

City of Las Vegas

Agenda Item No. 105

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: AUGUST 2, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE ITEM - EXTENSION OF TIME - U-0014-99(1) - CAR SPA WARM SPRINGS VALLEY VIEW ON BEHALF OF CAR SPA, INC. - Request for an Extension of Time on an approved Special Use Permit FOR THE SALE OF BEER AND WINE FOR OFF-PREMISE CONSUMPTION at 3650 West Sahara Avenue (APN: 162-05-402-002), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

RECOMMENDATION:

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

NOTE: THIS ITEM IS CONSIDERED TO BE ROUTINE IN NATURE.

BACKUP DOCUMENTATION:

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

MOTION:

M. McDONALD - APPROVED subject to conditions - UNANIMOUS with L.B. McDONALD excused

MINUTES:

ATTORNEY BOB GRONAUER, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and stated that his client flew in from Florida to meet with COUNCILMAN McDONALD. All the issues and concerns have been resolved.

COUNCILMAN McDONALD asked staff the reason for the inclusion of a note stating "this item is considered to be routine in nature". ROBERT GENZER, Deputy Director, Planning &

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

CITY COUNCIL MEETING OF AUGUST 2, 2000

Planning and Development Department

Item 105 – U-0014-99(1)

MINUTES – Continued:

Development Department, explained that when Planning eliminated consent items, the note is added to identify the routine nature of these items, which now appear under discussion.

No one appeared in opposition.

There was no further discussion.

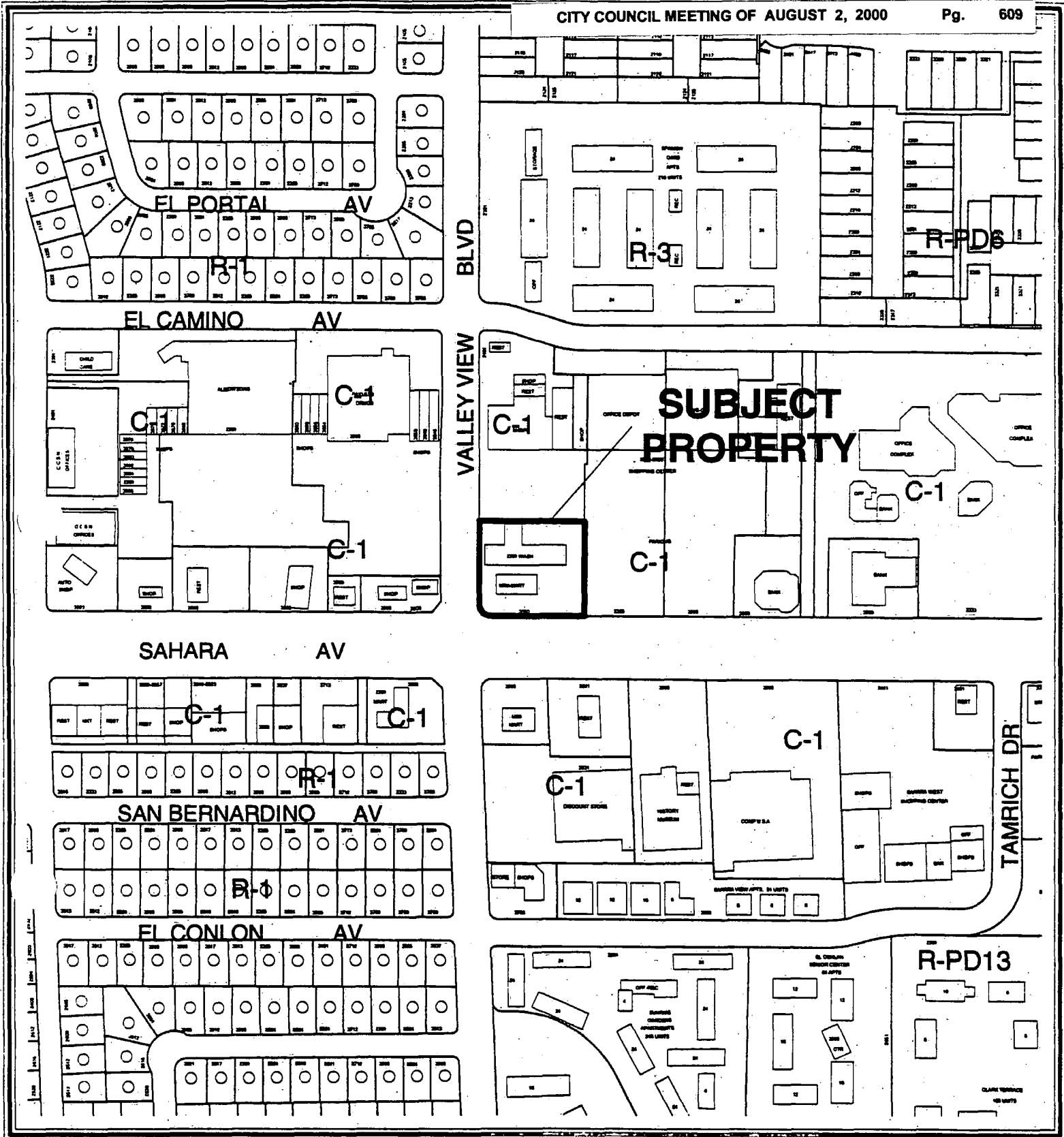
NOTE: All related discussion of Item 105 [U-0014-99(1) and Item 106 U-0020-99(1) was held under Item 105.

(1:53 – 1:56)

3-1530

CONDITIONS:

1. The Special Use Permit shall expire on May 10, 2002, unless an Extension of Time has been granted.
2. Conformance to the Conditions of Approval for U-14-99 and U-20-99.
3. Approval of this Extension of Time does not constitute approval of a business license.



CASE: U-0014-99(1)

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

0 400 Feet

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 2, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: Abeyance Item - U-0014-99(1) - Car Spa Warm Springs Valley View on behalf of Car Spa, Inc.

THIS ITEM WAS HELD IN ABEYANCE FROM THE JULY 19, 2000 CITY COUNCIL MEETING AT THE REQUEST OF COUNCILMAN M. McDONALD.

**** CONDITIONS ****

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

1. The Special Use Permit shall expire on May 10, 2002, unless an Extension of Time has been granted.
2. Conformance to the Conditions of Approval for U-14-99 and U-20-99.
3. Approval of this Extension of Time does not constitute approval of a business license.

U-0014-99(1) - Page One
August 2, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for an Extension of Time on an approved Special Use Permit (U-14-99), which allowed the sale of beer and wine for off-premise consumption in conjunction with a proposed convenience store and car wash on property located at 3650 West Sahara Avenue.

BACKGROUND DATA

- 12/19/74 The Board of Zoning Adjustment approved a Variance to allow a service station and an automated car wash (V-74-74).
- 05/10/99 The City Council approved a request for a Special Use Permit on this property for the sale of beer and wine for off-premise consumption in conjunction with a proposed convenience store and car wash (U-14-99).
- 05/10/99 The City Council approved a request for a Special Use Permit on this property for a service station, a full service car wash, and a minor automotive repair facility (auto lube) in conjunction with a proposed convenience store (U-20-99).

DETAILS OF APPLICATION REQUEST

This application is related to (U-20-99), which allowed a service station, a full service car wash, and a minor automotive repair facility (auto lube). The applicant's justification letter states that the facility is not scheduled to open before May 10, 2000, which is the reason for the Extension of Time request.

This site is currently a vacant lot. The previous Terrible Herbst car wash and convenience store has been demolished to make way for the new convenience store with full service car wash, gasoline sales and an auto lube facility. Gasoline sales are proposed for the south portion of the site, with the auto lube in the west and the car wash immediately north of the convenience store. Access to the site is provided by three driveway cuts to Sahara Avenue and one cut on Valley View Boulevard.

U-0014-99(1) - Page Two
August 2, 2000 City Council Meeting

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	C-1 (Limited Commercial)	Retail and commercial uses
South	C-1 (Limited Commercial)	Retail and commercial uses
East	C-1 (Limited Commercial)	Retail and commercial uses
West	C-1 (Limited Commercial)	Retail and commercial uses

ANALYSIS

ZONING

The site is currently zoned C-1 (Limited Commercial). The C-1 district is intended to provide most retail shopping and personal services. The sale of beer and wine for off-premise consumption requires a Special Use Permit in the C-1 zoning district.

USE

Staff finds the proposed use is still appropriate for this site.

FINDINGS

In order to approve a Special Use Permit application, pursuant to 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 use is harmonious and compatible with existing surrounding land uses and with future land uses projected by the General Plan.

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

Staff finds that the subject site is still physically suited for the type and intensity of land use being proposed.

U-0014-99(1) - Page Three
August 2, 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."

The subject site is located on the northeast corner of Sahara Avenue and Valley View Boulevard. Sahara Avenue is a fully developed one hundred fifty foot (150') wide primary arterial and Valley View Boulevard is a fully developed eighty foot (80') wide secondary arterial. Therefore, staff finds that the street facilities providing access to the property are adequate in size 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 proposed convenience store will be subject to regular inspections by City staff for licensing and will therefore not be inconsistent with, or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

NOTICES MAILED N/A

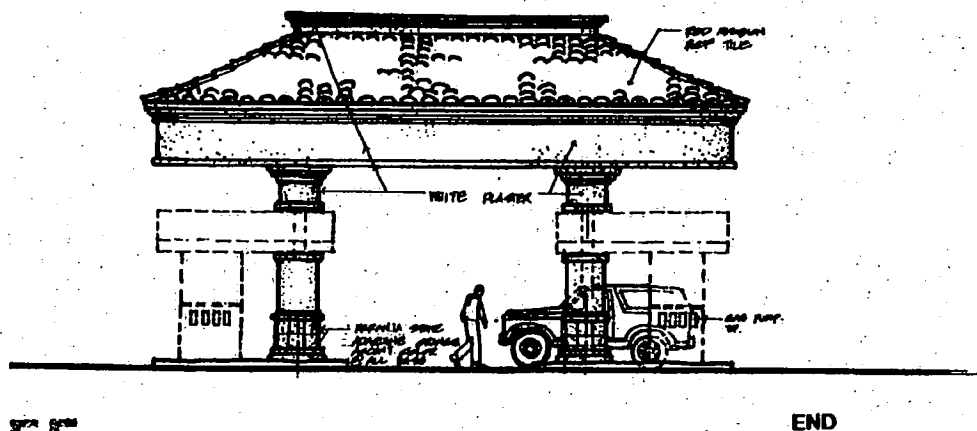
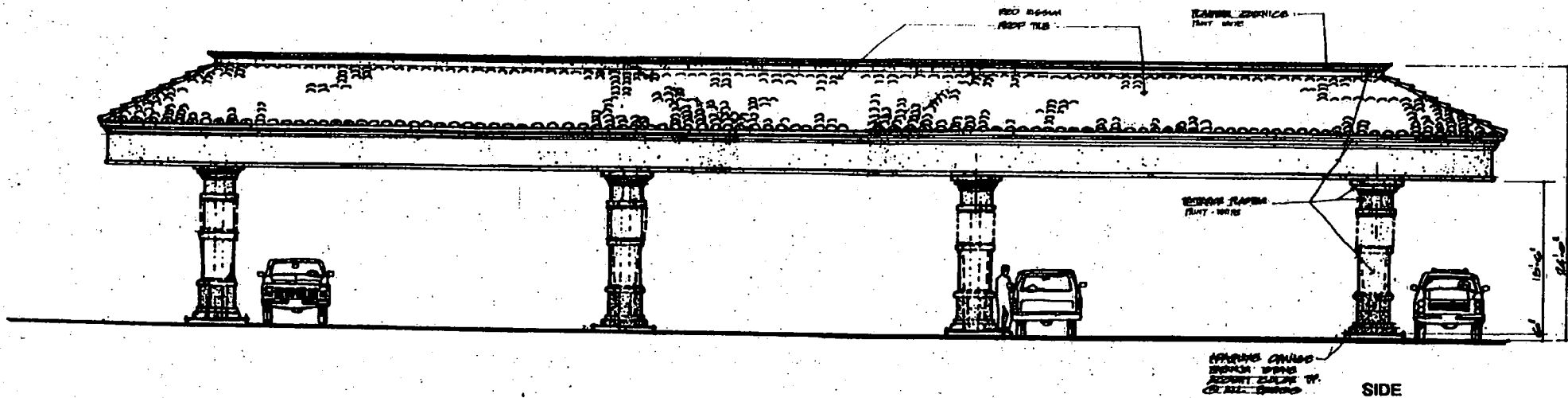
APPROVALS 0

PROTESTS 0

AGENCY COMMENTS

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

U-20-99 (1)
U-14-99 (1)



STAFF

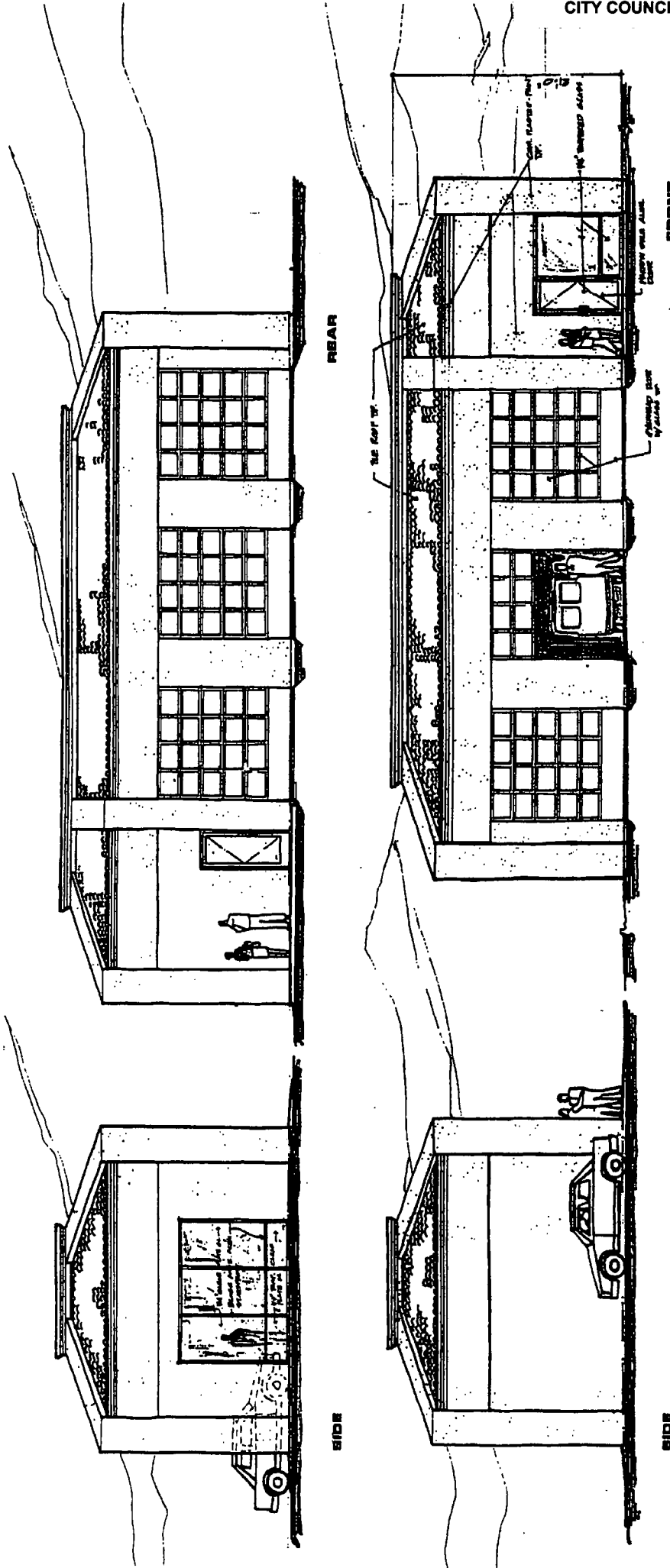
4 ISLAND CANOPY
EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

U-14-99 (1)
U-20-99 (1)

HERST OIL COMPANY
APPLICANT
SHEET 11
OF 13
2/5/99

HERBERT DE COMPANY
APPLICANT
SHEET 10
OF 13
2/5/89

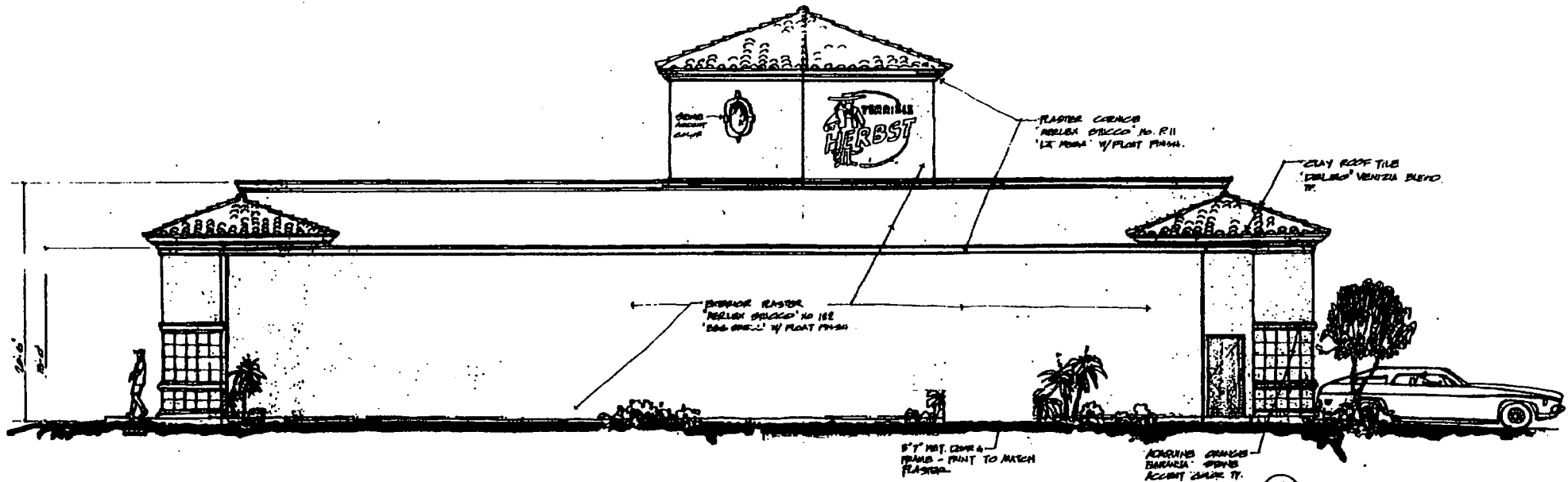


FRONT
3 BAY LUBE

EXTERIOR ELEVATIONS SCALE 1/8" = 1'-0"

STAFF

U-14-99 (1)
U-20-99 (1)



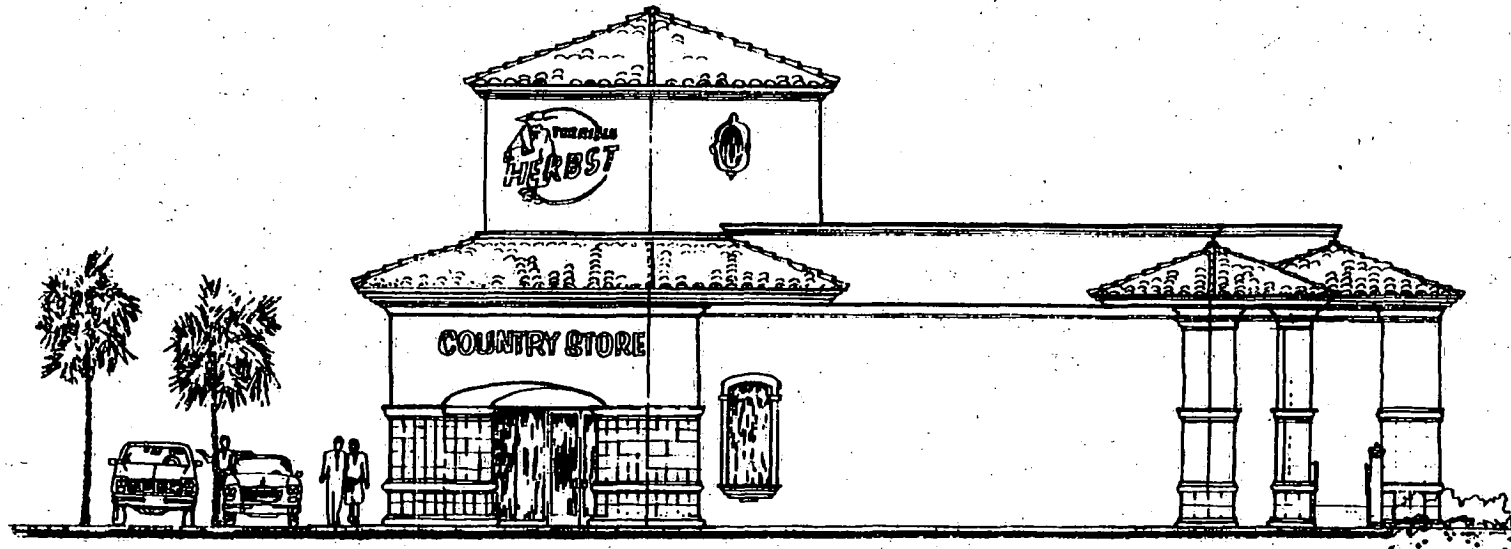
EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"

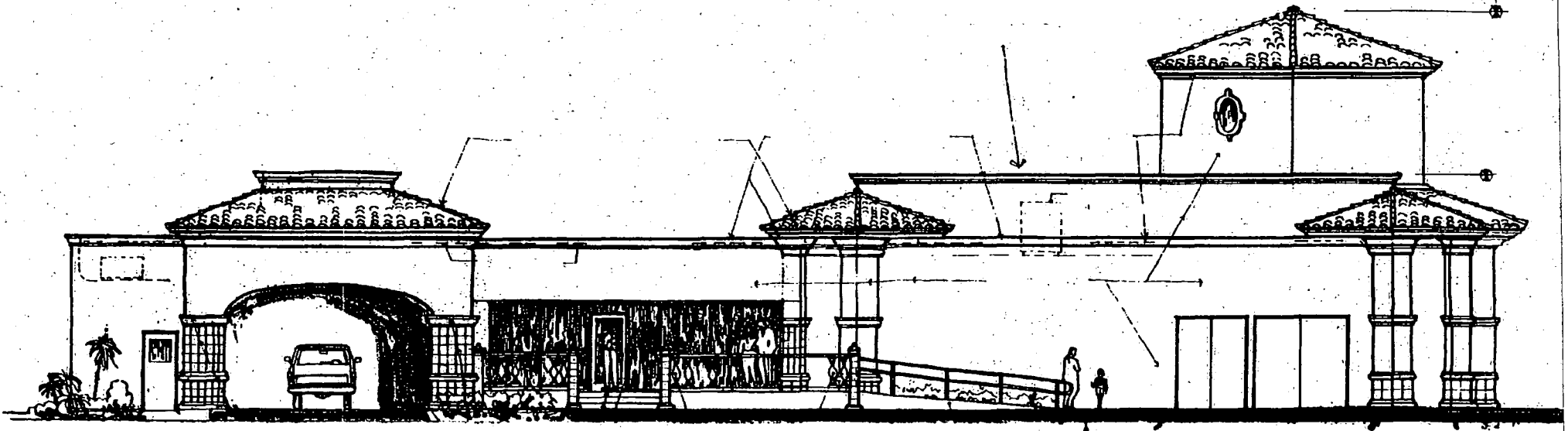
STAFF

U-14-99 (1)
U-20-99 (1)

HERBST OIL COMPANY
APPLICANT
SHEET 9
OF 12
2/5/99



3

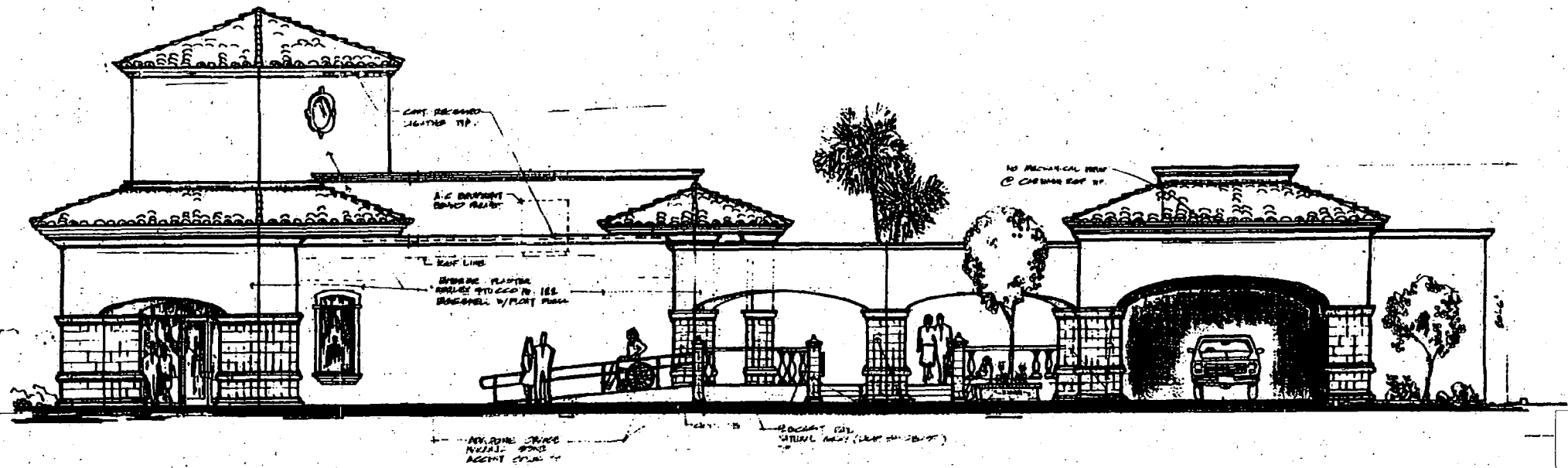


U-14-99 (1)
U-20-99 (1)

STAFF
EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

HERBST OIL COMPANY
APPLICANT
SHEET 8
OF 13
2/5/99



2

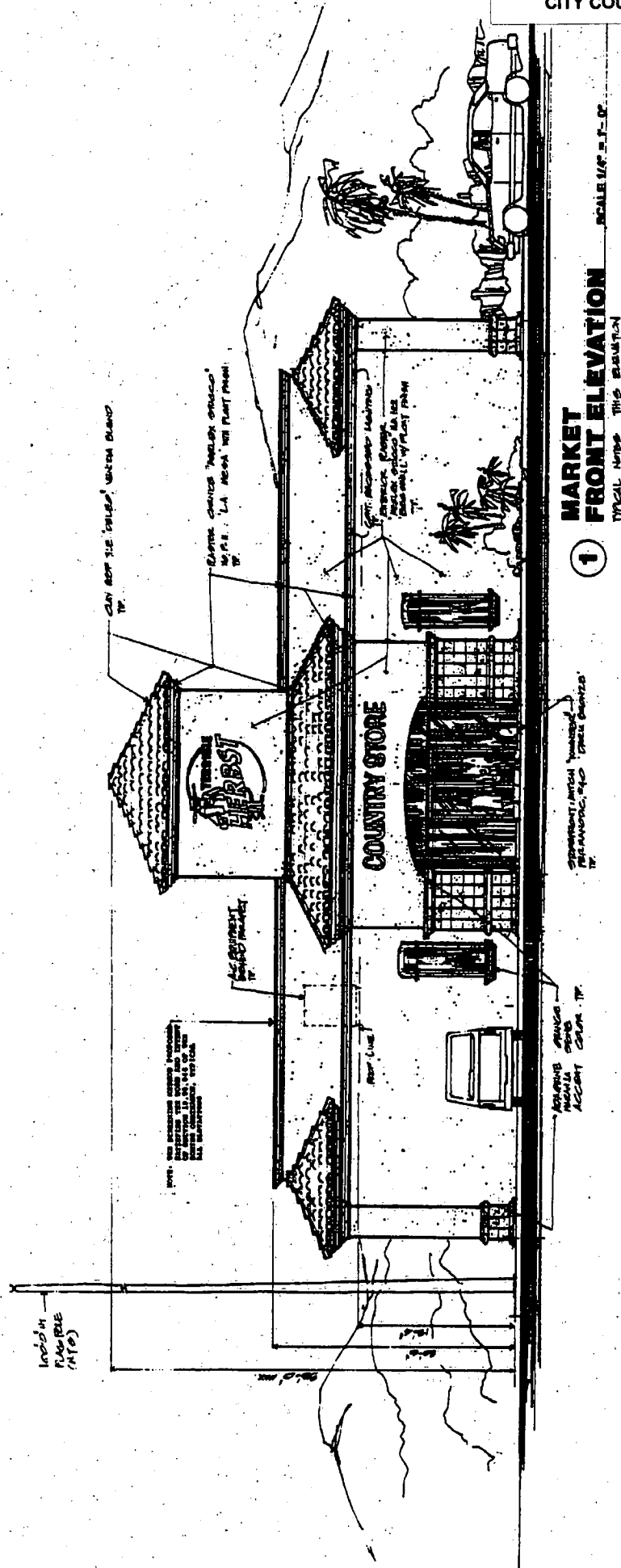
EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"

SEE ALSO VERTICAL VIEWS SHEET 12, ELEVATION 1

STAFF

U-14-99 (1)
U-20-99 (1)



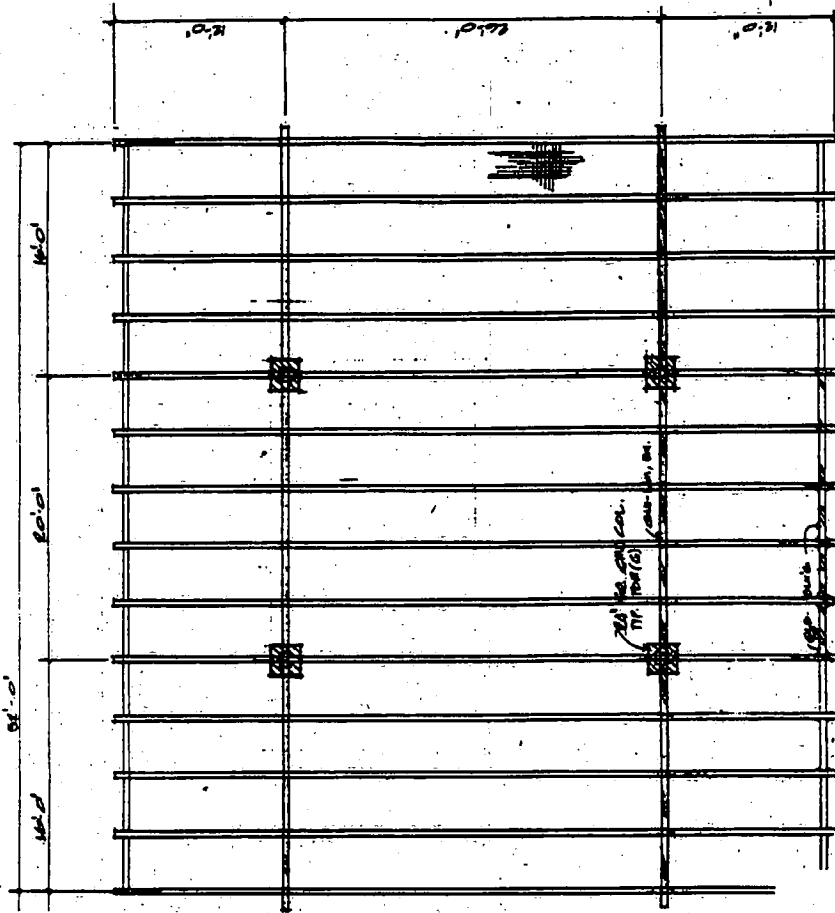
MARKET FRONT ELEVATION

1

SCALE 1/4" = 1'-0"

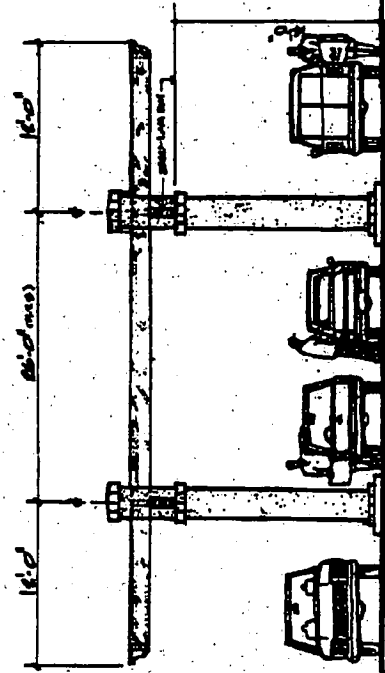
U-14-99 (i) STAFF
U-20-99 (i)

MASTE



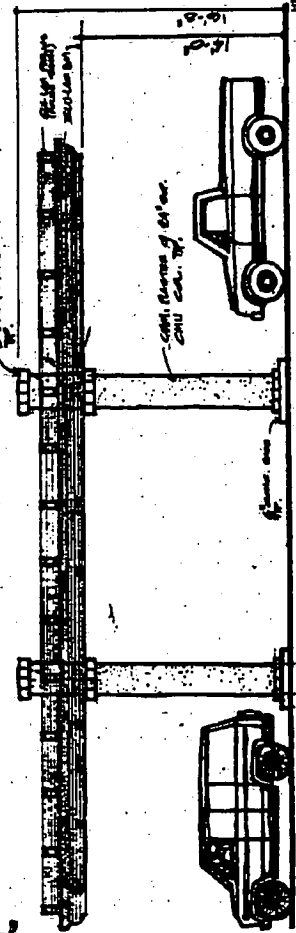
U-14-99(1)
U-20-99(1)

STAFF



FRAMING PLAN same as U-14-10

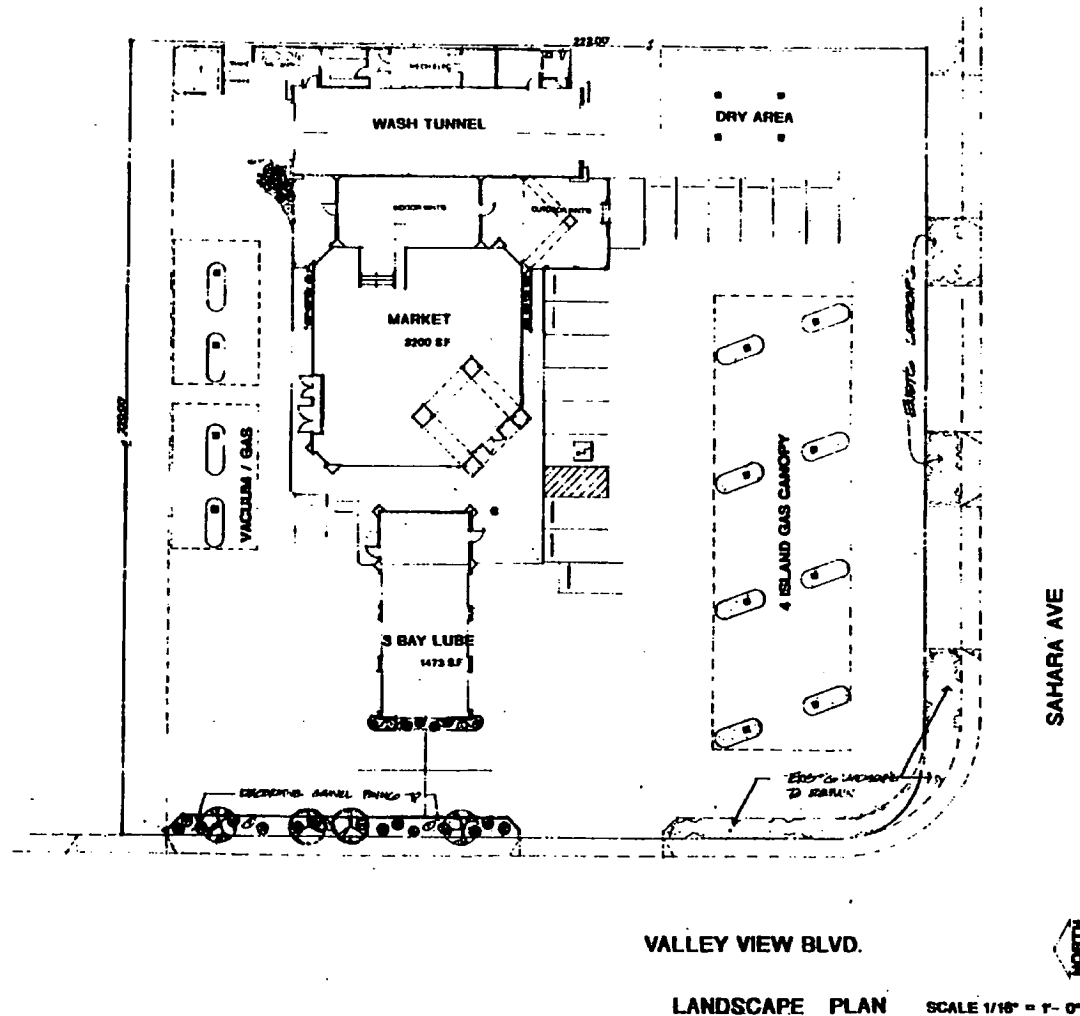
2000 S.F.



REBERT DA COM
APPLICANT
SHEET
OF
2/5/99

EST. ELEVATIONS same as U-14-10

LANDSCAPING LEGEND		
SYMBOL	DESIGNATION	SIZE
	MEXICAN FAN PALM PALMISTO DIO WED. 112	30' H. DIA. 12' H. DIA. 30' H. DIA. 30' H. DIA.
	POINSETTIA PINUS BAPTISTA GIGANTICA	24' H. DIA. 36' H. DIA.
	RED LEAF PALM PALMISTO DIO WED. 112	30' H. DIA.
	DWARF ROCK CACTUS PHILODENDRON MICROPHYLLUM	5 GAL.
	YUCCA PENDULA MICROPHYLLUM	5 GAL.
	RED YUCCA MICROPHYLLUM PARVIFLORA	5 GAL.
	ROCKING SPINECACTUS SPINECACTUS BOOTHII	5 GAL.
	ELEPHANT BUSH MICROPHYLLUM	5 GAL.
	DECORATIVE GRAVEL PAVING SEE LANDSCAPE NOTES	

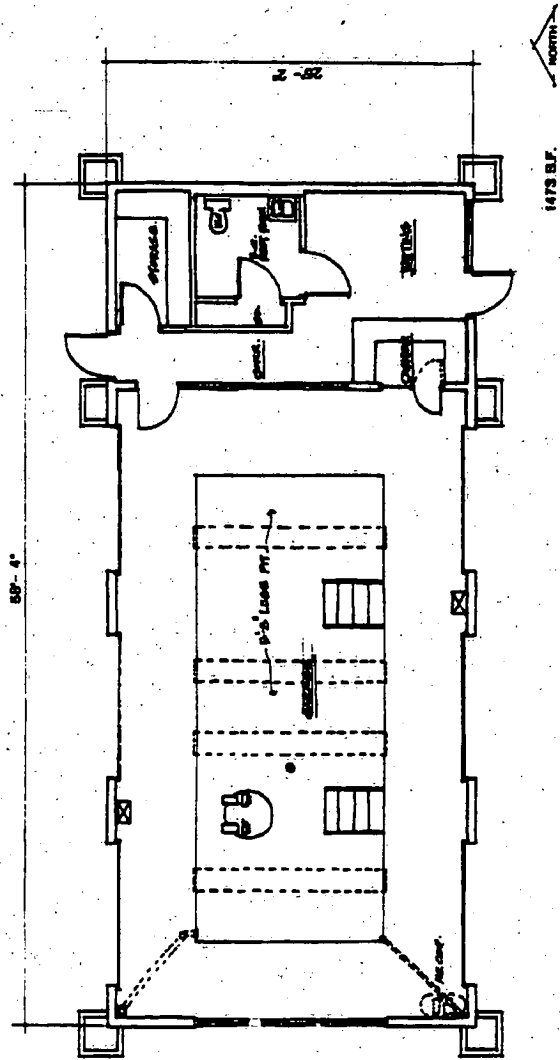


STAFF

U-14-99 (1)
U-20-99 (1)

HERST OIL COMPANY
APPLICANT
SHEET 2
OF 11
2/1/99

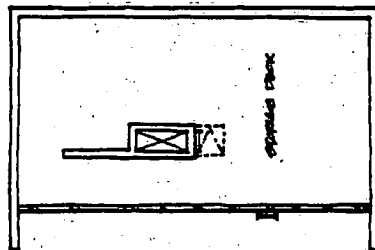
HERSET OIL COMPANY
 APPLICANT
 SHEET 5
 OF 13
 2/5/00



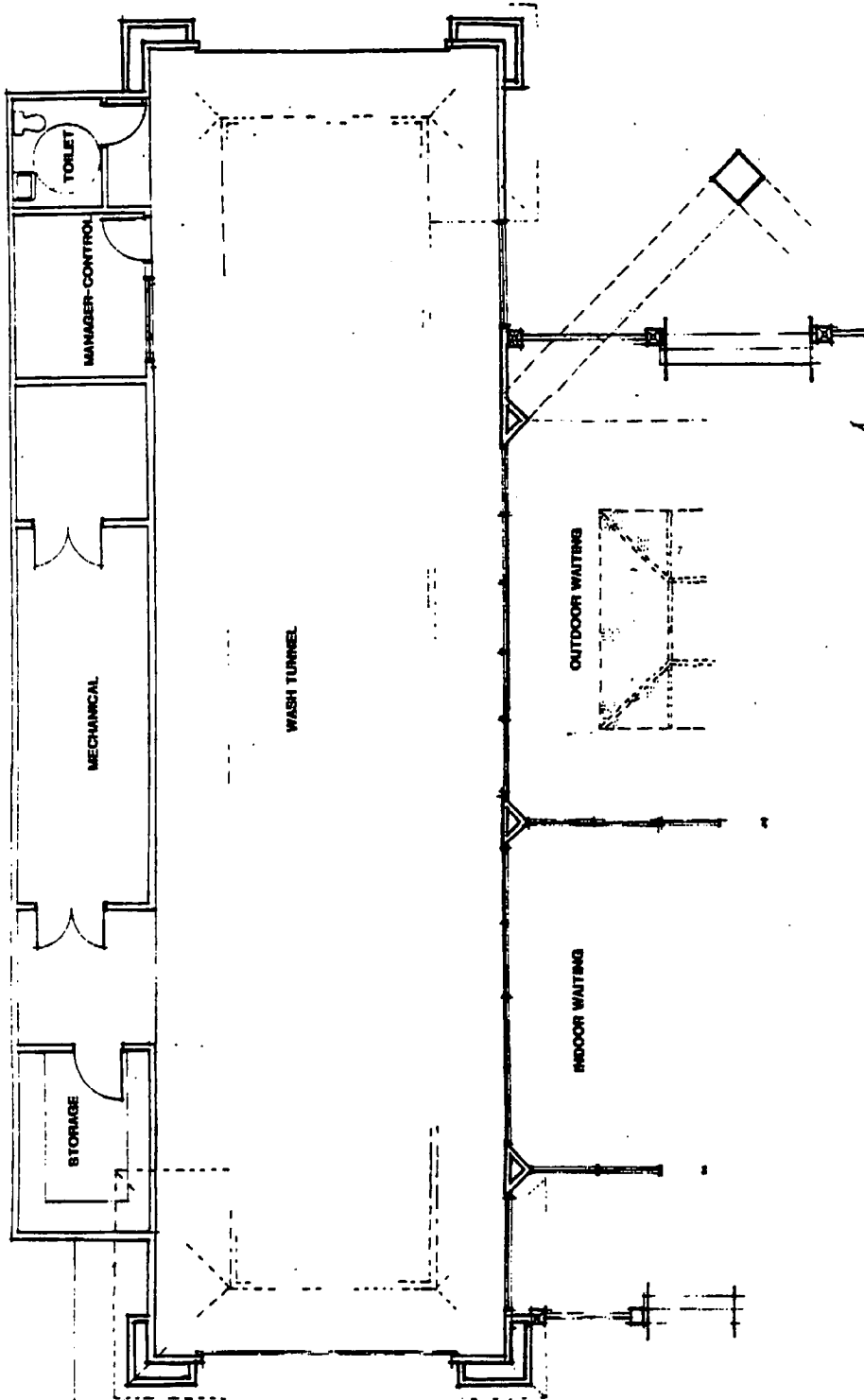
3 BAY LUBE
 FLOOR PLAN SCALE 1/4" = 1'-0"

STAFF

U-14-99 (1)
 U-20-99 (1)



HENRY OIL COMPANY
APPLICANT
SHEET 4
OF 13
2/5/99



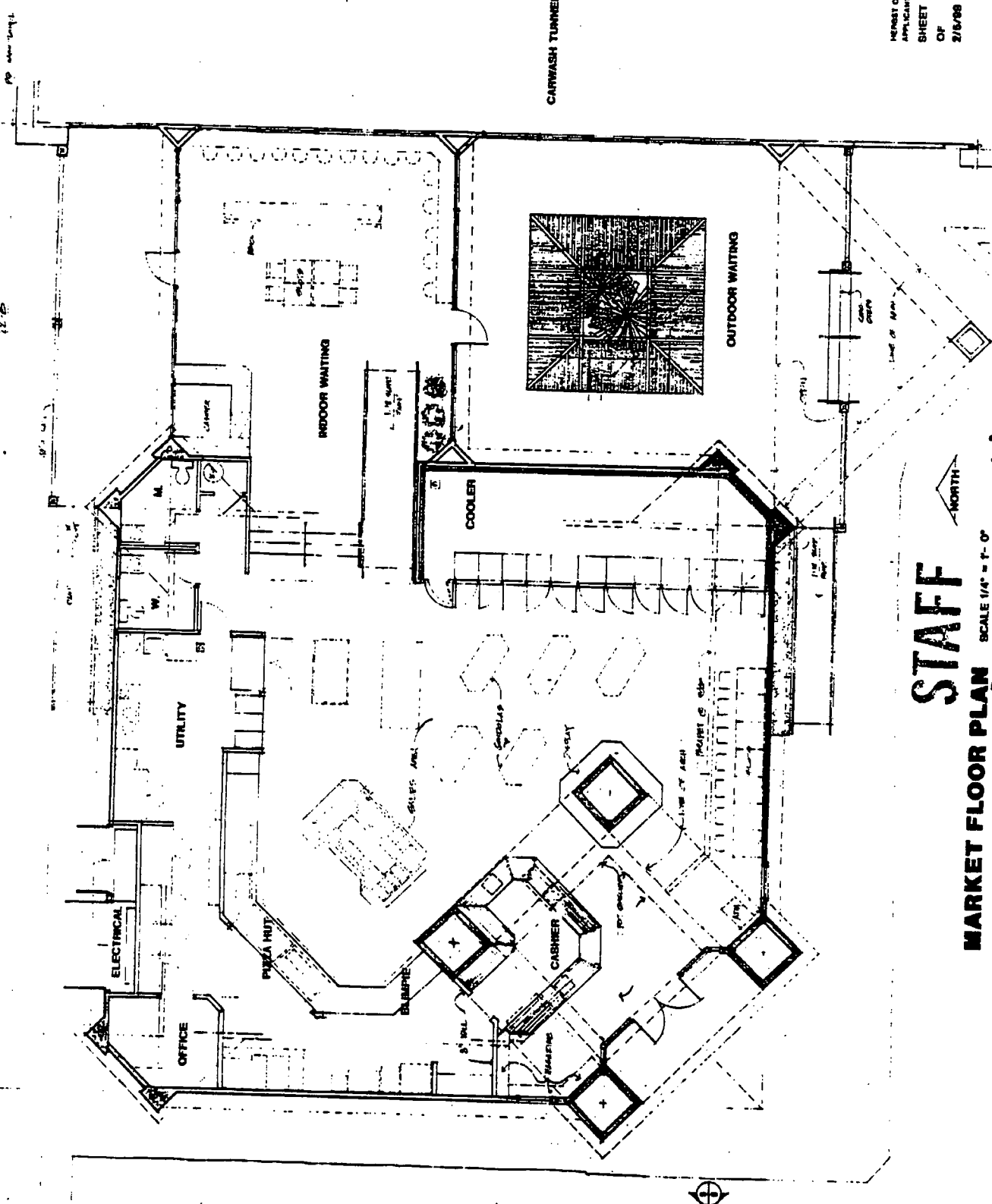
STAFF

CARWASH FLOOR PLAN SCALE 1/4" = 1'-0"

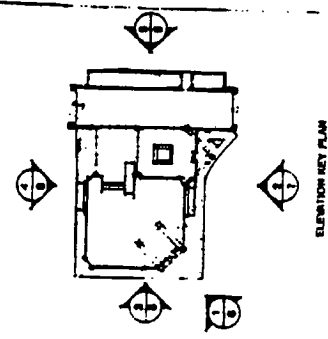
U-14-99 (1)
U-20-99 (1)

HENEST DL COMPANY
 APPLICANT
 SHEET 3
 OF 13
 2/5/98

CARWASH TUNNEL



STAFF
MARKET FLOOR PLAN SCALE 1/4" = 1'-0"
 U-14-99 (1)
 U-20-99 (1)



City of Las Vegas

Agenda Item No. 106

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: AUGUST 2, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE ITEM - EXTENSION OF TIME - U-0020-99(1) - CAR SPA WARM SPRINGS VALLEY VIEW ON BEHALF OF CAR SPA, INC. - Request for an Extension of Time on an approved Special Use Permit FOR A FULL SERVICE CAR WASH, MINOR AUTO REPAIR FACILITY, AND A SERVICE STATION at 3650 West Sahara Avenue (APN: 162-05-402-002), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

RECOMMENDATION:

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

NOTE: THIS ITEM IS CONSIDERED TO BE ROUTINE IN NATURE.

