

City of Las Vegas

Agenda Item No. 120

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

FIVE YEAR REQUIRED REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - U-0036-95(1) - FOSTER DAY CORPORATION ON BEHALF OF LAMAR OUTDOOR ADVERTISING COMPANY - Required Five Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign at 2401 North Decatur Boulevard (APN: 138-13-801-083), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). The Planning Commission (5-0-2 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 (5-0-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

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

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

The applicant was not present.

COUNCILMAN WEEKLY verified with DAVID PETROVICH, Planning & Development Department, that this item is recommended for a two-year review instead of five years.

No one appeared in opposition.

There was no further discussion.

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

CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 120 – U-0036-95(1)

MINUTES- Continued:

MAYOR GOODMAN declared the Public Hearing closed.

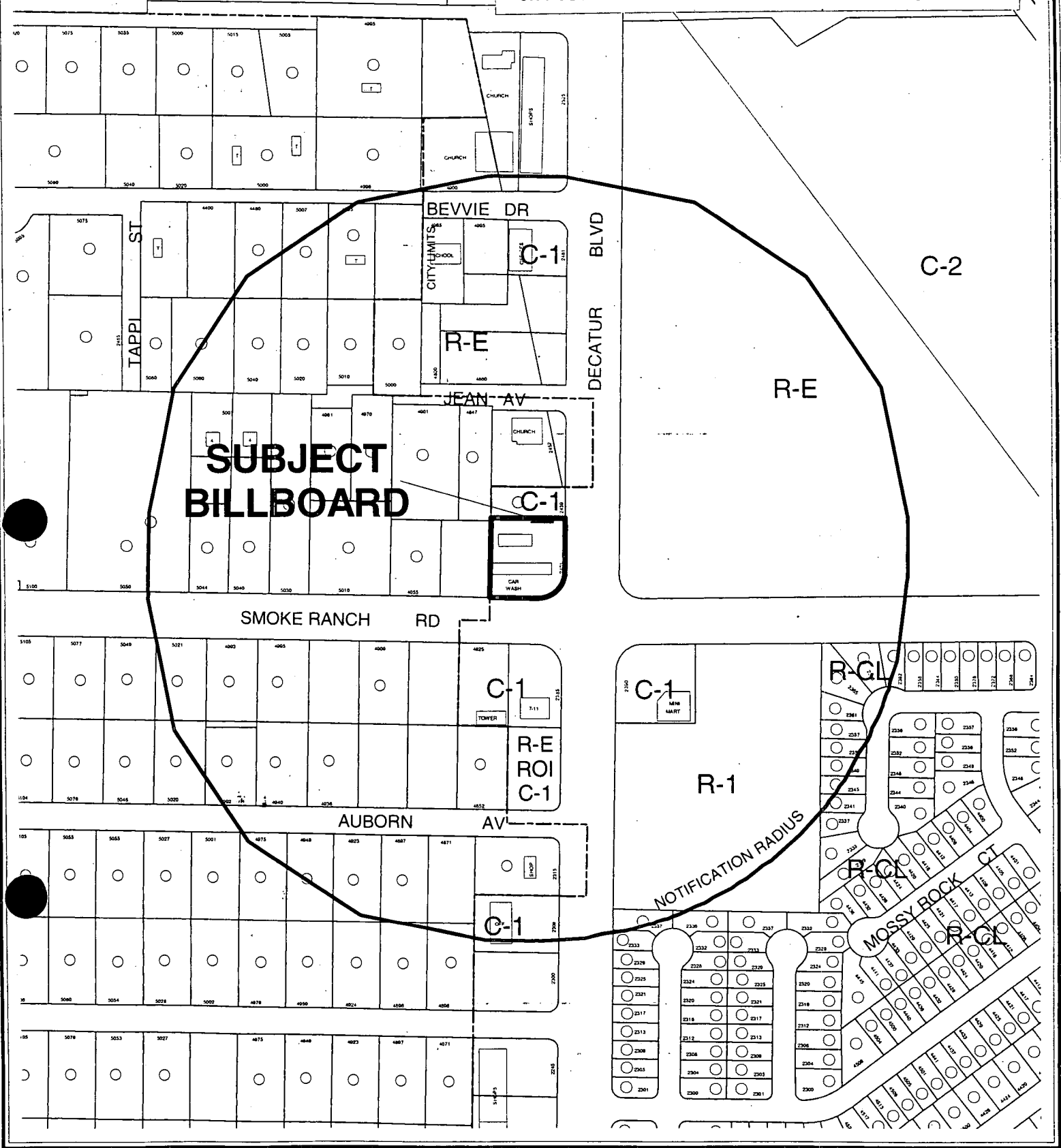
(2:41 – 2:43)

4-144

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.



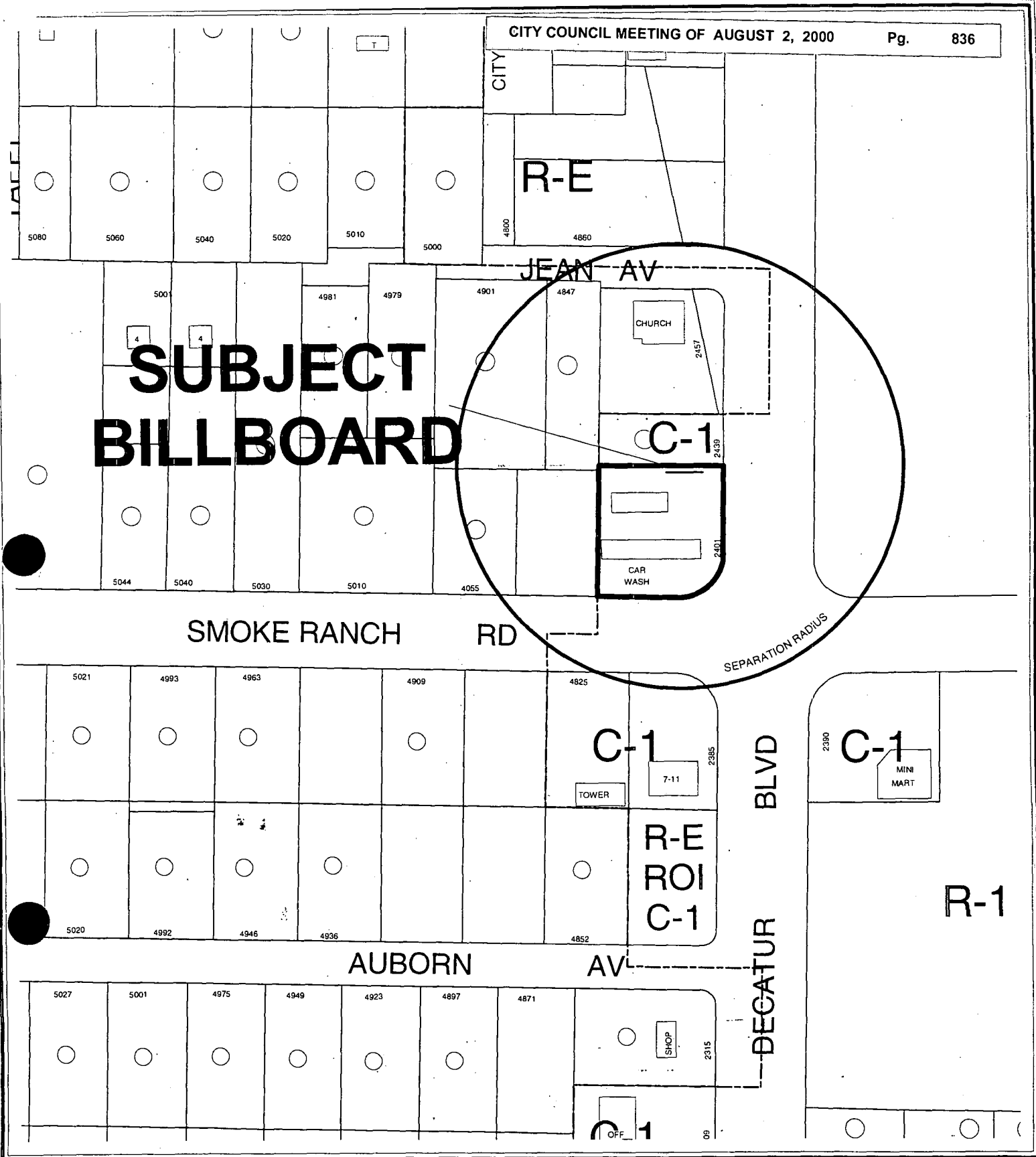
CASE: U-0036-95(1)

RADIUS: 750 FT

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

0 200 400 Feet





CASE: U-0036-95(1)
SEPARATION RADIUS: 300 FT

0 100 200 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 2, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: U-0036-95(1) - Foster Day Corporation on behalf of Lamar Outdoor Advertising Company

**** CONDITIONS ****

The Planning Commission (5-0-2 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-0036-95(1) - Page One

August 2, 2000 City Council Meeting

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

This request is for a required Five Year Review of an approved Special Use Permit for one 672 square foot (14 foot x 48 foot), 40 foot high off-premise advertising (billboard) sign, located at 2401 North Decatur Boulevard.

BACKGROUND DATA

06/21/95 The City Council approved a Special Use Permit (U-36-95) for one 672 square foot (14 foot x 48 foot), 40 foot high off-premise advertising (billboard) sign on the site, subject to a 5 year review.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	C-1 (Limited Commercial)	Church
South	C-1 (Limited Commercial)	Retail Commercial
East	R-E (Residence Estates)	Undeveloped
West	Clark County	Single Family Residential

ANALYSIS & FINDINGS**ZONING**

The Las Vegas Municipal Code Title 19A.14.100 requires a minimum separation between off-premise advertising (billboard) signs and any R (Residential) zone of 300 feet. These separation requirements were adopted by City Council ordinance after the Special Use Permit application to allow this off-premise advertising (billboard) sign was filed. Staff finds the subject off-premise advertising (billboard) sign is approximately 140 feet from an R-E (Residence Estates) zone, and while the existing off-premise advertising (billboard) sign does not meet the current separation requirements for this use; it met separation requirements in 1995 when the application was made. The subject site is currently zoned C-1 (Limited Commercial), and an off-premise advertising (billboard) sign is a permitted use within the C-1 (Limited Commercial) zone subject to a Special Use Permit.

U-0036-95(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 appropriate, in that the site vicinity has not changed substantially in the past five years and the continuation of the billboard use will be appropriate for the next two (2) 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 has not changed substantially in the last 5 years since approval of the Special Use Permit, billboards are not conducive to new development of an area 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 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.**

This finding is not applicable to the off-premise advertising (billboard) sign use.

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

Staff finds the off-premise sign will be subject to regular inspection and will not compromise the public health, safety or welfare.

