CENTER), T-C (Town Center) Zone, Size: 5.05 Acres, Ward 6 (Mack), APN: 125-20-801-002. The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

5

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:

MACK – APPROVED subject to conditions – UNANIMOUS with GOODMAN abstaining because of his participation in a partnership regarding other real property involving MR. PARKINSON

MINUTES:

NOTE: A Combined Verbatim Transcript of Item 98 [Z-76-98(11)], Item 99 [U-149-99], Item 100 [U-152-99], Item 101 [U-153-99], Item 102 [U-154-99], Item 103 [U-155-99] and Item 104 [U-156-99] is made a part of the final minutes under Item 98.

MAYOR GOODMAN declared the Public Hearing open.

APPEARANCES:

CITY MANAGER VIRGINIA VALENTINE
BARRY BECKER, 50 South Jones Boulevard
EVA PAULESSEN, 8208 Fawn Brook Court

*City of Las Vegas***Agenda Item No. 98**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 98 – Z-76-98(11)

MINUTES - Continued:**APPEARANCES-Continued:**

TIM CHOW, Director, Planning & Development Department
DEPUTY CITY ATTORNEY STEVE GEORGE
MICHELLE WARE, 8590 West Regena Avenue
ROBERT GENZER, Deputy Director, Planning & Development Department

MAYOR PRO TEM McDONALD declared the Public Hearing closed.

NOTE: 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.

(2:49 – 3:14)

4 - 1444

CONDITIONS:

1. The rear and side elevations of all buildings shall have an enhanced appearance that is consistent with the front elevations.
2. There shall be no restricted gaming permitted on site.
3. A revised landscape plan that clarifies the method of compliance with the requirement of Las Vegas Municipal Code Section 19A.06.110 regarding a minimum of 20 percent of the gross site acreage in open space, recreation area, pedestrian/bikeway facilities, and landscaped areas in public rights-of-way shall be submitted for staff review prior to the issuance of building permits.
4. Prior to the issuance of building permits, the landscape planter along Centennial Parkway shall be revised to include Mexican Fan Palm Trees, at least 25 feet in height, spaced at a maximum of 35 feet on center; the landscape planter along El Capitan Way shall be revised to include alternating Mexican Fan Palms (at least 25 feet in height) and Rio Grande Ash (at least 18 feet in height) spaced at a maximum of 35 feet on center; and the planter along the north property lines shall be increased to at least eight feet in width and shall include minimum 24 inch box trees spaced at a maximum of 30 feet on center.
5. A signage plan for all free-standing and wall signage shall be submitted for review by the Planning and Development Department prior to the issuance of a Certificate of Occupancy for any building on the site.
6. There shall be a maximum of two driveways along Centennial Parkway.

*City of Las Vegas***Agenda Item No. 98**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 98 – Z-76-98(11)

CONDITIONS - Continued:

7. Dedicate an additional 20 feet of right-of-way for a total half-street width of 60 feet on El Capitan Way adjacent to this site and dedicate additional right-of-way for a total corner radius of 54 feet at the northeast corner of El Capitan Way and Centennial Parkway prior to the issuance of any permits as required by the Department of Public Works. Also, dedicate 25.5 feet of right-of-way for Juliano Street and a 25-foot radius at the northwest corner of Juliano Street and Centennial Parkway prior to the issuance of any permits.
8. Provide a letter or other documentation from Clark County Public Works indicating what additional rights-of-way, if any, the County needs for the south leg of the Beltway/El Capitan Way interchange; if the right-of-way take will be such that substantial changes to this proposed site plan will be necessary, a revised site plan shall be submitted for approval by the Planning Commission as required by the Department of Public Works.
9. Submit a vacation application to vacate the north 5 feet of Centennial Parkway for a final half-street width of 45 feet as required by the Department of Public Works.
10. Construct half-street improvements including appropriate overpaving, if legally able, on El Capitan Way, Juliano Street, and Centennial Parkway adjacent to this site concurrent with development of this site as required by the Department of Public Works. Construction of all off-sites shall be in accordance with the Town Center Street Classification Map and the associated street standards. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Construction of all required improvements on Centennial Parkway shall commence within 12 months of approval of this action by the City Council. Failure to comply with this condition shall result in this item being reconsidered by the City Council.
11. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development as required by the Department of Public Works. Additional paved access routes may be required if neighborhood traffic patterns so require as determined by the City Traffic Engineer.
12. Extend public sanitary sewer in the El Capitan Way public right-of-way to the north boundary of this site at a location acceptable to the City Planning Engineer concurrent with development of this site. Coordinate with the Collection Systems Planning Section

**Agenda Item No. 98**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 98 – Z-76-98(11)

CONDITIONS - Continued:

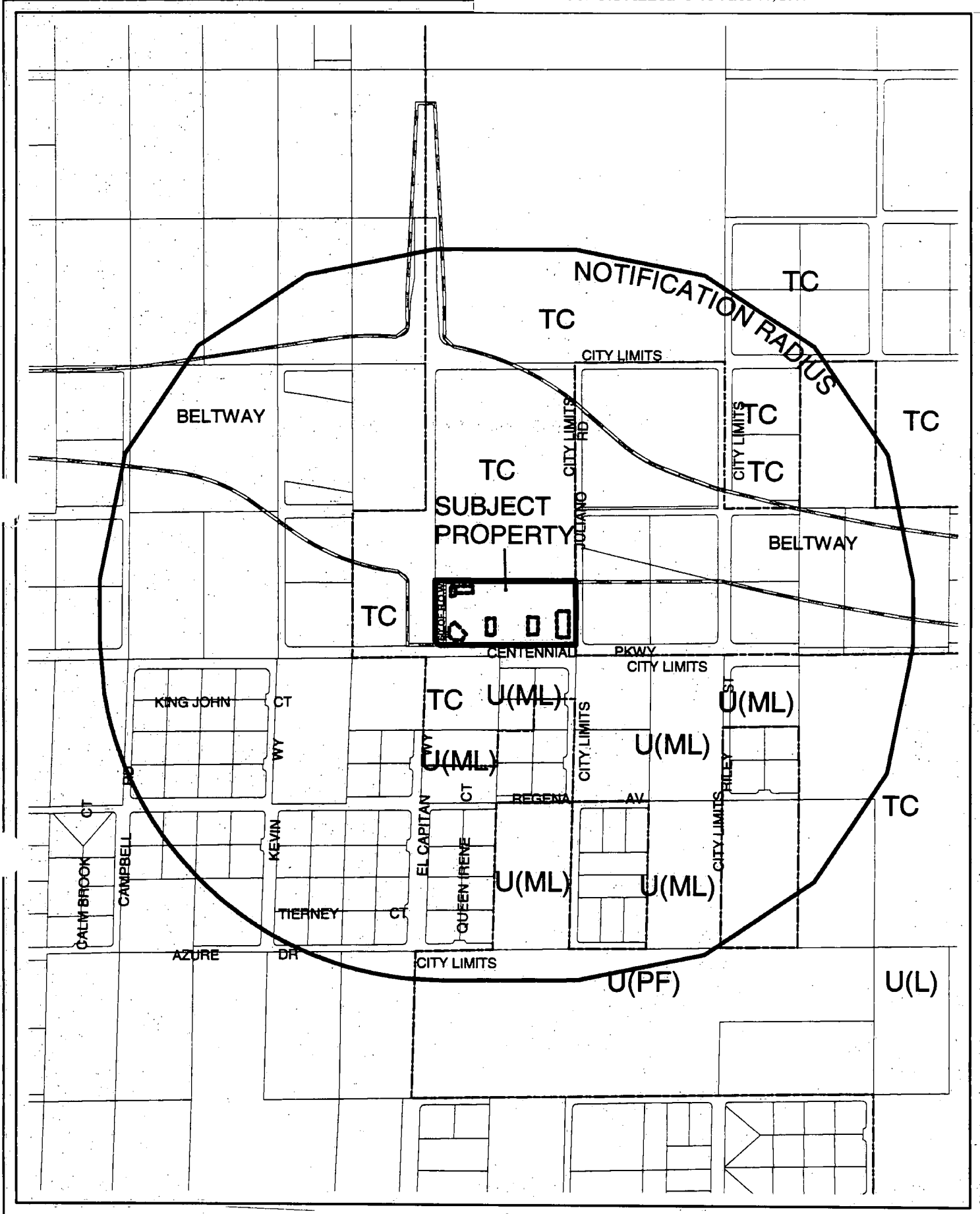
- of the Department of Public Works to establish an Oversizing Agreement for this public sewer line. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits as required by the Department of Public Works.
13. Meet with the Traffic Engineer for assistance in redesigning the proposed driveway 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.
 14. 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, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine 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 or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
 15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to

*City of Las Vegas***Agenda Item No. 98**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 98 – Z-76-98(11)

CONDITIONS - Continued:

- contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.
16. All development shall be in conformance with the site plan and building elevations as amended by the above conditions.
 17. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
 18. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.



CASE: Z-76-98(11)

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

0 300 600 900 Feet





AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: Z-76-98(11) - Kolob, Limited Liability Company

**** CONDITIONS ****

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

1. The rear and side elevations of all buildings shall have an enhanced appearance that is consistent with the front elevations.
2. There shall be no restricted gaming permitted on site.
3. A revised landscape plan that clarifies the method of compliance with the requirement of Las Vegas Municipal Code Section 19A.06.110 regarding a minimum of 20 percent of the gross site acreage in open space, recreation area, pedestrian/bikeway facilities, and landscaped areas in public rights-of-way shall be submitted for staff review prior to the issuance of building permits.
4. Prior to the issuance of building permits, the landscape planter along Centennial Parkway shall be revised to include Mexican Fan Palm Trees, at least 25 feet in height, spaced at a maximum of 35 feet on center; the landscape planter along El Capitan Way shall be revised to include alternating Mexican Fan Palms (at least 25 feet in height) and Rio Grande Ash (at least 18 feet in height) spaced at a maximum of 35 feet on center; and the planter along the north property lines shall be increased to at least eight feet in width and shall include minimum 24 inch box trees spaced at a maximum of 30 feet on center.
5. A signage plan for all free-standing and wall signage shall be submitted for review by the Planning and Development Department prior to the issuance of a Certificate of Occupancy for any building on the site.
6. There shall be a maximum of two driveways along Centennial Parkway.
7. Dedicate an additional 20 feet of right-of-way for a total half-street width of 60 feet on El Capitan Way adjacent to this site and dedicate additional right-of-way for a total corner radius of 54 feet at the northeast corner of El Capitan Way and Centennial Parkway prior to the issuance of any permits as required by the Department of Public Works. Also, dedicate 25.5 feet of right-of-way for Juliano Street and a 25-foot radius at the northwest corner of Juliano Street and Centennial Parkway prior to the issuance of any permits.

Z-76-98(11) - Page Two
May 17, 2000 City Council Meeting

8. Provide a letter or other documentation from Clark County Public Works indicating what additional rights-of-way, if any, the County needs for the south leg of the Beltway/El Capitan Way interchange; if the right-of-way take will be such that substantial changes to this proposed site plan will be necessary, a revised site plan shall be submitted for approval by the Planning Commission as required by the Department of Public Works.
9. Submit a vacation application to vacate the north 5 feet of Centennial Parkway for a final half-street width of 45 feet as required by the Department of Public Works.
10. Construct half-street improvements including appropriate overpaving, if legally able, on El Capitan Way, Juliano Street, and Centennial Parkway adjacent to this site concurrent with development of this site as required by the Department of Public Works. Construction of all off-sites shall be in accordance with the Town Center Street Classification Map and the associated street standards. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Construction of all required improvements on Centennial Parkway shall commence within 12 months of approval of this action by the City Council. Failure to comply with this condition shall result in this item being reconsidered by the City Council.
11. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development as required by the Department of Public Works. Additional paved access routes may be required if neighborhood traffic patterns so require as determined by the City Traffic Engineer.
12. Extend public sanitary sewer in the El Capitan Way public right-of-way to the north boundary of this site at a location acceptable to the City Planning Engineer concurrent with development of this site. Coordinate with the Collection Systems Planning Section of the Department of Public Works to establish an Oversizing Agreement for this public sewer line. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits as required by the Department of Public Works.
13. Meet with the Traffic Engineer for assistance in redesigning the proposed driveway and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

Z-76-98(11) - Page Three
May 17, 2000 City Council Meeting

14. 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, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine 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 or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.
16. All development shall be in conformance with the site plan and building elevations as amended by the above conditions.
17. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
18. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

Z-76-98(11) - Page Four
May 17, 2000 City Council Meeting

19. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
20. All City Code requirements and design standards of all City departments must be satisfied.
21. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
22. 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.
23. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
24. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.
25. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
26. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Z-76-98(11) - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a proposed 22,800 square foot retail center (increased from the original request for a 20,800 square foot center) on property located on the northeast corner of Centennial Parkway and El Capitan Way.

BACKGROUND DATA

12/07/98 The City Council approved a rezoning to TC (Town Center) for a 1,468 acre portion of the Northwest. The subject site was included in this rezoning request (Z-76-98).

DETAILS OF APPLICATION REQUEST

Site Area:	5.05	Acres
Total Building Area:	22,800	Square Feet
Convenience Store	4,000	Square Feet
Car Wash	1,000	Square Feet
Auto Lube Facility	2,800	Square Feet
Fast Food Pad "B"	3,400	Square Feet
Restaurant Pad "C"	5,700	Square Feet
Retail Buildings	5,900	Square Feet
F.A.R.:	.14	
Parking Required:	175	Spaces (based on various uses)
Parking Provided:	177	Spaces
Handicap Parking Required:	6	Spaces
Handicap Parking Provided:	12	Spaces
Loading Required:	4	Spaces
Loading Provided:	4	Spaces
Maximum Building Height:	35	Feet

Three driveways will provide access to the site to Centennial Parkway with one driveway each to El Capitan Way and Juliano Road. The site plan depicts commercial pads along the street frontages with the majority of the parking provided in the north portion of the property. The convenience store will be located adjacent to the intersection and will be oriented toward the remainder of the shopping center. The associated gasoline sales islands will be interior to the shopping center. The auto lube and car wash facilities are in the northwest corner of the parcel and are oriented away from the streets.

Z-76-98(11) - Page Two
May 17, 2000 City Council Meeting

Along Centennial Parkway, a 20-foot wide landscape buffer with palm trees spaced 45 to 80 feet on center will include a sidewalk and an amenity zone. A 15-foot wide planter containing three Modesto Ash trees and a Flowering Plum tree, a sidewalk and an amenity zone is depicted adjacent to El Capitan Way. Two palm trees and three plum trees are shown along Juliano Road. A minimum six-foot wide planter is shown along the north property line. Landscape islands with Ash trees are shown in the parking lot.

The building elevations depict a flat roof design incorporating minor variations in roofline heights and pitched elements intended to screen mechanical equipment. Exterior materials will consist of concrete tile on the pitched roofs and painted stucco on exterior walls.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES

North	R-O-W	Proposed Beltway Alignment
South	T-C (Town Center)	Undeveloped
East	T-C (Town Center)	Undeveloped
West	T-C (Town Center)	Undeveloped

ANALYSIS & FINDINGS

USE

The Town Center Plan designates the site for Service Commercial land uses. This designation allows low to medium intensity retail and commercial uses that are intended to serve primarily the northwest area of the City. Staff finds the proposed commercial center to be in conformance with the intent of the Town Center Land Use Plan.

During the 1999 legislative session the State of Nevada Legislature enacted Senate Bill 191 (SB 191), which requires developments "of a significant impact" (as defined in that legislation) to submit an impact statement. Upon an initial review of this application, staff has determined that the "significant impact" threshold has been crossed; therefore, a development impact statement is required. Attached is a copy of the impact statement that was submitted to staff by the applicant.

The Town Center Development Standards require restricted gaming to be separated from a single family dwelling by at least 330 feet. There is an existing residence on the south side of Centennial Parkway, approximately 112 feet from the subject property. Therefore, staff has recommended a condition that prohibits gaming anywhere on this site.

SITE PLAN

An objective of the Urban Design Guidelines and Standards is to reduce the number of curb cuts in order to create a more aesthetic streetscape and promote traffic safety. Staff finds the three driveways shown along Centennial Parkway to be excessive and is recommending that a maximum of two be permitted.

Z-76-98(11) - Page Three
May 17, 2000 City Council Meeting

LANDSCAPING PLAN

Las Vegas Municipal Code Section 19A.06.110 requires each development site within the Town Center to provide a minimum of 20 percent of the gross site acreage in open space, recreation area, pedestrian/bikeway facilities, and landscaped areas in public rights-of-way. A landscape plan that clarifies the method for compliance with this requirement should be submitted for staff review prior to the issuance of building permits. This issue has been addressed in Condition number 1 of staff's recommendation.

Staff finds the widths of the street frontage planters to be in compliance with the Town Center Development Standards, but notes that additional trees will need to be placed adjacent to Centennial Parkway and El Capitan Way. Because Centennial Parkway is designated by the Development Standards as a Frontage Road, planters adjacent to it are required to contain Mexican Fan Palm Trees, at least 25 feet in height, spaced at a maximum of 35 feet on center. El Capitan Way is designated as a Parkway and is required to have alternating Mexican Fan Palm Trees (at least 25 feet in height) and Rio Grande Ash Trees (at least 18 feet in height) spaced at a maximum of 35 feet on center. Additionally, staff finds that the proposed six-foot wide planter shown along the north property line should be increased to at least eight feet and should include minimum 24-inch box trees spaced at a maximum of 30 feet on center. These issues have been addressed in Condition number 2.

SIGNAGE

A Master Sign Plan was not included in the submitted materials. The signage for this site must be in conformance with the signage standards of the Town Center Development Standards as amended by the sign standards revisions adopted by the Planning Commission on November 4, 1999. Therefore, a signage plan for all freestanding and wall signage must be submitted for approval. This issue has been addressed in Condition number 3.

FINDINGS

In order to approve a Site Development Plan Review application, Las Vegas Municipal Code Section 19A.18.050 (E) requires 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."**

This proposal is compatible with the Service Commercial Town Center designations of the adjacent properties.

Z-76-98(11) - Page Four
May 17, 2000 City Council Meeting

2. **"The proposed development is consistent with the General Plan, Title 19A, the Urban Design Guidelines, 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 Town Center plans, policies and standards with implementation of the conditions presented below regarding the landscape plan and the number of driveways to Centennial Parkway.

3. **"Site Access and Circulation do not negatively impact adjacent roadways or neighborhood traffic."**

During the 1999 legislative session the State of Nevada Legislature enacted Senate Bill 191 (SB 191), which requires development "of a significant impact" (as defined in that legislation) to submit an impact statement. Upon an initial review of this application, staff has determined that the "significant impact" threshold has been crossed; therefore, a development impact statement is required. Staff has reviewed the submitted impact statement and finds that there will be no significant traffic impacts caused by this application. The developer will mitigate impacts to other types of infrastructure at build out.

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

Staff finds the proposed project will incorporate appropriate building and landscape materials for the Town Center area, with implementation of the Conditions regarding landscaping and the number of driveways to Centennial Parkway.

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 proposed project will create an attractive and orderly site with a central parking area. The building elevations and landscaping will provide an aesthetically pleasing environment with implementation of the Conditions of approval regarding landscaping.

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

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

Z-76-98(11) - Page Five
May 17, 2000 City Council Meeting

NOTICES MAILED 99

APPROVALS 1

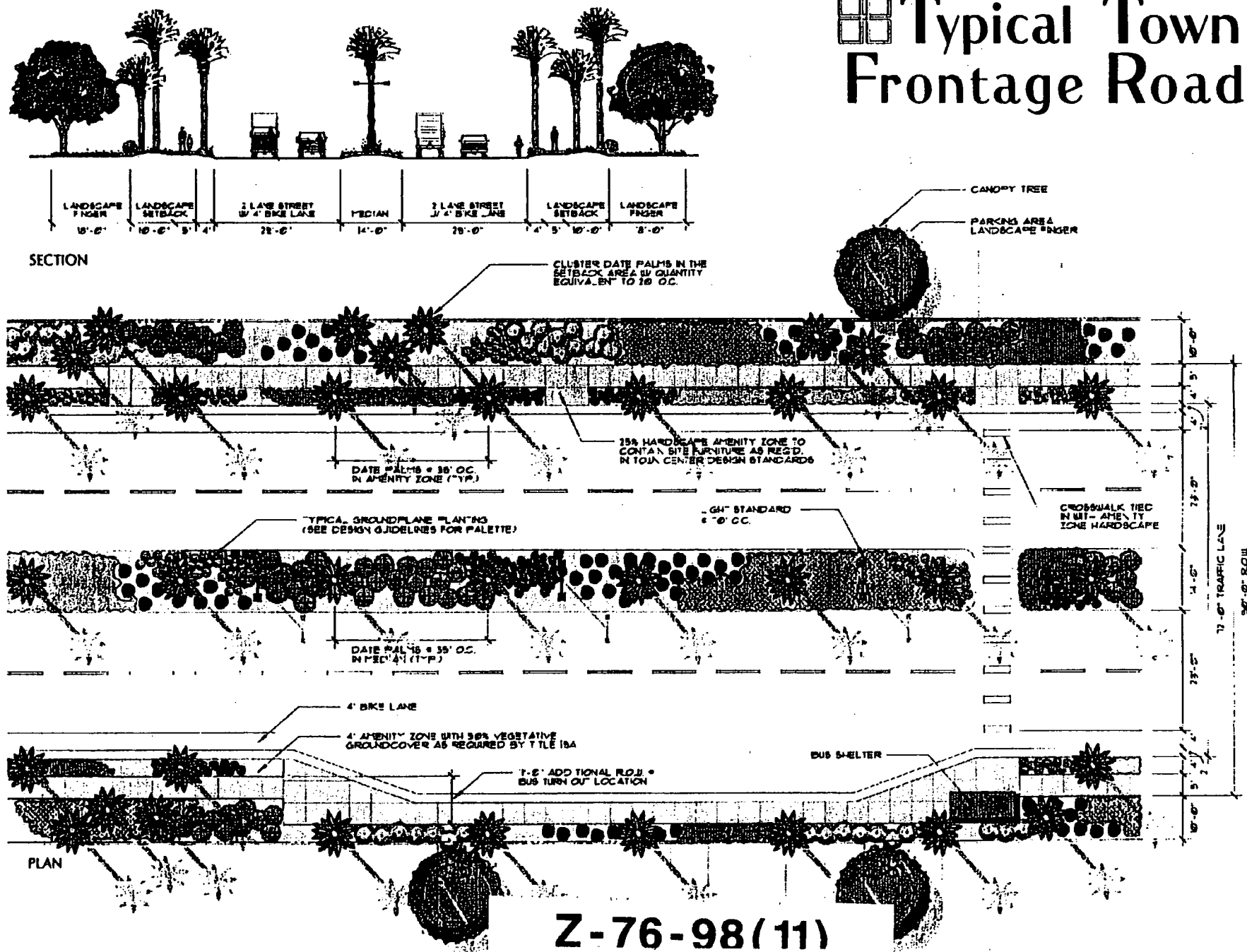
PROTESTS 5

AGENCY COMMENTS

<i>Business Services:</i>	Not Applicable
<i>City Centre Development:</i>	Not Applicable
<i>Fire Services:</i>	No Comment Received
<i>Metro:</i>	No Comment Received
<i>Permits/ Inspections:</i>	No Comment Received
<i>Public Works:</i>	Incorporated into Conditions of Approval

Typical Town Frontage Road

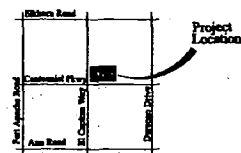
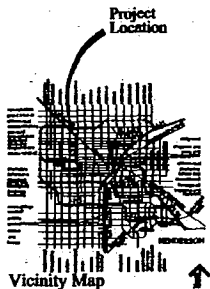
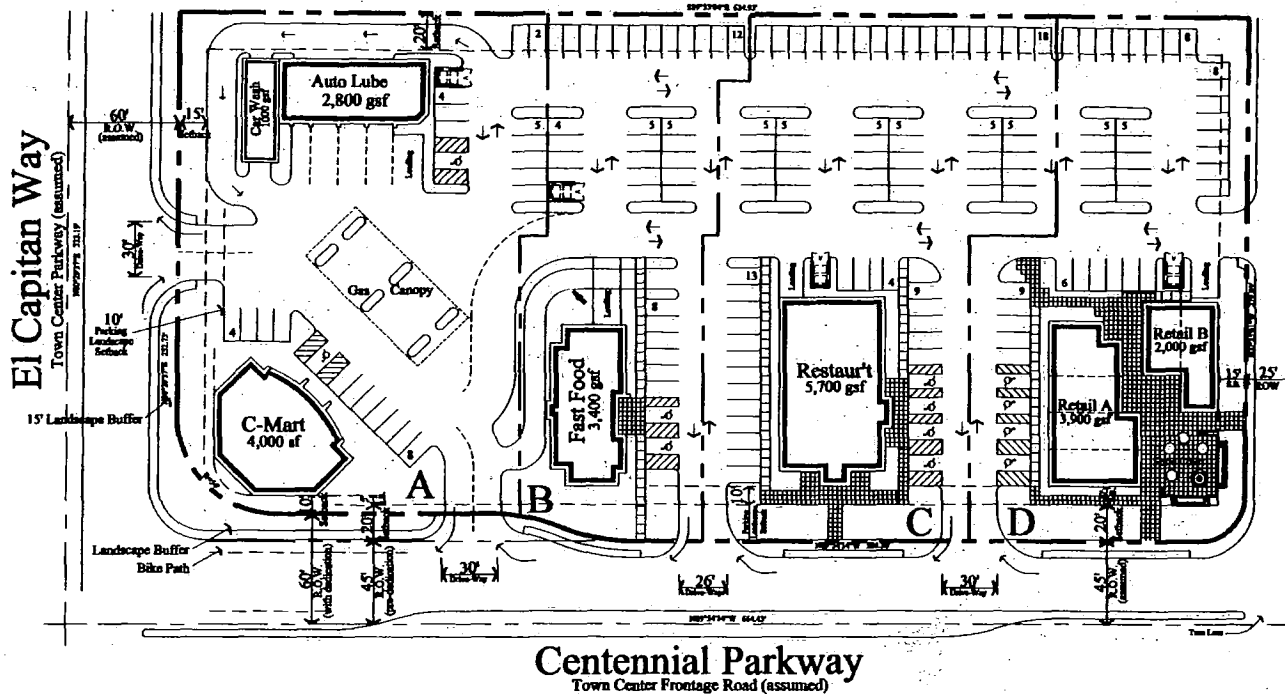
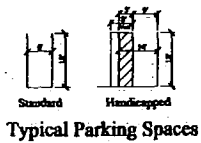
Figure 3



Z-76-98(11)

4-13-00 PC

Z-76-98(11) 5-17-2000 COUNCIL



Note:
This plan has been prepared without benefit of a complete survey.
It is Conceptual in Nature and No Guarantee of its accuracy is implied.

Centennial-El Capitan Commercial Center

Centennial Parkway and El Capitan Way, Clark County, Nevada

Conceptual Site Plan - Scheme E

SITE INFORMATION

ZONING - Las Vegas (Town Center)
C-2 General Commercial District

AREA (Approximate, to be verified)
Gross Area: 220,099 sf 5.05 acres
Net Area: 161,816 sf 3.71 acres

AREAS (Approx.)

Area - sf	Acres	Building Area
Pad A 51,135 sf	1.17	7,800 gsf
Pad B 27,978 sf	0.64	3,400 gsf
Pad C 45,628 sf	1.04	5,700 gsf
Pad D 37,075 sf	0.85	5,900 gsf

TOTALS 161,816 sf 3.71 ac 22,800 gsf

PARKING REQUIREMENTS

Parking Calculations (per Code)

Pad	Code	4,000 / 120 = 16	Required	Provided
Pad A	Auto Lube	1 / supply & keep = 10		
Pad B	Rest. or Drive Thru	1,000 / 100 = 10	26	28
Pad C	Rest/Drive Thru	1,000 / 100 = 10	34	34
Pad D	Drive Thru	1,000 / 100 = 10	74	74
	Fast Food	1,000 / 100 = 10		
	Retail	1,000 / 100 = 10		
	Total	1,000 / 100 = 10	41	41

Parking Required: 175

PARKING PROVIDED: 177

Parking Ratio 1 per 130 sf 7.7 per 1000

Handicapped Required: 12

Handicapped Provided: 12

Loading Spaces Required: 4

Loading Spaces Provided: 4

SETBACKS

Front:	20 ft
Rear:	20 ft
Side:	10 ft
Corner Street Side:	15 ft
Street Landscape Buffer:	15 ft

BUILDING HEIGHT

Allowed: No Restrictions

Provided: 1-Story - up to 35 feet

BUILDING COVERAGE

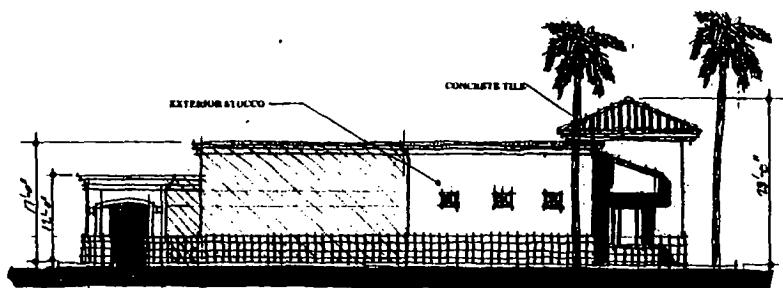
Allowed: 50 %

Provided: 14 %

Perlman
ARCHITECTS

2230 Corporate Circle, Suite 200
Henderson, Nevada 89014
702.990.8900 702.932.3222 fax

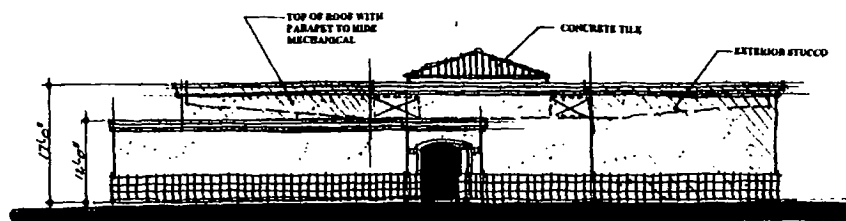
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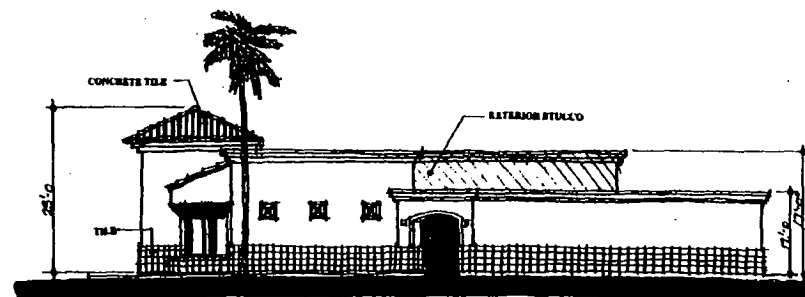
RIGHT ELEVATION TURTLE STOP



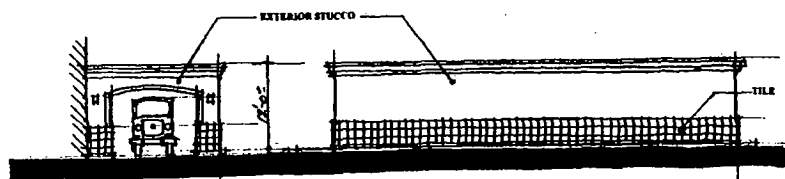
FRONT ELEVATION TURTLE STOP



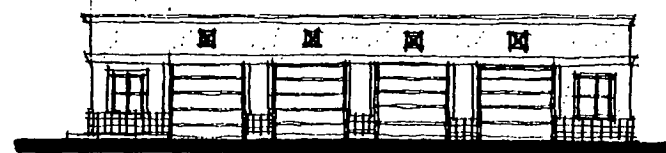
REAR ELEVATION TURTLE STOP



LEFT ELEVATION TURTLE STOP



CAR WASH EXTENSION



AUTO LUBE

Centennial-El Capitan Commercial Center

Centennial Parkway and El Capitan Way, Clark County, Nevada

Conceptual Elevation Pad A

7-76-98(11)

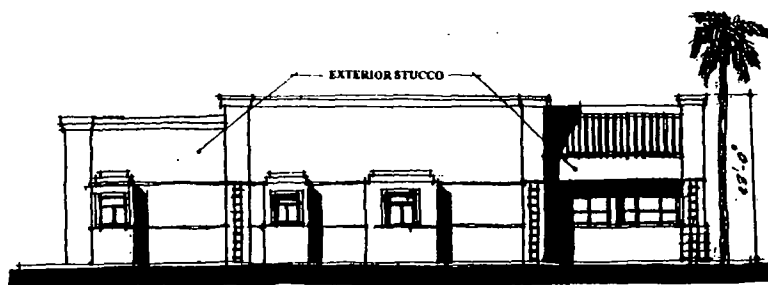
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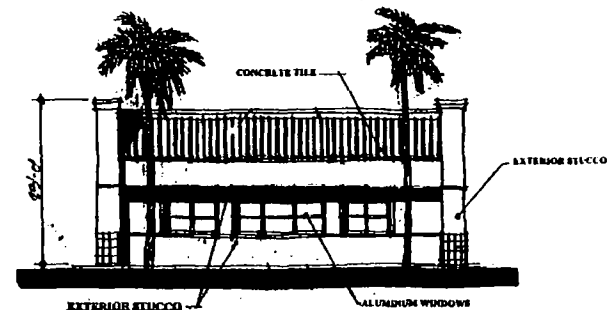
2230 Corporate Circle, Suite 200
Henderson, Nevada 89014
702.990.9900 702.932.3222 f.

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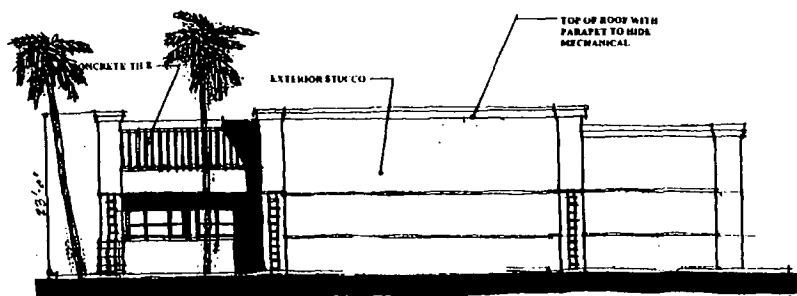
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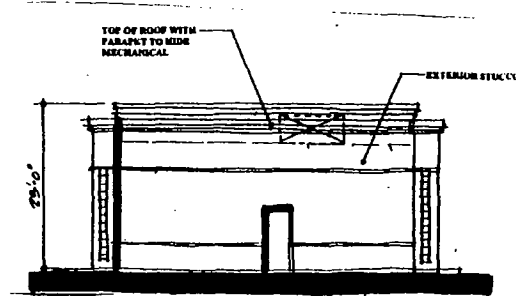
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

Centennial-El Capitan Commercial Center

Centennial Parkway and El Capitan Way, Clark County, Nevada

Conceptual Elevation Pad B

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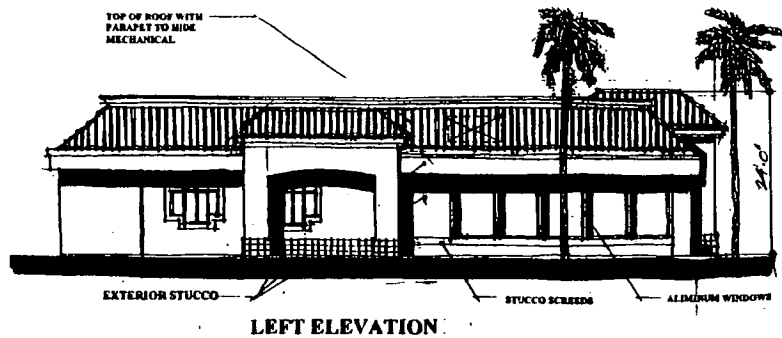
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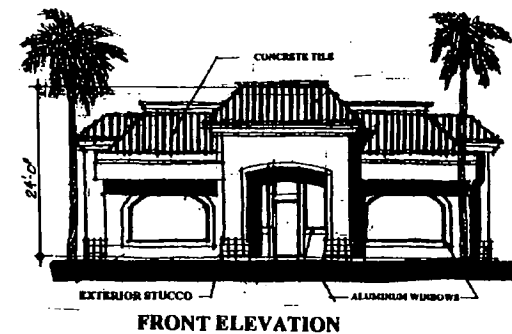
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Z-76-98(11)

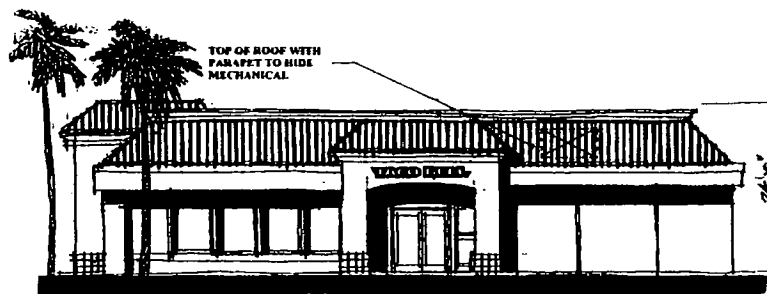
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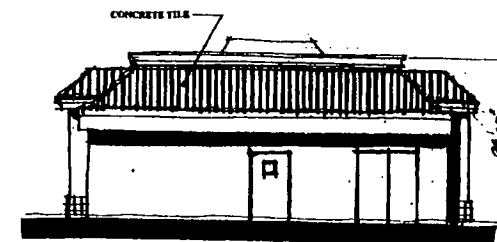
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

Centennial-El Capitan Commercial Center

Centennial Parkway and El Capitan Way, Clark Cour

ptual Elevation Pad C

Z-76-98(11)

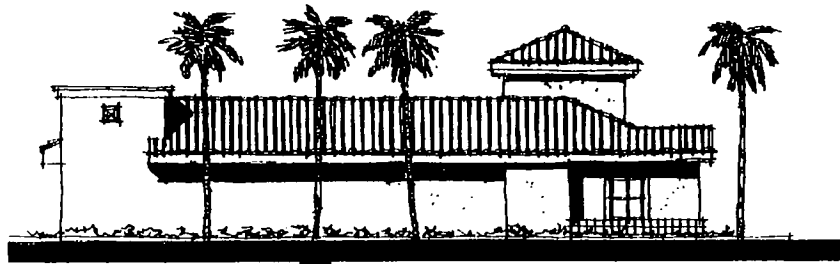
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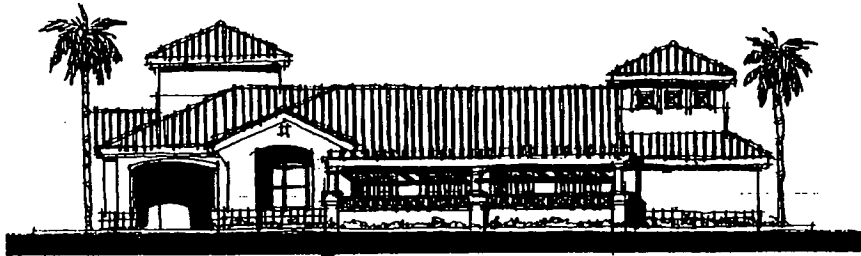
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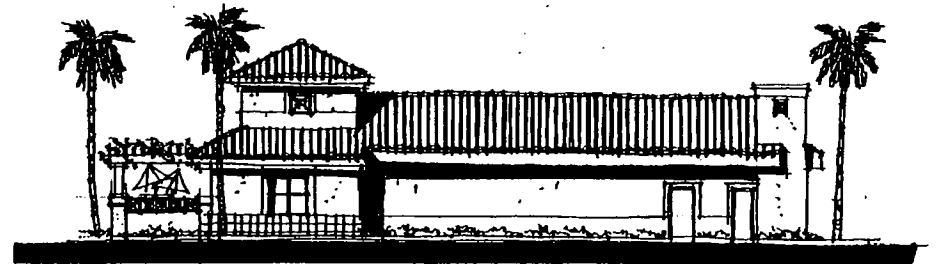
LEFT ELEVATION PAD



FRONT ELEVATION PAD



RIGHT ELEVATION PAD



REAR ELEVATION PAD

Centennial-El Capitan Commercial Center

Centennial Parkway and El Capitan Way, Clark County, Nevada

Conceptual Elevation Pad D

Scale: 1/4" = 1'

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Z-76-98(11)

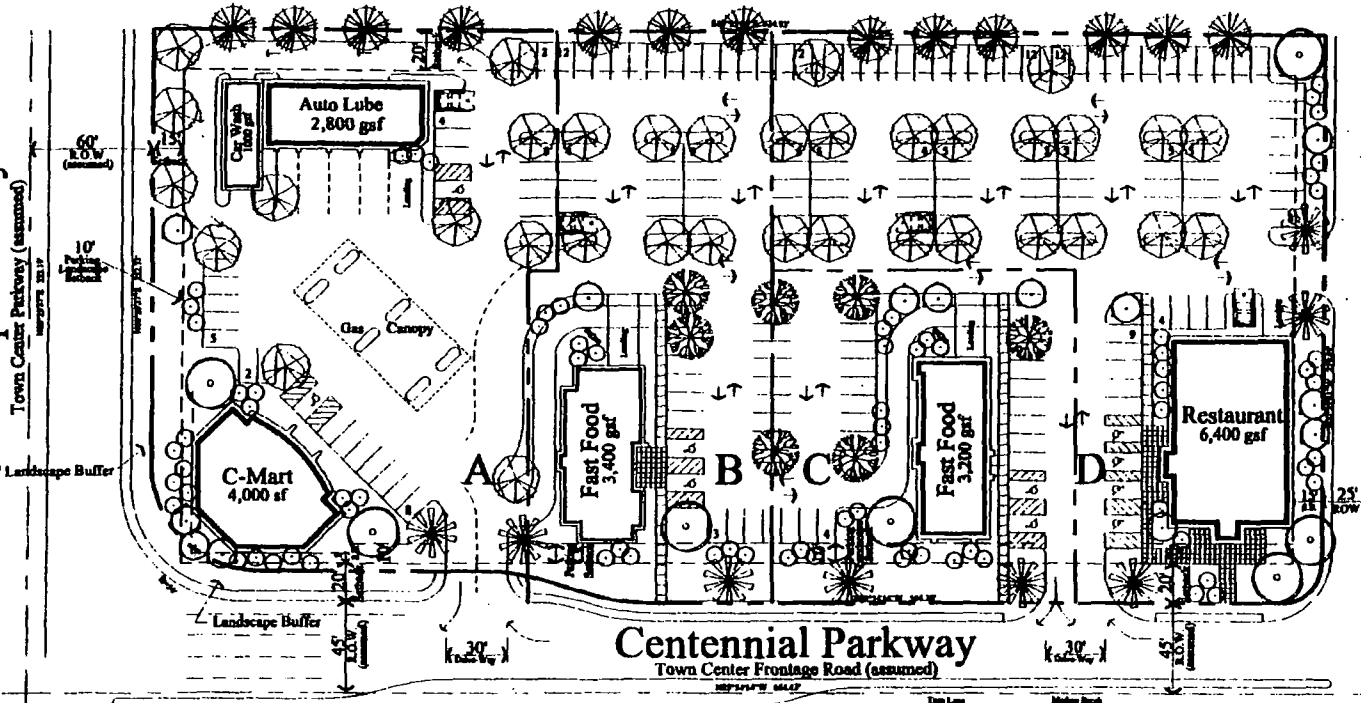
4-13-00 PC



landscaped
ing Spaces

El Capitan Way
Town Center Parkway (assumed)

15' Landscape Buffer



Centennial Parkway
Town Center Frontage Road (assumed)

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COUNTRY NAME	BUTTERFLICK NAME
1	20	1.5" Caliper Redbud	10' x 10'	NEBBETTO ABE	Redbud
2	1	1.5" Caliper Redbud & Landscaping	10' x 10'	CALIFORNIA LARSEN	Redbud
3	7	1.5" Caliper Redbud & Landscaping	10' x 10'	TELEGRAPH PRINCE	Redbud
4	12	1.5" Caliper Redbud & Landscaping	10' x 10'	NEBBETTO ABE	Redbud
5	5	Single Trunk	10' x 10'	MEXICAN PINE	Redbud
6	11	3" Tree	10' x 10'	FLORIDIAN PINE	Redbud
7	7	10' x 10'	10' x 10'	FLORIDIAN PINE	Redbud
8	10	10' x 10'	10' x 10'	FLORIDIAN PINE	Redbud

Note:
This plan has been prepared without benefit of a complete survey.
It is Conceptual in Nature and No Guarantee of its accuracy is implied.