BACKUP DOCUMENTATION:

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

MOTION:

M. McDONALD - APPROVED subject to conditions - UNANIMOUS with L.B. McDONALD excused

MINUTES:

ATTORNEY BOB GRONAUER, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, was present.

No one appeared in opposition.

There was no further discussion.

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

CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 106 – U-0020-99(1)

MINUTES – Continued:

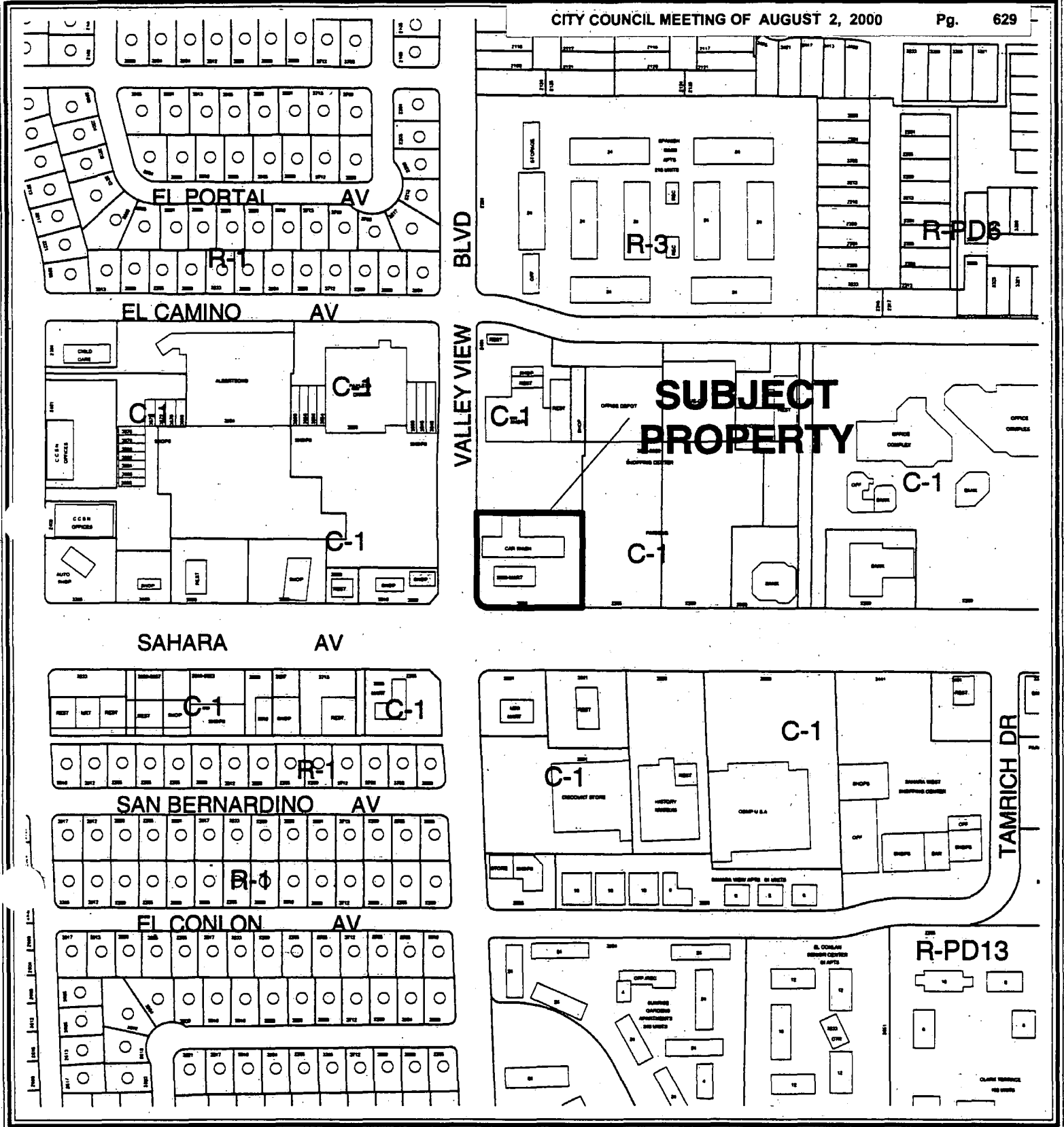
NOTE: All related discussion of Item 105 [U-0014-99(1) and Item 106 U-0020-99(1) was held under Item 105.

(1:53 – 1:56)

3-1530

CONDITIONS:

1. The Special Use Permit shall expire on May 10, 2002, unless an Extension of Time has been granted.
2. Conformance to the Conditions of Approval of U-14-99 and U-20-99.
3. Approval of this Extension of Time does not constitute approval of a business license.



CASE: U-0020-99(1)

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

0 400 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 2, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: Abeyance Item - U-0020-99(1) - Car Spa Warm Springs Valley View on behalf of Car Spa, Inc.

THIS ITEM WAS HELD IN ABEYANCE FROM THE JULY 19, 2000 CITY COUNCIL MEETING AT THE REQUEST OF COUNCILMAN M. McDONALD.

**** CONDITIONS ****

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

1. The Special Use Permit shall expire on May 10, 2002, unless an Extension of Time has been granted.
2. Conformance to the Conditions of Approval of U-14-99 and U-20-99.
3. Approval of this Extension of Time does not constitute approval of a business license.

U-0020-99(1) - Page One

August 2, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for an Extension of Time on an approved Special Use Permit (U-20-99), which allowed a service station, a full service car wash, and a minor automotive repair facility (auto lube) in conjunction with a proposed convenience store on property located at 3650 West Sahara Avenue.

BACKGROUND DATA

- 12/19/74 The Board of Zoning Adjustment approved a Variance to allow a service station and an automated car wash (V-74-74).
- 05/10/99 The City Council approved a request for a Special Use Permit on this property for the sale of beer and wine for off-premise consumption in conjunction with a proposed convenience store and car wash (U-14-99).
- 05/10/99 The City Council approved a request for a Special Use Permit on this property for a service station, a full service car wash, and a minor automotive repair facility (auto lube) in conjunction with a proposed convenience store (U-20-99).

DETAILS OF APPLICATION REQUEST

This application is related to (U-14-99), which allowed the sale of beer and wine for off-premise consumption in conjunction with a proposed convenience store and car wash. The applicant's justification letter states that the facility is not scheduled to open before May 10, 2000, which is the reason for the Extension of Time request.

This site is currently a vacant lot. The previous Terrible Herbst car wash and convenience store has been demolished to make way for the new convenience store with full service car wash, gasoline sales and an auto lube facility. Gasoline sales are proposed for the south portion of the site, with the auto lube in the west and the car wash immediately north of the convenience store. Access to the site is provided by three driveway cuts to Sahara Avenue and one cut on Valley View Boulevard.

U-0020-99(1) - Page Two
August 2, 2000 City Council Meeting

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	C-1 (Limited Commercial)	Retail and commercial uses
South	C-1 (Limited Commercial)	Retail and commercial uses
East	C-1 (Limited Commercial)	Retail and commercial uses
West	C-1 (Limited Commercial)	Retail and commercial uses

ANALYSIS

ZONING

The site is currently zoned C-1 (Limited Commercial). The C-1 district is intended to provide most retail shopping and personal services. A service station, a full service car wash, and a minor automotive repair facility each require a Special Use Permit in the C-1 zoning district.

USE

Staff finds the proposed uses still appropriate for this site.

FINDINGS

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

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

Staff finds that the use is harmonious and compatible with existing surrounding land uses and with future land uses projected by the General Plan.

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

Staff finds that the subject site is still physically suited for the type and intensity of land use being proposed.

U-0020-99(1) - Page Three

August 2, 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."

The subject site is located on the northeast corner of Sahara Avenue and Valley View Boulevard. Sahara Avenue is a fully developed one hundred fifty foot (150') wide primary arterial and Valley View Boulevard is a fully developed eighty foot (80') wide secondary arterial. Therefore, staff finds that the street facilities providing access to the property are adequate in size 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 proposed uses will not be inconsistent with, or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

AGENCY COMMENTS

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

City of Las Vegas

Agenda Item No. 107

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: AUGUST 2, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

EXTENSION OF TIME - Z-0099-98(1) - TRIPLE FIVE DEVELOPMENT - Request for an Extension of Time for an approved Rezoning From: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) on 2.86 Acres on the south side of Craig Road, approximately 990 feet west of Vegas Vista Trail, (APN: 137-01-701-001), Ward 4 (Brown). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

NOTE: THIS ITEM IS CONSIDERED TO BE ROUTINE IN NATURE.

BACKUP DOCUMENTATION:

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

MOTION:

BROWN - APPROVED subject to condition and the following added condition: This rezoning shall expire two years from August 2, 2000 unless development of this site has commenced or the City Council has granted an Extension of Time - UNANIMOUS with L.B. McDONALD excused

MINUTES:

SHERYL BEAMAN, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant and stated that this parcel was recently annexed and would be incorporated into the overall 58-acre plan. She concurred with staff's condition.

DAVID PETROVICH, Planning & Development Department, recommended that an additional condition be added and MS. BEAMAN concurred.

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

CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 107 – Z-0099-98(1)

MINUTES – Continued:

No one appeared in opposition.

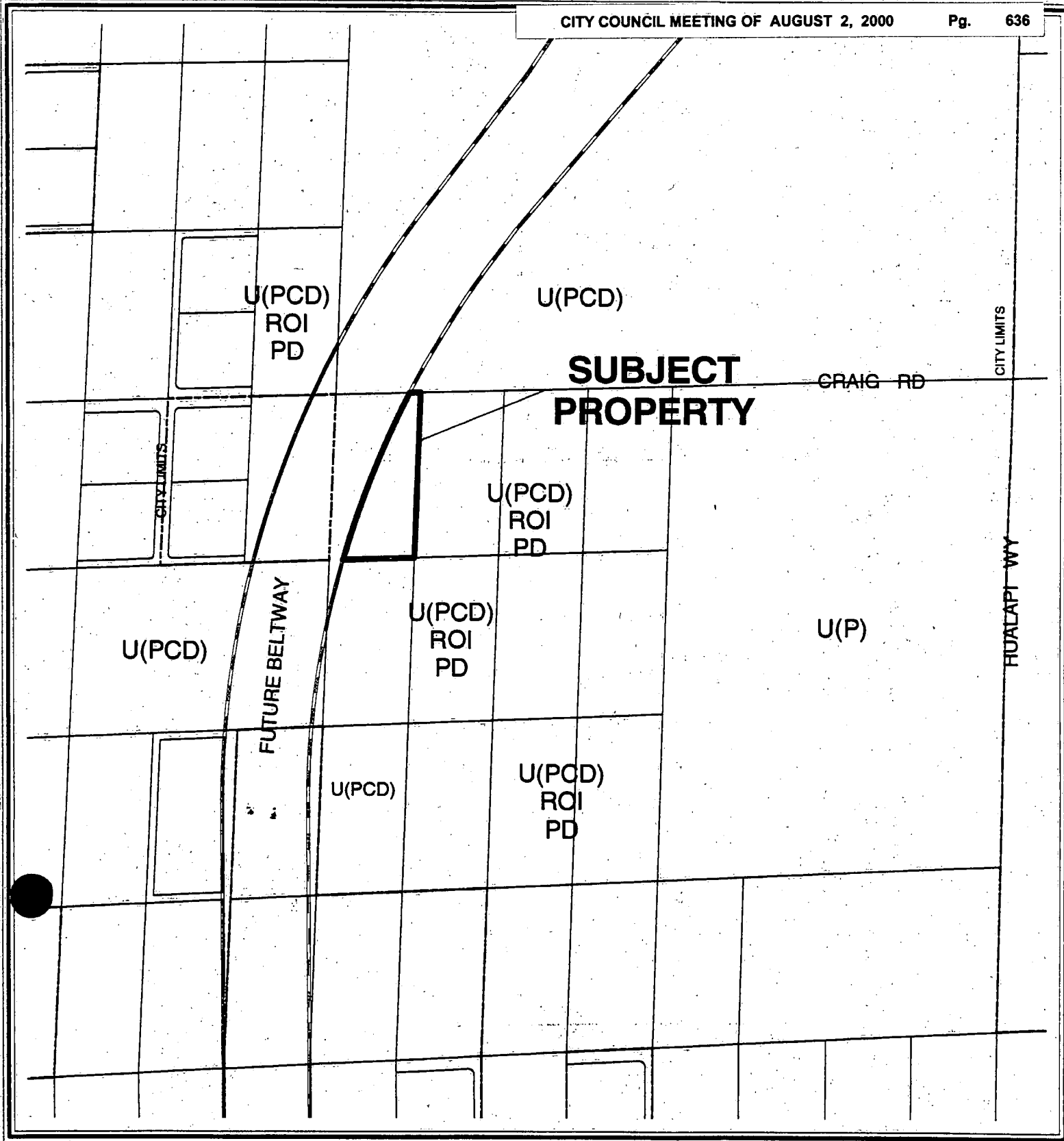
There was no further discussion.

(1:56 – 1:58)

3-1635

CONDITIONS:

1. Conformance to all applicable Conditions of Approval of Rezoning Z-0099-98 and Site Development Plan Review Z-0033-97(9).



CASE: Z-0099-98(1)

0 800 Feet

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT))



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: AUGUST 2, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: Z-0099-98(1) - Triple Five Development**

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to all applicable Conditions of Approval of Rezoning Z-0099-98 and Site Development Plan Review Z-0033-97(9).

Z-0099-98(1) - Page One

August 2, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for an Extension of Time on an approved Rezoning of 2.86 acres on the south side of Craig Road approximately 990 feet west of Vegas Vista Trail. The applicant's justification letter states that they need more time to process the Bureau of Land Management easements for offsite improvements, which has consequently delayed construction on the site.

This 2.86-acre site was rezoned in order to be incorporated into a 58 acre, 234-lot single-family development within the Lone Mountain Master Plan area.

BACKGROUND DATA

07/14/99 The City Council approved a Rezoning (Z-0099-98) from U (Undeveloped) to PD (Planned Development).

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	U (Undeveloped)	Future Right of Way
East	U (Undeveloped) under Resolution of Intent to PD (Planned Development)	Undeveloped
South	U (Undeveloped) under Resolution of Intent to PD (Planned Development)	Undeveloped
West	Clark County	Future Right of Way

ANALYSIS & FINDINGS

GENERAL PLAN

The site is designated as PCD (Planned Community Development) on the Northwest Sector Plan of the City of Las Vegas General Plan. This category allows planned and mixed use developments. The PD (Planned Development) zoning is compatible with this General Plan Designation.

ZONING

The proposed PD (Planned Development) zoning is compatible with the PD (Planned Development) zoning to the east and south.

Z-0099-98(1) - Page Two
August 2, 2000 City Council Meeting

FINDINGS

Staff recommends that the following findings required for approval of a Rezoning application per Las Vegas Municipal Code Section 19A.18.040, should also be required for any subsequent Rezoning Extension of Time. Thus, the Planning Commission or City Council must affirm the following:

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

The Lone Mountain Master Plan calls for Medium-Low Density Residential on this site which allows a maximum density of 8 Dwelling Units per Acre. The overall density of this zoning is 4.03 dwelling units per acre, therefore the zoning conforms to the Lone Mountain Master Plan designation.

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

The City Council found, in approving the initial request that the surrounding properties are zoned PD (Planned Development), which is the same as this property. Furthermore, the surrounding land uses are planned to be similar in density to this property.

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

The City Council found, in approving the initial request that PD (Planned Development) Zoning is in accordance with the rest of the Lone Mountain Master Planned Community.

4. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."

The City Council found, in approving the initial request that future street facilities will be adequate in size to meet the requirements of the PD (Planned Development) zoning district.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Z-0099-98(1) - Page Three
August 2, 2000 City Council Meeting

AGENCY COMMENTS

<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES	NO	NO
<i>B&S - Permits/Inspections</i>	YES	NO	NO
<i>PW - DEVCO</i>	YES	YES	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

City of Las Vegas

Agenda Item No. 108

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: AUGUST 2, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SD-0033-00 - ASTORIA IRON MOUNTAIN, LIMITED LIABILITY COMPANY ON BEHALF OF ASTORIA HOMES - Request for a Site Development Plan Review FOR A PROPOSED 118 LOT SINGLE FAMILY SUBDIVISION on 28.76 Acres on the north side of Iron Mountain Road, east of Fort Apache Road, (APN's: 125-05-401-001, 125-05-403-001, 125-05-404-003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack). The Planning Commission (4-0-2 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

Hearing Officer Meeting

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Hearing Officer Meeting

City Council Meeting

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to conditions and the following Conditions imposed on SD-2-99 from the 3/22/99 City Council Meeting:

11. Complete Fort Apache Road before any issuance of permits for the site. Temporary Goecke paving shall be acceptable for the Fort Apache Road improvements;
12. A temporary barricade shall be placed on Iron Mountain Road to prevent cut-through construction traffic;
14. Construction access shall be restricted to Fort Apache Road;
15. Where allowed by the Department of Public Works, streets shall be constructed to rural standards for street design and low level lighting. Along public streets, cut-off lights with lower wattage are required to prevent spillover to adjacent properties;

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

CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 108 – SD-0033-00

MOTION – Continued:

20. No excessive grading such as clearing and grubbing shall occur on the west half of this project until such time as access and water to this portion of the site are available;

22. Trash cleanup shall be an ongoing process while the models or homes are constructed, and trash from this project shall not be allowed onto adjacent properties;

- UNANIMOUS with L.B. McDONALD excused

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 stated that representatives from the Tule Springs Homeowners Association requested that a few conditions from the original Site Development approved a year ago be carried forward to this application. The applicant is willing to incorporate Conditions #11, 12, 14, 15, and 22 from the original site plan from a letter dated 4/15/99 from the 3/22/99 City Council meeting.

LOUISE RUSKAMP, 8500 Log Cabin Way, President, Tule Springs Homeowners Association, asked that the conditions approved a year ago be continued, in particular the condition that deals with trash control. She discussed the trash problem with Astoria Homes representatives. Part of the temporary chain link fence along the northern part of the property on O'Hare Road is lying on the ground and it needs to be repaired. She presented pictures showing trash from the construction site consisting of cardboard boxes, ducts from heating and air conditioning vents, and empty cement bags. The developer needs to make the effort, not only by replacing the chain link fence, but also by picking up the trash in the surrounding area. ATTORNEY FIORENTINO replied that Condition #22 would address that issue.

COUNCILMAN BROWN verified with ATTORNEY FIORENTINO that the western half of this project would be serviced with a new water line. He requested that Condition #20 from the original Site Development Plan be also added.

COUNCILMAN MACK thanked Astoria Homes for working with the Tule Springs Homeowners Association and that Condition #20 will be incorporated with the other additional conditions.

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

CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 108 – SD-0033-00

MINUTES – Continued:

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(1:58 – 2:04)

3-1720

CONDITIONS:

Planning and Development

1. Building setbacks shall be as follows: Front = 20 feet with front-load garage, 14 feet with side-load garage; Rear = 15 feet; Side = 5 feet; and Corner Side = 10 feet.

Public Works

2. City of Las Vegas Petition of Vacation VAC-3-99 and the corresponding Clark County vacation shall record prior to the recordation of a Final Map for this site.
3. Dedicate 40 feet of right-of-way adjacent to this site for Fort Apache Road, 40 feet for Iron Mountain Road, and 30 feet for O'Hare Avenue. Also, dedicate a 20 foot radius on the southeast corner of Fort Apache Road and O'Hare Avenue and a 54 foot radius on the northeast corner of Fort Apache Road and Iron Mountain Road. Alternatively, as allowed by the Master Plan of Streets and Highways as amended [MSH-1-97], on Fort Apache Road, El Capitan Way and Iron Mountain Road, the applicant may dedicate 30 feet of right-of-way and grant 10 foot "Public Use Roadway Corridor Easements" adjacent to such right-of-way for a total public half-street corridor width of 40 feet. Such public use easement shall be granted and available for any public need in conjunction with but not limited to traffic, drainage and storm sewers, streetlighting, fire hydrants, walkways, and sanitary sewer purposes. All required Sight Visibility Restriction Easements and appropriate corner radii shall be reserved behind and adjacent to such roadway corridor easement as if the easement area were dedicated right-of-way.
4. Construct half-street improvements including appropriate overpaving where legally able on Fort Apache Road, Iron Mountain Road, and O'Hare Avenue adjacent to this site concurrent with development of this site. Also, construct widened paving on O'Hare Avenue adjacent to the "Not-A-Part" parcel (APN 125-05-402-001) concurrent with development of this site. Final improvement requirements shall be determined at the time of approval of the Tentative Map.

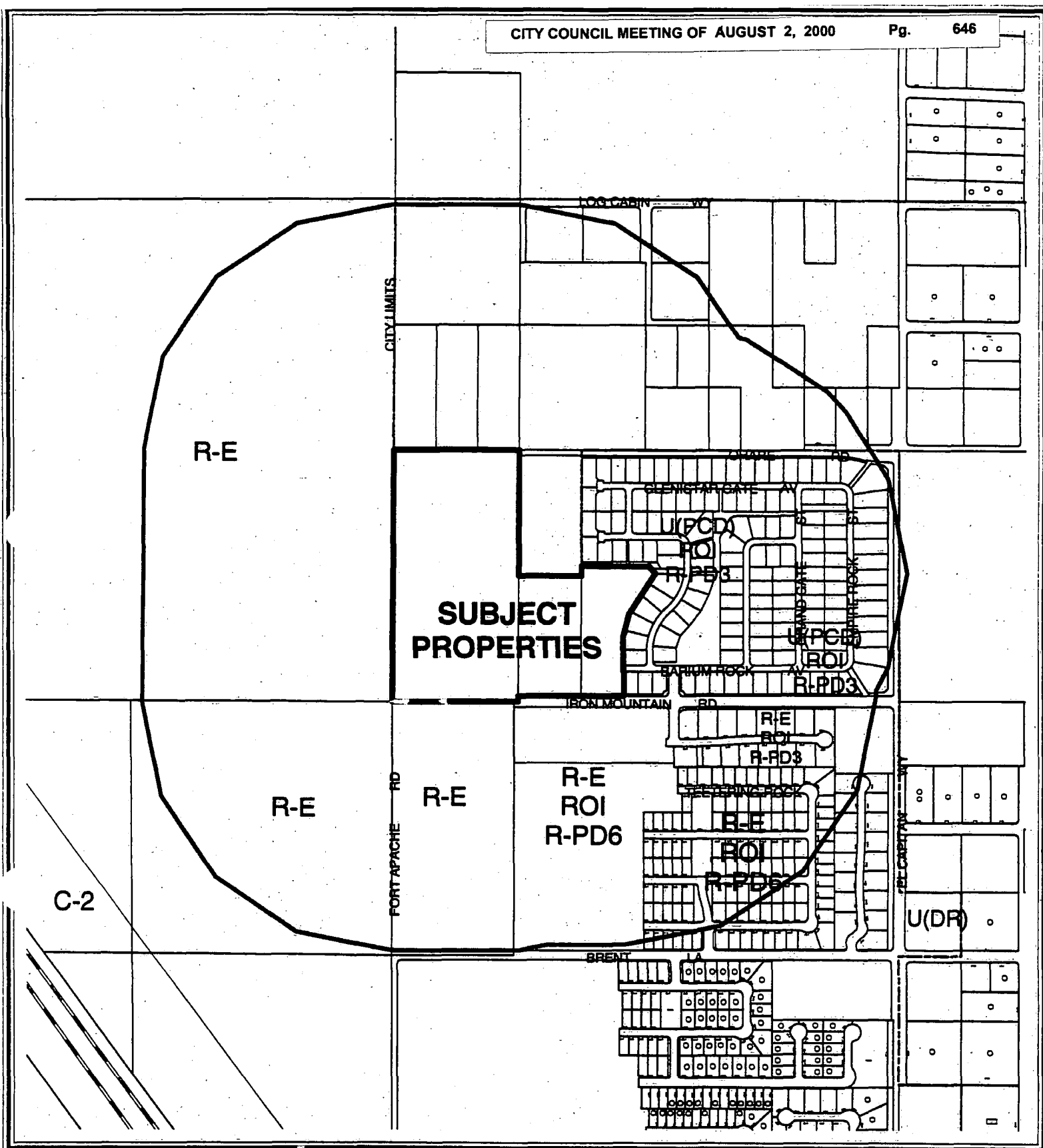
CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 108 – SD-0033-00

CONDITIONS – Continued:

5. A Master Streetlight Plan shall be submitted and approved prior to the submittal of any construction drawings for this site.
6. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
7. Extend public sewer to the western edge of this site in Iron Mountain Road concurrent with development of this site. Also, provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
8. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222a.
9. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits 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.
10. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
11. The final layout of this site shall be determined at the time of approval of the Tentative Map. Final right-of-way requirements will be determined at that time.

*City of Las Vegas***Agenda Item No. 108****CITY COUNCIL MEETING OF AUGUST 2, 2000****Planning and Development Department****Item 108 – SD-0033-00****CONDITIONS – Continued:****Planning and Development**

12. All development shall be in conformance with the Site Development Plan and building elevations.
13. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner.
14. A landscaping plan must be submitted at the same time application is made for a building permit.
15. All City Code requirements and design standards of all City departments must be satisfied.
16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
17. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.
18. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.



CASE: SD-0033-00

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT-3 UNITS PER ACRE)



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 2, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: Abeyance Item - SD-0033-00 - Astoria Iron Mountain, Limited Liability Company on behalf of Astoria Homes

THIS ITEM WAS HELD IN ABEYANCE FROM THE JULY 19, 2000 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

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

Planning and Development

1. Building setbacks shall be as follows: Front = 20 feet with front-load garage, 14 feet with side-load garage; Rear = 15 feet; Side = 5 feet; and Corner Side = 10 feet.

Public Works

2. City of Las Vegas Petition of Vacation VAC-3-99 and the corresponding Clark County vacation shall record prior to the recordation of a Final Map for this site.
3. Dedicate 40 feet of right-of-way adjacent to this site for Fort Apache Road, 40 feet for Iron Mountain Road, and 30 feet for O'Hare Avenue. Also, dedicate a 20 foot radius on the southeast corner of Fort Apache Road and O'Hare Avenue and a 54 foot radius on the northeast corner of Fort Apache Road and Iron Mountain Road. Alternatively, as allowed by the Master Plan of Streets and Highways as amended [MSH-1-97], on Fort Apache Road, El Capitan Way and Iron Mountain Road, the applicant may dedicate 30 feet of right-of-way and grant 10 foot "Public Use Roadway Corridor Easements" adjacent to such right-of-way for a total public half-street corridor width of 40 feet. Such public use easement shall be granted and available for any public need in conjunction with but not limited to traffic, drainage and storm sewers, streetlighting, fire hydrants, walkways, and sanitary sewer purposes. All required Sight Visibility Restriction Easements and appropriate corner radii shall be reserved behind and adjacent to such roadway corridor easement as if the easement area were dedicated right-of-way.
4. Construct half-street improvements including appropriate overpaving where legally able on Fort Apache Road, Iron Mountain Road, and O'Hare Avenue adjacent to this site concurrent with development of this site. Also, construct widened paving on O'Hare Avenue adjacent to the "Not-A-Part" parcel (APN 125-05-402-001) concurrent with development of this site. Final improvement requirements shall be determined at the time of approval of the Tentative Map.

SD-0033-00 - Page Two

August 2, 2000 City Council Meeting

5. A Master Streetlight Plan shall be submitted and approved prior to the submittal of any construction drawings for this site.
6. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
7. Extend public sewer to the western edge of this site in Iron Mountain Road concurrent with development of this site. Also, provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
8. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222a.
9. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits 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.
10. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
11. The final layout of this site shall be determined at the time of approval of the Tentative Map. Final right-of-way requirements will be determined at that time.

Planning and Development

12. All development shall be in conformance with the Site Development Plan and building elevations.
13. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner.

SD-0033-00 - Page Three

August 2, 2000 City Council Meeting

14. A landscaping plan must be submitted at the same time application is made for a building permit.
15. All City Code requirements and design standards of all City departments must be satisfied.
16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
17. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.
18. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

SD-0033-00 - Page One

August 2, 2000 City Council Meeting

**** STAFF REPORT ******APPLICATION REQUEST**

This is a request for a Site Development Plan Review of 28.76 acres located on the north side of Iron Mountain Road, east of Fort Apache Road for a proposed 118 lot single-family subdivision. The subdivision will be the third phase of the Iron Mountain Estates development.

BACKGROUND DATA

02/19/99 This property was annexed to the City of Las Vegas as part of a larger overall site (A-15-99). It was assigned a zoning classification of R-PD3 (Residential Planned Development, 3 units per acre).

03/22/99 The subject site was part of a 242 lot, single-family subdivision approved by the City Council as a Site Development Plan Review (SD-0002-99). Modifications to the development plan for the west portion of the original approval necessitated the submittal of a new Site Development Plan Review (SD-0033-00).

DETAILS OF APPLICATION REQUEST**Overall Iron Mountain Estates:**

Site Area	75.65	Acres
Dwelling Units	259	Homes
Density	3.42	Dwelling Units per Acre
Open Space Provided	4.60	Acres (includes 1.06 acres to be provided within a future phase)
Open Space Required	4.27	Acres

Subject Property:

Site Area	28.76	Acres
Dwelling Units	118	Homes
Density	4.10	Dwelling Units per Acre

SD-0033-00 - Page Two

August 2, 2000 City Council Meeting

Ten-foot wide planters with 24-inch box and 15-gallon trees are shown along Iron Mountain Road, Fort Apache Road, and O'Hare Avenue. Access to the subdivision is provided by a 54 foot wide gated access drive to Iron Mountain Road. All lots will front onto 40 foot wide private streets and will have a typical size of 60 feet by 110 feet (6,600 square feet). Building elevations are shown with stucco exteriors and concrete tile roofs.

Building setbacks are proposed as:

Front:	20 feet with front-load garage, 14 feet with side-load garage
Rear:	15 feet
Side:	5 feet
Corner Side:	10 feet

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	County	Unimproved
South	R-PD3 and R-PD6	Single-Family Residences under construction
East	County	Unimproved
West	R-E	Unimproved

ANALYSIS & FINDINGS

ZONING

Staff finds that the proposal conforms to the intent of the R-PD (Residential Planned Development) zoning district, which is to allow flexibility to permit imaginative design.

SITE PLAN

Staff finds the site plan conforms to the intent of the Zoning Code.

LANDSCAPE PLAN

Staff finds the landscape plan conforms with the Urban Design Guidelines and Standards.

ELEVATIONS

The building materials proposed are typical for single-family development within the City.

SD-0033-00 - Page Three

August 2, 2000 City Council Meeting

FINDINGS

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

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

The proposed subdivision is compatible with the pattern of residential development that is expected to occur in this area.

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

The site plan complies with the intent of the Zoning Code. The proposed landscaping conforms with the buffer standards of the Urban Design Guidelines.

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

Iron Mountain Road and Fort Apache Road will have a right-of-way width of 80 feet and will be adequate in size for this proposed development.

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 for the City.

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

Staff finds that the buildings are not unsightly or obnoxious in appearance, and will be harmonious 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.

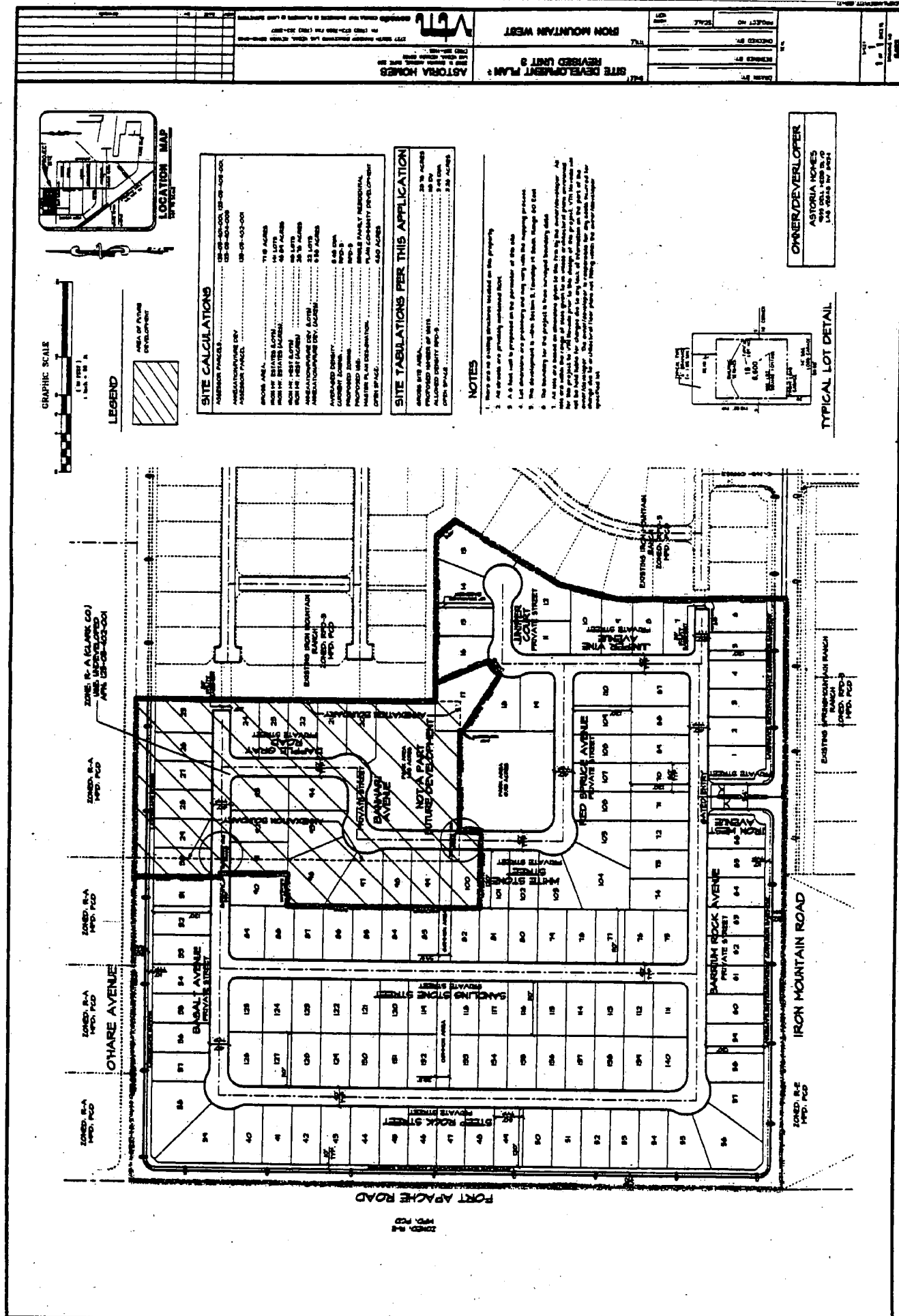
SD-0033-00 - Page Four

August 2, 2000 City Council Meeting

NOTICES MAILED 26 by Planning Department**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

SD-0033-00
6-8-00 PC

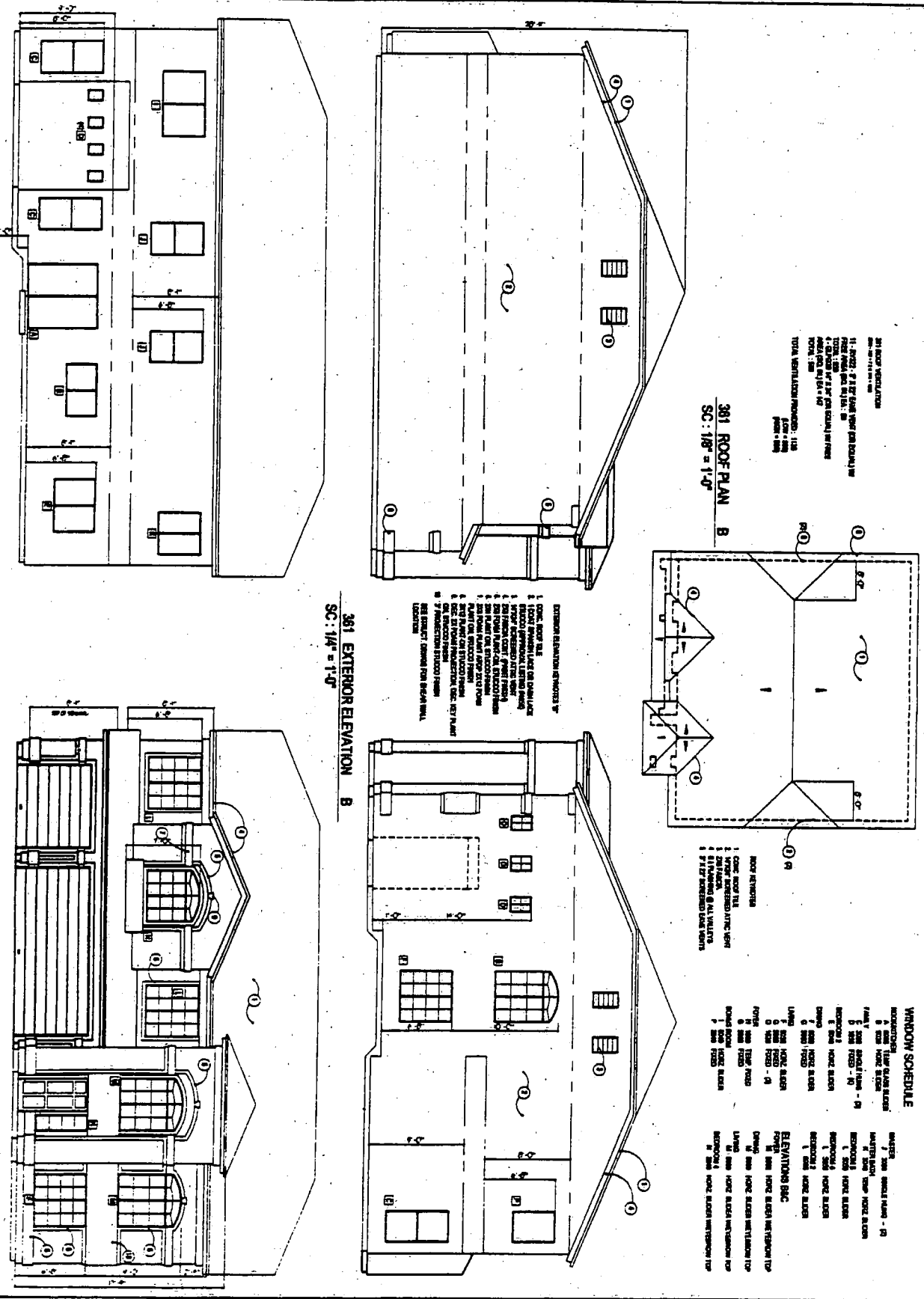


SLAS



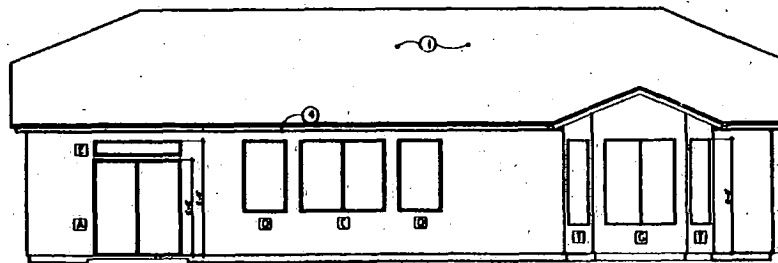
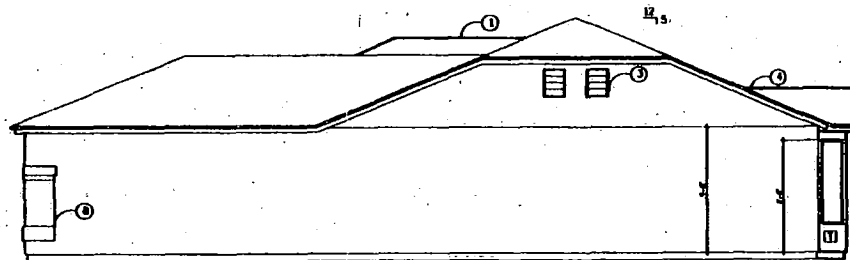
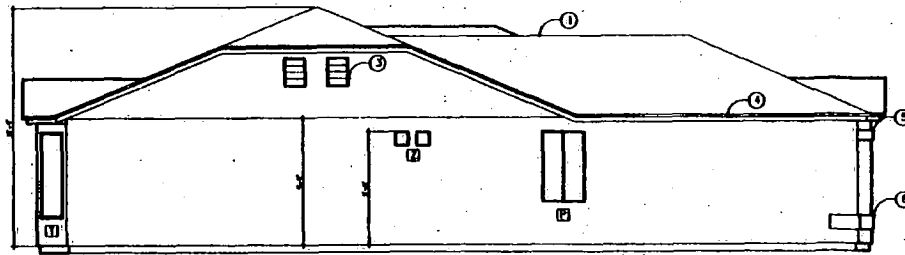
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SD-0033-00
6-8-00 PC



STAFF

SD-0033-00
6-8-00 PC



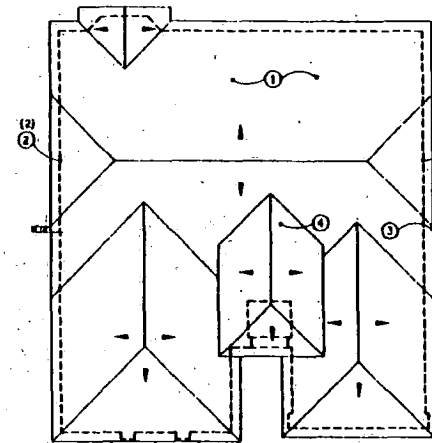
ROOF KEYNOTES

- 1 CONC. ROOF TILE
- 2 14"X20" SCHEDULED ATIC VENT
- 3 2X6 FASCIA
- 4 G.I. FLASHING @ ALL VALLEYS

WINDOW SCHEDULE "B & C"

ROOM	NO.	TYPE	GLASS	SLEER
FAMILY	2	FIXED	(12)	
FOYER	1	TEMP.	FIXED	
BEDROOM 1	2	FIXED	(12)	
BEDROOM 2	2	FIXED	(12)	
MASTER BATH	2	FIXED	(12)	
MASTER SLEEP	2	FIXED	(12)	

381 EXTERIOR ELEVATION
SC : 1/4" = 1'-0"



381 ROOF PLAN
SC : 1/8" = 1'-0"

381 ROOF VENTILATION (AMB ON 11)
381 - 20' x 10' x 10' - 100
15 - 15X22 - 5' x 22' EAVE VENT (ON 10X14) V/
FREE AREA (50 IN) EA - 50
TOTAL - 800
4 - 15X22 14' x 30' (ON 10X14) V/ FREE
AREA (50 IN) EA - 100
TOTAL - 740
TOTAL VENTILATION PROVIDED : 1540
(LOW = 800)
(HIGH = 740)

EXTERIOR ELEVATION KEYNOTES

- 1 CONC. ROOF TILE
- 2 1 COAT SPANISH LACE OR DASH LACE
- 3 14"X20" SCHEDULED ATIC VENT
- 4 2X6 FASCIA CONE (PAINT FINISH)
- 5 2X6 FOAM PLANT-ON STUCCO FINISH
- 6 2X4 PLANT ON STUCCO FINISH
- 7 2X6 FOAM PLANT ATOP 2X12 FOAM
- 8 2X12 PLANT ON STUCCO FINISH
- 9 DEC. 2X FOAM PROJECTION DEC. KEY PLANT
- ON STUCCO FINISH

SEE STRUCE DRYS FOR DEAR VALL
LOCATION

PERMIT
☐ CONSTRUCTION
☐ AS BUILT
☐ REVISIONS

NY CONTRACTOR LICENSE
COUNTY BUSINESS LICENSE
CITY BUSINESS LICENSE
HENDERSON BUSINESS LICENSE

4-17-00
4-24-00

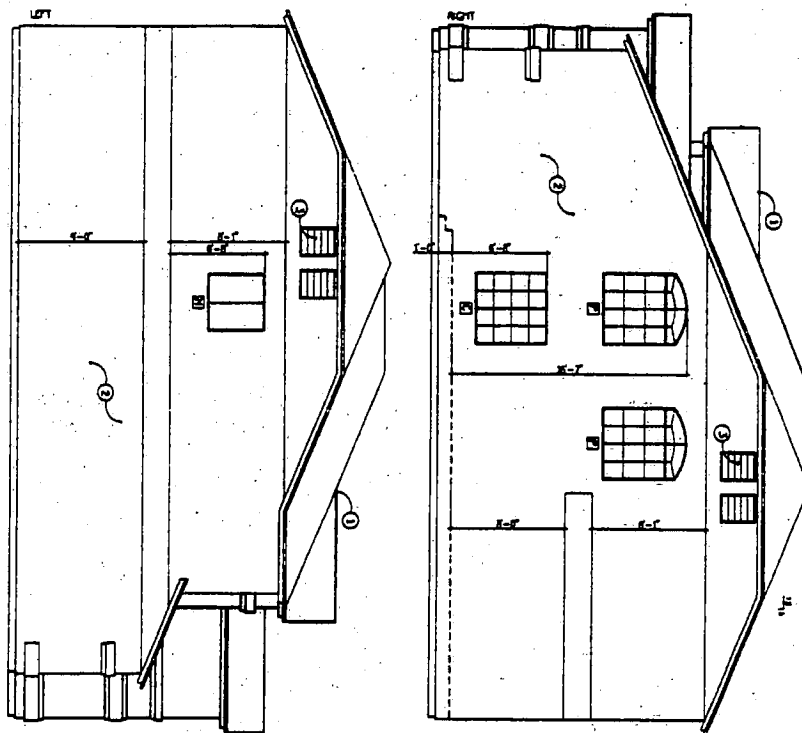
ASTORIA HOMES

Built for Life.