U-0036-95(1) - Page Three
 August 2, 2000 City Council Meeting

NOTICES MAILED 76 by City Clerk

APPROVALS 0

PROTESTS 0

AGENCY COMMENTS

<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES	NO	NO
<i>B&S - Permits/Inspections</i>	YES	NO	NO
<i>PW - DEVCO</i>	YES	YES	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-0036-95(1) - FOSTER DAY CORPORATION ON BEHALF OF LAMAR OUTDOOR ADVERTISING
2401 NORTH DECATUR BOULEVARD
JUNE 22, 2000 PLANNING COMMISSION

City of Las Vegas

Agenda Item No. 121

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: AUGUST 2, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:****FIVE YEAR REQUIRED REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - U-0052-95(1) - AMBER INVESTMENT COMPANY ON BEHALF OF LAMAR****OUTDOOR ADVERTISING COMPANY** - Required Five Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign at 336 West Sahara Avenue (APN: 162-04-807-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese). The Planning Commission (6-0-1 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 (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:**REESE – ABEYANCE to 8/16/00 – UNANIMOUS with L.B. McDONALD excused****MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

The applicant was not present.

COUNCILMAN REESE requested that the item be held in abeyance so that a representative from Lamar Outdoor Advertising Company could be present. At that time he would impose a one-year review because the billboard is in a redevelopment area.

No one appeared in opposition.

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

CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 121 – U-0052-95(1)

MINUTES – Continued:

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

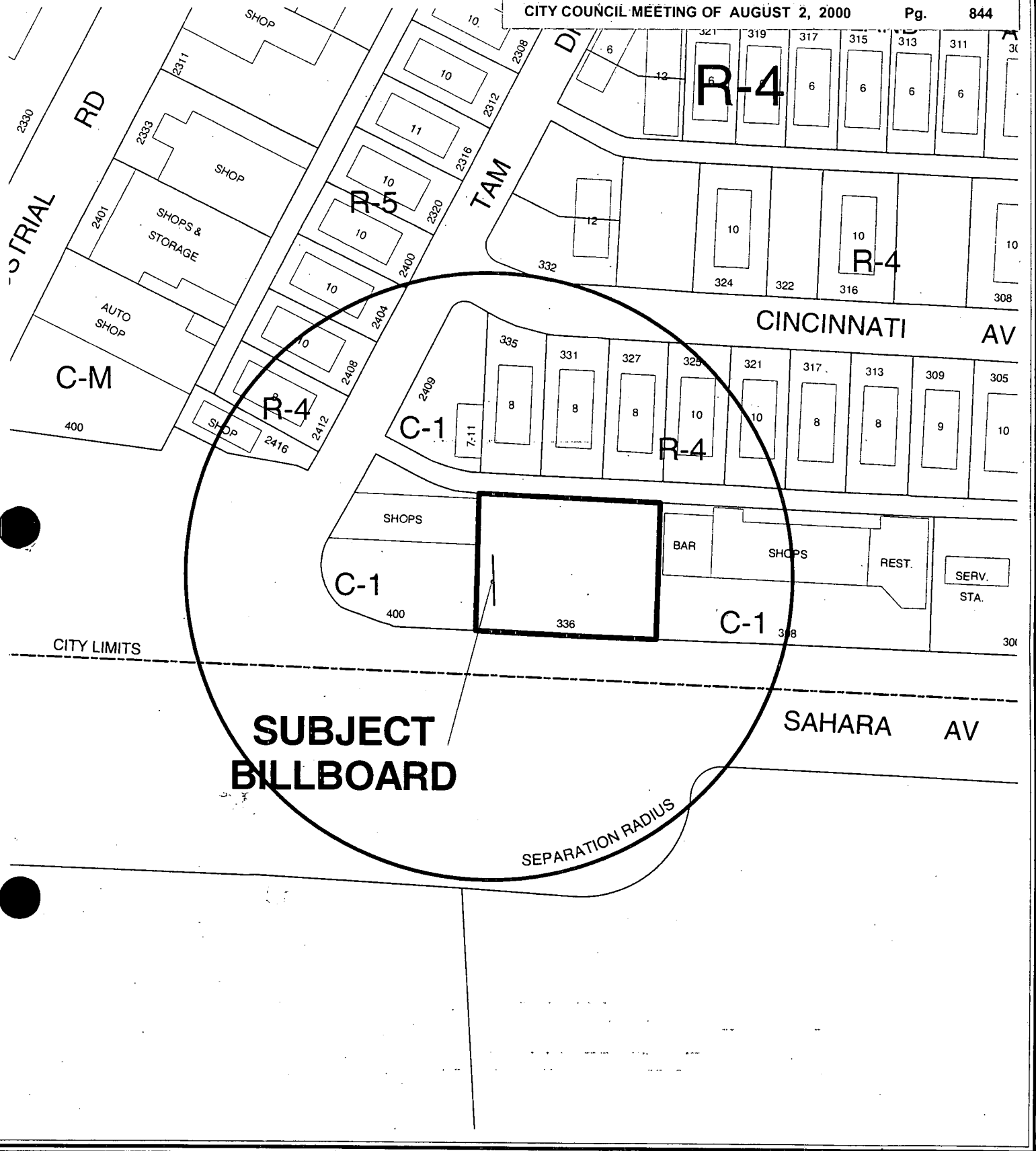
(2:43 – 2:44)

4-195

CONDITIONS:

Planning and Development

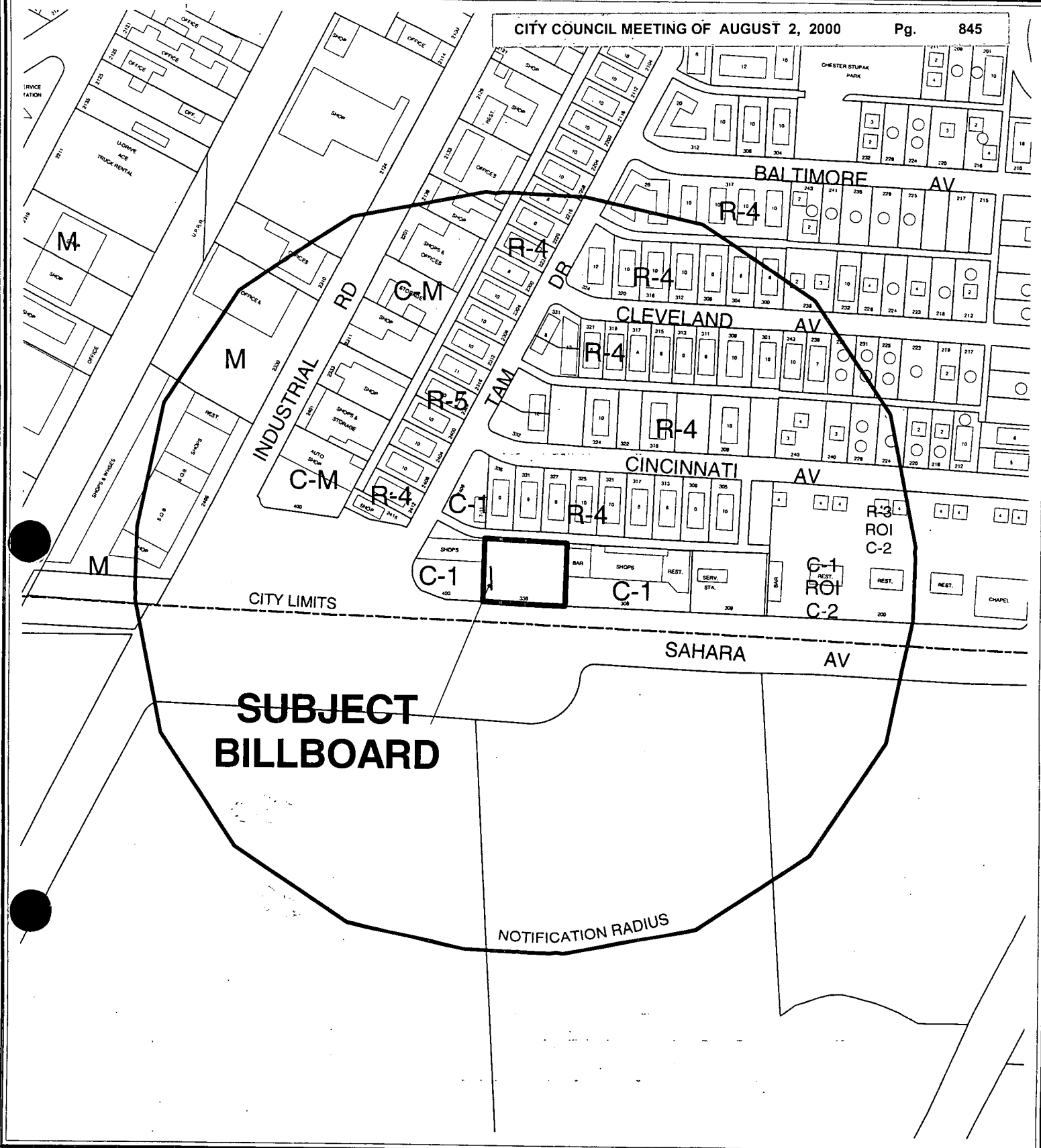
1. This Special Use Permit shall be reviewed in one (1) year at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement 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.



CASE: U-0052-95(1)
SEPARATION RADIUS: 300 FT

0 90 180 Feet





CASE: U-0052-95(1)

RADIUS: 750 FT

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

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 2, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

**ITEM DESCRIPTION: U-0052-95(1) - Amber Investment Company on behalf of
Lamar Outdoor Advertising 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 one (1) year 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-0052-95(1) - Page One

August 2, 2000 City Council Meeting

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

This request is for a Required Five-Year Review for an approved Special Use Permit, which allowed a 14-foot x 48-foot off-premise advertising (billboard) sign at 336 West Sahara Avenue.

BACKGROUND DATA

06/21/95 The City Council approved the Special Use Permit (U-52-95) for the 14-foot x 48-foot off-premise advertising (billboard) sign on this site subject to a five-year review.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-4 (High Density Residential)	Multi-Family Residential
South	Clark County	Undeveloped
East	C-1 (Limited Commercial)	Commercial
West	C-1 (Limited Commercial)	Commercial

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.

USE

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 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 five years. However, there has recently been an increase in interest in development of the area and this site is within the Las Vegas Downtown Redevelopment Area; therefore staff recommends a review in one (1) year.

U-0052-95(1) - Page Two

August 2, 2000 City Council Meeting

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 five years since the approval of the Special Use Permit, billboards are not conducive to new development and are not an appropriate use in perpetuity. Staff is aware there has been recent discussion of potential new development in the area, although no formal requests have been applied for and because the site is within the Las Vegas Downtown Redevelopment Area, staff recommends this approval be subject to a one-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 Sahara Avenue, a fully developed street adjacent to this request.