SITE INFORMATION

ZONING - Las Vegas
C - 2 General Commercial District

AREA (Approximate, to be verified)

Gross Area:	220,099 sf	5.05 acres
Net Area:	165,624 sf	3.80 acres

AREA (Approximate)

Pad A	54,620 sf	1.25	7,800 gsf
Pad B	32,549 sf	0.75	3,400 gsf
Pad C	25,230 sf	0.58	3,200 gsf
Pad D	53,225 sf	1.22	6,400 gsf
TOTALS	165,624 sf	3.80 ac	20,800 sf

PARKING REQUIREMENTS

Parking Calculations (per Code)

Pad A	Code	4,000 / 200 =	16	Required	Provided
Pad B	Code	1 / 100 =	10	Required	Provided
Pad C	Code	1 / 100 =	26	Required	Provided
Pad D	Code	1 / 100 =	34	Required	Provided
Pad E	Code	1 / 100 =	32	Required	Provided
Pad F	Code	1 / 100 =	83	Required	Provided
Parking Required:			175		
Parking Provided:			182		

Parking Ratio 1 per 115 sf 8.7 per 1000

Handicapped Required: 10
Handicapped Provided: 10

Loading Spaces Required: (1 per 500 min) 4
Loading Spaces Provided: 4

SETBACKS

Front:	20 ft
Rear:	20 ft
Side:	10 ft
Corner Street Side:	15 ft
Street Landscape Buffer:	15 ft

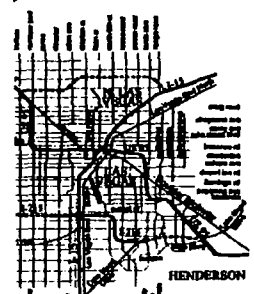
BUILDING HEIGHT

Allowed:	No Restriction
Provided:	1-Story - up to 35 ft

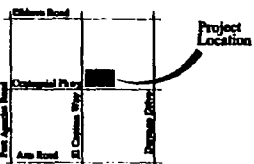
BUILDING COVERAGE

Allowed:	50%
Provided:	12.3%

Project Location



Map



Location Map

Centennial-El Capitan Commercial Center

Centennial Parkway and El Capitan Way, Clark County, Nevada

Z-76-98(11)

4-13-00 PC

Landscape Plan - Scheme C



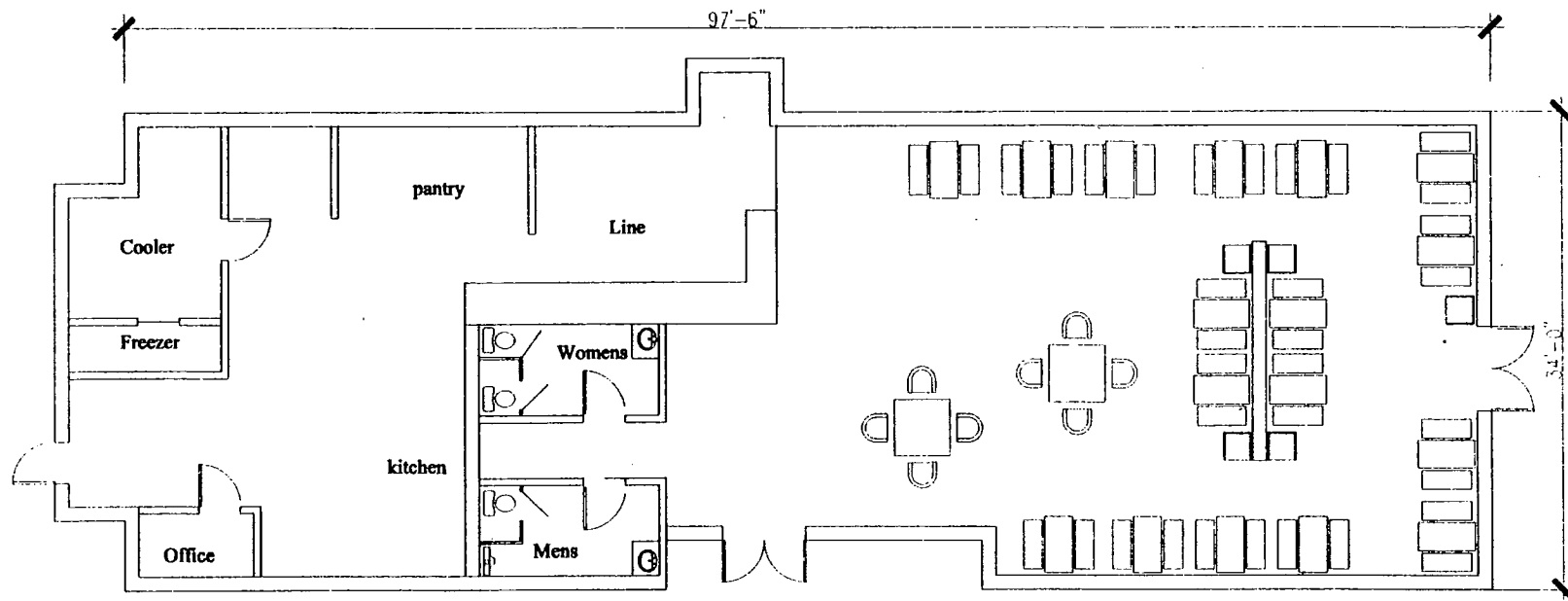
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CITY COUNCIL MEETING OF MAY 17, 2000

PAGE

1069



3,400 sf

Z-76-98(11)

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Centennial - El Capitan Commercial Center

Centennial Parkway and El Capitan Way, Las Vegas, Nevada

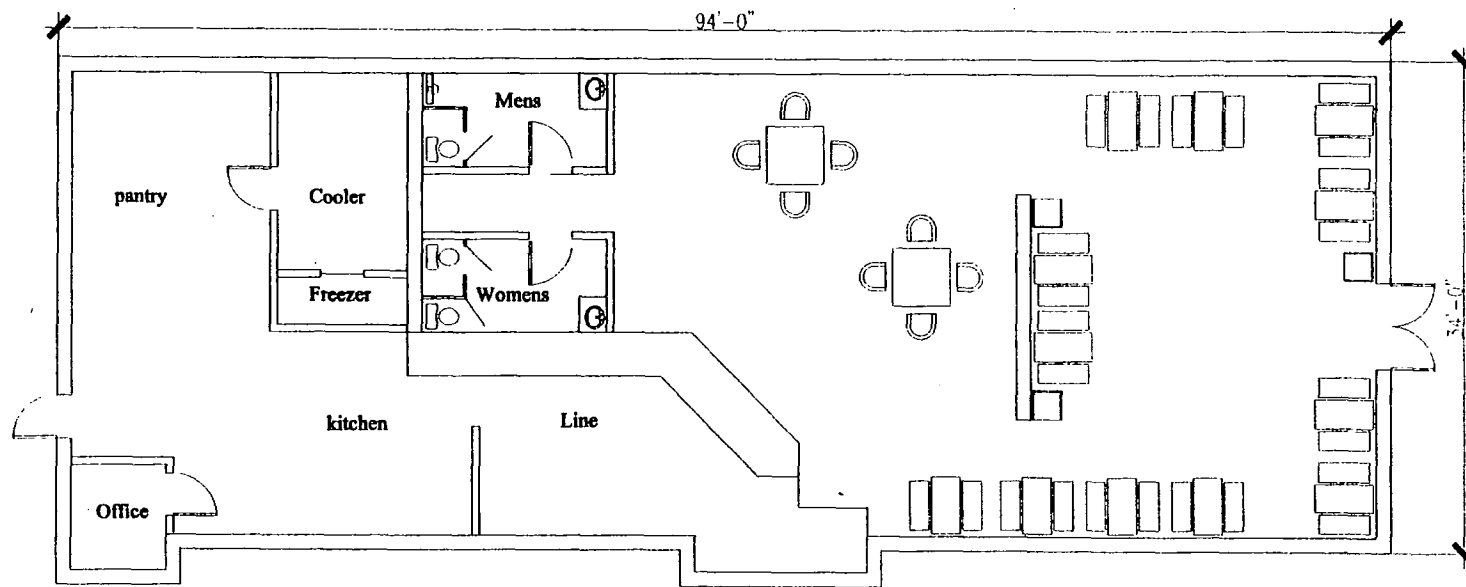
Conceptual Floor Plan Restaurant B

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Scale: 1/4" = 1'

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3,200 sf

Z-76-98(11)

4-13-00 PC

centennial - El Capitan Commercial Center

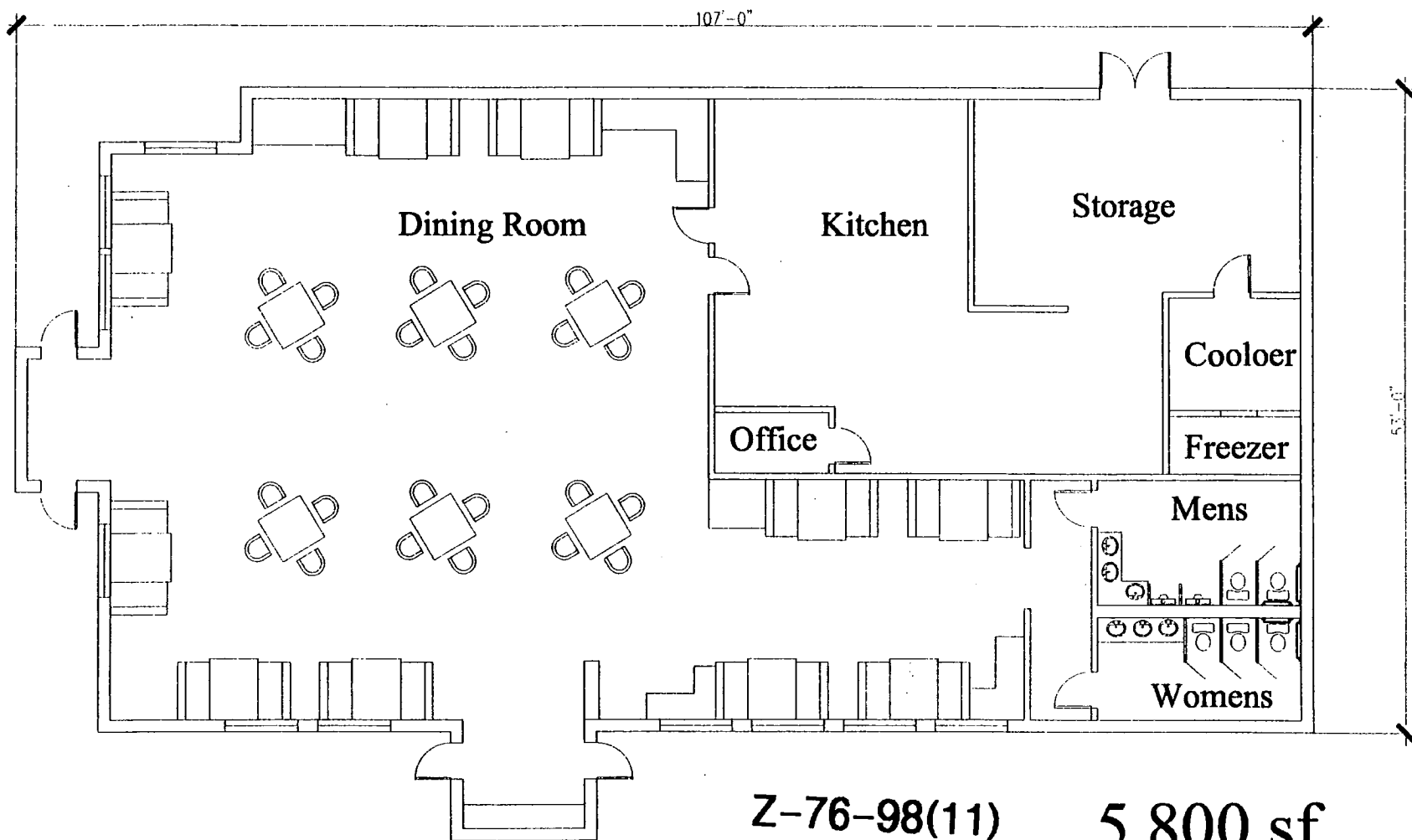
Centennial Parkway and El Capitan Way, Las Vegas, Nevada

Conceptual Floor Plan Restaurant C

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Scale: 1" = 60'

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Centennial - El Capitan Commercial Center

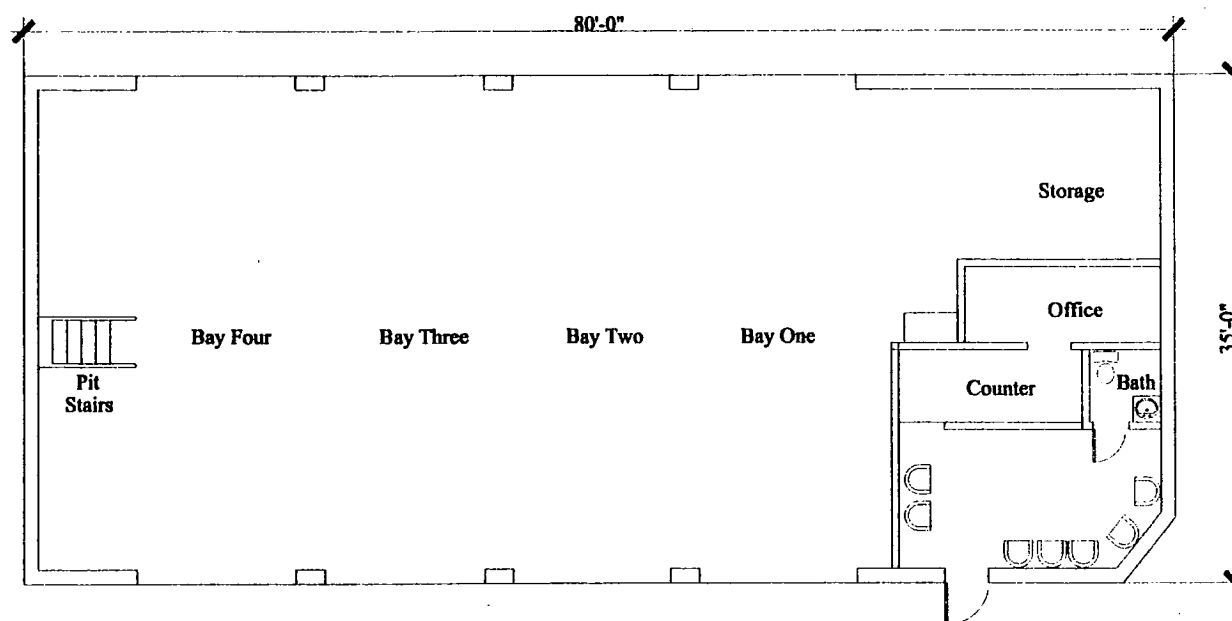
Centennial Parkway and El Capitan Way, Las Vegas, Nevada

Conceptual Floor Plan Restaurant D

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 Henderson, Nevada 89014
 702.960.9900 702.932.3222 fax

Scale: 1" = 60'

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Z-76-98(11)

4-13-00 PC

Centennial - El Capitan Commercial Center

Centennial Parkway and El Capitan Way, Las Vegas, Nevada

Conceptual Floor Plan Auto Lube

Scale: 1/4" = 1'

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 Architects, Inc.
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**CITY COUNCIL MINUTES
MEETING OF
MAY 17, 2000**

Page 1

**COMBINED VERBATIM TRANSCRIPT: ITEM 98 [Z-76-98(11)], ITEM 99 [U-149-99], ITEM 100 [152-99],
ITEM 101 [U-153-99], ITEM 102 [U-154-99], ITEM 103 [U-155-99] AND ITEM 104 [U-156-99]
KOLOB, LIMITED LIABILITY COMPANY**

MAYOR GOODMAN

Go to Item No. 98 through 104. Number 98 is Z-76-98(11) - Kolab Limited Liability Company. Request for a Site Development Plan Review on property located on the northeast corner of Centennial Parkway and El Capitan Way for a proposed 20,800 square foot retail center, which will be called the Centennial El Capitan Commercial Center. T-Z (sic) Zone, size 5.05 acres. The Planning Commission and staff recommend approval, subject to conditions. It will be a public hearing. I now declare it open.

Item 99, same applicant, U-149-99. Request for a Special Use Permit on property located at that location for a proposed 6400 square foot supper club. The staff and Planning Commission recommend approval, subject to conditions. That too is a public hearing. I now declare it open.

Item 100, U-152-99, same applicant. Request for a Special Use Permit at that location, on the northeast corner of Centennial Parkway and El Capitan for gas sales in conjunction with a proposed 4000 square foot convenience store. Planning Commission and staff recommend approval, subject to conditions.

Item 101, U-153-99, Kolob, Limited Liability Company. Request for a Special Use Permit on the northeast corner of Centennial Parkway and El Capitan for a proposed 1,000 square foot automated car wash facility. And as with the other matters, it's a public hearing, and I now declare it open. The Planning Commission and staff recommend approval, subject to conditions.

Item 102, same applicant and U-154-99. Request for a Special Use Permit on the property located on the northeast corner of Centennial Parkway and El Capitan for a proposed 2800 square foot minor auto repair garage auto lube. Planning Commission and staff recommend approval, subject to conditions. It's a public hearing. I now declare it open.

Item 103. This too is a public hearing on U-155-99, same applicant. Request for a Special Use Permit – on that corner for a proposed 20, 3200 square foot and 3400 square foot restaurants with drive-thru's. The Planning Commission and staff recommend approval, subject to conditions.

**CITY COUNCIL MINUTES
MEETING OF
MAY 17, 2000**

Page 2

**COMBINED VERBATIM TRANSCRIPT: ITEM 98 [Z-76-98(11)], ITEM 99 [U-149-99], ITEM 100 [152-99],
ITEM 101 [U-153-99], ITEM 102 [U-154-99], ITEM 103 [U-155-99] AND ITEM 104 [U-156-99]
KOLOB, LIMITED LIABILITY COMPANY**

Item 104. This too is a public hearing and I declare it open, on U-156-99, same applicant. Request for a Special Use Permit. Same location, for the off-premise sale of beer and wine in conjunction with a 4000 square foot convenience store. Are you praying or, what are you doing?

CITY MANAGER VIRGINIA
VALENTINE

You're going have to abstain (inaudible) for some of these deals.

MAYOR GOODMAN

I see. Thank you. I appreciate that. That's amazing. The Planning Commission and staff recommend approval, subject to conditions. And that's it. I'm going to turn this over to the Mayor Pro Tem, because I'm hoarse. No. I've advised by my City Manager that here again, and this one of the problems, and thank goodness there're people who have eyes and ears out there for me. I've been advised I have an interest in property which is involved here with Mr. Parkinson, and I'm involved with him in another piece of property. I have – no, with all due respect, Mayor Pro Tem, I have no interest in this property. I – promise everybody that.

MAYOR PRO TEM McDONALD

As I said this morning, you must be (inaudible) not knowing where your –

MAYOR GOODMAN

I know. No, the, as I said, all of that in the realm, is unknown to – the Mayor. But I have to – abstain from this.

MAYOR PRO TEM McDONALD

God forbid you ever run for Council, Mr. Becker.

BARRY BECKER

Mayor Pro Tem and Council members, I'd like to point out that this particular plan here is the revised plan after meeting with both the Councilman Mack's staff and the residents. And it's different than the one that you had in front of your viewers. But this is – a project that's inside the Town Center. It's designed with all of the new Town Center guidelines taken into account. And we've had some meetings with the residents and some meetings with Councilman Mack's staff and have redesigned this and tried to incorporate many of the things that the residents would like. And we're in accord with all of the conditions and would request that you follow the recommendation of staff and the Planning Commission. And I'm here to answer any questions you may have.

MAYOR PRO TEM McDONALD

Thank you, Mr. Becker.

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DEPUTY CITY ATTORNEY STEVE
GEORGE

Mr., Mayor Pro Tem, if Mr. Becker can state his name and address for the record, so we have that.

BARRY BECKER

Oh. My name is Barry Becker, 50 South Jones, Las Vegas, Nevada, 89107 and I'm here on behalf of Kolob.

DEPUTY CITY ATTORNEY STEVE
GEORGE

Thank you.

MAYOR PRO TEM McDONALD

Thank you, Mr. Becker.

CITY CLERK BARBARA JO
RONEMUS

You need to formally open the public hearing.

MAYOR PRO TEM McDONALD

No. This is a public hearing. Is anyone else wish to be heard on this item? Good afternoon.

EVA PAULUSSEN

Good afternoon, City Council members. My name is Eva Paulussen. I reside at 8208 Fawn Brook Court, in Town Center. Mr. Becker pointed out that this project meets all the guidelines in Town Center. But I'm reading from the Town Center Development Standard that we worked very hard in getting together, and the matrix on page, can't see the page. The matrix says convenience stores with pumps, Special Use Permit. I don't know if we went through that stage yet, but Special Use Permit does not say to me that it meets, unless that has been granted. And then restaurant with drive-up, Special Use Permit. That's in the matrix.

One other issue was gaming, but probably going to be in the convenience store, unless it's not Vegas, and gaming is restricted. It says gaming restricted within 330 feet of single-family residential homes. And to my understanding, there's a home close by. Everyone keeps telling me that it's being sold or bought, but at this point it is still standing, and we're going property line to property line.

And here it says convenience store, Page 22. Convenience stores, no fuel pumps. May not locate within 330 feet of any single-family dwelling. My problem is not with the project at all. My project, problem is with the distance restriction. I live in Town Center, within Town Center, not on the boundaries, and we see developments coming every day. If this is a violated, we, this is not worth anything. The City would have owed me \$15.00 and that's where our problem is. Thank you.

MAYOR PRO TEM McDONALD

Thank you, Eva.

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COUNCILMAN MACK Just to address Miss Paulussen, maybe, Planning Director Chow, you can answer some of her questions regarding the gas pump, the drive-up, and then, of course, the gaming issue, regards to the 330 foot waiver.

TIM CHOW, DIRECTOR, PLANNING & DEVELOPMENT DEPARTMENT As far as the first items, I believe they're on the agenda, as Special Use Permits.

COUNCILMAN MACK Yes.

DEPUTY CITY ATTORNEY STEVE GEORGE Also, for the record, I believe that there have been some waivers that have been considered regarding the standards, which have gone forward. But they have been considered at the staff level by the Planning Director.

TIM CHOW, DIRECTOR, PLANNING & DEVELOPMENT DEPARTMENT Not in this case.

DEPUTY CITY ATTORNEY STEVE GEORGE Not – yet, at this point, no, not in this case.

BARRY BECKER If – I could help. I mean, most everything that she mentioned on the matrix is before you, in the myriad of items that we are having public hearings on, in terms of the – use permits. The gaming, there's – a specific condition, in staff's conditions that there can't be no gaming of this particular store, unless a separate waiver has been filed. We've not asked for one at this time. So, in my, as I understand it, this is in compliance. You know, once – the use permits that have been asked for have been granted. And I believe that they're, they are appropriate. This particular project is, the north boundary is the Beltway. We back up to – no residents, just an elevated freeway next to an overpass. And then our – front door is, our south property line is Centennial Parkway, which is quite a large street. And I believe, we're in, again, within all the guidelines of the Town Center.

COUNCILMAN MACK Thank you. Next.

MICHELLE WARE Michelle Ware. I reside at 8590 West Regena Avenue, about a block and a half, maybe, from this site. We've been working, the last several years, to try and make Town Center something that the residents that were there could live with. It has not been easy. We were hoping that the boundaries that butt right up against residential homes, custom, very expensive, nice residential homes, we could come to some kind of an agreement to where we wouldn't

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have this type of thing looking over our back – wall, our front doors, that type of thing. And we were hoping for a little more buffering. So, the easements that we've all worked on, in my opinion, are still not good enough. But it's a less of a lose situation for us if we have those boundaries. We're asking for a little more than what – they're giving here. To me this looks like just another corner spot with retail and fast food and things like that going on. And I really thought that the whole idea of the Town Center was to make that area a nicer area, something that people would really want to come live around. Well, the people that live around this area right now, aren't happy with it. And I would just wish that these Special Use Permits would – be denied and really looked at and maybe we can come to some agreement that the boundaries about, abut right up against our homes, are – a little more buffered than – what we see here. Thank you.

MAYOR PRO TEM McDONALD

Thank you. Does anyone else wish to be heard? Seeing none, we'll close it. Councilman Mack.

COUNCILMAN MACK

Thank you, Mayor Pro Tem. I can, I feel for Ms. Ware, and I know there's a lot of County residents, and we've taken that in consideration when we had neighborhood meetings. And Mr. Becker and Ms. Parkinson had several meetings, and I don't think we're going to be able to please everyone with this – use. But I could say, Mr. Becker, you could probably attest to it, that this is a little different than the typical commercial center that you – can build in – other parts of the City of Las Vegas with the Town Center Standards.

BARRY BECKER

Yes. Significantly. The – coverage is – much less. Our landscape buffers are double and the design standards for all the buildings, you know, the buildings are all faced in, for the most part, with the exception of the one that is a courtyard situation, which was a request from the residents. And, you know, I also might at comment that, you know, to the – north of this property is the freeway right-of-way. To the west there – are no homes for maybe five, 600 feet. And to the south, the same situation occurs, with the exception of this southeast corner, is the only area that there is a home. So, when we talk about being away from all the other residents, we are in this particular case. And this is very lavishly landscaped. It's quite a nice project.

COUNCILMAN MACK

Well, I do commend you on your efforts. I know that a lot of the neighbors and people that live in the surrounding area have asked for some changes. I know that you have made some, several changes. They asked for one drive thru versus two, and you did that. So, with that, Your Honor, I,

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or Mayor Pro Tem, **my motion is for approval with staff conditions.**

MAYOR PRO TEM McDONALD

Motion on the floor. Cast your votes. Post.

DEPUTY CITY ATTORNEY STEVE
GEORGE

Mayor Pro Tem – for clarification, that was for Item 98?

MAYOR PRO TEM McDONALD

Yes.

DEPUTY CITY ATTORNEY STEVE
GEORGE

Thank you.

MAYOR PRO TEM McDONALD

Thank you. Motion carries. **(Motion carried unanimously with Goodman abstaining because of his close relationship with Mr. Parkinson).**

Item 99. Is a public hearing. I now declare it open. It was read into the record already.

COUNCILMAN MACK

Okay. If there's no comments or questions, **I move for approval of Item 99 with staff conditions.**

MAYOR PRO TEM McDONALD

No one wish to be heard, we'll close the public hearing. There's a motion on the floor. Cast your votes.

DEPUTY CITY ATTORNEY STEVE
GEORGE

Mayor Pro Tem, for the record too, if it's the Council's desire, we can incorporate the comments stated on Item 98 into the related items as well.

MAYOR PRO TEM McDONALD

Thank you, Mr. George.

ROBERT GENZER, DEPUTY
DIRECTOR, PLANNING &
DEVELOPMENT DEPARTMENT

Councilman.

MAYOR PRO TEM McDONALD

Yes, sir.

ROBERT GENZER, DEPUTY
DIRECTOR, PLANNING &
DEVELOPMENT DEPARTMENT

On – Condition No. 1, we'd also like to add at the end of that sentence, after the word exercised, unless an extension of time is granted.

COUNCILMAN MACK

Is that agreeable by the applicant?

BARRY BECKER

Yes.

COUNCILMAN MACK

Okay. Thank you. I'll incorporate that in my motion.

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MAYOR PRO TEM McDONALD

Cast your votes. Post. Motion carries. **(Motion carried unanimously with Goodman abstaining because of his close relationship with Mr. Parkinson).**

Item 100. Public hearing. I now declare it open.

ROBERT GENZER, DEPUTY
DIRECTOR, PLANNING &
DEVELOPMENT DEPARTMENT

Same addition on Condition No. 1.

MAYOR PRO TEM McDONALD

Same. Okay.

EVA PAULUSSEN

I'm walking up, but I'm told I've spoken my peace, but I just want to get an answer on the – Eva Paulussen, 8208 Fawn Brook Court, sorry. On the distance restriction that is in this, are we going to throw it through the window? We need to know, because Town Center is just starting. Precedent is being set. What are your, what are the extenuating circumstances on which you grant Variances or waivers, Special Use Permits, to alleviate the 330 feet? What is there that I should, that I should – be binding enough for me to believe in this.

DEPUTY CITY ATTORNEY STEVE
GEORGE

Mayor Pro Tem, possibly, for the record, I can make a quick explanation of that, that the provision as the 330 foot restriction, from what I understand, and hopefully staff will correct me if I'm wrong, only applies to gas pumps that don't include the convenience market. But if they're included with the convenience market, the waiver is not required. Therefore it is in full compliance with the standards as provided, so we're not deviating or providing waivers for, from those standards.

EVA PAULUSSEN

On my page here it says convenience stores with, no, with, no pumps in bracket. What does that mean?

ROBERT GENZER, DEPUTY
DIRECTOR, PLANNING &
DEVELOPMENT DEPARTMENT

It's reversed.

EVA PAULUSSEN

Well, not in this one. If it's reversed, we ought to know.

TIM CHOW, DIRECTOR, PLANNING
& DEVELOPMENT DEPARTMENT

Right. It's convenience stores without pumps.

EVA PAULUSSEN

And ahead of time.

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TIM CHOW, DIRECTOR, PLANNING
& DEVELOPMENT DEPARTMENT

Not pumps without convenience stores.

DEPUTY CITY ATTORNEY STEVE
GEORGE

I apologize. I stand corrected. I meant to say they, convenience, that pumps without the convenience market don't require the waiver. So, I believe that we're still in conformance with the rules and regulations and no waiver is necessary at this point. Therefore, there's no deviation from the standards.

EVA PAULUSSEN

I'm understanding what you're saying, but in the guidelines it says convenience stores, no pumps. That means, sorry, may not locate within 330 feet. This is not true what is in there then? Was there a misprint, typographical error or – Because those are the things we bought into. I'm, many people said, well this is there to protect us. We won't even bother anymore. It doesn't.

DEPUTY CITY ATTORNEY STEVE
GEORGE

Mayor Pro Tem, maybe I'll defer to staff on – this. However, I believe that this is still in compliance with the requirements of the Town Center Standards. I think that we have reviewed this application in relationship to the language provided in the standards, which have been adopted and no waiver is required at this point.

TIM CHOW, DIRECTOR, PLANNING
& DEVELOPMENT DEPARTMENT

That's correct.

COUNCILWOMAN McDONALD

Your Honor, what does the language read? I think that would be helpful, if someone could just read it.

ROBERT GENZER, DEPUTY
DIRECTOR, PLANNING &
DEVELOPMENT DEPARTMENT

The – language for convenience store with fuel pumps is simply that it is reviewed and conditioned on a case by case basis.

EVA PAULUSSEN

And does this meet the case? Or –

MAYOR PRO TEM McDONALD

Okay. What – I'm reading is, if I'm hit, if I'm on the same lines. It says –

EVA PAULESSEN

Okay.

MAYOR PRO TEM McDONALD

– a store without gasoline can be approved as a conditional use permit with no public hearing required, comma, with one required condition that it must be at least 330 feet from residential development. So, in other words, if it's, instead of staff just waiving it, they have to meet the requirement and be 330 feet. And the next sentence, a store with

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gasoline requires a Special Use Permit to be approved as a public hearing.

BARRY BECKER

No. They're reading about gas stations.

MAYOR PRO TEM McDONALD

So, in other words, is that in there so they, so it's brought forward for the public?

TIM CHOW, DIRECTOR, PLANNING
& DEVELOPMENT DEPARTMENT

We believe that applies to situations without gas pumps, Mayor Pro Tem.

MAYOR PRO TEM McDONALD

Okay.

EVA PAULUSSEN

Without.

MAYOR PRO TEM McDONALD

There are no required conditions associated with the Special Use Permit, therefore we, therefore it'll be reviewed as on a case by case basis?

TIM CHOW, DIRECTOR, PLANNING
& DEVELOPMENT DEPARTMENT

Whereas, the situation where there is a gas pump it would be as part of an SUP, which is before you.

MAYOR PRO TEM McDONALD

Right. So, you have a Special Use Permit.

COUNCILMAN BROWN

Mayor Pro Tem, let me --

MAYOR PRO TEM McDONALD

Go ahead, Councilman Brown.

COUNCILMAN BROWN

We're -- making this too complicated. The back-up right here --

MAYOR PRO TEM McDONALD

It says right here.

COUNCILMAN BROWN

Yeah, that was just read, just compare that with what Ms. Paulussen has talked about, because this, in fact, the application complies with this backup documentation.

ROBERT GENZER, DEPUTY
DIRECTOR, PLANNING &
DEVELOPMENT DEPARTMENT

That's correct.

COUNCILMAN BROWN

So. If, I mean, if we just hand this to her and show her what we're reading, that will eliminate, I think, the confusion.

MICHELLE WARE

Michelle Ware, 8590 West Regena. I don't think there's confusion. We've been discussing it. The problem that we're seeing is this is just the beginning. At least to me, Special Use Permits are waivers and exceptions and things that step outside of these things that are supposed to

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protect us. Now, it might be legal, it might be perfect on everybody's conditions. The problem is, is that we live there. And we don't want these types of things starting right now and continuing on and on and on, and on with special use this, special use that, exception this, waiver that. What good are the things we came up with over these last several years if that's all we're going to do is keep giving 'em waivers and exceptions and special uses and things like that?

COUNCILMAN BROWN

Let me (inaudible)

MICHELLE WARE

The whole thing is, we – don't mind Town Center. It's a great concept, but we need to all live there. We're there. We're existing. We need to be able to live there with the things that are going on and we're hoping that those guidelines and those – boundary things that we've been set, setting are going to protect us, not that we have to come here every month and try and argue for these Special Use Permits and these waivers. We're really hoping that this can all work together.

COUNCILMAN REESE

If I – could, step in. Okay. To me these uses, okay, no matter where it's at, requires a Special Use Permit. Okay. Now, the waiver, now I don't see anything on here about a waiver.

COUNCILMAN MACK

There are none.

COUNCILMAN REESE

Now, is there – a house within 330 feet of this Special Use Permit?

EVA PAULESSEN

Yes.

MAYOR PRO TEM McDONALD

Okay, but the way it reads, well, the way it reads, is –

MICHELLE WARE

I understand the way it reads –

MAYOR PRO TEM McDONALD

Okay. I know, I'm just, for clarification for everybody that's sitting here is that –

MICHELLE WARE

It's clear, it's great, but we live there.

MAYOR PRO TEM McDONALD

– I un', and I'm with you. But for the point of argument, for, so everybody at home and the audience –

MICHELLE WARE

Okay.

MAYOR PRO TEM McDONALD

– it says, so is not just done without the Council and the Mayor seeing it, it says, a store without a gasoline can be

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approved, as a condition, with no public hearing. Now, normally, we always want to hear everything. This Council does. But the only one condition must be 330 feet. That's so, that's what they're saying. Staff just can't arbitrarily just start waiving things. What it says is, if it doesn't have gasoline pumps, it's okay, as long as it's 330 feet away. That's the only requirement. It doesn't mean that a store with gasoline pumps is taboo. On this. On this. I know what you're saying. I'm just saying for the –

MICHELLE WARE

I agree, but we live there.

MAYOR PRO TEM McDONALD

I'm with you on that one.

MICHELLE WARE

Okay.

BARRY BECKER

If – I could comment. There – are no waivers and – the Town Center guidelines aren't going by the wind here. It's just certain uses within Town Center always have to come forward for a use permit. That doesn't mean that – the permitting uses that normally wouldn't be in Town Center. I think it possibly, is just so they know where those uses are and how they're sited on the property. This particular piece of property is where these uses will occur. It's at the freeway off and on ramp. This is the first off ramp that you have going west after the interchange with 95 and the Beltway. These are the places that these particular uses will be used. They're all, well, most of the things with the use permits aren't things that occur in mid block situations. And again, as I mentioned, the lady is correct. Some of these people, some people do live nearby, but for this particular use there's no house within the 350 feet of this particular piece of property or the, of this particular use. And because of that, when I made the comment that we're in compliance with Town Center guidelines, that is because staff and everybody has looked through this several times and I believe we are.

COUNCILMAN BROWN

Thank you.

MAYOR PRO TEM McDONALD

Councilman Brown, you – Councilman Mack?

COUNCILMAN MACK

Any – comments, Councilman Brown?

COUNCILMAN BROWN

No, I – before I was interrupted, I just wanted to make sure that Ms. Paulussen got that, because that was the confusion. She was reading something different from our backup, and if our backup is, in fact, from the guidelines, this application is in conformance.

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DEPUTY CITY ATTORNEY STEVE
GEORGE

Councilman Brown, for the record, I did give a copy of that to Ms. Paulesen. I did explain the status and it is as stated. If it is a convenience market without pumps, it's required to be with, cannot be within 330 feet of a residential district, unless a waiver is granted. If it has gas pumps, no waiver is required. Therefore, this item is properly on the agenda.

MAYOR PRO TEM McDONALD

Councilman Mack.

COUNCILMAN MACK

Thank you, Mayor Pro Tem.

MAYOR PRO TEM McDONALD

We'll close the public hearing, if no one else wishes to be heard.

COUNCILMAN MACK

I'd like to just state, you know, I think that the appetite for convenience stores and taverns throughout the community, you know, in the neighborhoods, is not an appealing use. But, we did create something very special here with Town Center and these uses have been approved in the Town Center guidelines. So, like I stated earlier, we're not going to please everyone. We're trying to please the masses and we're trying to work with the few people that maybe will be affected. And by putting conditions, like the Town Center Standards in place, we feel that we're enhancing the community and not hindering the community in any way. So, with that, Mayor Pro Tem, **I move for approval of Item, agenda Item 100 with staff conditions.**

MAYOR PRO TEM McDONALD

There's a motion on the floor. Cast your votes. Post. Motion carries. **(Motion carried unanimously with Goodman abstaining because of his close relationship with Mr. Parkinson).**

Item 101. This is a public hearing. You wish to be heard? Seeing none, we'll close it. Councilman Mack?

COUNCILMAN MACK

Thank you, Mayor Pro Tem. **I move for approval of Item 101 with staff conditions and additional conditions stating that this approval shall expire in two years if the use is not exercised.**

MAYOR PRO TEM McDONALD

Motion is on the --

ROBERT GENZER, DEPUTY
DIRECTOR, PLANNING &
DEVELOPMENT DIRECTOR

Can we again add to that the -- final part of it, unless an extension of time is granted.

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COUNCILMAN MACK **Unless an extension of time is granted.** Applicant is okay with that?

BARRY BECKER Yes.

COUNCILMAN MACK All right.

MAYOR PRO TEM McDONALD **Cast your votes. Post. Motion is approved. (Motion carried unanimously with Goodman abstaining because of his close relationship with Mr. Parkinson).**

Item 102. Public hearing. Does anyone wish to be heard on this? Seeing none, we'll close it. Councilman Mack.

COUNCILMAN MACK **Thank you, Mayor Pro Tem. Again, I move for approval of Item 102 with staff conditions.**

ROBERT GENZER, DEPUTY
DIRECTOR, PLANNING &
DEVELOPMENT DEPARTMENT **And the same addition to Condition No. 1.**

COUNCILMAN MACK As stated.

MAYOR PRO TEM McDONALD **Cast your votes. Post. Motion carries. (Motion carried unanimously with Goodman abstaining because of his close relationship with Mr. Parkinson).**

And Item 103. This' public hearing. Anyone wish to be heard in this? Seeing none, we'll close it. Councilman Mack?

COUNCILMAN MACK **Thank you, Mayor Pro Tem. My motion is also for approval of this item, subject to staff conditions, with the additional change to limit the site to one drive-thru as stated on the site review plan.**

MAYOR PRO TEM McDONALD Cast your votes, please.

ROBERT GENZER, DEPUTY
DIRECTOR, PLANNING &
DEVELOPMENT DEPARTMENT **And the same condition, addition to one.**

COUNCILMAN MACK And the same condition as one.

MAYOR PRO TEM McDONALD **Post. Motion carries. (Motion carried unanimously with Goodman abstaining because of his close relationship with Mr. Parkinson).**

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And last is Item 104. It's a public hearing. Does anyone wish to be heard? Seeing none, we'll close it. Councilman Mack, one more time.

COUNCILMAN MACK

Thank you, Mayor Pro Tem. **Lastly, I move for approval with staff conditions and also include the condition prohibiting the individual contain, container sales and also state that this does not allow a gaming use at this time.**

ROBERT GENZER, DEPUTY
DIRECTOR, PLANNING &
DEVELOPMENT DEPARTMENT

And --

COUNCILMAN MACK

And Condition No. --

ROBERT GENZER, DEPUTY
DIRECTOR, PLANNING &
DEVELOPMENT DEPARTMENT

My same addition, but to Condition No. 2.

COUNCILMAN MACK

And, do you want to read that?

ROBERT GENZER, DEPUTY
DIRECTOR, PLANNING &
DEVELOPMENT DEPARTMENT

That would be to add the words, unless an extension of time is granted, after the word exercised.

COUNCILMAN MACK

Thank you. As stated.

MAYOR PRO TEM McDONALD

Cast your votes. Post, please. Motion carries. **(Motion carried unanimously with Goodman abstaining because of his close relationship with Mr. Parkinson).**

BARRY BECKER

Thank you.

COUNCILMAN MACK

Painless.

MAYOR GOODMAN

Thank you, Councilman. Madam Manager? How in the world would I, if you weren't here, how would I have known that there was a conflict? That, based on the information which we have? How would I have known that Mr. Parkinson had an interest in that particular company?

CITY MANAGER VIRGINIA
VALENTINE

Your Honor, what we can do, and it is very difficult to know because a lot of times different partnerships will have the same people in different names, and without -- recognizing the name or recognizing the parcel number, it would be very difficult for us to tell. However, I don't think it's uncommon for you to ask someone to review those for you and to try to

**CITY COUNCIL MINUTES
MEETING OF
MAY 17, 2000**

Page 15

**COMBINED VERBATIM TRANSCRIPT: ITEM 98 [Z-76-98(11)], ITEM 99 [U-149-99], ITEM 100 [152-99],
ITEM 101 [U-153-99], ITEM 102 [U-154-99], ITEM 103 [U-155-99] AND ITEM 104 [U-156-99]
KOLOB, LIMITED LIABILITY COMPANY**

identify which one of those parcels or partners may be problematic for you.

MAYOR GOODMAN

Do you mean to say that before we have our meetings, I should ask the City Attorney's Office to ascertain who the participants in all of the applications are?

CITY MANAGER VIRGINIA
VALENTINE

I think one of the things we've done through Councilwoman McDonald's efforts, on certain types of agenda, certain types of items, which deal with real estate and consultant contracts, where we disclose the ownership, that's somewhat easier. The problem, really, I think, is occurring on your afternoon Planning session of your agenda. But we could have someone on -- your staff take a look at these, based on your disclosure reports, financial disclosure reports, and see if we can identify some of those potential conflicts for you. You could, possibly, also ask your partners to help you out.

MAYOR GOODMAN

I don't know who my partners are half the time. That's the problem. But, what I will --

CITY MANAGER VIRGINIA
VALENTINE

Usually, there's a general partner who should be able to identify for you who the majority owners are.

COUNCILMAN McDONALD

That's the question I was going to ask. Is there a way that each person and item that comes before us, the morning and afternoon, whether they're on the agenda item or in the Planning, they point out the conflict. So, if, -- i.e., if they're in, if they're asked, when they come up --

CITY MANAGER VIRGINIA
VALENTINE

I think that's worth exploring. We could ask them to, obviously they don't, they may not want to disclose all their partnership, but if you all were willing and you wanted us to pursue that, we could look into requiring them to disclose any relationships with the member of the Council and at --

COUNCILMAN McDONALD

Any member of the Council or their business.

CITY MANAGER VIRGINIA
VALENTINE

I think that would be helpful. Some of them, you know likewise, may not be aware of some of you. So, but -- we can certainly investigate that, 'cause it's very difficult.

MAYOR GOODMAN

Okay, but. I thank you for doing that. I would like you to investigate it, because it's -- embarrassing, if nothing else.

MAYOR PRO TEM McDONALD

Well, also, when you work for a large corporation, you know, Councilwoman McDonald just went for advertising item for Print Source --

**CITY COUNCIL MINUTES
MEETING OF
MAY 17, 2000**

Page 16

**COMBINED VERBATIM TRANSCRIPT: ITEM 98 [Z-76-98(11)], ITEM 99 [U-149-99], ITEM 100 [152-99],
ITEM 101 [U-153-99], ITEM 102 [U-154-99], ITEM 103 [U-155-99] AND ITEM 104 [U-156-99]
KOLOB, LIMITED LIABILITY COMPANY**

CITY MANAGER VIRGINIA
VALENTINE

Right.

MAYOR PRO TEM McDONALD

My – clients are in the County and in L.A. So, I don't have that many conflicts. But, I don't know if someone has ever, I mean, if I printed a brochure, my company did for five years ago, if it was ever a conflict, it's not my account. I don't benefit from it.

CITY MANAGER VIRGINIA
VALENTINE

We can certainly explore ways to make it more clear for you with the City Attorney's Office.

MAYOR GOODMAN

Thank you.

MAYOR PRO TEM McDONALD

I think it'd be something that --

COUNCILMAN REESE

I'm looking forward to buying some property in Ponoka. Is that going to be a conflict?

CITY MANAGER VIRGINIA
VALENTINE

Only if you run for office there.

END OF DISCUSSION

/ac

City of Las Vegas

Agenda Item No. 99

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 RELATED TO Z-76-98(11) - PUBLIC HEARING - U-149-99 -
KOLOB, LIMITED LIABILITY COMPANY - Request for a Special Use Permit on property located on the northeast corner of Centennial Parkway and El Capitan Way FOR A PROPOSED 6,400 SQUARE FOOT SUPPER CLUB, T-C (Town Center) Zone, Ward 6 (Mack), APN: 125-20-801-002. The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commisssion Mtg.****5****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:

MACK - APPROVED subject to conditions and amending Condition #1 to add to the end of the sentence "unless an extension of time is granted" - **UNANIMOUS** with GOODMAN abstaining because of his participation in a partnership regarding other real property involving MR. PARKINSON

MINUTES:

NOTE: A Combined Verbatim Transcript of Item 98 [Z-76-98(11)], Item 99 [U-149-99], Item 100 [U-152-99], Item 101 [U-153-99], Item 102 [U-154-99], Item 103 [U-155-99] and Item 104 [U-156-99] is made a part of the final minutes under Item 98.

MAYOR GOODMAN declared the Public Hearing open.

APPEARANCES:

CITY MANAGER VIRGINIA VALENTINE

BARRY BECKER, 50 South Jones Boulevard

EVA PAULESSEN, 8208 Fawn Brook Court

TIM CHOW, Director, Planning & Development Department

*City of Las Vegas***Agenda Item No. 99**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 99 – U-149-99

MINUTES - Continued:**APPEARANCES-Continued:**

DEPUTY CITY ATTORNEY STEVE GEORGE

MICHELLE WARE, 8590 West Regena Avenue

ROBERT GENZER, Deputy Director, Planning & Development Department.

MAYOR PRO TEM McDONALD declared the Public Hearing closed.

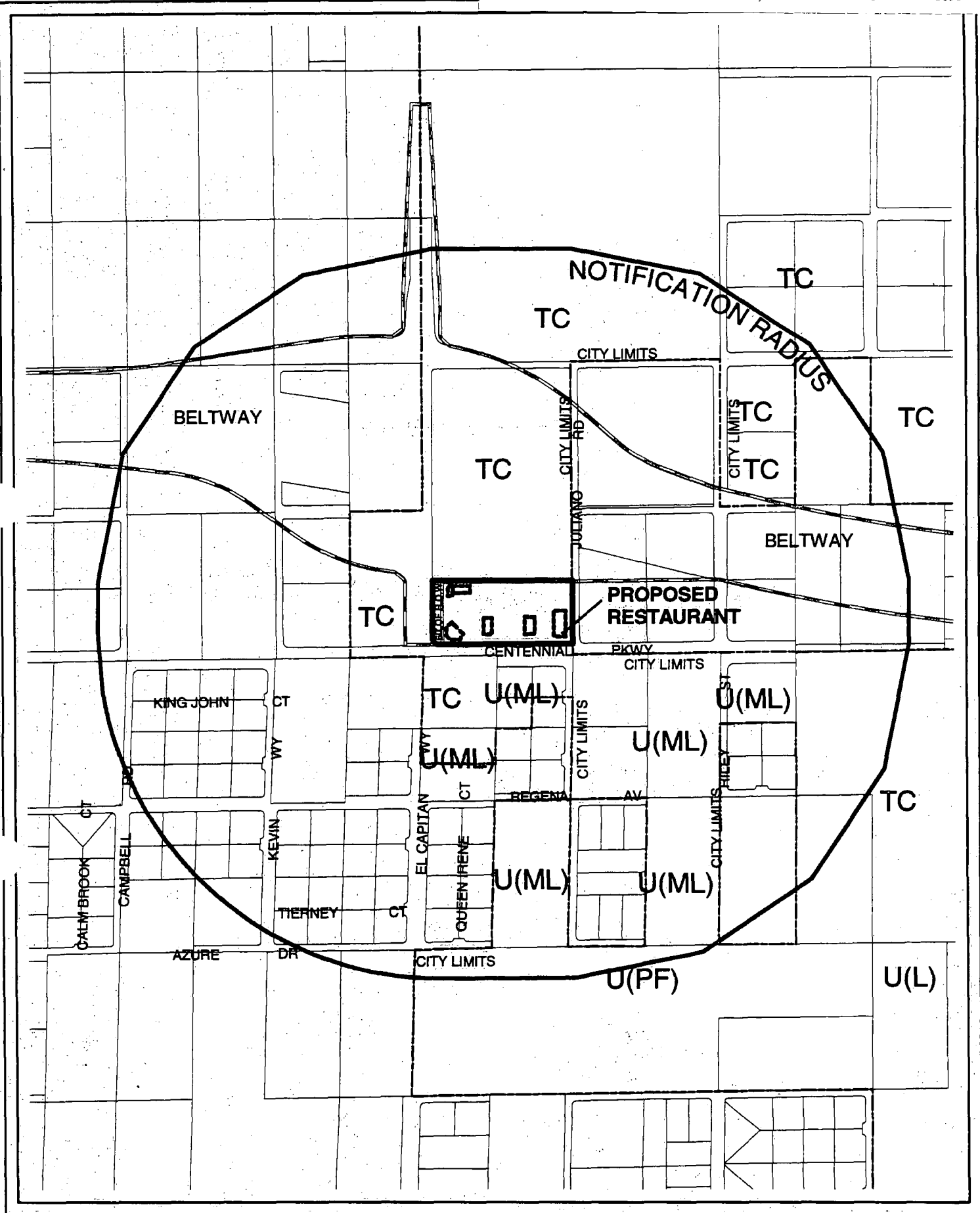
NOTE: MAYOR GOODMAN directed the City Manager's Office to look at ways of advising the Mayor and City Council when they need to abstain from voting on an item.

(2:49 – 3:14)

4 - 1444

CONDITIONS:

1. This approval shall expire in two years if the use is not exercised.
2. This action does not constitute approval of a liquor license.
3. Conformance to the Conditions of Approval of Z-76-98(11).
4. All City Code requirements and design standards of all City departments must be satisfied.



CASE: U-149-99

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

0 300 600 900 Feet



99



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: U-149-99 - Kolob, Limited Liability Company

**** CONDITIONS ****

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

1. This approval shall expire in two years if the use is not exercised.
2. This action does not constitute approval of a liquor license.
3. Conformance to the Conditions of Approval of Z-76-98(11).
4. All City Code requirements and design standards of all City departments must be satisfied.

U-149-99 - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Special Use Permit for a proposed 6,400 square foot supper club on property located on the northeast corner of Centennial Parkway and El Capitan Way.

BACKGROUND DATA

12/07/98 The City Council approved a rezoning to TC (Town Center) for a 1,468 acre portion of the Northwest. The subject site was included in this rezoning request (Z-76-98).

DETAILS OF APPLICATION REQUEST

Site Area:	5.05	Acres
Total Building Area:	20,800	Square Feet
Restaurant Pad "D"	6,400	Square Feet
Loading Required:	1	Space
Loading Provided:	1	Space
Building Height:	28	Feet

Access to the site will be provided by three driveways to Centennial Parkway and single driveways to Juliano Road and El Capitan Way. The site plan indicates the supper club will be located in the southeast portion of the site.

The building elevations depict a flat roof design incorporating minor variations in roofline heights and pitched elements intended to screen mechanical equipment. Exterior materials will consist of concrete tile on the pitched roofs and painted stucco on exterior walls.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	Right-Of-Way	Proposed Beltway Alignment
South	TC (Towncenter)	Undeveloped
East	TC (Towncenter)	Undeveloped
West	TC (Towncenter)	Undeveloped

U-149-99 - Page Two
May 17, 2000 City Council Meeting

ANALYSIS & FINDINGS

In order to approve a Special Use Permit application, pursuant to the Las Vegas Municipal Code Section 19A.18.060 (L) 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."**

The site is designated for Service Commercial land uses by the City of Las Vegas Town Center Land Use Plan. Staff finds this proposal to be in conformance with that designation, and compatible with existing and future land uses as projected by the Town Center Plan.

The Town Center Development standards do not require a separation distance between this use and residential development.

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

During the 1999 legislative session, the State of Nevada Legislature enacted Senate Bill 191 (SB 191), which requires development "of a significant impact" (as defined in that legislation) to submit an impact statement. Upon an initial review of this application, staff has determined that the "significant impact" threshold has been crossed, therefore, a development impact statement is required. Staff has reviewed the submitted impact statement and finds that there will be no significant traffic impacts caused by this application. The developer will mitigate impacts to other types of infrastructure at build out.

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."**

Issues relating to the traffic impacts caused by this use are addressed within the impact statement required by SB 191. All impacts identified by staff are required to be mitigated before building permits are issued.

4. **"Approval of this 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 project will not compromise the public health, safety, welfare or General Plan.

U-149-99 - Page Three
May 17, 2000 City Council Meeting

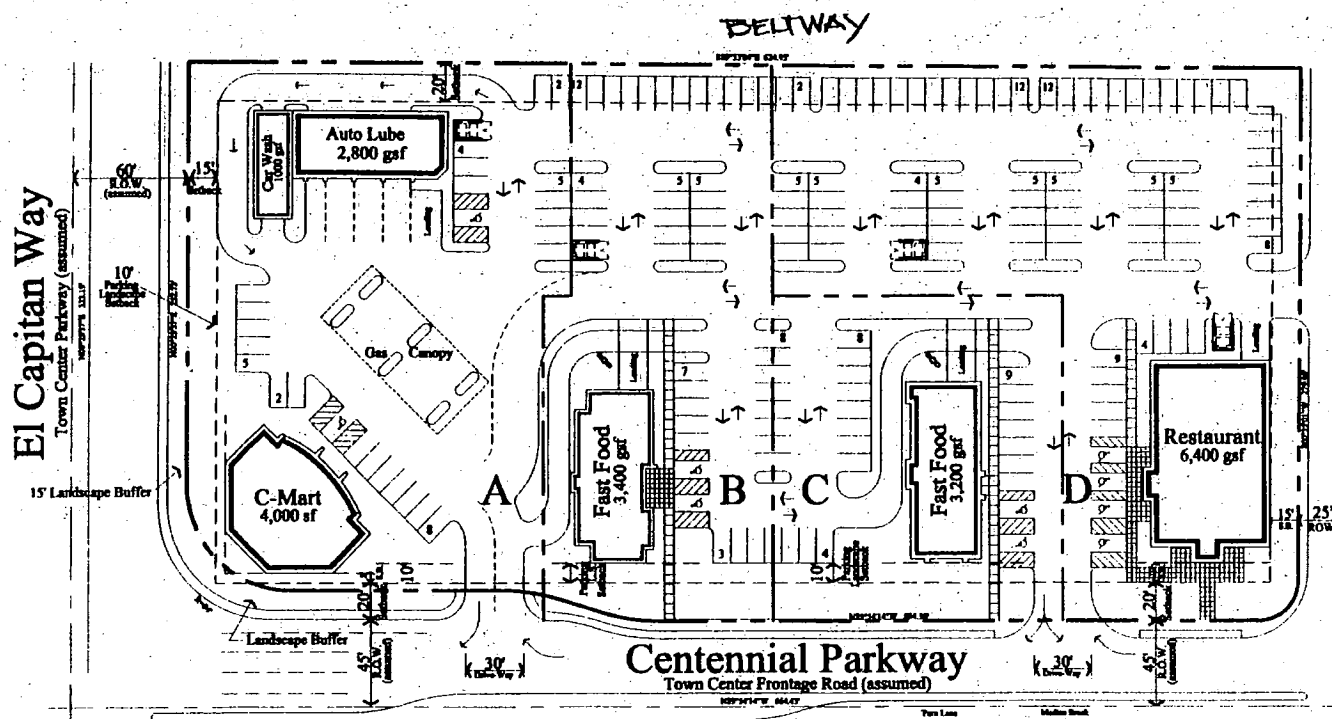
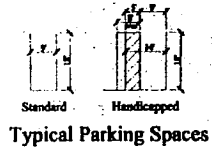
NOTICES MAILED 99 by City Clerk

APPROVALS 1

PROTESTS 5

AGENCY COMMENTS

<i>Business Services:</i>	Not Applicable
<i>City Centre Development:</i>	Not Applicable
<i>Fire Services:</i>	No Comment Received
<i>Metro:</i>	No Comment Received
<i>Permits/ Inspections:</i>	No Comment Received
<i>Public Works:</i>	No Comment Received



SITE INFORMATION

ZONING - Las Vegas
C - 2 General Commercial District

AREA (Approximate, to be verified)
Gross Area: 220,099 sf 5.05 acres
Net Area: 165,624 sf 3.80 acres

AREAS (Approx)	Area - sf	Acres	Building Area
Pad A	54,620 sf	1.25	7,800 gsf
Pad B	32,540 sf	0.75	3,400 gsf
Pad C	25,230 sf	0.58	3,200 gsf
Pad D	53,225 sf	1.22	6,400 gsf

TOTALS 165,624 sf 3.80 ac 20,800 sf

PARKING REQUIREMENTS

Parking Calculations (per Code)	Required	Provided
Pad A C-Mart	4,000 / 250 = 16	
Auto - Lube	1 / empty & bay = 10	
	26	31
Pad B Rest. or Drive Thru	3,400 / 100 = 34	36
Pad C Rest. or Drive Thru	3,200 / 100 = 32	29
Pad D Rest/Drive	3,400 / 50 = 68 / 100 = 68	86
Parking Required:	175	

PARKING PROVIDED: 182

Parking Ratio 1 per 115 sf 8.7 per 1000

Handicapped Required: 10
Handicapped Provided: 10

Loading Spaces Required: (1 per Bldg min.) 4
Loading Spaces Provided: 4

SETBACKS

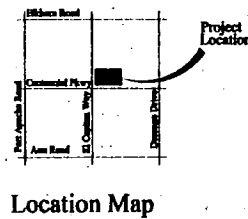
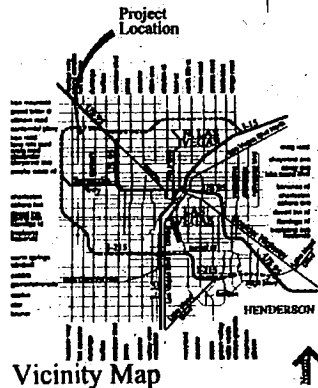
Front:	20 ft
Rear:	20 ft
Side:	10 ft
Corner Street Side:	15 ft
Street Landscape Buffer:	15 ft

BUILDING HEIGHT

Allowed: No Restrictions
Provided: 1-Story - up to 35 feet

BUILDING COVERAGE

Allowed: 50 %
Provided: 12.3 %



U-149-99

U-152-99

U-153-99

U-154-99

U-155-99

U-156-99

STAFF

4-13-00 PC

Note:

This plan has been prepared without benefit of a complete survey.
It is Conceptual in Nature and No Guarantee of its accuracy is implied.