IRON MOUNTAIN
ESTATES

DATE 11-15-00
PLAN NUMBER
DRAWN BY ASTORIA HOMES

SD-0033-00
6-8-00 PC



EXTERIOR ELEVATION REMOVED

- [illegible]

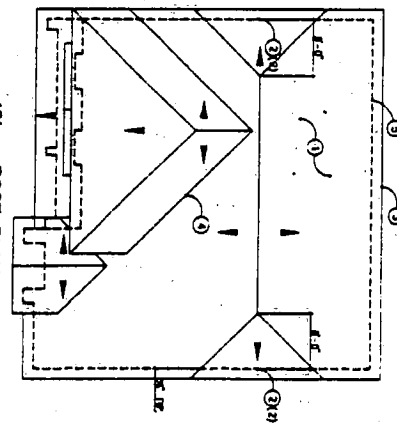
LOCATION	

WINDOW SCHEDULE "B"&"C"

- | | | |
|-----|------|-----------------|
| 1 | 5000 | WGT GLASS SLEEN |
| 2 | 5000 | WGT GLASS SLEEN |
| 3 | 5000 | WGT SLEEN (2) |
| 4 | 5000 | WGT SLEEN (2) |
| 5 | 5000 | WGT SLEEN (2) |
| 6 | 5000 | WGT SLEEN (2) |
| 7 | 5000 | WGT SLEEN (2) |
| 8 | 5000 | WGT SLEEN (2) |
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HOOF REINOTES

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3 228 74304
4 61 74304C ● ALL VALUETS
5 57 11 22' LAKE WENT



421 ROOF PLAN

$$SC : 1/8 = 1/8$$

1901 NOV 20 1901 NOV 20 1901 NOV 20

13 - K102 - 3' x 28" LAWE WENT (ON EOLAL) V/
PREL AREA (50 N.) EA : 50
TOTAL : 650
4 - CAPC24 16" x 24" (ON EOLAL) V/ PREL
AREA (50 N.) EA : 16"

(559 - ACT) (LW - 650)

LOW RISK OF CERVIX VENTRIAN

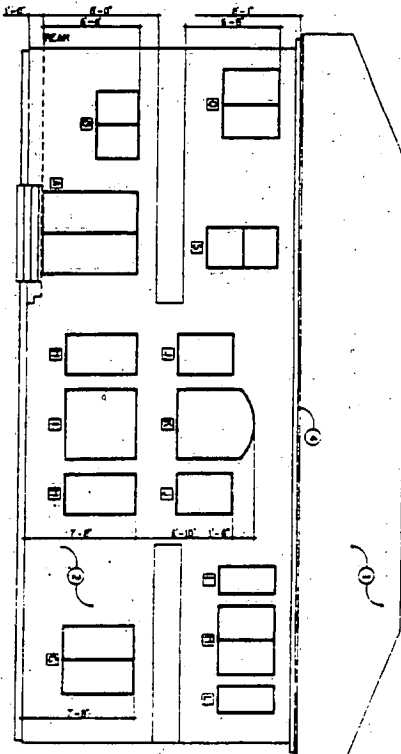
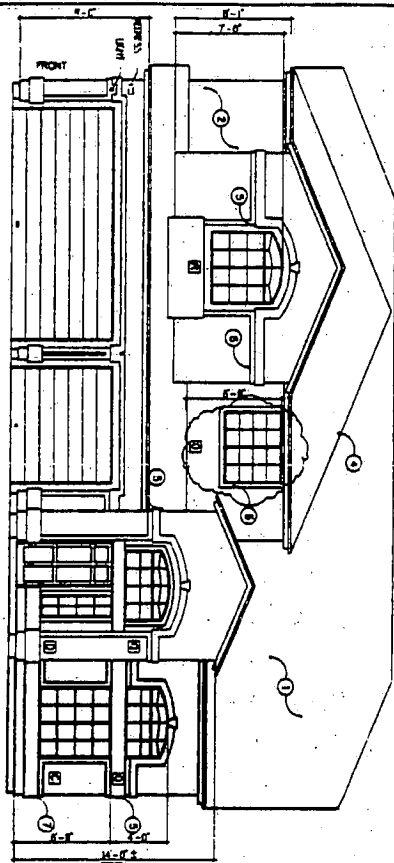
2 - INV322 - 5' x 22" EAGLE WONT

11

FIGURE 1

421 EXTERIOR ELEVATION

SC : 1/4" = 1'-0"



[illegible][illegible]

SC: 44' x 1'-0"

SD-0033-00
6-8-00 PC



561 SECOND FLOOR

1714 SQ. FT.

[illegible]

IRON MOUNTAIN
WEST

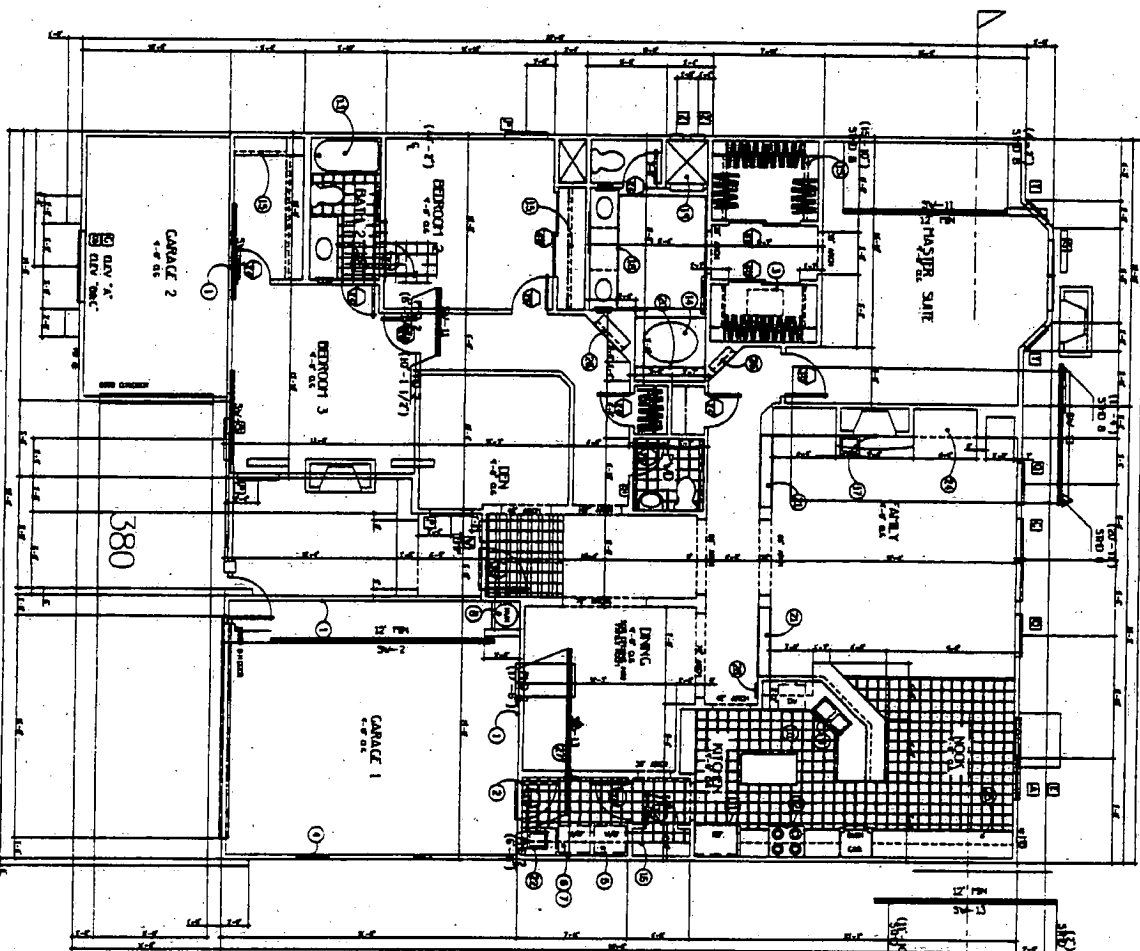
A STORIA HOMES

Built for Life.™

NV CONTRACTOR LICENSE
 COUNTY BUSINESS LICENSE
 CITY BUSINESS LICENSE
 HENDERSON BUSINESS LICENSE

- ☐ CONSTRUCTION
- ☐ AS BUILT
- ☐ REVISION

SD-0033-00
6-8-00 PC



FLOOR PLAN KEYNOTES

- [illegible]

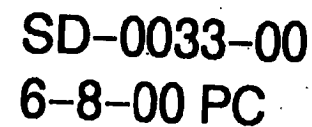
IRON MOUNTAIN
ESTATES

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COUNTY BUSINESS LICENSE
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CITY BUSINESS LICENSE
(888) 334-3344
HENDERSON BUSINESS LICENSE
(888) 334-3344

☐ CONSTRUCTION
☐ AS BUILT
☐ REVISIONS Δ 4-17-00
 Δ 5-4-00 Δ 4-24-00



AT BY: ASTORIA HORES;

702 220 6862;

Apr-22-99 7:48;

Page 4/6

APR-21-99 15:01 FROM: CLU PLANNING & DEVELOPMEN ID: 782 385 7288

PAGE 4/8

Gypsy 2 Family, Limited Partnership
SD-2-99 - Page Three
April 15, 1999

10. The submitted Traffic Impact Analysis must be approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall address proposed access routes to this site, including Fort Apache Road to the south or potential connections to the proposed Kyle Canyon Interchange to the west of 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, for dedicated right-turn lanes and dual left turn lanes, shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.
11. Complete Fort Apache Road before any issuance of permits for the site. Temporary Goecke paving shall be acceptable for the Fort Apache Road improvements.
12. A temporary barricade shall be placed on Iron Mountain Road to prevent cut-through construction traffic.
13. Construct the block wall along the easterly boundary (El Capitan Way) prior to commencing home construction.
14. Construction access shall be restricted to Fort Apache Road.
15. Where allowed by the Department of Public Works, streets shall be constructed to rural standards for street design and low level lighting. Along public streets, cut-off lights with lower wattage are required to prevent spillover to adjacent properties.
16. Coordinate with the Collection Systems Planning section of the Department of Public Works for the Extension and Oversizing (to 12") of public sanitary sewer service from the allowable point of connection at the intersection of Durango Drive and Brent Lane to this site prior to the submittal of any public sewer construction plans. The developer shall construct public sewer in the El Capitan Way alignment to the north edge of this site and in the Iron Mountain Road alignment to the west edge of this site concurrent with development of this site. All required public sewer easements necessary to connect this

#108

nt By: Astoria Homes;

702 220 6862;

Apr. 22. 99 7:49;

Page 5/6

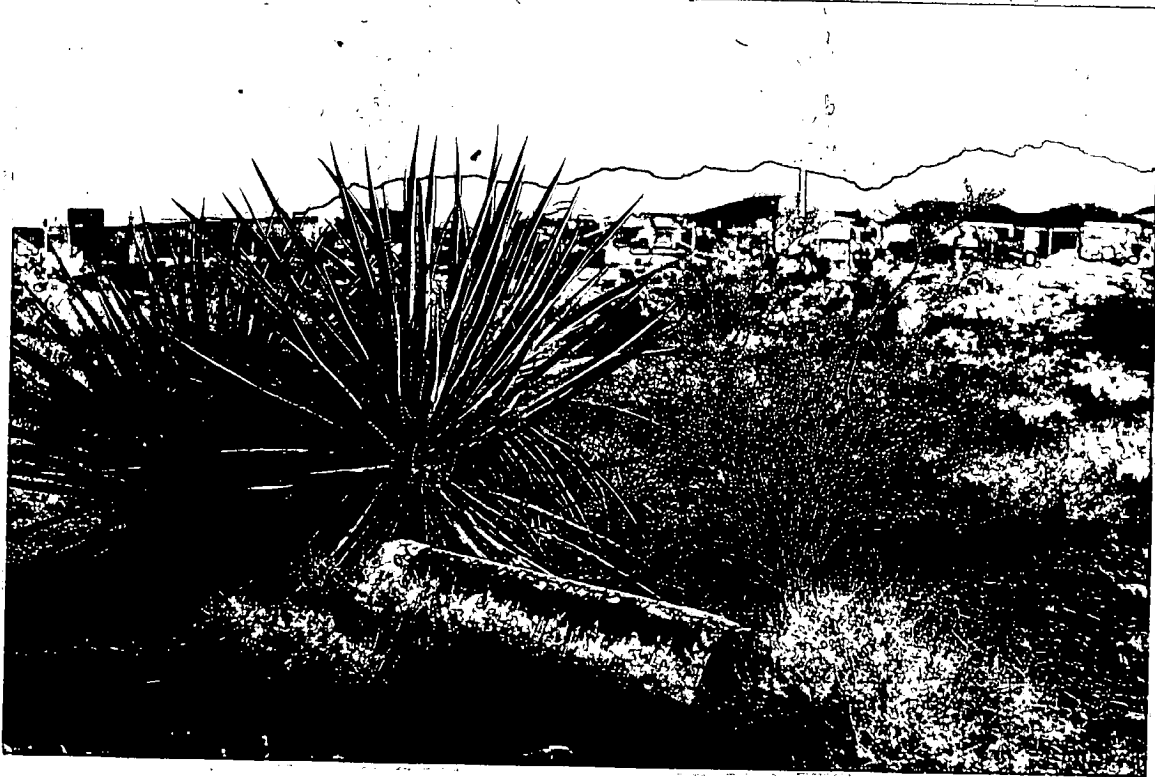
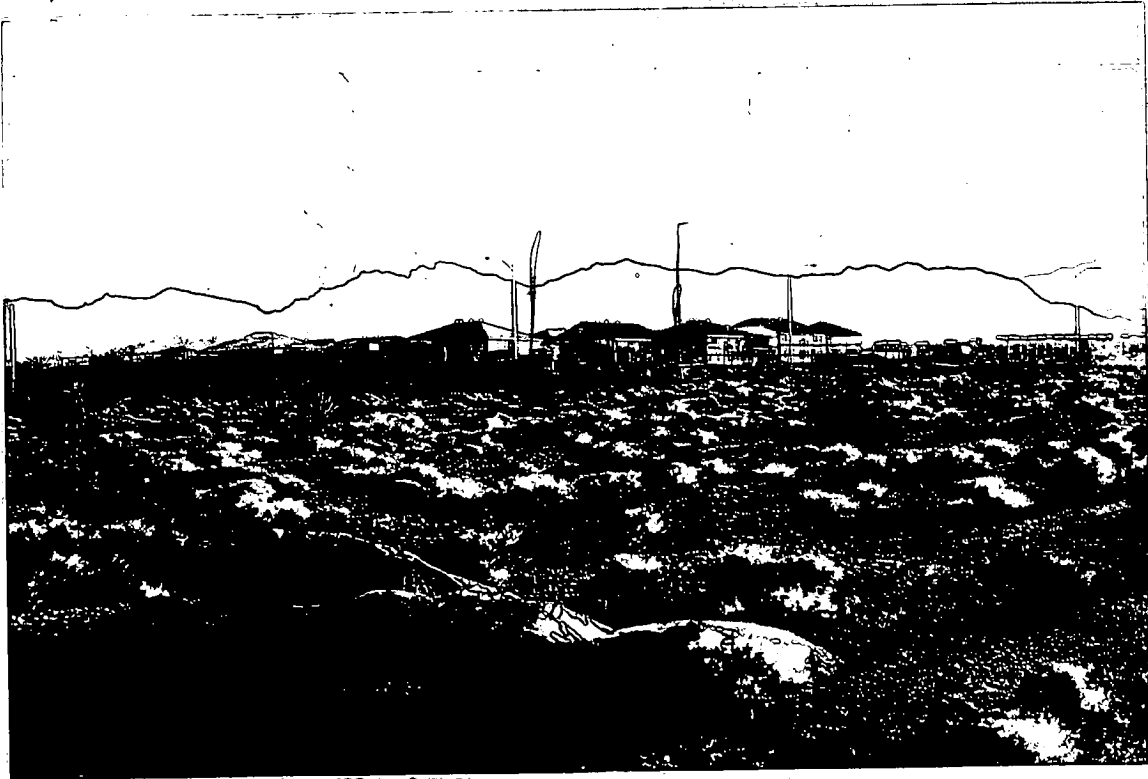
3-22-00 4:54PM VTN
18:02 FROM: CLV PLANNING & DEVELOPMEN ID: 782 385 7288

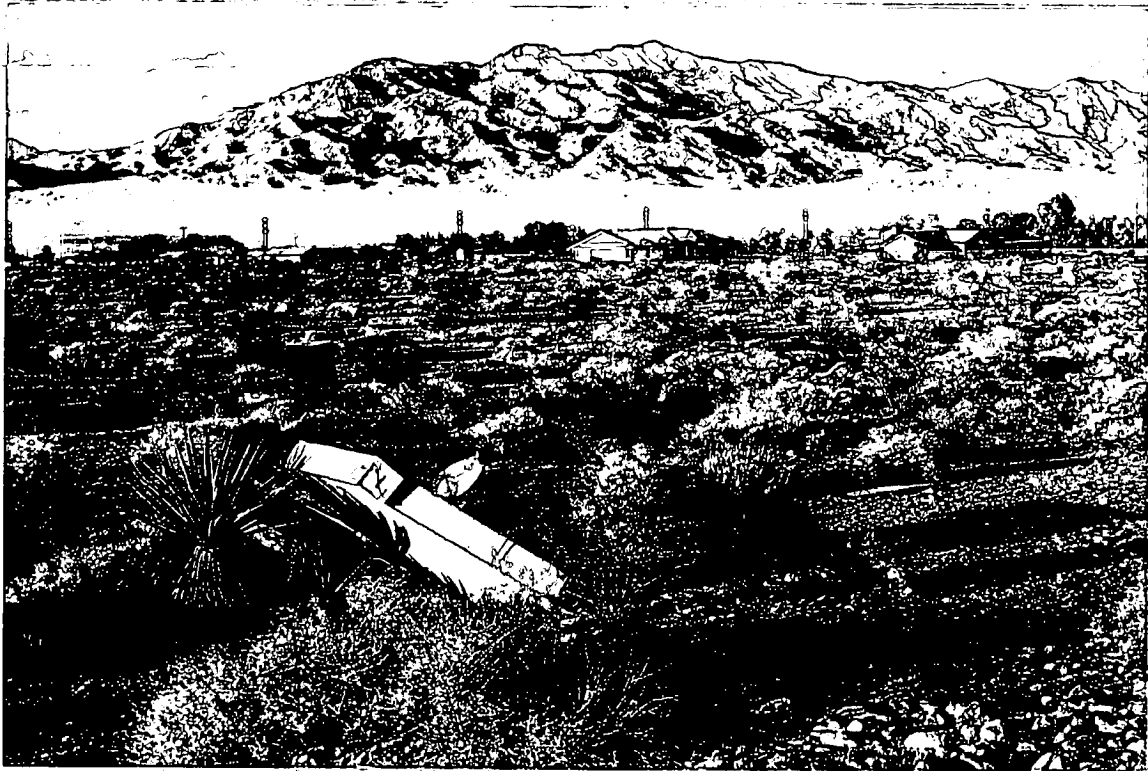
PAGE 5/8

Gypsy 2 Family, Limited Partnership
SD-2-99 - Page Four
April 15, 1899

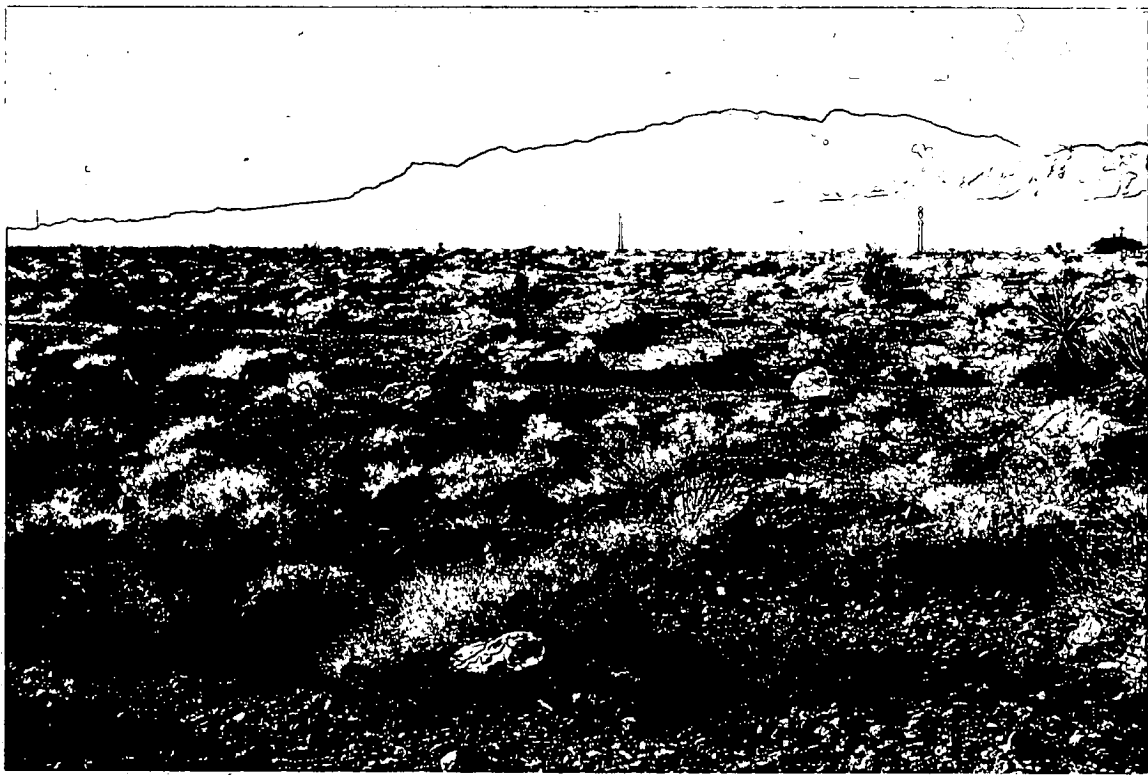
site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any off-site permits as required by the Department of Public Works.

17. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
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, submittal of any construction drawings, 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.
19. The Drainage Study and Traffic Study required by Conditions of Approval No. 18 and No. 10, respectively, shall contain a section addressing the possible phasing of the required infrastructure for the proposed project due to the possible untimeliness of the water line to service the west half of this site.
20. No excessive grading such as clearing and grubbing shall occur on the west half of this project until such time as access and water to this portion of the site are available.
21. The design and layout of all on-site private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
22. Trash cleanup shall be an ongoing process while the models or homes are constructed, and trash from this project shall not be allowed onto adjacent properties.
23. All development shall conform to the site plan as amended by these conditions, and to the building elevations.
24. The final layout of this site shall be determined at the time of approval of the Tentative Map. Final right-of-way requirements will be determined at that time.
25. 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.









City of Las Vegas

Agenda Item No. 109

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: AUGUST 2, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - Z-0033-97(16) - CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED CITY PARK (METRO PARK) on 24.9 acres on the south side of Gowan Road, approximately 1,320 feet east of Hualapai Way (APN: 138-07-301-005 and 138-07-401-009), C-V (Civic) Zone under Resolution of Intent to PD (Planned Development), Ward 4 (Brown). The Planning Commission (7-0 vote) and staff recommend APPROVAL

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

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

BROWN - APPROVED subject to conditions - **UNANIMOUS** with **MACK** not voting and **L.B. McDONALD** excused

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

CLAIR LEWIS, Architectural Services, Public Works Department, appeared together with **DIRICK van GORP**, PBS&J, a consultant for the City of Las Vegas. **MR. LEWIS** concurred with staff's conditions.

COUNCILMAN BROWN thanked both **MR. LEWIS** and **MR. van GORP** for working with the neighborhood. He discussed with **MR. LEWIS** the expected Nevada Power substation coming forward sometime in the next two to four years and the possibility of it being screened with pine trees on the eastern portion. He asked whether the City would be able to tap into the water line at a future time without tearing everything up. **MR. LEWIS** replied that that would be possible.

City of Las Vegas

Agenda Item No. 109

CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 109 – Z-0033-97(16)

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:04 – 2:07)

3-1960

CONDITIONS:

Planning and Development

1. Conformance to all applicable Conditions of Approval to Rezoning Z-0033-97 and the Lone Mountain Master Plan Development Standards.
2. This site plan shall be subject to further review by the Planning Commission and/or City Council in the event that any significant changes to park facilities, parking lots or overall park layout are contemplated.
3. 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.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
5. All City Code requirements and design standards of all City departments must be satisfied.
6. 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.
7. 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.

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

CITY COUNCIL MEETING OF AUGUST 2, 2000

Planning and Development Department

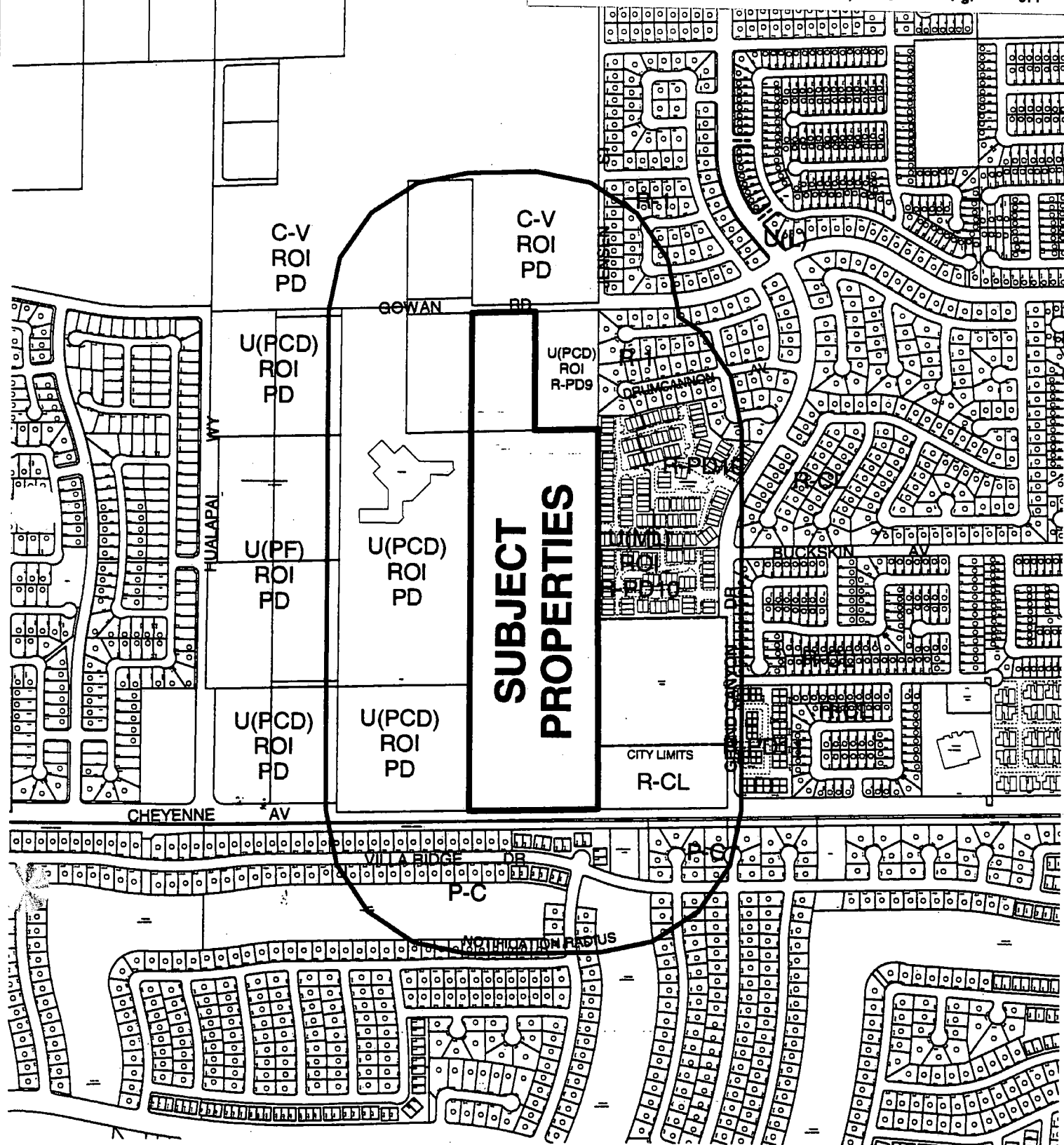
Item 109 – Z-0033-97(16)

CONDITIONS – Continued:

8. 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.

Public Works

9. Construct half-street improvements including appropriate overpaving on Gowan Road and Conquistador Street adjacent to this site concurrent with development of this site.
10. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section of the Department of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage plan/study.
11. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
12. The design and construction of the access drive and parking facilities servicing this site shall, to the extent practical, minimize any adverse traffic impacts associated with this project on the surrounding neighborhood. Appropriate mitigation measures for this site shall be determined by the Department of Public Works.



CASE: Z-0033-97(16)

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC) UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)

0 500 1000 Feet

109



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: AUGUST 2, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: Z-0033-97(16) City of Las Vegas**

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to all applicable Conditions of Approval to Rezoning Z-0033-97 and the Lone Mountain Master Plan Development Standards.
2. This site plan shall be subject to further review by the Planning Commission and/or City Council in the event that any significant changes to park facilities, parking lots or overall park layout are contemplated.
3. 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.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
5. All City Code requirements and design standards of all City departments must be satisfied.
6. 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.
7. 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.
8. 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.

Public Works

9. Construct half-street improvements including appropriate overpaving on Gowan Road and Conquistador Street adjacent to this site concurrent with development of this site.

Z-0033-97(16) - Page Two

August 2, 2000 City Council Meeting

10. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section of the Department of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage plan/study.
11. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
12. The design and construction of the access drive and parking facilities servicing this site shall, to the extent practical, minimize any adverse traffic impacts associated with this project on the surrounding neighborhood. Appropriate mitigation measures for this site shall be determined by the Department of Public Works.

Z-0033-97(16) - Page One

August 2, 2000 City Council Meeting

**** STAFF REPORT ******APPLICATION REQUEST**

This request is for a Site Development Plan Review for a proposed City park (Metro Park) on 24.9 acres on the south side of Gowan Road, approximately 1,320 feet east of Hualapai Way.

BACKGROUND DATA

06/23/97 The City Council approved a Rezoning (Z-0033-97) to PD (Planned Development) on this site as part of the overall Lone Mountain Master Plan Development.

DETAILS OF APPLICATION REQUEST

Site Area: 24.9 Acres
 Parking Provided: 109 Spaces (Including eight handicap accessible)

The proposed site plan depicts access to the park will be via one drive from Gowan Road and one driveway from Conquistador Street. The parking areas are located on the north and south ends of the park with no internal vehicular connection between the two lots. The north lot contains 54 spaces including 4 handicap accessible and the south lot contains 55 spaces including 4 handicap accessible. Facilities proposed on the park site include a group picnic complex with covered picnic tables, tot lot and preteen play areas, a restroom building, tennis courts, a multi-use turf area, a roller hockey rink, a skate board park and a basketball court. There is also a meandering trail system that covers a majority of the site that includes 5 family picnic sites, 3 of which appear to be covered. A significant portion of the east half of the site will be left as a natural desert preservation area. Landscaping is shown in the parking lot areas and around the facilities proposed for the park consisting of a combination of turf, trees clusters, shrubs and ground cover and native desert plant materials.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	PD (Planned Development)	Undeveloped
South	PD (Planned Development)	Undeveloped
East	R-1 (Single Family Residential)	Single-Family Residential
	R-PD10 (Residential Planned Development 10 –	
	10 Units Per Acre)	Multi-Family Residential
West	PD (Planned Development)	Private School

Z-0033-97(16) - Page Two
August 2, 2000 City Council Meeting

ANALYSIS & FINDINGS

ZONING

Staff finds the proposed park is a permitted use in the PD (Planned Development) zoning district and was designated as a park site in the Lone Mountain Master Plan. The Zoning Code and Lone Mountain Master Plan do not provide specific minimum standards for park development, which are to be evaluated at the time of the site plan review.

This site is designated as a planned park on Map 12 of the City of Las Vegas Master Plan Parks Element.

SITE PLAN

Staff finds the proposed site plan depicts facilities common to park development and will provide recreational opportunities for the residents of the northwest. The proposed parking areas are located in a manner that provides access to the park from both the north and south ends of the site. Although there is no minimum amount of required parking as established by the Code, staff has concerns that there may not be enough parking provided at the times the park is being used at peak capacity. Therefore staff recommends the lot adjacent to Gowan Road be expanded to add another row of parking.

The site plan is conceptual in nature and no elevations or site details, such as lighting, have been submitted. Therefore, staff believes this plan is subject to change and recommends that the Planning Commission and City Council review any substantial changes.

The Comprehensive Planning Division notes Gowan Road has been designated on Map 7 of the Northwest Sector Plan as a City of Las Vegas bike route. Appropriate signage/stripping may be required.

LANDSCAPE PLAN

Staff finds the proposed landscape plan depicts landscaping commonly found on a park and is appropriate for this development.

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 to affirm all of the following:

Z-0033-97(16) - Page Three

August 2, 2000 City Council Meeting

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

Staff finds the proposed park will be appropriate with the residential and public use development in the area and compatible and harmonious with surrounding land uses.

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 park will be consistent with Title 19A, the Lone Mountain Master Plan and applicable City plans, policies and standards with implementation of the conditions presented below regarding conformance to the plans as submitted.

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

Staff finds the subject site will have access to Gowan Road; an 80-foot wide secondary arterial and Conquistador street which connects to Cheyenne Avenue, a 100-foot wide primary arterial.

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

Staff finds the proposed landscaping materials are consistent and compatible with surrounding development in 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 no proposed building elevations for the structures on the site have been submitted; however structures provided on a park site typically would be compatible with the existing development in the area.

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

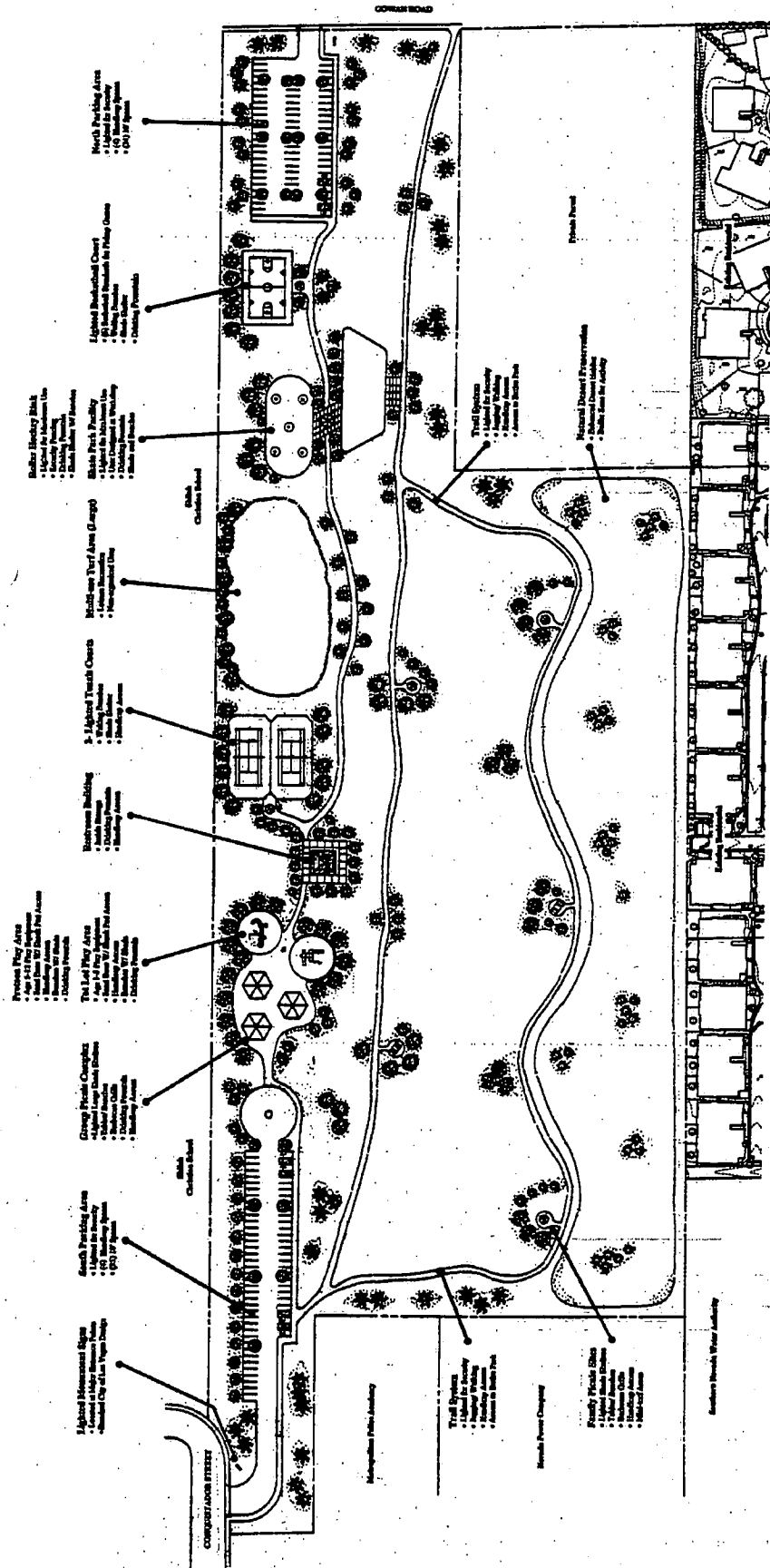
Staff finds the proposed park will be subject to inspection for Certificate of Occupancy, and therefore will not compromise the public health, safety and welfare.

Z-0033-97(16) - Page Four

August 2, 2000 City Council Meeting

NOTICES MAILED 342 by Planning Department**APPROVALS** 0**PROTESTS** 0**AGENCY COMMENTS**

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



METRO PARK

MASTER PLAN

PREPARED FOR:



City of Las Vegas



HILBORN



100% Satisfaction Guarantee

STAFF

**Z-0033-97(16)
6-22-00 PC**

SRB

Overview:



**Z-0033-97(16) - CITY OF LAS VEGAS
SOUTH SIDE OF GOWAN ROAD, APPROXIMATELY 1,320 FEET EAST OF HUALAPAI WAY
JUNE 22, 2000 PLANNING COMMISSION**

City of Las Vegas

Agenda Item No. 110

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: AUGUST 2, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - Z-0076-98(15) - TULE SPRINGS PLAZA, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 381,750 SQUARE FOOT COMMERCIAL CENTER on 41.02 acres on the southwest corner of the intersection of Farm Road and Tule Springs Road (APN: 125-17-702-002), TC (Town Center) Zone, Ward 6 (Mack). The Planning Commission (4-0-3 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****1****Hearing Officer Meeting****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****Hearing Officer Meeting****City Council Meeting****0****RECOMMENDATION:**

The Planning Commission (4-0-3 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 added conditions:

- The applicant shall install a minimum of six (6) bicycle racks distributed throughout the project site;
- No utility vault exceeding 27 cubic feet in size may encroach into approved landscaped area along public street frontages. Additionally, no waivers from the required landscaping or approved signage standard shall be allowed due to the placement of any utility vault;
- The applicant shall construct a ten (10) foot wide meandering trail along Tule Springs Road and shall grant appropriate pedestrian walkway easements to the City prior to occupancy of this site;
- The applicant shall obtain an encroachment agreement for all private improvements and landscaping in the Tule Springs Road public right-of-way; and

*City of Las Vegas***Agenda Item No. 110**

CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 110 – Z-0076-98(15)

MOTION – Continued:

- deleting from the second sentence in Condition #5 the following words “and a seven-foot wide sidewalk”;
- UNANIMOUS with WEEKLY not voting and L.B. McDONALD excused

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

MAYOR GOODMAN declared the Public Hearing open.

MINUTES:**APPEARANCES:**

DAVID FRANK, 5625 South Rainbow, Suite C
ARCHITECT JAMES GRINDSTAFF, 2230 Corporate Circle, Henderson, Las Vegas
LOUISE RUSKAMP, 8500 Log Cabin Way
STEPHEN REILLY, 7000 Steeple Court
CHERI EDELMAN, Public Works Department
TIM CHOW, Director, Planning & Development Department

MAYOR GOODMAN declared the Public Hearing closed.

(2:07 – 2:23)

3-2070

CONDITIONS:

Planning and Development

1. The impact statement required by Senate Bill 191 shall be submitted to the Planning and Development Department by July 17, 2000 for staff review.
2. The site plan shall be revised to add a pad building adjacent to the northwest corner of the north driveway access to Farm Road unless required parking cannot be provided for the additional building.
3. The site plan shall be revised to depict landscape planters of at least eight feet in width along both sides of all proposed internal drives between parking lot areas.

CITY COUNCIL MEETING OF AUGUST 2, 2000

Planning and Development Department

Item 110 – Z-0076-98(15)

CONDITIONS – Continued:

4. The landscape plan shall be clarified to depict the method for compliance with the requirement of Title 19A.06.110 regarding 20 percent of the gross site acreage in open space, recreation area, pedestrian/bikeway facilities, and landscaped areas in public rights-of-way.
5. The landscape plan shall be revised to depict landscaping to Town Center Collector standards where abutting a Collector such as the eastern and northeastern boundaries of the site. These requirements include a five-foot wide amenity zone with minimum 18-foot height deciduous trees, and a seven-foot wide sidewalk. Within landscape planters, minimum width of nine feet, shall be a mixture of the four tree species (Mexican Fan Palm, Rio Grande Ash, Chitalpa, Purple Robe Locust) as identified in the Town Center Development Standards; the palm shall be a minimum of 25 feet brown trunk height, and each of the other three species at least 18 feet in height.
6. The landscape plan shall be revised to depict the required accent paving at all street intersections.
7. Pad building plans shall be submitted to the Planning Commission for Site Development Plan Review (non-public hearing), demonstrating elevations consistent with submitted elevations for the major buildings, reflecting the varied rooflines, building roofline accent features and regularly-spaced vertical facade elements. In addition, all of the elevations shall include elevation materials and colors proposed.
8. The building elevations shall be revised to depict loading dock enclosures, consisting of solid masonry walls of at least ten feet in height, along the length of loading spaces at the rear of Major buildings A - F.
9. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).

CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 110 – Z-0076-98(15)

CONDITIONS - Continued:

12. A signage plan for all free-standing and wall signage shall be submitted for approval of Planning and Development Department staff prior to the issuance of a Certificate of Occupancy for any building on the site.
13. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
14. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.
15. The applicant shall have constructed a six-foot high decorative block wall, with at least 20 percent contrasting materials, along the entire length of the western and northern site boundaries.
16. The site plan shall substantially conform to plans submitted on June 22, 2000.
17. The site plan shall be revised to depict a fountain in the center and in the northwest corner of the site and to depict a trellis between Pads 2, 3 and 4.

Public Works

18. Dedicate 40 feet of right-of-way adjacent to this site for Tule Springs Road (measured from the section line), 40 feet for Farm Road, and a 30-foot radius at the southwest corner of Tule Springs Road and Farm Road. Also, grant a Traffic Signal Chord easement at the southwest corner of Tule Springs Road and Farm Road. Additional right-of-way dedications for exclusive right turn lanes, dual left turn lanes, and bus pull-outs shall be dedicated in accordance with the approved Traffic Impact Analysis for this site.
19. Construct half-street improvements on Farm Road and Tule Springs Road adjacent to this site concurrent with development of this site. Pavement and median improvements for Tule Springs Road shall be constructed to normal City standards for an 80-foot right-of-way; Farm Road shall be constructed to Town Center standards.

City of Las Vegas

Agenda Item No. 110

CITY COUNCIL MEETING OF AUGUST 2, 2000

Planning and Development Department

Item 110 – Z-0076-98(15)

CONDITIONS - Continued:

20. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site that would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets or to the parcel to the north. In addition, unless incompatible uses can be demonstrated, this site shall provide intersite access up to the abutting parcel to the north as well.
21. 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 for bus turn-outs, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. 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.
22. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - a. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20foot wide dedicated public sewer easements.

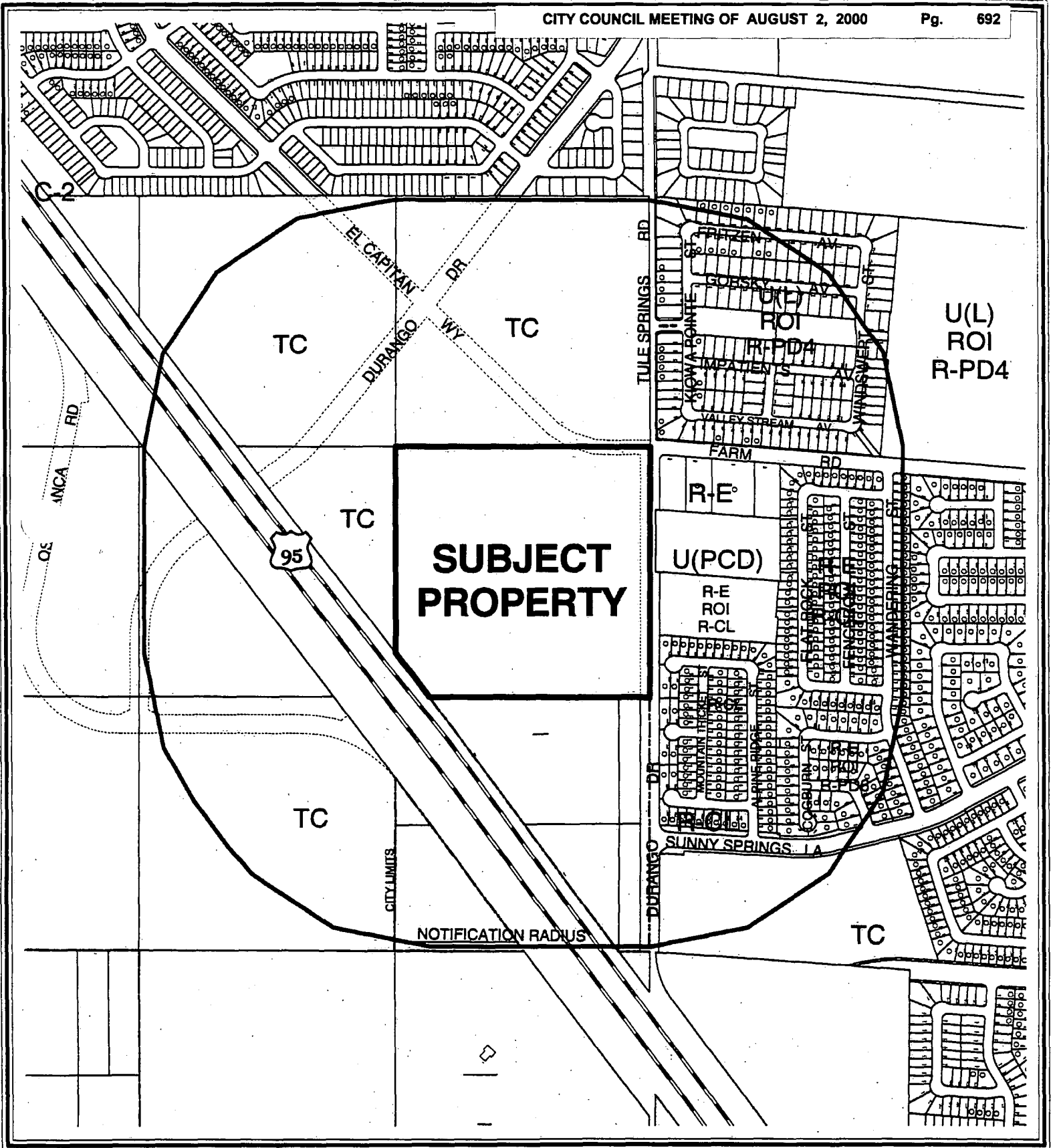
City of Las Vegas

Agenda Item No. 110

CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 110 – Z-0076-98(15)

CONDITIONS - Continued:

- b. Onsite sewers are a common element privately owned and maintained per the Codes, Covenants and Restrictions (CC&Rs) of this commercial subdivision.
 - c. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
23. 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.
24. Site development to comply with all applicable Conditions of Approval for the Town Center Master Plan and all subsequent site-related actions.



CASE: Z-0076-98(15)

RADIUS: 1320 FT

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

0 500 1000 Feet



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: AUGUST 2, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: Z-0076-98(15) - Tule Springs Plaza, Limited Liability Company**

**** CONDITIONS ****

The Planning Commission (4-0-3 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. The impact statement required by Senate Bill 191 shall be submitted to the Planning and Development Department by July 17, 2000 for staff review.
2. The site plan shall be revised to add a pad building adjacent to the northwest corner of the north driveway access to Farm Road unless required parking cannot be provided for the additional building.
3. The site plan shall be revised to depict landscape planters of at least eight feet in width along both sides of all proposed internal drives between parking lot areas.
4. The landscape plan shall be clarified to depict the method for compliance with the requirement of Title 19A.06.110 regarding 20 percent of the gross site acreage in open space, recreation area, pedestrian/bikeway facilities, and landscaped areas in public rights-of-way.
5. The landscape plan shall be revised to depict landscaping to Town Center Collector standards where abutting a Collector such as the eastern and northeastern boundaries of the site. These requirements include a five-foot wide amenity zone with minimum 18-foot height deciduous trees, and a seven-foot wide sidewalk. Within landscape planters, minimum width of nine feet, shall be a mixture of the four tree species (Mexican Fan Palm, Rio Grande Ash, Chitalpa, Purple Robe Locust) as identified in the Town Center Development Standards; the palm shall be a minimum of 25 feet brown trunk height, and each of the other three species at least 18 feet in height.
6. The landscape plan shall be revised to depict the required accent paving at all street intersections.
7. Pad building plans shall be submitted to the Planning Commission for Site Development Plan Review (non-public hearing), demonstrating elevations consistent with submitted elevations for the major buildings, reflecting the varied rooflines, building roofline accent features and regularly-spaced vertical facade elements. In addition, all of the elevations shall include elevation materials and colors proposed.

Z-0076-98(15) - Page Two

August 2, 2000 City Council Meeting

8. The building elevations shall be revised to depict loading dock enclosures, consisting of solid masonry walls of at least ten feet in height, along the length of loading spaces at the rear of Major buildings A - F.
9. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).
12. A signage plan for all free-standing and wall signage shall be submitted for approval of Planning and Development Department staff prior to the issuance of a Certificate of Occupancy for any building on the site.
13. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
14. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.
15. The applicant shall have constructed a six-foot high decorative block wall, with at least 20 percent contrasting materials, along the entire length of the western and northern site boundaries.
16. The site plan shall substantially conform to plans submitted on June 22, 2000.
17. The site plan shall be revised to depict a fountain in the center and in the northwest corner of the site and to depict a trellis between Pads 2, 3 and 4.

Public Works

18. Dedicate 40 feet of right-of-way adjacent to this site for Tule Springs Road (measured from the section line), 40 feet for Farm Road, and a 30-foot radius at the southwest corner of Tule Springs Road and Farm Road. Also, grant a Traffic Signal Chord easement at the southwest corner of Tule Springs Road and Farm Road. Additional right-of-way dedications for exclusive right turn lanes, dual left turn lanes, and bus pull-outs shall be dedicated in accordance with the approved Traffic Impact Analysis for this site.

Z-0076-98(15) - Page Three

August 2, 2000 City Council Meeting

19. Construct half-street improvements on Farm Road and Tule Springs Road adjacent to this site concurrent with development of this site. Pavement and median improvements for Tule Springs Road shall be constructed to normal City standards for an 80-foot right-of-way; Farm Road shall be constructed to Town Center standards.
20. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site that would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets or to the parcel to the north. In addition, unless incompatible uses can be demonstrated, this site shall provide intersite access up to the abutting parcel to the north as well.
21. 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 for bus turn-outs, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. 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.
22. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - a. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20foot wide dedicated public sewer easements.
 - b. Onsite sewers are a common element privately owned and maintained per the Codes, Covenants and Restrictions (CC&Rs) of this commercial subdivision.
 - c. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

Z-0076-98(15) - Page Four

August 2, 2000 City Council Meeting

23. 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.
24. Site development to comply with all applicable Conditions of Approval for the Town Center Master Plan and all subsequent site-related actions.

Z-0076-98(15) - Page One

August 2, 2000 City Council Meeting

**** STAFF REPORT ******APPLICATION REQUEST**

This request is a Site Development Plan Review for a 378,350 square foot commercial project. Proposed uses consist of 'major' retail, retail line shops and retail/ restaurant pad sites. The subject site is 41.02 acres on the southwest corner of the intersection of Farm Road and Tule Springs Road, within the Town Center. The applicant's justification letter states the opinion that this proposed development is the best use of the parcel.

BACKGROUND DATA

- 12/07/98 The City Council approved a Rezoning to TC (Town Center) of a 1,468-acre portion of the Northwest. The subject site was included in this Rezoning request.
- 05/11/00 The Planning Commission approved a Tentative Map (TM-0015-00) for a 1-lot commercial subdivision.
- 05/25/00 The Planning Commission abeyed the Site Development Plan Review to allow the applicant time to meet with the surrounding neighborhoods. The applicant had four meetings with neighborhood groups in the subsequent month.