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.

U-0052-95(1) - Page Three
August 2, 2000 City Council Meeting

NOTICES MAILED 56 by City Clerk

APPROVALS 0

PROTESTS 0

AGENCY COMMENTS

<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES	NO	NO
<i>B&S - Permits/Inspections</i>	YES	NO	NO
<i>PW - DEVCO</i>	YES	YES	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-0052-95(1) - AMBER INVESTMENT COMPANY ON BEHALF OF LAMAR OUTDOOR ADVERTISING
336 WEST SAHARA AVENUE
JUNE 22, 2000 PLANNING COMMISSION

City of Las Vegas

Agenda Item No. 122

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

FIVE YEAR REQUIRED REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - U-0055-95(1) - HAROLD LOOMIS, ET AL ON BEHALF OF LAMAR OUTDOOR ADVERTISING COMPANY - Required Five Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign at 2560 South Highland Drive (APN: 162-09-110-020), M (Industrial) Zone, Ward 3 (Reese). The Planning Commission (7-0 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 (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

REESE – ABEYANCE to 8/16/00 – UNANIMOUS with L.B. McDONALD excused

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

The applicant was not present.

COUNCILMAN REESE requested that the item be held in abeyance so that a representative from Lamar Outdoor Advertising Company could be present and at that time he would request a four-year review, as the area has not changed.

No one appeared in opposition.

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

CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 122 – U-0055-95(1)

MINUTES – Continued:

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

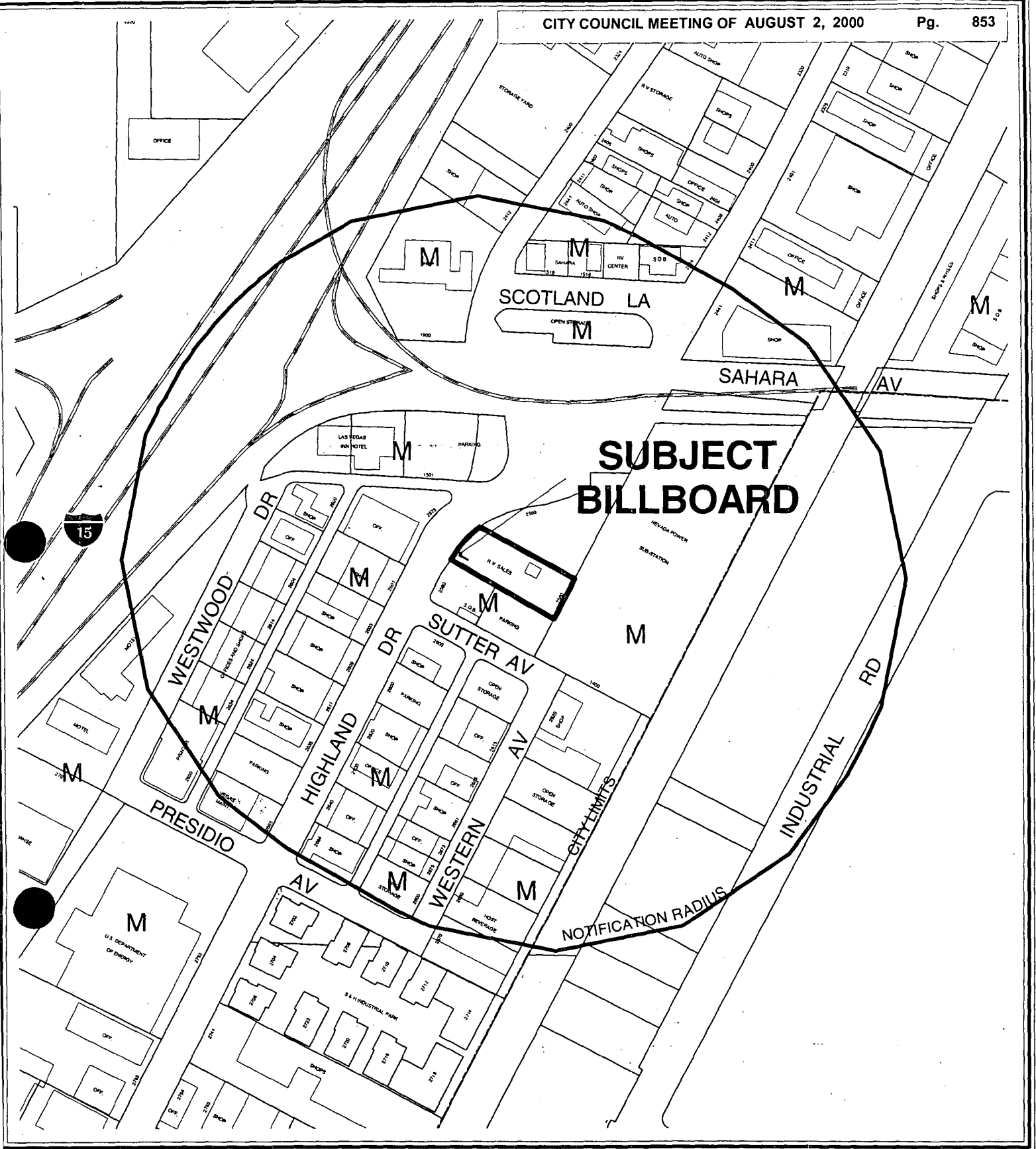
(2:44 – 2:45)

4-223

CONDITIONS:

Planning and Development

1. This Special Use Permit shall be reviewed in four (4) 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.



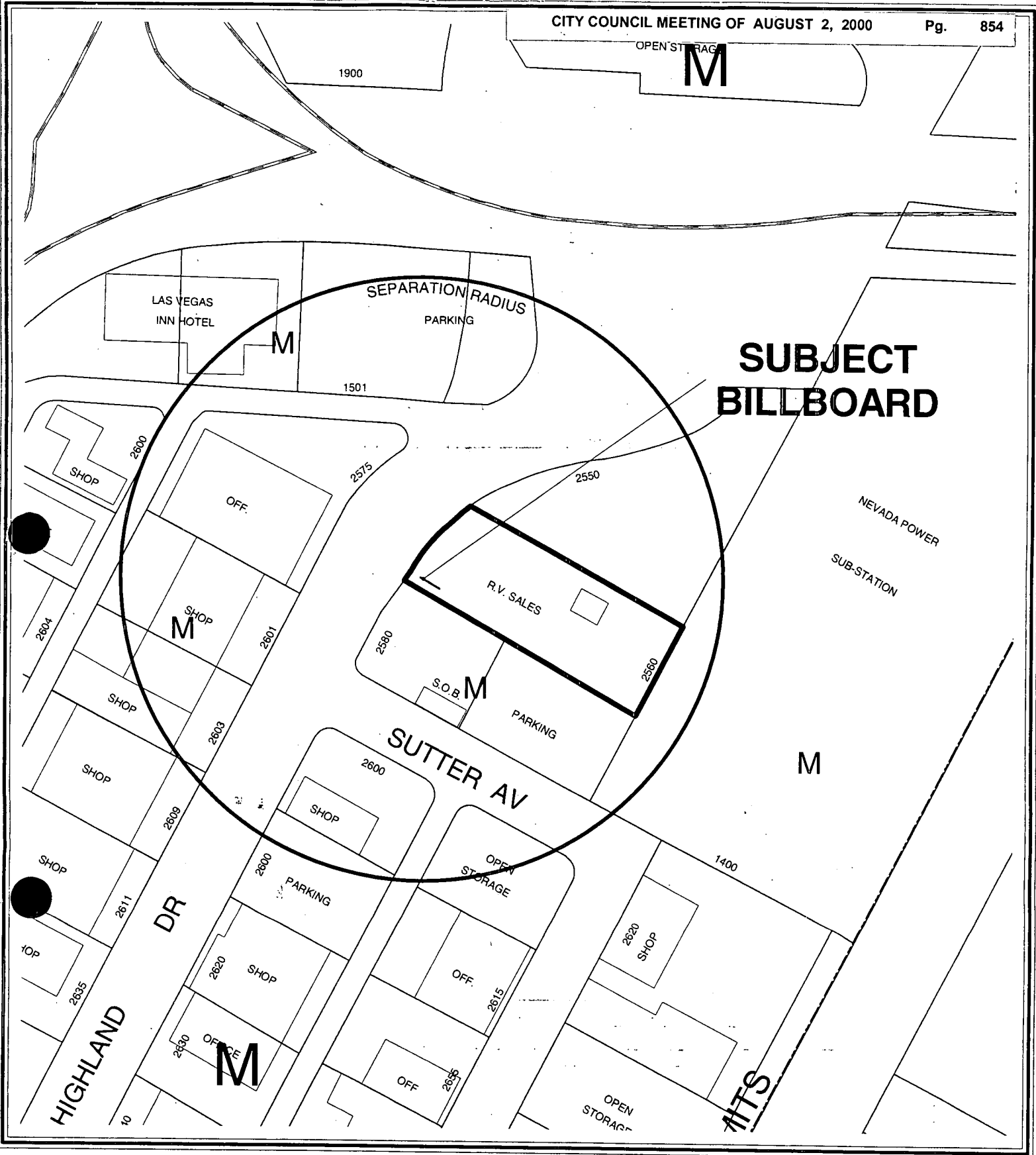
CASE: U-0055-95(1)

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 200 400 Feet





CASE: U-0055-95(1)
SEPARATION RADIUS: 300 FT

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-0055-95(1) - Harold Loomis, Et Al on behalf of Lamar Outdoor Advertising Company

**** CONDITIONS ****

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

Planning and Development

1. This Special Use Permit shall be reviewed in four (4) 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-0055-95(1) - Page One

August 2, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a required Five Year Review of an approved Special Use Permit for one 672 square foot (14 foot x 48 foot), 40 foot high off-premise advertising (billboard) sign located at 2560 South Highland Drive.

BACKGROUND DATA

06/21/95 The City Council approved a Special Use Permit (U-55-95) for one 672 square foot (14 foot x 48 foot), 40 foot high off-premise advertising (billboard) sign on the subject site.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	M (Industrial)	Undeveloped
South	M (Industrial)	Industrial
East	M (Industrial)	Industrial
West	M (Industrial)	Industrial

ANALYSIS & FINDINGS

ZONING

Staff finds the existing off-premise advertising (billboard) sign is within the range of uses permitted with Special Use Permit approval in the existing M (Industrial) zoning of the site.

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 advertising (billboard) sign no longer meets the standards for approval of a Special Use Permit. Staff finds that since the area immediately surrounding the subject site has not changed substantially since the approval of this Special Use Permit, the continued off-premise advertising (billboard) sign use is appropriate.

U-0055-95(1) - Page Two
August 2, 2000 City Council Meeting

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.**

Staff finds the continuation of the off-premise advertising (billboard) sign use will not be in conflict with the surrounding land uses.