Centennial-El Capitan Commercial Center

Centennial Parkway and El Capitan Way, Clark County, Nevada

Conceptual Site Plan - Scheme C

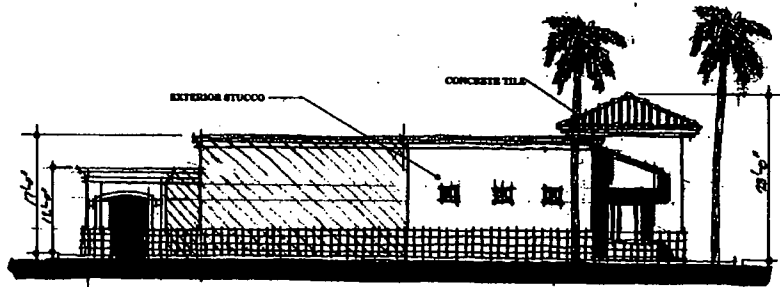


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702.990.9900 702.932.3222 fax

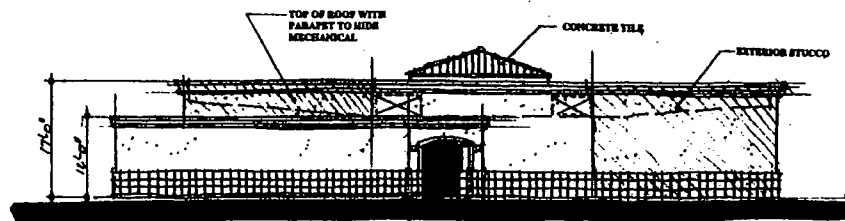
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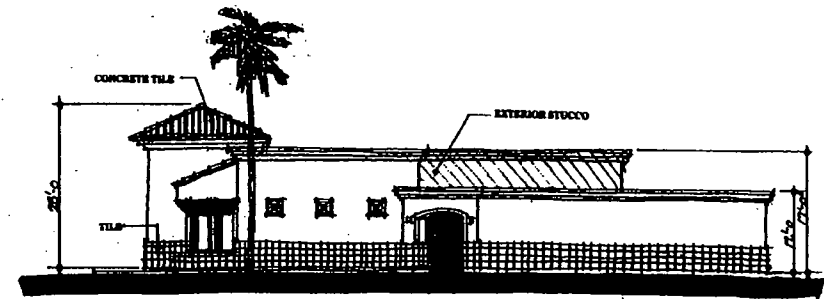
RIGHT ELEVATION TURTLE STOP



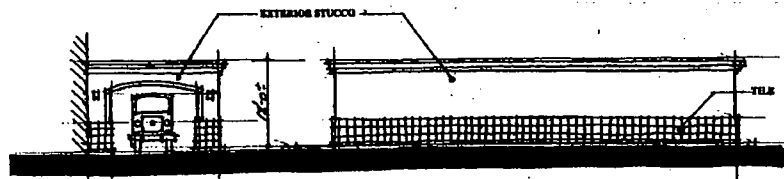
FRONT ELEVATION TURTLE STOP



REAR ELEVATION TURTLE STOP



LEFT ELEVATION TURTLE STOP



CAR WASH EXTENSION

STAFF

U-149-99

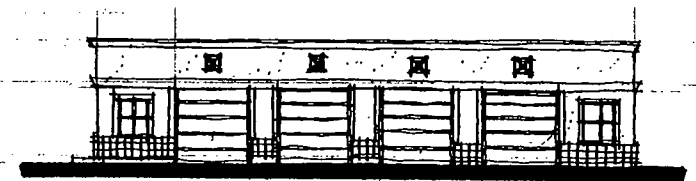
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AUTO LUBE

4-13-00 PC

Centennial-El Capitan Commercial Center

Centennial Parkway and El Capitan Way, Clark County, Nevada

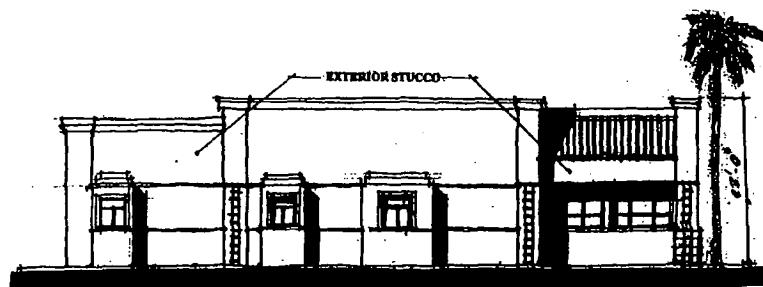
Conceptual Elevation Pad A

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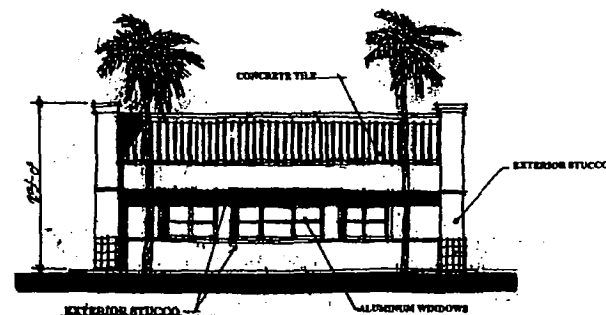
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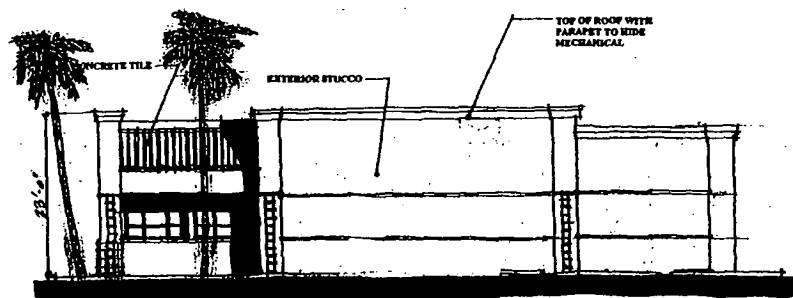
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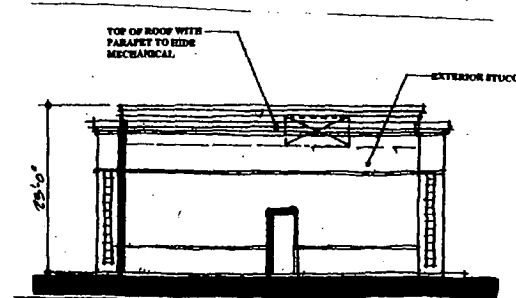
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

U-149-99

U-152-99

U-153-99

U-154-99

U-155-99

U-156-99

4-13-00 PC

AFF Perlman

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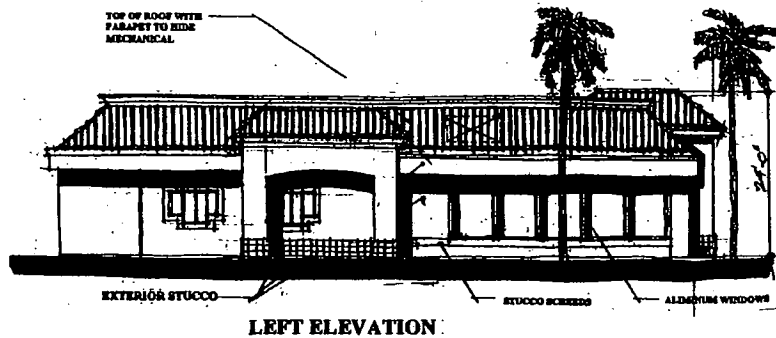
Centennial-El Capitan Commercial Center

Centennial Parkway and El Capitan Way, Clark County, Nevada

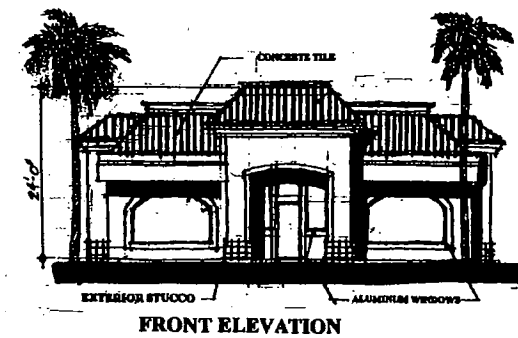
Conceptual Elevation Pad B

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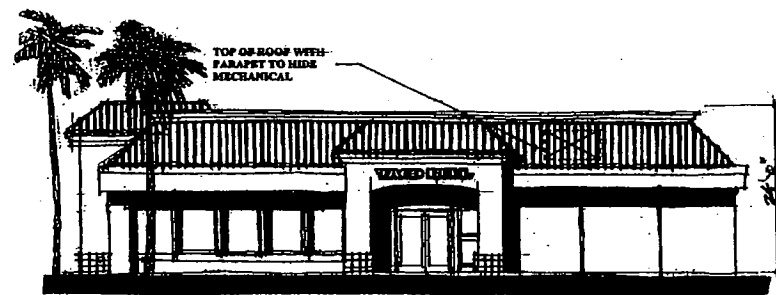
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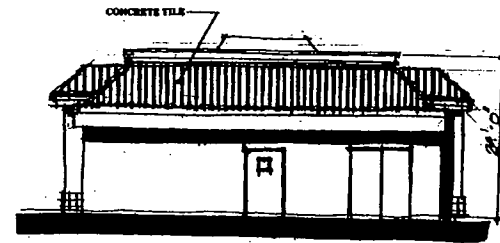
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

U-149-99 U-154-99
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STAFF

4-13-00 PC

Centennial-El Capitan Commercial Center

Centennial Parkway and El Capitan Way, Clark County, Nevada

Conceptual Elevation Pad C

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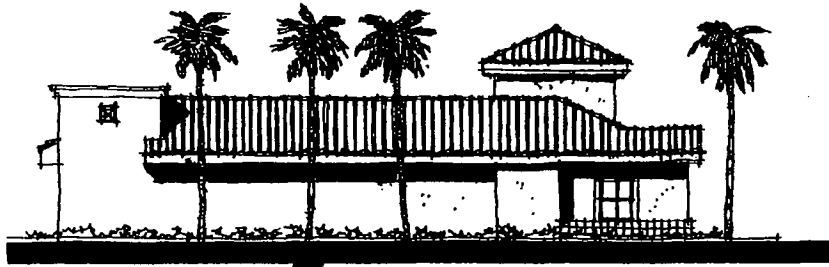
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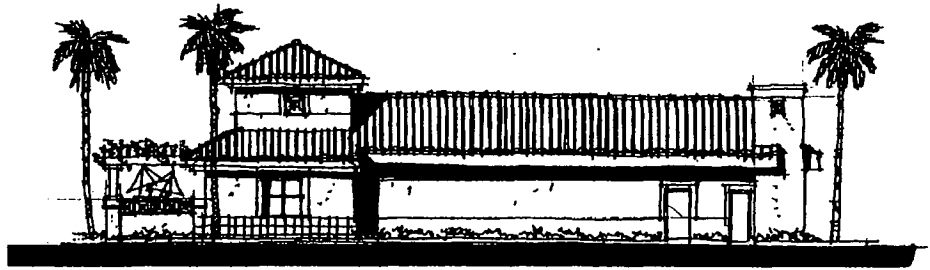
LEFT ELEVATION PAD



FRONT ELEVATION PAD



RIGHT ELEVATION PAD



REAR ELEVATION PAD

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4-13-00 PC

STAIR

Centennial-El Capitan Commercial Center

Centennial Parkway and El Capitan Way, Clark County, Nevada

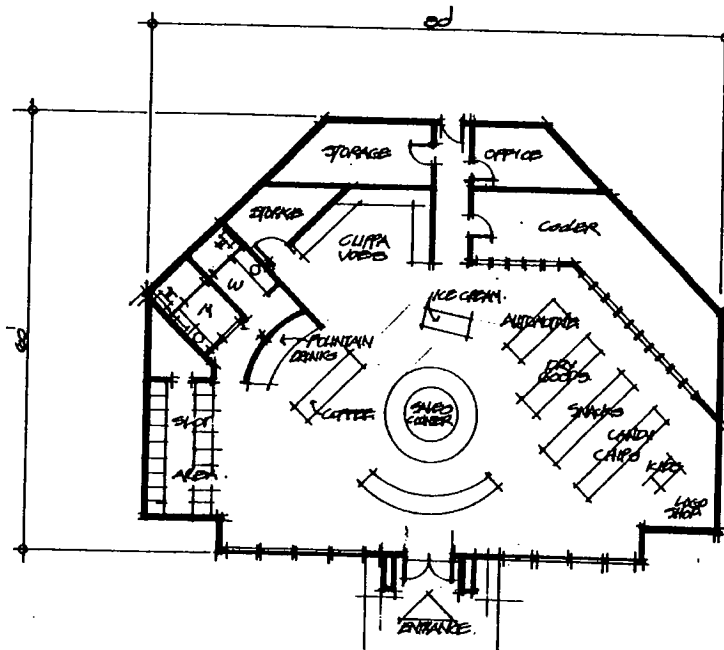
Conceptual Elevation Pad D

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4-13-00 PC
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Centennial - El Capitan Commercial Center

Centennial Parkway and El Capitan Way, Las Vegas, Nevada

Conceptual Floor Plan Pad A

Scale: 1/4" = 1'

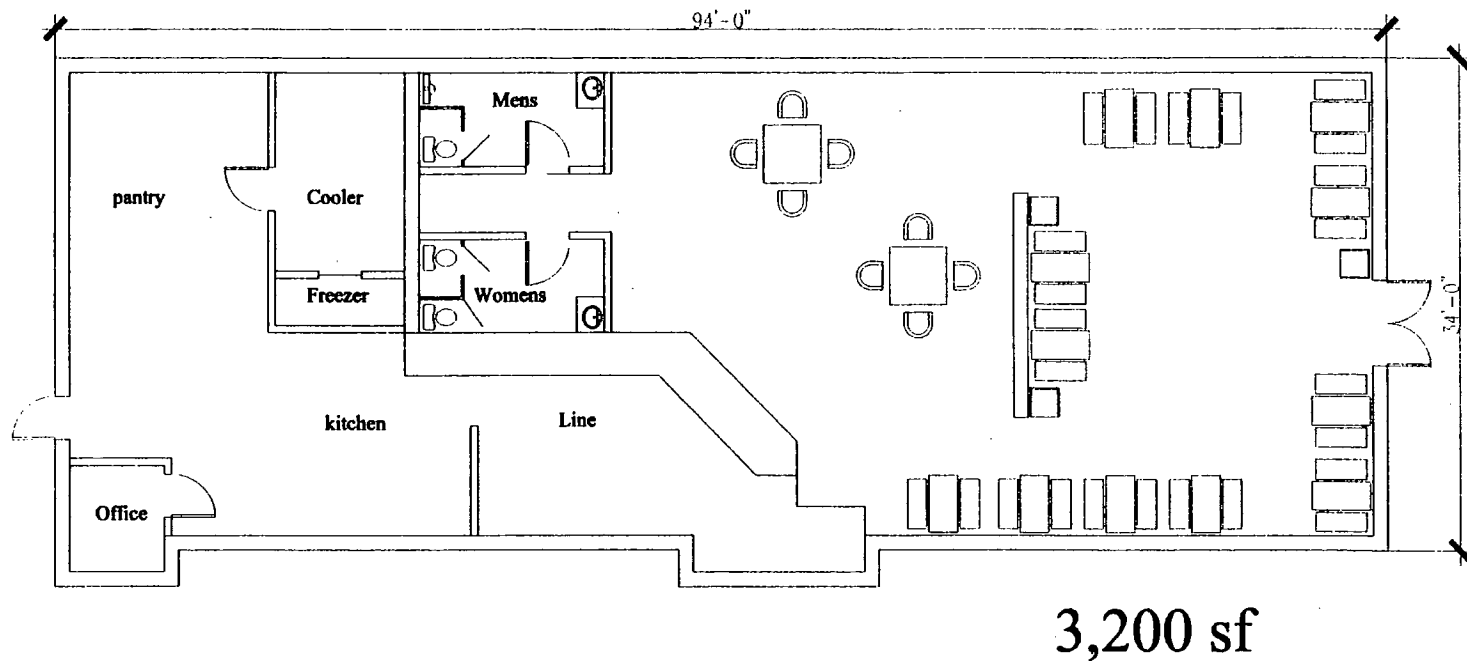
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 U-153-99 U-156-99

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4-13-00 PC



centennial - El Capitan Commercial Center

Centennial Parkway and El Capitan Way, Las Vegas, Nevada

Conceptual Floor Plan Restaurant C

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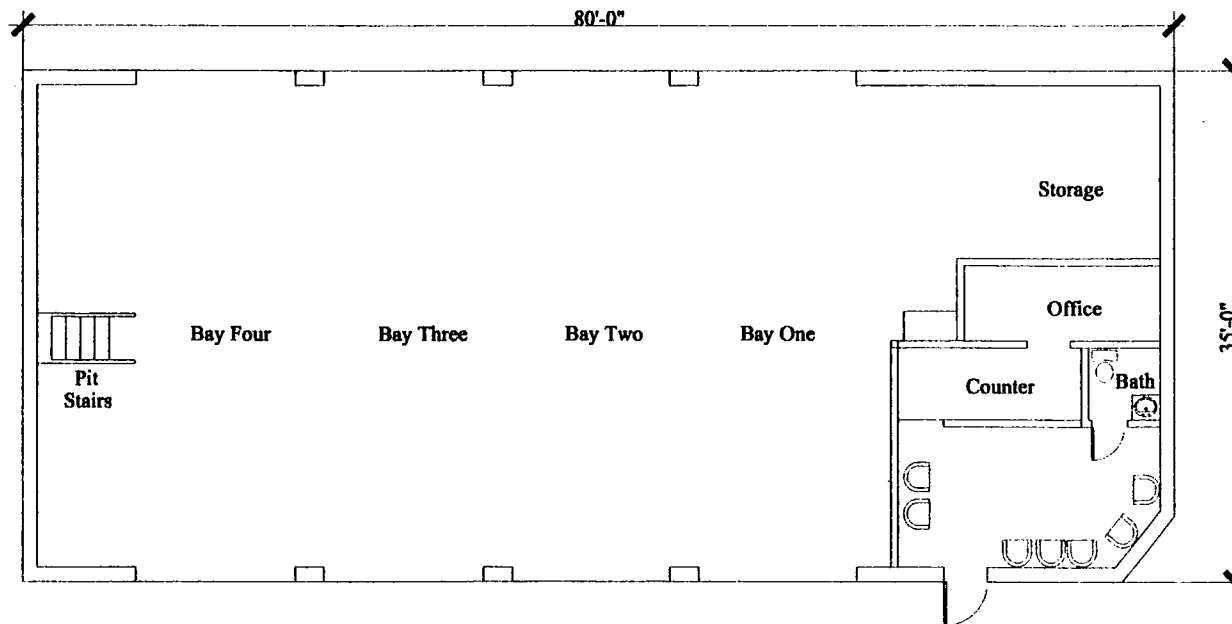
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 U-153-99 U-156-99

STAFF

4-13-00 PC



Centennial - El Capitan Commercial Center

Centennial Parkway and El Capitan Way, Las Vegas, Nevada

Conceptual Floor Plan Auto Lube

Scale: 1/4" = 1'

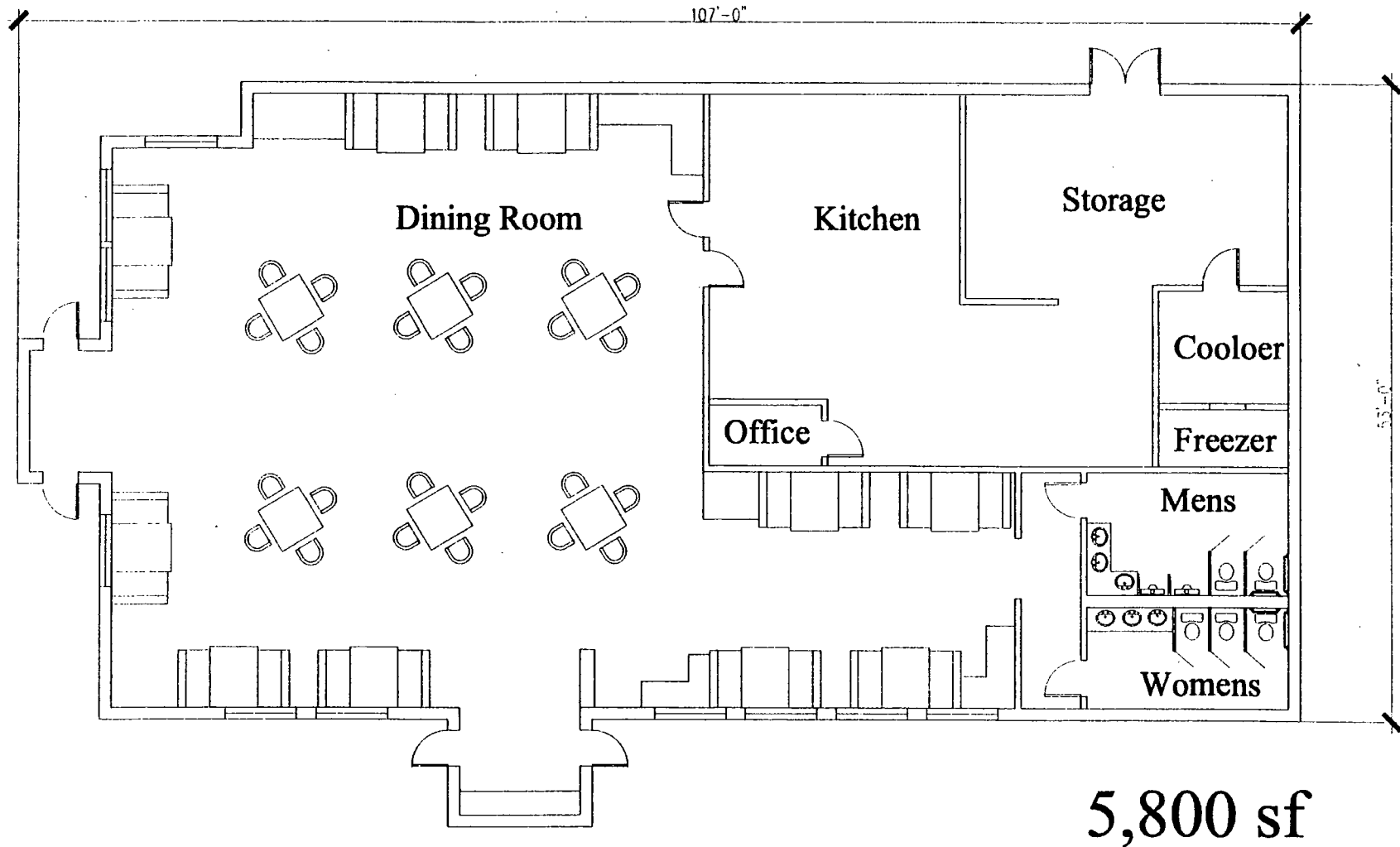
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 U-152-99 U-155-99
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Centennial - El Capitan Commercial Center

Centennial Parkway and El Capitan Way, Las Vegas, Nevada

Conceptual Floor Plan Restaurant D

Scale: 1" = 60'

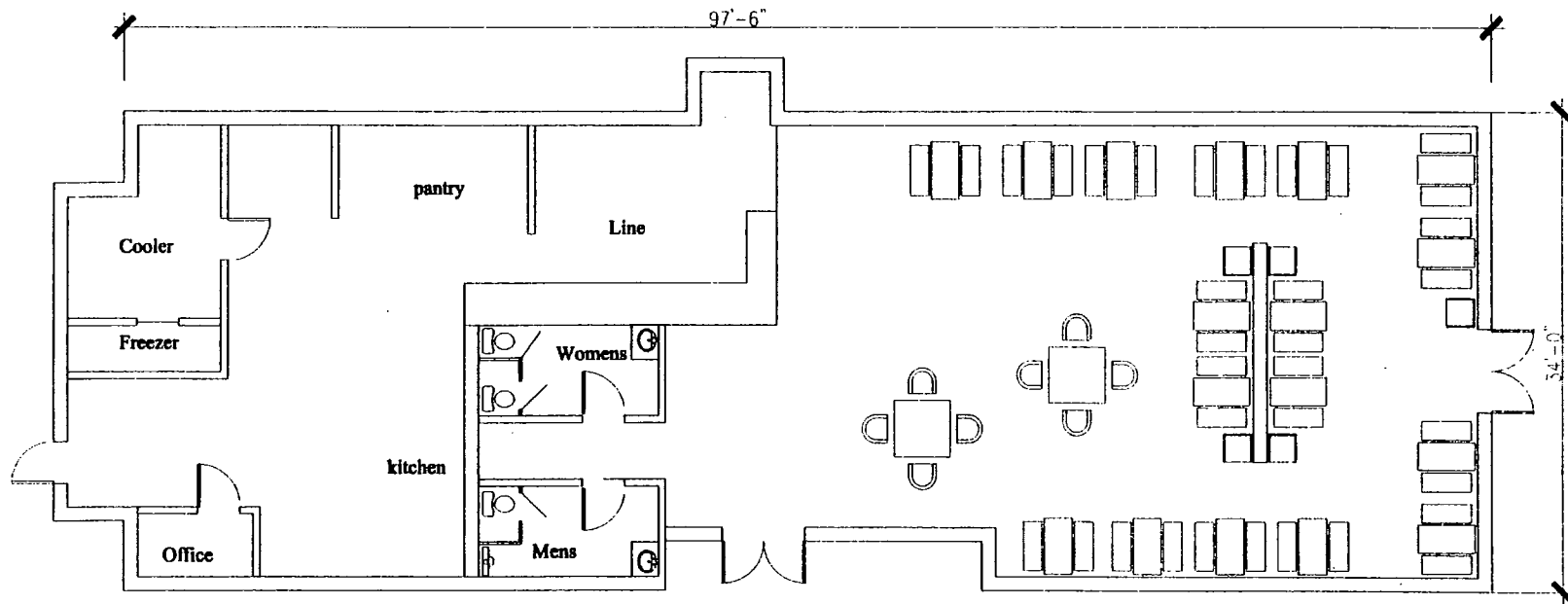
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U-149-99 U- 1-99
 U-152-99 U-155-99
 U-153-99 U-156-99

STAFF

4-13-00 PC



3,400 sf

Centennial - El Capitan Commercial Center

Centennial Parkway and El Capitan Way, Las Vegas, Nevada

Conceptual Floor Plan Restaurant B

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Scale: 1/4" = 1'

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City of Las Vegas

Agenda Item No. 100

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 RELATED TO Z-76-98(11) - PUBLIC HEARING - U-152-99 - KOLOB, LIMITED LIABILITY COMPANY - Request for a Special Use Permit on property located on the northeast corner of Centennial Parkway and El Capitan Way FOR GAS SALES IN CONJUNCTION WITH A PROPOSED 4,000 SQUARE FOOT CONVENIENCE STORE, T-C (Town Center) Zone, Ward 6 (Mack), APN: 125-20-801-002. The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****5****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:

MACK – APPROVED subject to conditions and amending Condition #1 to add to the end of the sentence “unless an extension of time is granted” – **UNANIMOUS** with GOODMAN abstaining because of his participation in a partnership regarding other real property involving MR. PARKINSON

MINUTES:

NOTE: A Combined Verbatim Transcript of Item 98 [Z-76-98(11)], Item 99 [U-149-99], Item 100 [U-152-99], Item 101 [U-153-99], Item 102 [U-154-99], Item 103 [U-155-99] and Item 104 [U-156-99] is made a part of the final minutes under Item 98.

MAYOR GOODMAN declared the Public Hearing open.

APPEARANCES:

CITY MANAGER VIRGINIA VALENTINE
BARRY BECKER, 50 South Jones Boulevard

*City of Las Vegas***Agenda Item No. 100**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 100 – U-152-99

MINUTES - Continued:**APPEARANCES-Continued:**

EVA PAULESSEN, 8208 Fawn Brook Court

TIM CHOW, Director, Planning & Development Department

DEPUTY CITY ATTORNEY STEVE GEORGE

MICHELLE WARE, 8590 West Regena Avenue

ROBERT GENZER, Deputy Director, Planning & Development Department

MAYOR PRO TEM McDONALD declared the Public Hearing closed.

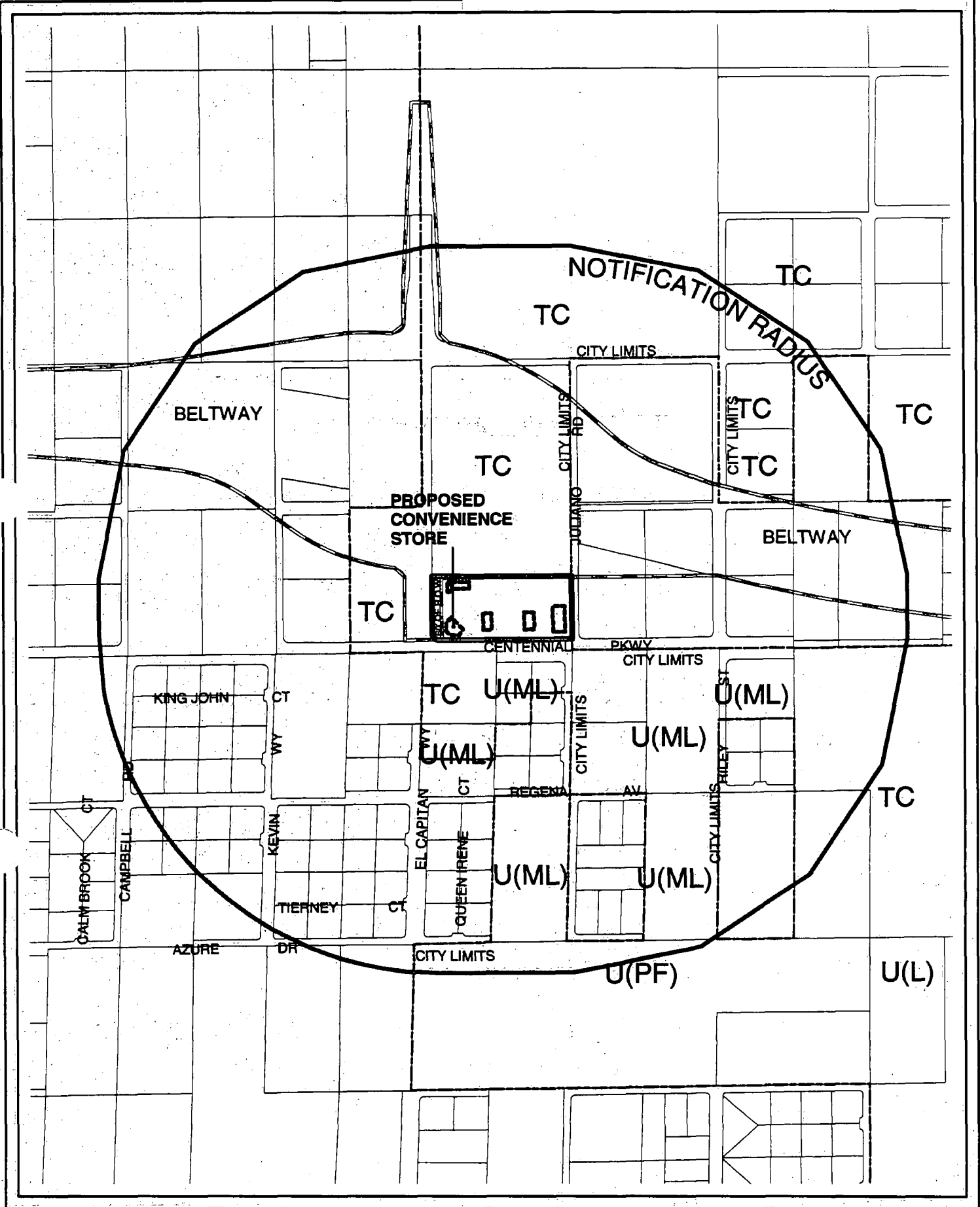
NOTE: MAYOR GOODMAN directed the City Manager's Office to look at ways of advising the Mayor and City Council when they need to abstain from voting on an item.

(2:49 – 3:14)

4 - 1444

CONDITIONS:

1. This approval shall expire in two years if the use is not exercised.
2. Conformance to the Conditions of Approval of Z-76-98(11).
3. All City Code requirements and design standards of all City departments must be satisfied.



CASE: **U-152-99**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

0 300 600 900 Feet



100

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: U-152-99 - Kolob, Limited Liability Company

**** CONDITIONS ****

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

1. This approval shall expire in two years if the use is not exercised.
2. Conformance to the Conditions of Approval of Z-76-98(11).
3. All City Code requirements and design standards of all City departments must be satisfied.

U-152-99 - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Special Use Permit for gas sales in conjunction with a proposed 4,000 square foot convenience store on property located on the northeast corner of Centennial Parkway and El Capitan Way.

BACKGROUND DATA

12/07/98 The City Council approved a Rezoning to TC (Town Center) for a 1,468 acre portion of the Northwest. The subject site was included in this Rezoning request (Z-76-98).

DETAILS OF APPLICATION REQUEST

Site Area:	5.05	Acres
Total Building Area:	20,800	Square Feet
Convenience Store Area:	4,000	Square Feet
Loading Required:	1	Space
Loading Provided:	1	Space
Building Height:	23	Feet

Access to the site will be provided by three driveways to Centennial Parkway and single driveways to Juliano Road and El Capitan Way. The convenience store will be located adjacent to the intersection of Centennial Parkway and El Capitan Way and will be oriented toward the interior of the commercial center. The associated gasoline sales islands will be interior to the commercial center.

The building elevations depict a flat roof design incorporating minor variations in roofline heights and pitched elements intended to screen mechanical equipment. Exterior materials will consist of concrete tile on the pitched roofs and painted stucco on exterior walls.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES

North	Right-of-Way	Proposed Beltway Alignment
South	TC (Towncenter)	Undeveloped
East	TC (Towncenter)	Undeveloped
West	TC (Towncenter)	Undeveloped

U-152-99 - Page Two
May 17, 2000 City Council Meeting

ANALYSIS & FINDINGS

In order to approve a Special Use Permit application, pursuant to the Las Vegas Municipal Code Section 19A.18.060 (L) 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.”**

The site is designated for Service Commercial land uses by the City of Las Vegas Town Center Land Use Plan. Staff finds this proposal to be in conformance with that designation, and compatible with existing and future land uses as projected by the Town Center Plan.

The Town Center Development Standards have separate requirements for a convenience store without gasoline sales and a store with gasoline sales. A store without gasoline can be approved as a conditional use permit, with no public hearing required, with one required condition being that it must be at least 330 feet from residential development. A store with gasoline requires a Special Use Permit to be approved at a public hearing. There are no required conditions associated with this Special Use Permit; therefore, they are to be reviewed on a case-by-case basis.

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

During the 1999 legislative session the State of Nevada Legislature enacted Senate Bill 191 (SB 191), which requires development “of a significant impact” (as defined in that legislation) to submit an impact statement. Upon an initial review of this application, staff has determined that the “significant impact” threshold has been crossed, therefore, a development impact statement is required. Staff has reviewed the submitted impact statement and finds that there will be no significant traffic impacts caused by this application. The developer will mitigate impacts to other types of infrastructure at build out.

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.”**

Issues relating to the traffic impacts caused by this use are addressed within the impact statement required by SB 191. All impacts identified by staff are required to be mitigated before building permits are issued.

4. **“Approval of this 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-152-99 - Page Three
May 17, 2000 City Council Meeting

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

NOTICES MAILED 99 by City Clerk

APPROVALS 1

PROTESTS 5

AGENCY COMMENTS

<i>Business Services:</i>	Not Applicable
<i>City Centre Development:</i>	Not Applicable
<i>Fire Services:</i>	No Comment Received
<i>Metro:</i>	No Comment Received
<i>Permits/ Inspections:</i>	No Comment Received
<i>Public Works:</i>	No Comment Received

City of Las Vegas

Agenda Item No. 101

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 RELATED TO Z-76-98(11) - PUBLIC HEARING - U-153-99 - **KOLOB, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit on property located on the northeast corner of Centennial Parkway and El Capitan Way FOR A PROPOSED 1,000 SQUARE FOOT AUTOMATED CAR WASH FACILITY, T-C (Town Center) Zone, Ward 6 (Mack) APN: 125-20-801-002. The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

5

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:

MACK – APPROVED subject to conditions and adding a condition that this approval shall expire in two years if the use is not exercised, unless an extension of time is granted – **UNANIMOUS** with **GOODMAN** abstaining because of his participation in a partnership regarding other real property involving **MR. PARKINSON**

MINUTES:

NOTE: A Combined Verbatim Transcript of Item 98 [Z-76-98(11)], Item 99 [U-149-99], Item 100 [U-152-99], Item 101 [U-153-99], Item 102 [U-154-99], Item 103 [U-155-99] and Item 104 [U-156-99] is made a part of the final minutes under Item 98.

MAYOR GOODMAN declared the Public Hearing open.

APPEARANCES:

CITY MANAGER VIRGINIA VALENTINE
BARRY BECKER, 50 South Jones Boulevard
EVA PAULESSEN, 8208 Fawn Brook Court

*City of Las Vegas***Agenda Item No. 101**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 101 – U-153-99

MINUTES - Continued:**APPEARANCES-Continued:**

TIM CHOW, Director, Planning & Development Department

DEPUTY CITY ATTORNEY STEVE GEORGE

MICHELLE WARE, 8590 West Regena Avenue

ROBERT GENZER, Deputy Director, Planning & Development Department

MAYOR PRO TEM McDONALD declared the Public Hearing closed.

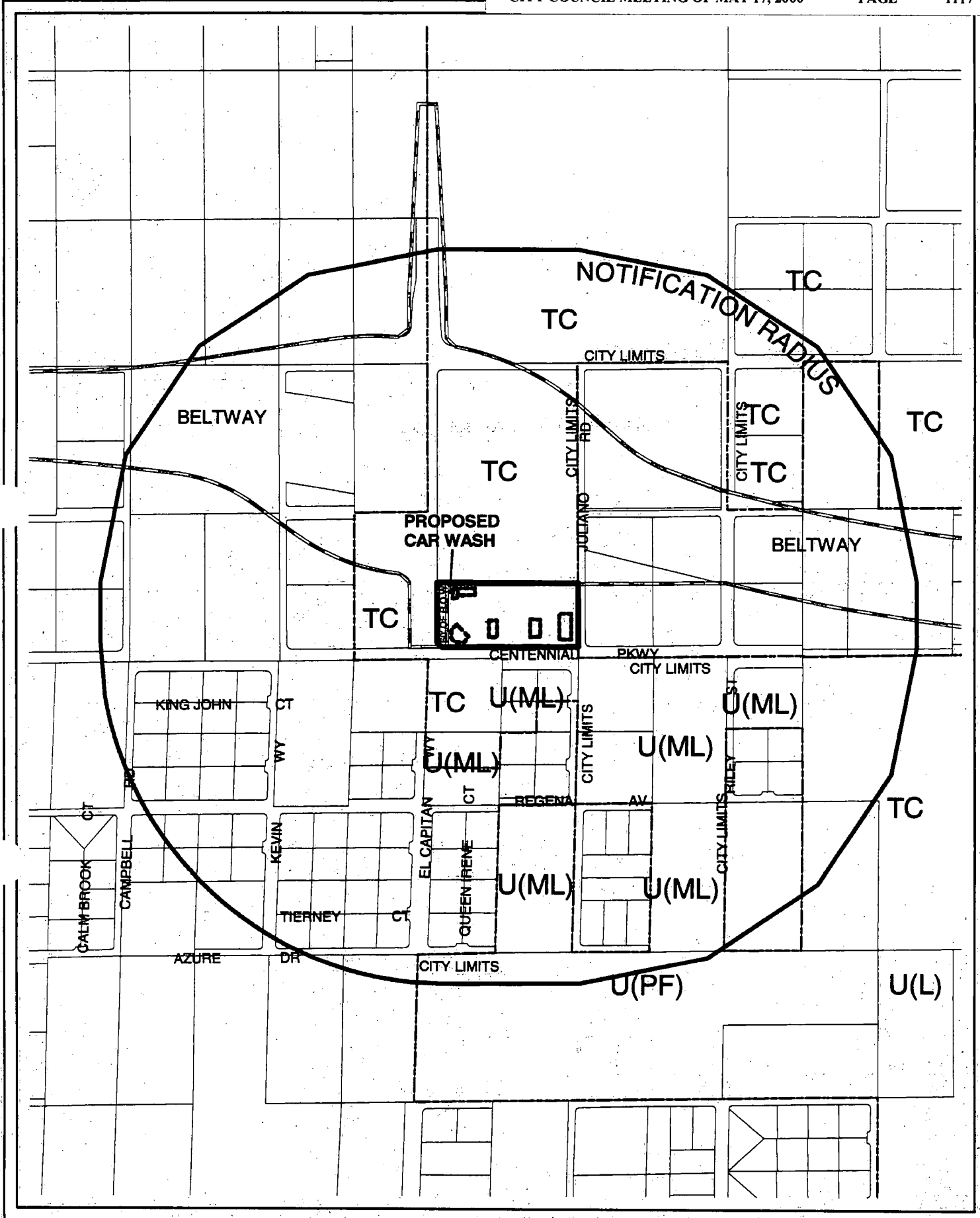
NOTE: MAYOR GOODMAN directed the City Manager's Office to look at ways of advising the Mayor and City Council when they need to abstain from voting on an item.

(2:49 – 3:14)

4 - 1444

CONDITIONS:

1. Conformance to the Conditions of Approval of Z-76-98(11).
2. All City Code requirements and design standards of all City departments must be satisfied.



CASE: U-153-99

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

0 300 600 900 Feet N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: U-153-99 - Kolob, Limited Liability Company

**** CONDITIONS ****

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

1. Conformance to the Conditions of Approval of Z-76-98(11).
2. All City Code requirements and design standards of all City departments must be satisfied.

U-153-99 - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Special Use Permit for a proposed 1,000 square foot automated car wash facility on property located on the northeast corner of Centennial Parkway and El Capitan Way.

BACKGROUND DATA

12/07/98 The City Council approved a rezoning to TC (Town Center) for a 1,468 acre portion of the Northwest. The subject site was included in this Rezoning request (Z-76-98).

DETAILS OF APPLICATION REQUEST

Site Area:	5.05 Acres
Total Building Area:	20,800 Square Feet
Car Wash Area:	1,000 Square Feet
Building Height:	12 Feet

Access to the site will be provided by three driveways to Centennial Parkway and single driveways to Juliano Road and El Capitan Way. The car wash will be located in the northwest portion of the site and is oriented away from the streets.

The building elevations depict a flat roof design incorporating minor variations in roofline heights and pitched elements intended to screen mechanical equipment. Exterior materials will consist of concrete tile on the pitched roofs and painted stucco on exterior walls.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES

North	Right-of-Way	Proposed Beltway Alignment
South	TC (Towncenter)	Undeveloped
East	TC (Towncenter)	Undeveloped
West	TC (Towncenter)	Undeveloped

U-153-99 - Page Two
May 17, 2000 City Council Meeting

ANALYSIS & FINDINGS

In order to approve a Special Use Permit application, pursuant to the Las Vegas Municipal Code Section 19A.18.060 (L) 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.”**

The site is designated for Service Commercial land uses by the City of Las Vegas Town Center Land Use Plan. Staff finds this proposal to be in conformance with that designation, and compatible with existing and future land uses as projected by the Town Center Plan.

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

During the 1999 legislative session the State of Nevada Legislature enacted Senate Bill 191 (SB 191), which requires development “of a significant impact” (as defined in that legislation) to submit an impact statement. Upon an initial review of this application, staff has determined that the “significant impact” threshold has been crossed; therefore, a development impact statement is required. Staff has reviewed the submitted impact statement and finds that there will be no significant traffic impacts caused by this application. The developer will mitigate impacts to other types of infrastructure at build out.

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.”**

Issues relating to the traffic impacts caused by this use are addressed within the impact statement required by SB 191. All impacts identified by staff are required to be mitigated before building permits are issued.

4. **“Approval of this 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 project will not compromise the public health, safety, welfare or General Plan.

U-153-99 - Page Three
May 17, 2000 City Council Meeting

NOTICES MAILED 99 by City Clerk

APPROVALS 1

PROTESTS 5

[Note: Staff recommends that the following condition be added:

This approval shall expire in two years if the use is not exercised.]

AGENCY COMMENTS

<i>Business Services:</i>	Not Applicable
<i>City Centre Development:</i>	Not Applicable
<i>Fire Services:</i>	No Comment Received
<i>Metro:</i>	No Comment Received
<i>Permits/ Inspections:</i>	No Comment Received
<i>Public Works:</i>	No Comment Received

City of Las Vegas

Agenda Item No. 102

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 RELATED TO Z-76-98(11) - PUBLIC HEARING - U-154-99 - KOLOB, LIMITED LIABILITY COMPANY - Request for a Special Use Permit on property located on the northeast corner of Centennial Parkway and El Capitan Way FOR A PROPOSED 2,800 SQUARE FOOT MINOR AUTO REPAIR GARAGE (AUTO LUBE), T-C (Town Center) Zone, Ward 6 (Mack), APN: 125-20-801-002. The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

5

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:

MACK – APPROVED subject to conditions and amending Condition #1 to add to the end of the sentence “unless an extension of time is granted” – **UNANIMOUS** with GOODMAN abstaining because of his participation in a partnership regarding other real property involving MR. PARKINSON

MINUTES:

NOTE: A Combined Verbatim Transcript of Item 98 [Z-76-98(11)], Item 99 [U-149-99], Item 100 [U-152-99], Item 101 [U-153-99], Item 102 [U-154-99], Item 103 [U-155-99] and Item 104 [U-156-99] is made a part of the final minutes under Item 98.

MAYOR GOODMAN declared the Public Hearing open.

APPEARANCES:

CITY MANAGER VIRGINIA VALENTINE
BARRY BECKER, 50 South Jones Boulevard
EVA PAULESSEN, 8208 Fawn Brook Court

*City of Las Vegas***Agenda Item No. 102**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 102 – U-154-99

MINUTES - Continued:**APPEARANCES-Continued:**

TIM CHOW, Director, Planning & Development Department
DEPUTY CITY ATTORNEY STEVE GEORGE
MICHELLE WARE, 8590 West Regena Avenue
ROBERT GENZER, Deputy Director, Planning & Development Department

MAYOR PRO TEM McDONALD declared the Public Hearing closed.

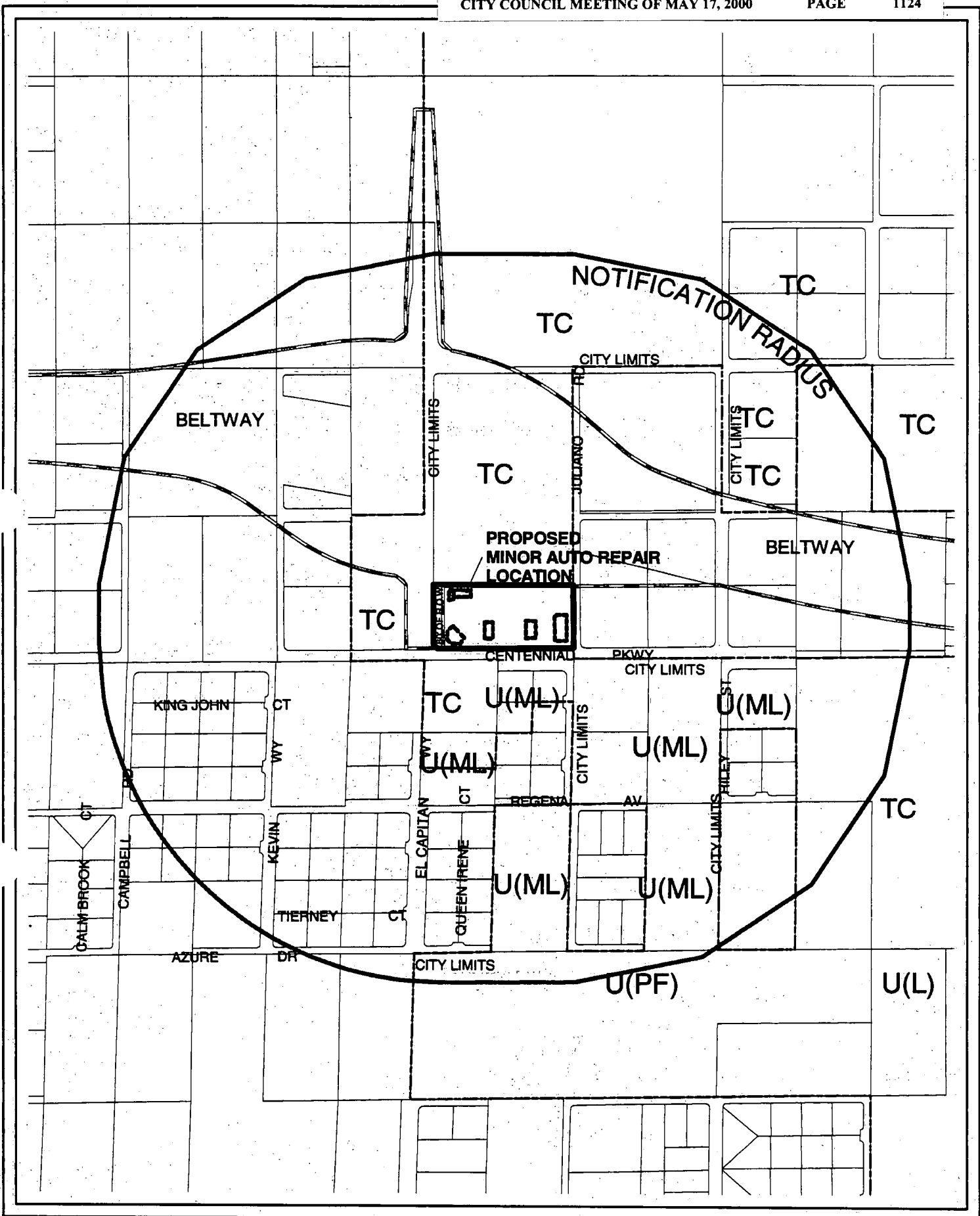
NOTE: MAYOR GOODMAN directed the City Manager's Office to look at ways of advising the Mayor and City Council when they need to abstain from voting on an item.

(2:49 – 3:14)

4 - 1444

CONDITIONS:

1. This approval shall expire in two years if the use is not exercised.
2. No repairs to automobiles will be performed. Work will be limited to the replacement of oil and filter; lubrication of the automobile chassis; and, replacement of windshield wiper fluids.
3. All work shall be performed within a completely enclosed building.
4. There shall be no outside storage of stock, equipment, or residual used equipment.
5. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
6. Conformance to the Conditions of Approval of Z-76-98(11).
7. All City Code requirements and design standards of all City departments must be satisfied.