DETAILS OF APPLICATION REQUEST

Site Area:	41.02	Acres
Building Area Total:	378,350	Square Feet
Major E, F	156,100	Square Feet
Major A - D	130,400	Square Feet
Retail Line 1, 2	27,800	Square Feet
Retail In-Line A - E	42,200	Square Feet
Pads 1 - 4	21,050	Square Feet
FAR:	0.212	
Building Height:	50	Feet (1 story)

Z-0076-98(15) - Page Two

August 2, 2000 City Council Meeting

Total Parking Required:	1,666	Spaces (including 27 handicap accessible)
Major A - F	1,146	Spaces (286,500/250)
Retail Line 1, 2	111	Spaces (27,800/250)
Retail In-Line A - E	169	Spaces (42,200/250)
Pads 2, 4	145	Spaces (5,775/50=116+5,775/200=29)
Pads 1, 3	95	Spaces (9,500/100)
Total Parking Provided:	1,760	Spaces (including 41 handicap accessible)
Loading Required:	7	Spaces
Loading Provided:	7	Spaces

Access to the site will be via a total of eight driveways; the two primary driveways consist of two-way divided driveways, one off of Farm Road along the east and one off of Tule Springs Road on the south. Three driveways are also depicted on the north, connecting to an approved commercial development on the adjacent parcel.

The site plan depicts commercial uses located around the perimeter of the site, surrounding centrally located surface parking. The proposed 'major' stores will be located in the northern and western portions of the site, connected by in-line retail shops. Retail line shops will be located in an 'L' configuration adjacent to the intersection of Tule Springs Road and Farm Road in the southeast corner of the site. Pads for restaurants, including two with drive-through, will be located in the southern portion of the site along Tule Springs Road. The parking lots will be separated by internal access drives.

The landscaping plan depicts a parkway landscape theme including a 30-foot wide planter zone abutting the street frontages, incorporating a mix of palm trees and deciduous trees averaging 25 feet on-center. The landscaping plan also shows a 10-foot wide planter incorporating 24-inch box trees approximately 40 feet on-center at the interior lot lines of the site, 8-foot to 10-foot wide planting 'strips' abutting parking areas, and 24-inch box trees within parking lot landscape islands.

The conceptual elevations for the development depict a consistent Mediterranean design theme throughout the site, while providing some façade variation to avoid visual monotony. The building elevations for the 'major' and retail buildings depict a flat roof design incorporating pitched roofline elements and either stone cornices or concrete tile mansard elements. A pedestrian arcade with columns is shown along the length of the building fronts, and features including arched entrance and domed roofline feature. Exterior materials will consist of concrete tiles for pitched roof elements, painted stucco on walls and stucco and stone columns.

Z-0076-98(15) - Page Three
August 2, 2000 City Council Meeting

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	TC (Town Center)	Undeveloped
South	Clark County	Light Industrial
East	R-E (Residence Estates), U (Undeveloped) [PCD (Planned Community Development)] R-E (Residence Estates) under Resolution of Intent to R-CL (Single Family Compact-Lot)	Single Family Residential
West	TC (Town Center)	Undeveloped

ANALYSIS & FINDINGS

ZONING

The proposed site plan depicts retail and restaurant uses within the development. The Town Center Suburban Mixed-Use designation calls for "building and site designs which reflect a mixture of compatible uses having either a vertical or horizontal character (that) will maximize employment and housing opportunities" [Town Center Development Standards p. 4]. Staff finds the proposed site plan does not depict any vertical mixture of uses, or a significant horizontal mixture.

The State of Nevada Legislature enacted, during the 1999 legislative session, 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. This statement must be submitted to staff at least 15 days prior to final action on this application (August 2, 2000 City Council).

SITE PLAN

Staff finds the site plan presents an orderly placement of buildings, internal access roads and parking. In addition, the proposed site plan shows consistency with the intent of the Town Center Development Standards regarding placement of buildings up against street frontages with intervening landscape planters instead of asphalt parking. Staff recommends the site plan be revised to add a pad building adjacent to the corner of the north driveway access to Farm Road, in order to provide design consistency between the two corners of this primary site entrance.

The Town Center Development Standards manual specifically prohibits drive-through lanes except at the side and rear of fast-food restaurant buildings. Staff finds the site plan depicts two pads with drive-through lanes on three sides of proposed buildings, and recommends the site plan be revised to eliminate the drive-through lane from the front side of the two buildings (Pads 1 and 3).

Z-0076-98(15) - Page Four

August 2, 2000 City Council Meeting

Staff finds the site plan should be revised to depict the required handicap accessible parking spaces within 100 feet of the front doors of In-Line Retail buildings A, C and D. Staff also finds the site plan should be revised to depict a substantial outdoor plaza to encourage pedestrian gathering, including seating areas and appropriate landscaping.

LANDSCAPE 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 of the site in open space, recreation area, pedestrian/bikeway facilities, and landscaped areas in public rights-of-way. The landscape plan should be clarified to depict the method for compliance with this requirement.

Staff finds the submitted landscape plan depicts the required planters, and overall depicts an attractive landscape plan for on-site planting. The Town Center Development Standards require landscaping to Town Center Collector standards where abutting a Collector such as the eastern and northeastern boundaries of the site. These requirements include a five-foot wide amenity zone with minimum 18-foot height deciduous trees, and a seven-foot wide sidewalk. Within landscape planters, minimum width of nine feet, are required a mixture of the four tree species (Mexican Fan Palm, Rio Grande Ash, Chitalpa, Purple Robe Locust) as identified in the Town Center Development Standards; the palm is required to be a minimum of 25 feet brown trunk height, and each of the other three species at least 18 feet in height. Staff finds the submitted landscape plans do not demonstrate compliance with the required minimum tree heights.

The Town Center Development Standards also require a pavement 'accent' pattern be provided at each street intersection. The site plan must be revised to depict the required accent paving.

ELEVATIONS

Staff finds the building elevations should be expanded to reflect consistent rooflines and regularly spaced vertical facade elements on all sides of all buildings. The submitted elevations did not include elevations for the in-line retail or pad buildings; staff recommends elevations be submitted demonstrating in-line retail and pad building elevations consistent with submitted elevations for the major buildings, reflecting the varied rooflines, building roofline accent features and regularly-spaced vertical facade elements. In addition, all of the elevations must specify the elevation materials and colors being proposed.

The rear elevations of the larger buildings, along the west and south sides of the site, will be substantially visible from area roadways. In order to enhance the aesthetics of the development in roadway views, the building elevations should be revised to depict loading dock enclosures, consisting of solid masonry walls of at least ten feet in height, along the length of loading spaces at the rear of Major buildings A - F.

Z-0076-98(15) - Page Five
August 2, 2000 City Council Meeting

Staff finds the adjacent area to the east of the site is planned for residential development. Therefore, staff recommends conditions regarding outdoor lighting on the site, including wallpack lighting to utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings, and lighting standards within the parking lots to be no more than 20 feet in height and to utilize 'shoe-box' fixtures and downward-directed lights.

SIGNAGE

A Master Sign Plan was not included in the submitted materials. The signage for this site must be in conformance with the adopted signage standards of the Town Center Development Standards. Therefore, a signage plan for all freestanding and wall signage must be submitted for approval.

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 to affirm all of the following:

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

The proposed commercial uses will operate at a level of intensity comparable to the recently approved commercial development adjacent to the north of the site. Staff finds this proposed commercial development will be appropriate, in terms of the type and intensity of anticipated uses, as neighborhood-serving retail and restaurant uses for existing and planned residential development in the surrounding area.

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

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

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

Staff finds the proposed project will direct traffic onto planned roads to be built to Collector standards, and will thereby not negatively impact adjacent roadways or residential neighborhood traffic.

Z-0076-98(15) - Page Six

August 2, 2000 City Council Meeting

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

Staff finds the proposed project will incorporate appropriate building and landscape materials for the Town Center area, with implementation of the conditions regarding landscaping, building elevations, and a pedestrian plaza.

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 aesthetically pleasing and orderly site plan, with central parking areas divided by internal roadways, and buildings oriented toward the center of the site. Staff finds the landscaping and building elevations will also provide an aesthetically pleasing environment with implementation of the conditions regarding landscaping, building elevations, screening and outdoor lighting. With the condition below regarding rear loading enclosures, the buildings will provide sufficient visual screening in views from surrounding roads.

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

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

NOTICES MAILED 331 by Planning Department**APPROVALS** 3

[Note: Public testimony received was in favor for reasons that the proposed commercial development is a welcomed addition to the area and the applicant has incorporated the design suggestions of the neighbors for pedestrian access, landscape amenities, and building treatments.]

PROTESTS 1

Z-0076-98(15) - Page Seven
August 2, 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	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

Location: Tule Springs/I-95
APN: 125-17-702-002
Date: July 9, 2000
Contact: Perlman Architects
(702) 990-9900

GEOTECHNICAL IMPACT STATEMENT

This site consists of soil type #191, #192, & #610 – Dalian very cobbly fine sandy loam at 2 to 8 percent slopes. Dalian-McCullough complex at 0 to 4 percent slopes and gravel pits, respectively.

Attached is an excerpt from the Soil Survey of Las Vegas Valley Area (USDA SCS, July 1985) which describes the characteristics of this soil type. A detailed soil report will be required to be performed in order to determine the exact nature of the on-site soils.

Z-0076-98(15)

Soil Survey

sandy loam about 4 inches thick. The upper 7 inches of the underlying material is light yellowish brown extremely gravelly fine sandy loam, the next 6 inches is light yellowish brown very gravelly sandy loam, and the lower part to a depth of 61 inches is light yellowish brown extremely gravelly fine sandy loam. Pebbles cover 50 to 75 percent of the surface.

Included in this unit are about 5 percent Tencee soils on erosional fan remnants and 10 percent Arizo soils, flooded, in channels. Included areas make up about 15 percent of the total acreage. The percentage varies from one area to another.

Permeability of this Dalian soil is moderately rapid. Available water capacity is low. Effective rooting depth is 60 inches or more. Runoff is slow, and the hazard of water erosion is slight. The hazard of soil blowing is moderate.

This unit is used mainly as habitat for desert wildlife and for recreation. It is also used for urban development.

This unit is well suited to the construction of dwellings.

Septic tank absorption fields generally function well unless the density of housing is too high.

Roads are easily constructed and maintained.

The main limitation for lawns and landscaping is the pebbles on the surface and throughout the soil. Topsoil is needed for best results when landscaping, particularly in areas used for lawns. Lawn grasses, shrubs, and trees that are not sensitive to lime-induced chlorosis are well suited to use in landscaping. Annual applications of iron chelates reduce the effects of chlorosis.

Intermittent streams form the drainageways in this unit. These drainageways are subject to rare or occasional periods of high-velocity flooding. Care should be taken during urbanization to accommodate the runoff from the drainageways. If drains become plugged during a major flood, accelerated erosion and damage to roads, buildings, and other structures can occur.

This map unit is in capability subclasses IVs, irrigated, and VIIs, nonirrigated. It is in horticultural group 2.

191—Dalian very cobbly fine sandy loam, 2 to 8 percent slopes. This very deep, well drained soil is on fan skirts. It formed in alluvium derived dominantly from limestone and dolomite.

Typically, about 85 percent of the surface is covered with a desert pavement of rock fragments. The surface layer is light yellowish brown very cobbly fine sandy loam about 5 inches thick. The underlying material to a depth of 60 inches or more is light yellowish brown very gravelly sandy loam to extremely gravelly fine sandy loam.

Included in this unit are about 10 percent Tencee soils on erosional fan remnants and 5 percent Arizo soils, flooded, in channels. Included areas make up about 15 percent of the total acreage. The percentage varies from one area to another.

Permeability of this Dalian soil is moderately rapid. Available water capacity is low. Effective rooting depth is 60 inches or more. Runoff is slow, and the hazard of water erosion is slight. The hazard of soil blowing is moderate if the surface is disturbed. This soil is subject to rare periods of flooding during prolonged, high-intensity storms. Channeling and deposition are common along streambanks.

Most areas of this unit are used as habitat for desert wildlife and for recreation. A few areas are used for urban development.

The main limitation for construction of dwellings is the hazard of flooding. Dikes and channels that have outlets for floodwater can be used to protect buildings from flooding.

Dikes and channels that have outlets for floodwater can be used to protect onsite sewage disposal systems from flooding.

Channeling and deposition can be minimized and maintenance costs reduced by protecting roads from flooding.

The main limitations for lawns and landscaping are the cobbles and pebbles on the surface and throughout the soil. Topsoil is needed for best results when landscaping, particularly in areas used for lawns. Lawn grasses, shrubs, and trees that are not sensitive to lime-induced chlorosis are well suited to use in landscaping. Annual applications of iron chelates reduce the effects of chlorosis.

This map unit is in capability subclass VIIs, nonirrigated, and in horticultural group 2.

192—Dalian-McCullough complex, 0 to 4 percent slopes. This map unit is on fan skirts.

This unit is 55 percent Dalian very gravelly fine sandy loam, 0 to 4 percent slopes, and 35 percent McCullough very gravelly very fine sandy loam, gravelly substratum, 0 to 4 percent slopes. Both the Dalian and McCullough soils are on alluvial fan skirts. The components of this unit are so intricately intermingled that it was not practical to map them separately at the scale used.

Included in this unit are about 5 percent Las Vegas soils on basin floor remnants and 5 percent Tencee soils on erosional fan remnants. Included areas make up about 10 percent of the total acreage.

The Dalian soil is very deep and well drained. It formed in alluvium derived from various kinds of rock. Typically, about 75 percent of the surface is covered with a desert pavement of pebbles. The surface layer is light yellowish brown very gravelly fine sandy loam about 5 inches thick. The underlying material to a depth of 60 inches or more is light yellowish brown very gravelly sandy loam.

Permeability of the Dalian soil is moderately rapid. Available water capacity is low. Effective rooting depth is 60 inches or more. Runoff is slow, and the hazard of water erosion is slight. The hazard of soil blowing is

Z-0076-98(15)

Location: Tule Springs/I-95
 APN: 125-17-702-002
 Date: July 9, 2000
 Contact: Perlman Architects
 (702) 990-9900

TRAFFIC IMPACT STATEMENT

Project Description:

The proposed 41.02-acre (gross) site is located at the southwest corner of the intersection of Tule Springs and Farm Rd. The project is proposed to be developed under SC-TC zoning and will consist of a 66,000 s.f. grocery store with an additional 263,300 s.f. commercial/retail space.

Trip Generation:

The traffic generated by the project can be estimated based on the rates provided by the Clark County Traffic Management Division. These rates are based on observed trip generation for developments such as this one under local conditions. Vehicle trips are defined as a single or one direction vehicle movement with either the origin or destination (exiting and entering) inside a study site. The following table summarizes the trip generation expected for this project:

Land Use	Size	Am Peak		Pm Peak	
		Enter	Exit	Enter	Exit
Grocery Store	66,000 s.f.	131	84	387	372
Comm/Retail	263,300 s.f.	166	105	474	571
Total		297	189	861	943

Area Roadways:

The project will have frontage on Farm Rd. and Tule Springs Rd., both of which will be improved adjacent to the site. Primary access to this site will be provided via a single driveway located along Farm Rd. and via three driveways located along Tule Springs Rd.

Mitigation Measures:

As required by Clark County and the City of Las Vegas, all streets adjacent to the site which are not currently improved will be constructed. No further mitigation measures are expected to be required.

Z-0076-98(15)

Location: Tule Springs/I-95
APN: 125-17-702-002
Date: July 9, 2000
Contact: Perlman Architects
(702) 990-9900

RIGHT-OF-WAY IMPACT STATEMENT

The proposed development is bound to the north by Farm Rd., to the east by Tule Springs Rd. Right-of-way for Farm Rd. and Tule Springs Rd. adjacent to this site will need to be dedicated.

These roadways are expected to provide adequate access and circulation for the proposed development.

Z-0076-98(15)

Location: Tule Springs/I-95
APN: 125-17-702-002
Date: July 9, 2000
Contact: Perlman Architects
(702) 990-9900

DRAINAGE IMPACT STATEMENT

According to the Federal Emergency Management Agency (FEMA), Community Panel 325276C1745 D, Clark County, Nevada and Incorporated Areas, effective date August 16, 1995, this site is located within a Zone "X". A Zone "X" is an area determined by FEMA to be outside of the 500-year flood plain.

According to the 1996 Flood Control Master Plan Update for Las Vegas Valley (P.B.S. & J. and VTN Nevada for CCRFCD), there is are no existing or proposed CCRFCD Master Plan Facility located within or adjacent to the site.

Runoff generated by tributary drainage basins will be routed and through the site in a manner consistent with Clark County Regional Flood Control District and Clark County regulations, such that neither upstream nor downstream properties are adversely affected. The specific mitigation method will be developed when a technical drainage study is prepared for this site.

Z-0076-98(15)

Location: Tule Springs/I-95
APN: 125-17-702-002
Date: July 9, 2000
Contact: Perlman Architects
(702) 990-9900

FIRE PROTECTION IMPACT STUDY

Adequate fire protection demand for this site should be met, with the connection to the existing water facilities that are currently in place adjacent to the site.

Z-0076-98(15)

Location: Tule Springs/I-95
APN: 125-17-702-002
Date: July 9, 2000
Contact: Perlman Architects
(702) 990-9900

WASTEWATER TREATMENT REPORT

There is an existing 8-inch sanitary sewer main located near the northeast corner of this site at the intersection of Farm Rd. and Tule Springs Rd.

This proposed site is expected to generate an average day flow of approximately 82,040 gallons per day, based upon a design flow of 2000 gallons per day (gpd) per acre for commercial development.

The City of Las has indicated that the proposed downstream sewer system has adequate capacity to convey the expected sewage contribution from this development.

Z-0076-98(15)

Location: Tule Springs/I-95
APN: 125-17-702-002
Date: July 9, 2000
Contact: Perlman Architects
(702) 990-9900

WATER SUPPLY IMPACT STATEMENT

This proposed development is located within the 2745 Pressure Zone, as designated by the Las Vegas Valley Water District (L.V.V.W.D.). There is an existing 12-inch water main located adjacent to the northern boundary of this site in Farm Rd. that should provide adequate service to this proposed development.

With the connection to these existing 12-inch, this development should obtain adequate supply from the system.

The estimated average day quantity of water that this site is expected to consume is approximately 86.14 gallons per minute. This is based upon a L.V.V.W.D. demand factor of 2.1 gallons per minute (gpm) per acre for commercial development.

A detailed hydraulic analysis should be completed in order to ensure that adequate pressures exist within the system.

Z-0076-98(15)

Location: Tule Springs/I-95
APN: 125-17-702-002
Date: July 9, 2000
Contact: Perlman Architects
(702) 990-9900

POLICE SERVICE IMPACT STATEMENT

The proposed development will consist of a 66,000 s.f. grocery store with an additional 263,300 s.f. of commercial/retail space. Police service will be from Patrol Sector "X" in the northwest area command. Two patrol units are on duty at all times.

Police service calls for the area average 1,088 calls a month. Response time for each assistance call averages 9.3 minutes.

Z-0076-98(15)

Location: Tule Springs/I-95
APN: 125-17-702-002
Date: July 9, 2000
Contact: Perlman Architects
(702) 990-9900

EDUCATIONAL SERVICE IMPACT STATEMENT

This project is proposed to be developed under SC-TC zoning and consist of a 66,000 s.f. grocery store with an additional 263,300 s.f. of commercial/retail space. This development will not require educational services.

Z-0076-98(15)

SITE INFORMATION

ZONING - Las Vegas
SC - TC Service Commercial District

AREA (Approximate, to be verified)
Net Area: 1,709,560 sf 39.23 acres
Net-Net Area: 1,572,540 sf 36.10 acres

AREAS (Approx.)
Major A-F 286,500 gsf
In-Line 1-3 51,200 gsf
337,700 gsf

AREAS (Approx.)	Area - sf	Acres	Building Area
Pod 1	81,468 sf	1.87	13,500 gsf
Pod 2	33,830 sf	0.78	6,000 gsf
Pod 3	27,878 sf	0.64	7,550 gsf
Pod 4	20,782 sf	0.48	4,000 gsf
Pod 5	28,552 sf	0.66	6,500 gsf
Pod 6	33,510 sf	0.77	6,500 gsf
Totals	226,020 sf	5.20 ac	44,050 gsf

Total Building Area 381,750 gsf

FAR 0.343

PARKING REQUIREMENTS

Parking Calculations (per Code)	Required	Provided
Majors A-F	1146	
In-Line 1-3	175	
Minimum (1174)	1415	1760

Pod 1	13,500 / 250 =	54	57
Pod 2	6,000 / 100 =	60	27
Pod 3	7,550 / 100 =	83	29
Pod 4	4,000 / 100 =	50	30
Pod 5	6,500 / 100 =	78	40
Pod 6	6,500 / 100 =	78	47
Totals		403	230

Parking Required: 1,818

Parking Provided: 1,990

Parking Ratio	1 per 190 sf	5.2 per 1000
Handicapped Required:		40
Handicapped Provided:		48
Loading Spaces Required:		30
Loading Spaces Provided:		30

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

BUILDING HEIGHT	
Allowed:	No Restrictions
Provided:	1-Story - up to 50 feet

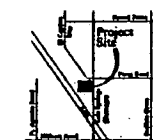
BUILDING COVERAGE	
Allowed:	50 %
Provided:	24 %

Note:
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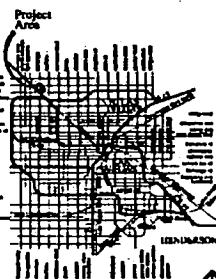
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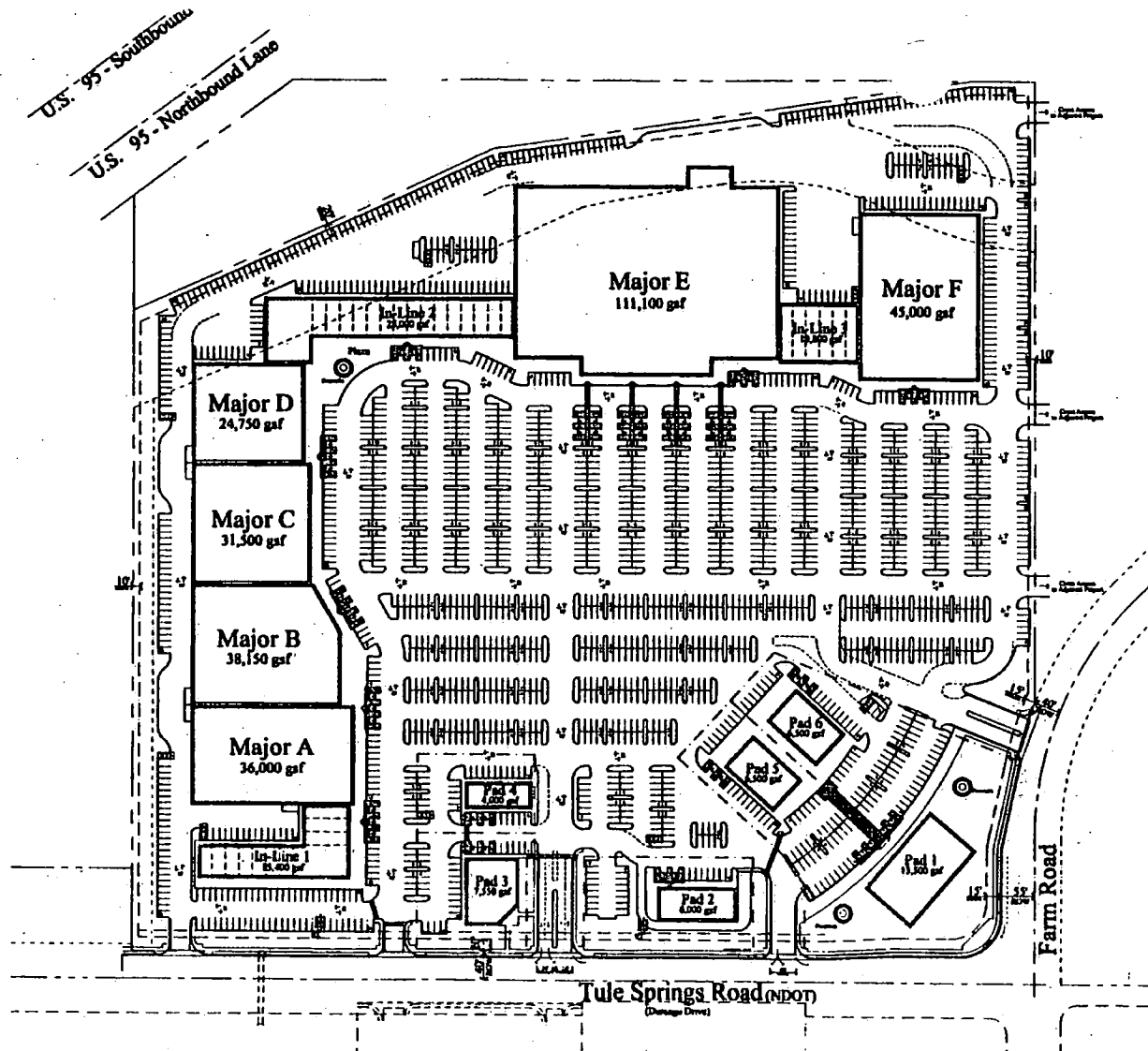
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Location Map



Vicinity Map



Tule Springs

Developer: NewMark Merrill Companies

Tule Springs Road and Farm Road, Las Vegas, Nevada

Conceptual Site Plan - Scheme B

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ZONING - Las Vegas
BC - TC Service Commercial District

AREA (Approximate, to be verified)
 Net Acres: 1,709,560 sf 39.23 acres
 Net-Net Acres: 1,572,540 sf 36.10 acres

AREAS (Approximate)
 Major A-F: 286,500 gsf
 In-Line 1-3: 31,200 gsf
 Total: 317,700 gsf

AREAS (Approximate)
 Area - sf Acres Building Area
 Pad 1: 81,468 sf 1.87 13,500 gsf
 Pad 2: 35,930 sf 0.78 6,000 gsf
 Pad 3: 37,878 sf 0.64 7,500 gsf
 Pad 4: 20,782 sf 0.48 4,000 gsf
 Pad 5: 28,532 sf 0.66 4,500 gsf
 Pad 6: 33,910 sf 0.77 4,500 gsf
 Totals: 226,020 sf 5.20 ac 44,050 gsf

Total Building Area 381,750 gsf

FAR 0.243

PARKING REQUIREMENTS

Parking Calculations (per Code)

Majors A-F	Code	Required	Provided
Majors A-F	1146	1146	
In-Line 1-3	175	175	
Minimum (175)	1415	1415	1760

Pad 1: 54
 Pad 2: 60
 Pad 3: 83
 Pad 4: 30
 Pad 5: 40
 Pad 6: 47
 Totals: 403

Parking Required: 1,618
Parking Provided: 1,990

Parking Ratio 1 per 190 sf 5.2 per 1000

Handicapped Required: 40
Handicapped Provided: 48

Loading Spaces Required: 30
Loading Spaces Provided: 30

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

BUILDING HEIGHT
 Allowed: No Restrictions
 Provided: 1-Story - up to 50 feet

BUILDING COVERAGE
 Allowed: 50%
 Provided: 24%

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

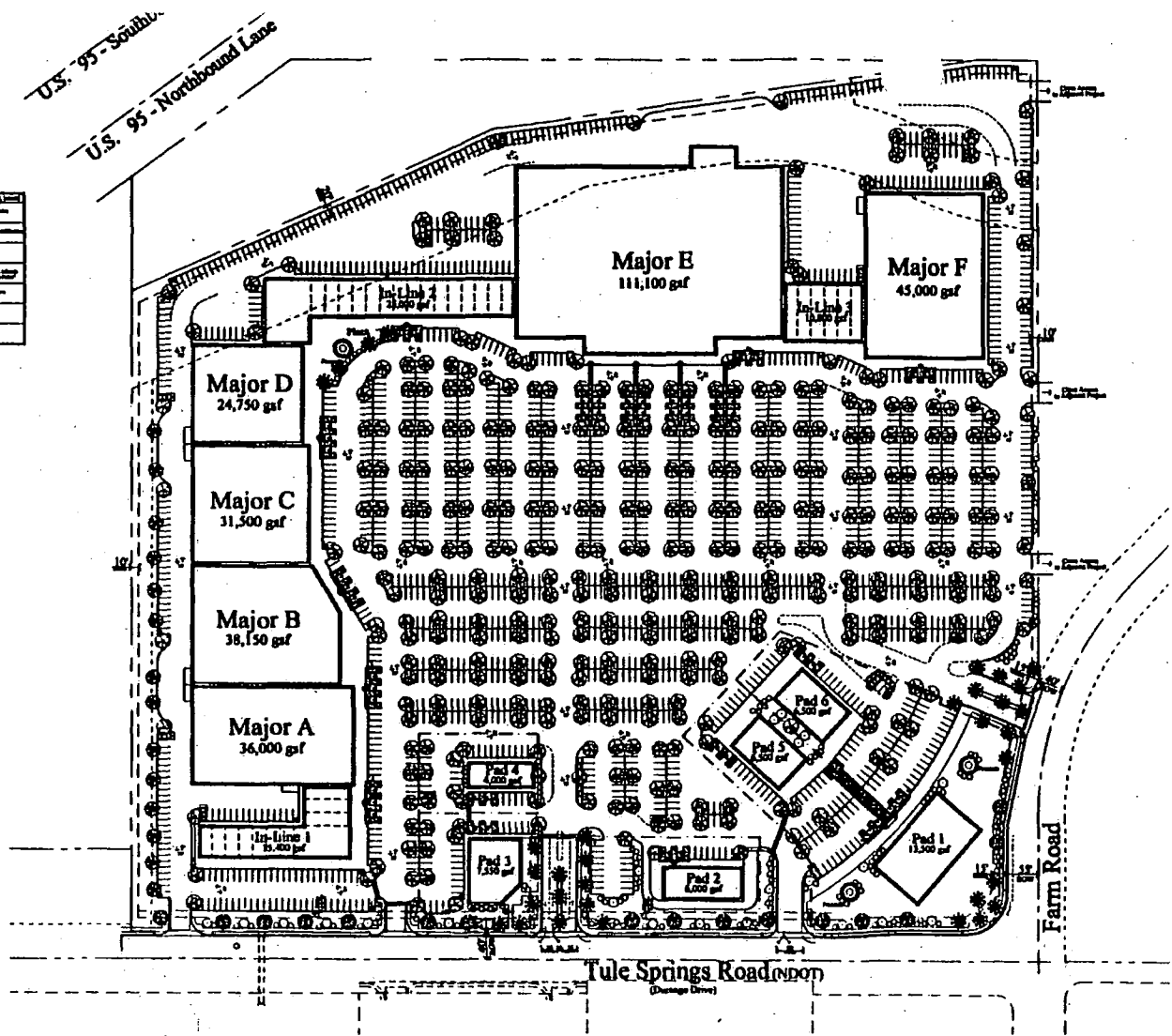
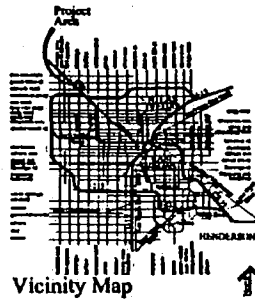
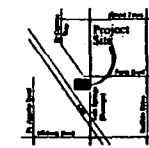
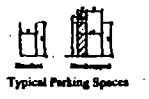
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Scale: 1" = 80'

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TREE / PLANT SCHEDULE

Symbol	Tree / Plant	Quantity	Notes
1	10' Tree	100	Plant in 10' x 10' grid
2	15' Tree	50	Plant in 15' x 15' grid
3	20' Tree	20	Plant in 20' x 20' grid
4	25' Tree	10	Plant in 25' x 25' grid
5	30' Tree	5	Plant in 30' x 30' grid
6	40' Tree	2	Plant in 40' x 40' grid
7	50' Tree	1	Plant in 50' x 50' grid
8	60' Tree	1	Plant in 60' x 60' grid
9	70' Tree	1	Plant in 70' x 70' grid
10	80' Tree	1	Plant in 80' x 80' grid
11	90' Tree	1	Plant in 90' x 90' grid
12	100' Tree	1	Plant in 100' x 100' grid



Tule Springs

Developer: NewMark Merrill Companies

Tule Springs Road and Farm Road, Las Vegas, Nevada

Conceptual Landscape Plan - Scheme B

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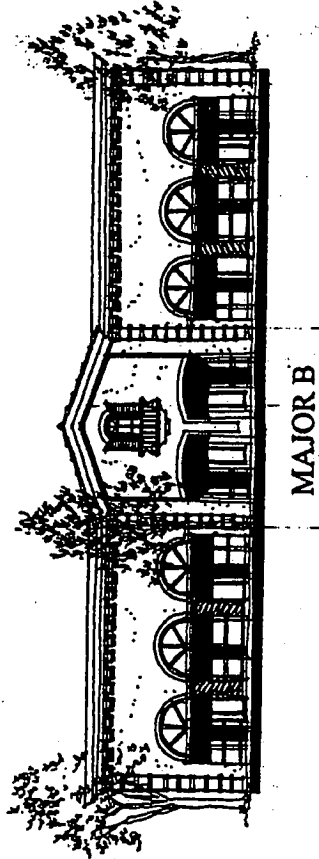
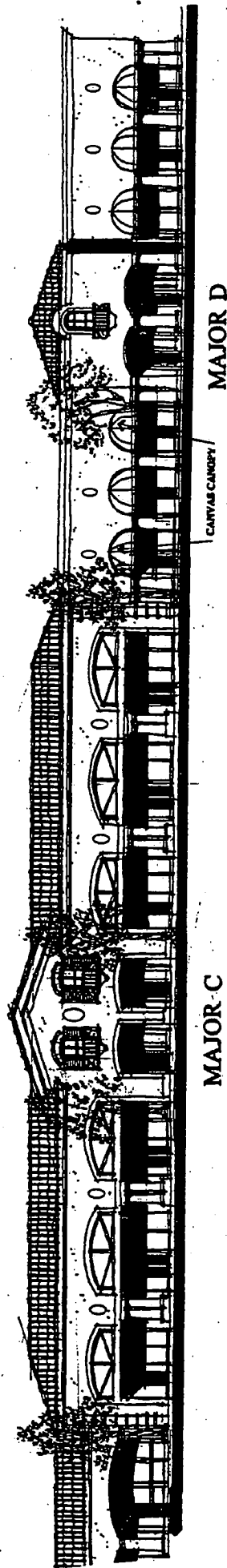
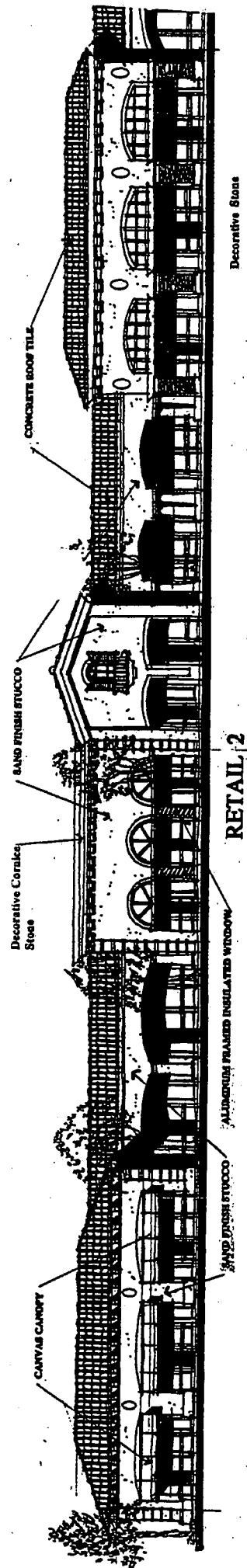
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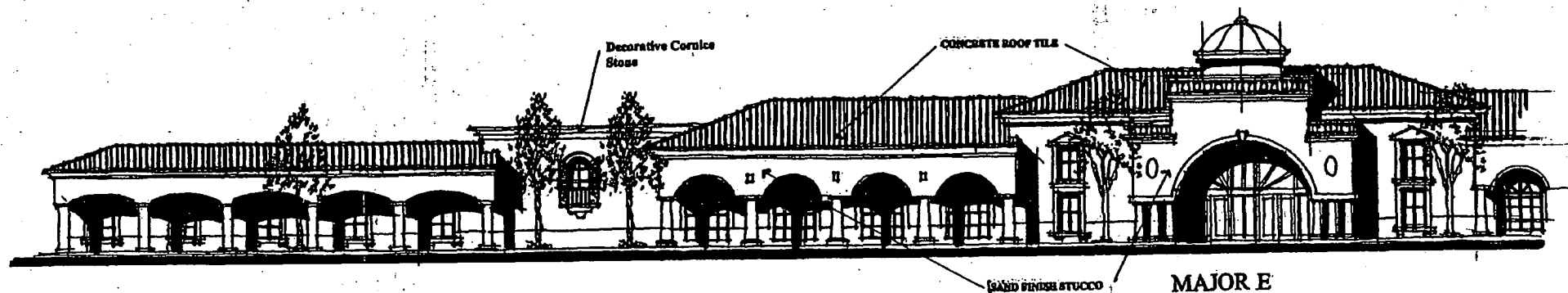
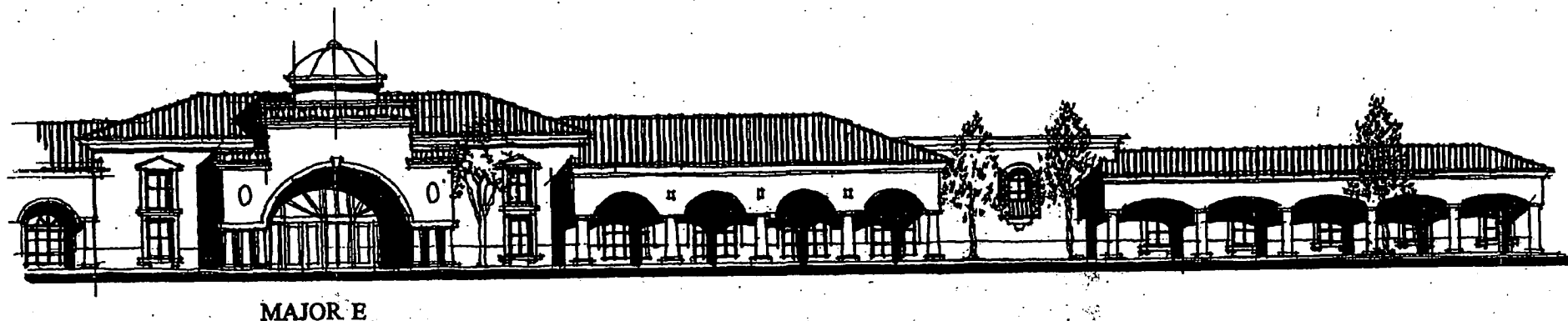
Tule Springs Road and Farm Road, Las Vegas, Nevada

Tule Springs

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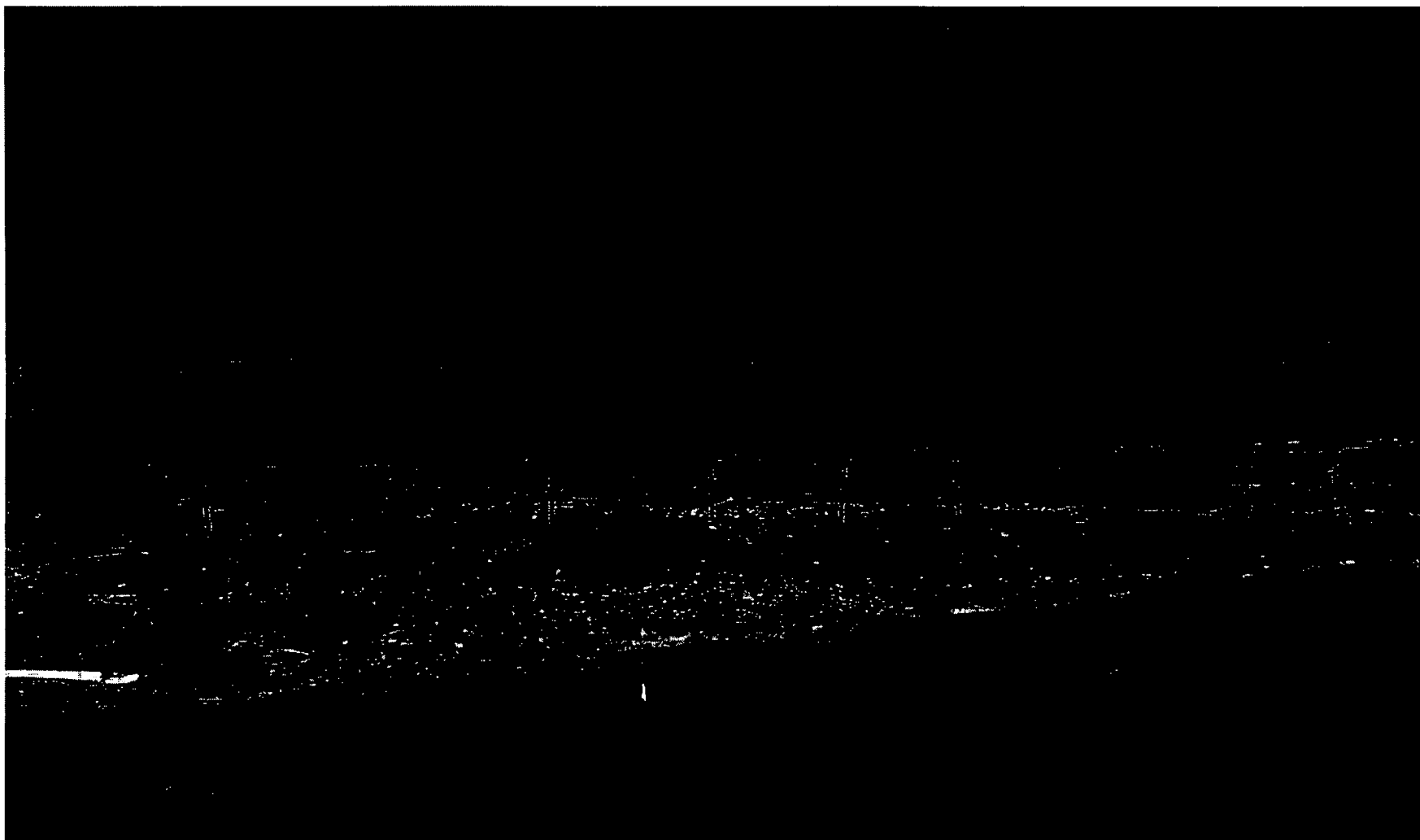
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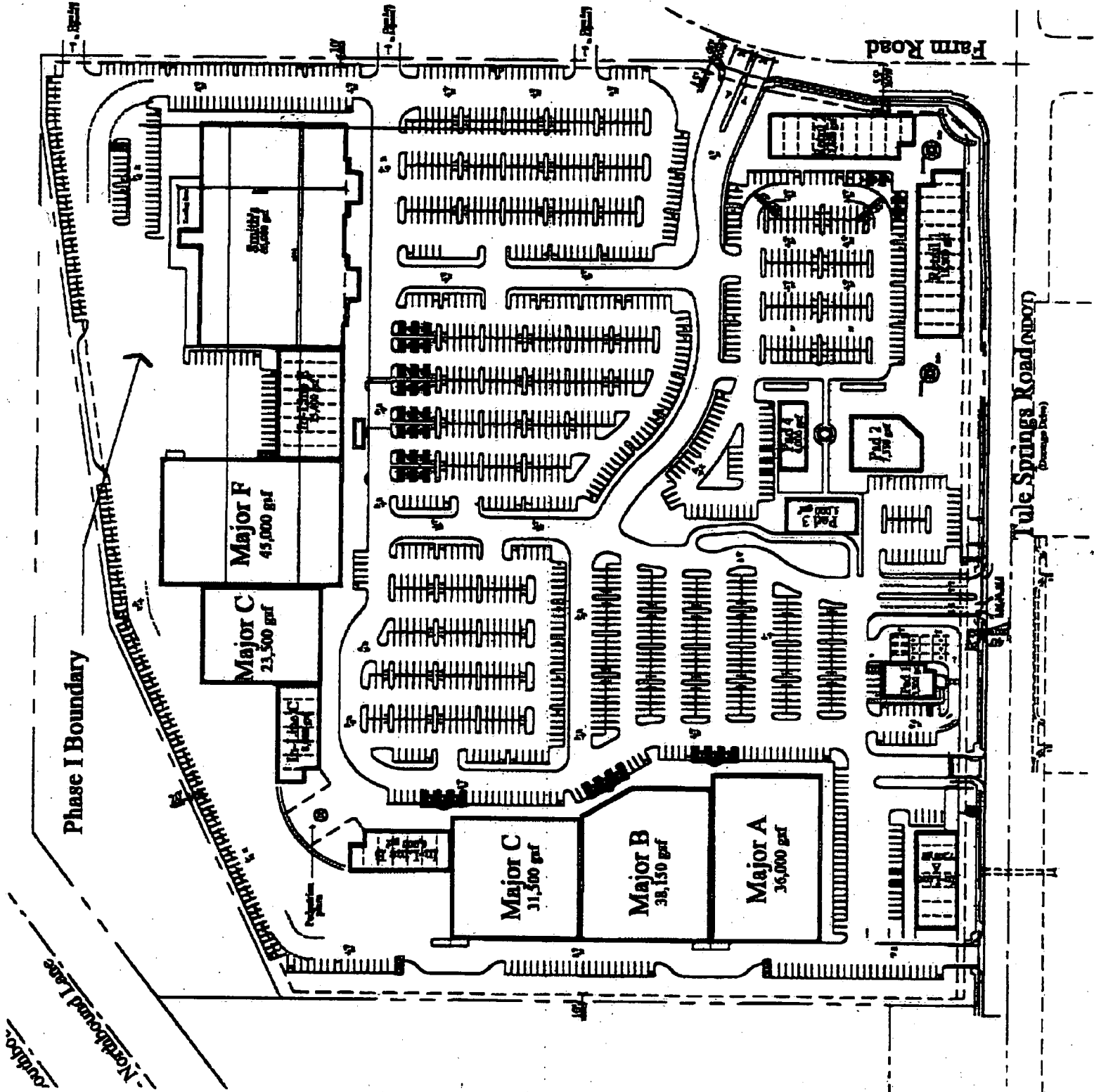
**Z-0076-98(15) - TULE SPRINGS PLAZA, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF THE INTERSECTION OF FARM ROAD AND TULE SPRINGS ROAD
JUNE 22, 2000 PLANNING COMMISSION**



**Z-0076-98(15) - TULE SPRINGS PLAZA, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF THE INTERSECTION OF FARM ROAD AND TULE SPRINGS ROAD
JUNE 22, 2000 PLANNING COMMISSION**