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.**

This finding is not applicable to the off-premise advertising (billboard) sign use.

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

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

NOTICES MAILED 42 by City Clerk

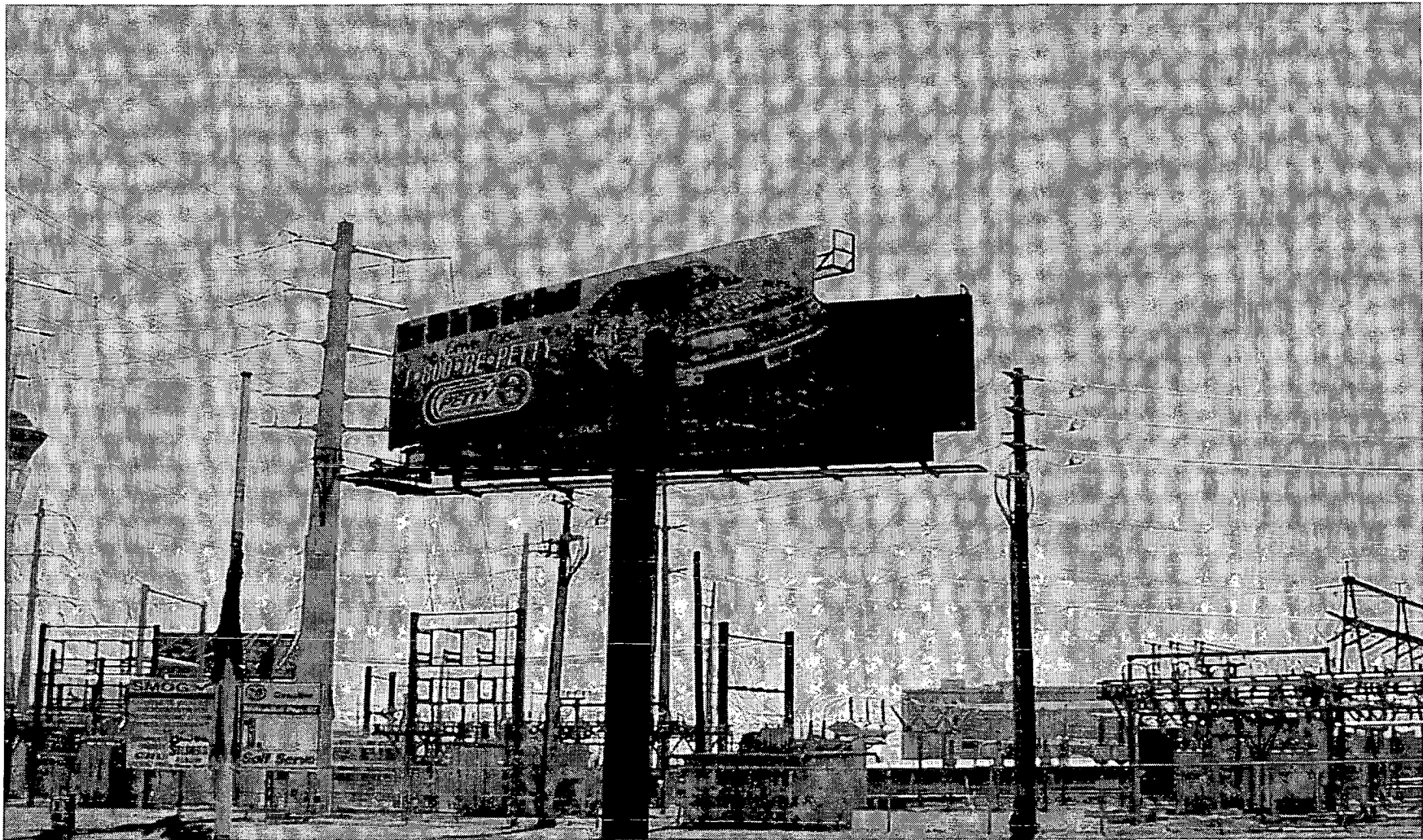
APPROVALS 0

PROTESTS 0

U-0055-95(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
<i>Metro - Crime Prevention</i>	YES	NO	NO



U-0055-95(1) - HAROLD LOOMIS, ET AL ON BEHALF OF LAMAR OUTDOOR ADVERTISING
2560 SOUTH HIGHLAND DRIVE
JUNE 22, 2000 PLANNING COMMISSION

City of Las Vegas

Agenda Item No. 123

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: AUGUST 2, 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE ITEM - SPECIAL USE PERMIT - PUBLIC HEARING - **U-0067-00 - PINE DEVELOPMENT, INC. ON BEHALF OF SPRINT PCS** - Appeal filed by Spectrum Surveying and Engineering from the Denial by the Planning Commission of a request by Pine Development, Inc. on behalf of Sprint PCS for a Special Use Permit FOR AN EIGHTY (80) FOOT HIGH WIRELESS COMMUNICATION MONOPOLE at 602 North Rainbow Boulevard (APN: 138-26-301-004), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald). Staff recommends APPROVAL. The Planning Commission (4-1-1 vote) recommends DENIAL

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 (4-1-1 vote) recommends DENIAL. Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

M. McDONALD – ABEYANCE to 8/16/00 – UNANIMOUS with L.B. McDONALD excused

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

CHRIS WENER, Spectrum Surveying & Engineering, 3002 Rigel Avenue, appeared on behalf of the applicant and requested that the item be held in abeyance. He would like the opportunity to propose two different designs to the Council to see if there is some way to further minimize the visual impact of the facility. One design would be continuing to increase the height of the tower by flush mounting the antennas straight to the tower so that the antennas would not be

*City of Las Vegas***Agenda Item No. 123**

CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 123 – U-0067-00

MINUTES – Continued:

extending out on traditional antenna arrays. The second option would be not to increase the height of the tower. However, in order to be able to allow the radio signal to cover its desired objective, a full array would be required. He discussed this issue with COUNCILMAN McDONALD's staff where additional concerns were raised, including other possible options.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:45 – 2:47)

4-249

CONDITIONS:

Planning and Development

1. The tower shall be a cross-pole style design.
2. If this Special Use Permit is not exercised within one (1) year of the approval, this Special Use Permit shall be void unless an Extension of Time is granted.

Public Works

3. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet and grant a traffic signal chord easement at the northeast corner of Rainbow Boulevard and Silverstream Avenue prior to the issuance of any permits.

Planning and Development

4. All development shall be in conformance with the Site Development plan and building elevations as amended by the above conditions.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
6. All City Code requirements and design standards of all City departments must be satisfied.

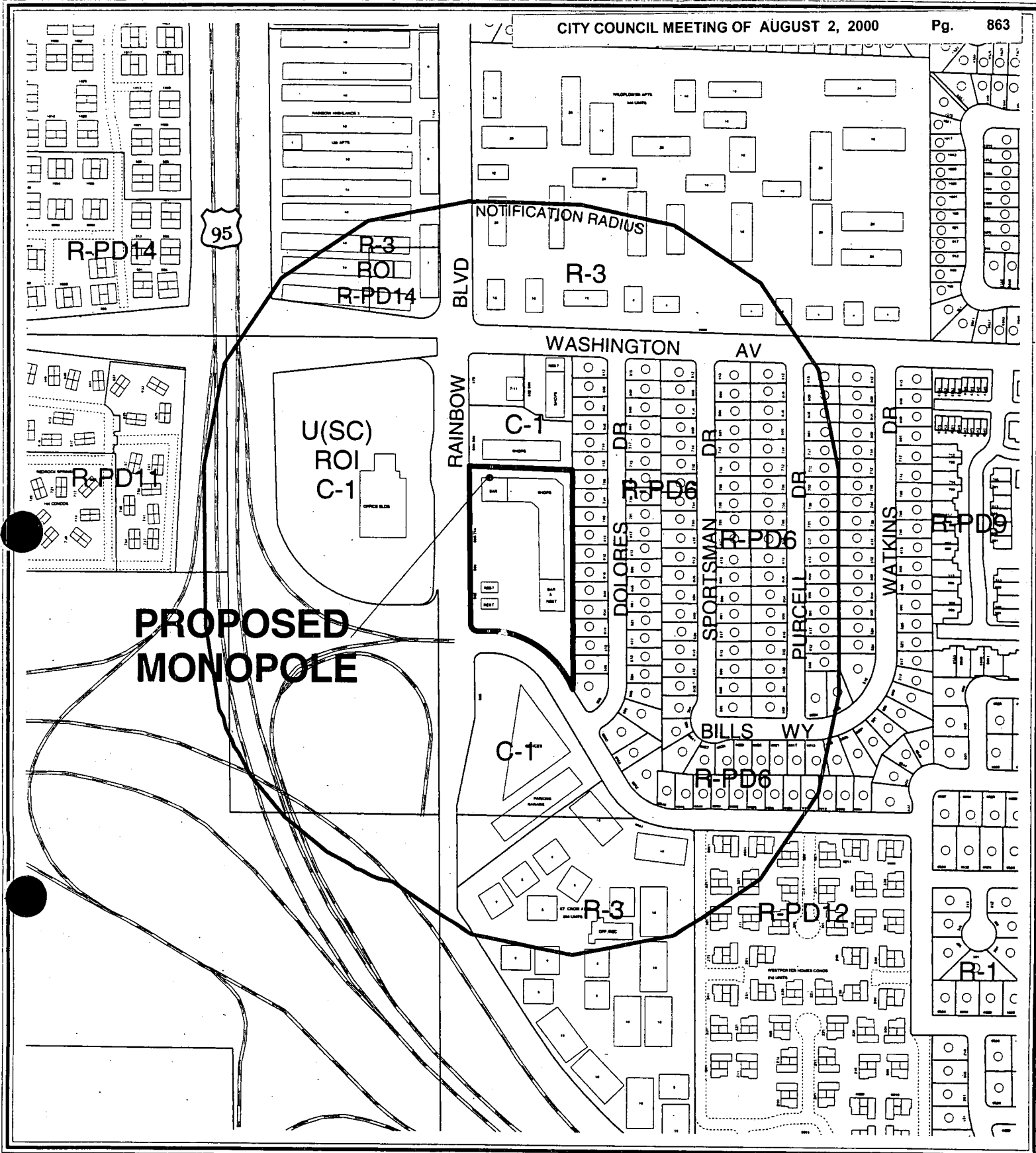
City of Las Vegas

Agenda Item No. 123

CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 123 – U-0067-00

CONDITIONS – Continued:

7. 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.



CASE: U-0067-00

RADIUS: 750 FT

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

0 300 600 Feet



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: AUGUST 2, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: Abeyance Item - U-0067-00 - Pine Development, Inc. on behalf of Sprint PCS**

THIS ITEM WAS HELD IN ABEYANCE FROM THE JULY 19, 2000 CITY COUNCIL MEETING BECAUSE THE APPLICANT WANTS TO REVISE DESIGNS.