CASE: **U-154-99**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

0 300 600 900 Feet



102



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: U-154-99 - Kolob, Limited Liability Company

**** CONDITIONS ****

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

1. This approval shall expire in two years if the use is not exercised.
2. No repairs to automobiles will be performed. Work will be limited to the replacement of oil and filter; lubrication of the automobile chassis; and, replacement of windshield wiper fluids.
3. All work shall be performed within a completely enclosed building.
4. There shall be no outside storage of stock, equipment, or residual used equipment.
5. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
6. Conformance to the Conditions of Approval of Z-76-98(11).
7. All City Code requirements and design standards of all City departments must be satisfied.

U-154-99 - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Special Use Permit for a proposed 2,800 square foot minor auto repair garage (auto lube) on property located on the northeast corner of Centennial Parkway and El Capitan Way.

BACKGROUND DATA

12/07/98 The City Council approved a rezoning to TC (Town Center) for a 1,468 acre portion of the Northwest. The subject site was included in this Rezoning request (Z-76-98).

DETAILS OF APPLICATION REQUEST

Site Area:	5.05 Acres
Total Building Area:	20,800 Square Feet
Auto Lube Area:	2,800 Square Feet
Loading Required:	1 Space
Loading Provided:	1 Space
Building Height:	35 Feet

Access to the site will be provided by three driveways to Centennial Parkway and single driveways to Julian Road and El Capitan Way. The auto lube facility will be located in the northwest portion of the site and is oriented away from the streets.

The building elevations depict a flat roof design incorporating minor variations in roofline heights and pitched elements intended to screen mechanical equipment. Exterior materials will consist of concrete tile on the pitched roofs and painted stucco on exterior walls.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES

North	Right-of-Way	Proposed Beltway Alignment
South	TC (Towncenter)	Undeveloped
East	TC (Towncenter)	Undeveloped
West	TC (Towncenter)	Undeveloped

ANALYSIS & FINDINGS

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

U-154-99 - 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."**

The site is designated for Service Commercial land uses by the City of Las Vegas Town Center Land Use Plan. Staff finds this proposal to be in conformance with that designation, and compatible with existing and future land uses as projected by the Town Center Plan

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

During the 1999 legislative session the State of Nevada Legislature enacted Senate Bill 191 (SB 191), which requires development "of a significant impact" (as defined in that legislation) to submit an impact statement. Upon an initial review of this application, staff has determined that the "significant impact" threshold has been crossed, therefore, a development impact statement is required. Staff has reviewed the submitted impact statement and finds that there will be no significant traffic impacts caused by this application. The developer will mitigate impacts to other types of infrastructure at build out.

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."**

Issues relating to the traffic impacts caused by this use are addressed within the impact statement required by SB 191. All impacts identified by staff are required to be mitigated before building permits are issued.

4. **"Approval of this 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 project will not compromise the public health, safety, welfare or General Plan.

NOTICES MAILED 99 by City Clerk

APPROVALS 1

PROTESTS 5

U-154-99 - Page Three
May 17, 2000 City Council Meeting

AGENCY COMMENTS

<i>Business Services:</i>	Not Applicable
<i>City Centre Development:</i>	Not Applicable
<i>Fire Services:</i>	No Comment Received
<i>Metro:</i>	No Comment Received
<i>Permits/ Inspections:</i>	No Comment Received
<i>Public Works:</i>	No Comment Received

City of Las Vegas

Agenda Item No. 103

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 RELATED TO Z-76-98(11) - PUBLIC HEARING - U-155-99 - KOLOB, LIMITED LIABILITY COMPANY - Request for a Special Use Permit on property located on the northeast corner of Centennial Parkway and El Capitan Way FOR PROPOSED 3,200 SQUARE FOOT AND 3,400 SQUARE FOOT RESTAURANTS WITH DRIVE-THRU'S, T-C (Town Center) Zone, Ward 6 (Mack), APN: 125-20-801-002. The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

5

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:

MACK – APPROVED subject to conditions, amending Condition #1 to add at the end of the sentence “unless an extension of time is granted” and adding a condition that the site shall be limited to one drive thru as stated on the Site Development Review – **UNANIMOUS** with **GOODMAN** abstaining because of his close relationship with **MR. PARKINSON**

MINUTES:

NOTE: A Combined Verbatim Transcript of Item 98 [Z-76-98(11)], Item 99 [U-149-99], Item 100 [U-152-99], Item 101 [U-153-99], Item 102 [U-154-99], Item 103 [U-155-99] and Item 104 [U-156-99] is made a part of the final minutes under Item 98.

MAYOR GOODMAN declared the Public Hearing open.

APPEARANCES:

CITY MANAGER VIRGINIA VALENTINE

BARRY BECKER, 50 South Jones Boulevard

EVA PAULESSEN, 8208 Fawn Brook Court

TIM CHOW, Director, Planning & Development Department

*City of Las Vegas***Agenda Item No. 103**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 103 – U-155-99

MINUTES - Continued:**APPEARANCES-Continued:**

DEPUTY CITY ATTORNEY STEVE GEORGE
MICHELLE WARE, 8590 West Regena Avenue
ROBERT GENZER, Deputy Director, Planning & Development Department
DEPUTY CITY ATTORNEY STEVE GEORGE
MICHELLE WARE, 8590 West Regena Avenue
ROBERT GENZER, Deputy Director, Planning & Development Department

MAYOR PRO TEM McDONALD declared the Public Hearing closed.

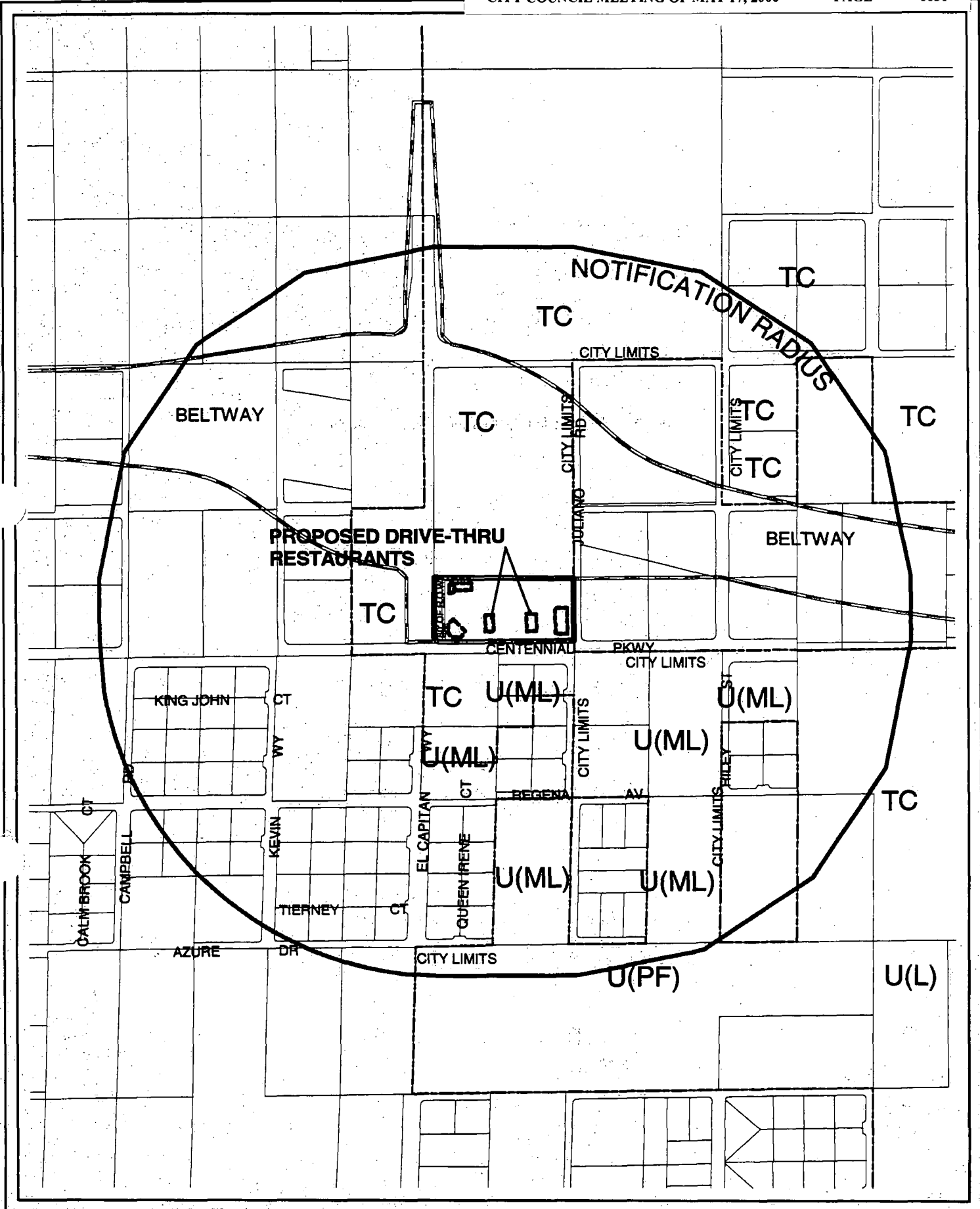
NOTE: MAYOR GOODMAN directed the City Manager's Office to look at ways of advising the Mayor and City Council when they need to abstain from voting on an item.

(2:49 – 3:14)

4 - 1444

CONDITIONS:

1. This approval shall expire in two years if the use is not exercised.
2. Conformance to the Conditions of Approval of Z-76-98(11).
3. All City Code requirements and design standards of all City departments must be satisfied.



CASE: **U-155-99**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

0 300 600 900 Feet

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: U-155-99 - Kolob, Limited Liability Company

**** CONDITIONS ****

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

1. This approval shall expire in two years if the use is not exercised.
2. Conformance to the Conditions of Approval of Z-76-98(11).
3. All City Code requirements and design standards of all City departments must be satisfied.

U-155-99 - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Special Use Permit for 3,200 square foot and 3,400 square foot restaurants with drive-thru's on property located on the northeast corner of Centennial Parkway and El Capitan Way.

BACKGROUND DATA

12/07/98 The City Council approved a rezoning to TC (Town Center) for a 1,468 acre portion of the Northwest. The subject site was included in this Rezoning request (Z-76-98).

DETAILS OF APPLICATION REQUEST

Site Area:	5.05	Acres
Total Building Area:	20,800	Square Feet
Fast Food Pad "B":	3,400	Square Feet
Fast Food Pad "C":	3,200	Square Feet
Loading Required:	1	Space per restaurant
Loading Provided:	1	Space per restaurant
Building Height:	35	Feet

Access to the site will be provided by three driveways to Centennial Parkway and single driveways to Juliano Road and El Capitan Way. The restaurants will be located in the south portion of the site, adjacent to Centennial Parkway.

The building elevations depict a flat roof design incorporating minor variations in roofline heights and pitched elements intended to screen mechanical equipment. Exterior materials will consist of concrete tile on the pitched roofs and painted stucco on exterior walls.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	Right-of-Way	Proposed Beltway Alignment
South	TC (Towncenter)	Undeveloped
East	TC (Towncenter)	Undeveloped
West	TC (Towncenter)	Undeveloped

U-155-99 - Page Two
May 17, 2000 City Council Meeting

ANALYSIS & FINDINGS

In order to approve a Special Use Permit application, pursuant to the Las Vegas Municipal Code Section 19A.18.060 (L) 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."**

The site is designated for Service Commercial land uses by the City of Las Vegas Town Center Land Use Plan. Staff finds this proposal to be in conformance with that designation, and compatible with existing and future land uses as projected by the Town Center Plan.

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

During the 1999 legislative session the State of Nevada Legislature enacted Senate Bill 191 (SB 191), which requires development "of a significant impact" (as defined in that legislation) to submit an impact statement. Upon an initial review of this application, staff has determined that the "significant impact" threshold has been crossed, therefore, a development impact statement is required. Staff has reviewed the submitted impact statement and finds that there will be no significant traffic impacts caused by this application. The developer will mitigate impacts to other types of infrastructure at build out.

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."**

Issues relating to the traffic impacts caused by this use are addressed within the impact statement required by SB 191. All impacts identified by staff are required to be mitigated before building permits are issued.

4. **"Approval of this 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 project will not compromise the public health, safety, welfare or General Plan.

U-155-99 - Page Three
May 17, 2000 City Council Meeting

NOTICES MAILED 99 by City Clerk

APPROVALS 1

PROTESTS 5

AGENCY COMMENTS

<i>Business Services:</i>	Not Applicable
<i>City Centre Development:</i>	Not Applicable
<i>Fire Services:</i>	No Comment Received
<i>Metro:</i>	No Comment Received
<i>Permits/ Inspections:</i>	No Comment Received
<i>Public Works:</i>	No Comment Received

City of Las Vegas

Agenda Item No. 104

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 RELATED TO Z-76-98(11) - PUBLIC HEARING - U-156-99 - KOLOB, LIMITED LIABILITY COMPANY - Request for a Special Use Permit on property located on the northeast corner of Centennial Parkway and El Capitan Way FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A 4,000 SQUARE FOOT CONVENIENCE STORE, T-C (Town Center) Zone, Ward 6 (Mack), APN: 125-20-801-002. The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****5****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:

MACK - APPROVED subject to conditions and amending Condition #2 to add at the end of the sentence "unless an extension of time is granted" - **UNANIMOUS** with GOODMAN abstaining because of his close relationship with MR. PARKINSON

MINUTES:

NOTE: A Combined Verbatim Transcript of Item 98 [Z-76-98(11)], Item 99 [U-149-99], Item 100 [U-152-99], Item 101 [U-153-99], Item 102 [U-154-99], Item 103 [U-155-99] and Item 104 [U-156-99] is made a part of the final minutes under Item 98.

MAYOR GOODMAN declared the Public Hearing open.

APPEARANCES:

CITY MANAGER VIRGINIA VALENTINE

BARRY BECKER, 50 South Jones Boulevard

EVA PAULESSEN, 8208 Fawn Brook Court

TIM CHOW, Director, Planning & Development Department

*City of Las Vegas***Agenda Item No. 104**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 104 – U-156-99

MINUTES - Continued:**APPEARANCES – Continued:**

DEPUTY CITY ATTORNEY STEVE GEORGE
MICHELLE WARE, 8590 West Regena Avenue
ROBERT GENZER, Deputy Director, Planning & Development Department

MAYOR PRO TEM McDONALD declared the Public Hearing closed.

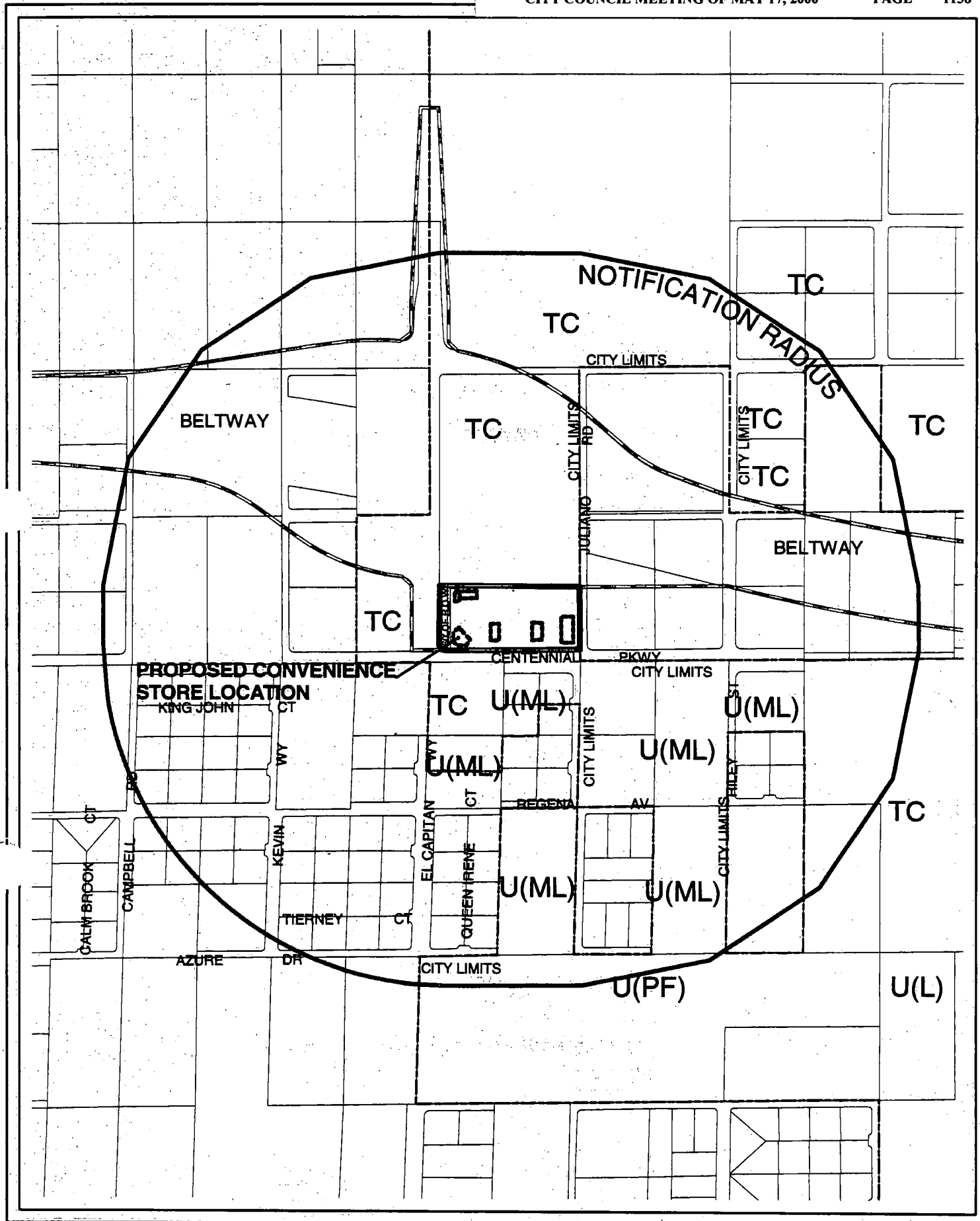
NOTE: MAYOR GOODMAN directed the City Manager's Office to look at ways of advising the Mayor and City Council when they need to abstain from voting on an item.

(2:49 – 3:14)

4 - 1444

CONDITIONS:

1. The sale of individual containers of any size beer, wine coolers, or screw cap wine is prohibited.
2. This approval shall expire in two years if the use is not exercised.
3. There shall be no restricted gaming permitted within the convenience store.
4. This action does not constitute approval of a liquor license.
5. Conformance to the Conditions of Approval of Z-76-98(11).
6. All City Code requirements and design standards of all City departments must be satisfied.



CASE: U-156-99

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

0 300 600 900 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

**ITEM DESCRIPTION: U-156-99 - Kolob, Limited Liability Company U-156-99 -
Kolob, Limited Liability Company**

**** CONDITIONS ****

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

1. The sale of individual containers of any size beer, wine coolers, or screw cap wine is prohibited.
2. This approval shall expire in two years if the use is not exercised.
3. There shall be no restricted gaming permitted within the convenience store.
4. This action does not constitute approval of a liquor license.
5. Conformance to the Conditions of Approval of Z-76-98(11).
6. All City Code requirements and design standards of all City departments must be satisfied.

U-156-99 - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Special Use Permit for beer and wine sales in conjunction with a proposed 4,000 square foot convenience store on property located on the northeast corner of Centennial Parkway and El Capitan Way.

BACKGROUND DATA

12/07/98 The City Council approved a rezoning to TC (Town Center) for a 1,468 acre portion of the Northwest. The subject site was included in this Rezoning request (Z-76-98).

DETAILS OF APPLICATION REQUEST

Site Area:	5.05	Acres
Total Building Area:	20,800	Square Feet
Convenience Store Area:	4,000	Square Feet
Loading Required:	1	Space
Loading Provided:	1	Space
Building Height:	23	Feet

Access to the site will be provided by three driveways to Centennial Parkway and single driveways to Juliano Road and El Capitan Way. The convenience store will be located adjacent to the intersection of Centennial Parkway and El Capitan Way and will be oriented toward the interior of the commercial center. The building elevations depict a flat roof design incorporating minor variations in roofline heights and pitched elements intended to screen mechanical equipment. Exterior materials will consist of concrete tile on the pitched roofs and painted stucco on exterior walls.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES

North	Right-of-Way	Proposed Beltway Alignment
South	TC (Towncenter)	Undeveloped
East	TC (Towncenter)	Undeveloped
West	TC (Towncenter)	Undeveloped

U-156-99 - Page Two
May 17, 2000 City Council Meeting

ANALYSIS & FINDINGS

In order to approve a Special Use Permit application, pursuant to the Las Vegas Municipal Code Section 19A.18.060 (L) 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."**

The site is designated for Service Commercial land uses by the City of Las Vegas Town Center Land Use Plan. Staff finds this proposal to be in conformance with that designation, and compatible with existing and future land uses as projected by the Town Center Plan

The Town Center Development Standards require restricted gaming to be separated from a single family dwelling by at least 330 feet. There is an existing residence on the south side of Centennial Parkway, approximately 112 feet from the subject property. Therefore, staff has recommended a condition that prohibits gaming machines within the convenience store.

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

During the 1999 legislative session the State of Nevada Legislature enacted Senate Bill 191 (SB 191), which requires development "of a significant impact" (as defined in that legislation) to submit an impact statement. Upon an initial review of this application, staff has determined that the "significant impact" threshold has been crossed, therefore, a development impact statement is required. Staff has reviewed the submitted impact statement and finds that there will be no significant traffic impacts caused by this application. The developer will mitigate impacts to other types of infrastructure at build out.

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."**

Issues relating to the traffic impacts caused by this use are addressed within the impact statement required by SB 191. All impacts identified by staff are required to be mitigated before building permits are issued.

4. **"Approval of this 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 project will not compromise the public health, safety, welfare or General Plan.

U-156-99 - Page Three
May 17, 2000 City Council Meeting

NOTICES MAILED 99 by City Clerk

APPROVALS 1

PROTESTS 5

AGENCY COMMENTS

<i>Business Services:</i>	Not Applicable
<i>City Centre Development:</i>	Not Applicable
<i>Fire Services:</i>	No Comment Received
<i>Metro:</i>	No Comment Received
<i>Permits/ Inspections:</i>	No Comment Received
<i>Public Works:</i>	No Comment Received

City of Las Vegas

Agenda Item No. 105

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 - PUBLIC HEARING - Z-0076-98(14) - PICHAT POJANASOMBOON ON BEHALF OF ALBERTSON'S - Request for a Site Development Plan Review FOR A PROPOSED 208,211 SQUARE FOOT SHOPPING CENTER on 23.28 Acres on the northwest corner of Farm Road and Tule Springs Road (APN: 125-17-601-002), TC (Towncenter) Zone, Ward 6 (Mack). The Planning Commission (4-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

BZA Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

BZA Meeting

City Council Meeting

1

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:

MACK – APPROVED subject to conditions, adding the following sentence to Condition #2: “Accent tiles, pilasters, and crown moldings shall be compatible throughout the site.” and adding the following conditions:

- The developer shall work with neighbors on colors and aesthetics;
- The high peaked roof on the front of the convenience market will extend across the top and connect to the rear so that this roof feature will extend along the full depth of the building;
- Amending Condition #13 for the last sentence to read: Provide pedestrian walkway easements for all perimeter sidewalks not located within the public right-of-way;

UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY BOB GRONAUER, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant together with HANK GORDON. The approximately 22-acre property is located within Town Center and there will be an Albertson's

*City of Las Vegas***Agenda Item No. 105**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 105 – Z-0076-98(14)

MINUTES - Continued:

express at the corner of Durango Drive and Farm Road. He has been working with the neighbors for the past three months, together with CHRIS HUSS from Albertson's, LOUISE RUSKAMP and other representatives of various homeowner associations in redesigning the plan which will set the standard for commercial development within Town Center. ATTORNEY GRONAUER pointed out a 25 feet of landscaping with a meandering sidewalk along Tule Springs Road and that the remaining perimeter of the property includes 20 to 30 feet of landscaping, also with meandering sidewalks. There will be planters and pedestrian access on the corners of each property, architectural features throughout the project, lush landscaping, and courtyard effects between the pad buildings. The Town Center guidelines have been met with respect to creating a pedestrian atmosphere and that goal has been achieved by working with the homeowners associations and staff.

LOUISE RUSKAMP, 8500 Log Cabin Way, thanked MR. HUSS and MR. GORDON for diligently working with the neighbors. Town Center is very important to the residents and they want something a step above what has been done in other areas. MS. RUSKAMP commended Planning staff for always being available to answer questions and for considering the resident's suggestions. Additionally, MR. GORDON has gone the extra mile to make this center spectacular and create an asset for the Northwest. MS. RUSKAMP verified with ROBERT GENZER, Deputy Director of the Planning & Development Department, that Condition #4 in Item 109 [U-0041-00] addresses the issue of the chain link fence. She also asked that a condition be added that the accented pilasters and crown moldings be compatible throughout the site and that the high peaked roof of the convenience store be extended across the top to connect to the rear, extending along the full length of the building. She expressed her appreciation for the continued efforts to make Town Center something really wonderful.

MAYOR GOODMAN discussed with MS. RUSKAMP the difference between her positive attitude on this project and the difficulties with the previous application within Town Center. MS. RUSKAMP indicated that the amount of cooperation between the developer and the homeowners, the numerous times that the developer met with the neighbors and compromises reached made the difference. The prior application did not have many changes. This site changed overall and the developer bent over backwards to incorporate the neighbors' wishes into this plan. This benefits everyone because a community will not patronize a center if a site development is not something the whole community likes. MR. GORDON added that he is developing this shopping center as a long-term investment and recognized that the neighbors will not shop there if they are unhappy with this center. To create an atmosphere that makes the neighborhood happy, he is willing to install additional landscaping and other features.

*City of Las Vegas***Agenda Item No. 105**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 105 – Z-0076-98(14)

MINUTES - Continued:

COUNCILMAN MACK stated that this would be the first shopping center within Town Center and set the standard to which other shopping centers may be held. There are many elements of this design that makes the project pedestrian friendly.

CHERI EDELMAN, Public Works, clarified with ATTORNEY GRONAUER that the pedestrian walkway easements addressed in Condition #13 of Item 105 [Z-0076-98(14)] pertains to the perimeter sidewalks.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All related discussion for Item 105 [Z-0076-98(14), Item 106 [U-0026-00], Item 107 [U-0027-00], Item 108 [U-0028-00], and Item 109 [U-0041-00] took place under Item 105.

(3:19 – 3:37)

4 - 2768

CONDITIONS:

1. The gas sales canopy and associated support columns shall have an exterior finish treatment to match the remainder of the shopping center, as required by the Planning and Development Department.
2. All rear and side elevations of all buildings shall have an enhanced appearance matching that of the front elevations as required by the Planning and Development Department.
3. Wallpack lighting shall not be allowed on the front elevation of the proposed buildings, but is acceptable on the rear elevations, with shielding. Lighting standards within the parking areas shall be no more than 20 feet in height. All lighting standards on the site shall utilize 'shoe-box' fixtures and downward directed lights.
4. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).

*City of Las Vegas***Agenda Item No. 105**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 105 – Z-0076-98(14)

CONDITIONS – Continued:

5. 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. This plan shall provide one twenty-four inch box tree for every six spaces within the parking areas. The trees shall be placed within minimum five-foot wide planter islands. This plan shall also indicate the required three foot berm and six-foot tall decorative block wall in the landscape planter along the east property line.
6. Pylon sign "C" shall be replaced with a monument sign similar to sign "B" with a maximum area of 75 square feet, minimum setback of 5 feet, and with a maximum height of 8 feet.
7. Monument sign "A" shall be replaced with a sign with a maximum area of 75 square feet, minimum setback of 5 feet, and a maximum height of 8 feet.
8. No drive-through restaurants shall be allowed.
9. Signs on the face of the buildings shall be compatible throughout the project site.
10. Landscaping shall utilize drought tolerant varieties of plants, shrubs, and trees.
11. Sidewalks along the site's perimeter shall all be meandering within the landscape amenity zone and sidewalk right-of-way.
12. Planter boxes shall be provided in front of the Anchor tenant and Albertson's pads.
13. The 25 foot wide trail with meandering sidewalks, lighting, screen and/or block wall, and landscaping along Tule Springs Road and adjacent to the residential development of Pine Meadows on the north side shall be completed along with Phase 1 of the project. Provide pedestrian walkway easements for all sidewalks not located within the public right-of-way.
14. The truck delivery route with one-way access along the east and north sides of the site shall be completed with Phase 1.
15. All pedestrian "gateways" and bus turn-outs shall be completed with Phase 1.

*City of Las Vegas***Agenda Item No. 105**

CITY COUNCIL MEETING OF MAY 17, 2000

Planning & Development Department

Item 105 – Z-0076-98(14)

CONDITIONS - Continued:

16. Pedestrian access shall be provided from the intersection of Farm Road and Durango Drive to the C-mart at Pad 7.
17. Any significant changes to the site plan shall be brought forward in a public hearing.
18. Dedicate 60 feet of right-of-way adjacent to this site for Durango Drive, 40 feet for Farm Road, 30 feet for Tule Springs Road, a 20 radius for the northeast corner of Tule Springs Road and Farm Road, a 54 radius for the southeast corner of Farm Road and Durango Drive and appropriate other right-of-way in accordance with Standard Drawing Numbers 234.1 and 234.2, as determined by the required Traffic Impact Analysis, prior to the issuance of any permits. (Public Works)
19. Construct half-street improvements including appropriate overpaving (if legally able) on, Farm Road, Tule Springs Road and Durango Drive adjacent to this site concurrent with development of this site. Improvements on Durango Drive shall include an appropriate transition to full width at the intersection with Farm Road and extend full width to the southwest to tie into the touchdown point of the Durango Interchange; such transition and extension may be temporary "Goecke Paving". Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All required improvement shall conform to Town Center Standards. All required improvements on Durango Drive and Farm Shall commence construction within two years of approval of this action by the City Council. Failure to comply shall result in this item being reconsidered by the City Council. (Public Works)
20. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp. (Public Works)
21. Prior to or concurrent with the submittal of construction drawings, submit to the Department of Public Works a Master Street Light Plan for all public streets adjacent to this overall site. (Public Works)

*City of Las Vegas***Agenda Item No. 105**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 105 – Z-0076-98(14)

CONDITIONS - Continued:

22. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine appropriate public sewer connections. (Public Works)
23. 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. (Public Works)
24. 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, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine 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 or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, 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. (Public Works)

*City of Las Vegas***Agenda Item No. 105**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 105 – Z-0076-98(14)

CONDITIONS - Continued:

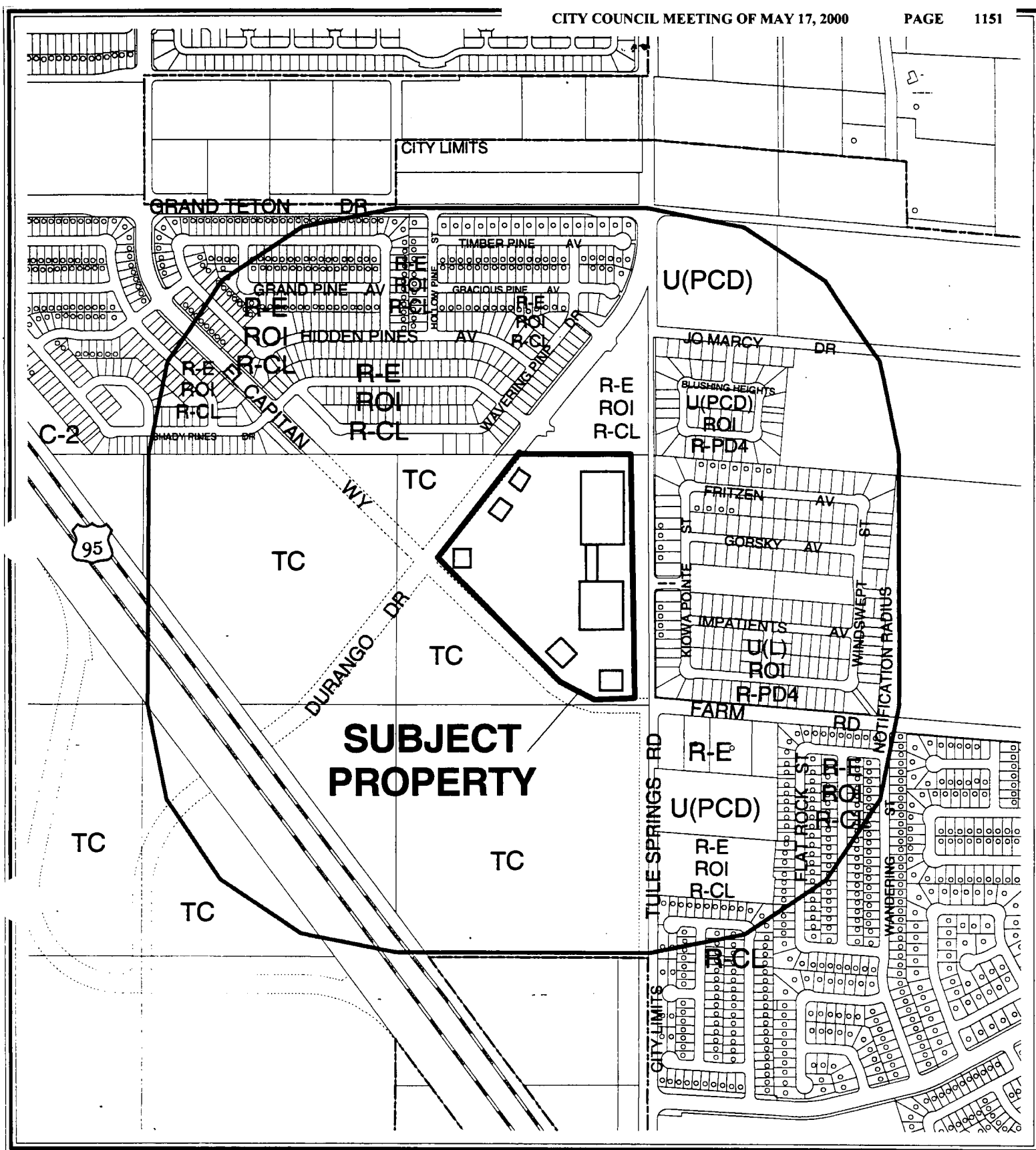
25. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer. (Public Works)
26. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-76-98 and all other subsequent site-related actions, as required by the Planning and Development Department and the Department of Public Works.
27. All development shall be in conformance with the Site Development plan and building elevations.
28. 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.
29. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
30. All City Code requirements and design standards of all City departments must be satisfied.
31. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.

*City of Las Vegas***Agenda Item No. 105**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 105 – Z-0076-98(14)

CONDITIONS - Continued:

32. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
33. 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.
34. 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.
35. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
36. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.



CASE: Z-0076-98(14)

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: TC (TOWN CENTER)

0 500 1000 Feet





AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: Z-0076-98(14) - Pichat Pojanasomboon on behalf of Albertson's

**** CONDITIONS ****

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

1. The gas sales canopy and associated support columns shall have an exterior finish treatment to match the remainder of the shopping center, as required by the Planning and Development Department.
2. All rear and side elevations of all buildings shall have an enhanced appearance matching that of the front elevations as required by the Planning and Development Department.
3. Wallpack lighting shall not be allowed on the front elevation of the proposed buildings, but is acceptable on the rear elevations, with shielding. Lighting standards within the parking areas shall be no more than 20 feet in height. All lighting standards on the site shall utilize 'shoe-box' fixtures and downward directed lights.
4. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).
5. 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. This plan shall provide one twenty-four inch box tree for every six spaces within the parking areas. The trees shall be placed within minimum five-foot wide planter islands. This plan shall also indicate the required three foot berm and six-foot tall decorative block wall in the landscape planter along the east property line.
6. Pylon sign "C" shall be replaced with a monument sign similar to sign "B" with a maximum area of 75 square feet, minimum setback of 5 feet, and with a maximum height of 8 feet.
7. Monument sign "A" shall be replaced with a sign with a maximum area of 75 square feet, minimum setback of 5 feet, and a maximum height of 8 feet.
8. No drive-through restaurants shall be allowed.
9. Signs on the face of the buildings shall be compatible throughout the project site.
10. Landscaping shall utilize drought tolerant varieties of plants, shrubs, and trees.

Z-0076-98(14) - Page Two
May 17, 2000 City Council Meeting

11. Sidewalks along the site's perimeter shall all be meandering within the landscape amenity zone and sidewalk right-of-way.
12. Planter boxes shall be provided in front of the Anchor tenant and Albertson's pads.
13. The 25 foot wide trail with meandering sidewalks, lighting, screen and/or block wall, and landscaping along Tule Springs Road and adjacent to the residential development of Pine Meadows on the north side shall be completed along with Phase 1 of the project. Provide pedestrian walkway easements for all sidewalks not located within the public right-of-way.
14. The truck delivery route with one-way access along the east and north sides of the site shall be completed with Phase 1.
15. All pedestrian "gateways" and bus turn-outs shall be completed with Phase 1.
16. Pedestrian access shall be provided from the intersection of Farm Road and Durango Drive to the C-mart at Pad 7.
17. Any significant changes to the site plan shall be brought forward in a public hearing.
18. Dedicate 60 feet of right-of-way adjacent to this site for Durango Drive, 40 feet for Farm Road, 30 feet for Tule Springs Road, a 20 radius for the northeast corner of Tule Springs Road and Farm Road, a 54 radius for the southeast corner of Farm Road and Durango Drive and appropriate other right-of-way in accordance with Standard Drawing Numbers 234.1 and 234.2, as determined by the required Traffic Impact Analysis, prior to the issuance of any permits. (Public Works)
19. Construct half-street improvements including appropriate overpaving (if legally able) on, Farm Road, Tule Springs Road and Durango Drive adjacent to this site concurrent with development of this site. Improvements on Durango Drive shall include an appropriate transition to full width at the intersection with Farm Road and extend full width to the southwest to tie into the touchdown point of the Durango Interchange; such transition and extension may be temporary "Goecke Paving". Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All required improvement shall conform to Town Center Standards. All required improvements on Durango Drive and Farm Shall commence construction within two years of approval of this action by the City Council. Failure to comply shall result in this item being reconsidered by the City Council. (Public Works)

Z-0076-98(14) - Page Three

May 17, 2000 City Council Meeting

20. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp. (Public Works)
21. Prior to or concurrent with the submittal of construction drawings, submit to the Department of Public Works a Master Street Light Plan for all public streets adjacent to this overall site. (Public Works)
22. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine appropriate public sewer connections. (Public Works)
23. 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. (Public Works)
24. 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, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine 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 or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, 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. (Public Works)

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May 17, 2000 City Council Meeting

25. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer. (Public Works)
26. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-76-98 and all other subsequent site-related actions, as required by the Planning and Development Department and the Department of Public Works.
27. All development shall be in conformance with the Site Development plan and building elevations.
28. 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.
29. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
30. All City Code requirements and design standards of all City departments must be satisfied.
31. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
32. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
33. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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May 17, 2000 City Council Meeting

34. 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.
35. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
36. 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.

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May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for approval of a Site Development Plan Review for a proposed 222,129 square foot shopping center at the northwest corner of Farm Road and Tule Springs Road. The plans submitted initially proposed a 208,211 square foot shopping center; revisions made to the site plan have resulted in a development proposal of approximately 7% greater building space.

BACKGROUND DATA

- 12/07/98 The City Council approved a request for Rezoning from R-E (Residence Estates) to TC (Town Center) as part of a larger request (Z-76-98).
- 04/13/00 The Planning Commission recommended approval of a request for a Special Use Permit to allow the off-premise sale of beer and wine in conjunction with a proposed Albertson's convenience store (U-0026-00).
- 04/13/00 The Planning Commission recommended approval of a request for a Special Use Permit to allow the sale of packaged liquor in conjunction with a proposed Albertson's supermarket (U-0027-00).
- 04/13/00 The Planning Commission recommended approval of a request for a Special Use Permit to allow for gasoline sales in conjunction with a proposed Albertson's convenience store (U-0028-00).
- 04/13/00 The Planning Commission recommended approval of a request for a Special Use Permit to allow outdoor sales and storage (U-0041-00).

DETAILS OF APPLICATION REQUEST

Site Area	23.28	Acres
Building Area	222,129	Square Feet
Building Height (Anchor & Albertson's)	40	Feet
Building Height (Pads)	32	Feet
Parking Required	890	Spaces, including 18 handicap spaces
Parking Provided	1,026	Spaces, including 53 handicap spaces

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May 17, 2000 City Council Meeting

The parking requirements are based on retail use: One space for each 250 square feet of gross floor area. The submitted parking analysis indicates all uses to be retail. Staff notes that it is very unlikely that every tenant in a large shopping center will be a retail business. Uses such as restaurants and beauty salons require parking spaces at a much higher rate than retail uses. Staff notes that this could cause a parking problem for this shopping center in the future, and inadequate parking spaces could cause the denial of business licenses in the future.

The site plan depicts buildings at the perimeter of the site. An anchor building, shops and Albertson's grocery store are shown along the east property line, backing onto Tule Spring Road. Seven pad sites are depicted along Farm Road and Durango Drive, with a convenience store located near the intersection of these streets. Parking is primarily located on the interior of the site, between and in front of the buildings. Six driveways will provide access to the site: one 40-foot wide access from Tule Springs Road, two 40-foot wide drives and one 35-foot wide drive from Farm Road, and two 40-foot wide drives from Durango Drive.

A landscaping planter surrounds the site: 25 feet wide along Tule Springs Road and 20 to 30 feet wide along the other property lines. A meandering sidewalk is present within these areas. Landscaped pedestrian gateway features are located at the street intersections, as well as an automobile gateway and fountain at the western edge of the site.

The elevations for the convenience store show a white stucco and buff-colored split face block exterior. The two materials are continued around the entire building. A perforated metal arch, which extends to 24 feet in height, highlights the front entrance to the building. The gas canopy is 20 feet high. Staff notes that the exterior treatment of the gasoline sales canopy is not consistent with the remainder of the shopping center. The elevations for the Pad buildings show stucco buildings with decorative tile accents and canvas canopies. A variety of styles are proposed. Entry features range from structural metal trusses to typical concrete tile roofs. The elevations for the major buildings on the site include a stucco finish with split face block around the lower portion of the building. Perforated metal canopies and suspended canopies are shown on the front elevation. The rear elevation of the anchor store shows the addition of similar features.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-E under ROI to R-CL	Under Construction
South	TC (SC-TC)	Undeveloped
East	U (L) under ROI to R-PD4	Single Family Residential
West	TC (SC-TC)	Undeveloped

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May 17, 2000 City Council Meeting

ANALYSIS & FINDINGS

ZONING

This project falls within the Service Commercial District of the Town Center. It allows low to medium intensity retail, office, or other commercial uses that are intended to serve primarily the Northwest area and do not include more intense general commercial characteristics. The proposed shopping center is an appropriate use in the zoning district.

During the 1999 legislative session the State of Nevada Legislature enacted Senate Bill 191 (SB 191), which requires developments "of a significant impact" (as defined in that legislation) to submit an impact statement. Upon an initial review of this application, staff has determined that the "significant impact" threshold has been crossed; therefore, a development impact statement is required. Attached is a copy of the impact statement submitted by the applicant to staff.

SITE PLAN

The applicant has worked with staff regarding minor modifications to the site plan to encourage pedestrian activity and amenities. The request was originally for a shopping center of 208,211 square feet. The revised plan has 222,129 square feet of building area. Court areas have been placed between many of the pad buildings to encourage outdoor seating and pedestrian activity. A landscaped entry area with benches and an architectural feature are shown near the western entries to the site. In addition, pedestrian gateway planters have been added to the corners of the project, where pedestrians may enter the site.

LANDSCAPE PLAN

Staff finds the landscape planters, as well as number of trees, to be adequate around the perimeter, with the exception of the planter along the east property line. In this area along Tule Springs Road, a three foot berm that increases in height from the sidewalk to back of the planter should be added. A six foot tall decorative block wall shall be placed at the back of the landscape planter to screen the view of the buildings. Staff recommends the trees within the parking area be increased to meet the minimum requirement of one 24-inch box tree for every six uncovered parking spaces. In addition, the landscaping plan should depict two trees in each landscape island. Staff notes that the turf used on the site is limited to a maximum of 25% of the total landscapable area.

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May 17, 2000 City Council Meeting

ELEVATIONS

Staff finds the rear elevations of the Albertson's and retail store present a blank wall. These rear elevations are those that the adjacent neighbors will view; staff finds that the presentation of an unrelieved white wall, more than 100 feet long and 30 feet tall, is unacceptable. The Town Center Development Standards prohibit large areas of a flat uniform texture, unarticulated, windowless, mono-color building face. In addition, the Las Vegas Urban Design Guidelines and Standards state the following: "Rear building elevations, especially those facing adjoining residential areas should be aesthetically enhanced with materials to match the front of the building. Exterior side yard setback areas and building elevations along these setbacks should be treated with the same quality of design and materials as the front setback area and front building elevation." Staff recommends condition number 3 to address this concern.

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 that the site is suitable for this type of development, because the Town Center zoning exists on the south and west of the property. It is also located at the intersection of major streets: an appropriate location for the type and intensity of land use proposed. Staff notes that in Town Center, establishments with (restricted) gaming may not be located within 330 feet of any single family dwelling. In most cases, the right for restricted gaming goes with the Special Use Permit and liquor license approval. The Director of the Department of Planning and Development may waive or modify any Town Center Development Standard if, in the opinion of the Director, the waiver of modification will not be contrary to the overall purpose and intent of the Standards. The Director has administratively approved a waiver in this case.

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 that the proposed development is consistent with City plans, policies and standards, with the conditions regarding building elevations and landscaping.

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

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Staff finds that the site access and circulation will not negatively impact adjacent roadways or neighborhood traffic. The site is located adjacent to three major streets: Farm Road, an 80-foot wide Secondary Arterial, Durango Drive, a 120-foot wide Parkway Arterial, and Tule Springs Road. These streets will be adequate to meet the requirement of the proposed use.

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

Staff finds that the building and landscape materials are appropriate for the area and the City.

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

Staff finds that the building elevations and aesthetic features are harmonious and compatible with development in the area, with the conditions regarding the rear elevations of the major buildings and the plaza between the two largest buildings.

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

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

NOTICES MAILED 309

APPROVALS 2

PROTESTS 0

[Note: At the Planning Commission meeting, area residents presented a list of 15 conditions, 12 of which were added to the current recommendation.]

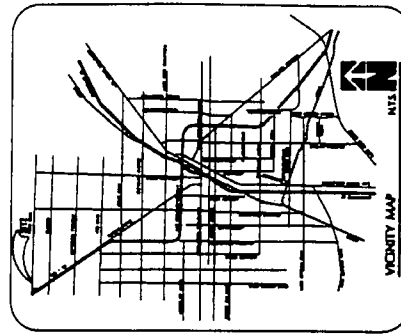
Z-0076-98(14) - Page Six
May 17, 2000 City Council Meeting

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	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

SUMMARY

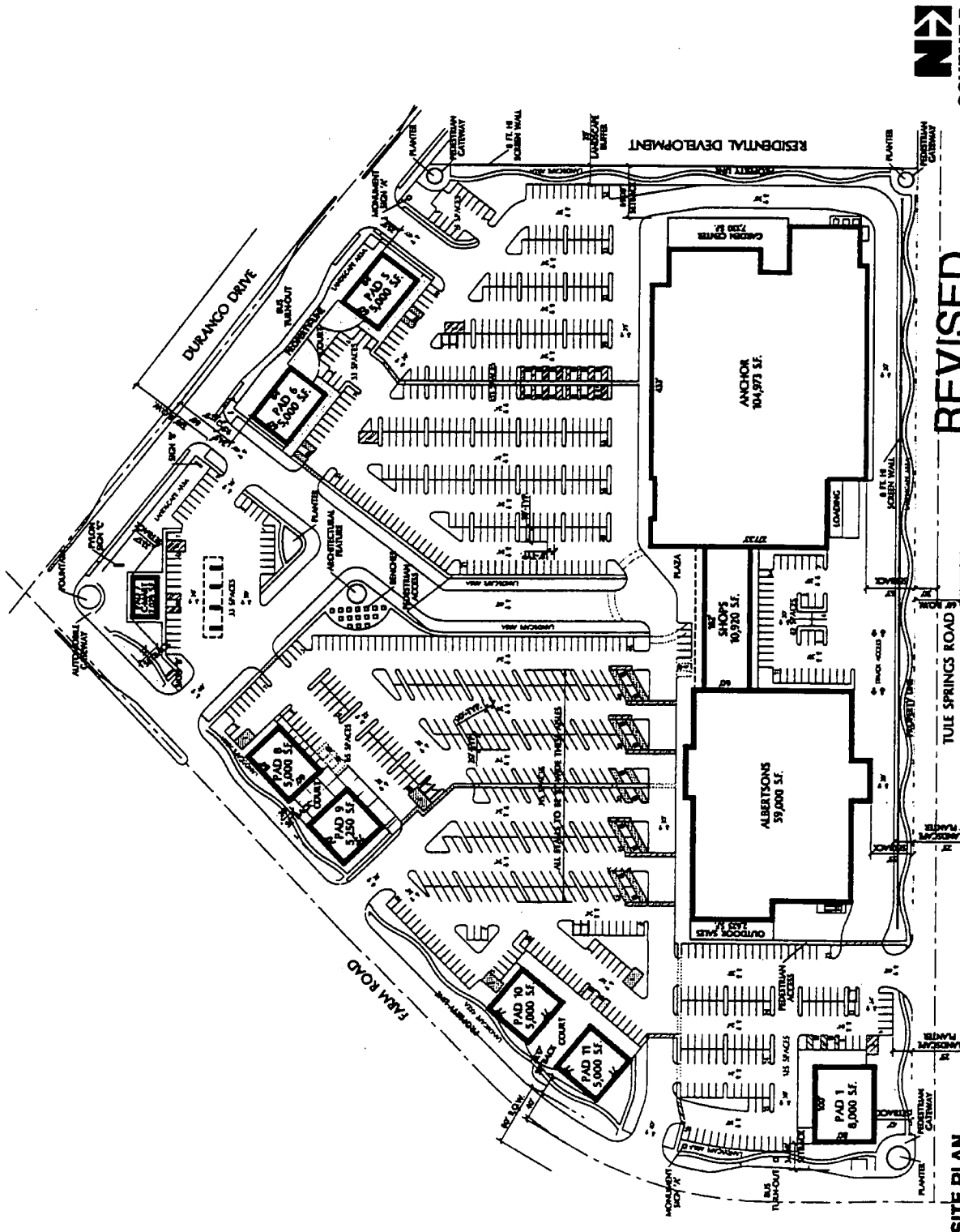
SITE AREA	UNITS 12/23/98 AC
BUILDING AREA	12,400 SF
OUTDOOR SALES	12,400 SF
ANCHOR	104,573 SF
SHOPS	10,920 SF
ALBERTSON'S	39,000 SF
PAD 1	8,000 SF
PAD 2	5,000 SF
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STAFF



mog architecture
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N
SCHEME B

REVISED

TULE SPRINGS VILLAGE Z-0076-98(14)
 NEC Farm Road and Durango Drive
 Las Vegas, Nevada

4-13-00 PC

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 Fax: (702) 735-1112
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DATE: 4-13-00	BY: [Signature]
CHECKED: [Signature]	DATE: 4-13-00
APPROVED: [Signature]	DATE: 4-13-00

4-13-00 PC



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② 208.868.6443

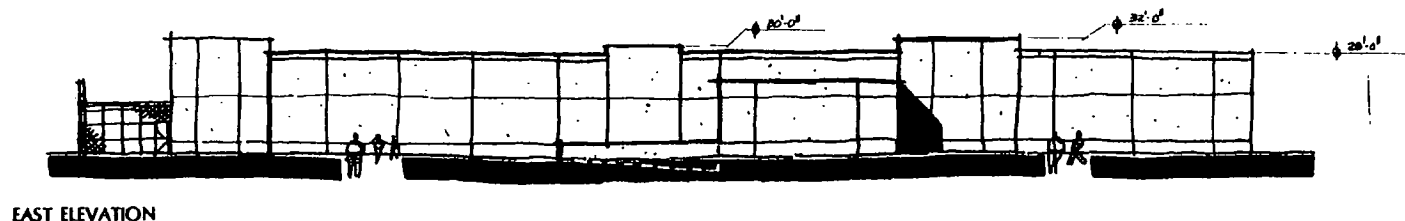
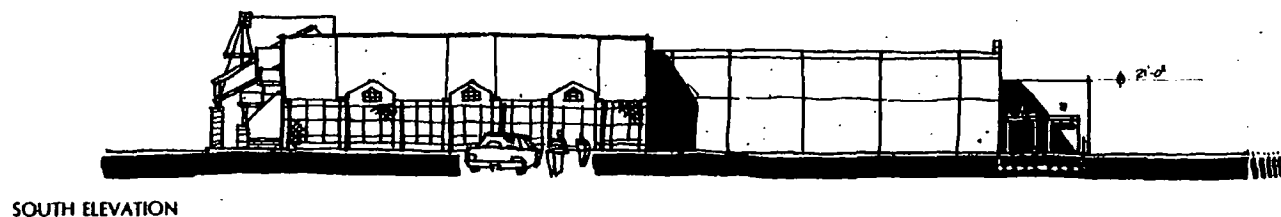
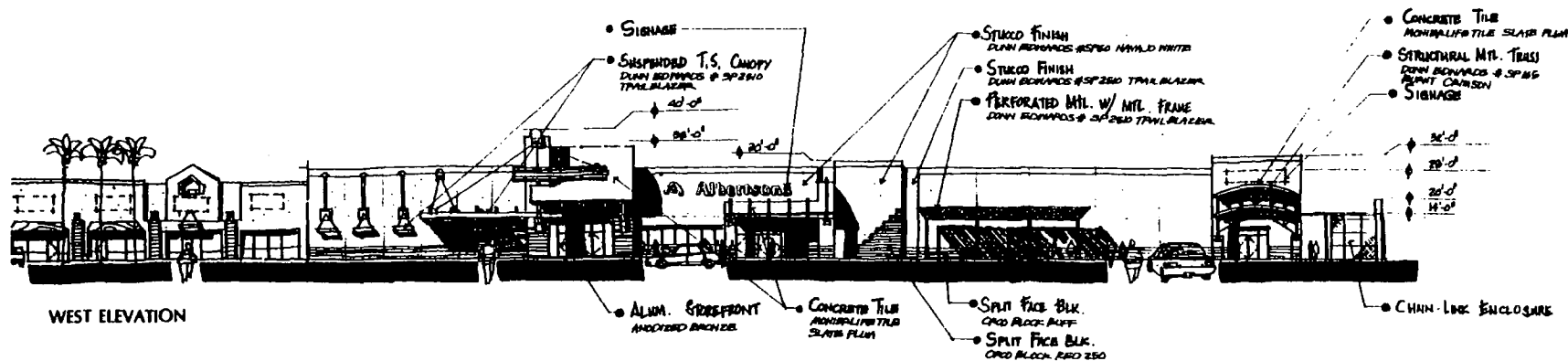
**NEC Farm Road and Durango Drive
Las Vegas, Nevada**

Richard Price & Associates, Inc.