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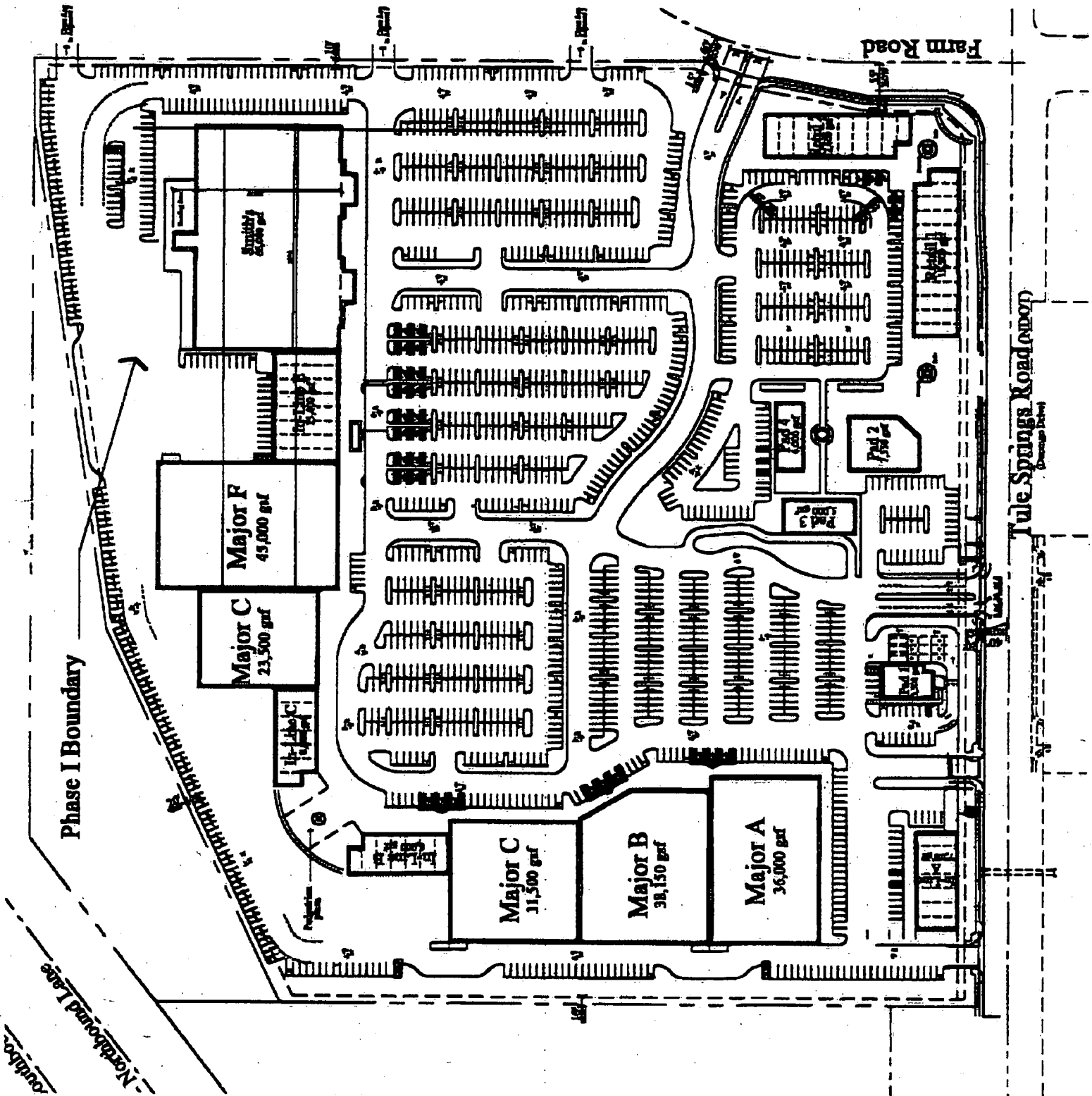
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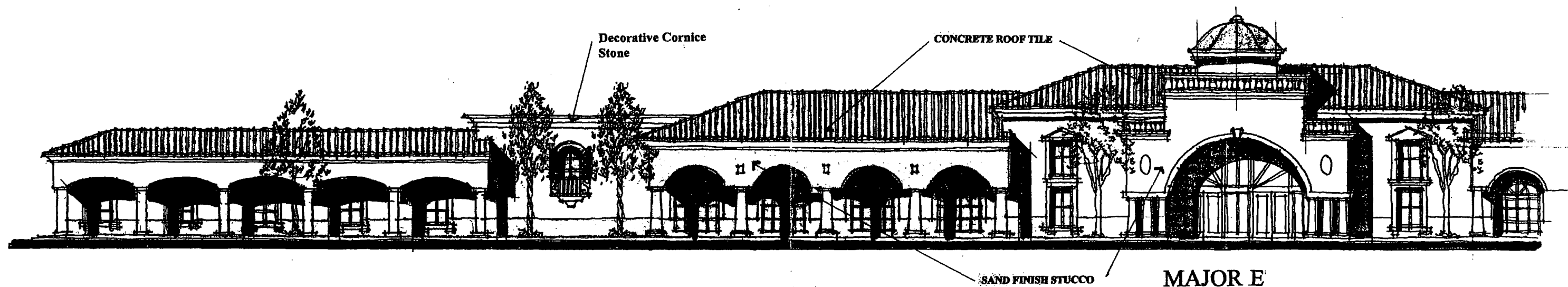
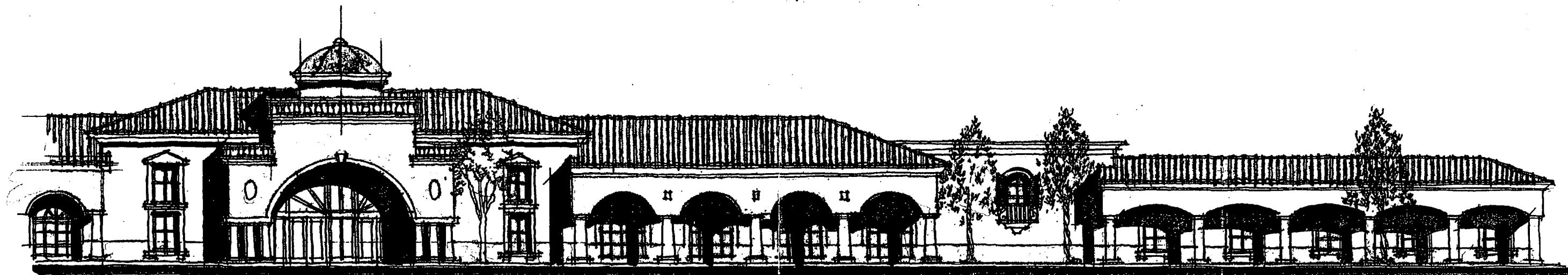
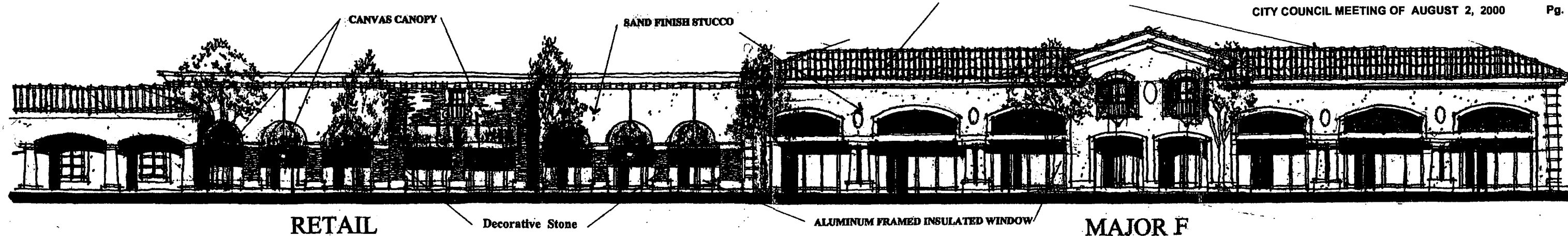
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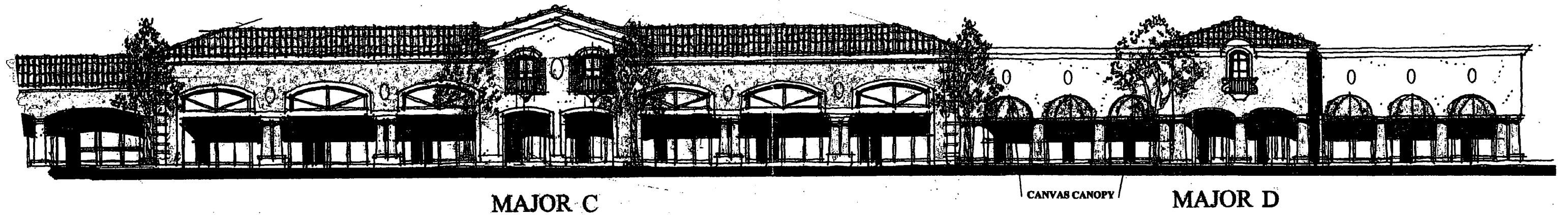
Tule Springs Road and Farm Road, Las Vegas, Nevada

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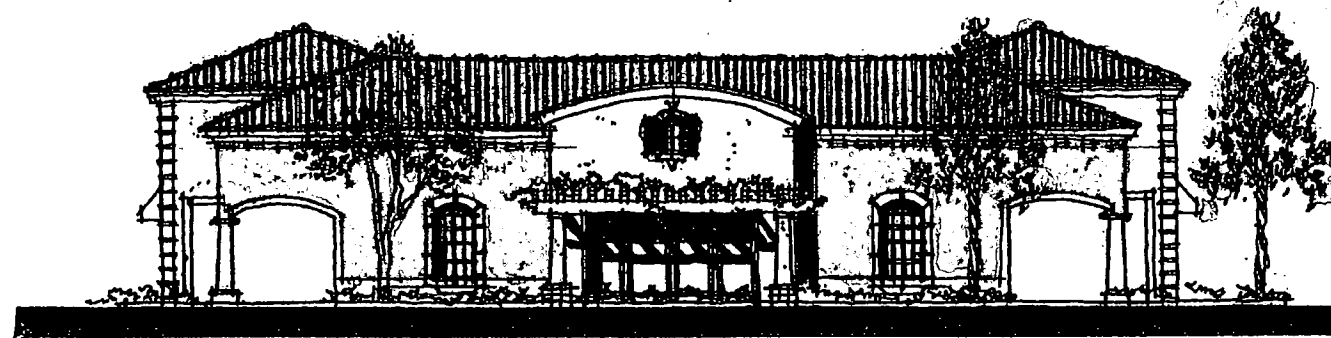
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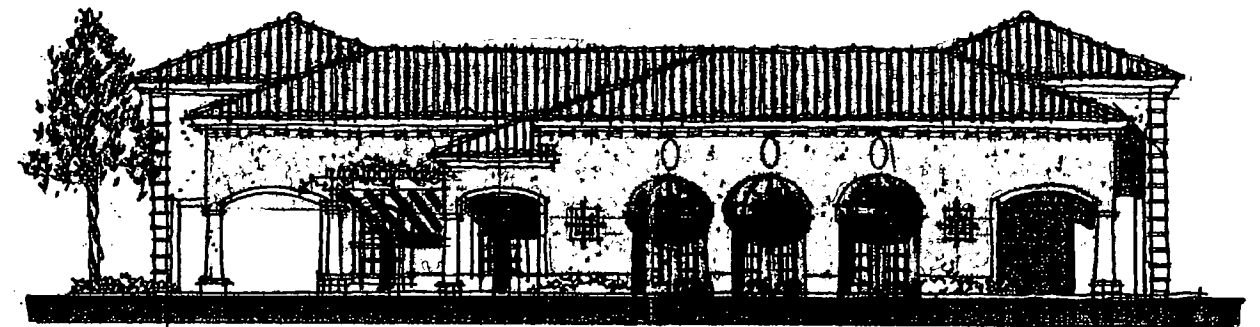


Typical
Front Rear

RETAIL 1



Side



Side

Tule Springs

Tule Springs Road and Farm Road, Las Vegas, Nevada

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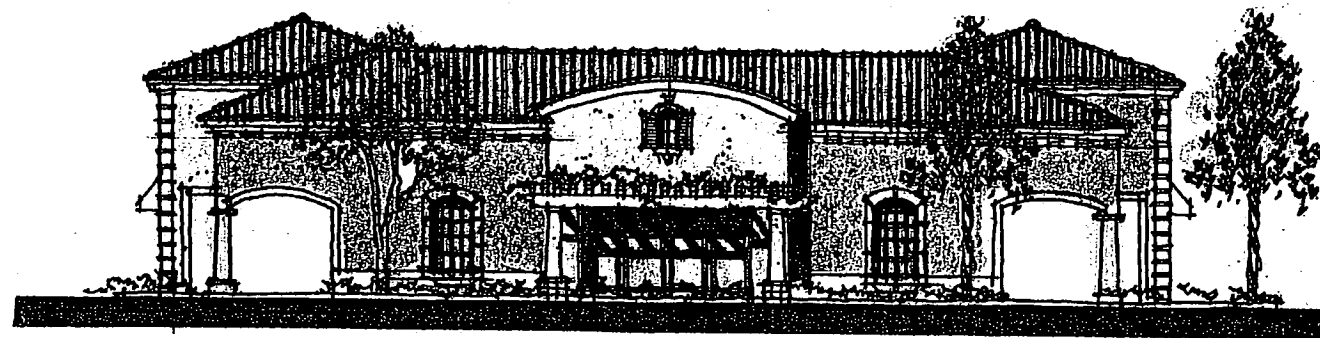
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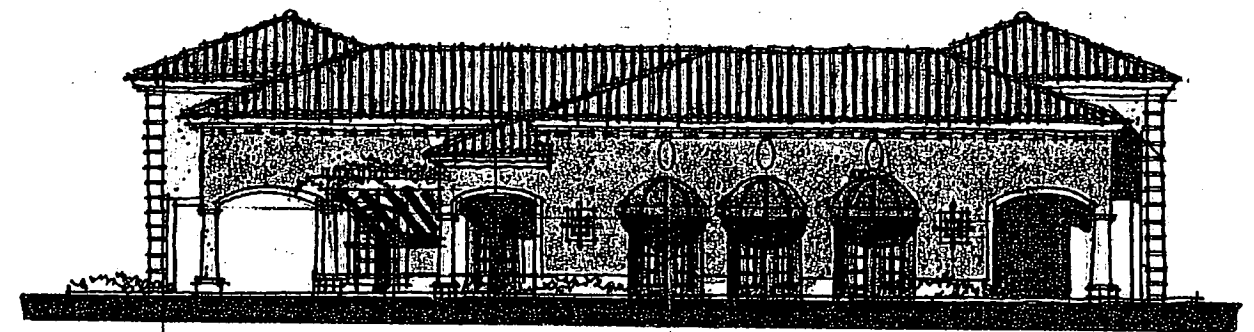


Typical
Front Rear

RETAIL 2



Side



Side

Tule Springs

Tule Springs Road and Farm Road, Las Vegas, Nevada

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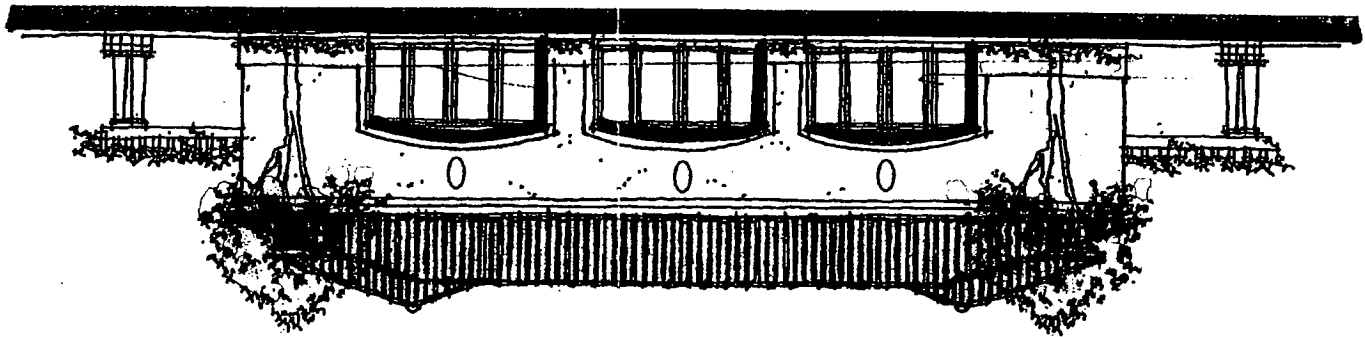
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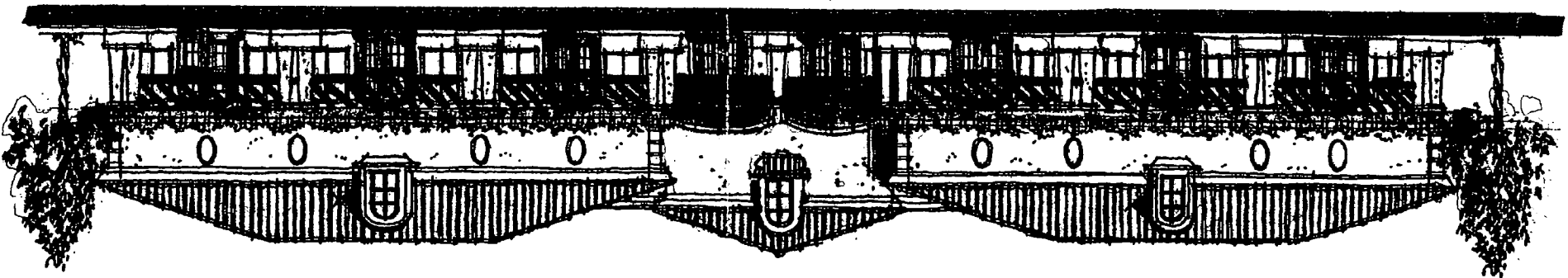
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INLINE A

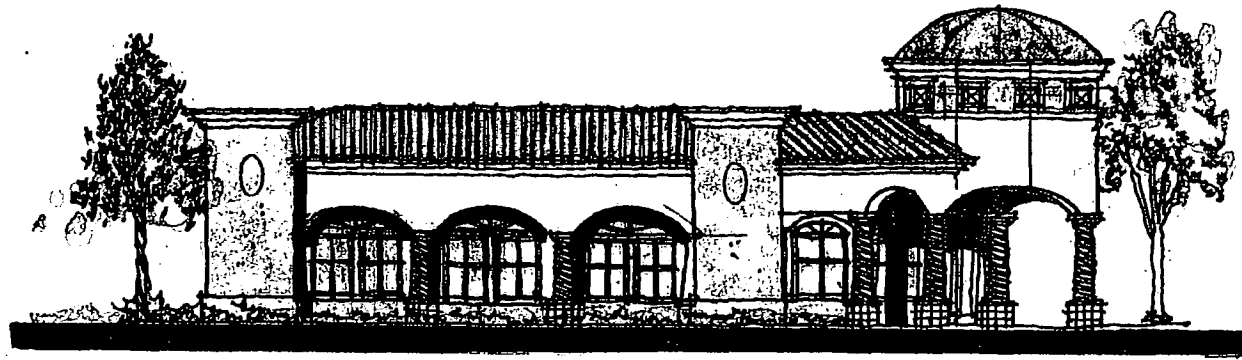


Typical Side

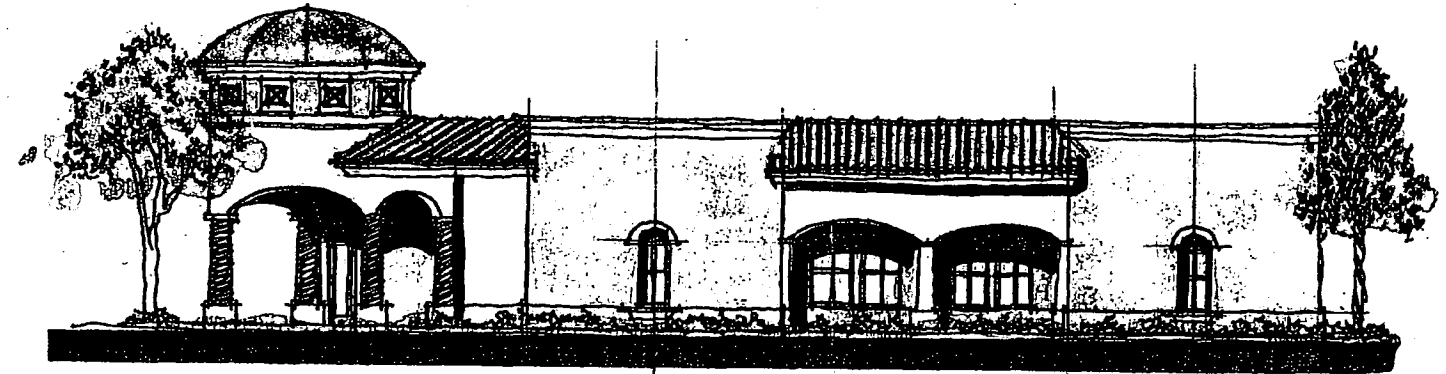


Front





Front

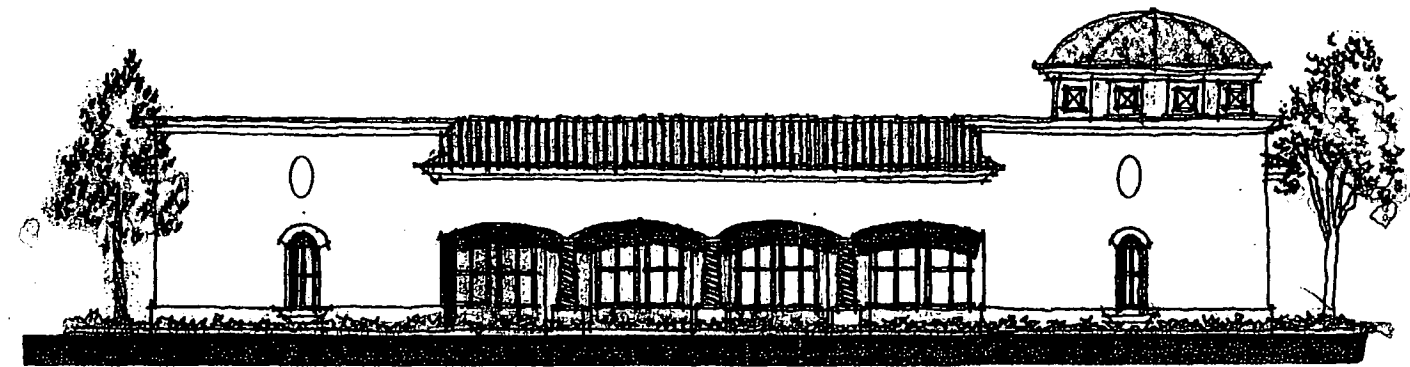


Side

PAD 2



Rear



Side

Tule Springs

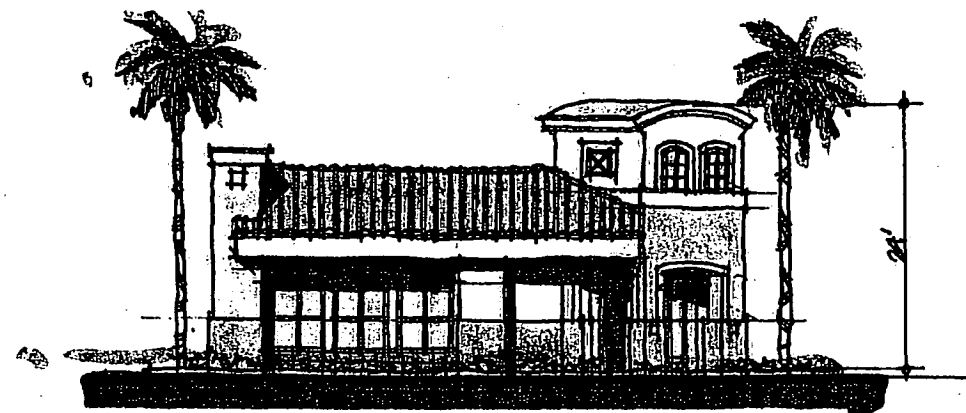
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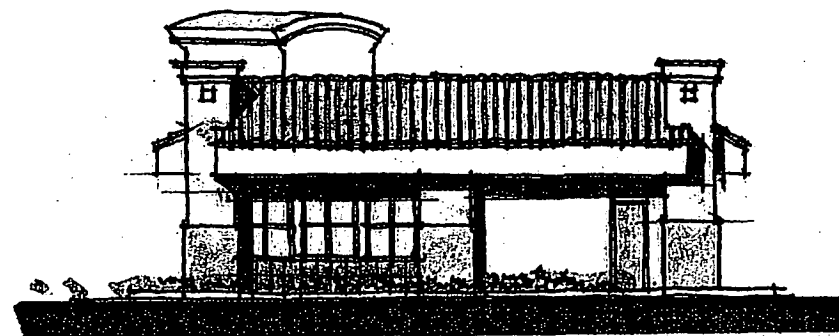


LEFT ELEVATION

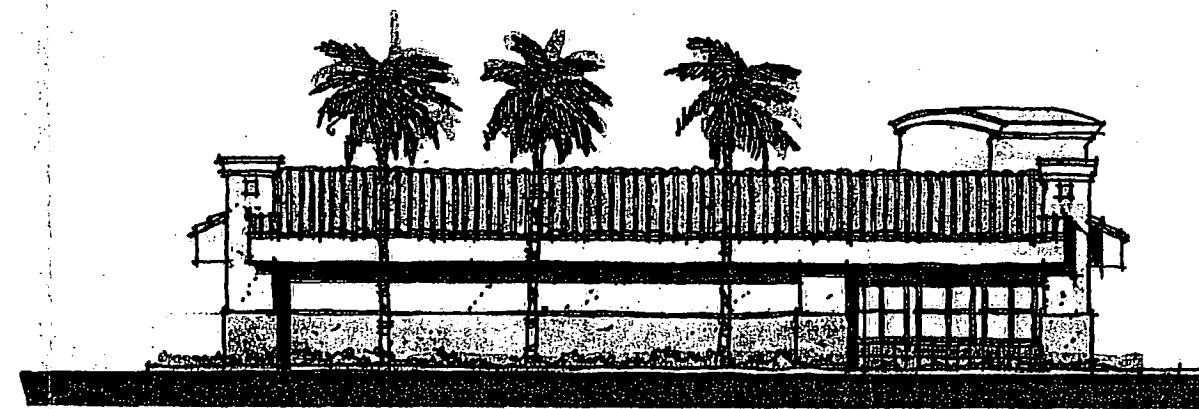


FRONT ELEVATION

PAD 1



RIGHT ELEVATION



REAR ELEVATION

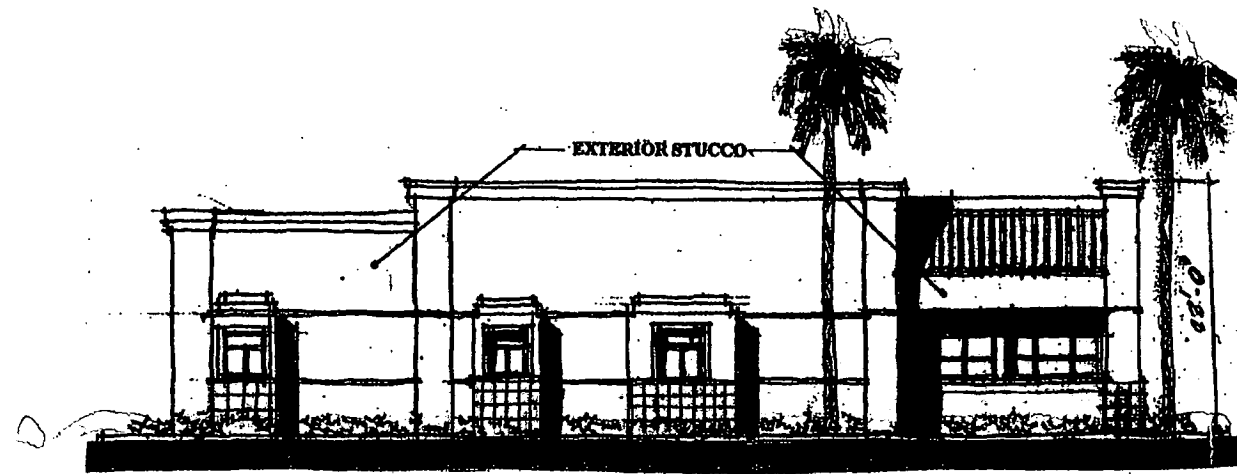
Tule Springs

Tule Springs Road and Farm Road, Las Vegas, Nevada

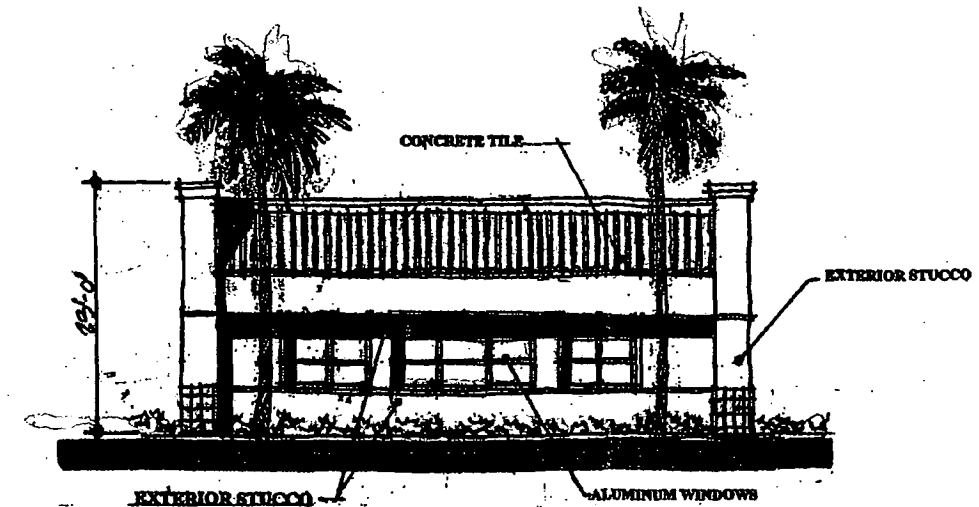
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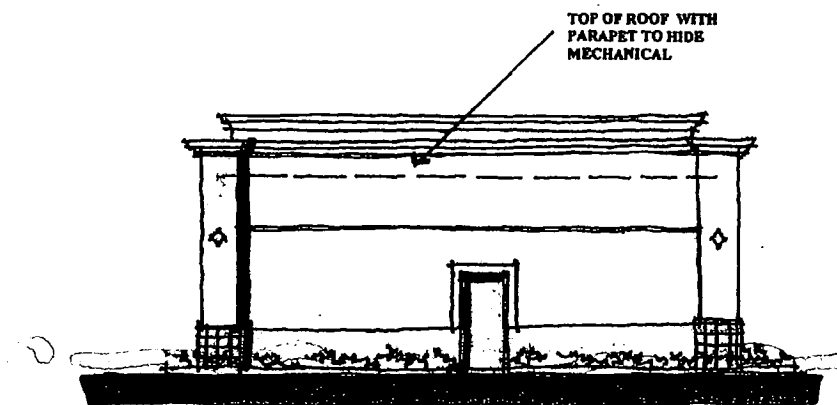


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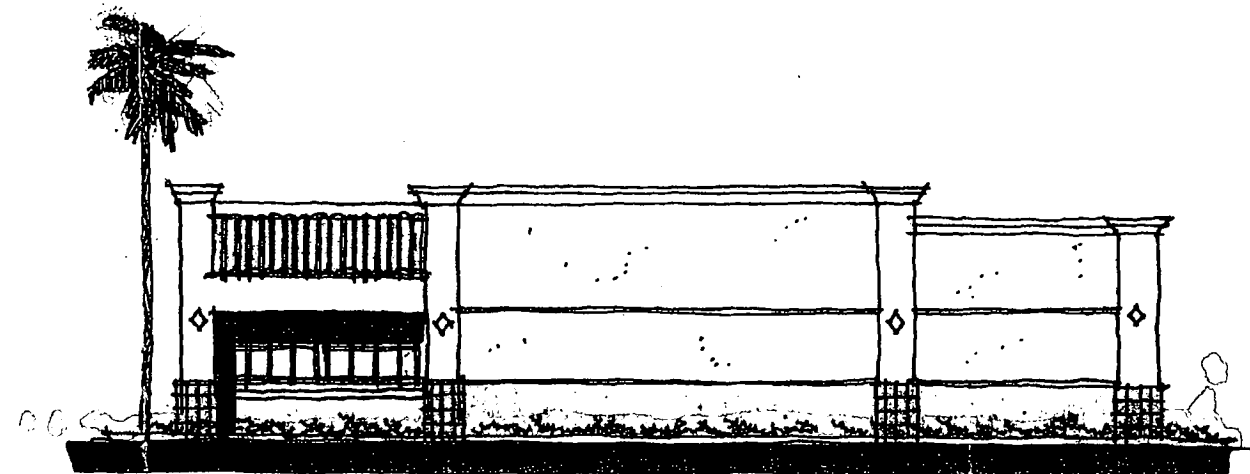


Front

PAD 3



Rear



Side

Tule Springs

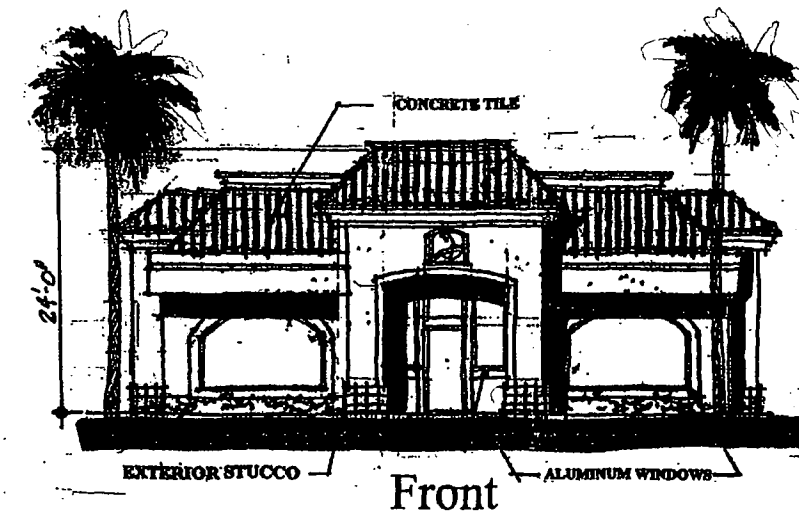
Tule Springs Road and Farm Road, Las Vegas, Nevada

Conceptual Elevations

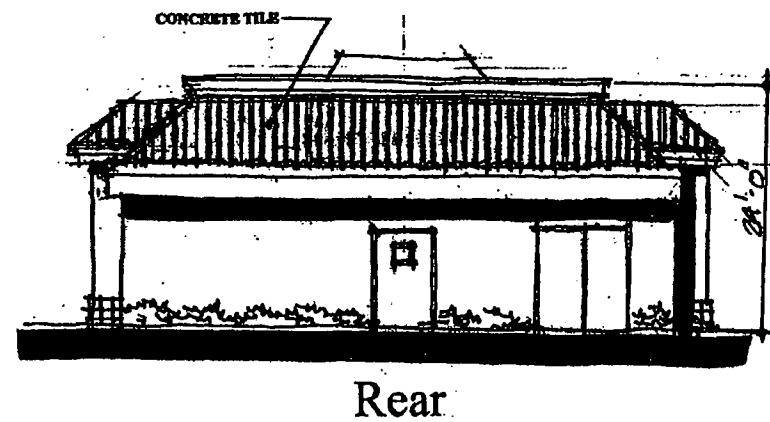
Scale: 1/8" = 1'

Perlman
ARCHITECTS
2230 Corporate Circle, Suite 200
Henderson, Nevada 89014
702.990.9900 702.932.3222 fax

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PAD 4



Tule Springs

Tule Springs Road and Farm Road, Las Vegas, Nevada

Conceptual Elevations *P002*

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Scale: 1/8" = 1'

**CITY COUNCIL MINUTES
MEETING OF
AUGUST 2, 2000**

Page 1

**VERBATIM TRANSCRIPT: ITEM 110 – Z-0076-98(15)
TULE SPRINGS PLAZA, LIMITED LIABILITY COMPANY**

MAYOR GOODMAN

Item No. 110. Site Development Plan Review. It's going to be a public hearing on Z-0076-98(15), Tule Springs Plaza Limited Liability Company. A request for a Site Development Plan Review for a 381,750 square foot commercial center on 41.02 acres on the southwest corner of the intersection of Farm Road and Tule Springs Road. The Planning Commission and staff both recommend approval, subject to conditions. It's a public hearing. I now declare it open. Yes, Sir.

DAVID FRANK

Good afternoon, Your Honor, Councilmen. This is a project that is before the City Council –

MAYOR GOODMAN

Please identify yourself.

DAVID FRANK

I'm sorry. David Frank, 5625 South Rainbow, Suite C.

MAYOR GOODMAN

Thank, very good. Thank you.

DAVID FRANK

This project is a project that's been a collaborative effort with the Planning staff, the people in the surrounding community, as well as the City Council's Office. The project that we have before you now has been approved by Planning staff with a certain set of conditions, by which we're all prepared to accept. I understand that there're some additional conditions that – need to be imposed on that I have not seen, relative to, I believe, bike racks, which we already agreed at record, as well as a utility boxes issue and a meandering pathway, which is already reflective on our plan.

Lastly, on Item 2, which Planning Commission approved, is something I still object to, relative to the addition to an additional building on the site plan. My reason for that was, depending on the – parking code, as well as the additional constraints imposed on us by the – anchor tenant, may in fact cause us not to be able to get this project approved. What I wanted to do is accept that condition, with the understanding that it'd be subject to the parking code, as well as approval by our anchor tenants at that time. I envision it coming before this Council once again because we have not cemented our – tenants on the property, and I know there'll be some modifications to this site plan. We've addressed that with the homeowners and the homeowners association and they're aware of that as well.

I'm going to turn this over now to our architect who will address it in more detail. Thank you.

MAYOR GOODMAN

Thank you very much.

**CITY COUNCIL MINUTES
MEETING OF
AUGUST 2, 2000**

Page 2

**VERBATIM TRANSCRIPT: ITEM 110 – Z-0076-98(15)
TULE SPRINGS PLAZA, LIMITED LIABILITY COMPANY**

JAMES GRINDSTAFF

James Grindstaff, 2230 Corporate Circle, Henderson, representing Perlman Architects and the owner. Speaking immediately on the additional pad, we've added onto the site plan and we have a package that we will give to staff today that addresses that issue. Shows an area of, extends to where the future pad may be added, with the four conditions of, that parking be adequate, that the tenant approve it, that the square footage would allow it through calculations. So, when we've got that added on the site plan, if you look just above the pen. And, like I said, it will be submitted to staff today.

As far as the site plan, we have made several additions based on conversations that we've had with the residents, some things that they would like to see. Nothing that was required by condition, but just additional amenities, so that we felt we could make this a nicer center. As you know, there's a district in Town Center that requires an arcade area, so that as the sidewalk go through people can go under the shaded areas of the buildings and have more pedestrian friendly atmosphere. We've added that along the – direct corner of Farm and Tule Springs. If, we did a quick illustration today, just, if you could zoom on that. Just to show you exactly what that's going to look like, how the sidewalk would meander in and out of the two arcades and then continue on. We feel, and the residents, we got their support for this design. We think it's very pedestrian friendly and that it conforms to everything that Town Center ever wanted this center to be. So, if there's any further questions, I'll be glad to answer them.

MAYOR GOODMAN

Thank you for your presentation. Any questions? All right. Any folks in the audience like to be heard?

LOUISE RUSKAMP

Good afternoon, again, Mayor and Council. Louise Ruskamp, 8500 Log Cabin Way. I'm not only the Vice President of the Tule Springs Community Association, but I am the President of the Northwest Network of Neighborhoods. And they have brought the plans to both of those associations and they have been very well received by the people. I would like to thank, not only Perlman Architects, but Newmark Merrill for working with the people and – including some of the suggestions that we made, as far as making this design really something that we can be proud of in Town Center. I'm actually very pleased with the elevations. Today is the first that I've seen them and I think it's going to be a very nice project.

They've not only added some of these extra features, but they've added in what the citizen have proposed, as far as

**CITY COUNCIL MINUTES
MEETING OF
AUGUST 2, 2000**

Page 3

**VERBATIM TRANSCRIPT: ITEM 110 – Z-0076-98(15)
TULE SPRINGS PLAZA, LIMITED LIABILITY COMPANY**

the Town Center trail, which goes along Tule Springs Road. And I appreciate them putting forth that extra effort, even though it's not required at this time for them to include that into their project.

MAYOR GOODMAN

Thank you very much. Anybody else like to be heard?

STEPHEN REILLY

Good afternoon. I'm Stephen Reilly, 7000 Steeple Court, live in Elkhorn Springs, just to the east. And, I guess I've been to at least four meetings with David Frank and Mr. Grindstaff. And I remember at the first meeting, must have been at least three months ago, he said that he would like to hear our concerns and when this is all said and done, we, he would promise to build a center that we would frequent and he would like to have us come to the meeting and voice our support. He made, he kept his end of the deal by presenting a very nice project and I'm here to say a few good words for him. I – tell you what? In, those four meetings with Mr. Frank and his staff, he approached us with a spirit of cooperativeness I've never seen before and also a keen sense of humor, which made the meetings actually pleasant. So, I'd just like to say thank you to Mr. Frank and Mr. Grindstaff, Steve Alkana and build it and we will come.

DAVID FRANK

Thank you.

MAYOR GOODMAN

Anybody else like to be heard? All right. We'll close the public hearing. Councilman Mack?

COUNCILMAN MACK

Thank your, Your Honor. Once again, I want to thank the applicant for working with the neighborhood and the neighborhood groups. As you can see, it well received and we appreciate and we know this is not your first and last project in the Northwest. And we hope that you continue your efforts. Your Honor, I move for approval of this item 110 with staff conditions and the following additions. Number 1. A Site Plan shall be amended to show a meandering sidewalk along the Tule Springs Road. Number 2. A minimum of six bicycle racks shall be provided throughout the site. Number 3. No utility vault exceeding 27 cubic feet in size may encroach into approved landscaped area along public street frontages. Additionally, no waivers from the required landscaping or approved signage standard shall be allowed due to the placement of any utility vault.

And then, Cheri, I think you had two additional Public Work conditions that –

**CITY COUNCIL MINUTES
MEETING OF
AUGUST 2, 2000**

Page 4

**VERBATIM TRANSCRIPT: ITEM 110 – Z-0076-98(15)
TULE SPRINGS PLAZA, LIMITED LIABILITY COMPANY**

CHERI EDELMAN, PUBLIC
WORKS

Yes, we do, and they're both related to the meandering sidewalk. Grant appropriate public, excuse me, grant appropriate pedestrian walkway easements to the City prior to occupancy of this site. And the second one would be, submit an encroachment agreement for all private improvements and driveways, and landscaping in the Tule Springs public right-of-way.

COUNCILMAN MACK

Is that – agreed upon by the applicant?

JAMES GRINDSTAFF

We'd like to discuss, we just like to address a couple of those issues. The meandering sidewalk issue, the one thing that we wanted to do and Public Works did address it, was ensure that that was a public right-of-way. We understand that right up into the point where, as you saw on our illustration, the sidewalk would go under – the arcade and we understand that's part of our sidewalk. Also, understand, we can do one of two things. We can allow that, and this may be the best with that, is to allow our covering over that to be part of an encroachment into the – public right-of-way. In other – words, beyond our property line. And that may work out best because then you guys can keep the sidewalk and I think, that may be in our best interest.

COUNCILMAN MACK

Cheri, do you have anything –

JAMES GRINDSTAFF

Just the sidewalk. The structure will still be ours. It's –

CHERI EDELMAN, PUBLIC
WORKS

That gets pretty difficult to try to separate that out. Again, that's why we ask for the pedestrian easement and the encroachment agreement for the landscaping that's in the public right-of-way. So, we would prefer to keep it the way we conditioned it.

JAMES GRINDSTAFF

That's fine. Also to address the first condition that was listed on the list, not yours, Councilman Mack, but the staff. RSB191 has already been submitted and it was in your backup material. On Number 5, if we could have that either removed or amended the way the condition was written. We have already supplied the 10-foot wide trail, as opposed to just a seven-foot wide sidewalk. So, I don't think that condition's really necessary or if necessary then we just need to amend it to show that we're showing, we're going to be showing the trail, not just a standard sidewalk. Because it mentions the amenity zone, the sidewalk and in lieu of that we're putting the trail.

COUNCILMAN MACK

Staff, do you have an opinion on that? Mr. Chow?

**CITY COUNCIL MINUTES
MEETING OF
AUGUST 2, 2000**

Page 5

**VERBATIM TRANSCRIPT: ITEM 110 – Z-0076-98(15)
TULE SPRINGS PLAZA, LIMITED LIABILITY COMPANY**

TIM CHOW, DIRECTOR,
PLANNING & DEVELOPMENT

That'll be fine.

COUNCILMAN MACK

Okay. So, we will alleviate Condition #5, is that what we're going to do?

JAMES GRINDSTAFF

And then, just also to address what we had talked about earlier, then on the future pad. Let me, if I could read the exact verbage in. We want it to read; the future pad conditions would be center capable of accommodating square footage. Two; ample parking for additional pad. Three; Tenant interest and location and four approval of anchor tenant. Excuse me, approval by anchor tenant.

COUNCILMAN MACK

I'm going refer to staff on that one, also.

TIM CHOW, DIRECTOR,
PLANNING & DEVELOPMENT

Councilman, I think we want retain the – landscaping portion. We – have no problem with the substitution. It's just that we want to adhere to the Town Center Standards, as far as the quality of landscaping.

COUNCILMAN MACK

Okay.

JAMES GRINDSTAFF

We have no problem with that. We'll – ensure that it's probably above and beyond that. But we'll do exactly the minimum.

COUNCILMAN MACK

Okay. So, we'll do the substitution as Mr. Chow has stated.

JAMES GRINDSTAFF

Thank you.

COUNCILMAN MACK

And then for Condition Number 2. Mr. Chow, did you hear his plea? Can you repeat that again, please?

JAMES GRINDSTAFF

Sure. We just, on the future pad condition, we would be willing to accept Number 2 if these following conditions were added. Number 1; Center capable of accommodating square footage. Two: Ample parking for additional pad. Three: Tenant interest in location and four: Approval by anchor tenant.

TIM CHOW, DIRECTOR,
PLANNING & DEVELOPMENT

I think, Councilman, we would like them to work the parking and the square footages out so that they work and meet code. I don't think we care about the size of that building, so they can adjust that accordingly. However, we would like, I think, to maintain the existence of that structure. Size, however, we can, we're flexible on that.

COUNCILMAN BROWN

(inaudible) They want put something here and just for balance? Can I ask this question?

**CITY COUNCIL MINUTES
MEETING OF
AUGUST 2, 2000**

Page 6

**VERBATIM TRANSCRIPT: ITEM 110 – Z-0076-98(15)
TULE SPRINGS PLAZA, LIMITED LIABILITY COMPANY**

TIM CHOW, DIRECTOR,
PLANNING & DEVELOPMENT

And you can adjust the parking accordingly.

COUNCILMAN BROWN

Your Honor, may I –

MAYOR GOODMAN

Yes, Councilman Brown?

COUNCILMAN BROWN

Just in talking to Councilman Mack. I just want to understand this a little bit better because the condition doesn't read that well. We're – asking a new pad be mandated on this site plan? Is – that for some kind of footprint balance, aesthetic balance? And could you point out on the site plan map where it's – okay, that's where we thought it was. I asked this, as far as perhaps as a precedent for future site plans that we review. Are we going to get that detailed, as far as mandating where certain future site pads have to go?

TIM CHOW, PLANNING &
DEVELOPMENT DEPARTMENT

Not precisely, Councilman. We would like it in the vicinity and we're flexible about size. But we think this has been a consistent request that staff has requested, has made in the past couple of years.

COUNCILMAN BROWN

Is it, again, is it for the balance of –

TIM CHOW, PLANNING &
DEVELOPMENT DEPARTMENT

Is to bring the buildings out to the sidewalks, to not, avoid the appearance of a sea of parking from the streets. And again, we are flexible in terms of the size and precise, and the location, but generally in that area.

COUNCILMAN BROWN

Okay. Thank you.

COUNCILMAN MACK

So –, with that –

DAVID FRANK

May I address Council on that issue?

COUNCILMAN MACK

Sure.

DAVID FRANK

A little historical background. This property is adjacent to an 8-acre parcel, which, I'm going to point out right here. So, asking us to put a building to the adjacent property line and the size is not determined, I think it would impact our development. We don't know, if in fact, a tenant will go there. And I rather not have an empty building. We don't know really, I mean, if I put a kiosk there, am I satisfying staff's conditions? To put a building against a property that we don't even know what's going to happen, I think is –, as a condition of this, having of this project to be approved, I think is not appropriate. I think the original reason the

**CITY COUNCIL MINUTES
MEETING OF
AUGUST 2, 2000**

Page 7

**VERBATIM TRANSCRIPT: ITEM 110 – Z-0076-98(15)
TULE SPRINGS PLAZA, LIMITED LIABILITY COMPANY**

building was discussed there was from the homeowners, as to the field of parking of having too much parking in front of one of the anchors. If in fact we don't have enough parking, then we're going to have problems there.

What I'd like to do, is again, is reserve this item with the conditions, which we talked about. We don't know what's going to happen to the adjoining property, which is eight acres. We don't know about the ingress/egress with that property, although we have agreed to allow reciprocal parking, provided that those conditions are imposed on the adjoining property as well. However, by imposing the – requirement for us to build a building of – undetermined size, I think is inappropriate and I personally feel that to build a building just to satisfy the conditions for a project of this size, is not really something that I would agree to. If I put a kiosk there, am I satisfying it? If I put a 10,000 square foot building there am I satisfying it? I think that right now, since we don't know what the adjoining property's going to look like, I don't think we can really, I don't it makes sense. Thank you.

COUNCILMAN MACK

Mr. Chow, if you have any further comments?

TIM CHOW, DIRECTOR,
PLANNING & DEVELOPMENT

Councilman, I think that the applicant could come in for a review of condition, if at the time it looks like it's not feasible, not practical, then we would entertain that at that time.

COUNCILMAN MACK

And that's a simple process. So, I'd like to maintain Mr. Chow's position and carry through that condition. And if – time being you need to come back and have a review of conditions, we'd look at that time.

DAVID FRANK

Okay. Are we going to add, though, the conditions which, the other conditions which we recommended. That is, it still must meet the parking code and what have –

COUNCILMAN MACK

Yes.

DAVID FRANK

Okay. Thank you. Thank you.

MAYOR GOODMAN

Is that your motion?

COUNCILMAN MACK

I have my motion.

MAYOR GOODMAN

All right. Thank you very much. All right vote on the motion, please. Post, please. Motion carries. (Motion carried unanimously with WEEKLY not voting and L.B. McDONALD excused).

DAVID FRANK

Thank you very much.

**CITY COUNCIL MINUTES
MEETING OF
AUGUST 2, 2000**

Page 8

**VERBATIM TRANSCRIPT: ITEM 110 – Z-0076-98(15)
TULE SPRINGS PLAZA, LIMITED LIABILITY COMPANY**

MAYOR GOODMAN

All right. Good luck.

ROBERT GENZER, DEPUTY
DIRECTOR, PLANNING &
DEVELOPMENTYour Honor, if we could ask the applicant to provide us with
a copy of those additional conditions that they requested.

MAYOR GOODMAN

Would you do that, please?

DAVID FRANK

Yes, I –.

JAMES GRINDSTAFF

Yes, and I've actually, as Councilman Brown has the copy,
I've actually addressed it on the site plan and I'll give the
package to staff right now.

MAYOR GOODMAN

Very – Fine. Mr. Genzer, should those be placed with the
Clerk or with yourself?ROBERT GENZER, DEPUTY
DIRECTOR, PLANNING &
DEVELOPMENT DEPARTMENTWe – will both need them, I believe. But we can certainly
make copies, if they're not available for both of us.

MAYOR GOODMAN

Okay. I'll direct you to do that then. Thank you.
END OF DISCUSSION

/ac

City of Las Vegas

Agenda Item No. 111

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: AUGUST 2, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - V-0018-00 - TONOPAH PARTNERS, LIMITED LIABILITY COMPANY ON BEHALF OF LIGHTS OF LAS VEGAS, INC. - Appeal filed by Laurich Properties from the Denial by the Hearings Officer of a request by Tonopah Partners, Limited Liability Company on behalf of Lights of Las Vegas, Inc. for a Variance TO ALLOW A FREE-STANDING GROUND SIGN TO BE 25 FEET TALL WHERE 12 FEET IS THE MAXIMUM HEIGHT ALLOWED, AND TO ALLOW THE SIGN TO BE 132 SQUARE FEET IN SIZE WHERE 48 SQUARE FEET IS THE MAXIMUM SIZE ALLOWED BY THE DEVELOPMENT STANDARDS FOR THE LAS VEGAS MEDICAL DISTRICT at 2100 West Charleston Boulevard (APN: 139-32-804-013), P-D (Planned Development) Zone, Ward 5 (Weekly). The Hearings Officer and staff recommend DENIAL.