**** CONDITIONS ****

The Planning Commission (4-1-1 vote) recommends DENIAL.

Staff recommends APPROVAL, subject to:

Planning and Development

1. The tower shall be a cross-pole style design.
2. If this Special Use Permit is not exercised within one (1) year of the approval, this Special Use Permit shall be void unless an Extension of Time is granted.

Public Works

3. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet and grant a traffic signal chord easement at the northeast corner of Rainbow Boulevard and Silverstream Avenue prior to the issuance of any permits.

Planning and Development

4. All development shall be in conformance with the Site Development plan and building elevations as amended by the above conditions.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
6. All City Code requirements and design standards of all City departments must be satisfied.
7. 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.

U-0067-00 - Page One

August 2, 2000 City Council Meeting

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

This is an appeal filed by Spectrum Surveying and Engineering from the Denial by the Planning Commission of a request by Pine Development, Inc. on behalf of Sprint PCS of a request to remove an existing 60 foot tall communications monopole in the north portion of the existing shopping center and replace it with a tower 75 feet in height. The elevations indicate the pole will accommodate three array style antennas. Associated equipment will be placed on an adjacent pad.

BACKGROUND DATA

05/19/76 The City Council approved a rezoning to C-1 for this site as part of a larger overall request (Z-20-76).

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	C-1	(Limited Commercial)	Retail Shopping Center
South	C-1	(Limited Commercial)	Retail Shopping Center
East	R-PD6	(Residential Planned Development)	Single Family Dwellings
West	C-1	(Limited Commercial)	Office Building

ANALYSIS & FINDINGS**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 notes that many recent applications for similar facilities have included the cross-pole style antenna, and not the array style as proposed by the applicant. Because the cross-pole is more compatible with surrounding properties, and is less visually intrusive, staff is recommending that style of pole be utilized on this site.

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

U-0067-00 - Page Two

August 2, 2000 City Council Meeting

The subject site is suitable for a communications monopole.

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."

A communication monopole will not adversely affect adjacent streets.

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

A communication monopole will not adversely affect the public health, safety, and welfare.

NOTICES MAILED 151 by City Clerk

APPROVALS 0

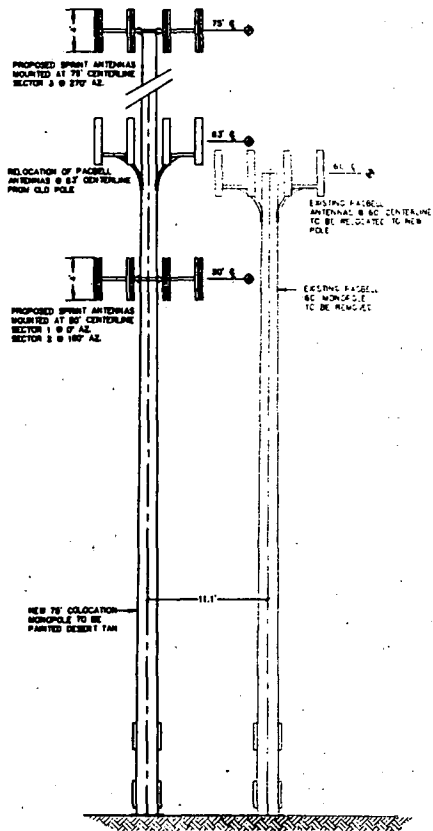
PROTESTS 0

[Note: The Planning Commission believed that this request was incompatible with the residential development to the east and recommended denial.]

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	NO
<i>PW - DEVCO</i>	YES	YES	YES
<i>City Centre Development Corp</i>	YES	NO	N/A
<i>Redevelopment Agency</i>	YES	NO	N/A
<i>Fire Services - Prevention</i>	YES	NO	N/A
<i>Metro - Crime Prevention</i>	YES	NO	N/A

MONOPOLE (SOUTH) ELEVATION



FOOTHILLS EXPRESS
602 RAINBOW BLVD. NORTH
LAS VEGAS, NEVADA 89107
VG36XC124 "D"
95 / RAINBOW



671 GRIER DRIVE, SUITE A
LAS VEGAS, NEVADA 89119

PROJECT INFORMATION:

95 & RAINBOW
VG35XC124 "D"
602 RAINBOW BLVD. NORTH
LAS VEGAS, NEVADA 89107
CLARK COUNTY

CURRENT ISSUE DATE:

03/31/00

ISSUED FOR:

LAND USE PERMIT

REV. DATE DESCRIPTION BY

REV.	DATE	DESCRIPTION	BY
1	03/31/00	BOX 20000	PD

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
3002 RIGEL AVENUE
LAS VEGAS, NEVADA 89102
PH. (702) 367-7703
FAX (702) 367-8733

CONSULTANT:

Blank area for consultant information.

DRAWN BY: CHK: APV:

P. D. DENISON

LICENSURE:

Blank area for licensure information.

SHEET TITLE:

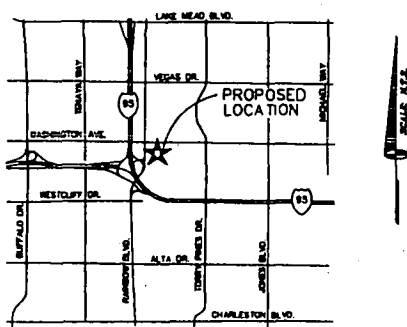
LAND USE PERMIT

SHEET NUMBER: REVISION:

LUP1 0
XC124"D"

VICINITY MAP

SCALE: N.T.S.



CONTACTS

APPLICANT:
SPRINT PCS
671 GRIER DRIVE, SUITE A
LAS VEGAS, NEVADA 89119
(702) 888-6400

AUTHORIZED AGENT:
SPECTRUM SURVEYING & ENGINEERING
3002 RIGEL AVE.
LAS VEGAS, NV 89102
(702) 367-7703
(702) 367-8733 (FAX)

TELECOMMUNICATIONS PLANNING:
SPECTRUM SURVEYING & ENGINEERING
3002 RIGEL AVE.
LAS VEGAS, NV 89102
(702) 367-7703
(702) 367-8733 (FAX)

OWNER:
PACIFIC DEVELOPMENT INC.
7480 W. SAVANNA AVE.
LAS VEGAS, NEVADA 89117-2740

PROJECT SUMMARY

THE PROPOSED PROJECT INCLUDES:

- CHANGE OUT EXISTING 85' POLE WITH 75' POLE, HAVING A MAXIMUM SP HEIGHT OF 85'. PLACE SPRINT ANTENNAS AT CENTERLINES OF 85' & 75'. RELOCATE EXISTING FACELINE ANTENNAS TO THE SAME CENTERLINE HEIGHT OF APPROXIMATELY 85'.
- INSTALLATION OF A BASE TRANSCEIVER STATION (BTS).
- INSTALLATION OF MANUAL TRANSFER SWITCH & GENERATOR PLUG.
- INSTALLATION OF ONE 10' OVAL OPS ANTENNA.
- COAXIAL CABLE RUNS FROM BTS TO ANTENNAS.
- NEW TELEPHONE CONDUIT RUN TO BTS/MIX. CABINET.
- NEW 200A DEDICATED ELECTRICAL SERVICE TO METER.

SHEET INDEX

- LUP-1 TITLE SHEET
- LUP-2 SITE PLAN AND ELEVATIONS

STAFF
U-0067-00
6-8-00 PC

SITE INFORMATION

STREET ADDRESS:
602 RAINBOW BLVD. NORTH
LAS VEGAS, NEVADA 89107

ACREAGE:
TOTAL PARCEL = 2.38 ACRES
LEASE PARCEL = 330 SQUARE FEET, MORE OR LESS

ADDITIONAL PARKING REQUIRED:
N/A - (UNIMPAVED FACILITY)

ADDITIONAL PARCEL NUMBER:
138-34-301-004

PRESENT USE:
NEIGHBORHOOD SHOPPING CENTER

PROPOSED ADDITIONAL USE:
CELLULAR RADIO TRANSMISSION FACILITY (UNIMPAVED STATION)

1. A FIELD BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED ON MARCH 17, 2000
2. THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES.

BASE OF BEARING:
NORTH COUNTRY MAP, BEING THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 36, TOWNSHIP 35 SOUTH, RANGE 80 EAST, N.E.M., CLARK COUNTY, NEVADA AS SHOWN ON FILE 2, PAGE 77 OF RECORD OF SURVEY.

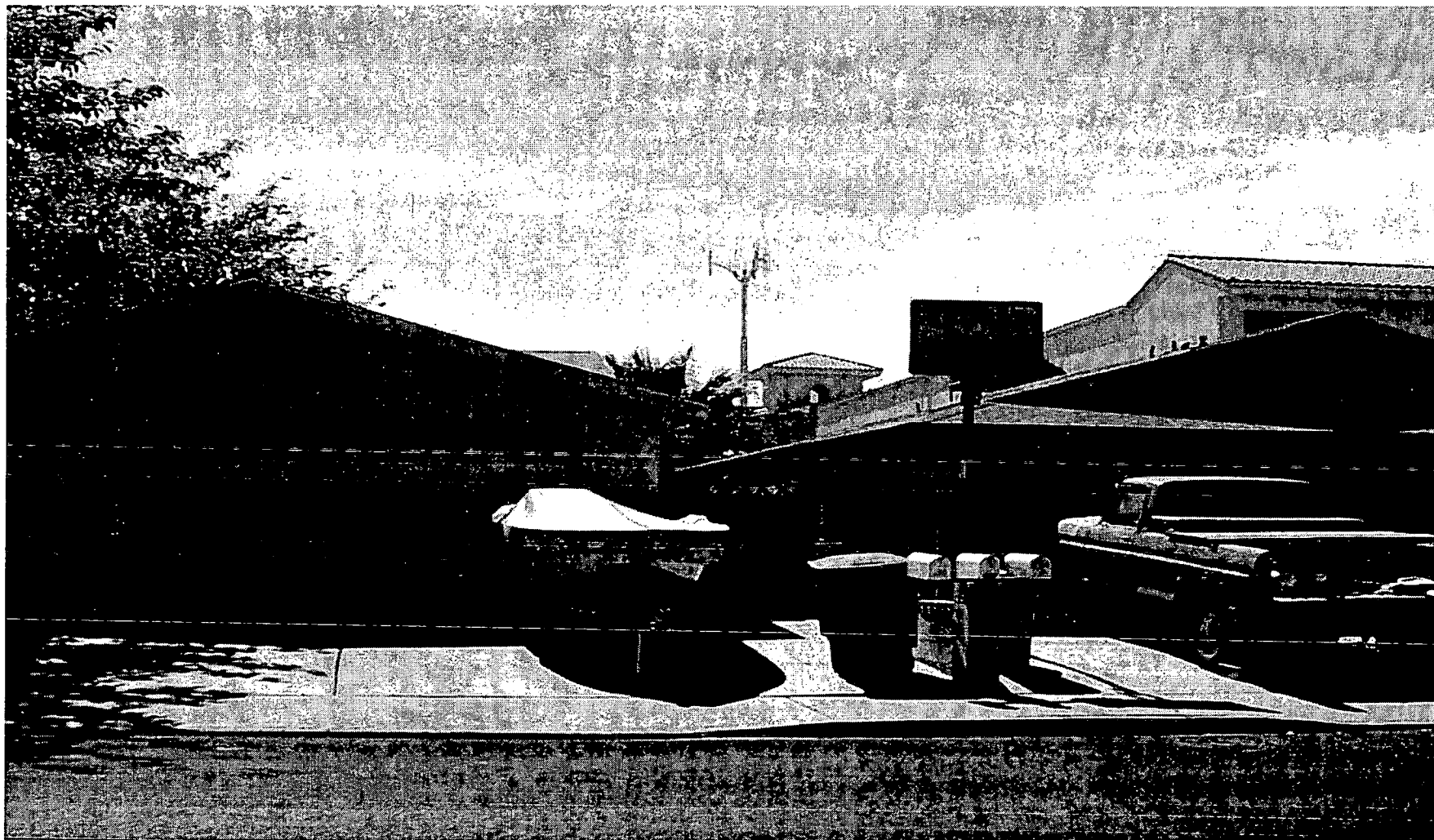
MONUMENT:
CITY OF LAS VEGAS METRIC CONTROL POINT "11400 3854" BEING A NINET AND PLATE IN TOP OF CURB, NORTHEAST CORNER RAINBOW BOULEVARD AND BASHINGTON AVENUE.
ELEVATION: 724.7548 - METERS
2377.80 - FEET
HARD 1000 DATUM