Landscape Architects/Planners
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 200 East Main Street, Suite 1000 St. Louis, MO 63102



Z-0076-98(14)

4-13-00 PC STAFF

EXTERIOR ELEVATIONS ALBERTSON'S #60AZ

DATE: 4/13/00
PROJECT: ALBERTSON'S #60AZ
SHEET: 1165

Albertson's Inc.

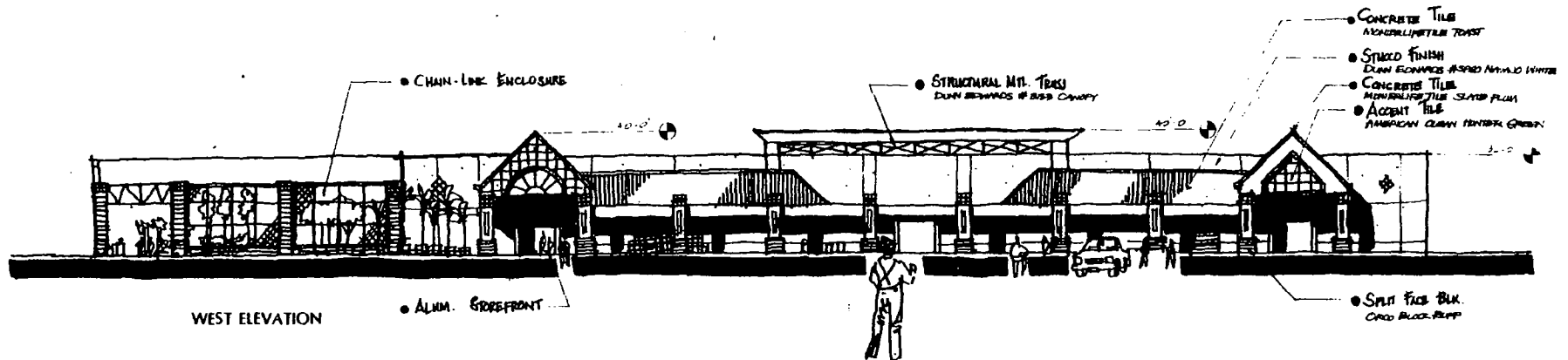
990 Park Center Boulevard
Baton Rouge, LA 70801
713.386.4804
713.386.6443

TULE SPRINGS VILLAGE

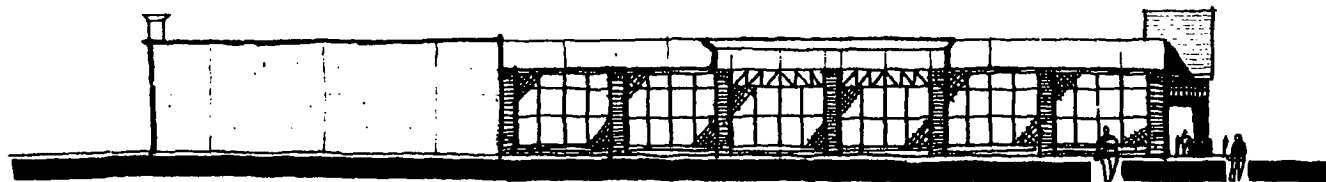
NEC Farm Road and Durango Drive
Las Vegas, Nevada

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architect

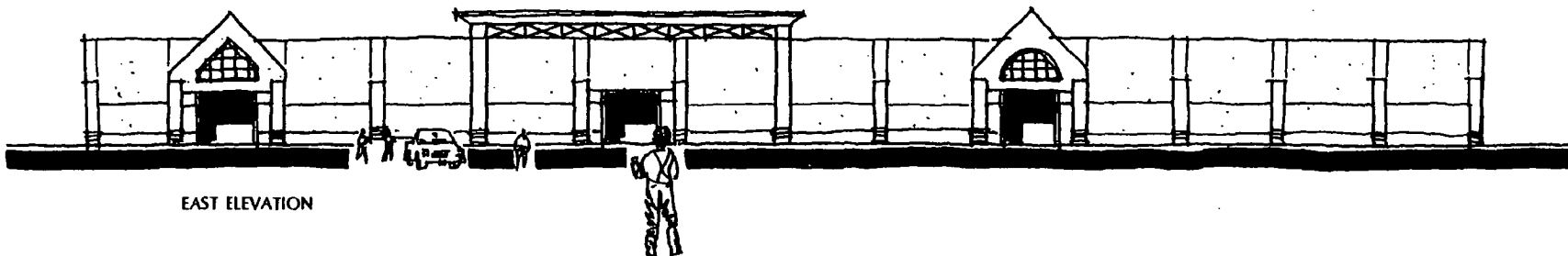




WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

Z-0076-98(14)

4-13-00 PC STAFF

EXTERIOR ELEVATIONS
ANCHOR STORE

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

North Arrow

Project No. 1000

Sheet No. 1000

Albertson's Inc.

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Bakers, Idaho 83728
T 208.396.4304
F 208.396.5443

TULE SPRINGS VILLAGE

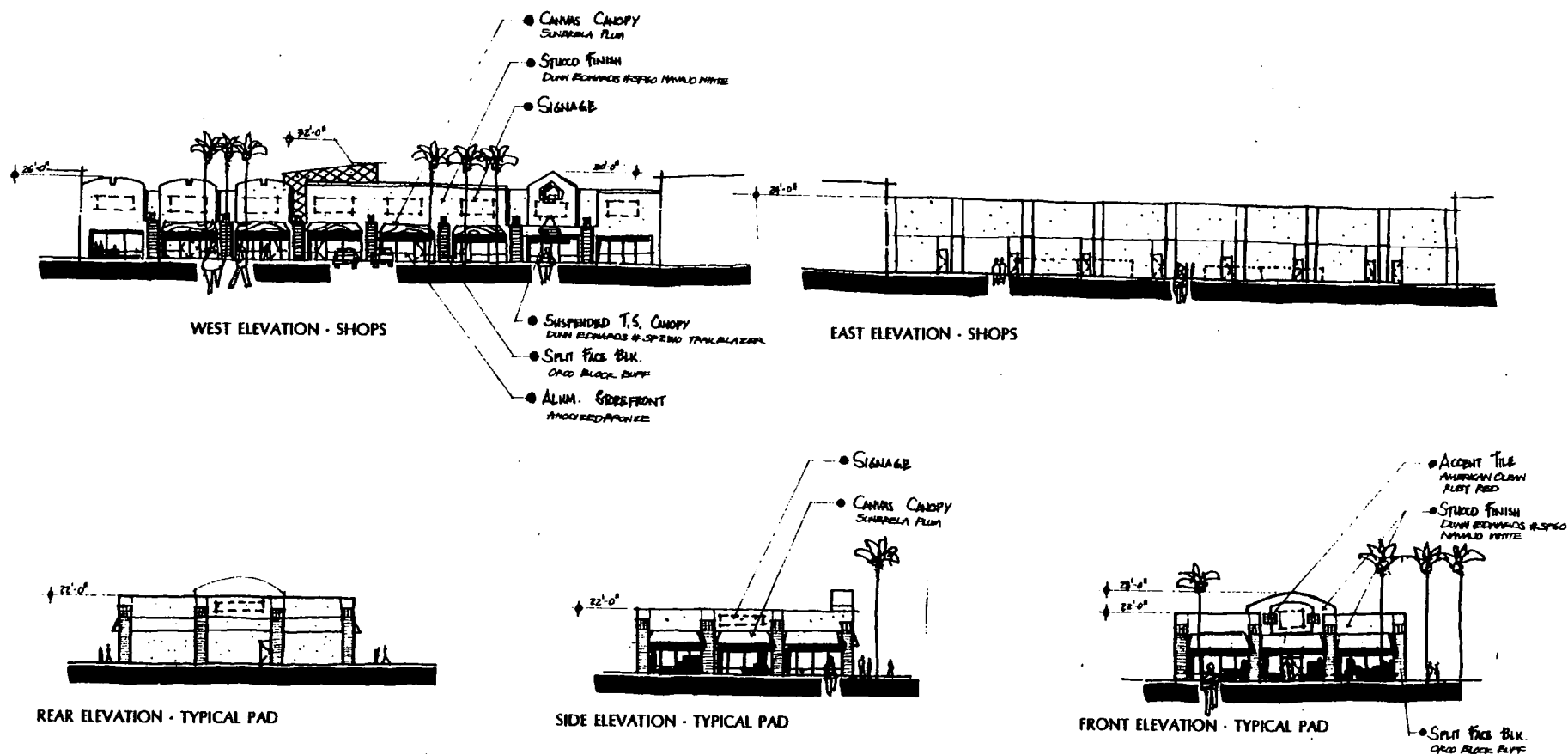
NEC Farm Road and Durango Drive
Las Vegas, Nevada



1000 Park Center Boulevard, Bakers, Idaho 83728
1000 Park Center Boulevard, Bakers, Idaho 83728
1000 Park Center Boulevard, Bakers, Idaho 83728



mgc architecture



EXTERIOR ELEVATIONS SHOPS AND TYPICAL PAD

Z-0076-98(14)

4-13-00 PC STAFF

DATE: 01/10/00	
PROJECT NO.: 000000	
SHEET NO.: 000000	
DRAWN BY: 000000	
CHECKED BY: 000000	
APPROVED BY: 000000	

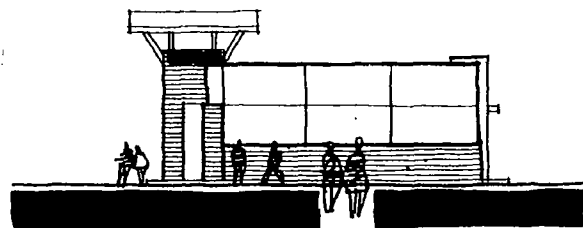
Albertson's Inc.
250 Park Center Boulevard
Salt Lake City, UT 84143
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TULE SPRINGS VILLAGE
NEC Farm Road and Durango Drive
Las Vegas, Nevada



mgc
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200 East Main Street, Suite 100, Las Vegas, NV 89101
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NORTH ELEVATION

- PERFORATED MET. W/ MET. FRAME
DUNN EDWARDS # SP 2720 FLINTLOCK

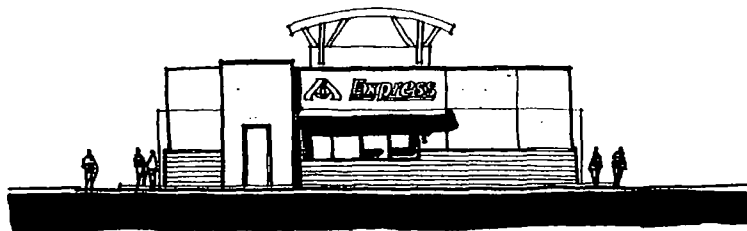


EAST ELEVATION

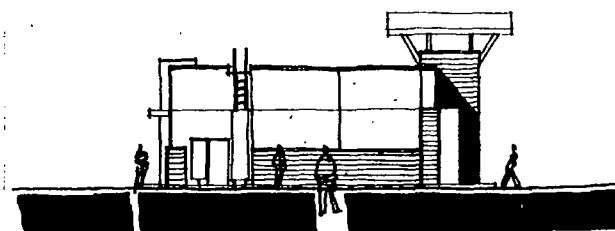
- STUCCO FINISH
DUNN EDWARDS # SP20 HAWAII WHITE

- ALUM. STOREFRONT

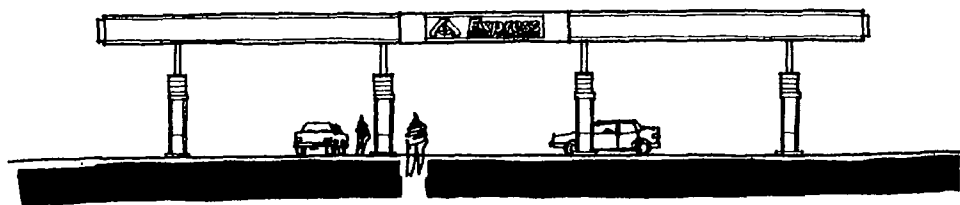
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CHOC. BLOCK ROOF



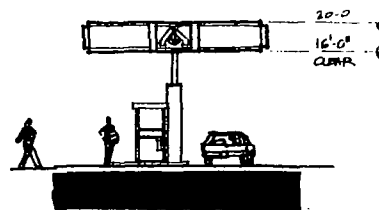
WEST ELEVATION



SOUTH ELEVATION



TYPICAL FUEL CENTER



EXTERIOR ELEVATIONS C-MART AND FUEL CENTER

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

Project No: 4-13-00

Site: New Village

Albertson's Inc.
250 Park Center Boulevard
Baton Rouge, LA 70802
1 208 386 4004
1 208 386 8442

TULE SPRINGS VILLAGE
NEC Farm Road and Durango Drive
Las Vegas, Nevada

Z-0076-98(14)

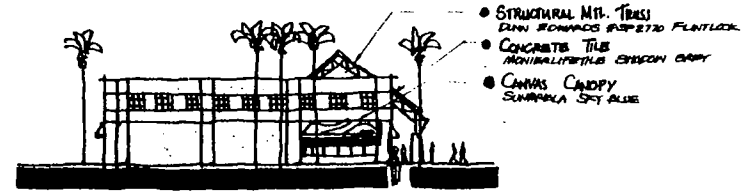
4-13-00 PC STAFF

Architect: mgc
1 800 750 0000 1 800 750 0000
200 East Main Street, Suite 100 Las Vegas, NV 89101

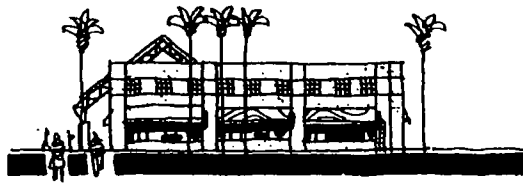




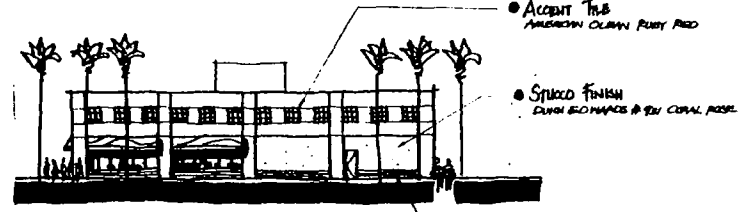
FRONT ELEVATION - PAD 1
• WEST •



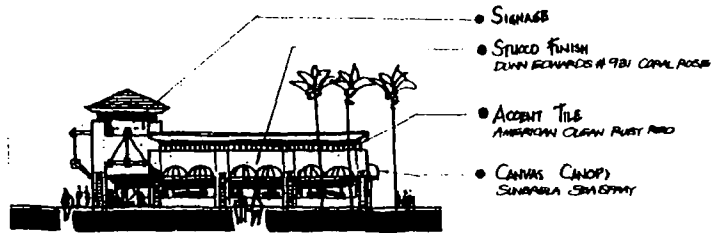
SIDE ELEVATION - PAD 1
• NORTH •



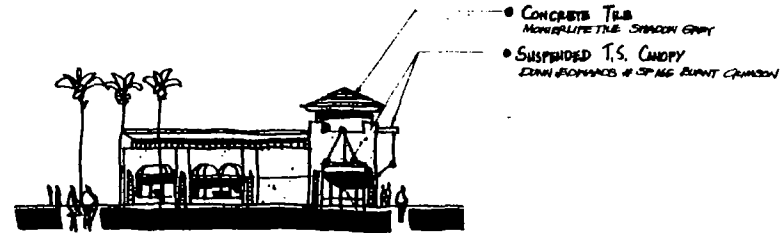
SIDE ELEVATION - PAD 1
• SOUTH •



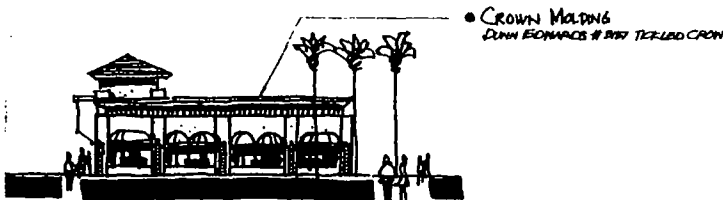
REAR ELEVATION - PAD 1
• EAST •



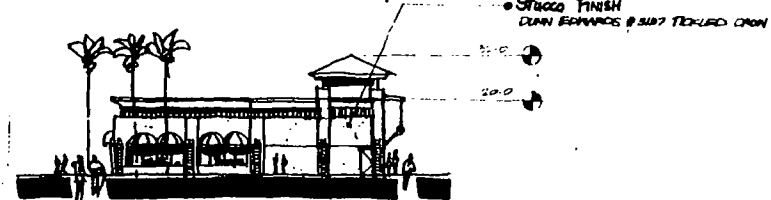
FRONT ELEVATION - PAD 8
• NORTHWEST •



SIDE ELEVATION - PAD 8
• NORTHEAST •



SIDE ELEVATION - PAD 8
• SOUTHWEST •



REAR ELEVATION - PAD 8
• SOUTHEAST •

EXTERIOR ELEVATIONS PAD 1 AND PAD 8

DATE: 4-13-00
PROJECT: TULE SPRINGS VILLAGE
DRAWN BY: [Signature]
CHECKED BY: [Signature]

Albertson's Inc.
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Bloomington, IL 61710
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FAX: 309.296.6443

TULE SPRINGS VILLAGE

NEC Farm Road and Durango Drive
Las Vegas, Nevada

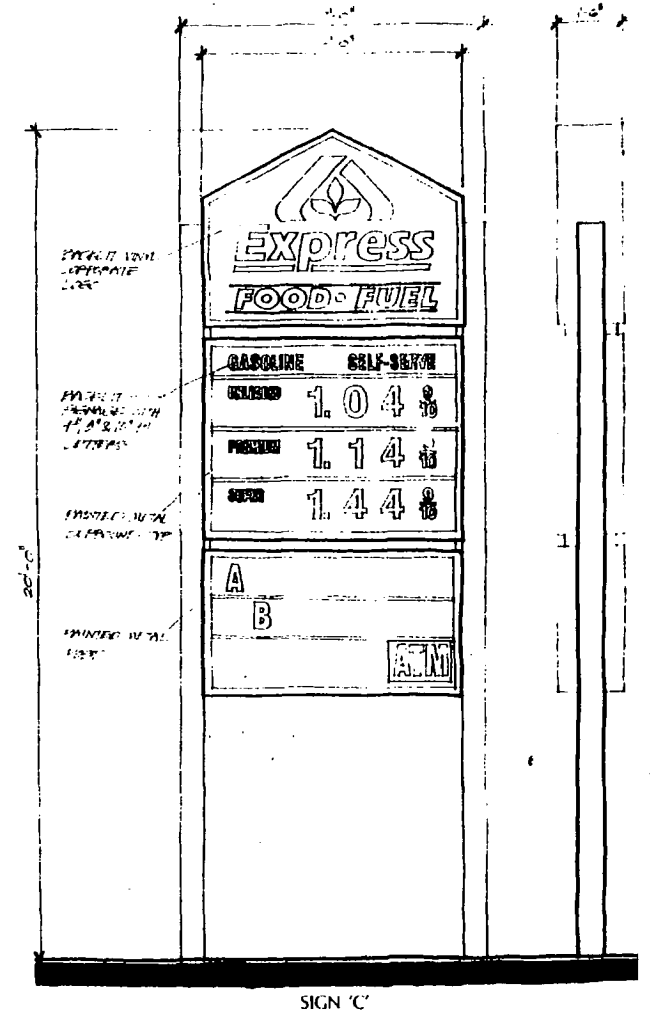
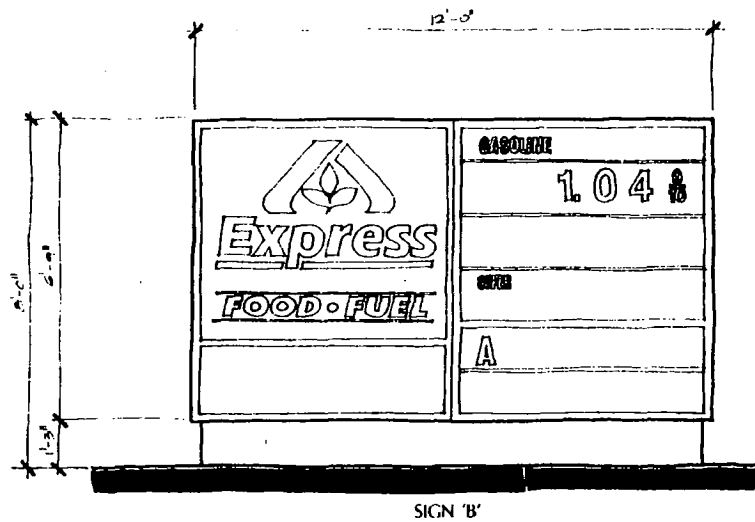
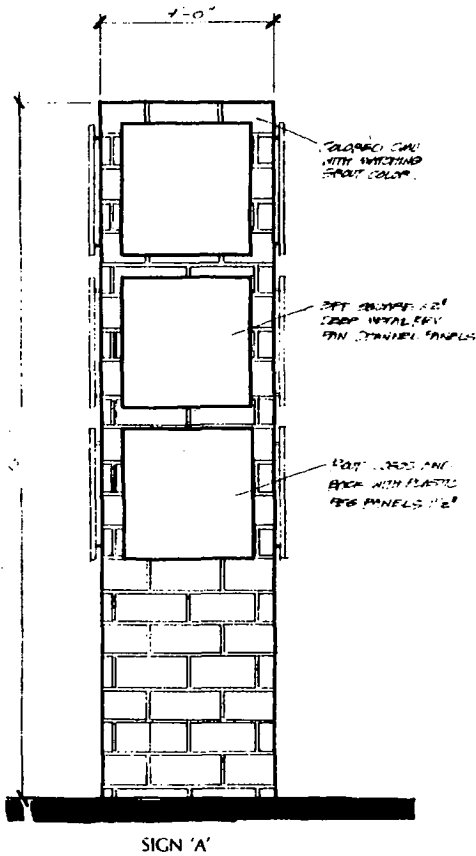
Z-0076-98(14)

4-13-00 PC STAFF

mg
Retail - Entertainment - Hospitality - Office
1000 West 10th Street, Suite 100, Las Vegas, NV 89102
TEL: 702.735.1000
FAX: 702.735.1001

mg
mg architect

Z-0076-98(14)
4-13-00 PC STAFF



PYLON SIGN

1. THE SIGN SHOULD BE 100% COMPLETE
2. THE SIGN SHOULD BE 100% COMPLETE
3. THE SIGN SHOULD BE 100% COMPLETE

Project No. _____
Date: _____

Albertson's Inc.
200 Park Center Boulevard
Bakers, Idaho 83720
1 208 396 4904
1 208 396 6442

TULE SPRINGS VILLAGE
NEC Farm Road and Durango Drive
Las Vegas, Nevada

SCHEME A



mgc
Retail, Entertainment, Hospitality, Office
1 800 255 5555 1 714 255 5555
200 East Main Street, Suite 100 Las Vegas, NV 89101



mgc architecture

4-13-00 PC STAFF



Richard Price & Associates, Inc.



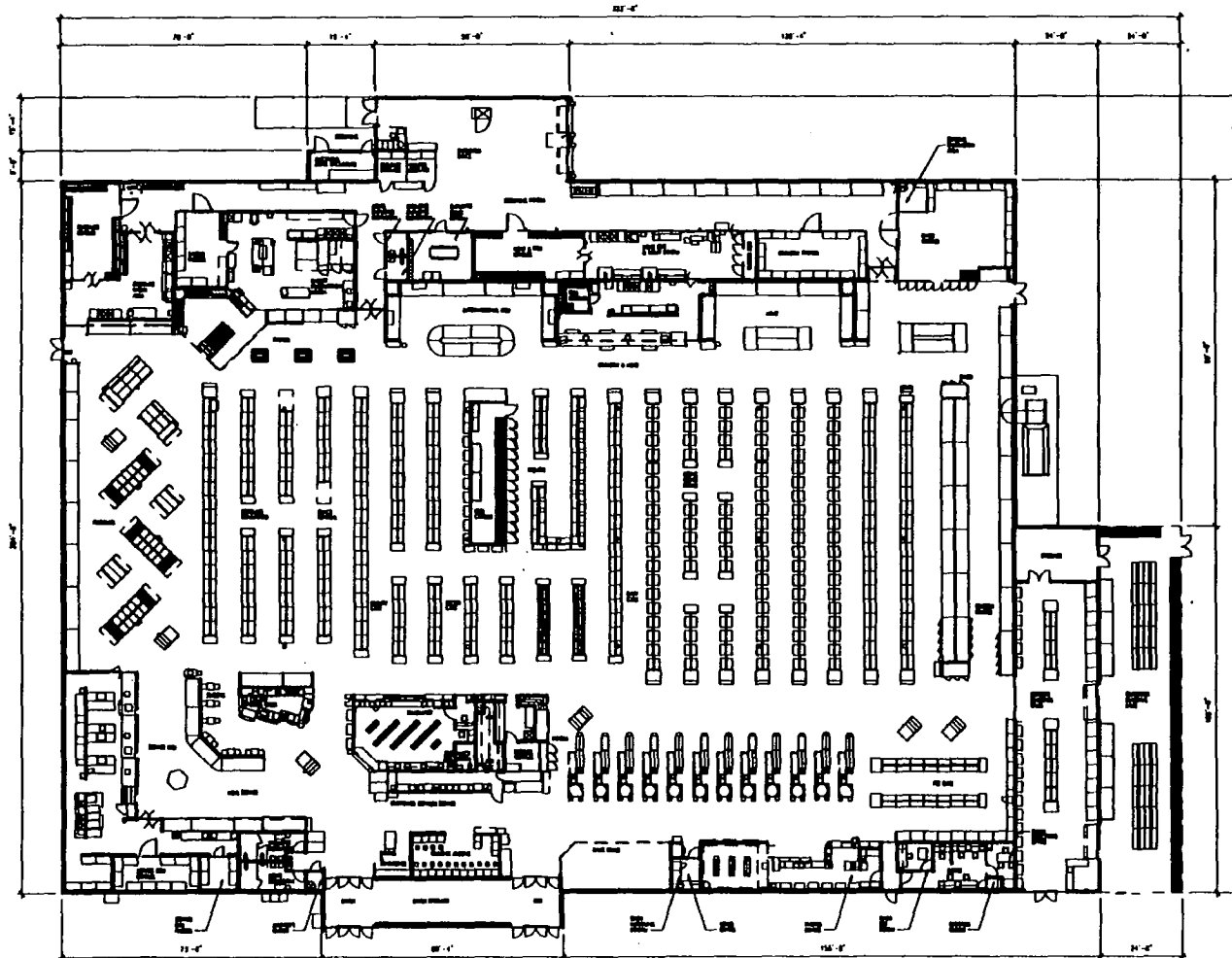
Landscape Architects/Planners
27127 Calle Arroyo, Suite 1000
San Juan Capistrano, CA 92675
949-245-7170 Fax 949-245-0700
Internet: PLS-004-0000
CA License 1021 00V License 110
00-07-00
SINCE 1980




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meg architecture

2 16-98(14)



TABULATION		
NO.	DESCRIPTION	AREA
1	1st FLOOR	10,000
2	2nd FLOOR	10,000
3	3rd FLOOR	10,000
4	4th FLOOR	10,000
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6	6th FLOOR	10,000
7	7th FLOOR	10,000
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FLOOR PLAN
ALBERTSON'S #60AZ

DATE	10/1/98
BY	ALB
PROJECT NO.	60AZ
SCALE	1/4" = 1'-0"
REVISIONS	
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100	10/1/98

Albertson's Inc.
300 Park Center Boulevard
Las Vegas, NV 89101
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© 2005, 2006, 2007

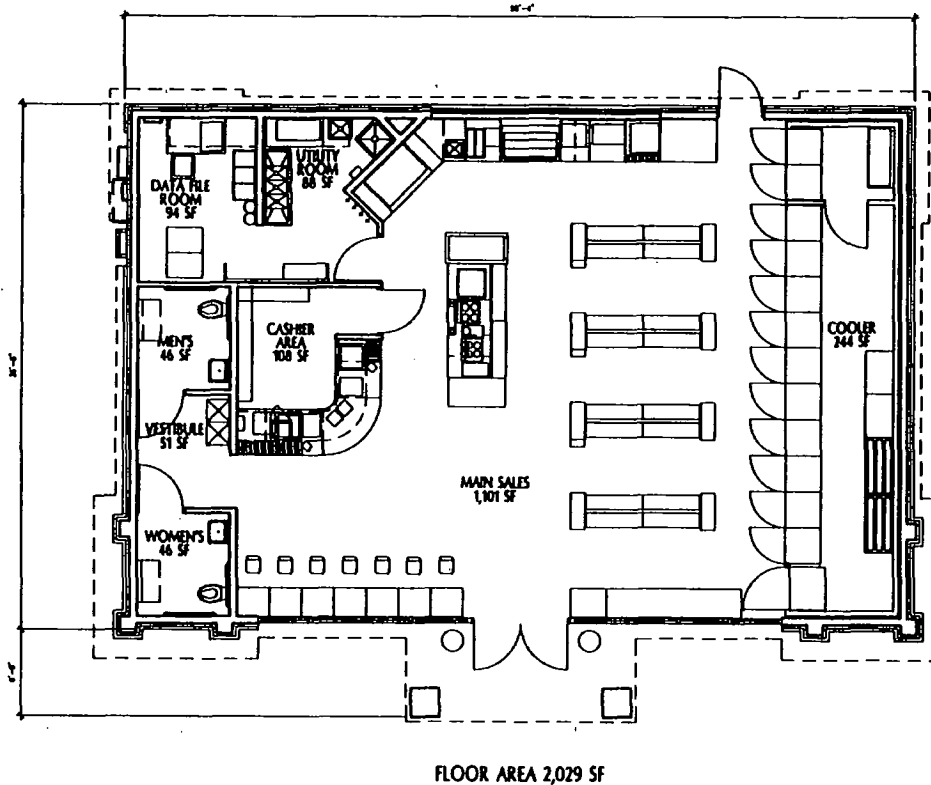
TULE SPRINGS VILLAGE
NEC Farm Road and Durango Drive
Las Vegas, Nevada

KN
SCHEME A

Build. Subcontract. Specialty. Other
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mg
meg architecture

Z-0076-98(14)
4-13-00 PC STAFF



FLOOR PLAN
ALBERTSON'S EXPRESS #60AZ

DATE	BY
PROJECT NO.	PROJECT NAME
CLIENT	ARCHITECT
DATE	BY

Albertson's Inc.
500 Park Center Boulevard
Bakersfield, CA 93309
© 2002, 2003, 2004
© 2002, 2003, 2004

TULE SPRINGS VILLAGE
NEC Farm Road and Durango Drive
Las Vegas, Nevada

ND
SCHEME A

Architectural Firm
1000 S. Durango Drive, Suite 100
Las Vegas, NV 89102
Tel: 702.735.1111
Fax: 702.735.1112
www.mgarchitects.com





Z-0076-98(14), U-0026-00, U-0027-00, U-0028-00 & U-0041-00:

VIEW NORTHWEST FROM THE SOUTHEAST CORNER OF FARM ROAD AND TULE
SPRINGS ROAD

RECEIVED
CITY CLERK

2000 APR 27 A 11:42

Tim O'Neill
President
Pine Meadows I & II
8905 Colorful Pines
Las Vegas, Nevada 89143

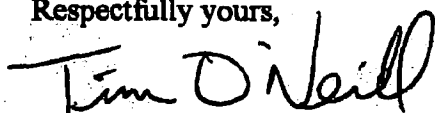
Tim Chow
Director of Planning & Development
731 S. Fourth St.
Las Vegas, Nevada 89101
Fax: 474-7463
April 11, 2000

Dear Mr. Chow,

At the Pine Meadows HOA meeting of April 3, 2000 an agenda item was the Albertson's project at El Capitan/Farm and Durango Drive. The consensus of the members present was that they were supportive of the project and the accompanying sale of gasoline, off-premise alcohol, and restricted gaming aspects. Our association will be representing the homeowners directly adjacent to the project on the north side.

At the Northwest Network of Neighborhoods I had the opportunity to speak with several of the homeowners who live across the street to the east of the proposed site. After reviewing the plans with them, most of these property owners were supportive of the plan as well.

Respectfully yours,



Tim O'Neill

CC via FAX: Hank Gordon 220-4900
Christopher J. Huss 871-1370

Support

A

Z-1076-98(14)

U-0026-00

Q-0027-00

U-0028-00

(5/17 CC)

City of Las Vegas

Agenda Item No. 106

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 RELATED TOZ-0076-98(14) - PUBLIC HEARING - U-0026-00 - PICHAT POJANASOMBOON ON BEHALF OF ALBERTSON'S - Request for a Special Use Permit FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED ALBERTSON'S CONVENIENCE STORE on the northwest corner of Farm Road and Tule Springs Road (APN: 125-17-601-002), TC (Towncenter) Zone, Ward 6 (Mack). The Planning Commission (4-0-1 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****1****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:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY BOB GRONAUER, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant together with HANK GORDON.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All related discussion for Item 105 [Z-0076-98(14)], Item 106 [U-0026-00], Item 107 [U-0027-00], Item 108 [U-0028-00], and Item 109 [U-0041-00] took place under Item 105.

(3:19 - 3:37)

4 - 2768

*City of Las Vegas***Agenda Item No. 106**

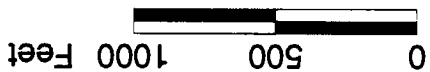
CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 106 – U-0026-00

CONDITIONS:

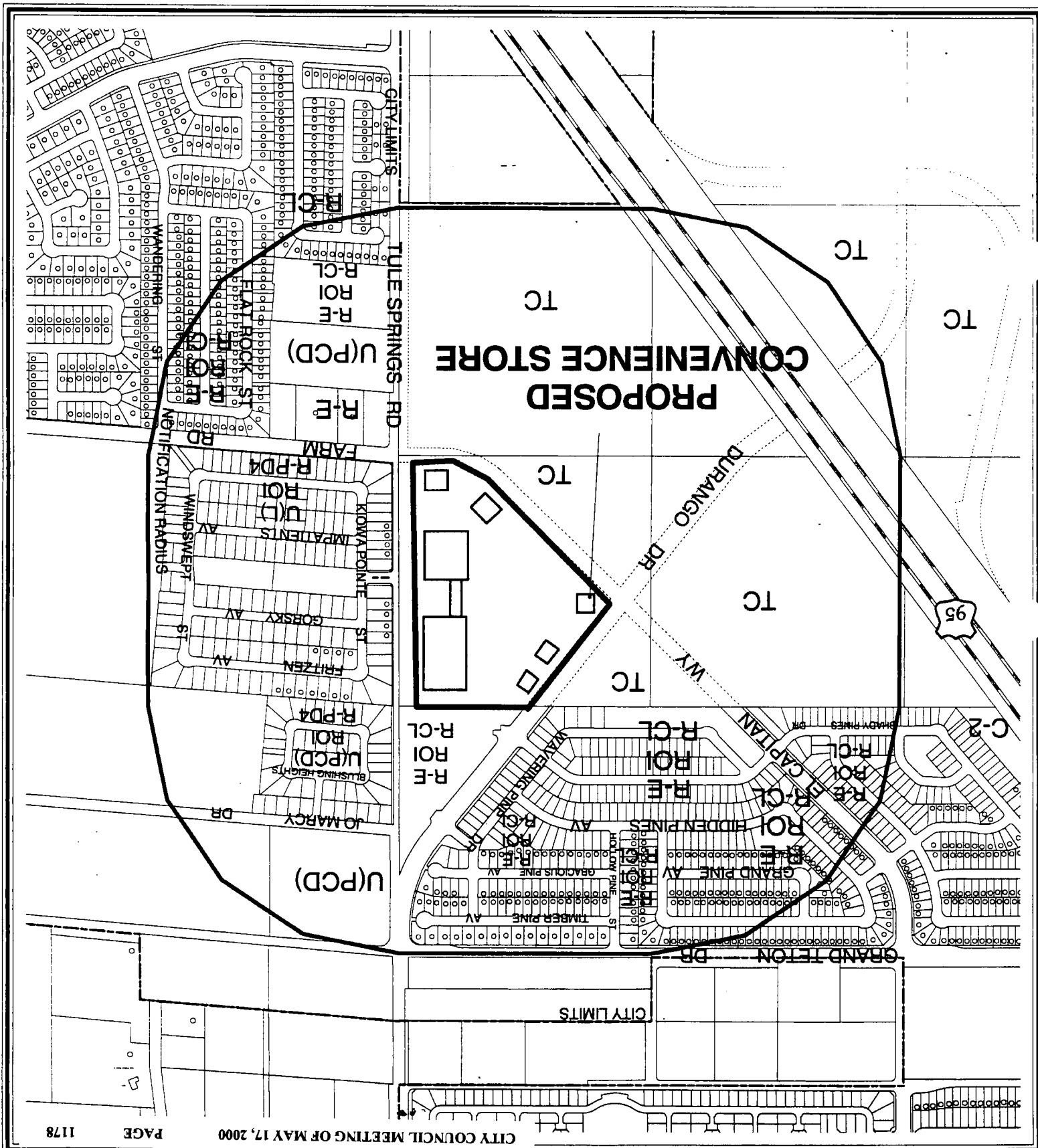
1. Conformance to the Conditions of Approval of Z-76-98(14) as required by the Planning and Development Department and the Department of Public Works.
2. The sale of individual containers of any size of beer, wine coolers, or screw cap wine is prohibited.
3. Approval of this request does not constitute approval of a liquor license.
4. If this Special Use Permit is not exercised within two (2) years after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.
5. All City Code requirements and design standards of all City departments must be satisfied.
6. Conformance to all applicable requirements of Title 6 of the Municipal Code.

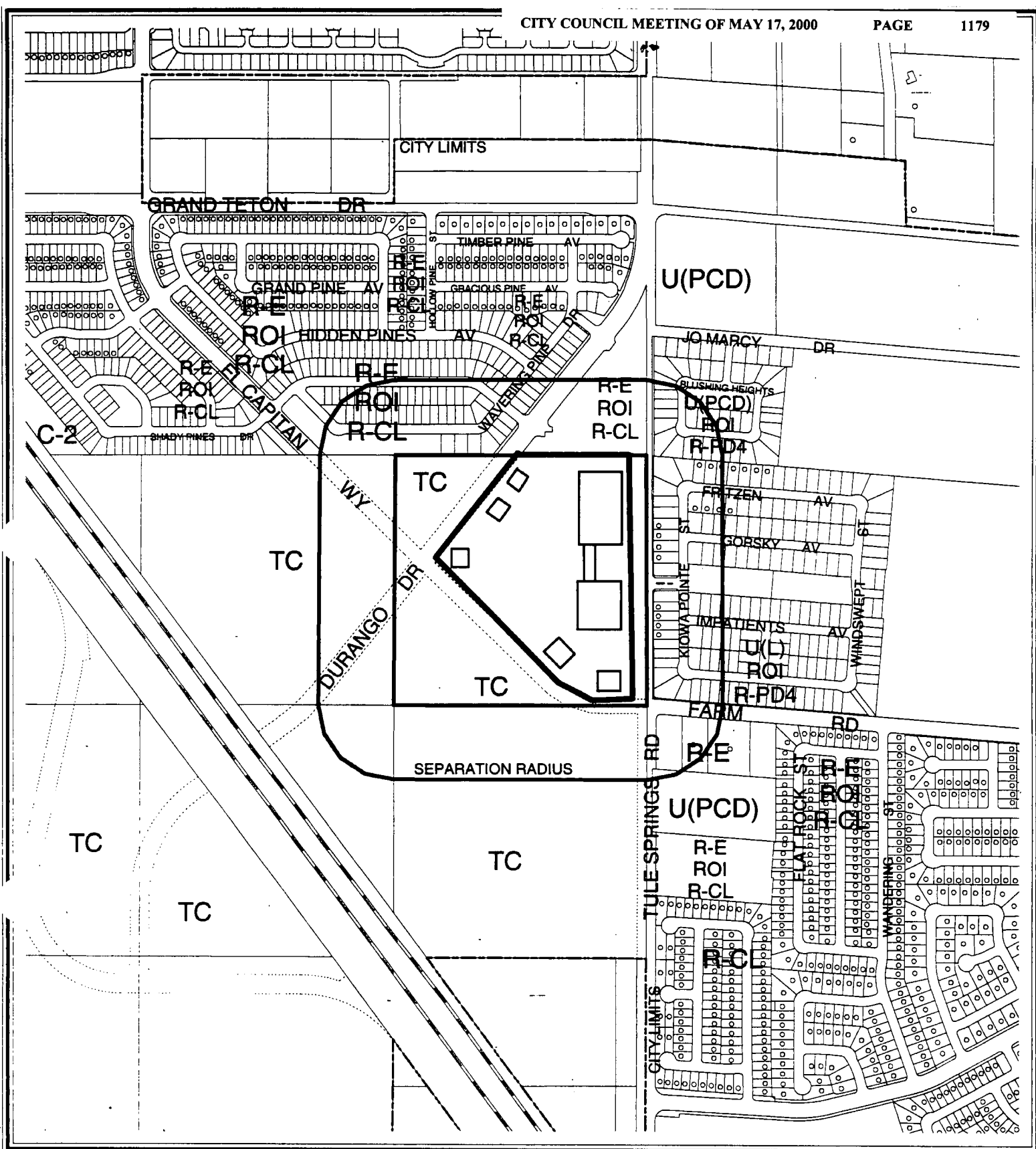
RADIUS: 1320 FT

CASE: U-0026-00



901





CASE: U-0026-00 & U-0027-00

SEPARATION RADIUS: 400 FT

0 500 1000 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

**ITEM DESCRIPTION: U-0026-00 - Pichat Pojanasomboon on behalf of
Albertson's**

**** CONDITIONS ****

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

1. Conformance to the Conditions of Approval of Z-76-98(14) as required by the Planning and Development Department and the Department of Public Works.
2. The sale of individual containers of any size of beer, wine coolers, or screw cap wine is prohibited.
3. Approval of this request does not constitute approval of a liquor license.
4. If this Special Use Permit is not exercised within two (2) years after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.
5. All City Code requirements and design standards of all City departments must be satisfied.
6. Conformance to all applicable requirements of Title 6 of the Municipal Code.

U-0026-00 - Page One

May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for approval of a Special Use Permit to allow the off-premise sale of beer and wine in conjunction with a proposed Albertson's convenience store at the northwest corner of Farm Road and Tule Springs Road.

BACKGROUND DATA

- 12/07/98 The City Council approved a request for Rezoning from R-E (Residence Estates) to TC (Town Center) as part of a larger request (Z-76-98).
- 04/13/00 The Planning Commission recommended approval of a request for a Site Development Plan Review for a proposed 208,211 square foot shopping center [Z-76-98(14)].
- 04/13/00 The Planning Commission recommended approval of a request for a Special Use Permit to allow the sale of packaged liquor in conjunction with a proposed Albertson's supermarket (U-0027-00).
- 04/13/00 The Planning Commission recommended approval of a request for a Special Use Permit to allow for gasoline sales in conjunction with a proposed Albertson's convenience store (U-0028-00).
- 04/13/00 The Planning Commission recommended approval of a request for a Special Use Permit to allow outdoor sales and storage (U-0041-00).

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-E under ROI to R-CL	Under Construction
South	TC (SC-TC)	Undeveloped
East	U (L) under ROI to R-PD4	Single Family Residential
West	TC (SC-TC)	Undeveloped

U-0026-00 - Page Two
May 17, 2000 City Council Meeting

ANALYSIS & FINDINGS

ZONING

This project falls within the Service Commercial District of the Town Center. It allows low to medium intensity retail, office, or other commercial uses that are intended to serve primarily the Northwest area and do not include more intense general commercial characteristics. The proposed shopping center is an appropriate use in the zoning district. Title 6 of the Las Vegas Municipal Code permits a location licensed for the sale of alcoholic beverages to have up to either 7 or 12 slot machines as Restricted Gaming, depending on the building square footage. The Town Center Development Standards do not allow Restricted Gaming within 330 feet of any detached single-family residential dwelling. However, the Director of the Department of Planning and Development may waive or modify any Town Center Development Standard if, in the opinion of the Director, the waiver of modification will not be contrary to the overall purpose and intent of the Standards. The Director has administratively approved a waiver in this case.

USE

The Town Center Development Standards require a Special Use Permit for Alcoholic Beverage Sales within the Service Commercial area of Town Center. The base requirements for approval of a Special Use Permit within this area include a distance separation of 400 feet between the use and any church, synagogue, school, child care facility licensed for more than twelve children, or City park. Staff finds none of these uses within 400 feet of the subject site, and therefore has no objection to the request.

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 the surrounding land uses.

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

Staff finds that the site is suitable for this type of development, because the Town Center zoning exists on the south and west of the property. It is also located at the intersection of major streets: an appropriate location for the type and intensity of land use proposed.

U-0026-00 - Page Three
May 17, 2000 City Council Meeting

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 subject site is located adjacent to three major streets: Farm Road, an 80-foot wide Secondary Arterial, Durango Drive, a 120-foot wide Parkway Arterial, and Tule Springs Road. These streets 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.”**

Staff finds that the approval of this Special Use Permit will not negatively impact the public health, safety, and welfare because the use will be subject to licensing regulations and requirements.

NOTICES MAILED 331 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	N/A
<i>B&S - Permits/Inspections</i>	YES	NO	N/A
<i>PW - DEVCO</i>	YES	YES	NO
<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
<i>Metro - Crime Prevention</i>	YES	NO	N/A

City of Las Vegas

Agenda Item No. 107

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 RELATED TO Z-0076-98(14) - PUBLIC HEARING - U-0027-00 - PICHAT POJANASOMBOON ON BEHALF OF ALBERTSON'S - Request for a Special Use Permit FOR THE SALE OF PACKAGED LIQUOR IN CONJUNCTION WITH A PROPOSED ALBERTSON'S SUPERMARKET on the northwest corner of Farm Road and Tule Springs Road (APN: 125-17-601-002), TC (Towncenter) Zone, Ward 6 (Mack). The Planning Commission (4-0-1 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

1

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:

MACK – APPROVED subject to conditions – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY BOB GRONAUER, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant together with HANK GORDON.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All related discussion for Item 105 [Z-0076-98(14), Item 106 [U-0026-00], Item 107 [U-0027-00], Item 108 [U-0028-00], and Item 109 [U-0041-00] took place under Item 105.