NOTE: THIS APPLICATION WAS MODIFIED AT THE JULY 19, 2000 CITY COUNCIL MEETING FROM A REQUEST FOR A VARIANCE TO A REQUEST FOR A WAIVER

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

BZA Meeting

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

BZA Meeting

City Council Meeting

RECOMMENDATION:

The Hearings Officer and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

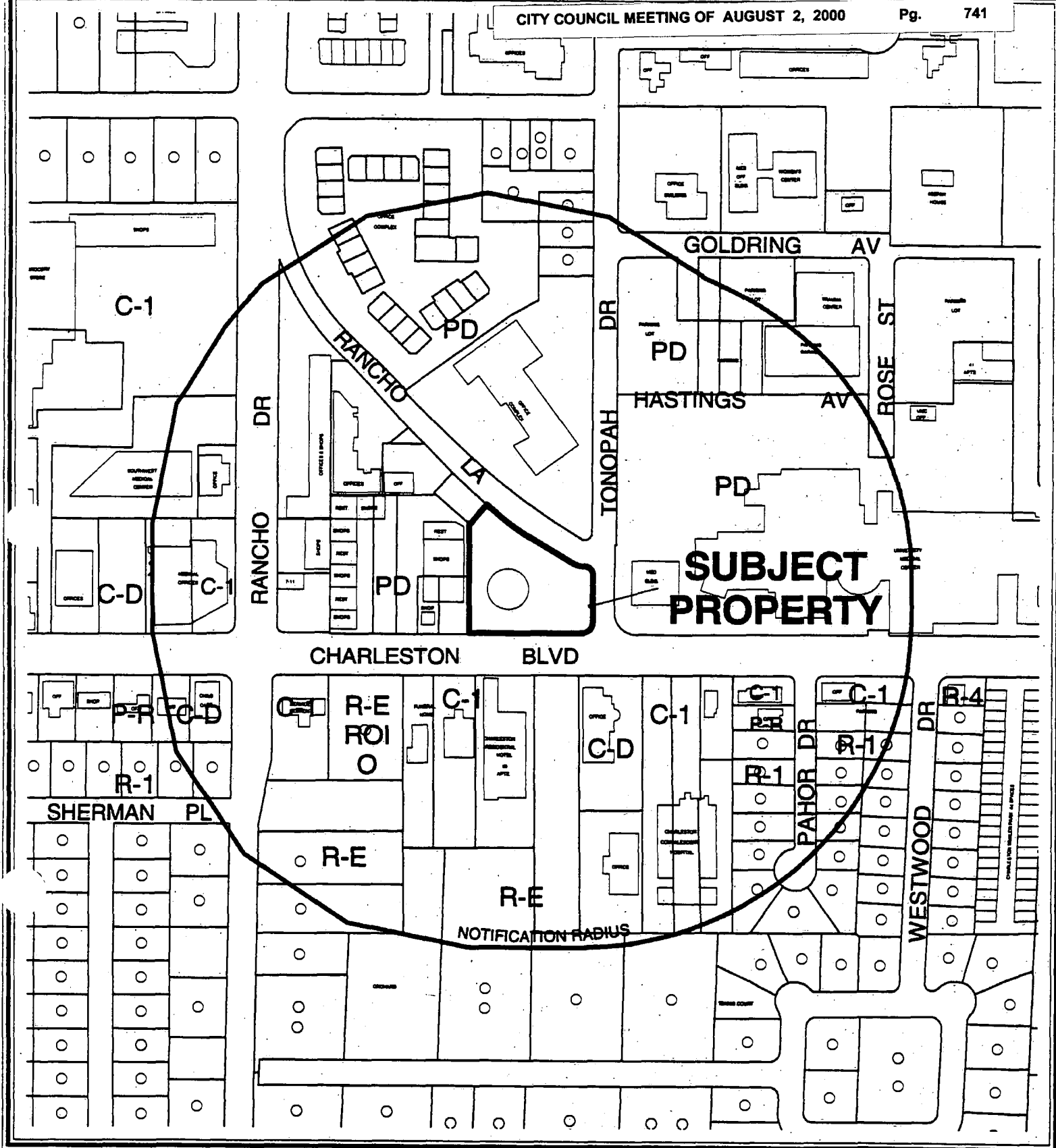
M. McDONALD – Motion to bring forward and HOLD IN ABEYANCE Item 102 [1616 Luning Drive], Item 111 [V-0018-00], Item 113 [V-0031-00] and Item 114 [U-0077-00] to 8/16/2000 and Item 119 [U-0020-95(1) to 9/6/2000 – UNANIMOUS with L.B. McDONALD excused

MINUTES:

There was no discussion.

(1:08 – 1:10)

3-1



CASE: V-0018-00

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: P-D (PLANNED DEVELOPMENT)

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 2, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

**ITEM DESCRIPTION: Abeyance Item - V-0018-00 - Tonopah Partners, Limited
Liability Company on behalf of Lights of Las Vegas, Inc.**

***THIS ITEM WAS HELD IN ABEYANCE FROM THE JULY 19, 2000 CITY COUNCIL
MEETING BECAUSE THE APPLICANT WAS NOT PRESENT.***

**** CONDITIONS ****

The Hearings Officer and staff recommend DENIAL. If approved, 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 approval of this Variance, must be satisfied.

V-0018-00 - Page One

August 2, 2000 City Council Meeting

**** STAFF REPORT ******APPLICATION REQUEST**

This is an appeal filed by Laurich Properties from the Denial by the Hearings Officer of a request by Tonopah Partners, Limited Liability Company on behalf of Lights of Las Vegas, Inc. of a request for a Variance is to allow a free-standing ground sign to be 25 feet tall where 12 feet is the maximum height allowed and to allow the sign to be 132 square feet in size where 48 square feet is the maximum size allowed within the Las Vegas Medical District.

The applicant states in their justification letter that they are losing revenue by not having a large sign within the Las Vegas Medical District.

NOTE: Following the public hearing conducted by the Hearings Officer it was determined by staff that this application should in fact be a waiver of the design standards of the Medical District plan as opposed to a Variance, because the signage requirements do not come from Title 19A. Therefore, the City Council should consider whether or not a waiver is justified in this case, rather than whether or not the applicant has submitted sufficient justification for the granting of a Variance.

BACKGROUND DATA

- 05/27/97 The City Council approved a Rezoning (Z-20-97) to P-D (Planned Development) on this site as part of a larger request.
- 12/21/98 The City Council approved a Site Development Plan Review [Z-20-97(15)] to allow a 14,216 square foot drug store (Sav-On) on this site.

SITE DETAILS

Current Zoning:	P-D	(Planned Development)
Existing Land Use:	Commercial	(Sav-On drug store)
Site Area:	1.50	Acres
Existing Building Area	14,216	Square Feet

V-0018-00 - Page Two

August 2, 2000 City Council Meeting

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTY

North:	P-D (Planned Development)	Office
East:	P-D (Planned Development)	Hospital (UMC)
South:	C-D (Designed Commercial)	Office
	R-E (Residence Estates)	Unimproved
	C-1 (Limited Commercial)	Residential Care Facility, Office, Funeral Home
West:	P-D (Planned Development)	Retail Commercial

ANALYSIS

The applicant is proposing to construct a 25 foot high, 132 square foot freestanding ground sign along the Charleston Boulevard frontage. The property is currently zoned P-D and lies within the Las Vegas Medical District Neighborhood Plan area. As described on page 111 of the Urban Design Guideline section of the Las Vegas Medical District Neighborhood Plan and depicted in Figure 39 on the same page, the specifications for freestanding ground signs allow such signs to be a maximum of 12 feet high with a maximum signage area of 48 square feet per sign.

Staff notes that along this portion of Charleston Boulevard there are a number of signs that exceed the maximum signage allowed within the Las Vegas Medical District borders. However, most of these properties were constructed well before the implementation of the Medical District Plan had begun. Consequently, these properties have been grandfathered in and would no longer be approved by today's standards.

FINDINGS

The requested signage area of 132 square feet is a 175% increase in the allowable signage area. The requested sign height of 25 feet is a 108% increase in the allowable sign height.

The applicant has noted that the justification for this waiver is because they are losing revenue.

Staff finds no extraordinary circumstances associated with the site to justify a waiver to the signage requirements. In fact, the high visibility of this site on Charleston Boulevard is an advantage that other sites do not have. Staff finds that every new development within the Las Vegas Medical District will be required to conform to the same signage requirements. Therefore, staff recommends denial.

V-0018-00 - Page Three

August 2, 2000 City Council Meeting

NOTICES MAILED

59 by City Clerk

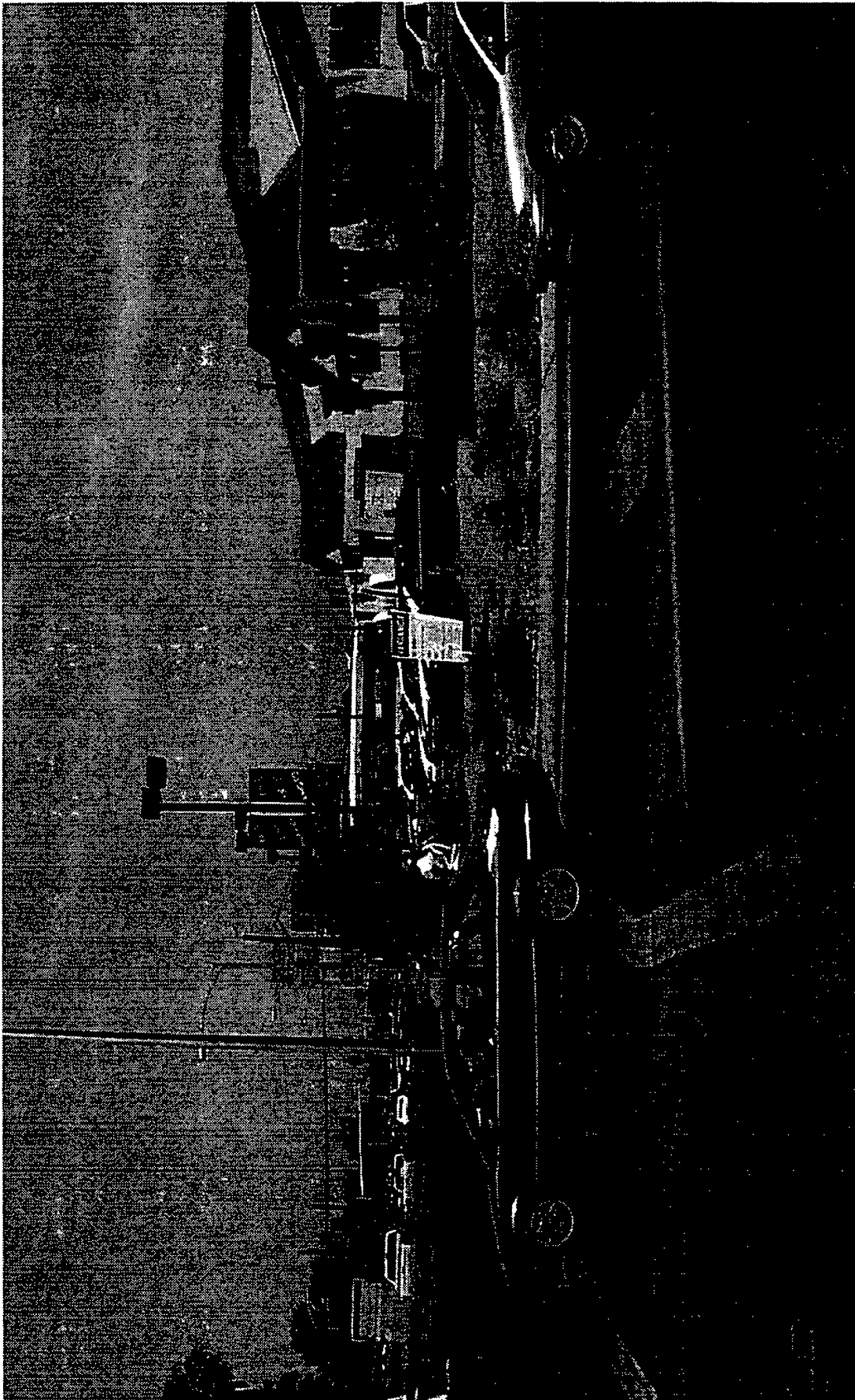
APPROVALS

0

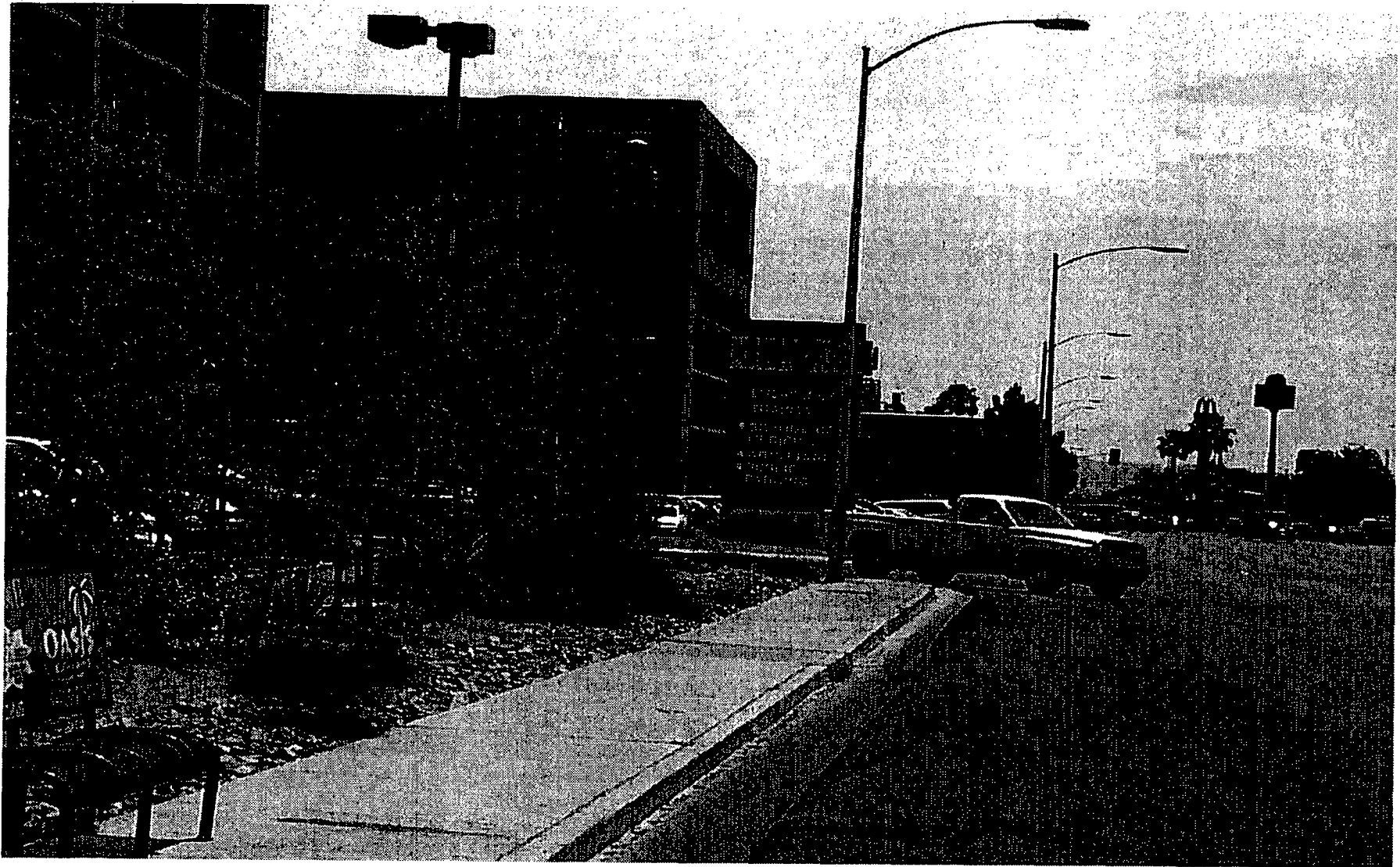
PROTESTS

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[Note: The Hearings Officer reviewed this request with the understanding that the applicant was seeking a Variance to increase the height and size of the sign. As such, the Hearings Officer determined that the hardship being cited by the applicant was financial in nature, therefore, the Variance application was denied.]



V-0018-00
6/13/00 Hearings Officer



V-0018-00
6/13/00 Hearings Officer

KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW

JOHN C. RINSHAW
 THOMAS F. KUMMER
 CHRISTOPHER L. KAEMPFER
 MICHAEL J. BONNER
 KATHLEEN JANE ENGLAND
 JOHN N. BREWER
 GERALD D. WAITE
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August 1, 2000

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ROBERT J. GRONAUER
JEREMY B. HILSAMICK
KRISTINA S. HOLMAN
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LYSSA M. SIMONELLI
JAMES E. SMYTH II
TROY R. VERMEYER
TROY A. WALZIN

VIA FACSIMILE
382-4803

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

Re: V-0018-00
Tonopah Partners, LLC

Dear Ms. Ronemus:

This office represents the applicant in the above-referenced matter. We respectfully request this matter be continued from the presently scheduled City Council hearing of August 2, 2000 until August 16, 2000. The additional time is needed to address staff's issues with the proposed sign.

Thank you for your consideration.

Sincerely,

KUMMER KAMPMER BONNER & RENSILAW

Robert J. Gronauer

RJG/mlt
cc: Councilman Lawrence Weekly

SARIN (GB) is a Nerve Agent

2000 AUG -1 P 4: 27

RECEIVED
CITY CLERK

111

City of Las Vegas

Agenda Item No. 112

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: AUGUST 2, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - V-0024-00 - JULIAN SUAREZ - Appeal filed by Julian Suarez from the Denial by the Hearings Officer of his request for a Variance TO ALLOW AN EXISTING ADDITION TO A SINGLE FAMILY HOME TO HAVE A ZERO FOOT SIDE YARD SETBACK WHERE FIVE FEET IS THE MINIMUM SIDE YARD SETBACK ALLOWED at 800 East St. Louis Avenue (APN: 162-03-810-002), R-1 (Single Family Residential) Zone, Ward 3 (Reese). The Hearings Officer and staff recommend DENIAL

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

The Hearings Officer and staff recommend DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

REESE – Granting the Appeal; thereby **APPROVING** the Variance subject to conditions and an added condition that the applicant obtain a Building Permit and pay a 5% fine – **UNANIMOUS** with L.B. McDONALD excused

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

JULIAN SUAREZ, 800 East St. Louis, was present.

COUNCILMAN REESE stated that the item was held in abeyance to ascertain whether or not the building structure was safe. PAUL WILKINS, Director, Building and Safety Department, explained that the structure is not safe as it violates the Building Code because it is built up to and abutting the property line. The structure is moderately sound, but he is not sure whether there is a footing under the wall that is closest to the block wall.

*City of Las Vegas***Agenda Item No. 112**

CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 112 – V-0024-00

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, expressed his concern about Variances that come forward after the structure has been built. The approval of this Variance would send a message to those people thinking of doing the same thing. MR. SUAREZ stated that he only replaced the structure, which has been in existence since 1962. MR. FARLOW agreed with COUNCILMAN REESE that there should be a cut-off date because some of these structures were built before some of the current owners bought the homes.

COUNCILMAN BROWN raised the issue that even though the structure is safe, it still violates the code and was concerned about fire safety and the City's liability. DEPUTY CITY ATTORNEY STEVE GEORGE replied that there would be no liability attached to the City if the Variance is approved. The citizens may challenge the decision of the Council in court by waiving of Writ of Mandamus. However, as far as the liability from damage to the structure or personal injury there would be no liability on the City. COUNCILMAN BROWN noted that according to the backup this is a self-created hardship, financial in nature and the Variance process is not available to this Board if that is in fact the reason. From a legal perspective, the Council would be granting a Variance where it has no grounds to grant a Variance. DEPUTY CITY ATTORNEY STEVE GEORGE affirmed that that determination would be made by the City Council if that were a self-imposed hardship.

COUNCILMAN REESE noted that even though the structure abuts the property line, the existing structure beautifies the area. He understands the safety issues, but similar Variances have been granted in the past. He added that the applicant would need to apply for a Building Permit and pay a 5% fine.

COUNCILMAN McDONALD asked the City Manager and the City Attorney's Office whether it would be possible to hold Variances dealing with illegal structures from coming forward until after the workshop dealing with this issue has been held. There is a possibility of one being scheduled for September. He asked members of the audience for their input during the discussion of this issue regarding the implementation of some type of policy and procedure. DEPUTY CITY ATTORNEY STEVE GEORGE advised COUNCILMAN McDONALD that it could be done.

ANTHONY HODGES, 3640 Las Vegas Boulevard, stated that the grandfathered clause does not cover anything that is illegal and there should be some cut-off point. However, the Council should not wait until next year to do this.

City of Las Vegas

Agenda Item No. 112

CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 112 – V-0024-00

MINUTES – Continued:

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: COUNCILMAN REESE directed the City Manager's and City Attorney's Office to look at ways of grandfathering what is already there. An Ordinance should be drafted that after January 1, 2001 any structure found by a Code Enforcement Officer to be illegal has to be torn down at the owner's expense without coming before the City Council. The City does not have the time or the resource to tear down these illegal structures at this time. There has to be a cut-off date with the new Ordinance and start addressing some of these problems. The City has to take a pro-active stance on these illegal structures and he asked the Mayor and Council for their input on how to best address this on-going issue.

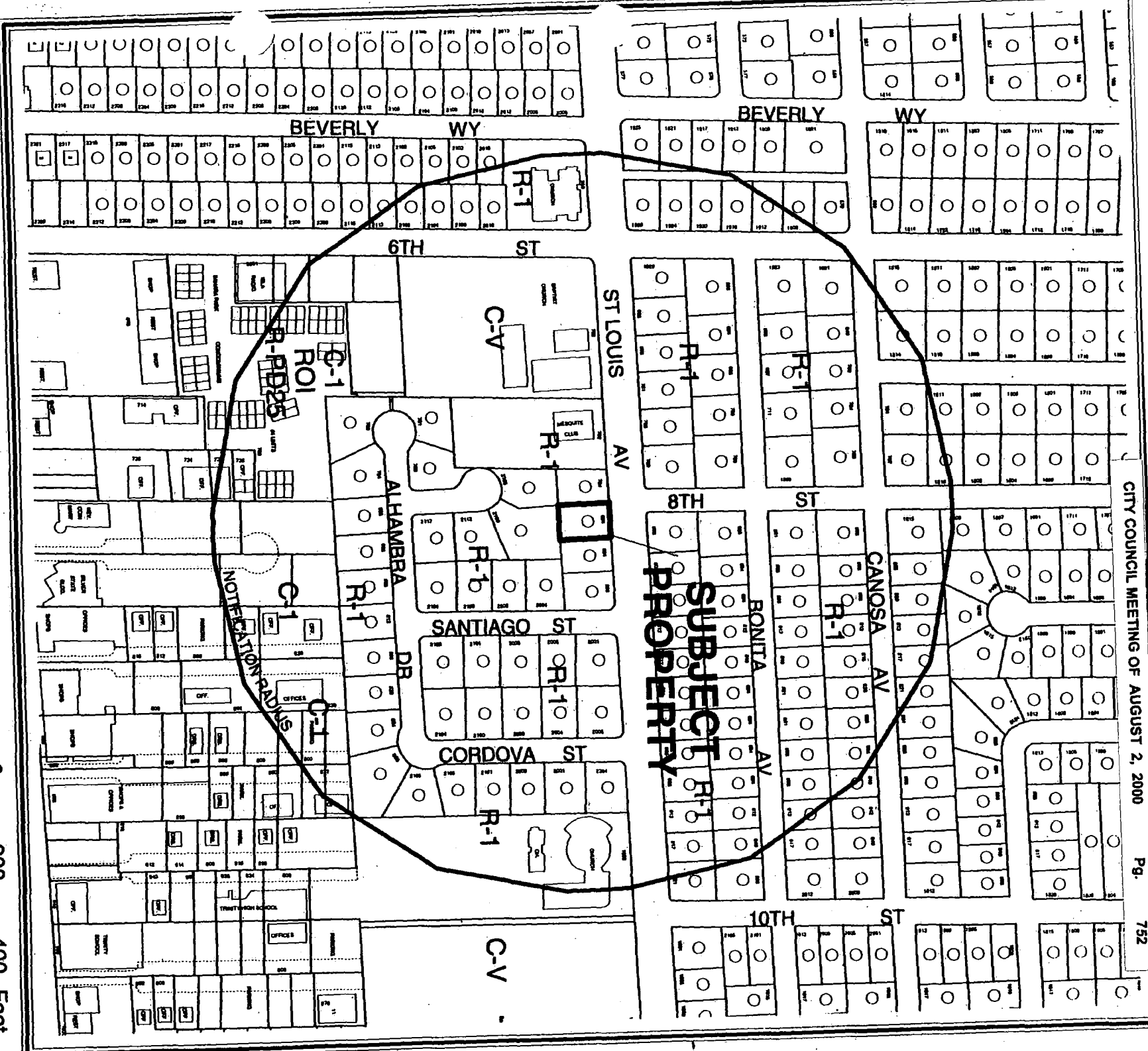
NOTE: COUNCILMAN McDONALD requested that staff research the issue regarding illegal structures and bring it before the City Council workshop in September.

(2:23 – 2:35)

3-2870

CONDITIONS:

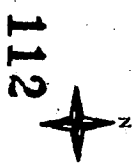
1. All development must be in conformance with the plot plans and elevations.
2. City Code requirements and design standards of all City Departments which are not affected by the approval of this Variance must be satisfied.
3. Submit complete plans to the Building and Safety Department for review and permits.
4. If the Building and Safety Department requires removal of the garage addition, which is the subject of this request, this Variance shall become null and void.



CASE: V-0024-00

RADIUS: 750 FT

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



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 2, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: Abeyance Item - V-0024-00 - Julian Suarez

THIS ITEM WAS HELD IN ABEYANCE FROM THE JULY 19, 2000 CITY COUNCIL MEETING AT THE REQUEST OF COUNCILMAN REESE.

**** CONDITIONS ****

The Hearings Officer and staff recommend DENIAL. If approved, 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. Submit complete plans to the Building and Safety Department for review and permits.
4. If the Building and Safety Department requires removal of the garage addition, which is the subject of this request, this Variance shall become null and void.

V-0024-00 - Page One

August 2, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is an appeal filed by Julian Suarez from the Denial by the Hearings Officer of a request for a Variance to allow an existing carport structure to be zero feet from the side property line where five feet is the minimum allowed.

The applicant was cited for a code violation on May 5, 2000 for constructing the carport without a building permit. This action prompted the applicant to apply for this Variance request.

The applicant indicates that the Variance is justified because he needs the carport to use as storage space, to store an antique car and to shield his property from debris from his neighbors mulberry tree.

BACKGROUND DATA

No historical Zoning Data could be obtained for this parcel.

The single-family residence was constructed in 1963.

SITE DETAILS

Current Zoning:	R-1	(Single-Family Residential)
Existing Land Use:	Single-family dwelling	
Site Area:	0.20	Acres
Dwelling Area:	2,045	Square Feet (approximately)
Existing Addition Area:	425	Square Feet (approximately)

ANALYSIS

The existing carport addition encroaches into the site's side yard setback by 5 feet. The applicant states that the elevations will match the original single-family dwelling in both color and materials and will be open in the front and back. However, the addition is built up to and abutting the property line.

V-0024-00 - Page Two

August 2, 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 Planning Commission, a Hearings Officer who has been appointed for that purpose or the City Council, 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 Planning Commission, Hearings Officer or 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.”

Section 19A.08 of the City of Las Vegas Zoning Code provides that in the R-1 zone, the minimum side yard setback required is five feet.

V-0024-00 - Page Three

August 2, 2000 City Council Meeting

The City of Las Vegas Building and Safety Department requires that permanent structures that are within three feet of the property line must have one-hour fire resistant construction. Furthermore, existing construction must conform to the Uniform Building Code (UBC). If the existing addition does not conform to the UBC, it must be modified or removed.

Staff finds no extraordinary circumstances associated with the site and notes the negative aesthetic impact of the side yard encroachments on the neighborhood, and the related safety issues. Therefore, staff cannot support this request, and recommends denial.

Section 19A.18.070.K.2 of the Las Vegas Municipal Code states:

2. **“Penalty.** If a structure which is the subject of a Variance application has been or is being constructed without a building permit and is in violation of this Title, the City Council, in granting this Variance may impose a penalty in an amount that does not exceed ten percent of the value of the structure as determined in accordance with the City’s Administrative Code.”

NOTICES MAILED

162 by City Clerk

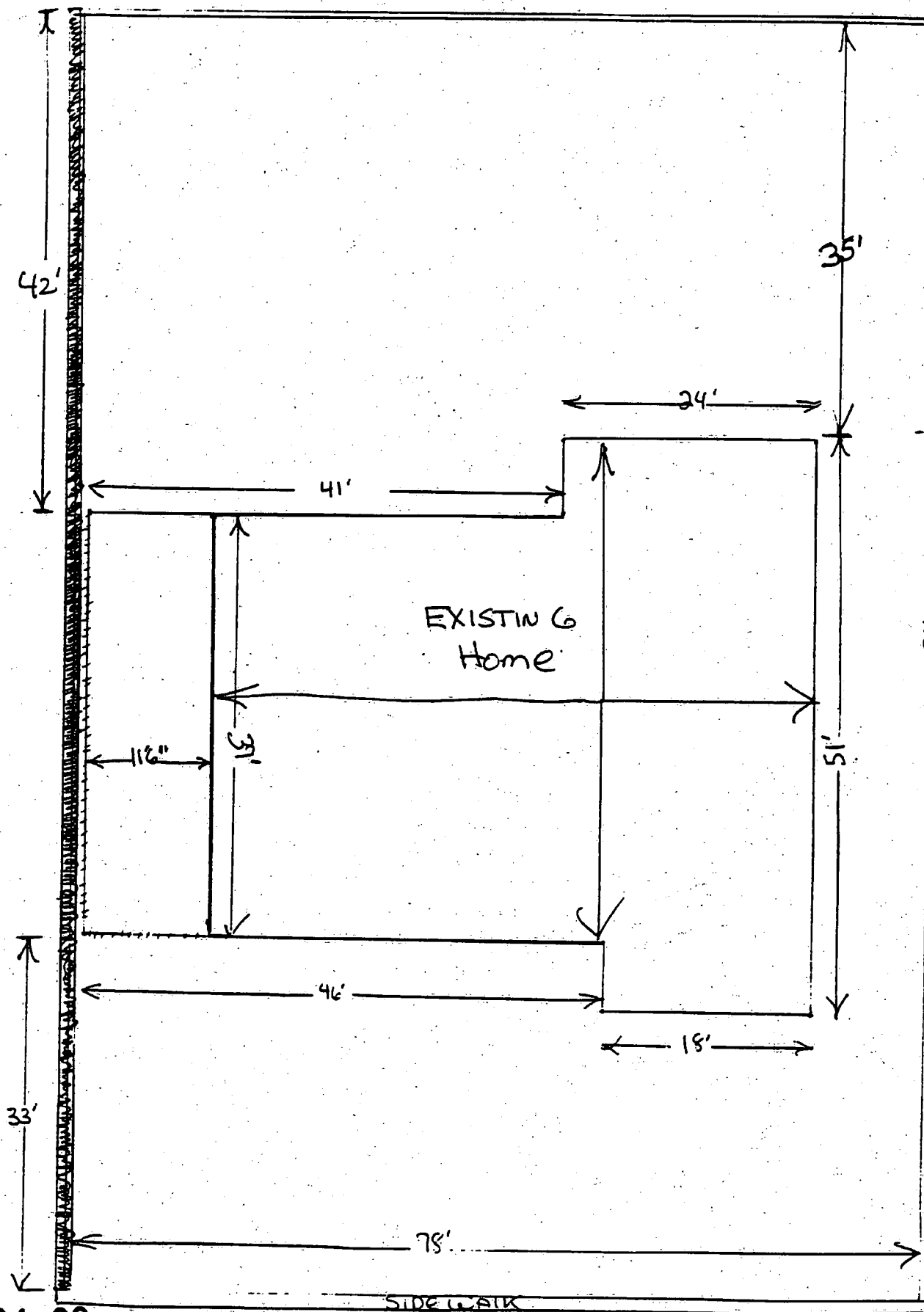
APPROVALS

0

PROTESTS

1

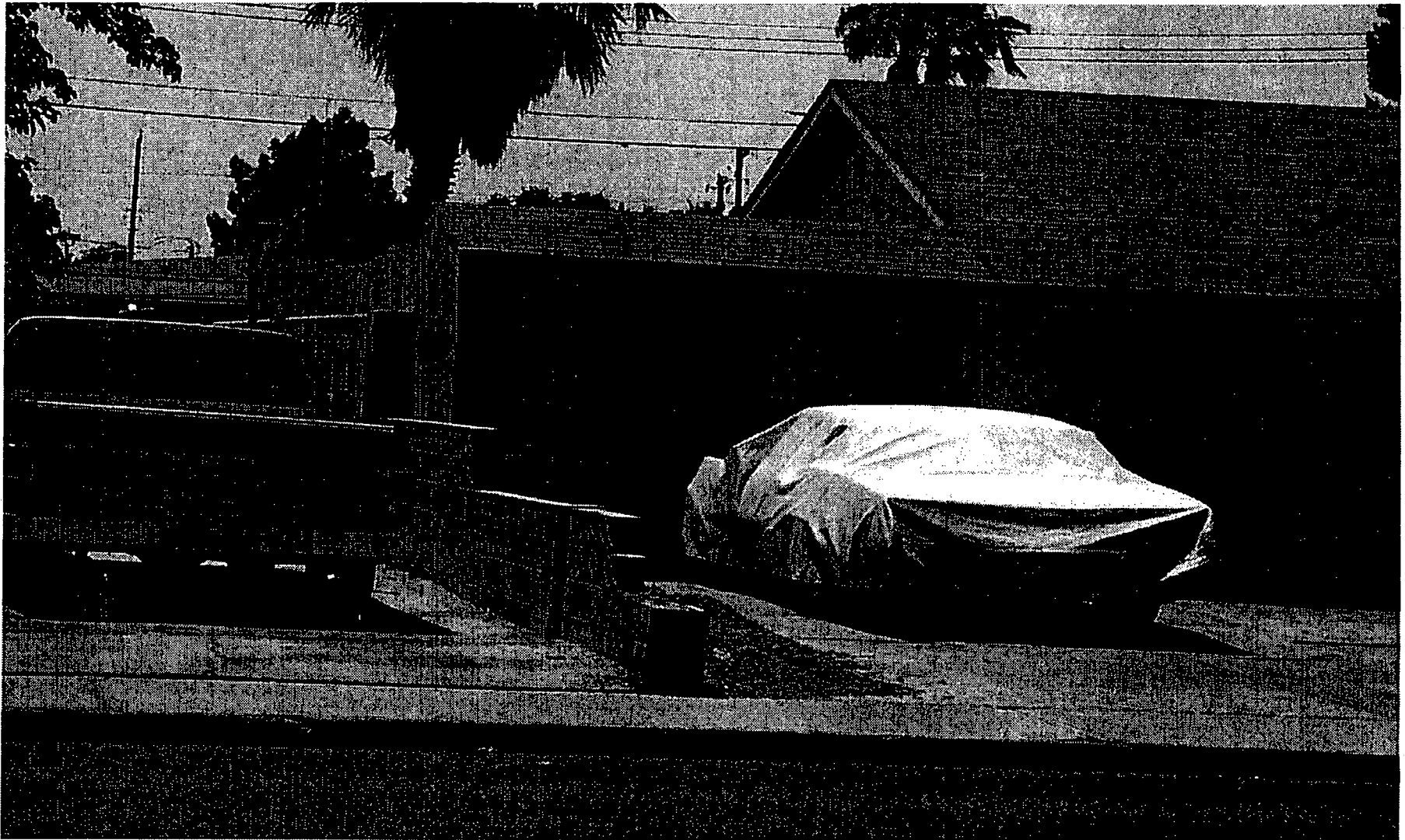
[Note: The Hearings Officer denied the request on the basis of the carport being a self-imposed hardship, and due to the negative aesthetics of the structure.]



V-0024-00

6-13-2000 HEARINGS OFFICER

STAFF



V-0024-00
6/13/00 Hearings Officer

City of Las Vegas

Agenda Item No. 113

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: AUGUST 2, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

VARIANCE - PUBLIC HEARING - V-0031-00 - WILSHIRE PLAZA DEVELOPMENT COMPANY - Request for a Variance TO ALLOW THIRTY-SEVEN (37) PARKING SPACES WHERE SIXTY-FIVE (65) ARE THE MINIMUM PARKING SPACES REQUIRED FOR A PROPOSED BANQUET FACILITY at 5243 West Charleston Boulevard Suites 2 and 3 (APN: 163-01-501-007), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald). Staff recommends DENIAL. The Planning Commission (7-0) vote recommends APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****1****Hearing Officer Meeting****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****8****Hearing Officer Meeting****City Council Meeting****0****RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (7-0) vote recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

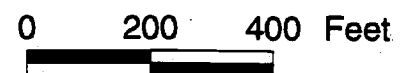
M. McDONALD – Motion to bring forward and HOLD IN ABEYANCE Item 102 [1616 Luning Drive], Item 111 [V-0018-00], Item 113 [V-0031-00] and Item 114 [U-0077-00] to 8/16/2000 and Item 119 [U-0020-95(1) to 9/6/2000 – UNANIMOUS with L.B. McDONALD excused

MINUTES:

There was no discussion.

(1:08 – 1:10)

3-1



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



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: AUGUST 2, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: V-0031-00 - Wilshire Plaza Development Company**

**** CONDITIONS ****

Staff recommends DENIAL.

The Planning Commission (7-0 vote) recommends APPROVAL, subject to:

1. The Variance approval is subject to the approval of an off-site parking agreement meeting the requirements of Municipal Code Section 19A.10.010(H), demonstrating to the satisfaction of the Planning and Development Director that a minimum of 42 off-site parking spaces will be available for use by banquet patrons at any time a banquet is booked on the subject site.
2. The Variance approval is subject to the approval of the Special Use Permit by the City Council.
3. If this Variance is not exercised within one year from date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council.
4. This Variance shall be reviewed by the City Council one year from the date of City Council approval.

V-0031-00 - Page One

August 2, 2000 City Council Meeting

**** STAFF REPORT ******APPLICATION REQUEST**

The applicant has requested a Variance to allow thirty-seven parking spaces where sixty-five are required for a proposed banquet facility at 5243 West Charleston Boulevard Suites 2 and 3. The applicant's justification letter states that the existing parking within the commercial center will meet the needs of the businesses on the site.

BACKGROUND DATA

06/22/00 The Planning Commission recommended approval of a request for a Special Use Permit (U-0077-00) for a banquet facility within an existing building on the site.

DETAILS OF APPLICATION REQUEST

The parking required by Title 19A.10.010 for the existing uses in the commercial center, plus the proposed banquet facility, and the existing parking is as follows.

Total Parking Required:	222	Spaces (including 7 handicap accessible)
Beauty Shop (4 chairs)	12	Spaces (4X3=12)
Retail (7,500 sq. ft.)	30	Spaces (7,500/250=30)
Office (4,970 sq. ft.)	17	Spaces (4,970/300=17)
Churches (3,800 sq. ft.)	38	Spaces (3,800/100=38)
Restaurant (1,625 sq. ft.)	53	Spaces (1,084/50=22+541/200=3)
Cleaners (1,625 sq. ft.)	7	Spaces (1,625/250=7)
Banquet Facility (5,600 sq. ft.)	65	Spaces (5,600/90=63+2)
Total Parking Provided:	137	Spaces (including 2 handicap accessible)

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	C-1 (Limited Commercial)	Office
South	R-1 (Single Family Residential)	Single Family Residential
East	C-1 (Limited Commercial)	Retail Commercial
West	C-1 (Limited Commercial)	Office

V-0031-00 - Page Two

August 2, 2000 City Council Meeting

ANALYSIS & FINDINGS

Section 19A.18.070.B of the Las Vegas Municipal Code states the following:

"B. Scope and Limitations

Pursuant to NRS Chapter 278 and this subchapter, the City Council 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 Las Vegas Municipal Code states the following:

"L. Determinations

1. In order to approve a Variance application, 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."

Title 19A.10.010(F) – Table 1 requires that the parking for a banquet facility use be calculated at the rate of one space for every 90 square feet of gross floor area plus one space for each employee. The applicant is proposing to operate a 5,600 square foot banquet facility, and is thereby required to provide 65 parking spaces. However, the proposed facility will be within an existing commercial center that is already deficient by 43 parking spaces per Municipal Code requirements for the current uses, including the requirement for the existing wedding supply business, which at the ratio of one space for every 250 square feet of gross floor area is required to provide 23 parking spaces. Adding the proposed banquet facility use increases the total parking required by the Municipal Code to 222 parking spaces for the commercial center, 85 spaces more required than the 137 total parking spaces existing.

V-0031-00 - Page Three

August 2, 2000 City Council Meeting

Staff finds that there are no physical hardships associated with the subject parcel, as the proposed banquet facility will create additional demand for parking without the ability to provide the required additional parking, thereby exacerbating an existing parking space shortfall. The existing uses in the commercial center include two churches and a beauty shop, uses characteristically generating peak parking space demand on weekends when the proposed banquet facility would also generate peak parking demand. Further, staff finds no unique or extraordinary conditions exist on the subject property, which is flat and of a normal size and shape for the existing development. Therefore, staff finds that the requested Variance to parking requirements is not warranted and should be denied.

NOTICES MAILED 184 by City Clerk

APPROVALS 8

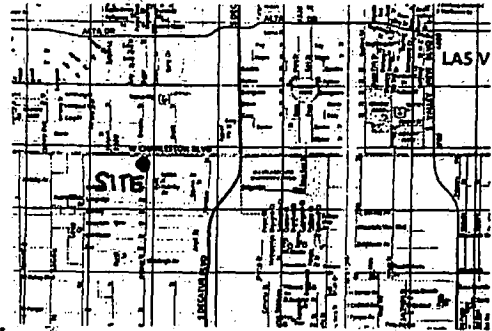
PROTESTS 1

[Note: The Planning Commission noted that no owners of other stores in the shopping center appeared in protest of the requested parking Variance (indicating that there must not be a demonstrated parking shortage occurring on the subject site at the present time) and determined that since the proposed banquet facility would operate during times primarily other than when the majority of other businesses in the same shopping center are closed, there would not be a parking shortage created as a result of granting the requested parking Variance. However, the Commission did add a condition for a one year review of the Variance.]

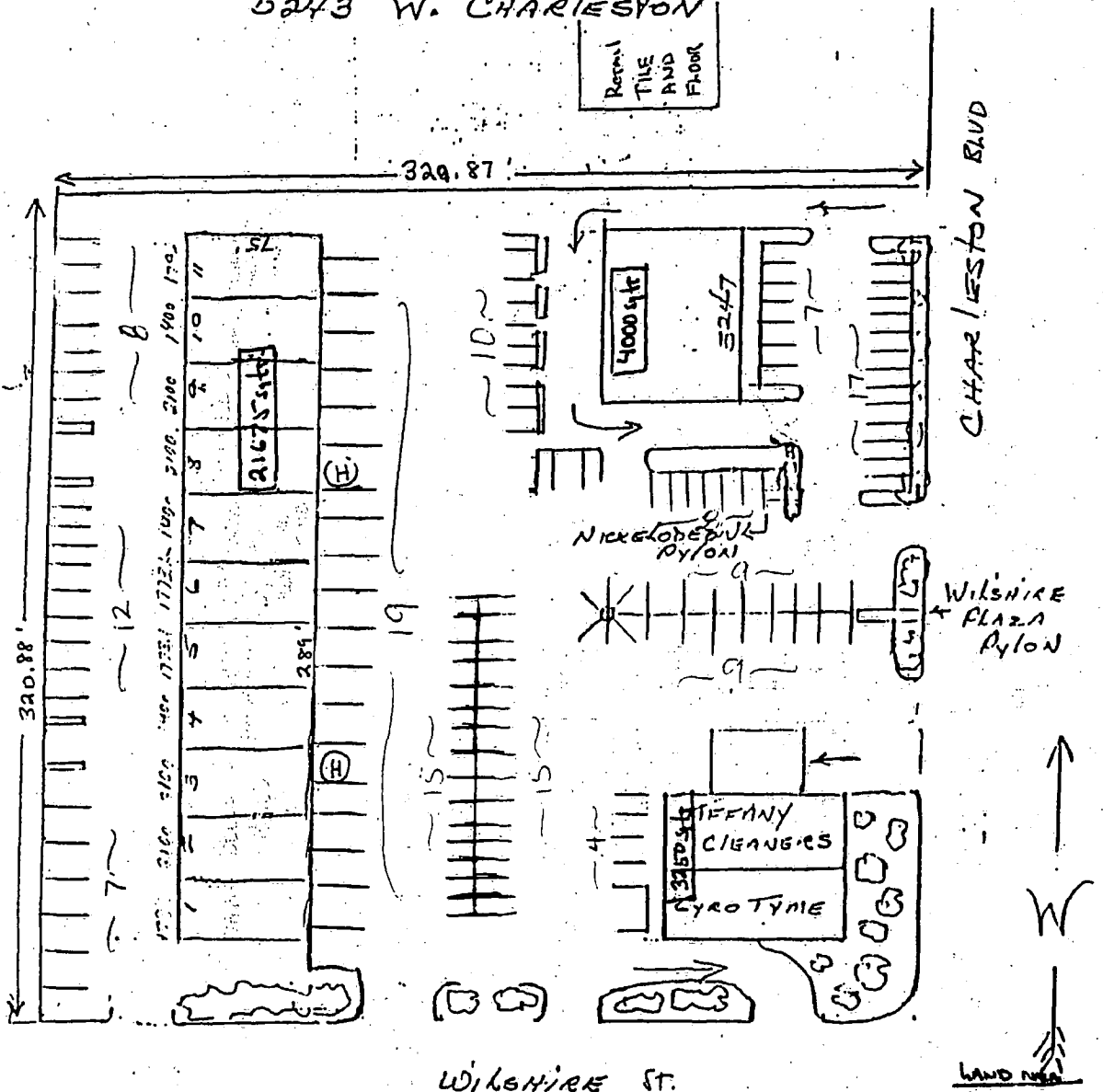
AGENCY COMMENTS

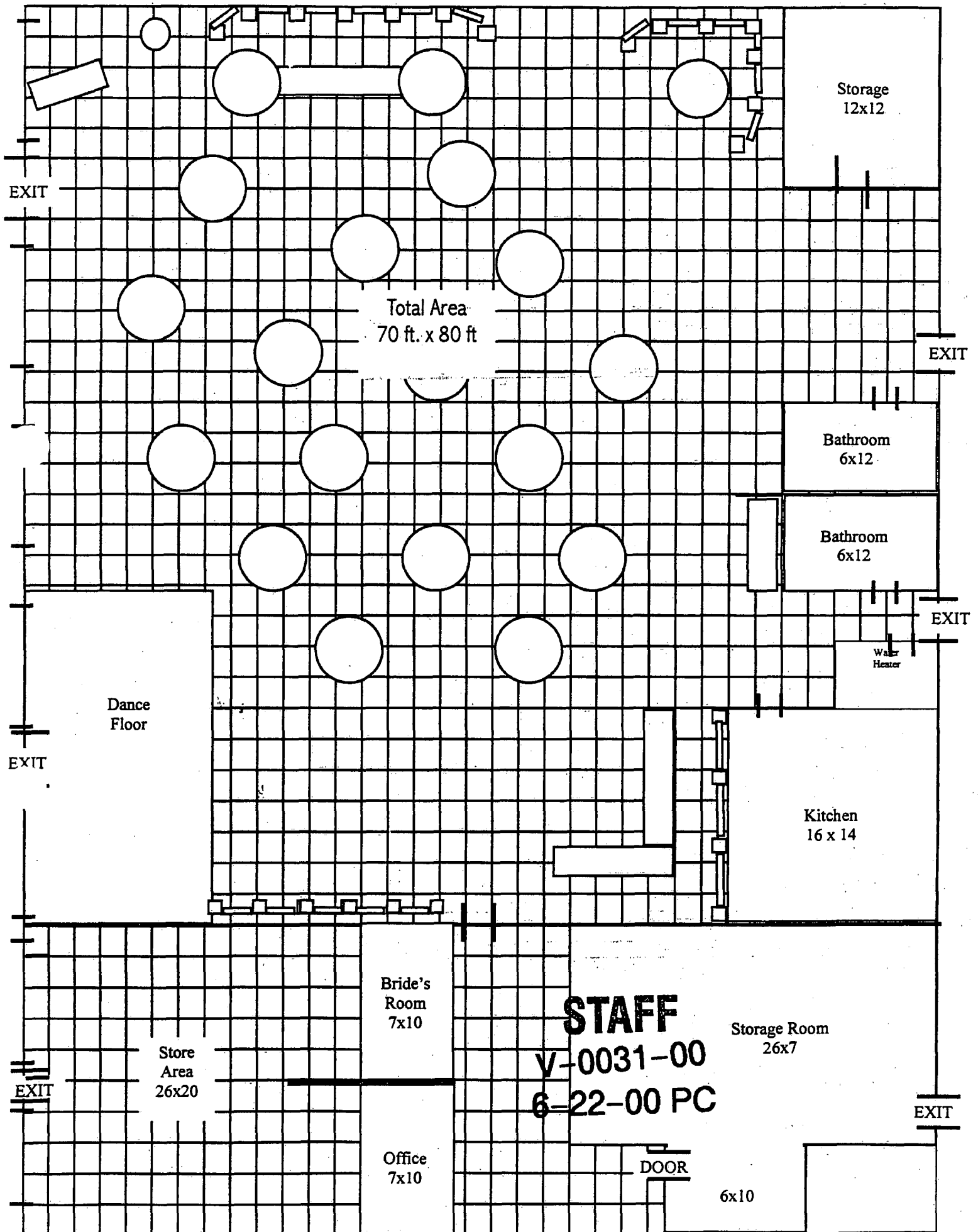
<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES	NO	NO
<i>B&S - Permits/Inspections</i>	YES	NO	NO
<i>PW - DEVCO</i>	YES	YES	NO
<i>City Centre Development Corp</i>	YES	NO	NO
<i>Redevelopment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

STAFF
V-0031-00
6-22-00 PC



WILSHIRE PLAZA
5243 W. CHARLESTON







U-0077-00 AND V-0031-00 - WILSHIRE PLAZA DEVELOPMENT COMPANY
5243 WEST CHARLESTON BOULEVARD, SUITES 2 AND 3
JUNE 22, 2000 PLANNING COMMISSION



U-0077-00 AND V-0031-00 - WILSHIRE PLAZA DEVELOPMENT COMPANY
5243 WEST CHARLESTON BOULEVARD, SUITES 2 AND 3
JUNE 22, 2000 PLANNING COMMISSION



U-0077-00 AND V-0031-00 - WILSHIRE PLAZA DEVELOPMENT COMPANY
5243 WEST CHARLESTON BOULEVARD, SUITES 2 AND 3
JUNE 22, 2000 PLANNING COMMISSION

FROM : WESTMARK COMMERCIAL GROUP

FAX NO. : 7024582911

Aug. 01 2001 03:48PM P2

CITY COUNCIL MEETING OF AUGUST 2, 2000

Pg. 770

**WESTMARK**
COMMERCIAL GROUP

August 1, 2000

City of Las Vegas
Attn: Chris Gore, Senior Planner
Planning & Development Department
Current Planning Division
400 Stuart Avenue
Las Vegas, Nevada 89101

Via Facsimile: (702) 385-7268

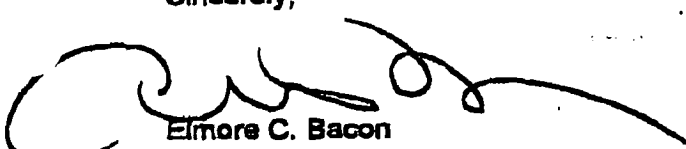
RE: AUGUST 2, 2000 COUNCIL HEARING - ITEMS U-0077-00 AND V-0031-00

Dear Chris:

On behalf of the applicant for the above-referenced items, and on behalf of the property owner of Wilshire Plaza, I respectfully request to have these items held over until the next Council Meeting. Due to our inability, at present, to have the owner of the property be able to issue a written approval and acknowledgment of his support for the above items to be heard.