APPROVAL SIGN OFF OF LAND USE PERMIT DRAWINGS

	DATE	PRINT NAME	SIGNATURE
PL/CONSTRUCTION MANAGER			
BY ENGINEER			
PLANNING REPRESENTATIVE			
SITE ACQUISITION REPRESENTATIVE			
SPRINT PROGRAM MANAGEMENT			
NETWORK OPERATIONS			



U-0067-00 - FROM SOUTHWEST OF SITE LOOKING NORTHEASTERLY TO EXISTING MONOPOLE
(RAINBOW BOULEVARD SEEN IN FOREGROUND)



U-0067-00 - FROM ADJACENT RESIDENTIAL NEIGHBORHOOD (ON DOLORES DRIVE) EAST OF THE SUBJECT SITE LOOKING WESTERLY TO EXISTING MONOPOLE

City of Las Vegas

Agenda Item No. 124

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

ABEYANCE ITEM - SPECIAL USE PERMIT - PUBLIC HEARING - **U-0075-00** - **FRESH LAKES LV LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB at 8991 West Sahara Avenue (APN: 163-08-120-032), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L. B. McDonald). (**NOTE: This item to be heard in conjunction with Morning Session Item # 83.**) The Planning Commission (5-0-2 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

Hearing Officer Meeting

City Council Meeting

1**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0**RECOMMENDATION:**

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

BACKUP DOCUMENTATION:

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

MOTION:

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

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY PRESTON HOWARD, Keefer, O'Reilly & Ferrario, 325 S. Maryland Parkway, appeared on behalf of the applicant together with STEVE KRITIKOS, Managing Member, Monsoon II, LLC, 8375 West Flamingo Road, #101. MR. KRITIKOS will be the operator of the proposed supper club called Monsoon Pan Asian Bistro.

No one appeared in opposition.

*City of Las Vegas***Agenda Item No. 124**

CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 124 – U-0075-00

MINUTES – Continued:

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:47 – 2:48)

4-320

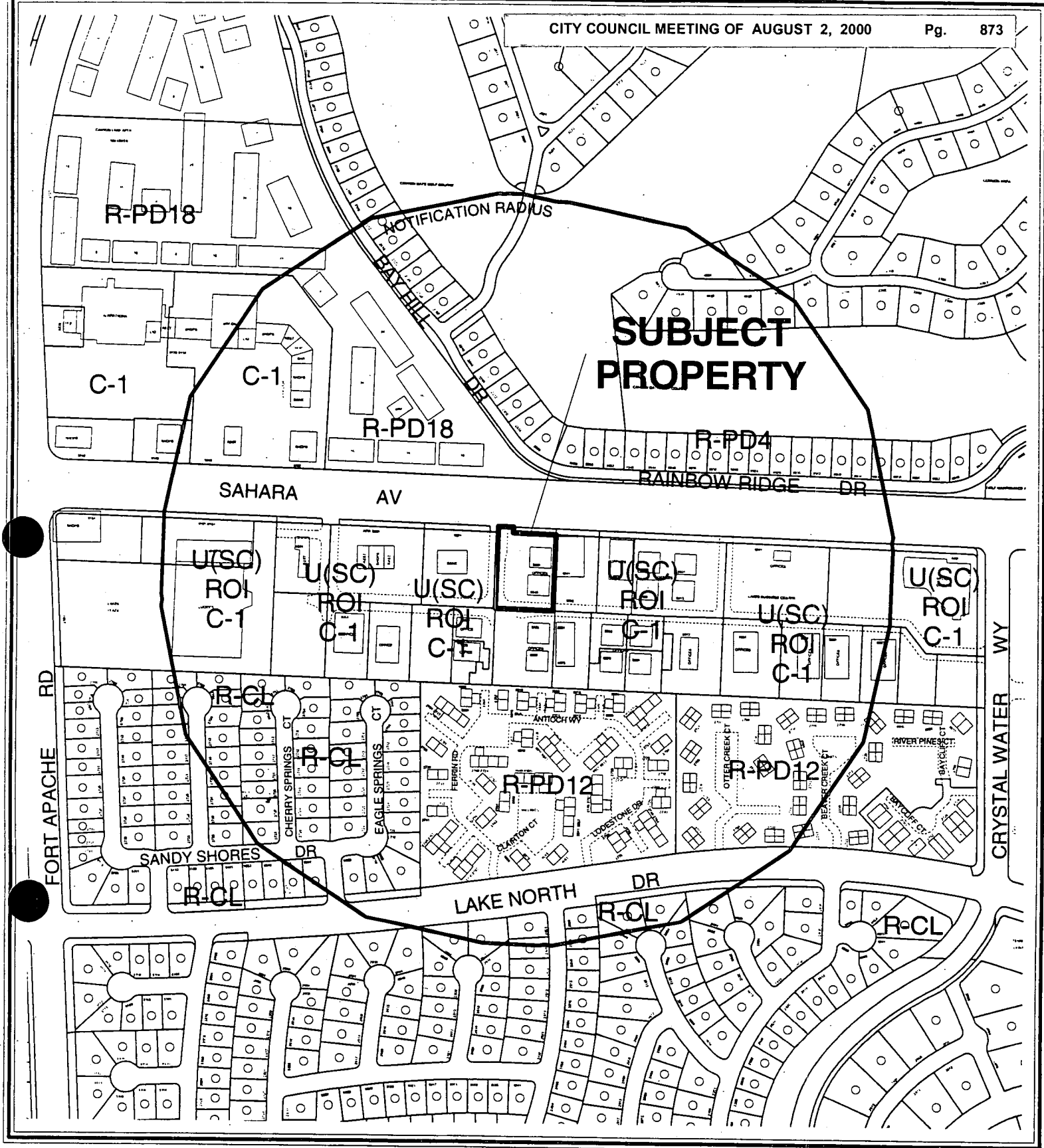
CONDITIONS:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. Conformance to all applicable requirements of Title 6 of the Municipal Code.
3. If this Special Use Permit is not exercised within two (2) years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
4. All City Code Requirements and design standards of all City departments shall be met.

Public Works

5. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
6. Site development to comply with all applicable Conditions of Approval for the Lakes Business Center (Commercial Subdivision), Zoning Reclassification Z-13-86 and all other subsequent site-related actions.



CASE: U-0075-00

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

0 300 600 Feet





	12	
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*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: AUGUST 2, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: Abeyance Item - U-0075-00 - Fresh Lakes LV, Limited Liability Company**

THIS ITEM WAS HELD IN ABEYANCE FROM THE JULY 19, 2000 CITY COUNCIL MEETING IN ORDER TO RENOTIFY THE PUBLIC HEARING.

**** CONDITIONS ****

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

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. Conformance to all applicable requirements of Title 6 of the Municipal Code.
3. If this Special Use Permit is not exercised within two (2) years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
4. All City Code Requirements and design standards of all City departments shall be met.

Public Works

5. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
6. Site development to comply with all applicable Conditions of Approval for the Lakes Business Center (Commercial Subdivision), Zoning Reclassification Z-13-86 and all other subsequent site-related actions.

U-0075-00 - Page One

August 2, 2000 City Council Meeting

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

This request is for a Special Use Permit for a proposed Supper Club (Monsoon Pan Asian Bistro), wherein alcoholic beverages are served in the restaurant area only in conjunction with the serving of food. The tenant space is located within the Lakes Business Center on the south side of Sahara Avenue east of Fort Apache Road.

BACKGROUND DATA

03/19/86 The City Council approved a Rezoning (Z-13-86) to C-1 (Limited Commercial) on the subject site as part of a larger request.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-PD18 (Residential Planned Development - 18 Units Per Acre)	Multi-Family
	R-PD4 (Residential Planned Development - 4 Units Per Acre)	Residential
		Single-Family
		Residential
South	U (Undeveloped) [SC (Service Commercial) General Plan Designation] under ROI to C-1 (Limited Commercial)	Office
East	U (Undeveloped) [SC (Service Commercial) General Plan Designation] under ROI to C-1 (Limited Commercial)	Office
West	U (Undeveloped) [SC (Service Commercial) General Plan Designation] under ROI to C-1 (Limited Commercial)	Financial Institution

ANALYSIS & FINDINGS**ZONING**

Staff finds the proposed Supper Club is a permitted use, with Special Use Permit approval, in the C-1 (Limited Commercial) zone.

U-0075-00 - Page Two
August 2, 2000 City Council Meeting

USE

Section 19A.04.050 of the City of Las Vegas Zoning code establishes criteria for the approval of alcohol related uses. The code requires a Supper Club to be a minimum of 400 feet from any church, synagogue, school, child care facility licensed for more than twelve children or City park as measured from property line to property line. In this case, this use meets the minimum distance separation requirements as no protected uses have been identified within 400 feet of the subject parcel.

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 supper club can be operated in a manner that is harmonious and compatible with the surrounding residential, office and commercial land uses because it will be operated as a restaurant with ancillary alcohol service. Additionally, this use meets the minimum distance separation requirements as no protected uses have been identified within 400 feet of the subject parcel.