(3:19 – 3:37)

4 – 2768

*City of Las Vegas***Agenda Item No. 107**

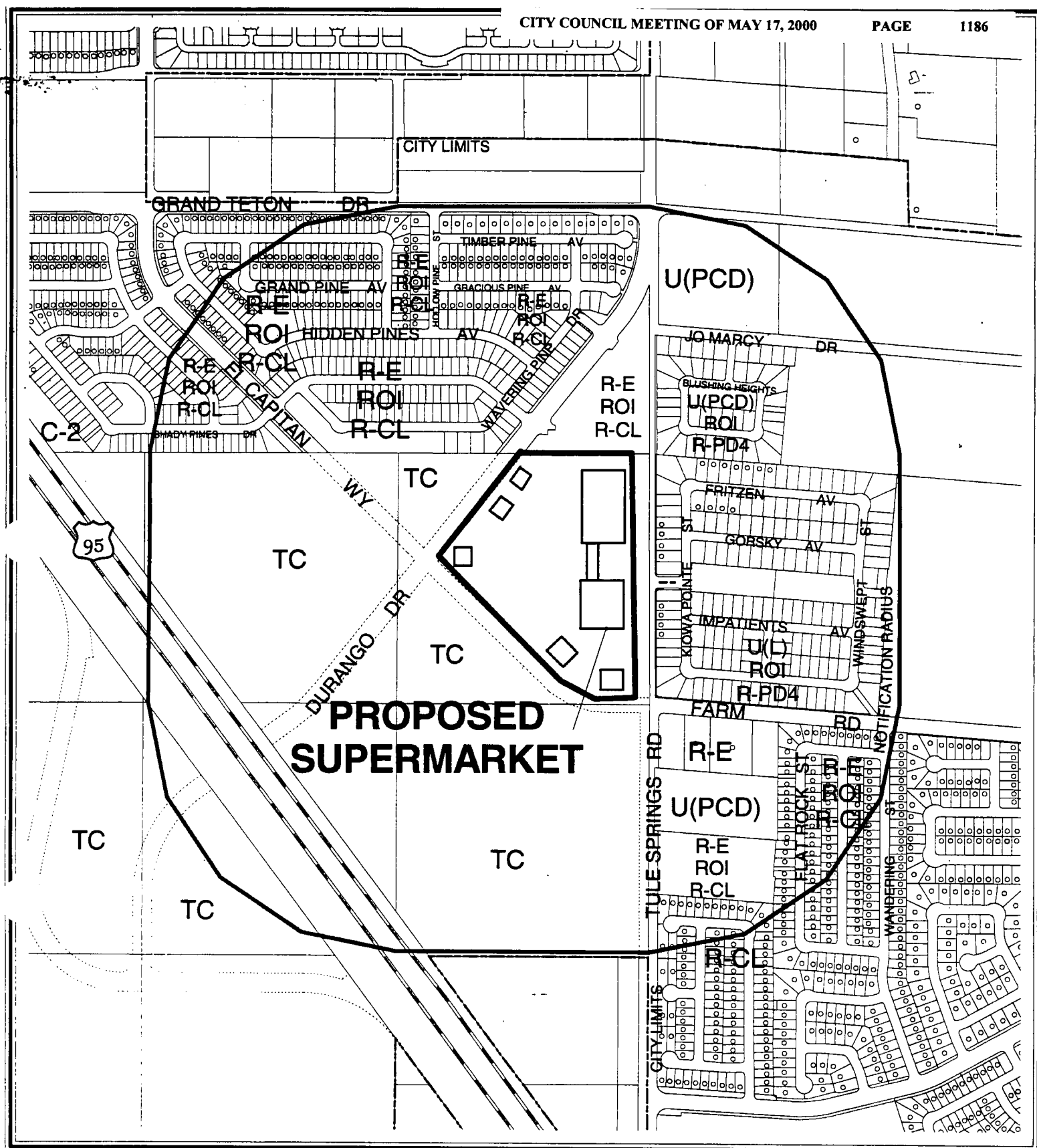
CITY COUNCIL MEETING OF MAY 17, 2000

Planning & Development Department

Item 107 – U-0027-00

CONDITIONS:

1. Conformance to the Conditions of Approval of Z-76-98(14) as required by the Planning and Development Department and the Department of Public Works.
2. The sale of individual containers of any size of beer, wine coolers, or screw cap wine is prohibited.
3. Approval of this request does not constitute approval of a liquor license.
4. If this Special Use Permit is not exercised within two (2) years after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.
5. All City Code requirements and design standards of all City departments must be satisfied.
6. Conformance to all applicable requirements of Title 6 of the Municipal Code.



CASE: U-0027-00

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: TC (TOWN CENTER)

0 500 1000 Feet

107





City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

**ITEM DESCRIPTION: U-0027-00 - Pichat Pojanasomboon on behalf of
Albertson's**

**** CONDITIONS ****

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

1. Conformance to the Conditions of Approval of Z-76-98(14) as required by the Planning and Development Department and the Department of Public Works.
2. The sale of individual containers of any size of beer, wine coolers, or screw cap wine is prohibited.
3. Approval of this request does not constitute approval of a liquor license.
4. If this Special Use Permit is not exercised within two (2) years after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.
5. All City Code requirements and design standards of all City departments must be satisfied.
6. Conformance to all applicable requirements of Title 6 of the Municipal Code.

U-0027-00 - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for approval of a Special Use Permit to allow the sale of packaged liquor in conjunction with a proposed Albertson's supermarket at the northwest corner of Farm Road and Tule Springs Road.

BACKGROUND DATA

- 12/07/98 The City Council approved a request for Rezoning from R-E (Residence Estates) to TC (Town Center) as part of a larger request (Z-76-98).
- 04/13/00 The Planning Commission recommended approval of a request for a Site Development Plan Review for a proposed 208,211 square foot shopping center [Z-76-98(14)].
- 04/13/00 The Planning Commission recommended approval of a request for a Special Use Permit to allow the off-premise sale of beer and wine in conjunction with a proposed Albertson's convenience store (U-0026-00).
- 04/13/00 The Planning Commission recommended approval of a request for a Special Use Permit to allow for gasoline sales in conjunction with a proposed Albertson's convenience store (U-0028-00).
- 04/13/00 The Planning Commission recommended approval of a request for a Special Use Permit to allow outdoor sales and storage (U-0041-00).

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-E under ROI to R-CL	Under Construction
South	TC (SC-TC)	Undeveloped
East	U (L) under ROI to R-PD4	Single Family Residential
West	TC (SC-TC)	Undeveloped

U-0027-00 - Page Two
May 17, 2000 City Council Meeting

ANALYSIS & FINDINGS

ZONING

This project falls within the Service Commercial District of the Town Center. It allows low to medium intensity retail, office, or other commercial uses that are intended to serve primarily the Northwest area and do not include more intense general commercial characteristics. The proposed shopping center is an appropriate use in the zoning district. Title 6 of the Las Vegas Municipal Code permits a location licensed for the sale of alcoholic beverages to have up to either 7 or 12 slot machines as Restricted Gaming, depending on the building square footage. The Town Center Development Standards do not allow Restricted Gaming within 330 feet of any detached single-family residential dwelling. However, the Director of the Department of Planning and Development may waive or modify any Town Center Development Standard if, in the opinion of the Director, the waiver of modification will not be contrary to the overall purpose and intent of the Standards. The Director has administratively approved a waiver in this case.

USE

The Town Center Development Standards require a Special Use Permit for Alcoholic Beverage Sales within the Service Commercial area of Town Center. The base requirements for approval of a Special Use Permit within this area include a distance separation of 400 feet between the use and any church, synagogue, school, child care facility licensed for more than twelve children, or City park. Staff finds none of these uses within 400 feet of the subject site, and therefore has no objection to the request.

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 the surrounding land uses.

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

Staff finds that the site is suitable for this type of development, because the Town Center zoning exists on the south and west of the property. It is also located at the intersection of major streets: an appropriate location for the type and intensity of land use proposed.

U-0027-00 - Page Three
May 17, 2000 City Council Meeting

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 subject site is located adjacent to three major streets: Farm Road, an 80-foot wide Secondary Arterial, Durango Drive, a 120-foot wide Parkway Arterial, and Tule Springs Road. These streets 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.”**

Staff finds that the approval of this Special Use Permit will not negatively impact the public health, safety, and welfare because the use will be subject to licensing regulations and requirements.

NOTICES MAILED 331 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	N/A
<i>B&S - Permits/Inspections</i>	YES	NO	N/A
<i>PW - DEVCO</i>	YES	YES	NO
<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
<i>Metro - Crime Prevention</i>	YES	NO	N/A

City of Las Vegas

Agenda Item No. 108

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 RELATED TO Z-0076-98(14) - PUBLIC HEARING - U-0028-00 - PICHAT POJANASOMBOON ON BEHALF OF ALBERTSON'S - Request for a Special Use Permit FOR GASOLINE SALES IN CONJUNCTION WITH A PROPOSED ALBERTSON'S CONVENIENCE STORE on the northwest corner of Farm Road and Tule Springs Road (APN: 125-17-601-002), TC (Towncenter) Zone, Ward 6 (Mack). The Planning Commission (4-0-1 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

1

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:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY BOB GRONAUER, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant together with HANK GORDON.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All related discussion for Item 105 [Z-0076-98(14), Item 106 [U-0026-00], Item 107 [U-0027-00], Item 108 [U-0028-00], and Item 109 [U-0041-00] took place under Item 105.

(3:19 - 3:37)

4 - 2768

*City of Las Vegas***Agenda Item No. 108**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 108 – U-0028-00

CONDITIONS:

1. Conformance to the Conditions of Approval of Z-76-98(14) as required by the Planning and Development Department and the Department of Public Works.
2. All activities and operations shall be conducted entirely within an enclosed structure, except as follows:
 - a. The dispensing of petroleum products, water and air from pump islands.
 - b. The provision of emergency service of a minor nature
 - c. The sale of items via vending machines which shall be located next to the main structure.
3. Pump islands shall be located a minimum of 20 feet from a street right-of way line. A canopy or roof structure over a pump island may be located no closer than 10 feet from the street right-of-way line.
4. No vehicle shall be parked on the premises for the purposes of offering the vehicle for sale.
5. No used or discarded automotive parts or equipment or disabled, junked, or wrecked vehicles shall be located in any open area outside the main structure.
6. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.
7. The installation of LPG tanks shall only be permitted as allowed in Section 19A.04.060(B).
8. If this Special Use Permit is not exercised within two (2) years after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.
9. All City Code requirements and design standards of all City departments must be satisfied.



ZONING OF SUBJECT PROPERTY: TC (TOWN CENTER)

*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: MAY 17, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: U-0028-00 - Pichat Pojanasomboon on behalf of
Albertson's**

**** CONDITIONS ****

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

1. Conformance to the Conditions of Approval of Z-76-98(14) as required by the Planning and Development Department and the Department of Public Works.
2. All activities and operations shall be conducted entirely within an enclosed structure, except as follows:
 - a. The dispensing of petroleum products, water and air from pump islands.
 - b. The provision of emergency service of a minor nature
 - c. The sale of items via vending machines which shall be located next to the main structure.
3. Pump islands shall be located a minimum of 20 feet from a street right-of way line. A canopy or roof structure over a pump island may be located no closer than 10 feet from the street right-of-way line.
4. No vehicle shall be parked on the premises for the purposes of offering the vehicle for sale.
5. No used or discarded automotive parts or equipment or disabled, junked, or wrecked vehicles shall be located in any open area outside the main structure.
6. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.
7. The installation of LPG tanks shall only be permitted as allowed in Section 19A.04.060(B).
8. If this Special Use Permit is not exercised within two (2) years after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.
9. All City Code requirements and design standards of all City departments must be satisfied.

U-0028-00 - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for approval of a Special Use Permit to allow gasoline sales in conjunction with a proposed Albertson's convenience store at the northwest corner of Farm Road and Tule Springs Road.

BACKGROUND DATA

- 12/07/98 The City Council approved a request for Rezoning from R-E (Residence Estates) to TC (Town Center) as part of a larger request (Z-76-98).
- 04/13/00 The Planning Commission recommended approval of a request for a Site Development Plan Review for a proposed 208,211 square foot shopping center [Z-76-98(14)].
- 04/13/00 The Planning Commission recommended approval of a request for a Special Use Permit to allow the off-premise sale of beer and wine in conjunction with a proposed Albertson's convenience store (U-0026-00).
- 04/13/00 The Planning Commission recommended approval of a request for a Special Use Permit to allow the sale of packaged liquor in conjunction with a proposed Albertson's supermarket (U-0027-00).
- 04/13/00 The Planning Commission recommended approval of a request for a Special Use Permit to allow outdoor sales and storage (U-0041-00).

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-E under ROI to R-CL	Under Construction
South	TC (SC-TC)	Undeveloped
East	U (L) under ROI to R-PD4	Single Family Residential
West	TC (SC-TC)	Undeveloped

U-0028-00 - Page Two
May 17, 2000 City Council Meeting

ANALYSIS & FINDINGS

ZONING

This project falls within the Service Commercial District of the Town Center. It allows low to medium intensity retail, office, or other commercial uses that are intended to serve primarily the Northwest area and do not include more intense general commercial characteristics. The proposed shopping center is an appropriate use in the zoning district.

USE

The Town Center Development Standards require a Special Use Permit for a Convenience Store with Fuel Pumps. There are no base requirements for approval of the Permit within this area of the Town Center; however staff has added the minimum standards from Title 19A for a Service Station as conditions of approval. The subject site is located adjacent to three major streets: Farm Road, Durango Drive, and Tule Springs Road and near U.S. 95. Staff finds that this is an appropriate location for a convenience store with fuel pumps.

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 the surrounding land uses.

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

Staff finds that the site is suitable for this type of development, because the Town Center zoning exists on the south and west of the property. It is also located at the intersection of major streets: an appropriate location 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."**

Staff finds that the subject site is located adjacent to three major streets: Farm Road, an 80-foot wide Secondary Arterial, Durango Drive, a 120-foot wide Parkway Arterial, and Tule Springs Road. These streets will be adequate to meet the requirements of the proposed use.

U-0028-00 - 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 that the approval of this Special Use Permit will not negatively impact the public health, safety, and welfare because the installation of tanks for gasoline will be subject to state regulations.

NOTICES MAILED 331 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		
<i>B&S - Permits/Inspections</i>	YES		
<i>PW - DEVCO</i>	YES	YES	NO
<i>City Centre Development Corp</i>	YES		
<i>Redevelopment Agency</i>	YES		
<i>Fire Services - Prevention</i>	YES		
<i>Metro - Crime Prevention</i>	YES		

City of Las Vegas

Agenda Item No. 109

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 RELATED TO Z-0076-98(14) - PUBLIC HEARING - U-0041-00 - PICHAT POJANASOMBOON ON BEHALF OF ALBERTSON'S - Request for a Special Use Permit FOR OUTDOOR SALES AND STORAGE on the northwest corner of Farm Road and Tule Springs Road (APN: 125-17-601-002), TC (Towncenter) Zone, Ward 6 (Mack). The Planning Commission (4-0-1 vote) and staff recommend APPROVAL.

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

MACK – APPROVED subject to conditions – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY BOB GRONAUER, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant together with HANK GORDON.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All related discussion for Item 105 [Z-0076-98(14)], Item 106 [U-0026-00], Item 107 [U-0027-00], Item 108 [U-0028-00], and Item 109 [U-0041-00] took place under Item 105.

(3:19 – 3:37)

4 – 2768

*City of Las Vegas***Agenda Item No. 109**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 109 – U-0041-00

CONDITIONS:

1. Conformance to the Conditions of Approval of Z-76-98(14) as required by the Planning and Development Department and the Department of Public Works.
2. Only retail items may be displayed for or stored outdoors.
3. All outdoor storage areas shall be contained within a definable area and shall be aesthetically screened as determined by the Planning Director.
4. Barbed wire, razor ribbon, chain link, etc. are prohibited.
5. No merchandise shall be stored nor displayed within the public right-of-way adjacent to this site. (Public Works)
6. If this Special Use Permit is not exercised within two (2) years after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.
7. All City Code requirements and design standards of all City departments must be satisfied.



ZONING OF SUBJECT PROPERTY: TC (TOWN CENTER)



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

**ITEM DESCRIPTION: U-0041-00 - Pichat Pojanasomboon on behalf of
Albertson's**

**** CONDITIONS ****

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

1. Conformance to the Conditions of Approval of Z-76-98(14) as required by the Planning and Development Department and the Department of Public Works.
2. Only retail items may be displayed for or stored outdoors.
3. All outdoor storage areas shall be contained within a definable area and shall be aesthetically screened as determined by the Planning Director.
4. Barbed wire, razor ribbon, chain link, etc. are prohibited.
5. No merchandise shall be stored nor displayed within the public right-of-way adjacent to this site. (Public Works)
6. If this Special Use Permit is not exercised within two (2) years after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.
7. All City Code requirements and design standards of all City departments must be satisfied.

U-0041-00 - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for approval of a Special Use Permit to allow outdoor sales and storage at the northwest corner of Farm Road and Tule Springs Road. The applicant has indicated they plan to offer seasonal products for sale in conjunction with the stores in this retail center. The site plan shows an area to the south of the Albertson's for outdoor sales, as well as a garden center area to the north of the anchor building.

BACKGROUND DATA

- 12/07/98 The City Council approved a request for Rezoning from R-E (Residence Estates) to TC (Town Center) as part of a larger request (Z-76-98).
- 04/13/00 The Planning Commission recommended approval of a request for a Site Development Plan Review for a proposed 208,211 square foot shopping center [Z-76-98(14)].
- 04/13/00 The Planning Commission recommended approval of a request for a Special Use Permit to allow the off-premise sale of beer and wine in conjunction with a proposed Albertson's convenience store (U-0026-00).
- 04/13/00 The Planning Commission recommended approval of a request for a Special Use Permit to allow the sale of packaged liquor in conjunction with a proposed Albertson's supermarket (U-0027-00).
- 04/13/00 The Planning Commission recommended approval of a request for a Special Use Permit to allow for gasoline sales in conjunction with a proposed Albertson's convenience store (U-0028-00).

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-E under ROI to R-CL	Under Construction
South	TC (SC-TC)	Undeveloped
East	U (L) under ROI to R-PD4	Single Family Residential
West	TC (SC-TC)	Undeveloped

U-0041-00 - Page Two
May 17, 2000 City Council Meeting

ANALYSIS & FINDINGS

ZONING

This project falls within the Service Commercial District of the Town Center. It allows low to medium intensity retail, office, or other commercial uses that are intended to serve primarily the Northwest area and do not include more intense general commercial characteristics. The proposed shopping center is an appropriate use in the zoning district.

USE

The Town Center Development Standards Manual requires a Special Use Permit for Outdoor Storage/Sales in the Service Commercial area of the Town Center. The base requirements for approval of a Special Use Permit within this area include aesthetic screening. Staff finds that this type of seasonal outdoor display is typical in retail centers. Staff has added the minimum conditions of approval. Otherwise, staff has no objection to the request.

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 the surrounding land uses.

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

Staff finds that the site is suitable for this type of development, because the Town Center zoning exists to the south and west of the property. It is also located at the intersection of major streets, an appropriate location 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."**

Staff finds that the subject site is located adjacent to three major streets: Farm Road, an 80-foot wide Secondary Arterial, Durango Drive, a 120-foot wide Parkway Arterial, and Tule Springs Road. These streets will be adequate to meet the requirements of the proposed use.

U-0041-00 - 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 that the approval of this Special Use Permit will not negatively impact the public health, safety, and welfare.

NOTICES MAILED 331 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	N/A
<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
<i>Metro - Crime Prevention</i>	YES	NO	N/A

City of Las Vegas

Agenda Item No. 110

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 - PUBLIC HEARING - SD-31-99 -

SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review on property located on the northwest corner of Grand Teton Drive and Durango Drive FOR A PROPOSED 31,700 SQUARE FOOT RETAIL CENTER, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 5.00 Acres, Ward 6 (Mack), APN's: 125-08-806-005 and 006. The Planning Commission (4-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

BZA Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

98

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:

MACK – APPROVED subject to conditions and amending the following Conditions:

3. Grant a 25-foot wide easement along the north property line of this site for the construction of a multi-use, equestrian trail available for public use. The trail shall be constructed and maintained by the owner of this site, and shall include a 7.5 foot wide path for equestrians and a 10-foot hard surfaced trail path for pedestrians. The owner shall work with the City for the possible future transfer of ownership of the paths within the trail corridor;
4. Grant a 20-foot wide easement (15 feet outside of the public right-of-way) along the west side of Durango Drive for the construction of a multi-use, pedestrian trail available for public use. The trail shall be constructed and maintained by the owner of this site, and shall include a 10-foot hard surfaced trail path for pedestrians. The owner shall work with the City for the possible future transfer of ownership of the paths within the trail corridor;

City of Las Vegas

Agenda Item No. 110

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 110 – SD-31-99

MOTION – Continued:

13. Dedicate 50 feet adjacent to this site for Grand Teton Drive. Grant an additional 10-foot Roadway Corridor Easement for a total of 60 feet for Grand Teton Drive. Dedicate a 54-foot radius at the northwest corner of Durango Drive and Grand Teton Drive prior to the issuance of any permits as required by the Department of Public Works. Applicant understands and agrees that dedication and improvement of Homestead Road may be required at the time development plans are approved for the western portion of APNs 125-08-806-005 and 006;
14. Construct half-street improvements including appropriate overpaving on Grand Teton Drive adjacent to this 5.0 acre site, and construct an appropriate transition along the remainder of APN 125-08-806-006. Construct half-street improvements including appropriate overpaving, if legally able, on Durango Drive adjacent to the overall site concurrent with the first phase of development of this site as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. 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. Construction for all improvements on Grand Teton Drive and Durango Drive shall commence within 2 years of approval of this action by the City Council; failure to comply with this requirement may result in this item being reconsidered by the City Council. Applicant recognizes and agrees that half-street improvements will be required along the remaining portion of APN 125-08-806-006 as a condition of approval of development plans for that portion of the property;
15. Extend a public sewer line to the west edge of the 5.0 acre site in Grand Teton Drive prior to the construction of permanent paving as required by the Department of Public Works;

UNANIMOUS**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY MARK FIORENTINO, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and noted that this is the culmination of many meetings held in order to address concerns from the area residents. He concurred with staff's conditions as well as the amended conditions submitted by staff.

**Agenda Item No. 110**

CITY COUNCIL MEETING OF MAY 17, 2000

Planning & Development Department

Item 110 – SD-31-99

MINUTES – Continued:

LOUISE RUSKAMP, Vice President, Tule Springs Association, 8500 Log Cabin Way, thanked ATTORNEY FIORENTINO and JOHN RITTER, Focus Group, for working with the neighbors to turn this project into something welcomed by the neighborhood. A drugstore on this corner will fit well into this particular area.

COUNCILMAN MACK expressed his appreciation to ATTORNEY FIORENTINO for working with neighbors. Those efforts turned 60 protests into 98 approvals on the project.

CHERI EDELMAN, Public Works, clarified that Condition #13 allows the dedication of Homestead Road at a later date with the rest of the site plan. Condition #14 allows the applicant to phase the improvements on Grand Teton Drive and Condition #15 allows them to extend the public sewer at a later date. Conditions #3 and 4 were reworded in a manner that is comfortable for both the applicant and Public Works.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All related discussion for Item 110 [SD-31-99] and Item 113 [U-0039-00] took place under Item 110.

(2:22 – 2:28)

4 - 506

CONDITIONS:

1. Prior to obtaining a building permit, submit for approval by the Planning and Development Department revised elevations depicting the north elevation of the retail center, the west elevation of the bank and the north elevation of the fast food restaurant be upgraded, to be design consistent with the other elevations.
2. Prior to obtaining a building permit, submit for approval by the Planning and Development Department a cross section of the retail building depicting conformance to the Residential Adjacency Standards.
3. Twenty-five feet of right-of-way shall be provided along the north property line for the construction of an equestrian trail. The right-of-way shall be established as an easement available to the public for use of the trail. The trail shall be maintained by the owner. At

**Agenda Item No. 110**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 110 – SD-31-99

CONDITIONS – Continued:

- the time of final approval of the development plans, a legal document shall be submitted, granting the City ownership of the right-of-way at the request of the City and upon approval of the owner for one dollar and other valuable considerations to maintain.
4. Twenty feet of right-of-way shall be provided along Durango Drive for the construction of an equestrian trail. The right-of-way shall be established as an easement available to the public for use of the trail. In conjunction with the installation of improvements, a trail shall be constructed with two paths, one 10 feet wide for pedestrians and one path 7.50 feet wide for equestrians. The trail shall be maintained by the owner. At the time of final approval of the development plans, a legal document shall be submitted, granting the City ownership of the right-of-way at the request of the City and upon approval of the owner for one dollar and other valuable considerations to maintain.
 5. Wall-pack lighting shall not be allowed on any of the proposed buildings. Lighting standards within the parking areas shall be no more than 15 feet in height. All lighting standards on the site shall utilize "shoe-box" fixtures and downward directed lights so as not to spill over onto the adjacent properties.
 6. Enhanced landscaping shall be used throughout the project.
 7. Construction of the 25 foot equestrian trail with its accompanying lighting, landscaping, screen, split-rail fence and block wall shall commence with Phase 1.
 8. A crossing for the equestrian trail shall be provided for along Durango Drive.
 9. Access shall be provided from the equestrian trail to the retail/restaurant area with Phase 1.
 10. Sidewalks along the site's perimeter shall be meandering within the landscape amenity zones and sidewalk right-of-way. Provide pedestrian walkway easements for all sidewalks not located within public right-of-way.
 11. Signs on the face of the buildings shall be compatible throughout the project site.

*City of Las Vegas***Agenda Item No. 110**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 110 – SD-31-99

CONDITIONS - Continued:

12. A "gateway" effect shall be created at the corner of Grand Teton and Durango. The design of the gateway, including the monument sign, at the corner of Grand Teton Drive and Durango Drive shall be coordinated with the property owner on the easterly side of Durango Drive so that they are compatible with one another.
13. Dedicate 30 feet of right-of-way adjacent to this site for Homestead Road and 50 feet adjacent to this site for Grand Teton Drive. Grant an additional 10 foot Roadway Corridor Easement for a total roadway width of 60 feet for Grand Teton Drive. Dedicate a 25 foot radius on the northeast corner of Homestead Road and Grand Teton Drive and a 54 foot radius at the northwest corner of Durango Drive and Grand Teton Drive prior to the issuance of any permits as required by the Department of Public Works.
14. Construct half-street improvements including appropriate overpaving on Homestead Road and Grand Teton Drive and construct half-street improvements including appropriate overpaving, if legally able, on Durango Drive adjacent to the overall site concurrent with the first phase of development of this site as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. 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. Construction for all improvements on Grand Teton Drive and Durango Drive shall commence within 1 year of approval of this action by the City Council; failure to comply with this requirement may result in this item being reconsidered by the City Council.
15. Extend a public sewer line to the west edge of the overall site in Grand Teton Drive prior to the construction of permanent paving as required by the Department of Public Works.
16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

*City of Las Vegas***Agenda Item No. 110**

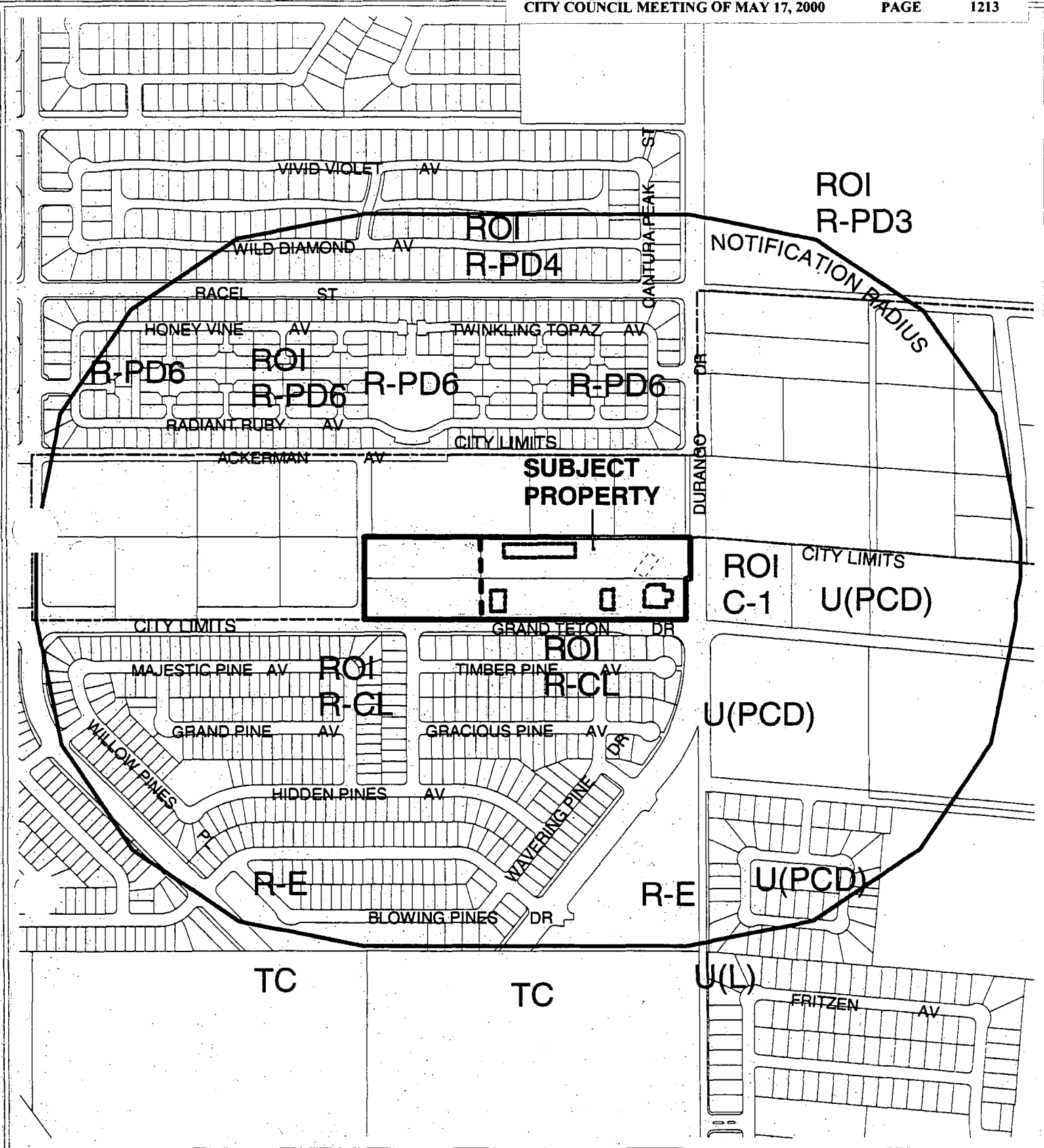
CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 110 – SD-31-99

CONDITIONS - Continued:

17. A Traffic Impact Analysis, including a Master Driveway Analysis and On-site Circulation Plan, must be submitted to and approved by the Department of Public Works for the entire legal parcel prior to the issuance of any building or grading permits or the recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Master Driveway Analysis shall determine the number and location of the driveways servicing this site; no other driveways shall be allowed unless specifically allowed in writing by the Traffic Engineer. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a Final Map for this site, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

*City of Las Vegas***Agenda Item No. 110****CITY COUNCIL MEETING OF MAY 17, 2000****Planning & Development Department****Item 110 – SD-31-99****CONDITIONS - Continued:**

19. All development shall be in conformance with the Site Development plan and building elevations, as amended.
20. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
21. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
22. All City Code requirements and design standards of all City departments must be satisfied.
23. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
24. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide transportation hazards.
25. 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-31-99**

RADIUS: 1320 FT

0 300 600 900 Feet



ZONING OF SUBJECT PROPERTY: U(PCD) - UNDEVELOPED (PLANNED COMMUNITY DEVELOPMENT)
RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: SD-31-99 - Southwest Desert Equities, Limited Liability Company

**** CONDITIONS ****

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

1. Prior to obtaining a building permit, submit for approval by the Planning and Development Department revised elevations depicting the north elevation of the retail center, the west elevation of the bank and the north elevation of the fast food restaurant be upgraded, to be design consistent with the other elevations.
2. Prior to obtaining a building permit, submit for approval by the Planning and Development Department a cross section of the retail building depicting conformance to the Residential Adjacency Standards.
3. Twenty-five feet of right-of-way shall be provided along the north property line for the construction of an equestrian trail. The right-of-way shall be established as an easement available to the public for use of the trail. The trail shall be maintained by the owner. At the time of final approval of the development plans, a legal document shall be submitted, granting the City ownership of the right-of-way at the request of the City and upon approval of the owner for one dollar and other valuable considerations to maintain.
4. Twenty feet of right-of-way shall be provided along Durango Drive for the construction of an equestrian trail. The right-of-way shall be established as an easement available to the public for use of the trail. In conjunction with the installation of improvements, a trail shall be constructed with two paths, one 10 feet wide for pedestrians and one path 7.50 feet wide for equestrians. The trail shall be maintained by the owner. At the time of final approval of the development plans, a legal document shall be submitted, granting the City ownership of the right-of-way at the request of the City and upon approval of the owner for one dollar and other valuable considerations to maintain.
5. Wall-pack lighting shall not be allowed on any of the proposed buildings. Lighting standards within the parking areas shall be no more than 15 feet in height. All lighting standards on the site shall utilize "shoe-box" fixtures and downward directed lights so as not to spill over onto the adjacent properties.
6. Enhanced landscaping shall be used throughout the project.

SD-31-99 - Page Two
May 17, 2000 City Council Meeting

7. Construction of the 25 foot equestrian trail with its accompanying lighting, landscaping, screen, split-rail fence and block wall shall commence with Phase 1.
8. A crossing for the equestrian trail shall be provided for along Durango Drive.
9. Access shall be provided from the equestrian trial to the retail/restaurant area with Phase 1.
10. Sidewalks along the site's perimeter shall be meandering within the landscape amenity zones and sidewalk right-of-way. Provide pedestrian walkway easements for all sidewalks not located within public right-of-way.
11. Signs on the face of the buildings shall be compatible throughout the project site.
12. A "gateway" effect shall be created at the corner of Grand Teton and Durango. The design of the gateway, including the monument sign, at the corner of Grand Teton Drive and Durango Drive shall be coordinated with the property owner on the easterly side of Durango Drive so that they are compatible with one another.
13. Dedicate 30 feet of right-of-way adjacent to this site for Homestead Road and 50 feet adjacent to this site for Grand Teton Drive. Grant an additional 10 foot Roadway Corridor Easement for a total roadway width of 60 feet for Grand Teton Drive. Dedicate a 25 foot radius on the northeast corner of Homestead Road and Grand Teton Drive and a 54 foot radius at the northwest corner of Durango Drive and Grand Teton Drive prior to the issuance of any permits as required by the Department of Public Works.
14. Construct half-street improvements including appropriate overpaving on Homestead Road and Grand Teton Drive and construct half-street improvements including appropriate overpaving, if legally able, on Durango Drive adjacent to the overall site concurrent with the first phase of development of this site as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. 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. Construction for all improvements on Grand Teton Drive and Durango Drive shall commence within 1 year of approval of this action by the City Council; failure to comply with this requirement may result in this item being reconsidered by the City Council.
15. Extend a public sewer line to the west edge of the overall site in Grand Teton Drive prior to the construction of permanent paving as required by the Department of Public Works.

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May 17, 2000 City Council Meeting

16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
17. A Traffic Impact Analysis, including a Master Driveway Analysis and On-site Circulation Plan, must be submitted to and approved by the Department of Public Works for the entire legal parcel prior to the issuance of any building or grading permits or the recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Master Driveway Analysis shall determine the number and location of the driveways servicing this site; no other driveways shall be allowed unless specifically allowed in writing by the Traffic Engineer. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a Final Map for this site, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

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May 17, 2000 City Council Meeting

19. All development shall be in conformance with the Site Development plan and building elevations, as amended.
20. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
21. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
22. All City Code requirements and design standards of all City departments must be satisfied.
23. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
24. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide transportation hazards.
25. 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-31-99 - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST:

This is a request for a Site Development Plan Review for a proposed 32,920 square foot commercial center to be located on the northwest corner of Grand Teton Drive and Durango Drive, on a 5.00 acre site. The applicant indicates this request is justified since the area is currently under served in terms of commercial uses.

BACKGROUND DATA:

- 10/15/99 The subject property's Annexation Ordinance was effective on this date [A-31-97(A)].
- 07/08/99 The Board of County Commissioners approved a Zone Change, subject to conditions, on the subject property. One such condition requires that prohibits gas pumps on the site (ZC-0320-98).
- 05/17/00 The City Council will hear a request for a Special Use Permit for the off-premise sale of beer and wine in conjunction with a proposed 8,000 square foot convenience center on the subject site (U-158-99).
- 05/17/00 The City Council will hear a request for a Special Use Permit for the gasoline sales in conjunction with a proposed 8,000 square foot convenience center on the subject site (U-159-99).

NOTE: It is anticipated that U-158-99 and U-159-99 will be withdrawn if this request is approved.

DETAILS OF APPLICATION REQUEST:

Site Area:	5.00	Acres
Building Area:	32,920	Square Feet
Building Height:	35	Feet (Maximum)
Parking Required:	162	Spaces (See below, including 6 handicap accessible spaces)
Parking Provided:	215	Spaces (Including 9 handicap accessible spaces)

Section 19A.10 of the City of Las Vegas Zoning Code provides that the total required parking shall be the sum of the parking calculated for each individual use within a multi-tenant commercial development. The calculation below details the parking spaces required for the retail center's proposed uses:

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May 17, 2000 City Council Meeting

<u>Land Use</u>	<u>Size/Intensity</u>	<u>Parking Standard</u>	<u>Required Parking</u>
Retail/Drug Store	23,620 sq. ft.	1/250 sq. ft.	95
Bank	5,300 sq. ft.	1/200 sq. ft.	27
Fast Food	4,000 sq. ft.	1/100 sq. ft.	40
Total			162

Access to the site is via two driveways from Grand Teton Drive and one from Durango Drive. The proposed retail structure is located in the northern portion of the site, with the bank, fast food restaurant and drug store located in the southern portion of the site. Landscape planters are proposed adjacent to the south, east and west property lines. Landscape parking fingers are depicted internal to the parking rows, with the exception of the parking areas located adjacent to the southern landscape planter and adjacent to the structures.

The elevations depict one-story buildings with flat roofs of varying heights. A stucco exterior with glazed and metal accents is shown.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	R-A (Residential Agricultural) - County	Unimproved
South	R-E (Residence Estates) under ROI to R-CL (Residential Compact Lot)	Single-Family Dwellings
East	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under ROI to C-1 (Limited Commercial)	Unimproved
West	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]	Unimproved

FINDINGS:

During the 1999 legislative session the State of Nevada Legislature enacted Senate Bill 191 (SB 191) which requires development of a 'significant impact' (as defined in that legislation) to submit an impact statement. Staff has determined that the significant impact threshold has been crossed. Subsequently, the applicant has submitted an impact statement to be reviewed by staff.

USE:

The proposed retail, fast food restaurant and bank uses can be conducted in a manner that is both 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

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May 17, 2000 City Council Meeting

intensity of land use being proposed. Grand Teton Drive and Durango Drive, both primary roadways with right-of-way widths of 100 feet, are sufficient in size to meet the requirements of the proposed use. Approval of this Site Development Plan Review at this location will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

SITE PLAN:

The City of Las Vegas Zoning Code's Residential Adjacency Standards are applicable to all non-residential properties located adjacent to, or in the immediate vicinity of, single-family residential uses. The standards require that a non-residential structure may not exceed the height of a line drawn from a residential property line in a residential district at a 3:1 slope directly into the non-residential property. Residentially zoned vacant land is adjacent to the north property line. The proposed retail building is setback 60 feet from the property line. Staff notes that the building height is 20 feet, with pitched and flat roofed projections. These projections are required to conform to the Residential Adjacency Standards. This issue has been addressed in condition number 2 of this report.

The Board of County Commissioners, as a condition of the Zone Change approval, prohibited access from Durango Drive (ZC-0320-98). Staff added this requirement as condition number one of our recommendation. However, the Planning Commission deleted this condition after hearing from the applicant and area residents.

LANDSCAPE PLAN:

Staff has no objection to the submitted landscaping plan.

ELEVATIONS:

The City of Las Vegas Urban Design Guidelines and Standards require that external details provide visual interests, enrichment and texture. New developments are required to exhibit strong vertical and/or horizontal reveals, off-sets, and three dimensional detail. Large blank surfaces are not recommended, unless a compelling design is proposed. All sides of a structure should exhibit design continuity. Staff is requesting that the north elevation of the retail center, the west elevation of the bank and the north elevation of the fast food restaurant be upgraded to improve the aesthetics of the buildings when viewed from within the proposed development. This issue has been addressed in condition number 1.

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

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

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May 17, 2000 City Council Meeting

Staff finds the proposed retail center will be compatible with surrounding developments.

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

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

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

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

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

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

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

Staff finds the proposed project will utilize exterior materials and colors which will create an aesthetically pleasing environment, subject to the implementation of the conditions below.

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

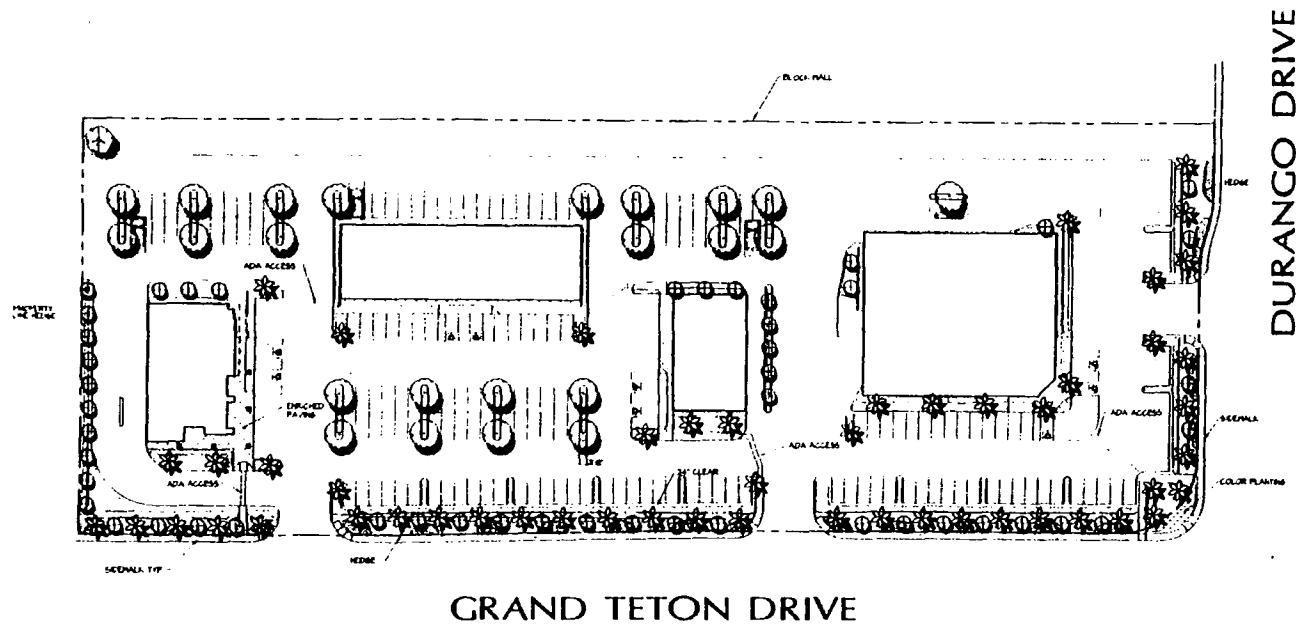
Staff finds the proposed project will not compromise the public health, safety or welfare.

NOTICES MAILED: 202

APPROVALS: 98

[Note: Area residents spoke in favor of the revised application which eliminates the convenience store and gasoline sales. A letter with ten additional conditions was submitted to the Planning Commission, of which eight conditions were added to the recommendation.]

PROTESTS: 2



PLANTING LEGEND

SYMBOL	PLANTING TYPE	PLANTING TYPE	PLANTING TYPE
1	PLANTING TYPE 1	PLANTING TYPE 2	PLANTING TYPE 3
2	PLANTING TYPE 4	PLANTING TYPE 5	PLANTING TYPE 6
3	PLANTING TYPE 7	PLANTING TYPE 8	PLANTING TYPE 9
4	PLANTING TYPE 10	PLANTING TYPE 11	PLANTING TYPE 12
5	PLANTING TYPE 13	PLANTING TYPE 14	PLANTING TYPE 15
6	PLANTING TYPE 16	PLANTING TYPE 17	PLANTING TYPE 18
7	PLANTING TYPE 19	PLANTING TYPE 20	PLANTING TYPE 21
8	PLANTING TYPE 22	PLANTING TYPE 23	PLANTING TYPE 24
9	PLANTING TYPE 25	PLANTING TYPE 26	PLANTING TYPE 27
10	PLANTING TYPE 28	PLANTING TYPE 29	PLANTING TYPE 30
11	PLANTING TYPE 31	PLANTING TYPE 32	PLANTING TYPE 33
12	PLANTING TYPE 34	PLANTING TYPE 35	PLANTING TYPE 36
13	PLANTING TYPE 37	PLANTING TYPE 38	PLANTING TYPE 39
14	PLANTING TYPE 40	PLANTING TYPE 41	PLANTING TYPE 42
15	PLANTING TYPE 43	PLANTING TYPE 44	PLANTING TYPE 45
16	PLANTING TYPE 46	PLANTING TYPE 47	PLANTING TYPE 48
17	PLANTING TYPE 49	PLANTING TYPE 50	PLANTING TYPE 51
18	PLANTING TYPE 52	PLANTING TYPE 53	PLANTING TYPE 54
19	PLANTING TYPE 55	PLANTING TYPE 56	PLANTING TYPE 57
20	PLANTING TYPE 58	PLANTING TYPE 59	PLANTING TYPE 60
21	PLANTING TYPE 61	PLANTING TYPE 62	PLANTING TYPE 63
22	PLANTING TYPE 64	PLANTING TYPE 65	PLANTING TYPE 66
23	PLANTING TYPE 67	PLANTING TYPE 68	PLANTING TYPE 69
24	PLANTING TYPE 70	PLANTING TYPE 71	PLANTING TYPE 72
25	PLANTING TYPE 73	PLANTING TYPE 74	PLANTING TYPE 75
26	PLANTING TYPE 76	PLANTING TYPE 77	PLANTING TYPE 78
27	PLANTING TYPE 79	PLANTING TYPE 80	PLANTING TYPE 81
28	PLANTING TYPE 82	PLANTING TYPE 83	PLANTING TYPE 84
29	PLANTING TYPE 85	PLANTING TYPE 86	PLANTING TYPE 87
30	PLANTING TYPE 88	PLANTING TYPE 89	PLANTING TYPE 90
31	PLANTING TYPE 91	PLANTING TYPE 92	PLANTING TYPE 93
32	PLANTING TYPE 94	PLANTING TYPE 95	PLANTING TYPE 96
33	PLANTING TYPE 97	PLANTING TYPE 98	PLANTING TYPE 99
34	PLANTING TYPE 100	PLANTING TYPE 101	PLANTING TYPE 102
35	PLANTING TYPE 103	PLANTING TYPE 104	PLANTING TYPE 105
36	PLANTING TYPE 106	PLANTING TYPE 107	PLANTING TYPE 108
37	PLANTING TYPE 109	PLANTING TYPE 110	PLANTING TYPE 111
38	PLANTING TYPE 112	PLANTING TYPE 113	PLANTING TYPE 114
39	PLANTING TYPE 115	PLANTING TYPE 116	PLANTING TYPE 117
40	PLANTING TYPE 118	PLANTING TYPE 119	PLANTING TYPE 120
41	PLANTING TYPE 121	PLANTING TYPE 122	PLANTING TYPE 123
42	PLANTING TYPE 124	PLANTING TYPE 125	PLANTING TYPE 126
43	PLANTING TYPE 127	PLANTING TYPE 128	PLANTING TYPE 129
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99	PLANTING TYPE 295	PLANTING TYPE 296	PLANTING TYPE 297
100	PLANTING TYPE 298	PLANTING TYPE 299	PLANTING TYPE 300

SD-0031-99 & U-0039-00
4-13-00 PC STAFF

SITE PLAN
SCHEME 'J'

DATE: 4/13/00
BY: J.C.M.B.I.
PROJECT NO.: SD-0031-99 & U-0039-00
SHEET NO.: 1 OF 1

**J.C.M.B.I.
DEVELOPMENT COMPANY**
3430 N. RAYMOND DRIVE, SUITE 208
LAS VEGAS, NV 89130
702.366.8734
702.366.8782

GRAND TETON VILLAGE
NWC GRAND TETON DRIVE AND DURANGO DRIVE
LAS VEGAS, NEVADA

Richard Price & Associates, Inc.



Landscape Architects/Planners
27127 Calle Arroyo, Suite 100
San Juan Capistrano, CA 92675
949.248.1138 Fax 949.248.4980
Nevada 702.564.0560
C.A. License 13811, S.C. License 115
10.26.00 10/96 0077
10.11.00

SCALE: 1"=40'-0"

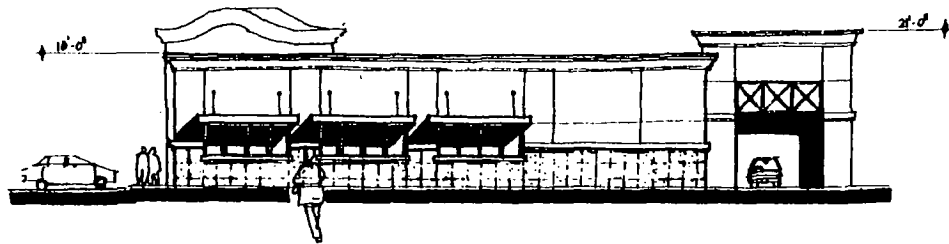


mgc
Model, Entertainment, Hospitality, Office
100 East Main Street, Suite 100, Las Vegas, NV 89101
702.366.8734
702.366.8782

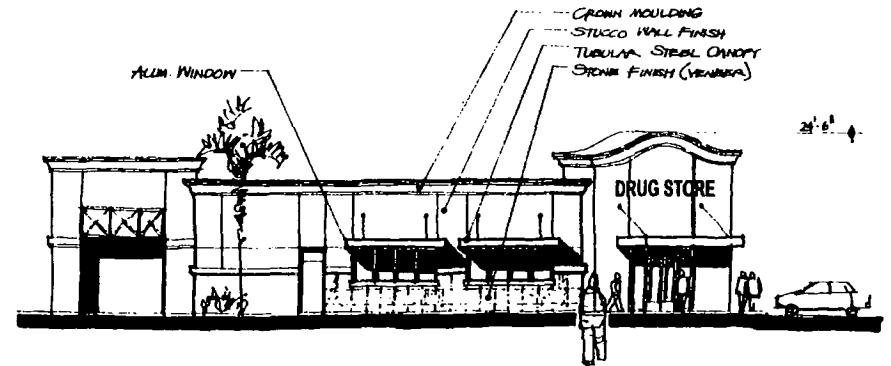


SD-0031-99 & U-0039-00

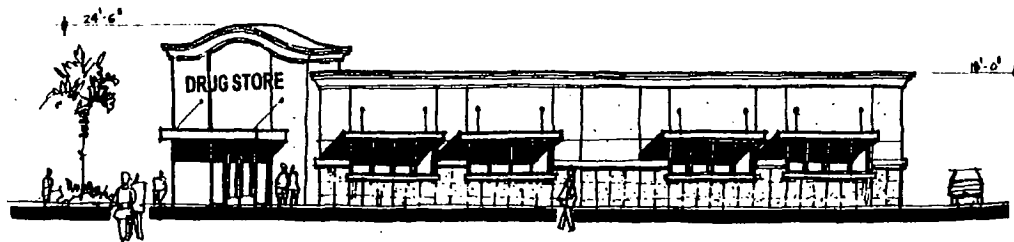
4-13-00 PC STAFF



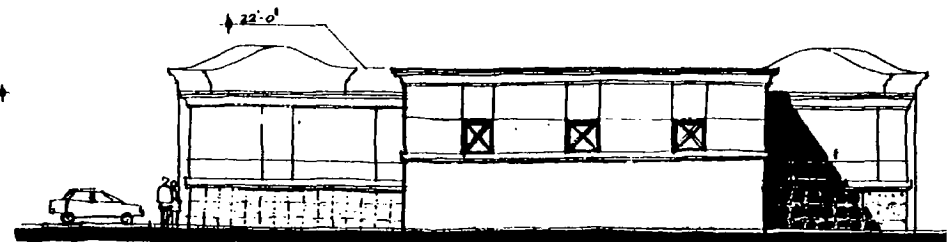
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

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



Notes:
1. NEW OR EXISTING: ALL RIGHTS RESERVED
No warranty is made as to the accuracy of the information provided herein.
This drawing is the property of the architect and is not to be used for any other purpose without the written consent of the architect.