Your help in this matter will be greatly appreciated. Thank you.

Sincerely,



Elmore C. Bacon
Executive Vice President
& Corporate Broker

ECB/ms

RECEIVED
CITY CLERK

2000 AUG -2 A 9:21

113 &
114

City of Las Vegas

Agenda Item No. 114

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: AUGUST 2, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SPECIAL USE PERMIT RELATED TO V-0031-00 - PUBLIC HEARING - U-0077-00 - WILSHIRE PLAZA DEVELOPMENT COMPANY - Request for a Special Use Permit FOR A BANQUET FACILITY at 5243 West Charleston Boulevard Suites 2 and 3 (APN: 163-01-501-007), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****0****Hearing Officer Meeting****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****7****Hearing Officer Meeting****City Council Meeting****0****RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

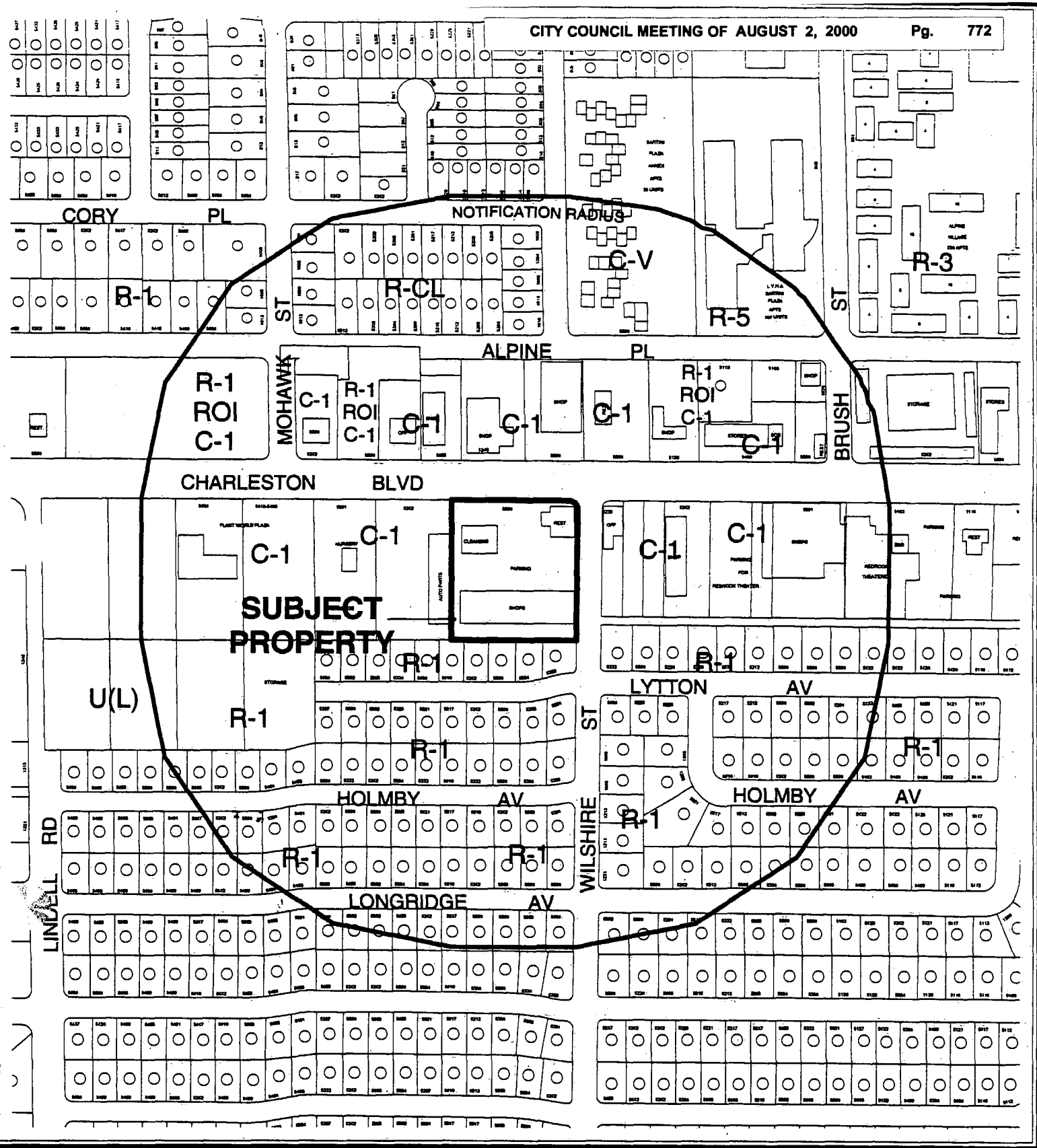
M. McDONALD - Motion to bring forward and HOLD IN ABEYANCE Item 102 [1616 Luning Drive], Item 111 [V-0018-00], Item 113 [V-0031-00] and Item 114 [U-0077-00] to 8/16/2000 and Item 119 [U-0020-95(1) to 9/6/2000 - UNANIMOUS with L.B. McDONALD excused

MINUTES:

There was no discussion.

(1:08 - 1:10)

3-1



CASE: U-0077-00

RADIUS: 750 FT

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

0 200 400 Feet



7 *City of Las Vegas*

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 2, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: U-0077-00 - Wilshire Plaza Development Company

**** CONDITIONS ****

Staff recommends DENIAL.

The Planning Commission (7-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. If this Special Use Permit is not exercised within one (1) year after the approval, this Special Use Permit shall be void unless an Extension of Time is granted by the City Council.
2. A Variance application for parking shall be approved by the City Council prior to the issuance of any permits for the site.
3. Doors at the rear (south) side of the subject business space(s) shall remain closed during the duration of every banquet event, except for loading/unloading and other immediate access needs.
4. This Special Use Permit shall be reviewed by the City Council one year from the date of City Council approval.

Public Works

5. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the southwest corner of Charleston Boulevard and Wilshire Street prior to the issuance of any permits. This condition shall not be enforced if the applicant provides evidence of existing signage or other private improvements within the area required for dedication.

U-0077-00 - Page One

August 2, 2000 City Council Meeting

**** STAFF REPORT ******APPLICATION REQUEST**

This request is for a Special Use Permit for a proposed banquet facility within 5,600 square feet of space in an existing commercial center at 5243 West Charleston Boulevard. The applicant considers the proposed banquet facility to be an appropriate activity in conjunction with the existing wedding supply business in the same location.

BACKGROUND DATA

06/22/00 The Planning Commission recommended approval of a request for a Variance (V-0031-00) to the minimum parking required for a banquet facility on the site.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	C-1 (Limited Commercial)	Office
South	R-1 (Single Family Residential)	Single Family Residential
East	C-1 (Limited Commercial)	Retail Commercial
West	C-1 (Limited Commercial)	Office

ANALYSIS & FINDINGS**ZONING**

Staff finds the proposed banquet facility will be within the range of uses permitted with Special Use Permit approval in the existing C-1 (Limited Commercial) zoning of the site.

USE

Staff finds the proposed banquet facility use will be potentially incompatible with the existing adjacent single-family residential uses adjacent to the site. The proposed banquet facility use will likely include live and/or amplified music as part of the wedding banquet activities, and will thereby generate adverse noise impacts on the adjacent residences especially in the evening hours.

U-0077-00 - Page Two

August 2, 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 banquet facility use will not be compatible with surrounding residential uses, in that its activities will likely include live and/or amplified music and will thereby generate adverse noise impacts on the adjacent residences. In addition, the existing commercial center does not meet the parking requirements of Municipal Code Title 19A for the uses already on the site, and cannot accommodate the additional off-street parking required for the banquet facility use. Parking shortfalls on the site will likely result in parking on street in the surrounding area, creating adverse impacts on the residential neighborhood especially in the evening hours.

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

Staff finds physical constraints to the proposed banquet facility use on this site, in that all necessary off-street parking cannot be accommodated on-site for this 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 banquet facility on this site will be adjacent to Charleston Boulevard and Wilshire Street, both fully-developed streets adjacent to the site.

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

Staff finds the proposed banquet facility will be subject to City inspections for Business license and will therefore not compromise the public health, safety and welfare.

U-0077-00 - Page Three
August 2, 2000 City Council Meeting

NOTICES MAILED 184 by City Clerk

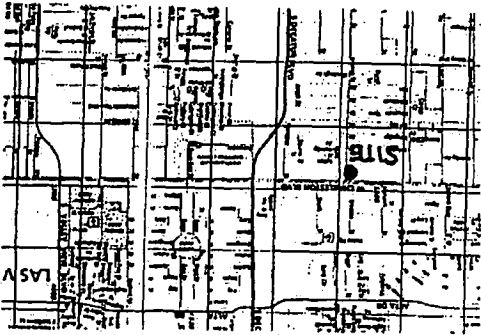
APPROVALS 7

PROTESTS 0

[Note: The Planning Commission determined that the proposed banquet facility is a use compatible with the other uses in the shopping center, based upon the findings made in support of the related parking Variance request (V-0031-00).]

AGENCY COMMENTS

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

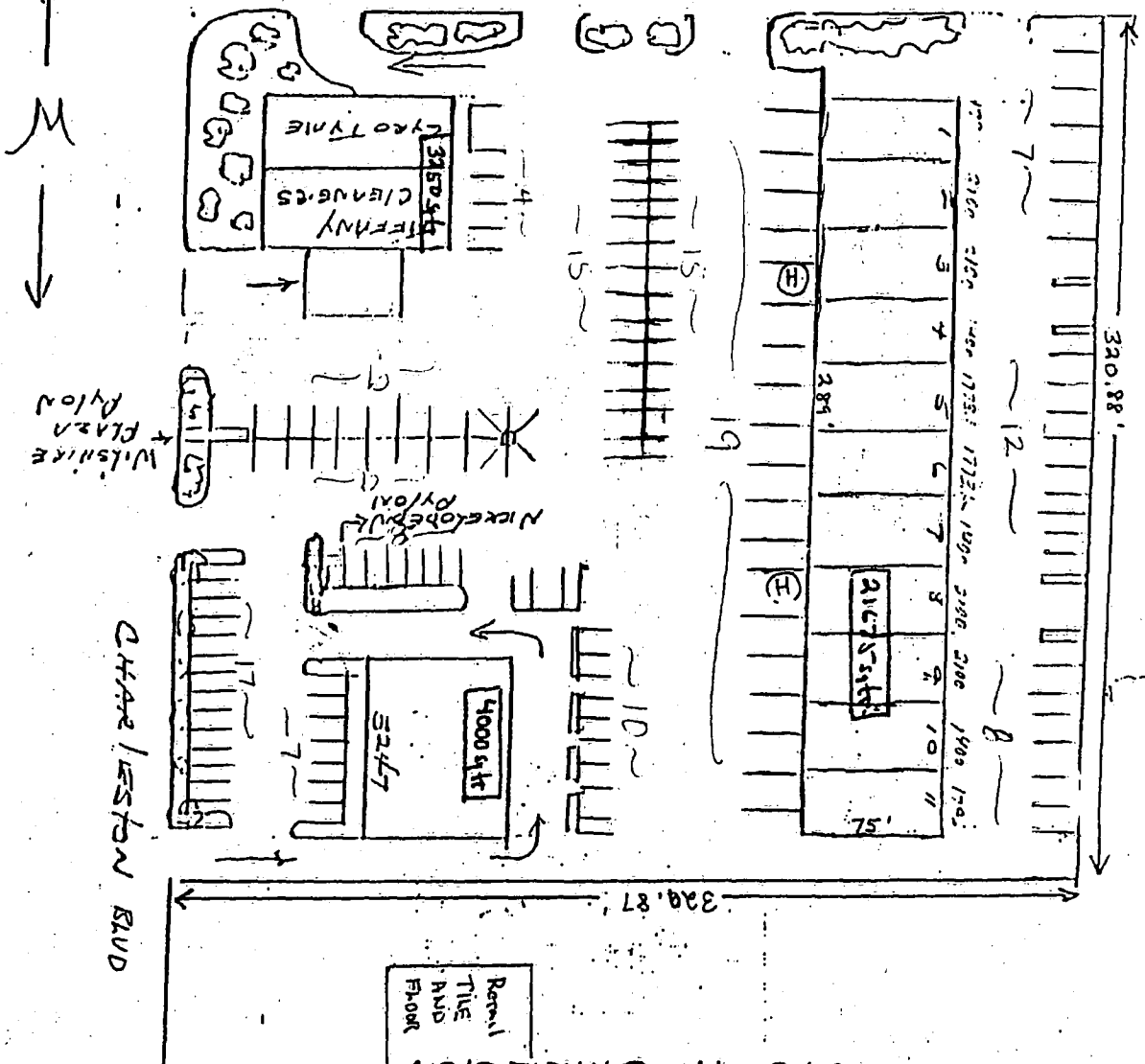


WILSHIRE PLAZA
BAY 3 W. CHARLESTON

Retail
Tile
AND
Floor

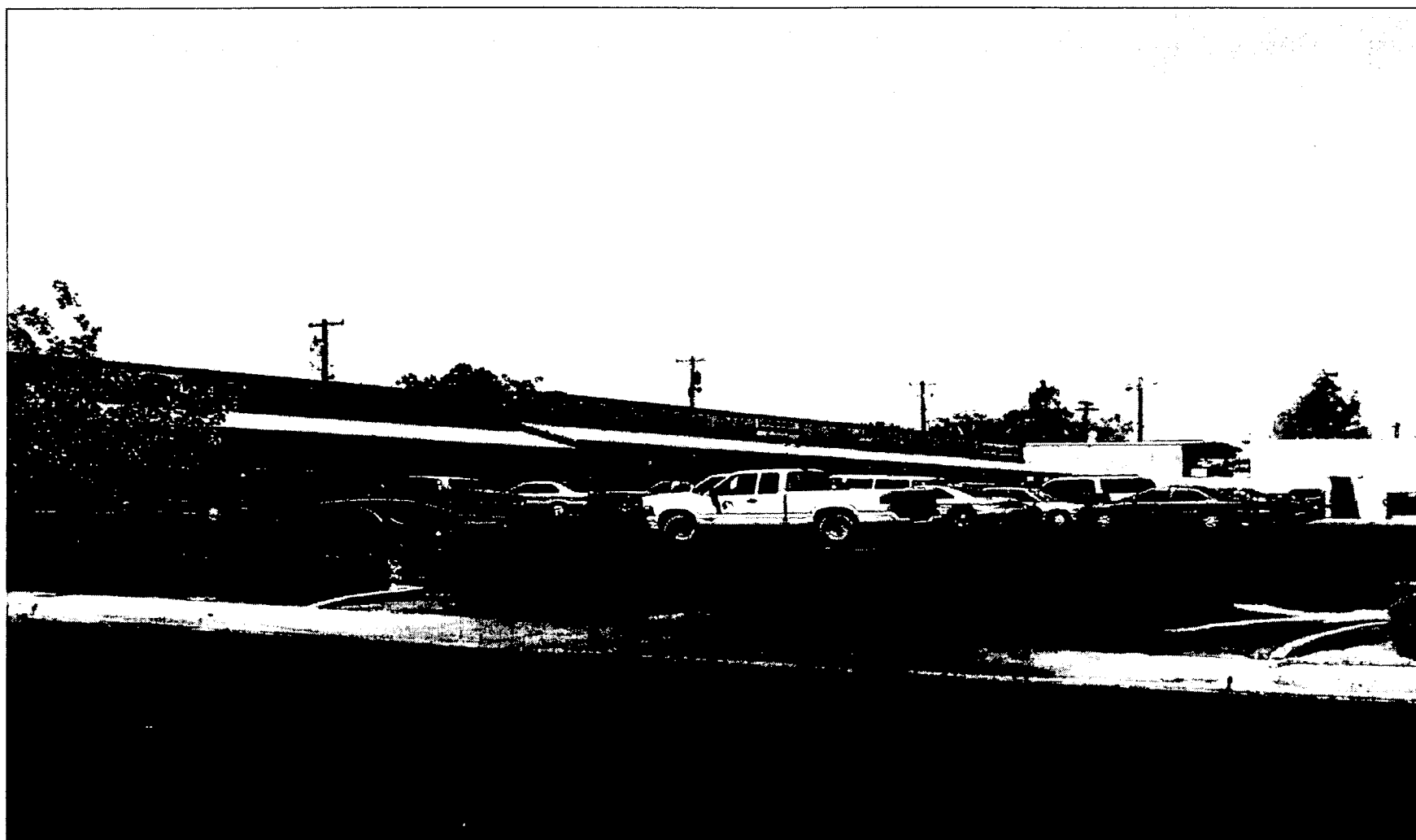
CHARLESTON BLVD

LAND AREA
2.43 Acres
101,750 sq ft



STAFF
U-0077-00
6-22-00 PC

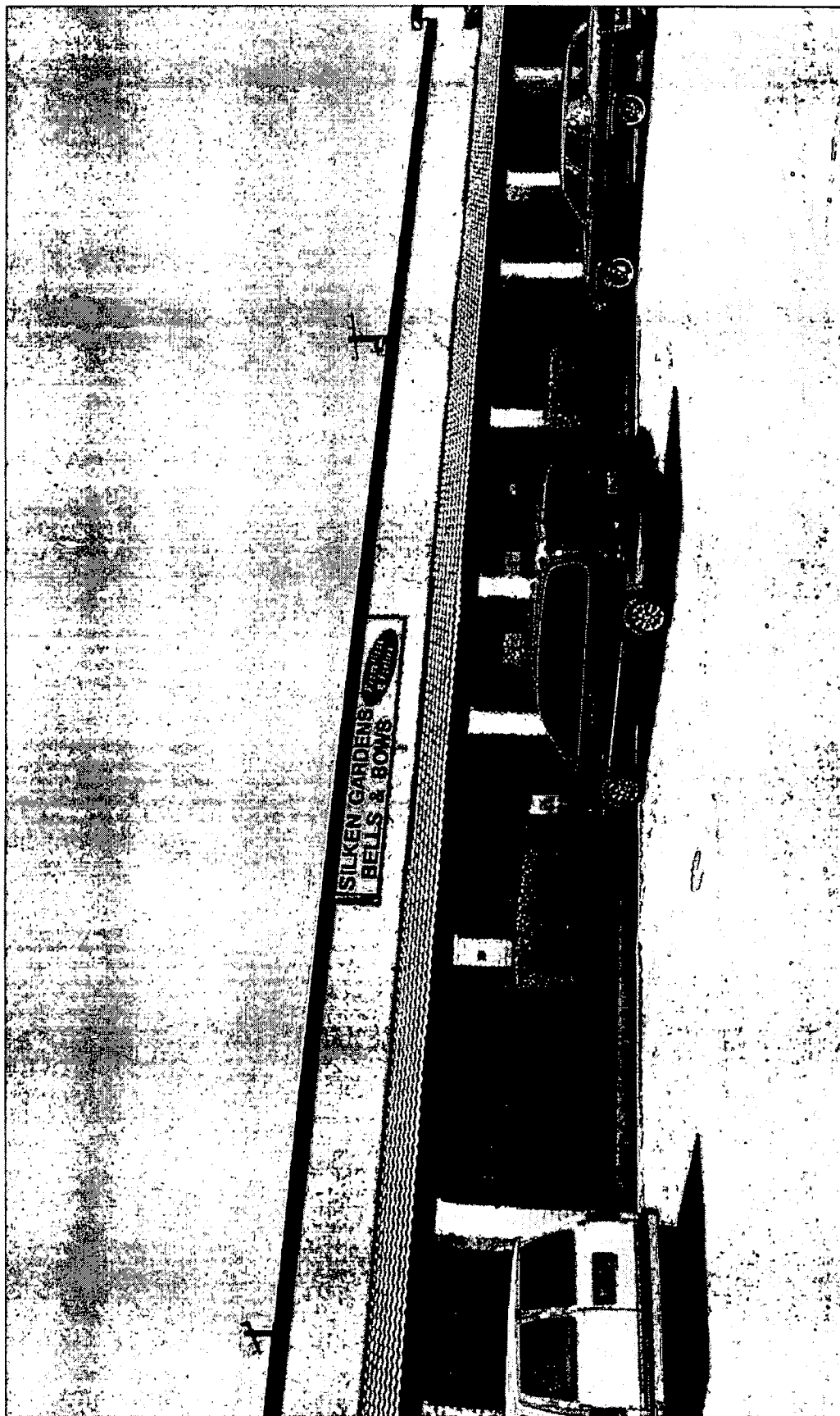




U-0077-00 AND V-0031-00 - WILSHIRE PLAZA DEVELOPMENT COMPANY
5243 WEST CHARLESTON BOULEVARD, SUITES 2 AND 3
JUNE 22, 2000 PLANNING COMMISSION



U-0077-00 AND V-0031-00 - WILSHIRE PLAZA DEVELOPMENT COMPANY
5243 WEST CHARLESTON BOULEVARD, SUITES 2 AND 3
JUNE 22, 2000 PLANNING COMMISSION



U-0077-00 AND V-0031-00 - WILSHIRE PLAZA DEVELOPMENT COMPANY
5243 WEST CHARLESTON BOULEVARD, SUITES 2 AND 3
JUNE 22, 2000 PLANNING COMMISSION

City of Las Vegas

Agenda Item No. 115

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: AUGUST 2, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:****VARIANCE - PUBLIC HEARING - V-0032-00 - CITY OF LAS VEGAS HOUSING****AUTHORITY - Request for a Variance TO ALLOW A MINIMUM LOT SIZE OF TWO****THOUSAND SIX HUNDRED SQUARE FEET (2,600) WHERE SIX THOUSAND FIVE****HUNDRED SQUARE FEET (6,500) IS REQUIRED FOR A PROPOSED 75-LOT****RESIDENTIAL SUBDIVISION on 8.88 acres on the northwest corner of the intersection of 28th****Street and Sunrise Avenue (APN: 139-36-303-003), R-2 (Medium-Low Density Residential)****Zone, Ward 3 (Reese) [Previously noticed as Ward 5 (Weekly)]. The Planning Commission (6-****0-1 vote) and staff recommend APPROVAL****PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.****2****Hearing Officer Meeting****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****1****Hearing Officer Meeting****City Council Meeting****0****RECOMMENDATION:****The Planning Commission (6-0-1 vote) and staff recommend APPROVAL.****BACKUP DOCUMENTATION:**

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

MOTION:**REESE - APPROVED subject to conditions - UNANIMOUS with L.B. McDONALD excused****MINUTES:****MAYOR GOODMAN declared the Public Hearing open.**

JON MULKEY, WLB Group, 2551 Green Valley Parkway, and MEL LACQUEMENT, Zoning and Development Consultant, 208 Campbell Drive, appeared on behalf of the applicant and concurred with staff's conditions. MR. LACQUEMENT stated that this is a joint venture between the Housing Authority and the Community Development Center of Nevada. The existing duplexes will be replaced with new duplexes, which will revitalize the area.

City of Las Vegas

Agenda Item No. 115

CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 115 – V-0032-00

MINUTES – Continued:

COUNCILMAN REESE noted that this is a great project and would greatly benefit the surrounding area. He verified with MR. LACQUEMENT that there would be at least 18 feet minimum setback from the front door to the sidewalk.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All related discussion for Item 115 [V-0032-00] and Item 116 [V-0034-00] took place under Item 115.

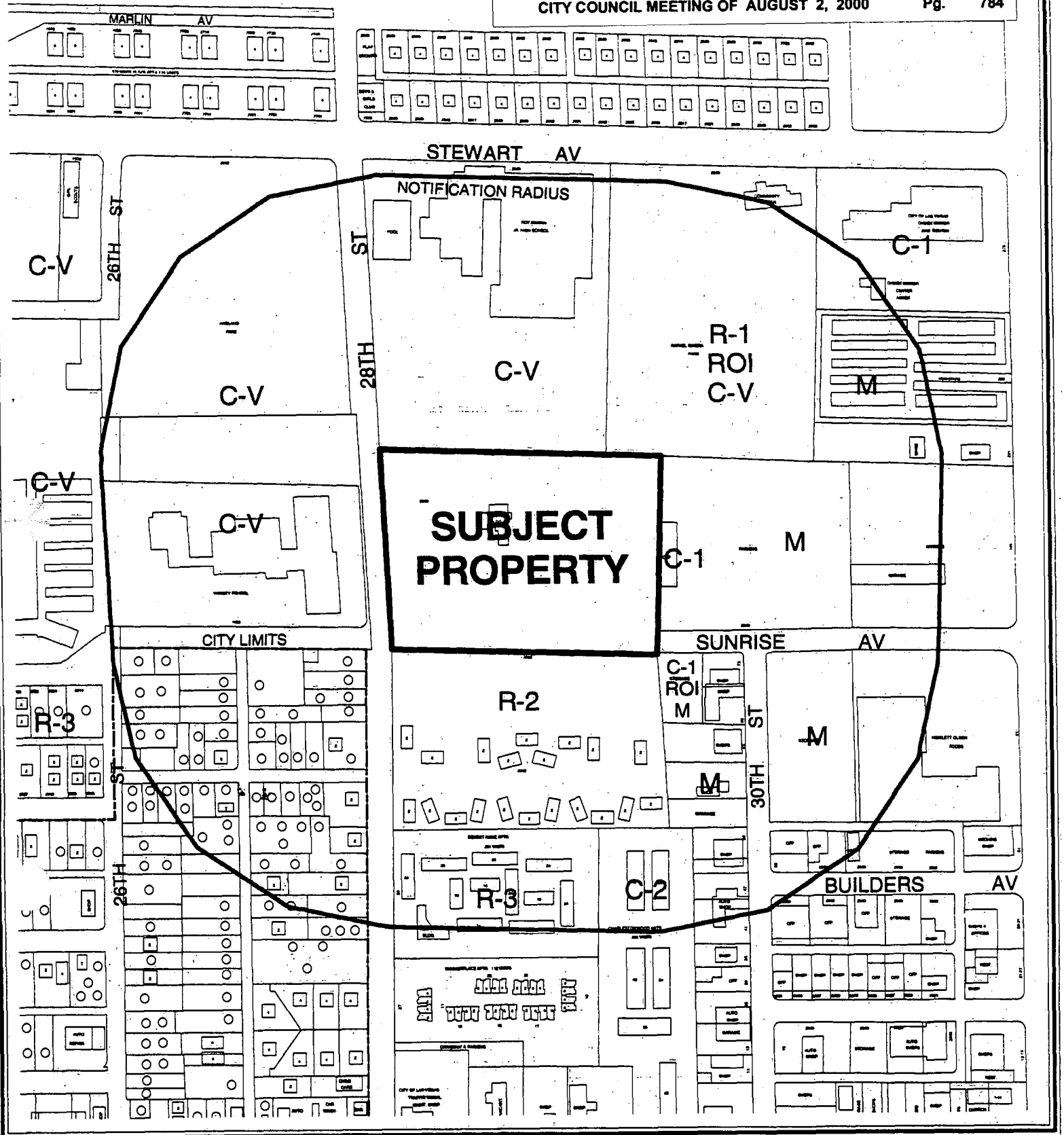
(2:35 – 2:37)

3-3490

CONDITIONS:

Planning and Development

1. A Tentative Map and a Final Map(s) application for the 75-lot subdivision shall be approved by the Planning Commission and the Final Map(s) recorded prior to the issuance of any permits, any site grading, and all development activity for the site.
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.



CASE: V-0032-00

RADIUS: 750 FT

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

*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: AUGUST 2, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: V-0032-00 - City of Las Vegas Housing Authority**

**** CONDITIONS ****

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

Planning and Development

1. A Tentative Map and a Final Map(s) application for the 75-lot subdivision shall be approved by the Planning Commission and the Final Map(s) recorded prior to the issuance of any permits, any site grading, and all development activity for the site.
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.

V-0032-00 - Page One

August 2, 2000 City Council Meeting

**** STAFF REPORT ******APPLICATION REQUEST**

This request is for a Variance to allow minimum lot size of two thousand six hundred (2,600) square feet for a proposed 75-lot residential subdivision, where R-2 (Medium-Low Density Residential) zone standards require six thousand five hundred (6,500) square feet as the minimum lot size. The applicant's justification letter states that the proposed reduction of minimum lot sizes will allow the developer to use the existing streets and utilities for the development of affordable owner-occupied housing.

BACKGROUND DATA

06/22/00 The Planning Commission recommended approval of a request for a Variance (V-0034-00) to minimum setback requirements for the proposed residential buildings on the subject site.

DETAILS OF APPLICATION REQUEST

The applicant is proposing to sub-divide the 8.88-acre site into 75 lots, with minimum lot sizes of approximately 2,600 square feet and typical lot sizes of approximately 3,100 square feet. The proposed housing product will be zero-lot-line single-family residence.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-1 (Single Family Residential) under ROI	
	To C-V (Civic), C-V (Civic)	Junior High School
South	R-2 (Medium-Low Density Residential)	Vacant
East	C-1 (Limited Commercial)	Office
West	C-V (Civic)	Park

ANALYSIS & FINDINGS

Section 19A.18.070B of the Las Vegas Municipal Code states the following:

"B. Scope and Limitations

V-0032-00 - Page Two

August 2, 2000 City Council Meeting

Pursuant to NRS Chapter 278 and this subchapter, the City Council 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 Las Vegas Municipal Code states:

"L. Determinations

1. In order to approve a Variance application, 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."

Title 19A.08.040(C) – Table 2 Residential District Development Standards requires a minimum lot size of 6,500 square feet (0.15 acre) and allows 6 to 12 dwelling units per acre within the R-2 (Medium-Low Density Residential) Zone. The proposed lot sizes, typically approximately 3,100 square feet, will result in a density of approximately 8.45 units per acre on the site, which is within the density range allowed in the R-2 (Medium-Low Density Residential) Zone, and is comparable to the densities of some new single-family residential subdivisions in outlying areas of the City. Staff finds evidence of a unique or extraordinary circumstance associated with this site, in that the applicant is proposing to develop in-fill owner-occupied housing where rental duplex units were originally developed (and have recently been demolished), and by utilizing the existing developed streets and utility infrastructure, cannot configure lots of at least 6,500 square feet for each single-family residential unit. Therefore, staff finds that the requested Variance to the minimum lot size requirements is warranted in this case and should be approved.

V-0032-00 - Page Three

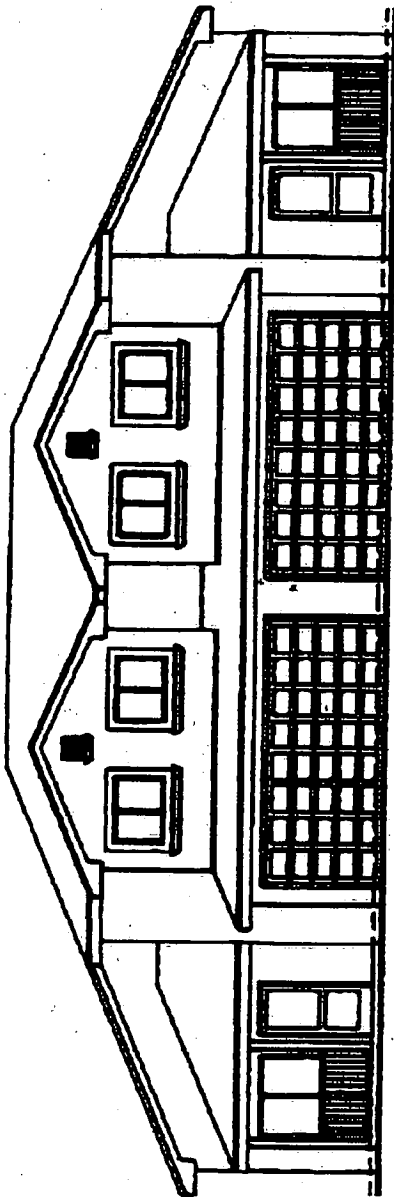
August 2, 2000 City Council Meeting

NOTICES MAILED 70 by City Clerk**APPROVALS** 1**PROTESTS** 2**AGENCY COMMENTS**

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

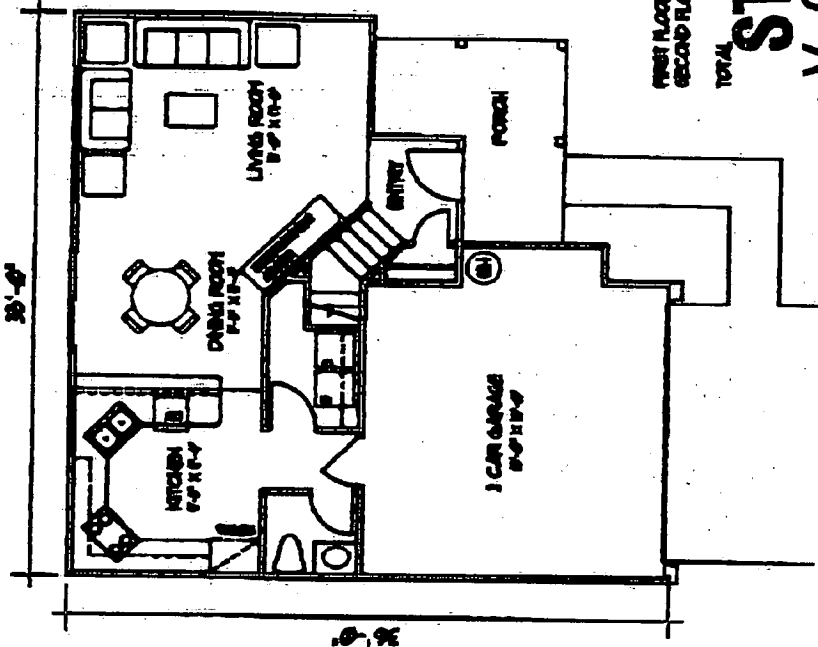
	100 WALK FORD CIRCLE LOS ANGELES, CA 90008 (213) 475-4500	CLAYTON A. MARSHALL ARCHITECT LTD. 100 WALK FORD CIRCLE LOS ANGELES, CA 90008 (213) 475-4500	ERNE ORAGON - DRAFTSMAN 100 WALK FORD CIRCLE LOS ANGELES, CA 90008 (213) 475-4500	DATE: 10-24-99 JOB NO: 100-0032-00 TOTAL: 100-0032-00	SHEET NO. A-3
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FIRST FLOOR 641 SF
 SECOND FLOOR 488 SF
 TOTAL 1129 SF
STAFF
 V-0032-00
 6-22-00 PC



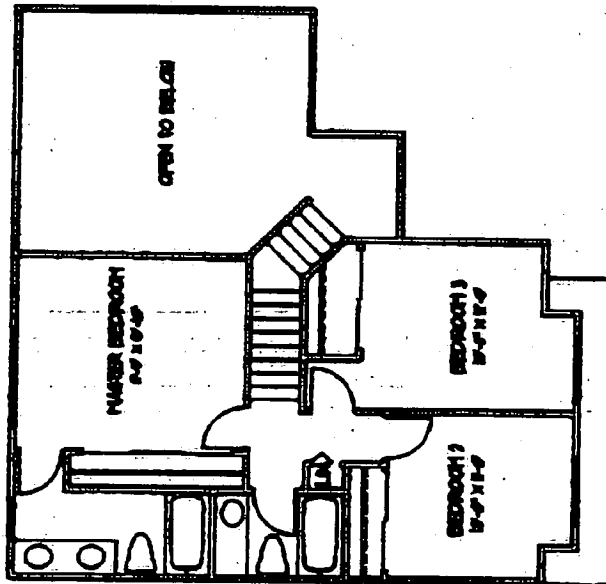
FRONT ELEVATION

SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN

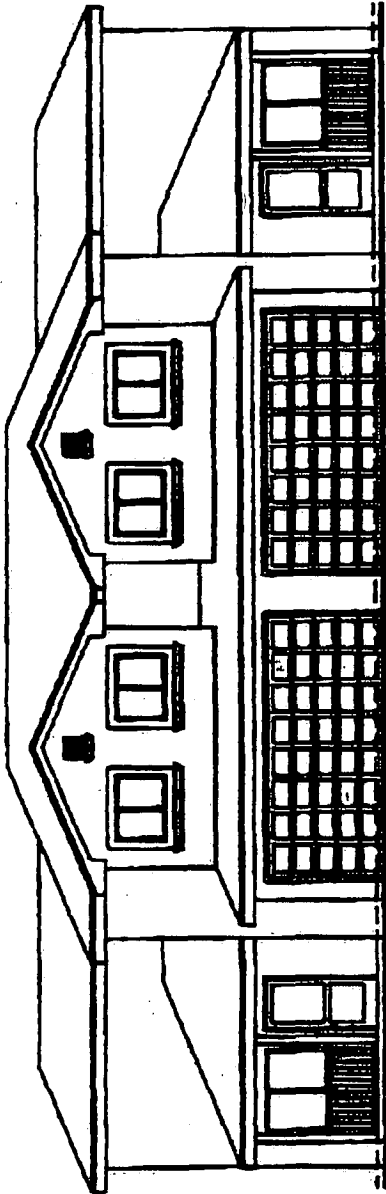
SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN

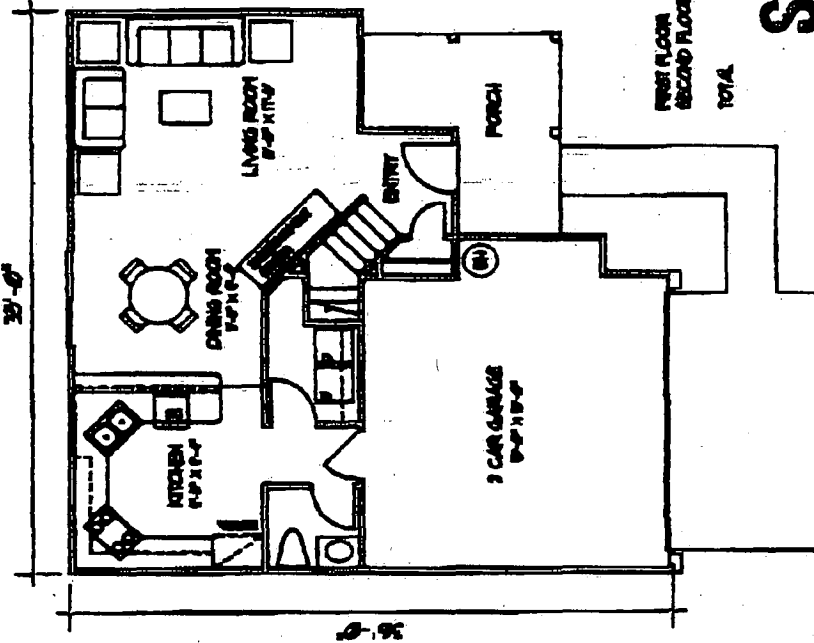
SCALE 1/4" = 1'-0"

	THE MARSHALLS 100 WEST 10TH STREET SUITE 100 DENVER, CO 80202 (303) 733-0000	CLAYTON A. MARSHALL ARCHITECT LTD. 100 WEST 10TH STREET SUITE 100 DENVER, CO 80202 (303) 733-0000	FOUR BEDROOM - DUPLEXES FLOOR PLANS & ELEVATION DATE: 3-14-00 DRAWN BY: JLM CHECKED BY: JLM	V-0032-00 6-22-00 PC A-4	
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FRONT ELEVATION

SCALE 1/4" = 1'-0"

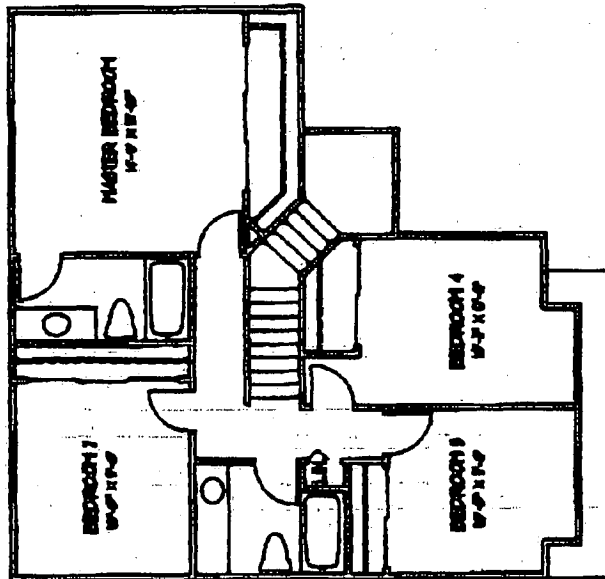


FIRST FLOOR 447 SF
SECOND FLOOR 100 SF
TOTAL 547 SF

STAFF

FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



V-0032-00 AND V-0034-00 - CITY OF LAS VEGAS HOUSING AUTHORITY
NORTHWEST CORNER OF 28TH STREET AND SUNRISE AVENUE
JUNE 22, 2000 PLANNING COMMISSION



V-0032-00 AND V-0034-00 - CITY OF LAS VEGAS HOUSING AUTHORITY
NORTHWEST CORNER OF 28TH STREET AND SUNRISE AVENUE
JUNE 22, 2000 PLANNING COMMISSION



V-0032-00 AND V-0034-00 - CITY OF LAS VEGAS HOUSING AUTHORITY
NORTHWEST CORNER OF 28TH STREET AND SUNRISE AVENUE
JUNE 22, 2000 PLANNING COMMISSION

City of Las Vegas

Agenda Item No. 116

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: AUGUST 2, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

VARIANCE - PUBLIC HEARING - V-0034-00 - CITY OF LAS VEGAS HOUSING AUTHORITY - Request for a Variance TO ALLOW A FIFTEEN FOOT (15') SETBACK IN THE FRONT YARD WHERE TWENTY FEET (20') IS THE MINIMUM SETBACK REQUIRED; AND TO ALLOW A ZERO FOOT (0') SETBACK IN THE SIDE YARD WHERE FIVE FEET (5') IS THE MINIMUM SETBACK REQUIRED; AND TO ALLOW A TEN FOOT (10') SETBACK IN THE REAR YARD WHERE TWENTY FEET (20') IS THE MINIMUM SETBACK REQUIRED IN CONJUNCTION WITH A 75-LOT RESIDENTIAL SUBDIVISION on 8.88 acres on the northwest corner of the intersection of 28th Street and Sunrise Avenue (APN: 139-36-303-003), R-2 (Medium-Low Density Residential) Zone, Ward 3 (Reese) [Previously noticed as Ward 5 (Weekly)]. The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

Hearing Officer Meeting

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Hearing Officer Meeting

City Council Meeting

RECOMMENDATION:

The Planning Commission (6-0-1 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 - **UNANIMOUS** with **L.B. McDONALD** excused

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

JON MULKEY, WLB Group, 2551 Green Valley Parkway, and MEL LACQUEMENT, Zoning and Development Consultant, 208 Campbell Drive, were present

City of Las Vegas

Agenda Item No. 116

CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 116 – V-0034-00

MINUTES – Continued:

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All related discussion for Item 115 [V-0032-00] and Item 116 [V-0034-00] took place under Item 115.

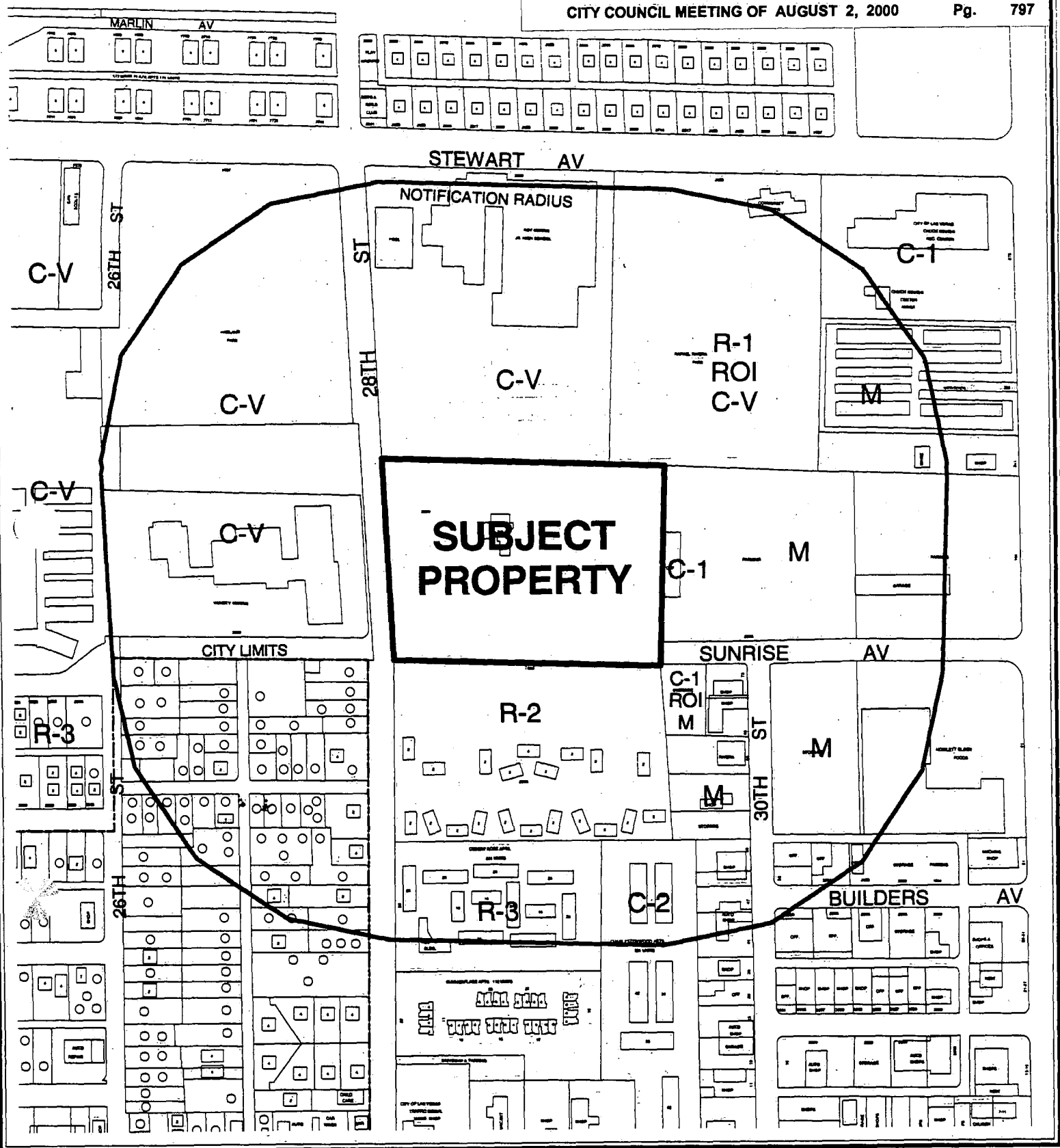
(2:35 – 2:39)

3-3490

CONDITIONS:

Planning and Development

1. The minimum front setback shall be eighteen (18) feet from the back of sidewalk where sidewalks are provided, and eighteen (18) feet from the back of curb where sidewalks are not provided.
2. Proposed public streets shall meet public street standards, including sidewalks. If the streets are proposed to be private, sidewalks shall be provided along at least one side of each street within the subdivision.
3. The minimum rear setback shall be ten (10) feet for the 15 lots along the north side of Ambler Place, and shall be fifteen (15) feet on all other lots within the site.
4. A Tentative Map and a Final Map(s) application for the 75-lot subdivision shall be approved by the Planning Commission and the Final Map(s) recorded prior to the issuance of any permits, any site grading, and all development activity for the site.
5. 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-0034-00

RADIUS: 750 FT

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

0 300 600 Feet



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: AUGUST 2, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: V-0034-00 - City of Las Vegas Housing Authority**

**** CONDITIONS ****

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

Planning and Development

1. The minimum front setback shall be eighteen (18) feet from the back of sidewalk where sidewalks are provided, and eighteen (18) feet from the back of curb where sidewalks are not provided.
2. Proposed public streets shall meet public street standards, including sidewalks. If the streets are proposed to be private, sidewalks shall be provided along at least one side of each street within the subdivision.
3. The minimum rear setback shall be ten (10) feet for the 15 lots along the north side of Ambler Place, and shall be fifteen (15) feet on all other lots within the site.
4. A Tentative Map and a Final Map(s) application for the 75-lot subdivision shall be approved by the Planning Commission and the Final Map(s) recorded prior to the issuance of any permits, any site grading, and all development activity for the site.
5. 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-0034-00 - Page One

August 2, 2000 City Council Meeting

**** STAFF REPORT ******APPLICATION REQUEST**

This request is for a Variance to allow a minimum fifteen (15) foot front setback, a minimum zero (0) foot side setback, and a minimum ten (10) foot rear setback for a proposed 75-lot residential subdivision, where R-2 (Medium-Low Density Residential) zone standards require minimum setbacks of twenty (20) feet in front, five (5) feet side, and twenty (20) feet in the rear. The applicant's justification letter states that the proposed reduction of minimum setbacks will allow the developer to use the existing streets and utilities for the development of affordable owner-occupied housing.