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

Staff finds the site is located within an existing commercial center, and will provide a convenient location that provides a service to the surrounding neighborhood.

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

Staff finds the proposed use will be located within a commercial center and will not change the physical characteristics of the site. Surrounding streets are fully developed: Sahara Avenue and Fort Apache Road are both Primary Arterial Roadways with 100-foot rights-of-way.

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

U-0075-00 - Page Three
August 2, 2000 City Council Meeting

Staff finds the proposed supper club use will not compromise the public health, safety and welfare because it will be subject to regular City inspections for licensing.

NOTICES MAILED 345 by City Clerk

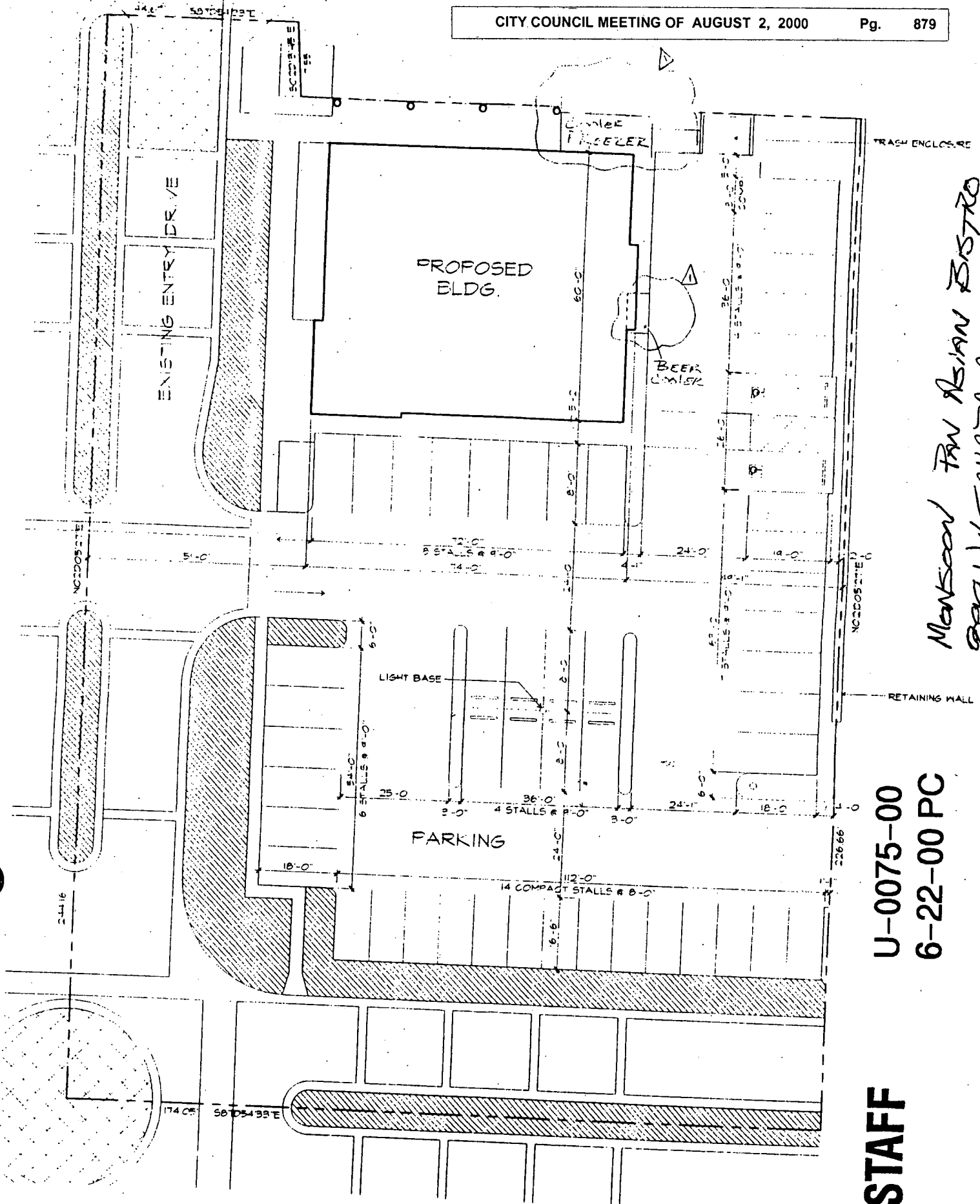
APPROVALS 0

PROTESTS 1

[Note: The single public testimony received was in opposition for reasons that the proposed supper club would be too close to a future children's dental office to be located on vacant land abutting the subject site to the south.]

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-0075-00
6-22-00 PC

STAFF

SEATING ANALYSIS

FOUR SEAT DINING TABLES
16 EACH = 64 SEATS

TWO SEAT DINING TABLES
5 EACH = 10 SEATS

5 SEAT BOOTHS
7 EACH = 35 SEATS

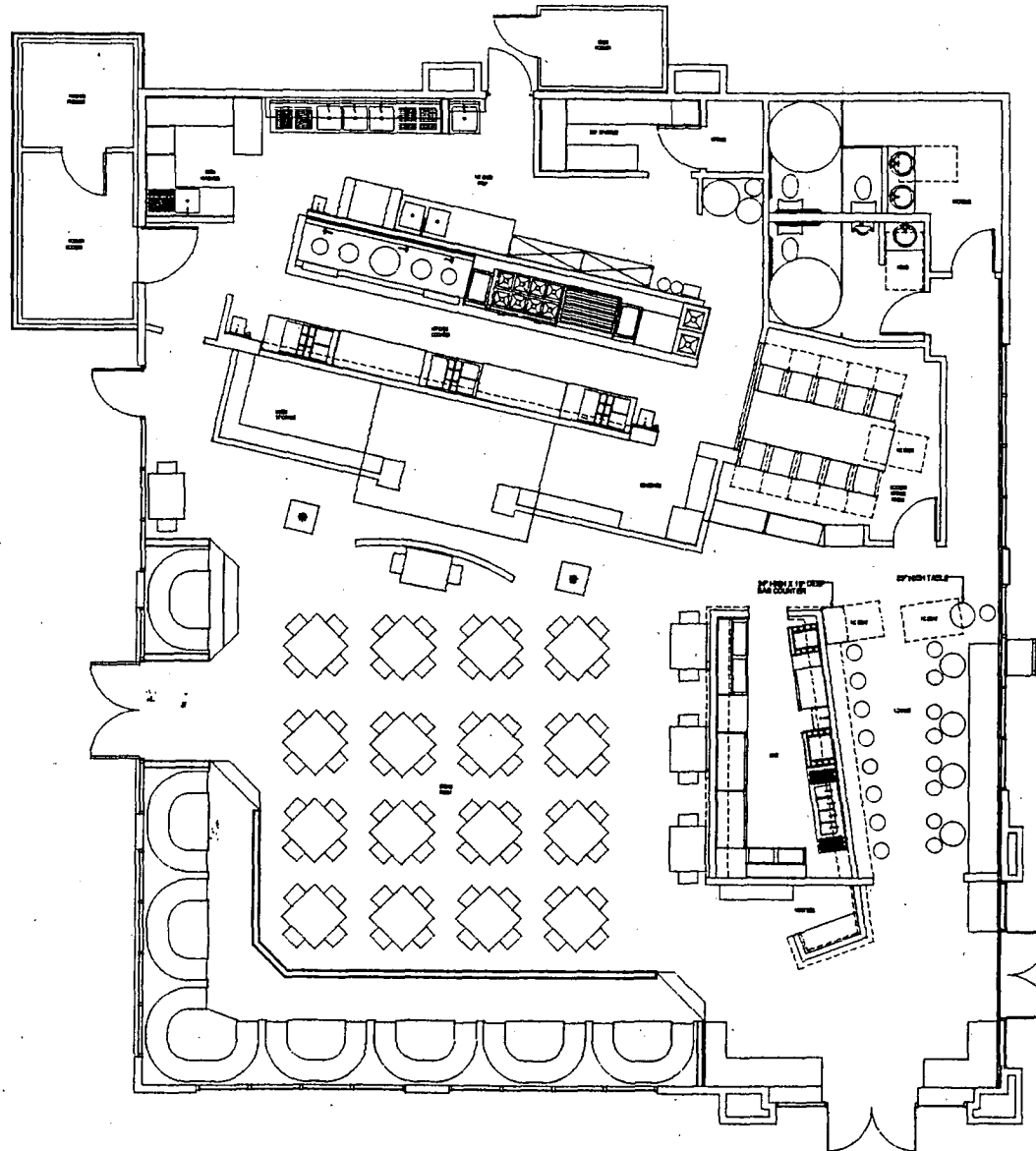
6 SEAT BOOTHS
1 EACH = 6 SEATS

CHEF'S ROOM DINNING TABLE
1 EACH = 11 SEATS

TOTAL DINING SEATING = 126 SEATS

BAR & LOUNGE SEATING = 27 SEATS

WAITING AREA = 10 SEATS



Monsoon Pan Asian
Bistro
100 W. 1st St.
Los Angeles, CA 90012

Monsoon Pan Asian
Bistro
100 W. 1st St.
Los Angeles, CA 90012

PRELIM
Monsoon Pan Asian Bistro
TITLE
SEATING
DATE
BY
SCALE
1/4" = 1'
APPROVAL

PROJECT
Monsoon Pan Asian Bistro
TITLE
SEATING
DATE
BY
SCALE
1/4" = 1'
APPROVAL
PROJECT
A3.1

STAFF U-0075-00
6-22-00 PC



U-0075-00 - FRESH LAKES LV LIMITED LIABILITY COMPANY
891 WEST SAHARA AVENUE
JUNE 22, 2000 PLANNING COMMISSION

GEORGE M. EWING, M.D.
V. JUANITA EWING
682 Elepaio Street
Honolulu, Hawaii 96816

CITY COUNCIL MEETING OF AUGUST 2, 2000

Pg.

882

GEORGE M. EWING, M.D.
V. JUANITA EWING
682 Elepaio Street
Honolulu, Hawaii 96816 ①

George M. Ewing - V. Juanita Ewing
682 Elepaio St.
Honolulu, Hawaii, 96816

Honolulu
Tele Home - 808-737-4746 -
FAX - 808-737-4791

DATE - July 27²⁷, 2000

PLEASE DELIVER THE FOLLOWING PAGES TO: -

NAME - BARBARA Jo RONE MUS
Company - City Hall - LAS VEGAS (400 STEWART AVE)
(LAS VEGAS NV. 89101)
FAX NUMBER # 702-~~229-6777~~ 702*382*803
SENT FROM: - (GEORGE M. EWING - V. JUANITA EWING)
Company - (2308 Bay Hill - LV - 89117)

TRANSMITTING FAX No: - 737-4791
Number of pages: - 3 (including coversheet)

ADDITIONAL COMMENTS: -

We appreciate all your help with
this situation!!