Prepared By
Date

10.02.00
10.02.00

**J.O.M.B.I.
DEVELOPMENT COMPANY**
2520 N. BUFFALO DRIVE, SUITE 205
LAS VEGAS, NV 89115

T: 702.386.6734
F: 702.386.6703

GRAND TETON VILLAGE

NWC GRAND TETON DRIVE AND DURANGO DRIVE
LAS VEGAS, NEVADA

mgc
Retail, Entertainment, Hospitality, Office
10000 W. Sahara Ave., Suite 100, Las Vegas, NV 89135
Tel: 702.386.6734 Fax: 702.386.6703



City of Las Vegas

Agenda Item No. 111

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 RELATED TO SD-31-99 - PUBLIC HEARING - U-158-99 - **SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY** - Appeal filed by Kummer Kaempfer Bonner & Renshaw from the Denial by the Planning Commission of a request by Southwest Desert Equities, Limited Liability Company for a Special Use Permit on property located on the northwest corner of Grand Teton Drive and Durango Drive FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED 8,000 SQUARE FOOT CONVENIENCE STORE, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack), APN's: 125-08-806-005 and 006. Staff recommends APPROVAL. The Planning Commission (3-1-1 vote) recommends DENIAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****1****BZA Meeting****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****60****BZA Meeting****City Council Meeting****0****RECOMMENDATION:**

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

BACKUP DOCUMENTATION:

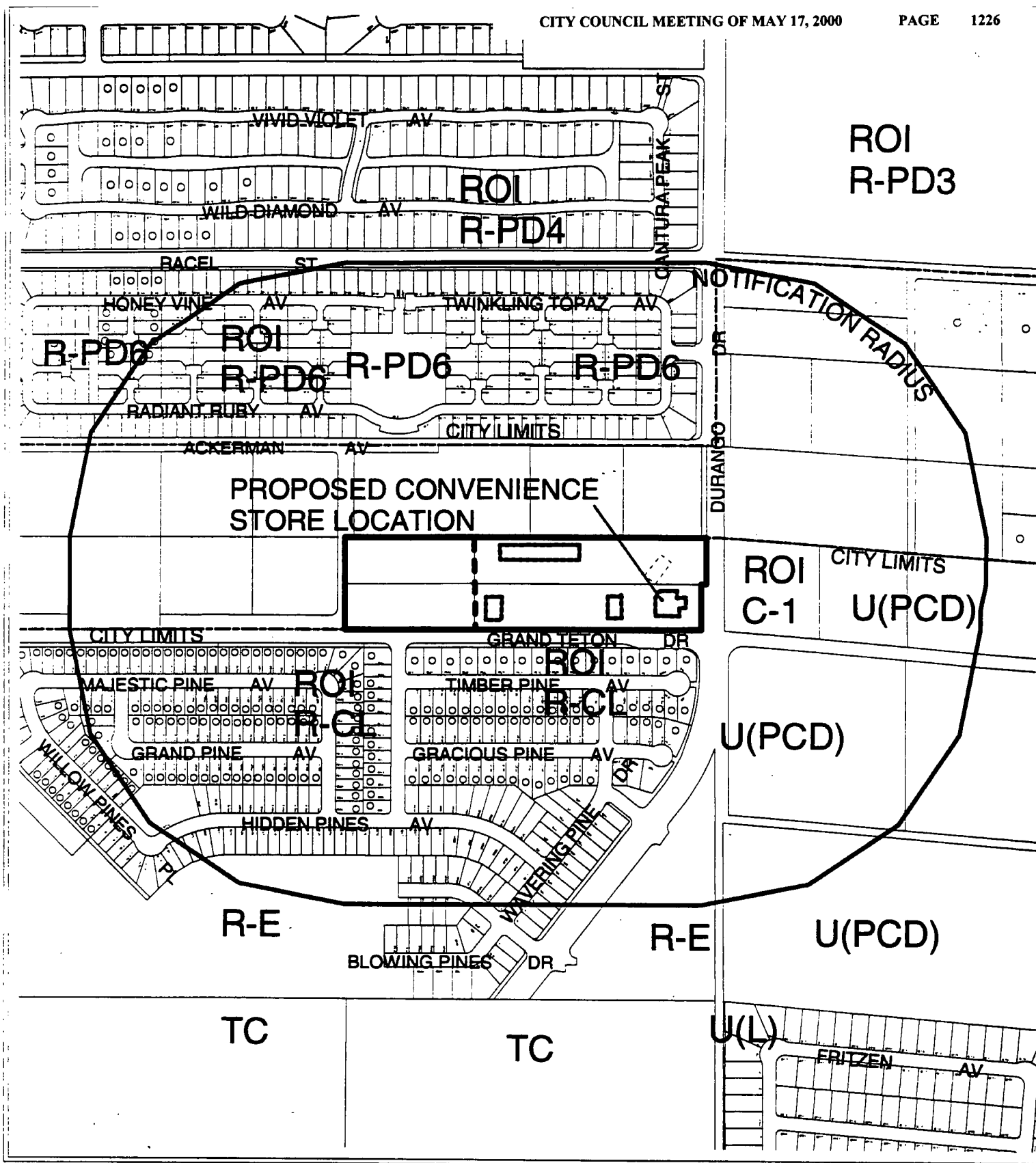
1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:**MACK - WITHDRAWN - UNANIMOUS****MINUTES:**

MAYOR GOODMAN declared the Public Hearing Open.

ATTORNEY MARK FIORENTINO, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, requested that this item be withdrawn.

*City of Las Vegas***Agenda Item No. 111****CITY COUNCIL MEETING OF MAY 17, 2000****Planning & Development Department****Item 111 – U-158-99****MINUTES - Continued:****MAYOR GOODMAN declared the Public Hearing closed.****No one appeared in opposition.****There was no further discussion.****(2:28 – 2:29)****4 - 712**



CASE: U-158-99

RADIUS: 1000 FT

0 300 600 900 Feet



ZONING OF SUBJECT PROPERTY: U(PCD) - UNDEVELOPED (PLANNED COMMUNITY DEVELOPMENT)
RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: Abeyance Item - U-158-99 - Southwest Desert Equities, Limited Liability Company

THIS ITEM WAS HELD IN ABEYANCE FROM THE APRIL 5, 2000 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST. IT IS ANTICIPATED THAT THIS REQUEST WILL BE WITHDRAWN IF SD-31-99 IS APPROVED.

**** CONDITIONS ****

The Planning Commission (3-1-1 vote) recommends DENIAL.

Staff recommends APPROVAL, subject to:

1. No access from Durango Drive is permitted.
2. Prior to obtaining a building permit, submit for approval by the Planning and Development Department a revised landscape plan depicting one 24 inch box tree for every six proposed parking spaces in the parking areas adjacent to the west side of the structure which can be located in minimum five foot wide landscape fingers or in adjacent landscape planters.
3. Prior to obtaining a building permit, submit for approval by the Planning and Development Department a revised site plan depicting a minimum 24 foot wide internal driveway for two-way traffic
4. All development shall be in conformance with the Site Development plan and building elevations, as amended.
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. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
7. All City Code requirements and design standards of all City departments must be satisfied.

U-158-99 - Page Two

May 17, 2000 City Council Meeting

8. 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.
9. 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.
10. 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-158-99 - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST:

This is an appeal filed by Kummer Kaempfer Bonner & Renshaw from the Denial by the Planning Commission of a request by Southwest Desert Equities, Limited Liability Company for a Special Use Permit for the off-premise sale of beer and wine in conjunction with a proposed 8,000 square foot convenience store, on property located on the northwest corner of Durango Drive and Grand Teton Drive. The applicant offers no justification for the approval of this request.

BACKGROUND DATA:

- 10/15/99 The subject property's Annexation Ordinance was effective on this date [A-31-97(A)].
- 07/08/99 The Board of County Commissioners approved a Zone Change, subject to Conditions, on the subject property. One such Condition requires that no gas pumps are permitted (ZC-0320-98).
- 01/13/99 The Planning Commission will hear a request for a Site Development Plan Review for a proposed 31,700 square foot commercial center to be located on the northwest corner of Grand Teton Drive and Durango Drive (SD-31-99).
- 01/13/99 The Planning Commission will hear a request for a Special Use Permit for gasoline sales, in conjunction with a proposed 8,000 square foot convenience center on the subject site (U-159-99).

DETAILS OF APPLICATION REQUEST:

Site Area:	5.00	Acres (Entire Site)
Building Area:	8,000	Square Feet
Building Height:	25	Feet (Maximum)
Total Parking Required:	157	Spaces (See below, including 6 handicap accessible spaces)
Total Parking Provided:	206	Spaces (Including 9 handicap accessible spaces)

Section 19A.10 of the City of Las Vegas Zoning Code provides that the total required parking shall be the sum of the parking calculated for each individual use within a multi-tenant commercial development. The calculation below details the parking spaces required for the entire retail center's proposed uses:

U-158-99 - Page Two
May 17, 2000 City Council Meeting

<u>Land Use</u>	<u>Size/Intensity</u>	<u>Parking Standard</u>	<u>Required Parking</u>
Retail	14,400 sq. ft.	1/250 sq. ft.	58
Bank	5,300 sq. ft.	1/200 sq. ft.	27
Fast Food	4,000 sq. ft.	1/100 sq. ft.	40
<u>Service Station</u>	<u>8,000 sq. ft.</u>	<u>1/250 sq. ft.</u>	<u>32</u>
Total			157

Access to the site is via one driveway from Grand Teton Drive, and one from Durango Drive. The proposed convenience store is located in the southeastern portion of the site. Landscape planters are proposed adjacent to the south and east property lines. Landscape parking fingers are depicted internal to the site.

The elevations depict a one-story building with a flat roof. The proposed construction materials are a stucco exterior with glazed and metal accents.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	R-A (Residential Agricultural) - County	Unimproved
South	R-E (Residence Estates) under ROI to R-CL (Residential Compact Lot)	Single-Family Dwellings
East	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under ROI to C-1 (Limited Commercial)	Unimproved
West	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]	Unimproved

FINDINGS:

USE:

The proposed convenience store can be conducted in a manner that is both 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. Grand Teton Drive and Durango Drive, both primary roadways with right-of-way widths of 100 feet, are sufficient in size to meet the requirements of the proposed use. Approval of this Special Use Permit at this location will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

Section 19A.04.050 of the Las Vegas Zoning Code requires that all off-premise beer and wine sales be a minimum distance of 400 feet from any church, synagogue, school, child care facility licensed for more than twelve children or City park. The distance requirement is measured from property line to property line. In this case, the proposed use meets the minimum distance separation requirements as no protected uses exists within 400 feet of this proposal.

U-158-99 - Page Three
May 17, 2000 City Council Meeting

SITE PLAN:

The site plan does not specify the width of the internal driveways. The City of Las Vegas Urban Design Guidelines and Standards require a minimum width for an internal drive to be 24 feet for two-way traffic. Staff estimates the width as 24 feet, but would like to have the width specified on the site plan.

The Board of County Commissioners, as a condition of the Zone Change approval, required that no access from Durango Drive is permitted (ZC-0320-98).

LANDSCAPE PLAN:

The City of Las Vegas Urban Design Guidelines and Standards require that one 24 inch box tree is provided for every six proposed parking spaces. The required trees can be located in minimum five foot wide landscaping fingers or in adjacent landscaping planters. The required trees have not been provided in the parking areas adjacent to the west side of the structure.

The State of Nevada Legislature enacted, during the 1999 legislative session, Senate Bill 191 (SB 191) which requires development of a 'significant impact' (as defined in that legislation) to submit an impact statement. Staff has determined that the 'significant impact' threshold has been crossed. Subsequently the applicant has submitted an impact statement to be reviewed by staff.

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

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

Staff finds the proposed use will not adversely impact surrounding uses.

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

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

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

Staff finds the proposed use will be supported by fully developed streets.

U-158-99 - Page Four
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 that since the business will be subject to regular inspection by City and County staff for licenses and permits, the proposed use will not compromise the public health, safety, and welfare.

NOTICES MAILED: 212 by City Clerk

APPROVALS: 60

PROTESTS: 1

[Note: The Planning Commission determined that the request for beer and wine sales, in conjunction with gasoline sales and a convenience store is an inappropriate land use on the subject site at this time because it is incompatible with the existing single-family residential neighborhood.]

AGENCY COMMENTS:

<i>Business Services:</i>	Not Applicable.
<i>City Centre Development:</i>	Not Applicable.
<i>Fire Services:</i>	No Comments Received.
<i>Metro:</i>	No Comments Received.
<i>Permits/ Inspections:</i>	No Comments Received.
<i>Public Works:</i>	Incorporated into Conditions of Approval for SD-31-99.

City of Las Vegas

Agenda Item No. 112

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 RELATED TO SD-31-99 - PUBLIC HEARING - U-159-99 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY - Appeal filed by Kummer Kaempfer Bonner & Renshaw from the Denial by the Planning Commission of a request by Southwest Desert Equities, Limited Liability Company for a Special Use Permit on property located on the northwest corner of Grand Teton Drive and Durango Drive FOR GASOLINE SALES IN CONJUNCTION WITH A PROPOSED 8,000 SQUARE FOOT CONVENIENCE STORE, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack), APN's: 125-08-806-005 and 006. The Planning Commission (3-1-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****60****BZA Meeting****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****1****BZA Meeting****City Council Meeting****0****RECOMMENDATION:**

The Planning Commission (3-1-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:**MACK - WITHDRAWN - UNANIMOUS****MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY MARK FIORENTINO, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, requested that this item be withdrawn.

No one appeared in opposition.

City of Las Vegas

Agenda Item No. 112

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 112 – U-159-99

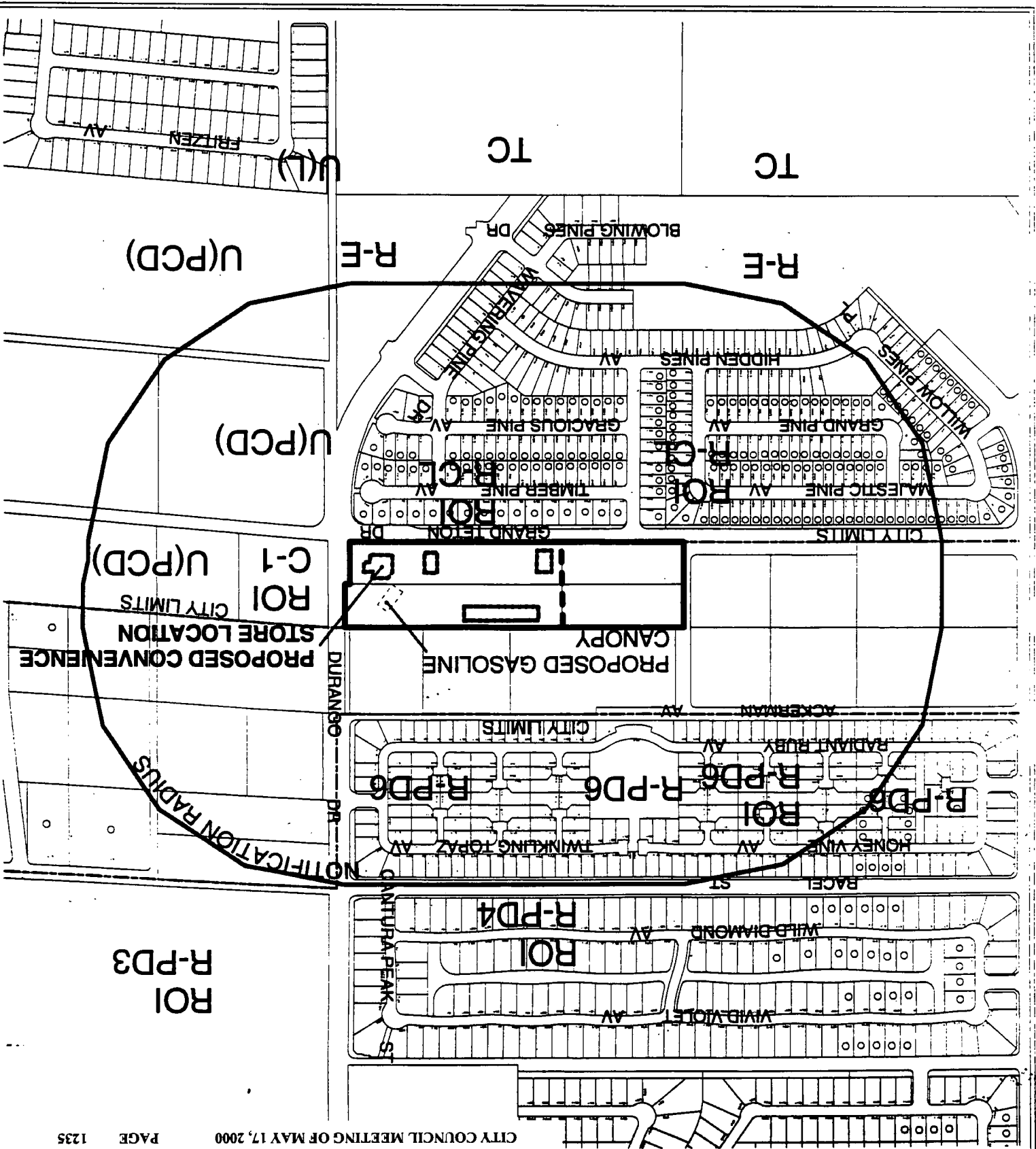
MINUTES - Continued:

MAYOR GOODMAN declared the Public Hearing closed.

There was no further discussion.

(2:28 – 2:29)

4 - 742



ROI
R-PD3

ROI
R-PD4

ROI
R-PD6

ROI
R-PD6

PROPOSED CONVENIENCE
STORE LOCATION

PROPOSED GASOLINE
CANOPY

ROI
C-1
CITY LIMITS
U(PCD)

U(PCD)

R-E

R-E

TC

TC

U(PCD)

AV
FRITZEN

BLOWING PINE
DR

WATERING PINE
AV

GRACIOUS PINE
AV

TIMBER PINE
AV

GRAND PINE
DR

HIDDEN PINES

GRAND PINE
AV

MAJESTIC PINE
AV

WILLOW PINES

AV

CITY LIMITS

ACKERMAN
AV

CITY LIMITS

RADIANT RUBY
AV

AV

AV

AV

AV

AV

AV

AV

AV

AV

AV

AV

AV

AV

AV

0 300 600 900 Feet



CASE: U-159-99
RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: U(PCD) - UNDEVELOPED (PLANNED COMMUNITY DEVELOPMENT)
RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: Abeyance Item - U-159-99 - Southwest Desert Equities, Limited Liability Company

THIS ITEM WAS HELD IN ABEYANCE FROM THE APRIL 5, 2000 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST. IT IS ANTICIPATED THAT THIS REQUEST WILL BE WITHDRAWN IF SD-31-99 IS APPROVED.

**** CONDITIONS ****

The Planning Commission (3-1-1 vote) and staff recommend DENIAL. If approved, subject to:

1. No vehicle shall be parked on the premises for the purposes of offering the vehicle for sale.
2. No used or discarded automotive parts or equipment or disabled, junked, or wrecked vehicles shall be located in any open area outside the main structure.
3. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.
4. No access from Durango Drive is permitted.
5. Prior to obtaining a building permit, submit for approval by the Planning and Development Department a revised landscape plan depicting one 24 inch box tree for every six proposed parking spaces in the parking areas adjacent to the west side of the structure which can be located in minimum five foot wide landscape fingers or in adjacent landscape planters.
6. Prior to obtaining a building permit, submit for approval by the Planning and Development Department a revised site plan depicting a minimum 24 foot wide internal driveway for two-way traffic
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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).

U-159-99 - Page Two
May 17, 2000 City Council Meeting

10. All City Code requirements and design standards of all City departments must be satisfied.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide transportation hazards.
13. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

U-159-99 - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST:

This is an appeal filed by Kummer Kaempfer Bonner & Renshaw from the Denial by the Planning Commission of a request by Southwest Desert Equities, Limited Liability Company for a Special Use Permit for gasoline sales in conjunction with a proposed 8,000 square foot convenience store, on property located on the northwest corner of Durango Drive and Grand Teton Drive. The applicant offers no justification for the approval of this request.

BACKGROUND DATA:

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- 07/08/99 The Board of County Commissioners approved a Zone Change, subject to conditions, on the subject property. One such condition requires that no gas pumps are permitted (ZC-0320-98).
- 01/13/99 The Planning Commission will hear a request for a Site Development Plan Review for a proposed 31,700 square foot commercial center to be located on the northwest corner of Grand Teton Drive and Durango Drive (SD-31-99).
- 01/13/99 The Planning Commission will hear a request for a Special Use Permit for the off-premise sale of beer and wine, in conjunction with a proposed 8,000 square foot convenience store on the subject site (U-158-99).

DETAILS OF APPLICATION REQUEST:

Site Area:	5.00	Acres (Entire Site)
Building Area:	8,000	Square Feet
Building Height:	25	Feet (Maximum)
Total Parking Required:	157	Spaces (See below, including 6 handicap accessible spaces)
Total Parking Provided:	206	Spaces (Including 9 handicap accessible spaces)

Section 19A.10 of the City of Las Vegas Zoning Code provides that the total required parking shall be the sum of the parking calculated for each individual use within a multi-tenant commercial development. The calculation below details the parking spaces required for the entire retail center's proposed uses:

<u>Land Use</u>	<u>Size/Intensity</u>	<u>Parking Standard</u>	<u>Required Parking</u>
Retail	14,400 sq. ft.	1/250 sq. ft.	58
Bank	5,300 sq. ft.	1/200 sq. ft.	27
Fast Food	4,000 sq. ft.	1/100 sq. ft.	40
Service Station	8,000 sq. ft.	1/250 sq. ft.	32
Total			157

U-159-99 - Page Two
May 17, 2000 City Council Meeting

Access to the site is from one driveway from Grand Teton Drive, and one from Durango Drive. The proposed convenience store is located in the southeastern portion of the site. Landscape planters are proposed adjacent to the south and east property lines. Landscape parking fingers are depicted internal to the site.

The elevations depict a one-story building with a flat roof. The proposed construction materials are a stucco exterior with glazed and metal accents.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	R-A (Residential Agricultural) - County	Unimproved
South	R-E (Residence Estates) under R.O.I. to R-CL (Residential Compact Lot)	Single-Family Dwellings
East	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under R.O.I. to C-1 (Limited Commercial)	Unimproved
West	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]	Unimproved

FINDINGS:

USE:

The Board of County Commissioners, as a condition of the Zone Change approval, required that no gas pumps are permitted on the subject site. Staff finds that the proposed gas pumps location is incompatible with the County zoned residential land located to the north of the subject site.

The City of Las Vegas Zoning Code requires that:

1. No vehicle shall be parked on the premises for the purposes of offering the vehicle for sale;
2. No used or discarded automotive parts or equipment or disabled, junked, or wrecked vehicles shall be located in any open area outside the main structure; and
3. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.

SITE PLAN:

The site plan does not specify the width of the internal driveways. The City of Las Vegas Urban Design Guidelines and Standards require a minimum width for an internal drive to be 24 feet for two-way traffic. Staff estimates the width as 24 feet, but would like to have the width specified on the site plan.

U-159-99 - Page Three
May 17, 2000 City Council Meeting

The Board of County Commissioners, as a Condition of the Zone Change approval, required that no access from Durango Drive is permitted.

LANDSCAPE PLAN:

The City of Las Vegas Urban Design Guidelines and Standards require that one 24 inch box tree is provided for every six proposed parking spaces. The required trees can be located in minimum five foot wide landscape fingers or in adjacent landscape planters. The required trees have not been provided in the parking areas adjacent to the west side of the structure.

The State of Nevada Legislature enacted, during the 1999 legislative session, Senate Bill 191 (SB 191) which requires development of a 'significant impact' (as defined in that legislation) to submit an impact statement. Staff has determined that the 'significant impact' threshold has been crossed. Subsequently the applicant has submitted an impact statement to be reviewed by staff.

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

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

Staff finds the proposed gas pumps would adversely impact the residential use located to the north of the subject site.

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

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

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

Staff finds the proposed use will be supported by fully developed streets.

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-159-99 - Page Four
May 17, 2000 City Council Meeting

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

NOTICES MAILED: 212 by City Clerk

APPROVALS: 1

PROTESTS: 60

[Note: The Planning Commission determined that the request for gasoline sales, in conjunction with beer and wine sales and a convenience store is an inappropriate land use on the subject site at this time because it is incompatible with the existing single-family residential neighborhood.]

AGENCY COMMENTS:

<i>Business Services:</i>	Not Applicable.
<i>City Centre Development:</i>	Not Applicable.
<i>Fire Services:</i>	No Comments Received.
<i>Metro:</i>	No Comments Received.
<i>Permits/ Inspections:</i>	No Comments Received.
<i>Public Works:</i>	Incorporated into Conditions of Approval for SD-31-99.

City of Las Vegas

Agenda Item No. 113

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 RELATED TO SD-31-99 - PUBLIC HEARING - U-0039-00 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY - Request for a Special Use Permit TO ALLOW THE SALE OF PACKAGED LIQUOR IN CONJUNCTION WITH A PROPOSED 15,120 SQUARE FOOT DRUG STORE at the northwest corner of Grand Teton Drive and Durango Drive (APN'S: 125-08-806-005 and 006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack). The Planning Commission (4-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****2****BZA Meeting****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****3****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:

MACK – APPROVED subject to conditions and amending Condition #1 to state that this approval shall expire in two years if the use is not exercised, unless an extension of time is granted – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ROBERT GENZER, Deputy Director, Planning & Development Department, recommended that Condition #1 be amended.

*City of Las Vegas***Agenda Item No. 113**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 113 – U-0039-00

MINUTES - Continued:

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

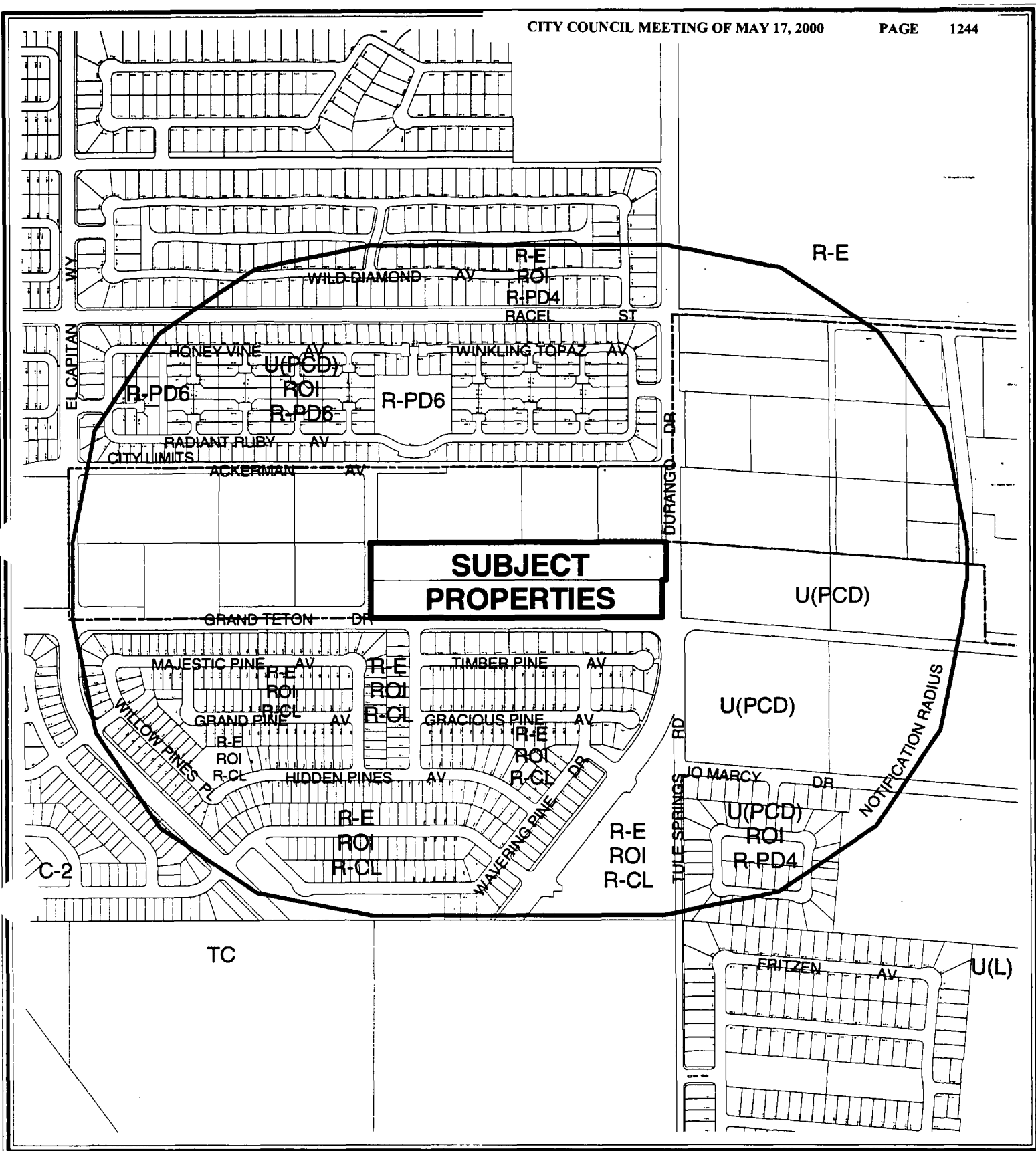
NOTE: All related discussion for Item 110 [SD-31-99] and Item 113 [U-0039-00] took place under Item 110.

(2:22 – 2:28)

4 - 506

CONDITIONS:

1. This approval shall expire in two years if the use is not exercised.
2. Conformance to the Conditions of Approval of SD-31-99 as required by the Planning and Development Department and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied.



CASE: U-0039-00

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: U-0039-00 - Southwest Desert Equities, Limited Liability Company

**** CONDITIONS ****

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

1. This approval shall expire in two years if the use is not exercised.
2. Conformance to the Conditions of Approval of SD-31-99 as required by the Planning and Development Department and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied.

U-0039-00 - 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 the northwest corner of Grand Teton Drive and Durango Drive to allow the sale of packaged liquor in conjunction with a proposed drug store.

Site Area	5.00	Acres
Drug Store Building Area	32,920	Square Feet
Building Height	34	Feet (Maximum)

Access to the site is via two driveways from Grand Teton Drive and one from Durango Drive. The proposed drug store is located in the southeast portion of the site.

BACKGROUND DATA

10/15/99 The subject property's Annexation Ordinance was effective on this date [A-31-97(A)].

07/08/99 The Board of County Commissioners approved a Zone Change, subject to conditions, on the subject property. One such condition prohibits gas pumps on the site (ZC-0320-98).

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	R-A (Residential Agricultural) - County	Unimproved
South	R-E (Residence Estates) under ROI to R-CL (Residential Compact Lot) Dwellings	Single-Family
East	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under R.O.I. to C-1 (Limited Commercial)	Unimproved
West	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]	Unimproved

ANALYSIS & FINDINGS

ZONING/USE

A drug store with the sale of packaged liquor for off-premise consumption is typical of commercially zoned parcels located at an intersection.

U-0039-00 - Page Two
May 17, 2000 City Council Meeting

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 drug store with the sale of packaged liquor for off-premise consumption can be operated in a manner that is harmonious and compatible with the surrounding commercial 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."**

Upon development of the adjacent streets, staff finds the proposed use will be served adequately.

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 drug store with the sale of packaged liquor for off-premise consumption will not compromise the public health, safety, and welfare because alcohol sales are subject to ongoing City licensing and enforcement.

NOTICES MAILED 301 by City Clerk

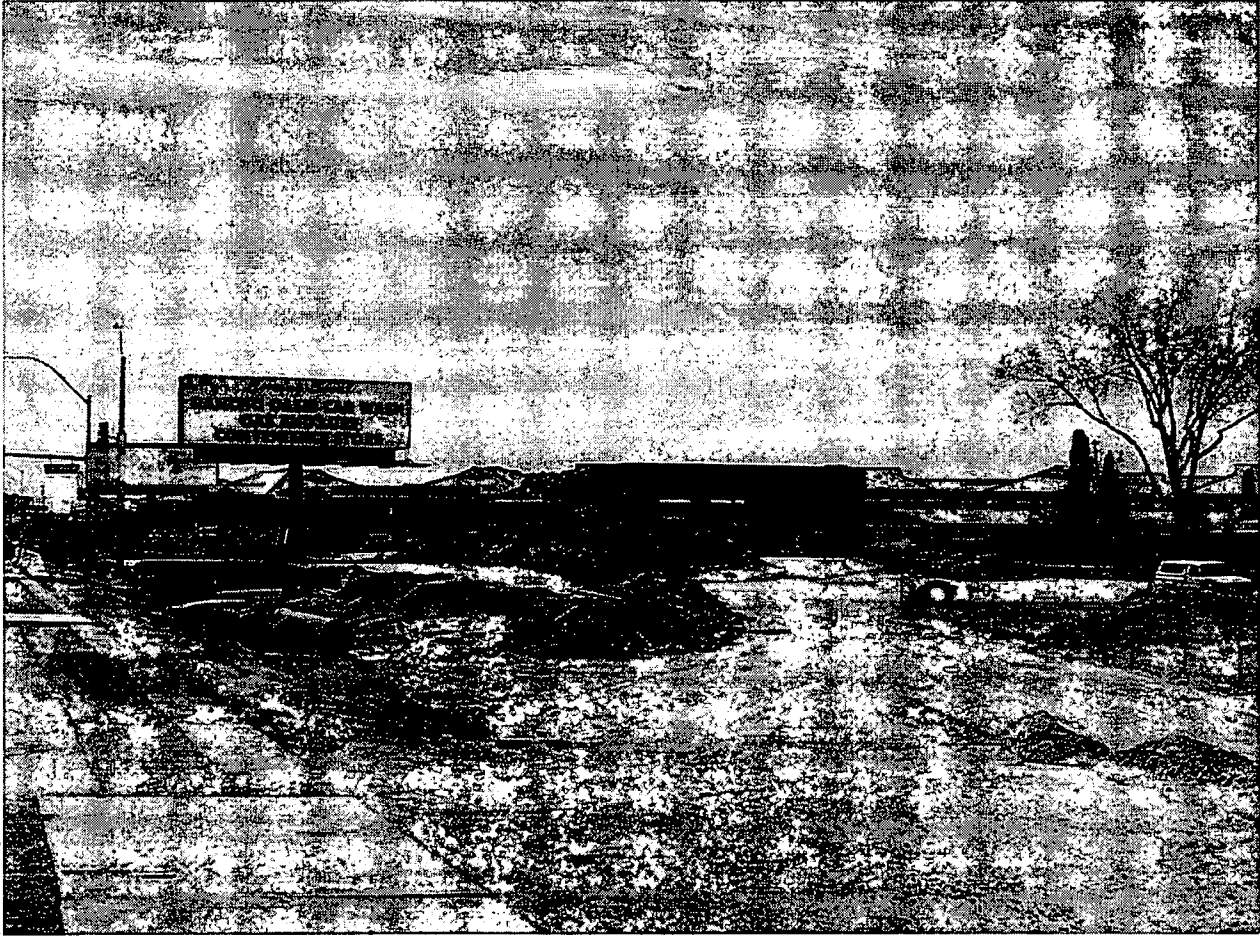
APPROVALS 3

PROTESTS 2

U-0039-00 - 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		
<i>B&S - Permits/Inspections</i>	YES		
<i>PW - DEVCO</i>	YES	YES	YES-SD-31-99
<i>City Centre Development Corp</i>	YES		
<i>Redevelopment Agency</i>	YES		
<i>Fire Services - Prevention</i>	YES		
<i>Metro - Crime Prevention</i>	YES		



V-0023-95(1)
2951 N. Rancho Drive

City of Las Vegas

Agenda Item No. 114

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: MAY 17, 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

FIVE YEAR REQUIRED REVIEW - VARIANCE - PUBLIC HEARING - V-0023-95(1) - PHYLLIS AND CHARLES HAYES - Five Year Required Review on an approved Variance on property located at 2951 North Rancho Drive, which allowed two 14 x 48 foot off-premise advertising (Billboard) signs where such use is not allowed, C-2 (General Commercial) Zone, Ward 5 (Weekly), APN: 138-13-601-019. The Board of Zoning Adjustment (3-0 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 Board of Zoning Adjustment (3-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

WEEKLY - APPROVED subject to conditions – UNANIMOUS with MACK not voting

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

HAROLD FOSTER, 3230 Polaris Avenue, appeared on behalf of PHYLLIS and CHARLES HAYES and explained that the Variance was needed because there were apartments on the site. However, the applicant has converted the units to a motel and the Variance is being used as the means to approve the two off-premise billboards. The commercial development on the remainder of the property has been completed and is located across from the North Las Vegas Airport.

*City of Las Vegas***Agenda Item No. 114**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 114 – V-0023-95(1)

MINUTES - Continued:

COUNCILMAN WEEKLY expressed concern about some billboards located in Ward 5 which are not being used and have graffiti on them. He asked whether a condition could be placed on these billboards when they come up for review as relates to vacant billboards. COUNCILMAN McDONALD informed COUNCILMAN WEEKLY that a sign ordinance is being drafted that off-premise signs and billboards would have to be removed if they are not used within one year.

No one appeared in opposition.

There was no further discussion.

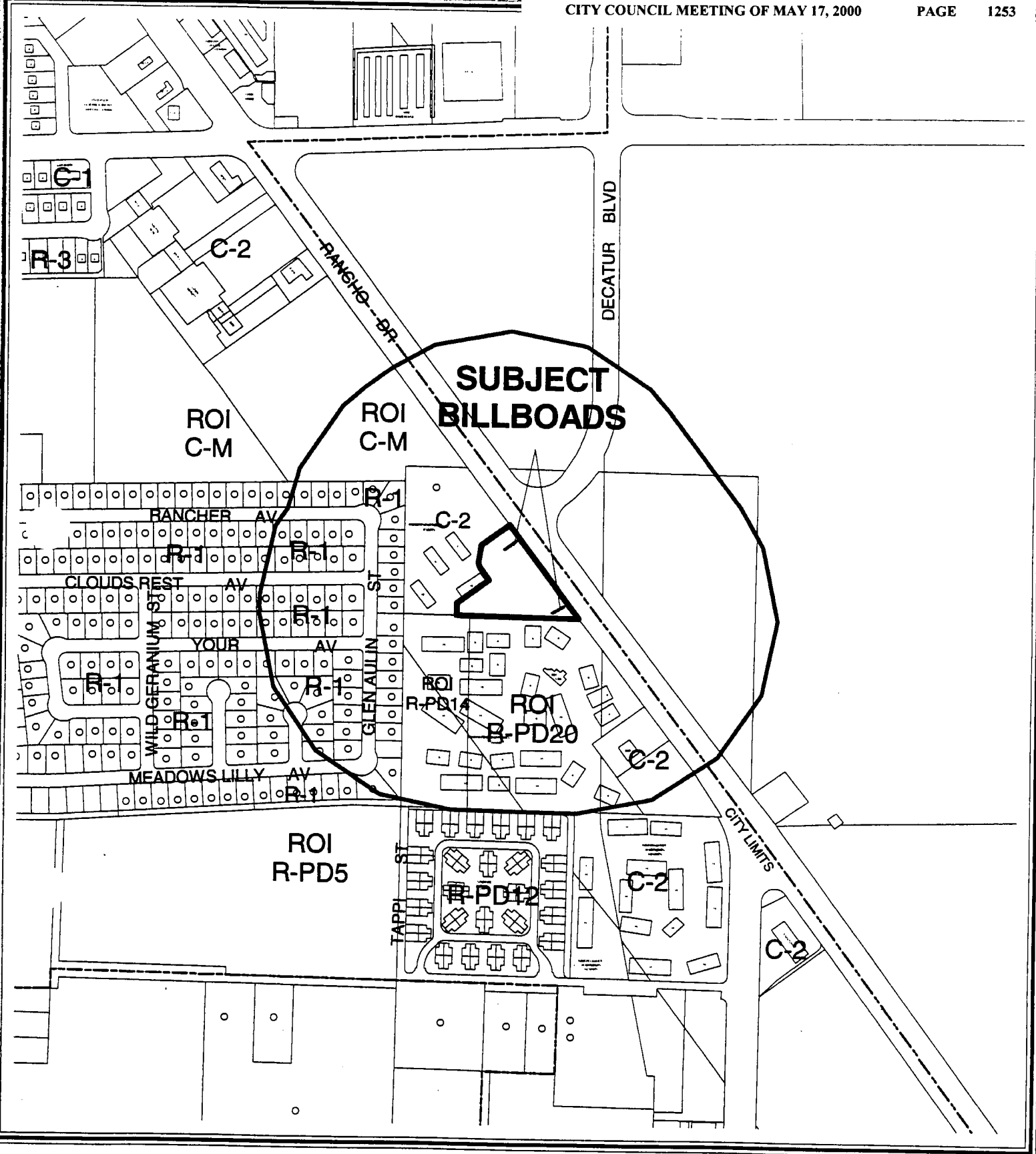
MAYOR GOODMAN declared the Public Hearing closed.

(3:37 – 3:40)

5 - 76

CONDITIONS:

1. The City Council shall hold a public hearing to review this use in three years, and at this time may require the billboards to be removed.
2. City Code requirements and design standards of all City Departments which are not affected by approval of this Variance must be satisfied.

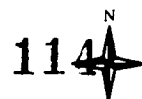


CASE: V-0023-95(1)

RADIUS: 750 FT

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

0 400 800 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: V-0023-95(1) - Phyllis and Charles Hayes

**** CONDITIONS ****

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

1. The City Council shall hold a public hearing to review this use in three years, and at this time may require the billboards to be removed.
2. City Code requirements and design standards of all City Departments which are not affected by approval of this Variance must be satisfied.

V-0023-95(1) - Page One
May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Five Year Review of an approved Variance located at 2951 North Rancho Drive, which allowed two 14X48 foot off-premise advertising (Billboards) signs where such use is not allowed.

BACKGROUND DATA

04/19/95 The City Council approved an appeal of a Board of Zoning Adjustment Denial, thus allowing the two Billboards (V-23-95).

SITE DETAILS

Current Zoning:	C-2 (General Commercial)
Existing Land Use:	Motel
Site Area:	6.01 Acres

ANALYSIS

In 1995, this application was submitted because it was on the same site as 37 rental apartments. The applicant has since converted the units to a motel, thus making the signs an allowable use in the C-2 (General Commercial) Zoning District. Because of the conversion to a motel this variance was not needed, however the City Council used it as the vehicle to approve the billboards instead of requiring a Special Use Permit.

In December 1996, The City Council did approve a Special Use Permit for an automated car wash and convenience store with beer and wine sales, these uses are now under construction.

FINDINGS

Section 19A.18.070B of the LVMC states:

“B. Scope and Limitations

V-0023-95(1) - Page Two
May 17, 2000 City Council Meeting

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

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

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

"L. Determinations

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

A recent inspection of the two billboards revealed that the subject signs are in compliance with the approved plans and all conditions of approval.

Staff notes that the character of the area is relatively unchanged. If anything, it has become more commercialized than at the time of the original approval. Staff finds that the two billboards are compatible with the character of the surrounding neighborhood. Staff has no objection and recommends approval.

V-0023-95(1) - Page Three
May 17, 2000 City Council Meeting

Even though technically this Variance is no longer required, staff would like to suggest that it remain in effect since it was the vehicle used for the original approval, and would require another review in five years.

NOTICES MAILED 72

APPROVALS 0

PROTESTS 1

[Note: The Board of Zoning Adjustment approved this item with a change to Condition No. 1 from a Five Year to a Three Year Review.]

City of Las Vegas

Agenda Item No. 115

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: MAY 17, 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VARIANCE - PUBLIC HEARING - V-0005-00 - FOGLIA, RONALD J & LYNN A TRUST - Request for a Variance on property located on the north side of Transverse Drive at Jones Boulevard TO ALLOW A 5 FOOT FRONT YARD SETBACK WHERE 25 FEET IS THE MINIMUM FRONT YARD SETBACK REQUIRED; A 14 FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM REAR YARD SETBACK REQUIRED; AND TO ALLOW A REQUIRED HANDICAP PARKING SPACE TO HAVE ONE ACCESS AISLE WHERE TWO ARE REQUIRED, R-1 (Single Family Residential) Zone under Resolution of Intent to O (Office) Zone, Ward 1 (M. McDonald), APN 163-01-101-008. The Board of Zoning Adjustment (3-0 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 Board of Zoning Adjustment (3-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

M. McDONALD - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

RON FOGLIA, 6150 Transverse Drive, stated that he is trying to develop this vacant property and the Variance is required due to the power lines located in the rear of the property.

ROBERT GENZER, Deputy Director, Planning & Development Department, clarified that the site has an unusual shape and working with the applicant has resulted in modifications to the

*City of Las Vegas***Agenda Item No. 115****CITY COUNCIL MEETING OF MAY 17, 2000****Planning & Development Department****Item 115 – V-0005-00****MINUTES - Continued:**

Building which reduce the scope of the Variance. The front of the building is now 8.5 feet back and the rear is 12 feet where 15 is required. This has lessened the Variance being requested.

No one appeared in opposition.

There was no further discussion.

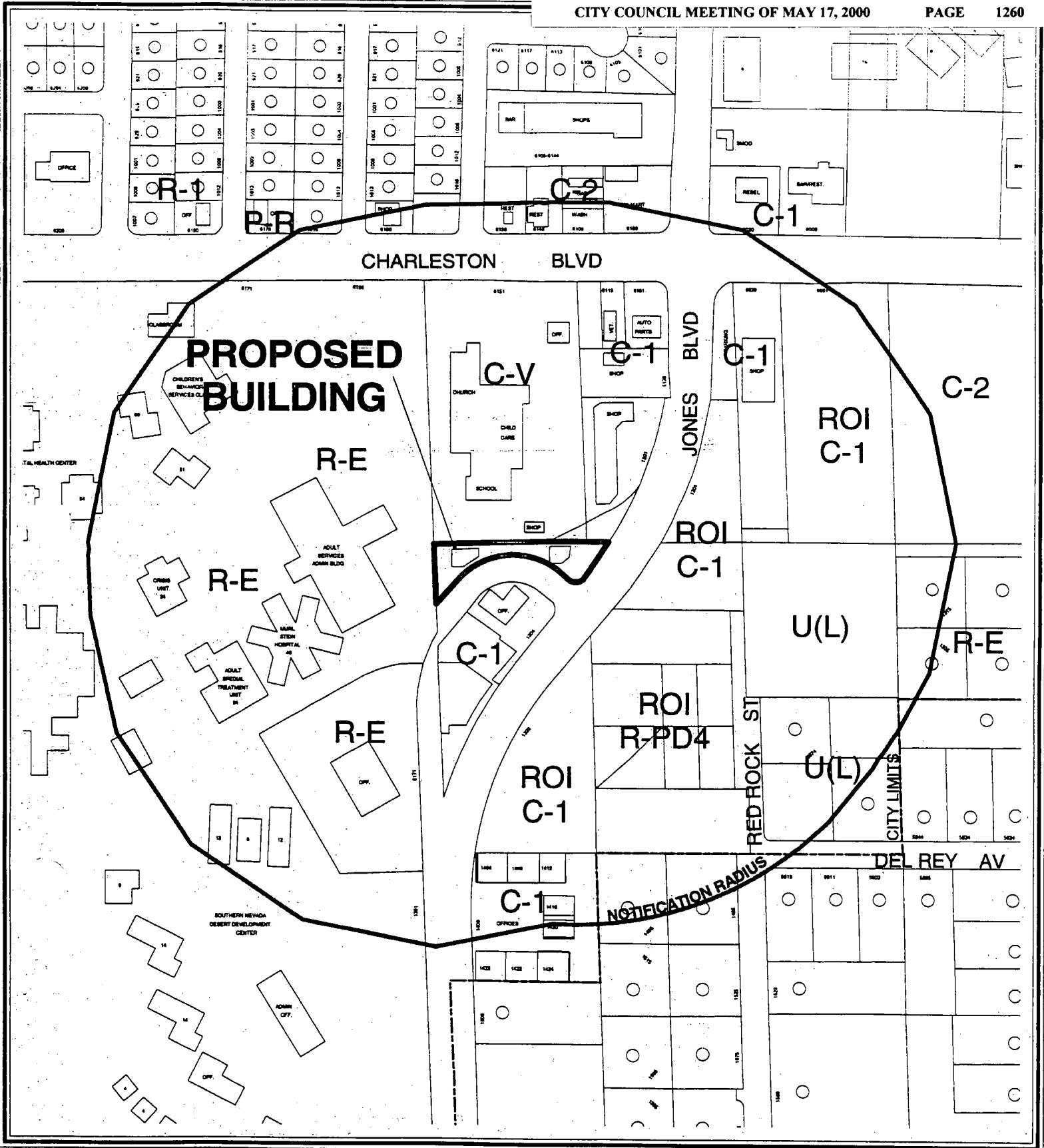
MAYOR GOODMAN declared the Public Hearing closed.

(3:40 – 3:44)

5 -172

CONDITIONS:

1. The applicant must submit an application for a Site Development Plan Review to the Planning and Development Department.
2. If this Variance is not exercised within two years from date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council
3. All development shall be in conformance with the plot plan and building elevations.
4. City Code requirements and design standards of all City Departments which are not affected by approval of this Variance must be satisfied.



CASE: V-0005-00

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL) UNDER
RESOLUTION OF INTENT TO O (OFFICE)

0 200 400 Feet

115



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: V-0005-00 - Foglia Ronald J. and Lynn A. Trust

**** CONDITIONS ****

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

1. The applicant must submit an application for a Site Development Plan Review to the Planning and Development Department.
2. If this Variance is not exercised within two years from date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council
3. All development shall be in conformance with the plot plan and building elevations.
4. City Code requirements and design standards of all City Departments which are not affected by approval of this Variance must be satisfied.

V-0005-00 - Page One

May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Variance for a proposed 2,580 square foot two story office building, to allow a 5 foot front yard setback where 25 feet is the minimum front yard setback allowed, and a 14 foot rear yard setback where 15 feet is the minimum rear yard setback allowed; and to allow a required handicap parking space to have one access aisle where two are required.

The applicant states the justification for this request is due to the unusual shape of the property, which was caused by two realignments of Jones Boulevard and the access from Transverse Drive.

BACKGROUND DATA

06/23/97 The City Council approved a rezoning on this property from R-E (Residence Estates) to O (Office) (Z-37-97).

SITE DETAILS

Current Zoning:	O (Office)	
Net Total Lot Size:	20,036	Square Feet
Proposed Building Size:	2,580	Square Feet (2 story building)
Existing Building:	1,920	Square Feet (2 story building)
Total Building Area:	4,500	Square Feet
Total Parking Required:	15	Spaces (1 space per 300 s.f. of g.f.a)
Total Parking Provided:	16	Spaces (includes 1 handicap space)

ADJACENT PROPERTIES

North:	C-V, C-1	Church, Commercial
South:	C-1	Existing Office Complex
East:	O	Existing office
West:	R-E	Mental Health Center

V-0005-00 - Page Two
May 17, 2000 City Council Meeting

ANALYSIS

The applicant is proposing to construct a 2,580 square foot, two story office building on the west portion of this site. A 1,920 square foot office building was recently completed on the east portion of the parcel. Based on the request, the proposed building would encroach 20 feet into the minimum required front yard setback, and 1 foot into the required rear yard setback.

Most of the parking spaces for the proposed office building are located on the west property line. The handicap parking space is on the northwest corner of the parking lot and is directly accessible from the driveway.

FINDINGS

Section 19A.18.070B of the LVMC states:

“B. Scope and Limitations

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

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

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

“L. Determinations

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

V-0005-00 - Page Three
May 17, 2000 City Council Meeting

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

The City of Las Vegas Planning Department requires the primary handicap space to be van accessible. A van accessible space shall be a minimum of nine feet wide and shall have one adjacent 8-foot wide access aisle and one adjacent 5-foot wide access aisle. The proposed handicap space depicted on the site plan is shown as 9 feet wide with one adjacent 8-foot wide access aisle. A 12-foot wide, one-way driveway circumvents the building and allows vehicles to pull straight into the handicap space. The absence of the 5-foot access aisle would restrict the mobility of handicap passengers. Staff notes that since the space is not angled, a vehicle could back into the parking space, which would allow handicap passenger accessibility to the 8-foot wide aisle.