BACKGROUND DATA

06/22/00 The Planning Commission recommended approval of a request for Variance (V-0032-00) to minimum lot size requirements for the proposed residential lots on the subject site.

DETAILS OF APPLICATION REQUEST

The applicant is proposing to sub-divide the 8.88-acre site into 75 lots, with minimum lot sizes of approximately 2,600 square feet and typical lot sizes of approximately 3,100 square feet. The proposed housing product will be zero-lot-line single-family residence.

The minimum setbacks required by Title 19A.08.040(C) for development within the R-2 (Medium-Low Density Residential), and the proposed setbacks, are as follows.

<u>Required Setbacks</u>		<u>Proposed Setbacks</u>	
Front:	20 Feet	15 Feet	
Side:	5 Feet	0/5 Feet	
Corner Side:	5 Feet	5 Feet	
Rear:	20 Feet	10 Feet	

V-0034-00 - Page Two
August 2, 2000 City Council Meeting

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-1 (Single Family Residential) under ROI to C-V (Civic), C-V (Civic)	Junior High School
South	R-2 (Medium-Low Density Residential)	Vacant
East	C-1 (Limited Commercial)	Office
West	C-V (Civic)	Park

ANALYSIS & FINDINGS

Section 19A.18.070B of the Las Vegas Municipal Code states the following:

"B. Scope and Limitations

Pursuant to NRS Chapter 278 and this subchapter, the City Council 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 Las Vegas Municipal Code states:

"L. Determinations

1. In order to approve a Variance application, 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-0034-00 - Page Three

August 2, 2000 City Council Meeting

Title 19A.08.040(C) – Table 2 Residential District Development Standards requires minimum setbacks within the R-2 (Medium-Low Density Residential) Zone. Staff notes that the applicant is requesting a 25 percent reduction of the front yard setback, elimination of one side yard setback, and a 50 percent reduction of the rear yard setback. Staff finds the proposed 75-lot residential development will result in a density of approximately 8.45 units per acre on the site, which is within the density range allowed in the R-2 (Medium-Low Density Residential) Zone and is comparable to the densities of some new single-family residential subdivisions in outlying areas of the City of Las Vegas. The requested Variance to minimum setbacks will not result in a higher development density on the site than allowed by the existing zoning. Staff finds evidence of a unique or extraordinary circumstance associated with this site, in that the applicant proposes to develop in-fill owner-occupied housing where rental duplex units were originally developed (and have recently been demolished), and by utilizing the existing developed streets and utility infrastructure, cannot configure all of the proposed 75 lots with the required setbacks and still create usable yard areas for each single-family residential unit. Therefore, staff finds that the requested Variance to the minimum setback requirements is warranted in this case and should be approved.

In order to ensure adequate driveway lengths to accommodate off-street parking, Staff recommends a condition requiring a minimum front setback of 18 feet from the back of sidewalk where sidewalks are provided, and 18 feet from the back of curb where sidewalks are not provided. Staff also recommends a condition requiring a minimum rear setback of 10 feet for the 15 lots along the north side of Ambler Place, and a minimum of 15 feet on all other lots within the site, in order to maximize usable rear yard space within the development.

NOTICES MAILED 70 by City Clerk

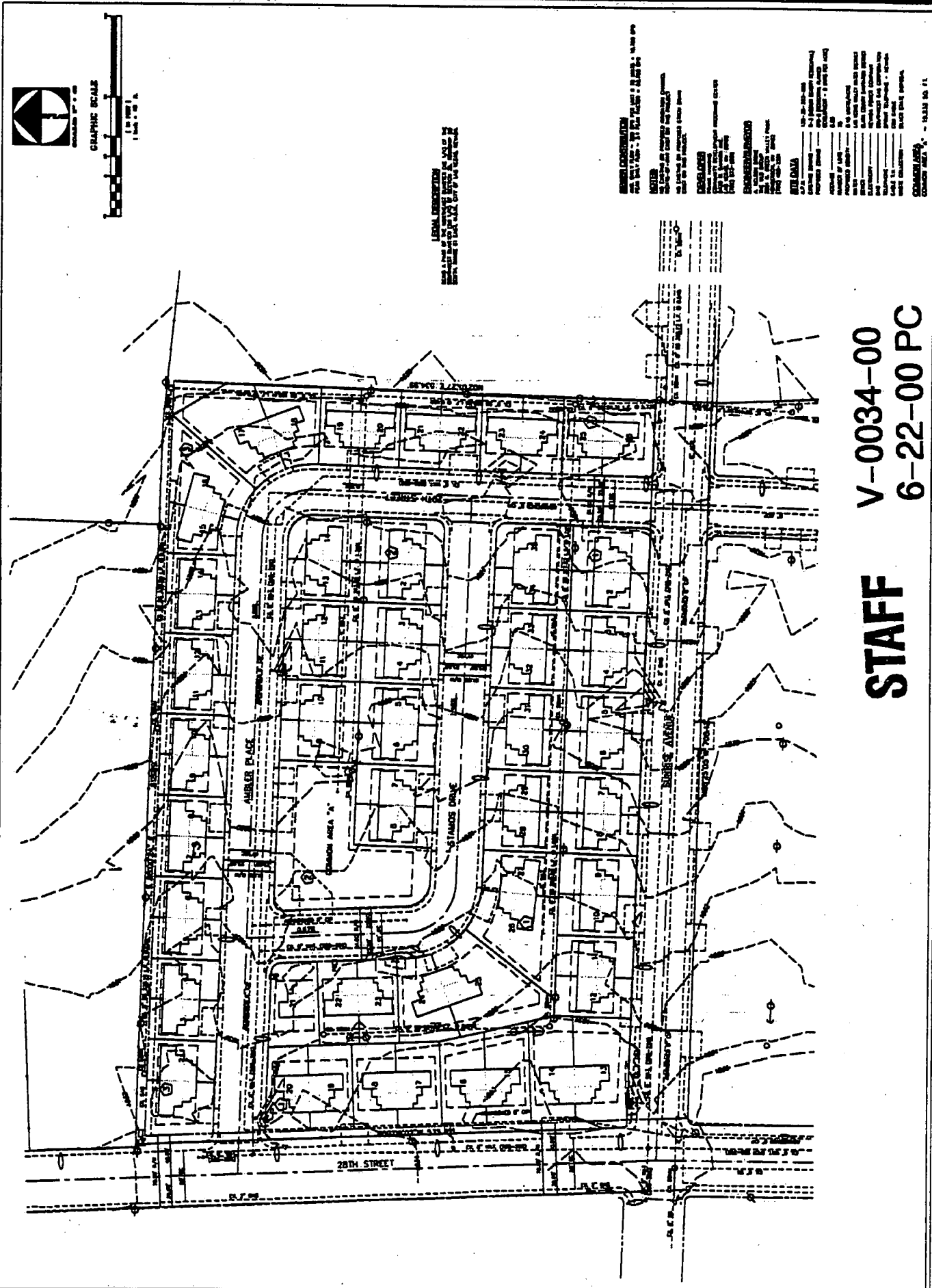
APPROVALS 0

PROTESTS 0

V-0034-00 - Page Four
August 2, 2000 City Council Meeting

AGENCY COMMENTS

<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES	NO	NO
<i>B&S - Permits/Inspections</i>	YES	NO	NO
<i>PW - DEVCO</i>	YES	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

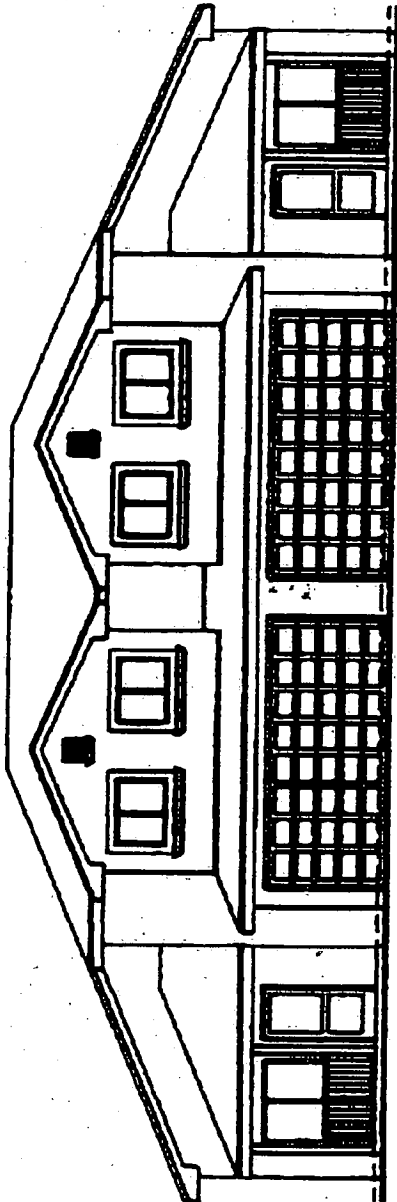


STAFF
V-0034-00
6-22-00 PC

GENERAL NOTES:

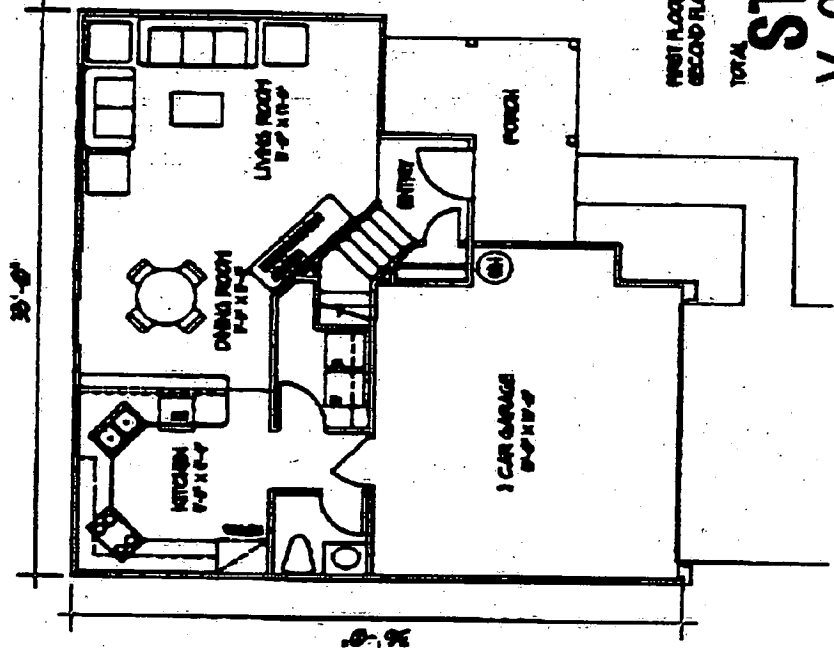
- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CITY OF CHICAGO SPECIFICATIONS AND STANDARDS.
- 2. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
- 3. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
- 4. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
- 5. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
- 6. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
- 7. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
- 8. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
- 9. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
- 10. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.

DATE: 6/22/00
BY: [Signature]
FOR: [Signature]



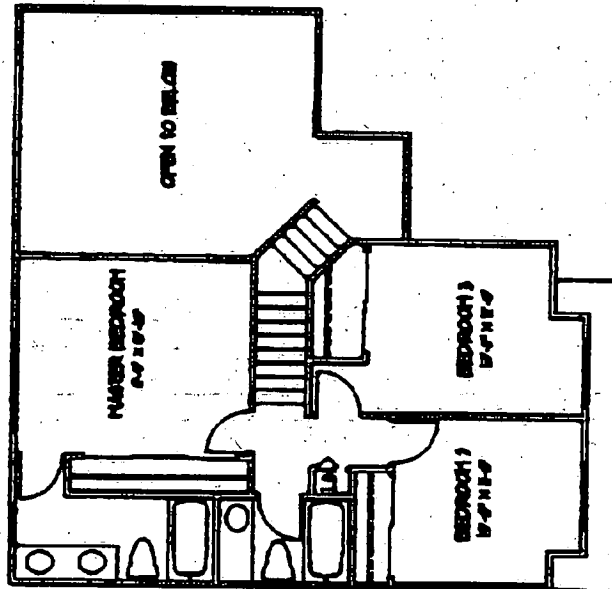
FRONT ELEVATION

21 - 21 7777



FIRST FLOOR PLAN

6-10-44 9723



SECOND FLOOR PLAN

5-1 - 67-1729

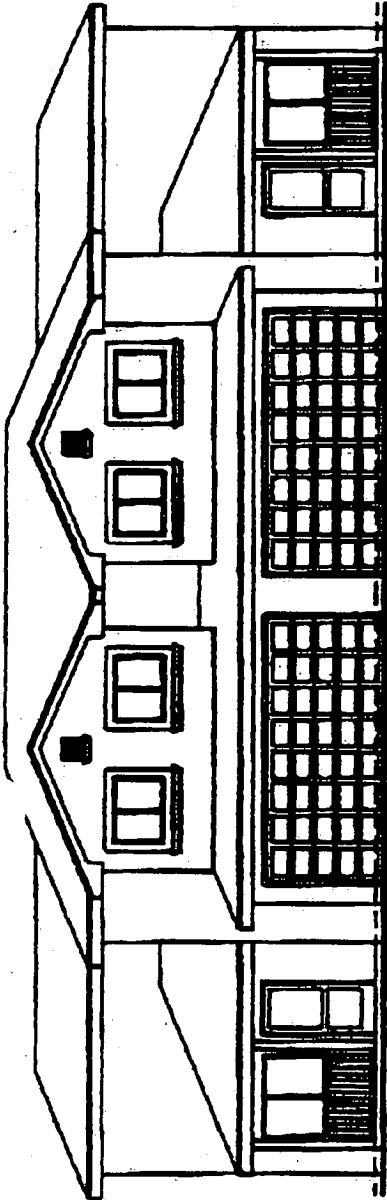
	667 SF	640 SF	660 SF
FIRST FLOOR			
SECOND FLOOR			
TOTAL			

STAFF

V-0034-00
6-22-00 PC

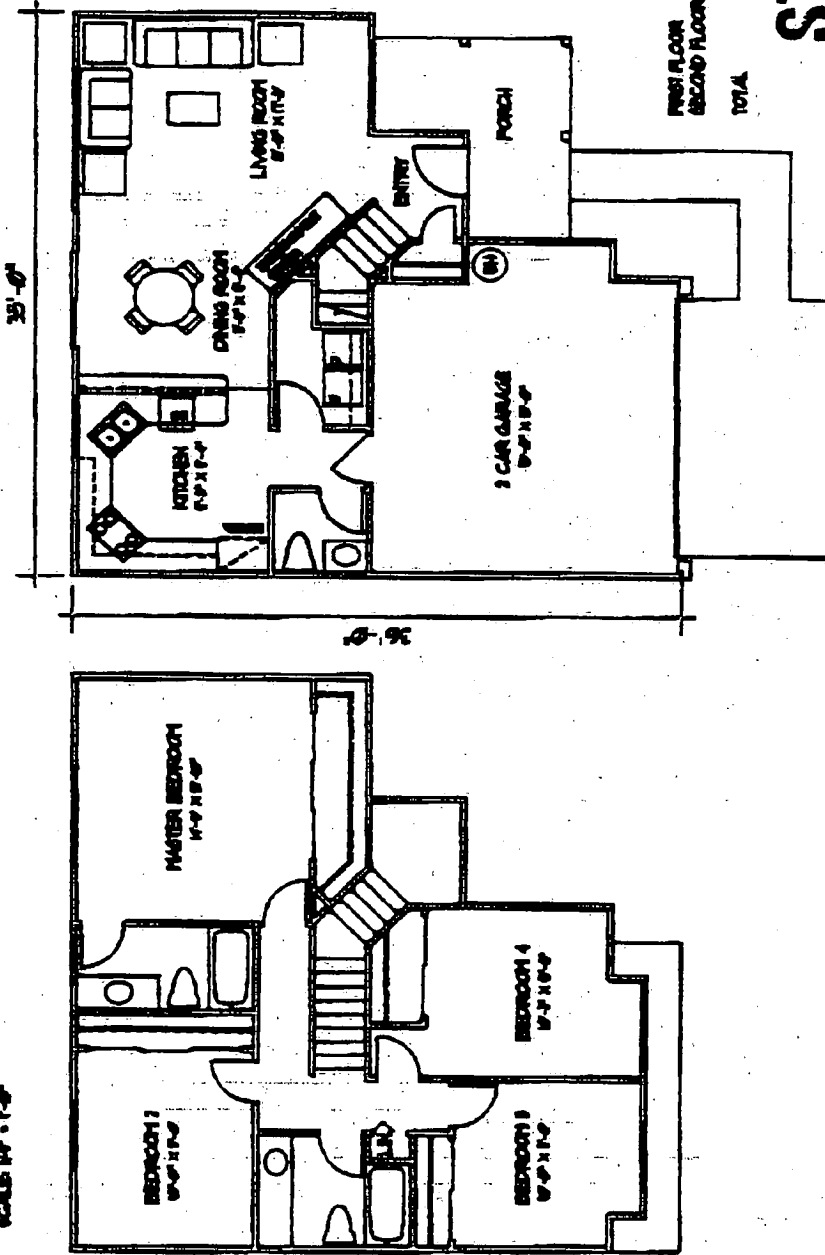
[illegible]

	CLAYTON & MARSHALL ARCHITECT LTD.	BRUE CRACKON - DUPLEDES 100 TRL FLOOR PLANS & ELEVATION	DATE: 3-14-00 JOB NO. 44107	STAFF NO. A-4
--	--	--	--	----------------------



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



STAFF

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

SECOND FLOOR PLAN

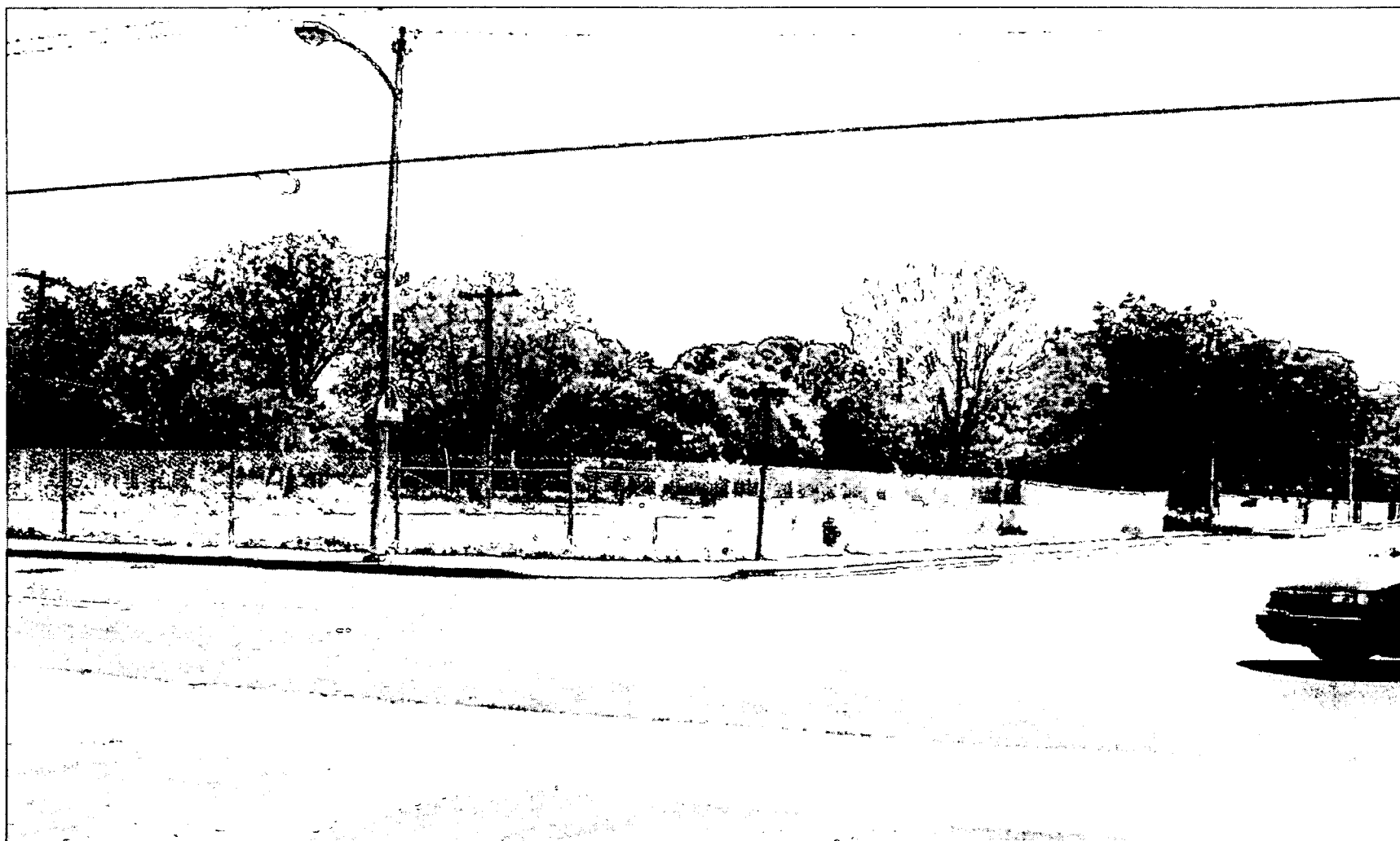
SCALE: 1/4" = 1'-0"



V-0032-00 AND V-0034-00 - CITY OF LAS VEGAS HOUSING AUTHORITY
NORTHWEST CORNER OF 28TH STREET AND SUNRISE AVENUE
JUNE 22, 2000 PLANNING COMMISSION



V-0032-00 AND V-0034-00 - CITY OF LAS VEGAS HOUSING AUTHORITY
NORTHWEST CORNER OF 28TH STREET AND SUNRISE AVENUE
JUNE 22, 2000 PLANNING COMMISSION



V-0032-00 AND V-0034-00 - CITY OF LAS VEGAS HOUSING AUTHORITY
NORTHWEST CORNER OF 28TH STREET AND SUNRISE AVENUE
JUNE 22, 2000 PLANNING COMMISSION

City of Las Vegas

Agenda Item No. 117

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: AUGUST 2, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐ **CONSENT**☒ **DISCUSSION****SUBJECT:**

TWO YEAR REQUIRED REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - U-0027-93(2) - OXFORD CONSTRUCTION COMPANY - Required Two Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign at 940 South Decatur Boulevard (APN: 138-36-802-009), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****Hearing Officer Meeting****City Council Meeting****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****Hearing Officer Meeting****City Council Meeting****RECOMMENDATION:**

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

BACKUP DOCUMENTATION:

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

MOTION:

M. McDONALD - APPROVED subject to conditions - **UNANIMOUS** with REESE not voting and L.B. McDONALD excused

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

The applicant was not present.

COUNCILMAN McDONALD noted that the applicant has been a good tenant in that they have been willing to monitor and make the appropriate corrections.

No one appeared in opposition.

*City of Las Vegas***Agenda Item No. 117**

CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 117 – U-0027-93(2)

MINUTES – Continued:

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:39 – 2:40)

3-3723

CONDITIONS:

Planning and Development

1. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

Amendment to Final Minutes

Office of the City Clerk

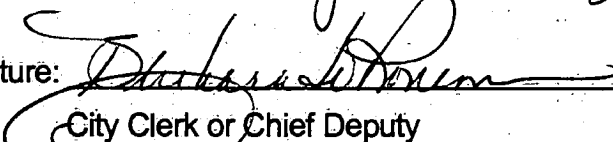
City Council Meeting Minutes of August 2, 2000

Date Submitted: April 10, 2006

Amendment to Item #117 – U-0027-93(2)

NOTE: Subsequent to finalization of the Minutes, a Verbatim Transcript was made a part of the Final Minutes.

Submitted By: 

Signature: 
City Clerk or Chief Deputy

Date: 4/20/06



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





*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: AUGUST 2, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: U-0027-93(2) - Oxford Construction Company**

**** CONDITIONS ****

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

Planning and Development

1. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

U-0027-93(2) - Page One

August 2, 2000 City Council Meeting

**** STAFF REPORT ******APPLICATION REQUEST**

This request is for a Required Two-Year Review for an approved Special Use Permit, which allowed a 14-foot by 48-foot off-premise advertising (billboard) sign at 940 South Decatur Boulevard.

BACKGROUND DATA

- 04/21/93 The City Council approved the Special Use Permit (U-27-93) for the 14-foot by 48-foot off-premise advertising (billboard) sign on this site subject to a five-year review.
- 06/22/98 The City Council approved the Required Five-Year Review for the Special Use Permit [U-27-93(1)] for the 14-foot by 48-foot off-premise advertising sign subject to a two-year review.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

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

ANALYSIS & FINDINGS**ZONING**

Staff finds the existing off-premise advertising (billboard) sign is allowed in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

U-0027-93(2) - Page Two
August 2, 2000 City Council Meeting

USE

Section 19A.14.010 of the Las Vegas Municipal Code allows the removal of an off-premise advertising (billboard) sign if conditions in the surrounding area have changed such that the off-premise sign no longer meets the standards for approval of a Special Use Permit. Staff finds that the continued off-premise advertising (billboard) sign use on the subject site is appropriate, in that the vicinity has not changed substantially in the past two years and the continuation of the billboard use will be appropriate for the next two years.

FINDINGS

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

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.**

Section 19A.14.010 of the Las Vegas Municipal Code allows the removal of an off-premise sign if conditions in the surrounding area have changed such that the off-premise sign no longer meets the standards for approval of a Special Use Permit. Staff finds that while the area immediately surrounding the subject site not changed substantially in the past two years since the approval of the previous required five-year review, billboards are not conducive to new development and are not an appropriate use in perpetuity. Therefore staff recommends this approval be subject to a two-year review.

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

Staff finds no physical constraints to the continuation of the off-premise advertising (billboard) sign use on this site.

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

Staff finds the continuation of the off-premise advertising (billboard) sign use will not affect Decatur Boulevard, a fully developed street adjacent to this request.

U-0027-93(2) - Page Three

August 2, 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 off-premise advertising (billboard) sign will be subject to regular inspections and will not compromise the public health, safety and welfare.

NOTICES MAILED 97 by City Clerk

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



U-0027-93(2) - OXFORD CONSTRUCTION COMPANY
940 SOUTH DECATUR BOULEVARD
JUNE 22, 2000 PLANNING COMMISSION

CITY COUNCIL MEETING OF
August 2, 2000

VERBATIM TRANSCRIPT – ITEM 117 – U-0027-93(2)

1 **U-0027-93(2) - OXFORD CONSTRUCTION COMPANY - Required Two Year Review**
2 **on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise**
3 **advertising (billboard) sign at 949 South Decatur Boulevard (APN: 138-36-802-009), C-1**
4 **(Limited Commercial) Zone**

5
6 **Appearance List:**

7 **OSCAR GOODMAN, Mayor**

8 **MICHAEL J. McDONALD, Councilman**

9 **MR. CHILDS**

10
11 **(2:39 – 2:40)**

12 **3-3723**

13 **2 minutes**

14
15 **Typed by: Vicky Darling**

16 **Proofed by: Angela Crolli**

CITY COUNCIL MEETING OF
August 2, 2000

VERBATIM TRANSCRIPT – ITEM 117 – U-0027-93(2)

17 **MAYOR GOODMAN**

18 Item 117, Two Year Required Review, Special Use Permit, Public Hearing on U-0027-93(2).
19 Oxford Construction Company, Required Two Year Review on an approved Special Use Permit
20 which allowed a 14 foot by 48 foot off-premise advertising billboard sign at 940 South Decatur
21 Boulevard. Planning Commission and staff recommend approval, subject to conditions. It's a
22 public hearing, I now declare it open. Is the applicant here? Anybody here representing Oxford
23 Construction Company? All right.

24

25 **COUNCILMAN McDONALD**

26 We have had conversations with them, Your Honor, in, last week. I apologize that they're not
27 here. I don't know why they're not here, but they've been a very good tenant, in the sense that
28 they have been willing to monitor and clean up any corrective action, i.e., when we had the
29 problems with birds. So, I'd make a motion for approval, –

30

31 **MAYOR GOODMAN**

32 Okay.

33

34 **COUNCILMAN McDONALD**

35 – subject to all staff's recommendations. And, Mr. Genzer, Mr. Childs, two year review?

36 Correction?

CITY COUNCIL MEETING OF
August 2, 2000

VERBATIM TRANSCRIPT - ITEM 117 - U-0027-93(2)

37 **MR. CHILDS**

38 That is correct; yes.

39

40 **COUNCILMAN McDONALD**

41 Thank you.

42

43 **MAYOR GOODMAN**

44 All right. Thank you. Would anybody like to be heard on the matter? All right. We'll close the
45 public hearing. There's been a motion, vote on the motion, please. Post, please. Motion carries.

46 (Motion carried unanimously with REESE not voting and L.B. McDONALD excused.)

47 Thank you.

48 (END OF DISCUSSION)

49 /vwd;ac

City of Las Vegas

Agenda Item No. 118

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: AUGUST 2, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

TWO YEAR REQUIRED REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - U-0025-98(1) - SAXTON CORPORATION ON BEHALF OF LEVITZ PLAZA, LIMITED LIABILITY COMPANY - Two Year Required Review on an approved Special Use Permit which allowed a 672 square foot, 74 foot high off-premise advertising sign (billboard) at 73 South Martin Luther King Boulevard (APN: 139-33-510-002), M (Industrial) Zone, Ward 5 (Weekly). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.**☐**Hearing Officer Meeting**☐**City Council Meeting****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.**☐**Hearing Officer Meeting**☐**City Council Meeting****RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

WEEKLY - APPROVED subject to condition – UNANIMOUS with REESE not voting and L.B. McDONALD excused

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

R. VAN NOSTRAND, Donrey Outdoor, 1211 West Bonanza Road, 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.

(2:40 – 2:41)

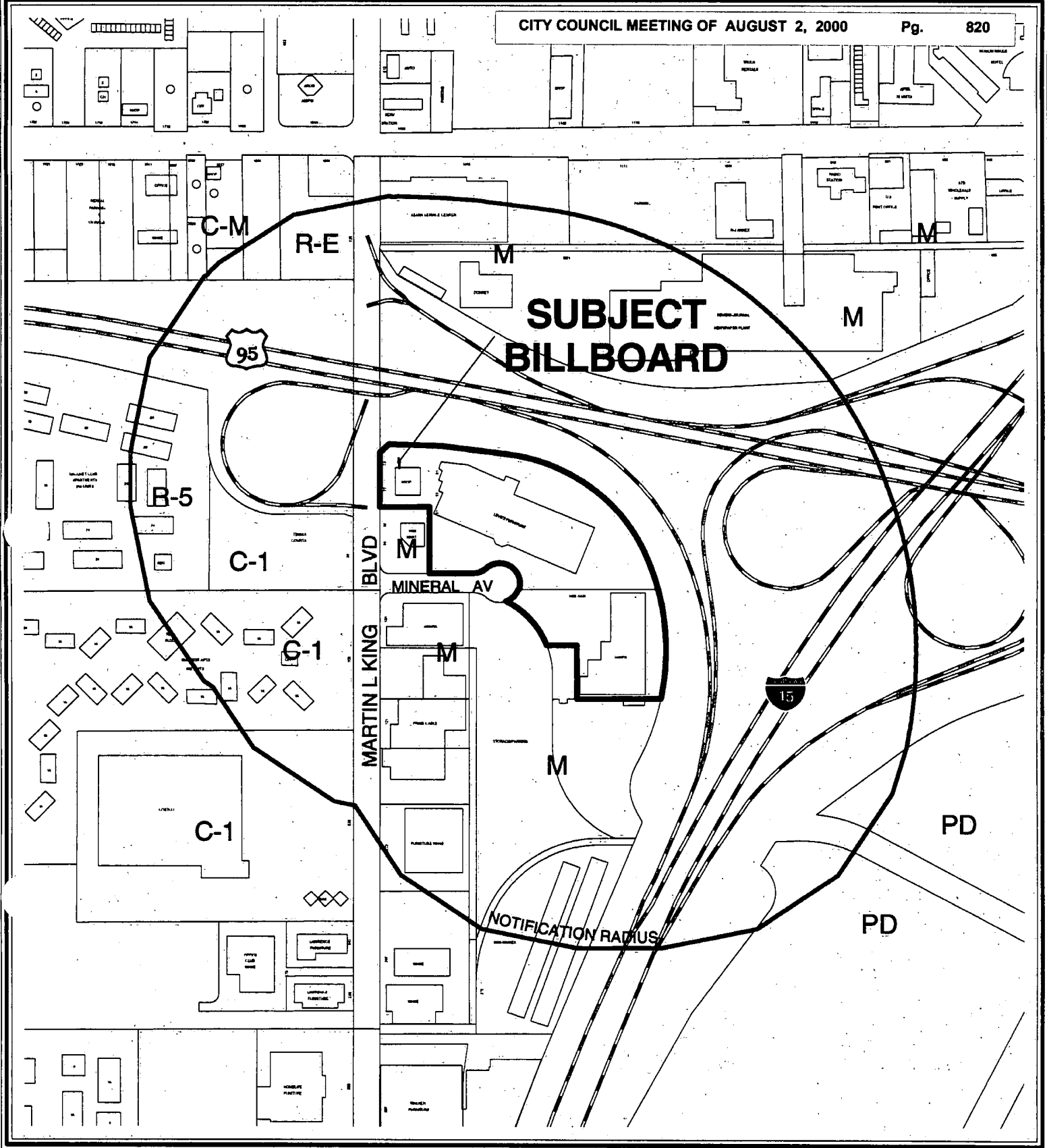
3-3801

*City of Las Vegas***Agenda Item No. 118**

CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 118 – U-0025-98(1)

CONDITIONS:

1. This use shall be reviewed in two years by the Planning Commission and the City Council at which time the sign may be required to be removed.



CASE: U-0025-98(1)

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 300 600 Feet



118

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 2, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: U-0025-98(1) - Saxton Corporation on behalf of Levitz Plaza, Limited Liability Company

**** CONDITIONS ****

Staff recommends APPROVAL, subject to:

1. This use shall be reviewed in two years by the Planning Commission and the City Council at which time the sign may be required to be removed.

U-0025-98(1) - Page One
August 2, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Required Two-Year Review of an approved Special Use Permit which allows a 14-foot by 48-foot (672 square foot) billboard, 74 feet high, on property located at 73 S. Martin Luther King Boulevard. The billboard is located west of the existing furniture store and is oriented to the east and westbound traffic on U.S. 95.

BACKGROUND DATA

05/28/91 The City Council approved an Aesthetic Review (AR-14-90) to allow commercial development of this site.

06/08/98 The City Council approved a Special Use Permit (U-0025-98) for a 672 square foot off-premise advertising (billboard) sign at a height of 74 feet on the subject property.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	M (Industrial)	Retail/Service Uses
South:	M (Industrial)	Retail/Service Uses
East:	M (Industrial)	Retail/Service Uses
West:	C-1 (Limited Commercial)	Retail/Office Uses

ANALYSIS & FINDINGS

ZONING

The existing off-premise advertising (billboard) sign is allowed in the M (Industrial) Zone with the approval of a Special Use Permit. City records indicate there are no residentially zoned properties within 300 feet of this billboard, as was the case when it was first approved.

USE

Section 19A.14.010 of the Las Vegas Municipal Code allows the removal of an off-premise advertising (billboard) sign if conditions in the surrounding area have changed such that the billboard no longer meets the standards for approval of a Special Use Permit. Staff finds that the vicinity around the subject billboard has not changed substantially in the past two years so that continuation of the billboard use on the subject site is appropriate for the next year.

U-0025-98(1) - Page Two
August 2, 2000 City Council Meeting

The following findings required for approval of a Special Use Permit application, per Las Vegas Municipal Code Section 19A.18.060, should also be required for any subsequent Special Use Permit review. Thus, the 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."**

Section 19A.14.010 of the Las Vegas Municipal Code allows the removal of an off-premise advertising (billboard) sign if conditions in the surrounding area have changed such that the billboard no longer meets the standards for approval of a Special Use Permit. Staff finds that the vicinity around the subject billboard has not changed substantially in the past two years so that continuation of the billboard use on the subject site is appropriate for the next two years.

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

Staff finds no physical constraints to the continuation of the off-premise advertising (billboard) sign on this site.

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

Staff finds that the continuation of the off-premise advertising (billboard) sign use will not affect Martin Luther King Blvd., a fully developed street adjacent to this site.

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

Staff finds that the off-premise advertising (billboard) sign will be subject to regular City inspections and will not compromise the public health, safety, and welfare.

NOTICES MAILED 20 (direct to City Council item)

APPROVALS 0

PROTESTS 0

City of Las Vegas

Agenda Item No. 119

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: AUGUST 2, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE ITEM - FIVE YEAR REQUIRED REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - U-0020-95(1) - MAXINE FLORES ON BEHALF OF FAITH MEDIA - Appeal filed by Kummer Kaempfer Bonner & Renshaw from the Denial by the Planning Commission of a Required Five Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign at 3205 North Tenaya Way (APN: 138-10-411-002), C-1 (Limited Commercial) Zone, Ward 4 (Brown). The Planning Commission (4-1-1) vote and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

Hearing Officer Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (4-1-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

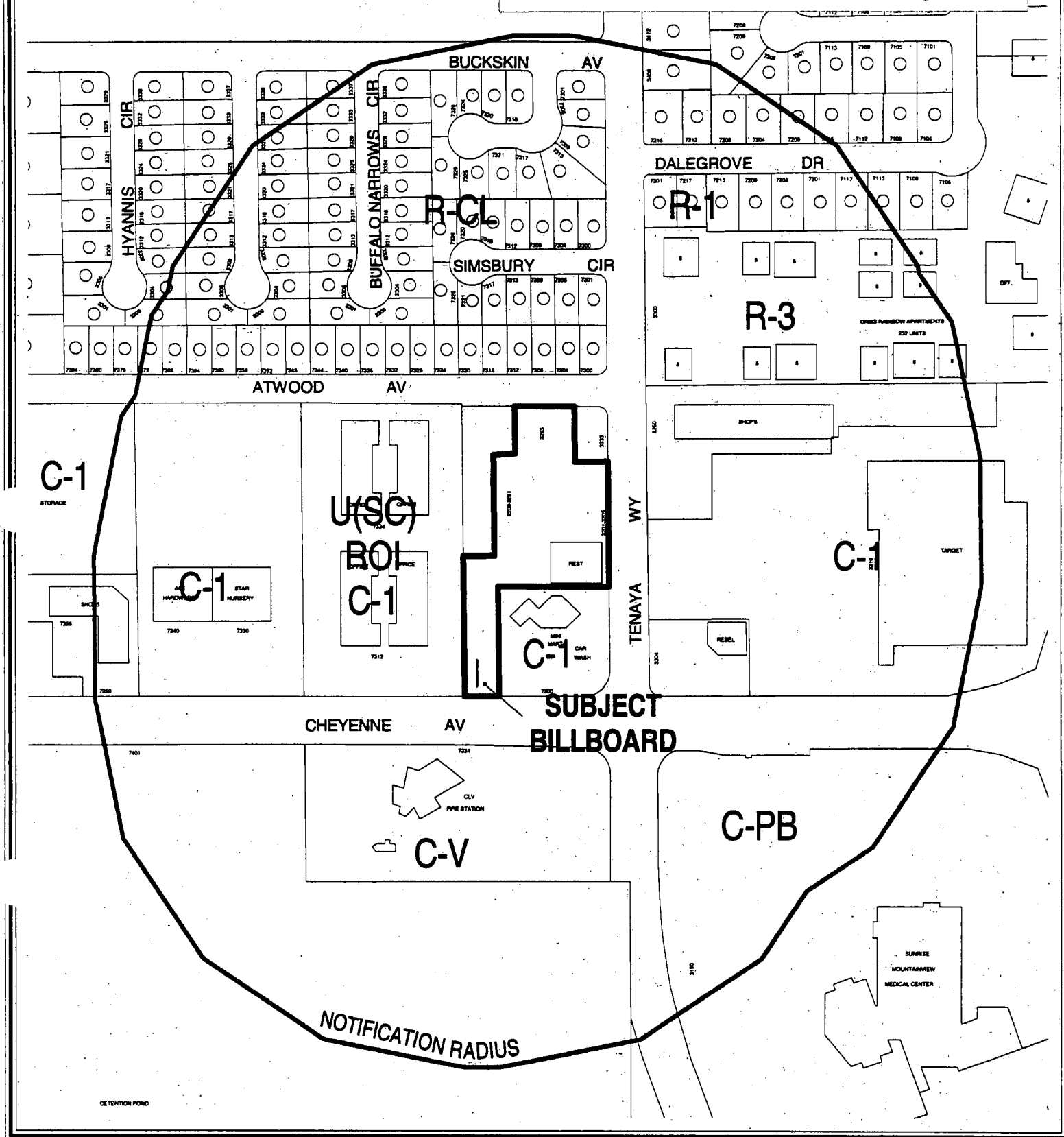
M. McDONALD – Motion to bring forward and HOLD IN ABEYANCE Item 102 [1616 Luning Drive], Item 111 [V-0018-00], Item 113 [V-0031-00] and Item 114 [U-0077-00] to 8/16/2000 and Item 119 [U-0020-95(1) to 9/6/2000 – UNANIMOUS with L.B. McDONALD excused

MINUTES:

There was no discussion.

(1:08 – 1:10)

3-1



CASE: U-0020-95(1)

RADIUS: 750 FT

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

0 200 400 Feet



U(SC)

ROI

OFFICE

OFFICE

C-1

OFFICE

OFFICE

7312

3209-3261

3223

3201-3205

REST

MINI

MART

C-1

CAR
WASH

7300

TENAYA WY

TENAYA WY

3204

CHEYENNE

AV

**SUBJECT
BILLBOARD**

7331

CLV

FIRE STATION
SEPARATION RADIUS

C-V

CASE: U-0020-95(1)

SEPARATION RADIUS: 300 FT

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

0 90 180 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 2, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: U-0020-95(1) - Maxine Flores on behalf of Faith Media

THIS ITEM WAS HELD IN ABEYANCE FROM THE JULY 5, 2000 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST.

**** CONDITIONS ****

The Planning Commission (4-1-1 vote) and staff recommend DENIAL. If approved, subject to:

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign be removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising sign.
3. All City Code requirements and design standards of all City Departments shall be satisfied.

U-0020-95(1) - Page One
August 2, 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 Five Year Required Review of an approved Special Use Permit for one 672 square foot (14 foot x 48 foot), 40 foot high off-premise sign (billboard), located at 3205 North Tenaya Way.

BACKGROUND DATA

- 04/19/95 The City Council approved a Special Use Permit (U-20-95) for one 672 square foot (14 foot by 48 foot), 40 foot tall off-premise advertising (billboard) sign on the parcel, subject to a 5-year review.
- 03/24/97 The City Council adopted Ordinance 4073, establishing the Off-Premise Sign Exclusionary Zone within Title 19A as part of the adoption of Title 19A.
- 09/01/99 The City Council overturned the recommendation of the Board of Adjustment and approved a Variance (V-56-99) to allow the off-premise advertising (billboard) sign to be relocated on the site although within the Off-Premise Sign Exclusionary Zone.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	C-1 (Limited Commercial)	Restaurant
South	C-V (Civic)	Fire Station
East	C-1 (Limited Commercial)	Convenience Store
West	C-1 (Limited Commercial)	Office

ANALYSIS & FINDINGS

ZONING

The subject site is currently within the Off-Premise Sign Exclusionary Zone, established in 1997, of Las Vegas Municipal Code Title 19A.14.100. The existing off-premise advertising (billboard) sign is not a permitted use within the Off-Premise Sign Exclusionary Zone.

U-0020-95(1) - Page Two
August 2, 2000 City Council Meeting

USE

Staff finds that the continued off-premise advertising (billboard) sign use on the subject site is inappropriate, in that the site is located within the Off-Premise Sign Exclusionary Zone and the continuation of the off-premise advertising (billboard) use will be in conflict with the intent of the Exclusionary Zone. In addition, the office development adjacent to the east of the off-premise sign was approved and constructed after the approval of the Special Use Permit, and represents substantial change in the area in the past three years.

FINDINGS

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

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.**

Section 19A.14.010 of the Las Vegas Municipal Code allows the removal of an off-premise sign if conditions in the surrounding area have changed such that the off-premise advertising (billboard) sign no longer meets the standards for approval of a Special Use Permit. Staff finds that the area immediately surrounding the subject site has changed substantially since the approval of the Special Use Permit allowing the off-premise advertising (billboard) sign, including the approval and construction of a 52,000 square-foot office complex adjacent to the west of the off-premise sign. In addition, the Off-Premise Sign Exclusionary Zone was adopted since the initial approval of this Special Use Permit. Staff finds, in the context of changes in the surrounding area and adoption of the Off-Premise Sign Exclusionary Zone, the continuation of the off-premise sign use is wholly inappropriate for the subject site.

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

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

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

Staff finds the off-premise advertising (billboard) sign is located in an area served by existing fully developed streets.

U-0020-95(1) - Page Three

August 2, 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 off-premise advertising (billboard) sign will be subject to regular inspection and will not compromise the public health, safety or welfare. However, the off-premise advertising (billboard) sign is not consistent with the Off-Premise Sign Exclusionary Zone of Las Vegas Municipal Code Title 19A.14.10.

NOTICES MAILED 123 by City Clerk

APPROVALS 0

PROTESTS 1

[Note: Public testimony was received in opposition for reasons that the billboard is unsightly and inappropriate because it is the only such sign in the surrounding area.]

[Note: The Planning Commission determined that substantial new development has occurred in the area since the sign was erected resulting in the sign now being inappropriate in the area, the sign is located within the Off-Premise Sign Exclusionary Zone, and even though much of the area is commercial in nature, that fact does not necessarily mean that billboards are an appropriate and harmonious use.]

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



U-0020-95(1) - MAXINE FLORES ON BEHALF OF FAITH MEDIA
2350 NORTH RAINBOW BOULEVARD

KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW

JOHN C. RENSHAW
THOMAS F. KUMMER
CHRISTOPHER L. KAEMPFER
MICHAEL J. BONNER
KATHLEEN JANE ENGLAND
JOHN N. BREWER
GERALD D. WAITE
SHERWOOD N. COOK
JOHN C. JEPSEN
MARK H. FIORENTINO
JOHN A. CURTIS
L. JOE COPPEDGE
DAVID A. BARKSDALE

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August 1, 2000

OF COUNSEL
H. GRIMMY NASKY
JAMES H. BILBAY
ANTHONY A. ZMAITA

THOMAS D. AMICK
NEKKI L. BAKER
GREGORY S. CHURCH
ROBERT J. GRONAUER
JEREMY H. HILSABECK
KRISTINA S. HOLMAN
GAVIN C. JANGARD
MARK S. KATZ
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MICHAEL I. KLING
ANNIE J. KUNG
KURT C. LAMBERT
KATHLEEN S. NICHOLSON
DANIEL D. NIKK
ANGELA TURRICIANO O'NEIL
RUSSO J. M. ROWE
ELIZABETH A. SAVAGE
LYSSA M. SIMONETTI
JAMES E. 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-0020-95(1) - Cheyenne/Tenaya - 5 yr. review
Maxine Flores on Behalf of Faith Media

Dear Ms. Ronemus:

This office represents the applicant in the above-referenced matter. We respectfully request this matter be continued from the presently scheduled City Council hearing of August 2, 2000 until September 6, 2000.

Thank you for your consideration.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW

Bob Gronauer

Robert J. Gronauer

RJG/mlt

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