Section 19A.08 of the City of Las Vegas Zoning Code requires the minimum front yard setback in the O (Office) zone to be 25 feet and the minimum rear setback to be 15 feet. The site plan depicts two corners at the front of the building with front yard setbacks of 8 feet 9 inches and 10 feet. Thus, the encroachment would consist of 15 feet, and 16 feet 3 inches, respectively, into the front yard setback. On the north building face or rear side of the building, a 12-foot setback is shown, requiring a 3-foot encroachment into the rear setback area.

Landscaping on the site is proposed in front of the building and will extend from the existing driveway on the east to the proposed driveway on the west. A 5-foot landscape planter area is shown on the west side of the site, adjacent to the parking spaces.

Staff notes that the Variance request is limited to the issues specified in the application, but the resulting impacts of a Variance approval on the site are inseparable from the overall design of the site. Consequently, staff has identified the following negative impacts that the approval of this Variance request would have on the Site Development Plan Review for this development:

Internal landscaping depicted on the site plan is limited to the front of the building and on the west side of the site. The City of Las Vegas Urban Design Guidelines and Standards requires a 15 foot wide landscaped area along the front property line and eight foot wide planter areas along the side and rear property lines. Also, all parking areas must provide a minimum of one 24-inch box deciduous or evergreen shade tree for every six uncovered parking spaces. The Guidelines and Standards allows the trees to be located in either the perimeter landscaping, landscaping planters adjacent to the spaces or in parking fingers.

Staff notes the landscaping plan is not in conformance with these requirements. Landscape areas do not meet minimum width requirements, and trees are not shown in the perimeter landscaping.

V-0005-00 - Page Four
May 17, 2000 City Council Meeting

Staff acknowledges that the irregular shape of the lot is problematic with regard to the siting of the building in order to meet the minimum required setbacks and parking requirements. Overall the applicant has attempted to comply with the Las Vegas Zoning Code despite the limitations imposed by the unusual shape of the lot.

Given the location of the lot, on a side street that dead ends at an existing State Facility, staff is of the opinion that relief from the required setbacks should not have a detrimental effect on the surrounding properties. Further, this parcel is a dirt and gravel infill site and its development would be a benefit to the surrounding area.

Staff finds that a unique or unusual circumstance exists with regard to the granting of this Variance, in that the lot is of an irregular shape and the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property. Therefore, staff recommends approval of this Variance.

NOTICES MAILED 45 by City Clerk

APPROVALS 0

PROTESTS 0

[Note: While working with the applicant during the original review, staff suggested several minor changes to the site plan:

1. Move the building two feet to the north and west;
2. Reduce one-way drive aisles to 12 feet;
3. Provide five feet of landscaping along the west property line; and
4. Reduce the size of the building.

The applicant has subsequently requested that the application be amended to allow a setback of 8.5 feet in front instead of 5 feet; and 12 feet in the rear where 15 feet is required.]

EXISTING STATE MENTAL HEALTH SERVICE COMPLEX

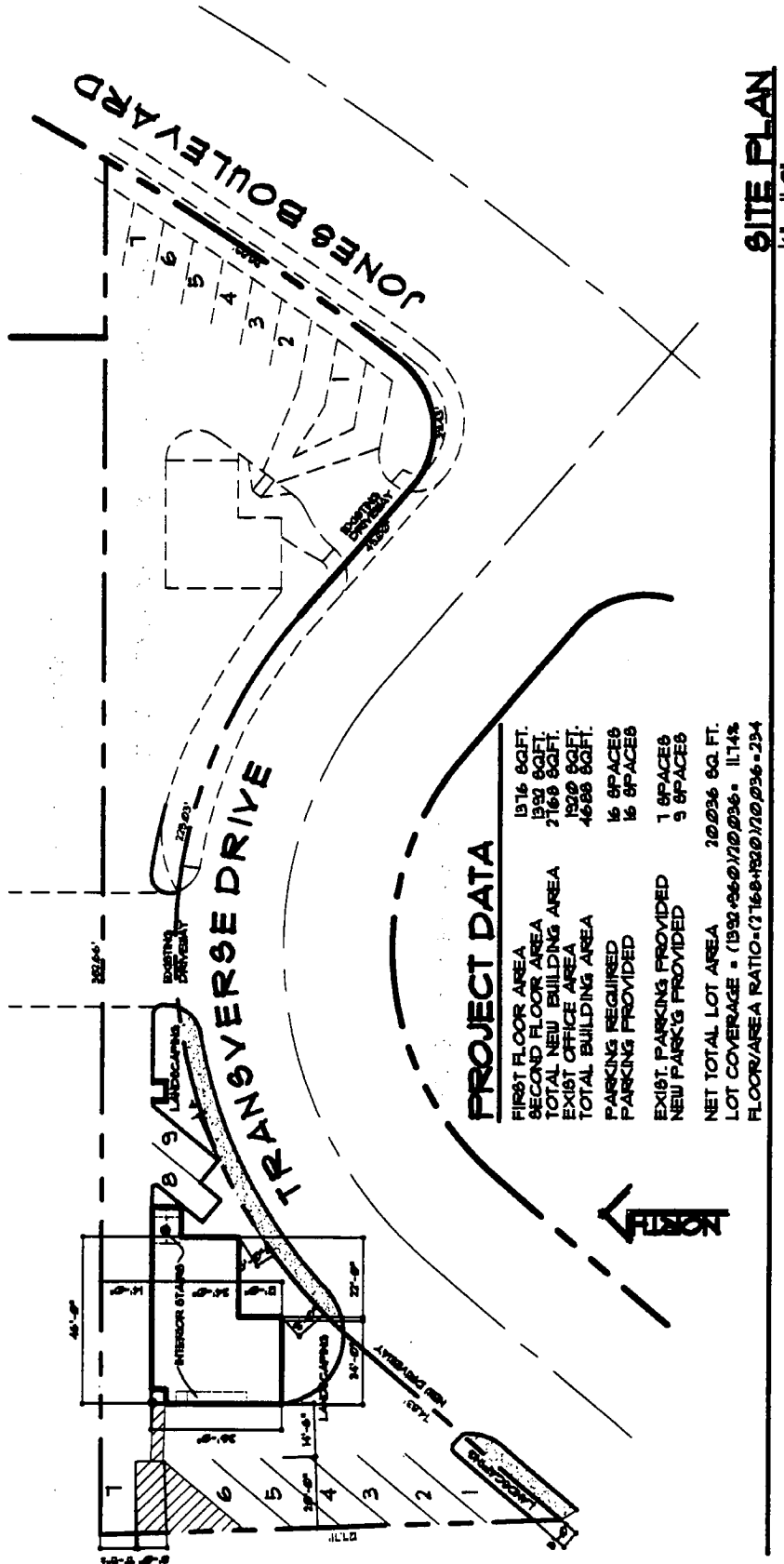
V-0005-00 STAFF
04-04-00 BZA

THE PROPERTY ADDRESS IS 2366 SPRING HOLLOWAY ROAD #26 LAS VEGAS, NEVADA 89102

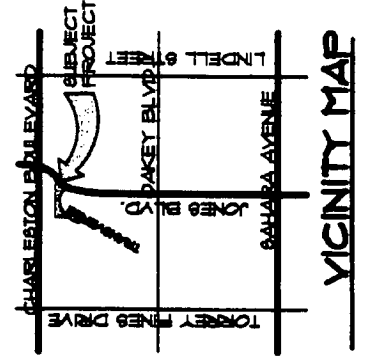
APPROXIMATE PLAZA - PLANE II

20 JAN 2000

1.



SITE PLAN
1/4" = 1'-0"



V-0005-00 STAFF
04-04-00 BZA

20102 20102 20102

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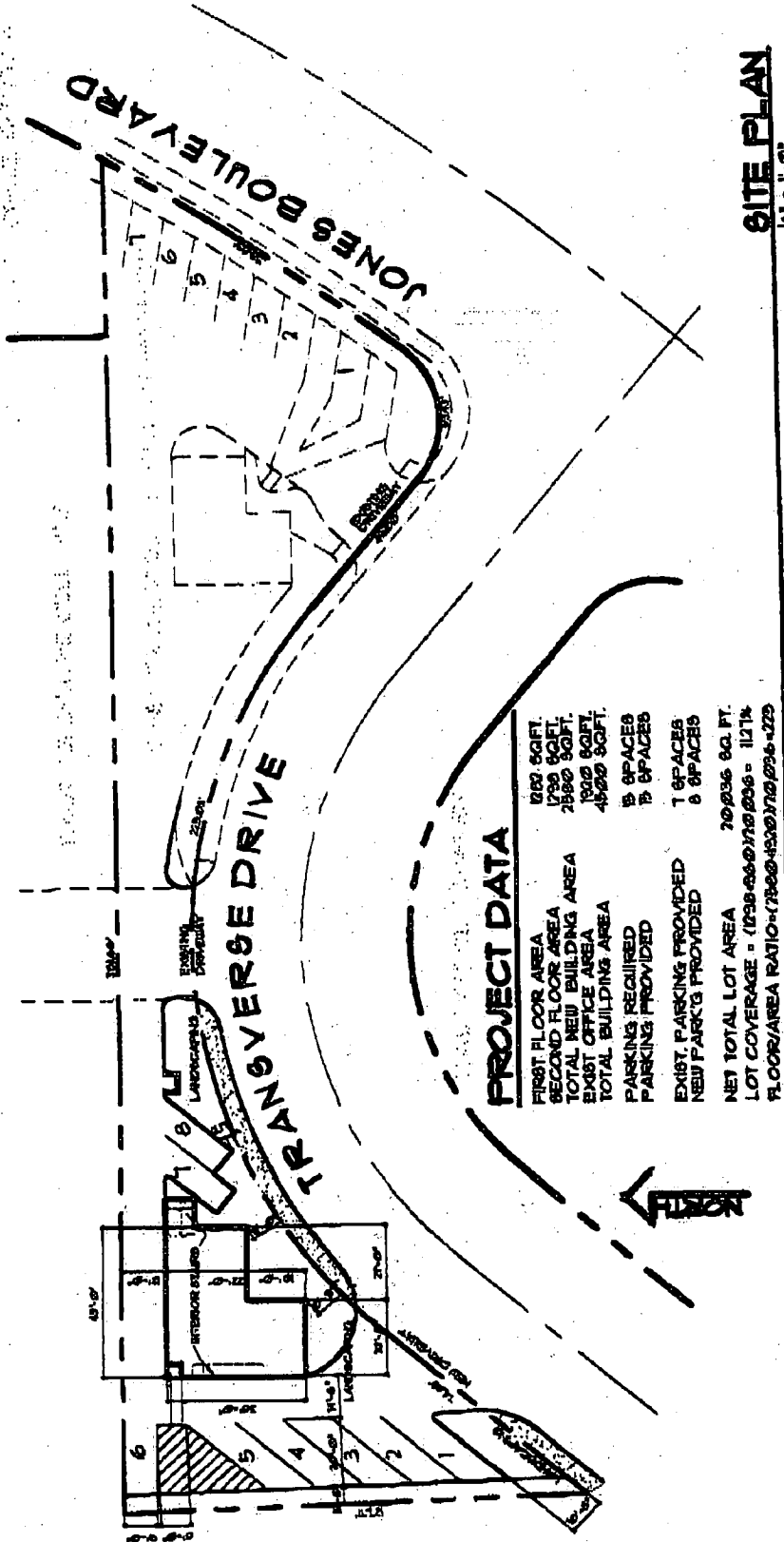
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20 JAN 2000

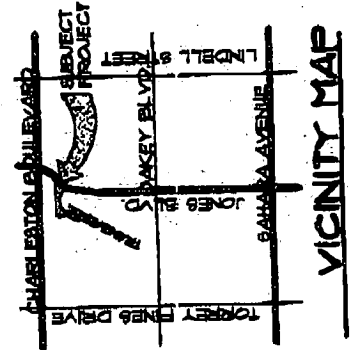
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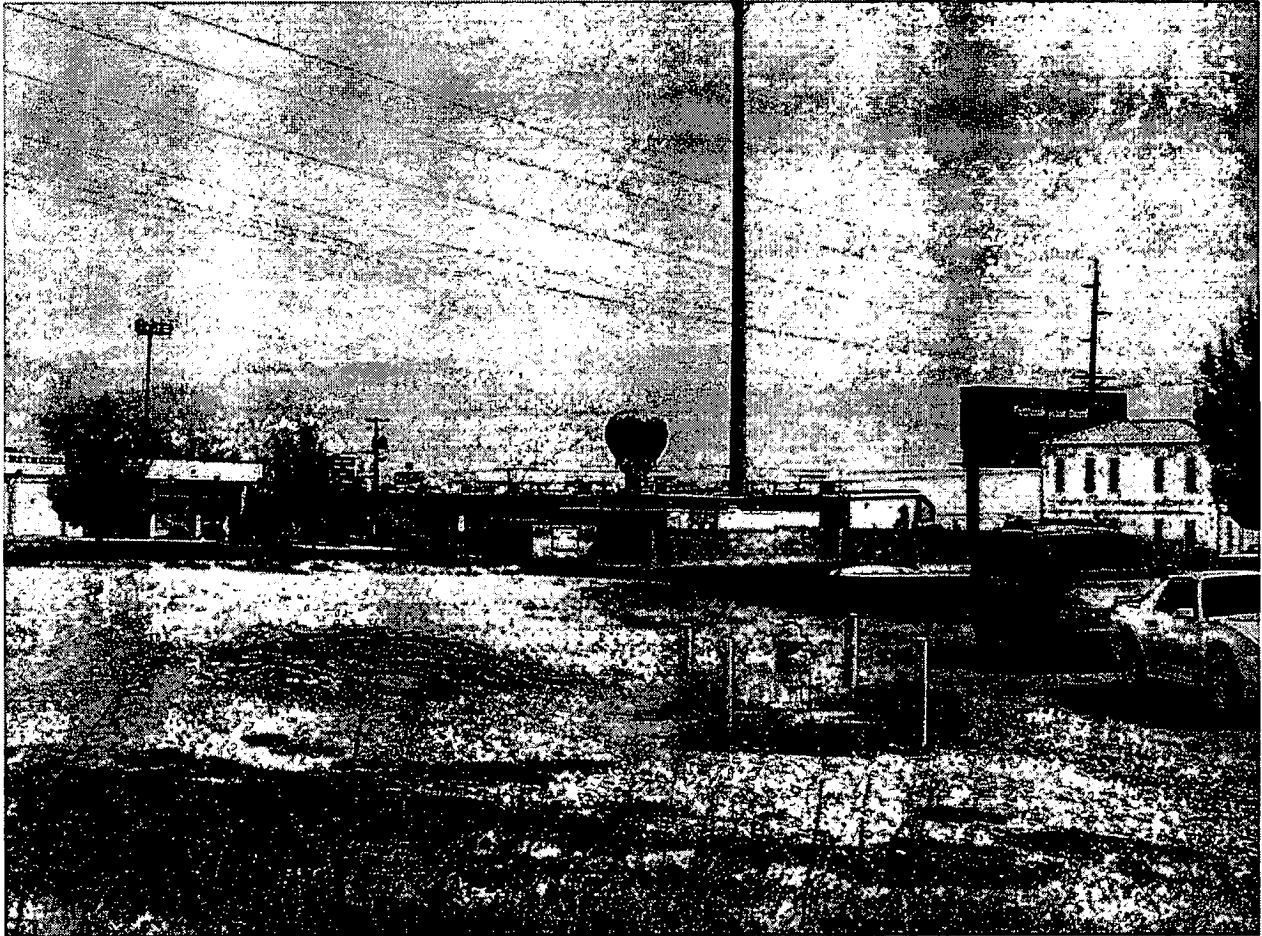
EXISTING STATE MENTAL HEALTH SERVICE COMPLEX



SITE PLAN
1/4" = 1'-0"

V-0005-00 4-4-2000 BZA STAFF





V-0005-00

Transverse Drive and Jones Blvd

City of Las Vegas

Agenda Item No. 116

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: MAY 17, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:****VARIANCE - PUBLIC HEARING - V-0008-00 - AMERICAN PREMIER HOMES -**

Request for a Variance on property located at 1920 Columbia Crest Court TO ALLOW A 27 FOOT REAR YARD SETBACK WHERE 35 FEET IS THE MINIMUM REAR YARD SETBACK REQUIRED, U (Undeveloped) Zone [DR (Desert Rural Density Residential)] General Plan Designation, Ward 1 (M. McDonald), APN: 163-04-315-007. The Board of Zoning Adjustment (3-0 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 Board of Zoning Adjustment (3-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

M. McDONALD – APPROVED subject to conditions and adding a condition that if this Variance is not exercised within two years it shall become void unless an extension of time is granted – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

VIRGINIA OSMELOSKI, 8845 Country Vista Way, stated that there is a buyer who would like to purchase the irregularly shaped lot and the Variance is required because the house encroaches six feet on the rear side setback.

*City of Las Vegas***Agenda Item No. 116**

CITY COUNCIL MEETING OF MAY 17, 2000
Planning & Development Department
Item 116 – V-0008-00

MINUTES - Continued:

ROBERT GENZER, Deputy Director, Planning & Development Department, requested that a condition be added that the Variance becomes void if it is not exercised within two years unless an extension of time is granted.

No one appeared in opposition.

There was no further discussion.

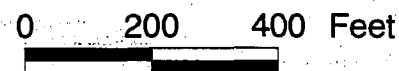
MAYOR GOODMAN declared the Public Hearing closed.

(3:44 – 3:45)

5 – 293

CONDITIONS:

1. All development must be in conformance with the plot plans and elevations.
2. City Code requirements and design standards of all City Departments which are not affected by the approval of this Variance must be satisfied.
3. The Departments of Public Works and Planning and Development require all other site related Conditions of Approval to be complied with.



116



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: V-0008-00 - American Premier Homes

**** CONDITIONS ****

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

1. All development must be in conformance with the plot plans and elevations.
2. City Code requirements and design standards of all City Departments which are not affected by the approval of this Variance must be satisfied.
3. The Departments of Public Works and Planning and Development require all other site related Conditions of Approval to be complied with.

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

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Variance to allow a 27 foot rear yard setback where 35 feet is the minimum setback required.

The applicant is proposing to build a 4,375 square foot two-story house on an irregularly shaped lot, this being the smallest floor plan they offer.

BACKGROUND DATA

12/01/98 The Board of Zoning Adjustment approved a Variance (V-71-98) for lots 1860, 1871, 1901, and 1920 to allow 15 foot front yard setbacks where 20 feet is the minimum required.

SITE DETAILS

Site area: 0.46 Acres
Zoning: U (DR) Undeveloped,
 General Plan Designation – Desert Rural

ANALYSIS

The applicant is proposing to construct a single family dwelling in the recorded subdivision known as Canyon Hills Estates Subdivision. The proposed dwelling is located on a private cul-de-sac street at the knuckle. The proposed dwelling would encroach a total of eight feet into the rear yard setback.

The Canyon Hills Estates Subdivision is currently zoned U (DR), Undeveloped, with a General Plan Designation of Desert Rural. The minimum rear yard setback required for single-family dwelling in this zone is 35 feet. The minimum front yard setback for a single family dwelling in this zone located on a private street is typically 20 feet, but this particular lot has an approved Variance which allows it to encroach five feet into the front yard setback.

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

FINDINGS

Section 19A.18.070B of the LVMC states:

“B. Scope and Limitations

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

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

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

“L. Determinations

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

V-0008-00 - Page Three

May 17, 2000 City Council Meeting

Section 19A.08.1 of the City of Las Vegas Zoning Code requires the minimum rear yard setback in the U (Undeveloped) Zone to be 35 feet. Section 19A.18.070 states that the purpose of the Variance application is to establish a procedure to allow for an adjustment of certain specific requirements of this Title, as permitted by State law. Part B of this section states that the purpose is not to relieve a hardship, which is solely personal, self-created or financial in nature. Staff feels that due to the irregular shape of the lot that the Variance is necessary and by proposing to put the floor plan that offers the least amount of square footage on this lot, the applicant is not attempting to over build the site, therefore staff recommends approval.

NOTICES MAILED 82 by City Clerk

APPROVALS 0

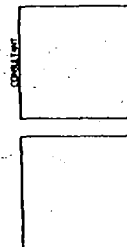
PROTESTS 0

V-0008-00 STAFF
04-04-00 BZA



LAS VEGAS, NEVADA
89102

SCALE 1"=40'



SCOTT L. BAKER
ARCHITECT

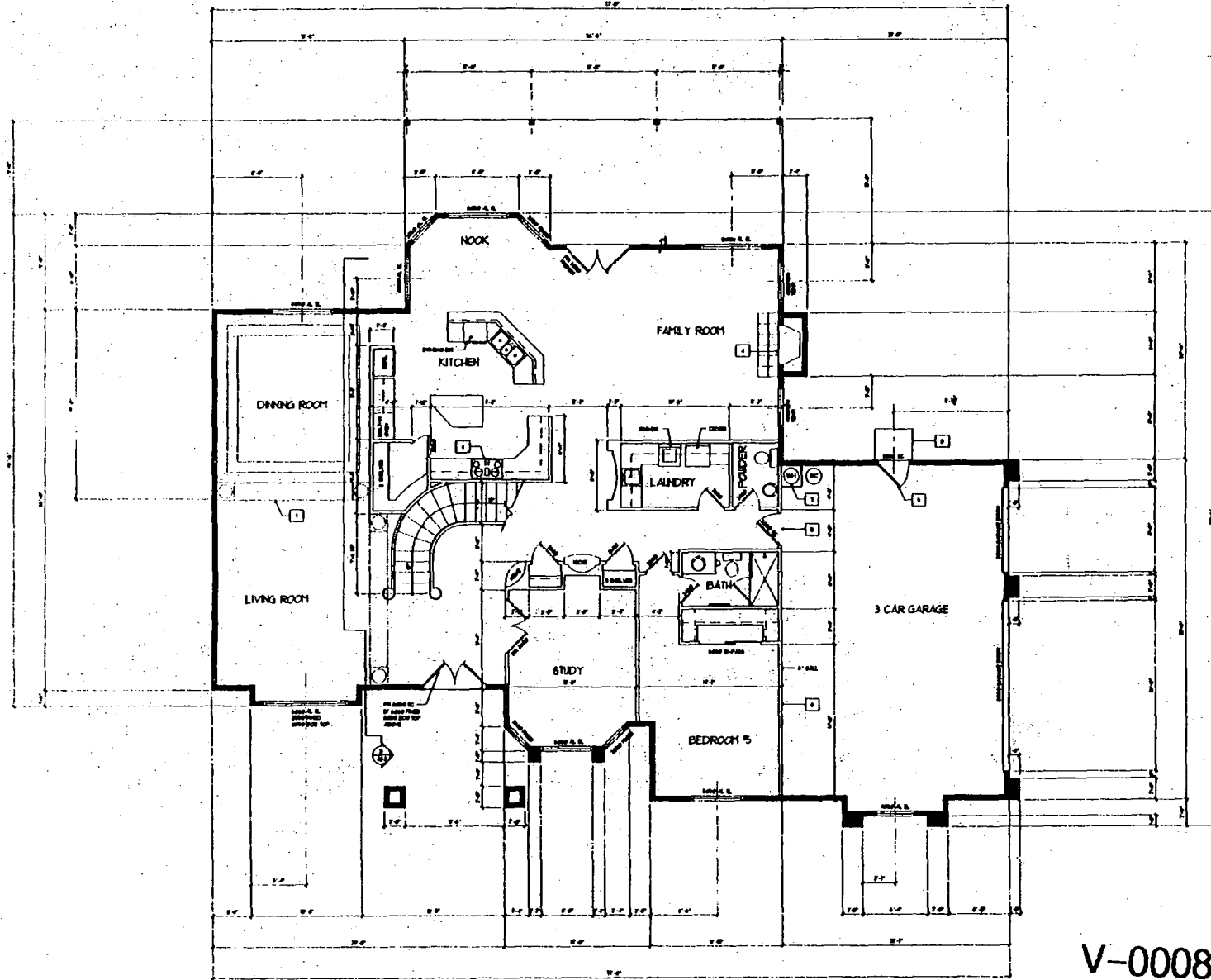
4400 PLAN

CITY COUNCIL MEETING OF MAY 17, 2000

PAGE

1278

FIRST FLOOR PLAN
A2.1



FINISH SCHEDULE

- USE WALL MOUNT METAL CORNER BEADS
- TRIMMER WALL WITH LEAD TRIMMER BEADS
- SKIMMING WALLS AND LEAD TRIMMER BEADS
- APPLY ALL FLOOR COVERING KEY COATS

WALL SCHEDULE

- EXTERIOR WALLS TO BE FINISHED WITH 8" AC. CONCRETE BLOCK
- INTERIOR WALLS TO BE FINISHED WITH 5" AC. CONCRETE BLOCK
- ALL INTERIORS ARE TO BE FINISHED WITH 5" AC. CONCRETE BLOCK
- EXTERIOR WALL FINISHES TO BE FINISHED WITH 8" AC. CONCRETE BLOCK
- INTERIOR WALL FINISHES TO BE FINISHED WITH 5" AC. CONCRETE BLOCK
- USE 1/2" GYP. BOARD TO FINISH INTERIOR WALLS
- USE 1/2" GYP. BOARD TO FINISH INTERIOR WALLS

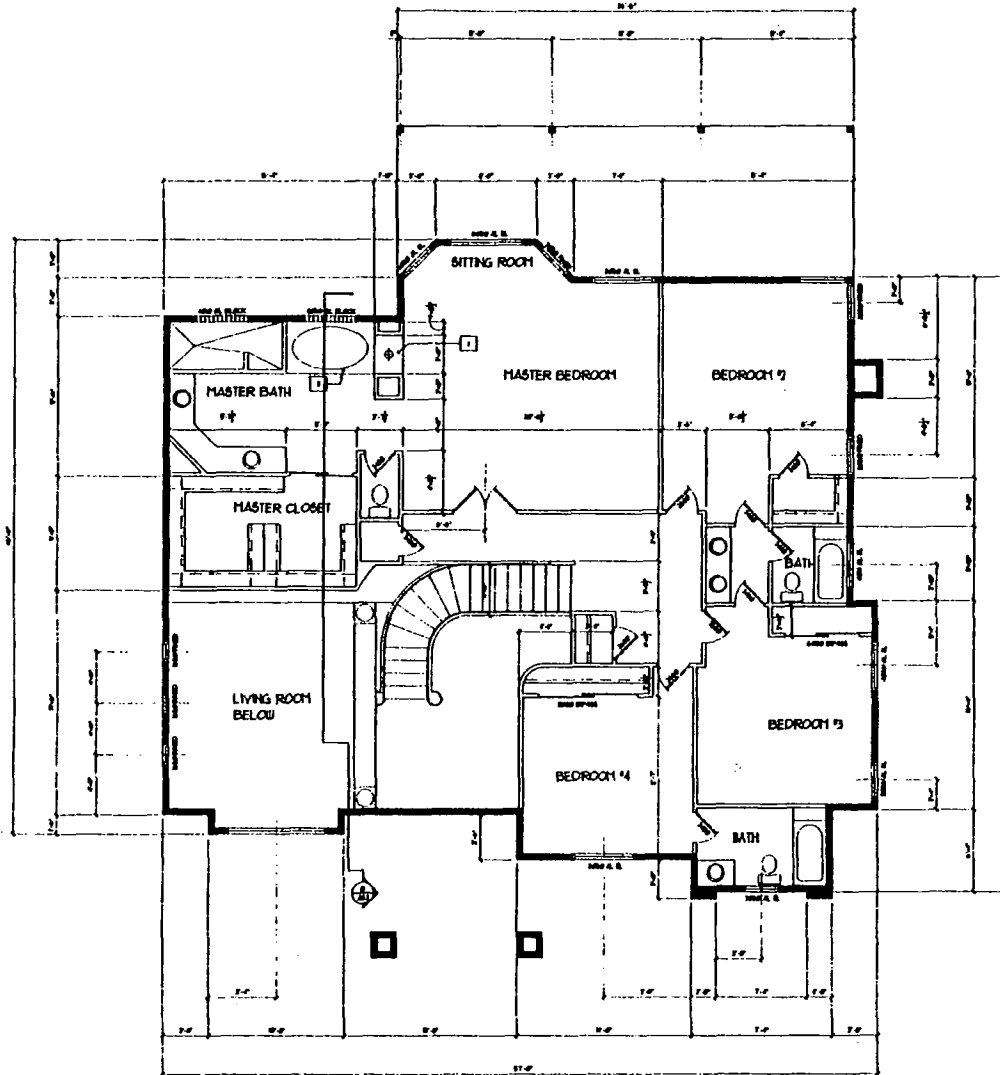
FLOOR PLAN KEY NOTES

1. LINE AT PERIMETER OF ROOM - SECTION AT FLOOR 10' TOP OF FLOOR 10' TOP OF FLOOR
2. NOT DRAWN TO EXTERIOR WALLS
3. EXTERIOR WALL FINISHES TO BE FINISHED WITH 8" AC. CONCRETE BLOCK
4. FINISHED WALL FINISHES TO BE FINISHED WITH 5" AC. CONCRETE BLOCK
5. 1/2" GYP. BOARD - 1/2" GYP. BOARD - 1/2" GYP. BOARD - 1/2" GYP. BOARD
6. FINISHED WALL FINISHES TO BE FINISHED WITH 5" AC. CONCRETE BLOCK
7. 1/2" GYP. BOARD - 1/2" GYP. BOARD - 1/2" GYP. BOARD - 1/2" GYP. BOARD
8. 1/2" GYP. BOARD - 1/2" GYP. BOARD - 1/2" GYP. BOARD - 1/2" GYP. BOARD

SQUARE FOOTAGE

AREA	AREA	AREA
FIRST FLOOR	10,000	10,000
SECOND FLOOR	10,000	10,000
THIRD FLOOR	10,000	10,000
FOURTH FLOOR	10,000	10,000
TOTAL	40,000	40,000

V-0008-00 STAFF
04-04-00 BZA



- 1. REPAIRED, TYPICAL 1/2" DIA. NAIL FOR 1/2" BOARDING AND 1/2" BOARDING - REPAIRS TO CHAIRS, 1/2" DIA. NAIL FOR 1/2" BOARDING, 1/2" DIA. NAIL FOR 1/2" BOARDING, 1/2" DIA. NAIL FOR 1/2" BOARDING
- 2. REPAIRED, TYPICAL 1/2" DIA. NAIL FOR 1/2" BOARDING AND 1/2" BOARDING - REPAIRS TO CHAIRS, 1/2" DIA. NAIL FOR 1/2" BOARDING, 1/2" DIA. NAIL FOR 1/2" BOARDING, 1/2" DIA. NAIL FOR 1/2" BOARDING

V-0008-00 STAFF
04-04-00 BZA

V-0008-00 STAFF
04-04-00 BZA

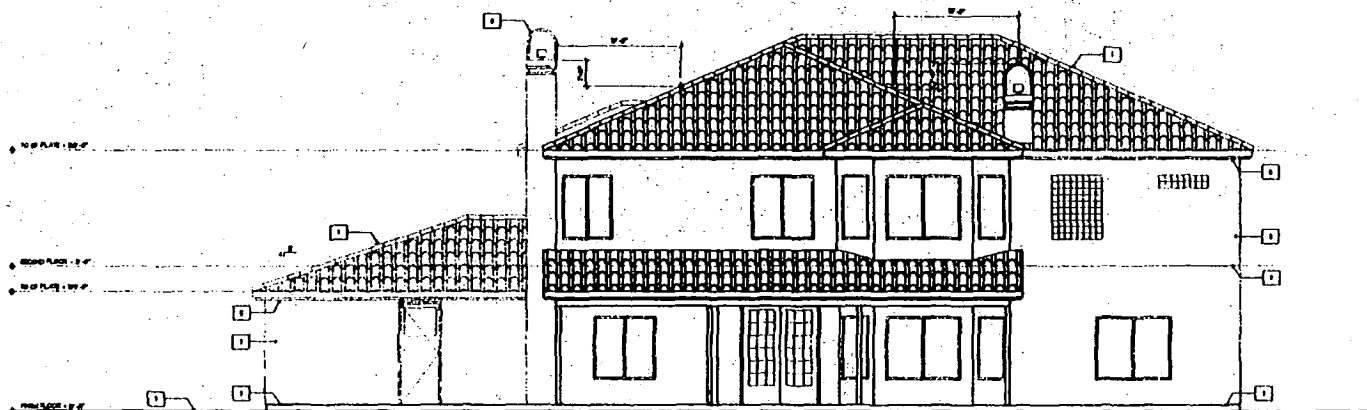


EXTERIOR KEY NOTES

- 1 PERMANENT CONCRETE TILE ROOF UP TO 1" OVER 16" VERTICAL BATTENS FOR SHIP SHAPED CEILING
- 2 1/2" X 1/2" X 1/2" TYPICAL
- 3 1/2" X 1/2" X 1/2" TYPICAL
- 4 1/2" X 1/2" X 1/2" TYPICAL
- 5 1/2" X 1/2" X 1/2" TYPICAL
- 6 1/2" X 1/2" X 1/2" TYPICAL
- 7 1/2" X 1/2" X 1/2" TYPICAL
- 8 1/2" X 1/2" X 1/2" TYPICAL
- 9 1/2" X 1/2" X 1/2" TYPICAL
- 10 1/2" X 1/2" X 1/2" TYPICAL

5 FRONT ELEVATION
A5.1

0.00 0.00 0.00 0.00



5 REAR ELEVATIONS
A5.1

0.00 0.00 0.00 0.00

4400 PLAN

CITY COUNCIL MEETING OF MAY 17, 2000

PAGE

1280

EXTERIOR ELEVATIONS

A5.1

SCOTT L. BAKER
ARCHITECT



V-0008-00

1920 Columbia Crest Court

City of Las Vegas

Agenda Item No. 117

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

VARIANCE - PUBLIC HEARING - V-0009-00 - SAHARA WEST PLAZA, LIMITED LIABILITY COMPANY ON BEHALF OF NISSAN WEST - Request for a Variance on property located at 4601 West Sahara TO ALLOW EIGHT PARKING SPACES WHERE 15 PARKING SPACES ARE THE MINIMUM REQUIRED, C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald), APN: 162-07-101-004. The Board of Zoning Adjustment (3-0 vote) and staff recommend APPROVAL

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

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

BACKUP DOCUMENTATION:

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

MOTION:

M. McDONALD – APPROVED subject to conditions – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY JEFF BENDAVID, Moran & Associates, 630 South Fourth Street, appeared on behalf of the applicant and concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

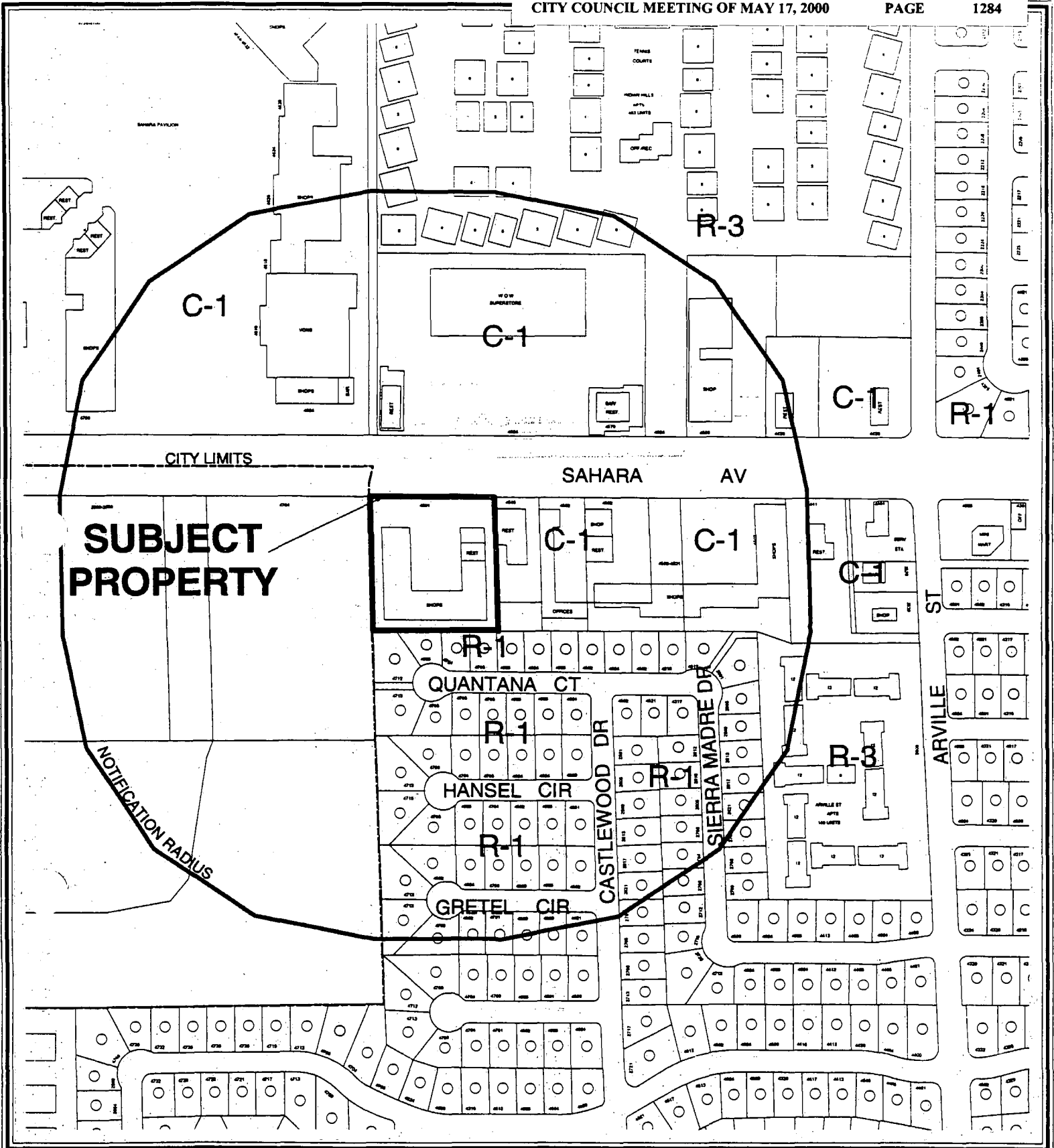
MAYOR GOODMAN declared the Public Hearing closed.

(3:45 – 3:46)

5 – 334

*City of Las Vegas***Agenda Item No. 117****CITY COUNCIL MEETING OF MAY 17, 2000****Planning & Development Department****Item 117 – V-0009-00****CONDITIONS:**

1. All previous conditions of approval for Special Use Permit U-127-99 and all subsequent site-related actions must ultimately be complied with.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. If this Variance is not exercised within two years from date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council.



CASE: V-0009-00

RADIUS: 750 FT

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

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 17, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

**ITEM DESCRIPTION: V-0009-00 - Sahara West Plaza, Limited Liability Company
on behalf of Nissan West**

**** CONDITIONS ****

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

1. All previous conditions of approval for Special Use Permit U-127-99 and all subsequent site-related actions must ultimately be complied with.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. If this Variance is not exercised within two years from date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council.

V-0009-00 - Page One

May 17, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Variance to allow 8 parking spaces where 15 parking spaces is the minimum allowed for an off-site, non-retail, car accessory installation shop.

BACKGROUND DATA

- 07/25/73 The City Commission approved a Rezoning from R-3 (Medium Density Residential) to C-1 (Limited Commercial) for the subject site (Z-58-73).
- 09/09/98 The City Council approved a Special Use Permit to allow a secondhand dealer (musical instruments) within the subject retail center (U-79-98).
- 02/02/2000 The City Council approved a Special Use Permit to allow a minor auto repair garage on this property (U-127-99).

SITE DETAILS

Site Area:	2.29	Acres
Minor Auto Repair Area:	2,000	Square Feet
Parking Required:	136	Spaces (See below, including 5 handicap accessible spaces)
Parking Provided:	119	Spaces (Including 4 handicap accessible spaces - per the applicant's site plan)

ADJACENT PROPERTIES

North	C-1 (Limited Commercial)	Retail and commercial uses
South	R-1 (Single-Family Residential)	Single-Family Dwellings
East	C-1 (Limited Commercial)	Restaurant
West	County	Car Dealership

ANALYSIS

The proposed detail shop is an off-site accessory facility for Nissan West Automobiles. Located on the eastern side of the retail shopping center, the detail shop will combine and occupy two suites. Access to the site is provided by two driveway cuts from Sahara Avenue. The existing retail center is 'u' shaped, opening to the north. Parking is provided in the center of the development.

V-0009-00 - Page Two
May 17, 2000 City Council Meeting

The applicant states the extent of the detail work will consist of the installation of car alarms, window tinting and other related accessories.

FINDINGS

Section 19A.18.070B of the LVMC states:

“B. Scope and Limitations

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

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

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

“L. Determinations

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

V-0009-00 - Page Three

May 17, 2000 City Council Meeting

Built in 1974, under code requirements that were less restrictive, the retail center was originally required to have 59 parking spaces. As detailed in the parking analysis, the existing shopping center is a parking-impaired development. Section 19A.10 of the City of Las Vegas Zoning Code provides that the total required parking shall be the sum of the parking calculated for each individual use within a multi-tenant commercial development. The calculation below details the parking spaces required for the retail center's existing and proposed uses, as provided by the applicant:

<u>Land Use</u>	<u>Size/Intensity</u>	<u>Parking Standard</u>	<u>Required Parking</u>
Retail	25,400 sq. ft.	1/250 sq. ft.	102
Office	4,500 sq. ft.	1/300 sq. ft.	15
Massage Center	2 beds	2/bed	4
Proposed Detail Center	2,000 sq. ft.	5 + 1/200	15
Total			136

Section 19A.010.C of the City of Las Vegas Zoning Code states that any additional parking spaces that are required because of a more intensive use must be provided. The previous retail use required 8 parking spaces as per the current code. The proposed detail center will require 15 spaces. The site is incapable of providing these additional seven parking spaces.

Staff notes the proposed use for the subject location is unusual in that the shop is non-retail. Nissan West employees will bring cars from the dealership to the shop. Upon installation of the accessories the cars will be returned to the dealership for customer pick-up. Parking for shop employees is provided on the dealership lot.

The approved use of minor auto repair at this location is to be limited to auto window tinting and the installation of stereos, alarms, and minor accessories. Cars are brought to the shop by employees of the dealership. Because customers do not visit this location, staff finds no additional parking is needed. Staff is of the opinion that a unique or extraordinary circumstance exists; therefore, staff recommends approval.

NOTICES MAILED 90 by City Clerk

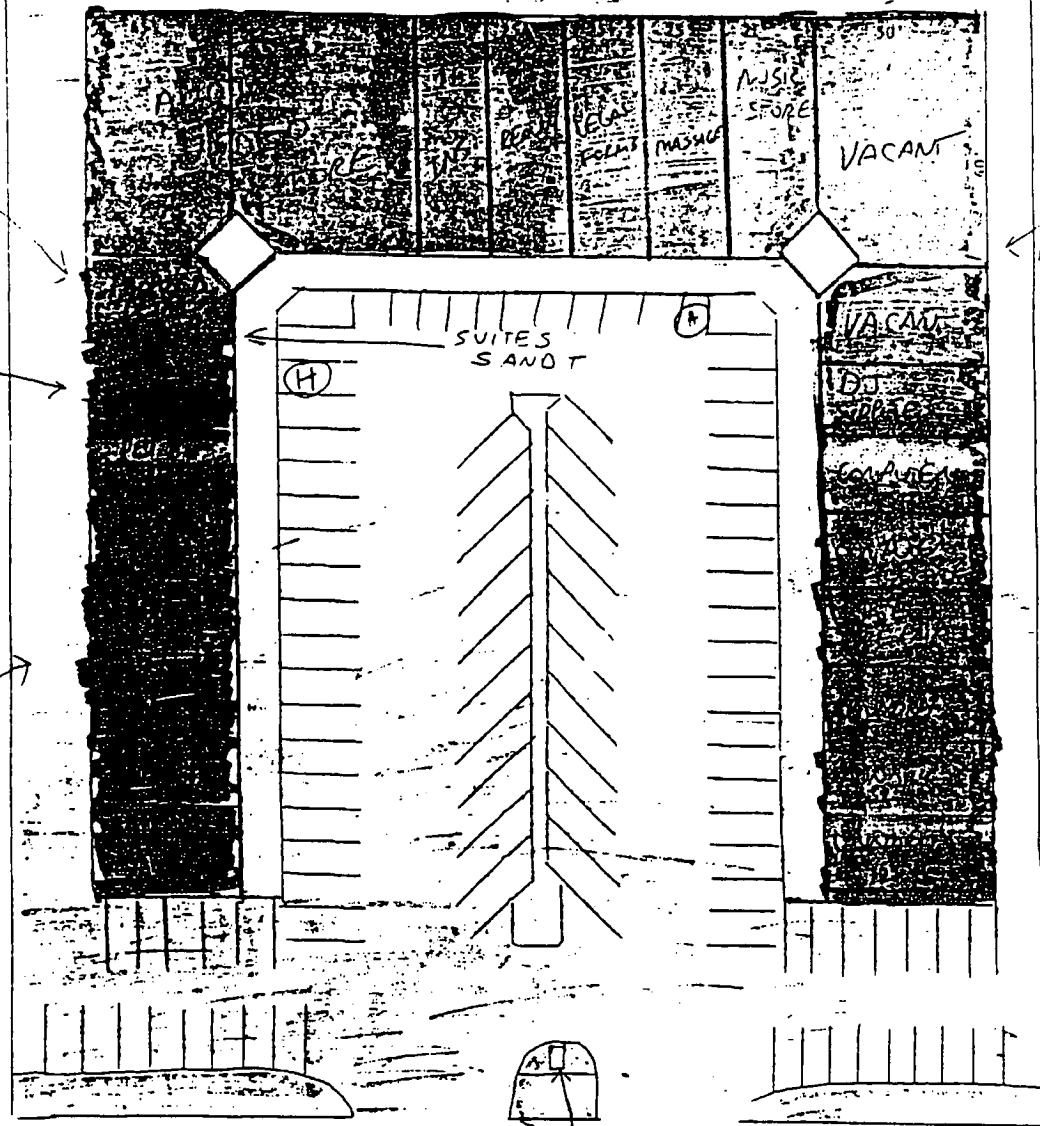
APPROVALS 0

PROTESTS 0

PROPOSED
DETAIL
SHOP

ROLL-UP
DOOR

REAR
ALLEY



TO:
VALLEY
VIEW

6' LANDSCAPE
SETBACK
(500-PLANTS)

MONUMENT
SIGN

TO:
DECATUR

WEST SAHARA
AVENUE

N

	DECATUR	
SAHARA	VALLEY VIEW	SUBDIVISION
	VICINITY MAP	

PARKING ANALYSIS

APPLICANT'S USE IS NON-RETAIL
EMPLOYEES WILL PARK OFF-SITE
APPLICANT NEEDS NO SPACES IN FRONT
SPR. JUSTIFICATION LETTER
VEHICLES WILL PARK INSIDE SPACE

NISSAN WEST DETAIL/ACCESSORY
SHOP

(NOT OPEN TO THE PUBLIC)
4001 W. SAHARA
LAS VEGAS, NV

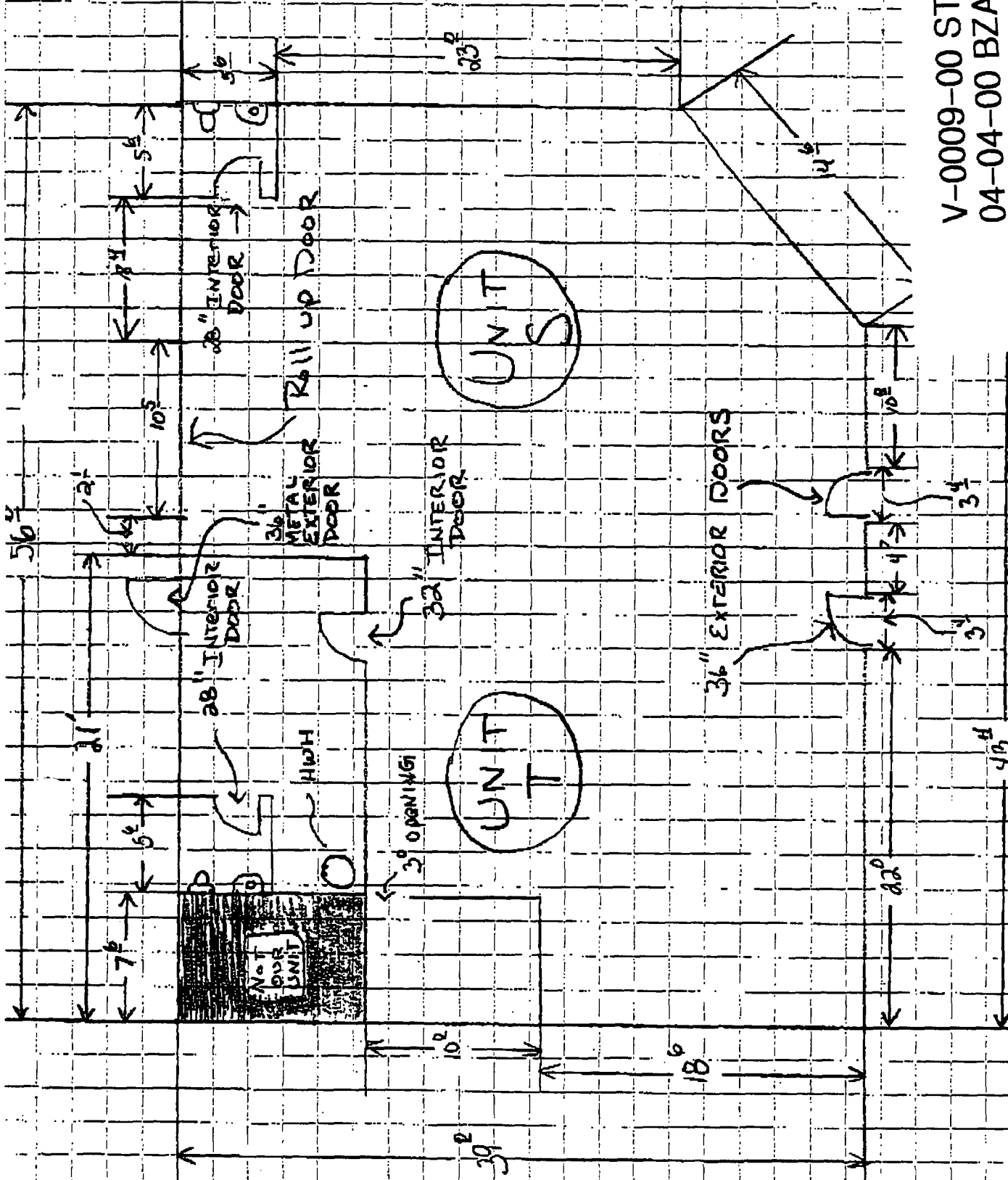
2000 SQUARE FEET
SCALE " EQUALS 30 FEET

ADJACENT USES:
WEST BOUNDARY - AUTO DEALER
EAST BOUNDARY - DINNERS HOUSE
NORTH BOUNDARY - COMMERCIAL

V-0009-00 STAFF
04-04-00 BZA

NO STRUCTURAL/TRAFFIC MODIFICATIONS

V-0009-00 STAFF
04-04-00 BZA



FLOOR PLAN FOR 4601 WEST SAHARA
UNITS S AND T



V-0009-00
4601 West Sahara Avenue



V-0009-00
4601 West Sahara Avenue