Protest

GEORGE M. EWING, M.D.
V. JUANITA EWING
682 Elepaio Street
Honolulu, Hawaii 96816

PLEASE CALL US TO LET US KNOW IF YOU DID NOT RECEIVE ALL PAGES
of this FAX - TELE (HOME) - 808-737-4746

#124

GEORGE M. EWING, M.D.
V. JUANITA EWING
682 Elepaio Street
Honolulu, Hawaii 96816

Page 2

July 26, 2000

Office of the City Clerk
City Hall
400 Stewart Ave.
Las Vegas, Nevada 89101-2986

Attn: Barbara Jo Ronemus

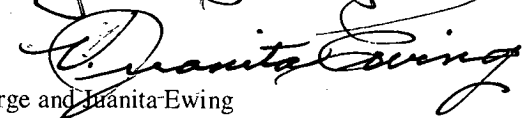
We strongly object to the request for a special use Permit for a supperclub at 8991 W. Sahara Ave.

We urge the council to vote AGAINST this request.

This will create unnecessary noise, traffic congestion, and directly affect us at our own home at 2308 Bayhill, in Canyon Gate. (See location outlined on enclosed map)

Please record our strong objection at the August 2, 2000 meeting of the mayor and council.

Very Truly Yours,

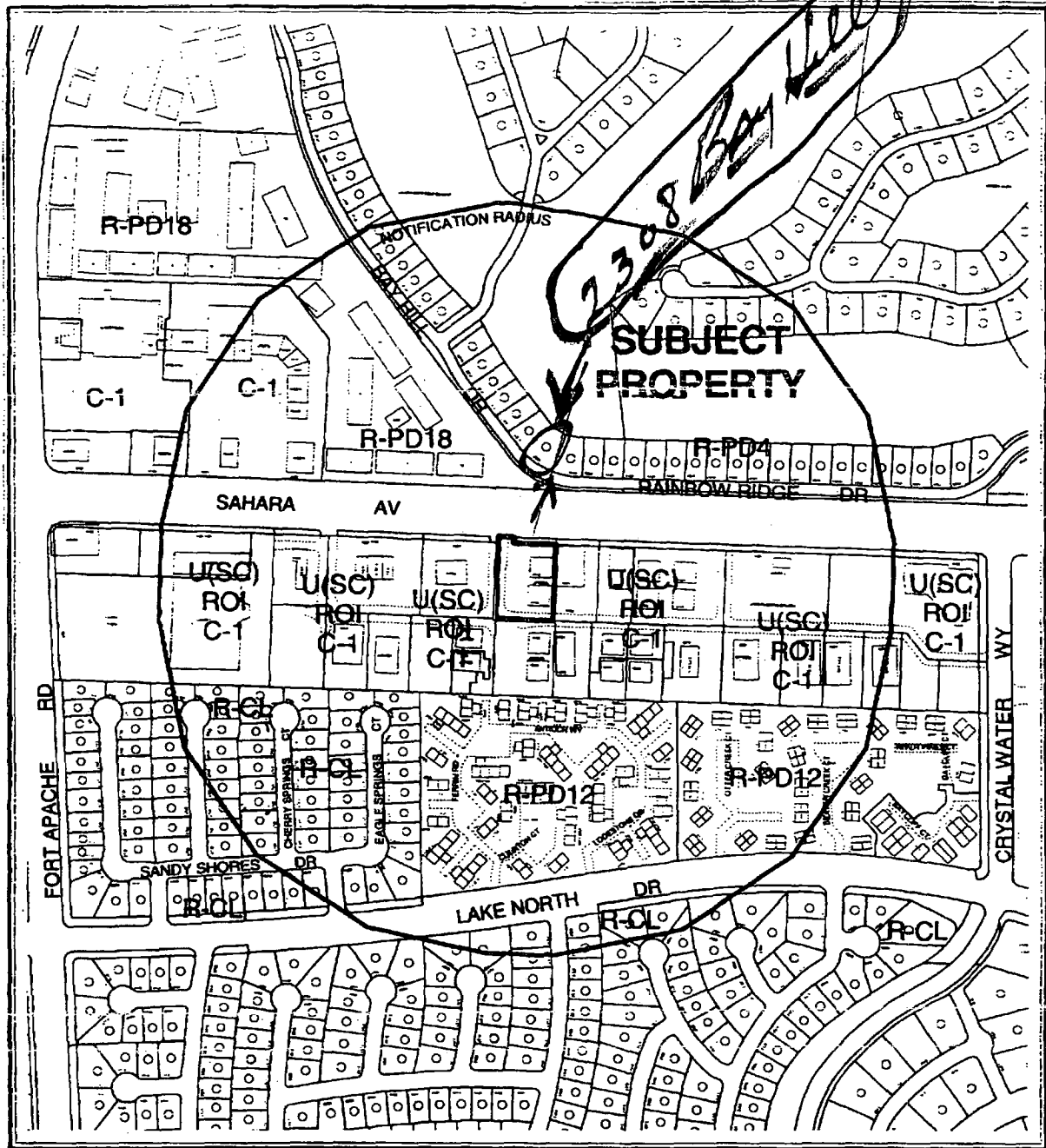


George and Juanita Ewing

Cc: Councilwoman Lynette Boggs McDonald
Ward 11

RECEIVED
CITY CLERK
2000 JUL 31 A 11:15

#124

Page 3



CASE: U-0075-00

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL)
GENERAL PLAN DESIGNATION] UNDER RESOLUTION
OF INTENT TO C-1 (LIMITED COMMERCIAL)

0 300 600 Feet



City of Las Vegas

Agenda Item No. 125

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 - PUBLIC HEARING - U-0074-00 - LAFAYETTE MOSELEY - Request for a Special Use Permit and Site Development Plan Review FOR A 4,040 SQUARE FOOT CHURCH TO REPLACE AN EXISTING CHURCH; AND FOR A WAIVER OF THE LANDSCAPING REQUIREMENTS on 0.33 acre on the northwest corner of the intersection of Madison Avenue and "C" Street (APN: 139-27-211-006 and 007), R-4 (High Density Residential) Zone, Ward 5 (Weekly). The Planning Commission (6-1 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 (6-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

WEEKLY – ABEYANCE to 8/16/00 – UNANIMOUS with L.B. McDONALD excused

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

TEDDY MAY, 1151 Shady Run Terrace, appeared on behalf of the applicant and asked to withdraw the waiver for the landscaping. He concurred with staff's conditions, but asked for clarification of Condition #2.

DAVID PETROVICH, Planning & Development Department, clarified for MR. MAY that Condition #2 was added by the Planning Commission. It incorporates both properties into one functional church site. MR. MAY commented that the applicant has a long lease agreement with the adjacent property owner to use that property for parking.

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

CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 125 – U-0074-00

MINUTES – Continued:

COUNCILMAN WEEKLY verified with MR. MAY that the existing building on the adjacent property is not always empty. PASTOR LAFAYETTE MOSELEY, Church of Guardian Christ, 2902 Gilmore Avenue, North Las Vegas, stated that JOHNNY CARTHWRIGHT, who owns the adjacent property, is willing to lease him the property so that it complies with the parking requirement.

COUNCILMAN WEEKLY verified with MR. PETROVICH that the proposed church would require 14 parking spaces, including one handicapped space and that the applicant's site plan indicates 26 parking spaces. MR. MAY added that the church picks up most of the congregation in a van and that the surrounding area would not be impacted. COUNCILMAN WEEKLY expressed concern about the amount of churches on Madison Avenue between "D" and "C" Streets impacting that particular area.

BEATRICE TURNER noted that there are five churches in this particular area and there are not enough parking spaces to accommodate all these churches. The applicant should look for another site where he can properly expand the church with proper parking capability. She is concerned that a parking situation might result if the owner of the property they are leasing from might not renew the lease.

BILL McCURDY noted for the record that he took off from his job in order to appear and speak on this item. He is a member of the Las Vegas 2020 Committee and that the Las Vegas 2020 Committee tried to come up with possible solutions of limiting the impact of churches in West Las Vegas. The Committee is also working with the Neighborhood Advisory Board about reducing churches in West Las Vegas. Under the leadership of BISHOP CARUTH HALL the Committee is trying to encourage many pastors to relocate to other parts of the City after they get the appropriate zoning. He asked on behalf of PASTOR MOSELEY that the Council consider this application and to encourage him to negotiate with the property owner to purchase that property or obtain a signed 20-year lease. This might alleviate MS. TURNER's concerns and those shared by others regarding the amount of vehicles in West Las Vegas. Possible expansions of these churches should be looked at on a one-to-one basis. Some congregations are not able to relocate from West Las Vegas to another part of the City because of the cost of the land. He encouraged PASTOR MOSELEY to find another location if his congregation continues to grow.

COUNCILMAN McDONALD noted that MR. McCURDY's announcement regarding him speaking was made because he is an employee of the Las Vegas Housing Authority.

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

CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 125 – U-0074-00

MINUTES – Continued:

ANTHONY SNOWDEN concurred with the fact that the area would be impacted because of all the existing churches in that area. The City Council should maintain some type of direction and establish a policy making sure that this area would not be overly burdened with cars. The applicant should make sure that he obtains a long-term lease agreement from the adjacent owner allowing parking on that property. MR. MAY pointed out that the owner signed a long-term lease and that they meet the parking requirements, unlike the other churches, which lack adequate parking.

COUNCILMAN WEEKLY noted that Madison Street is a small street and is in urgent need of major repairs. Both the City Manager and City Attorney's Offices have been working closely to create a solution to alleviate this problem. He met with other ministers in the community to discuss the amount of churches in one residential area. He requested that the item be held in abeyance so that he could meet with PASTOR MOSELEY to further discuss this issue, including examining the lease to make sure that it is binding, so that the property owner might not declare the applicant off his property. On Sundays Madison Avenue is really impacted by traffic. He would like to meet with the adjacent property owner to discuss his plans for that property.

PASTOR MOSELEY replied that he has the same concerns and assured COUNCILMAN WEEKLY that he will do whatever is necessary to resolve this issue, even purchasing the adjacent property.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:49 – 3:04)

4-400

CONDITIONS:

Planning and Development

1. Provide 24-inch box trees 20 feet on-center along the Madison Avenue and "C" Street frontages and the west property line.
2. The existing duplex shall be removed and the area incorporated into the new parking lot prior to the issuance of a Certificate of Occupancy unless it will be utilized as housing for the clergy of the new church.

CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 125 – U-0074-00

CONDITIONS – Continued:

3. All development shall be in conformance with the Site Development plan and building elevations as amended by the above conditions.
4. 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.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
6. All City Code requirements and design standards of all City departments must be satisfied.
7. 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.
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

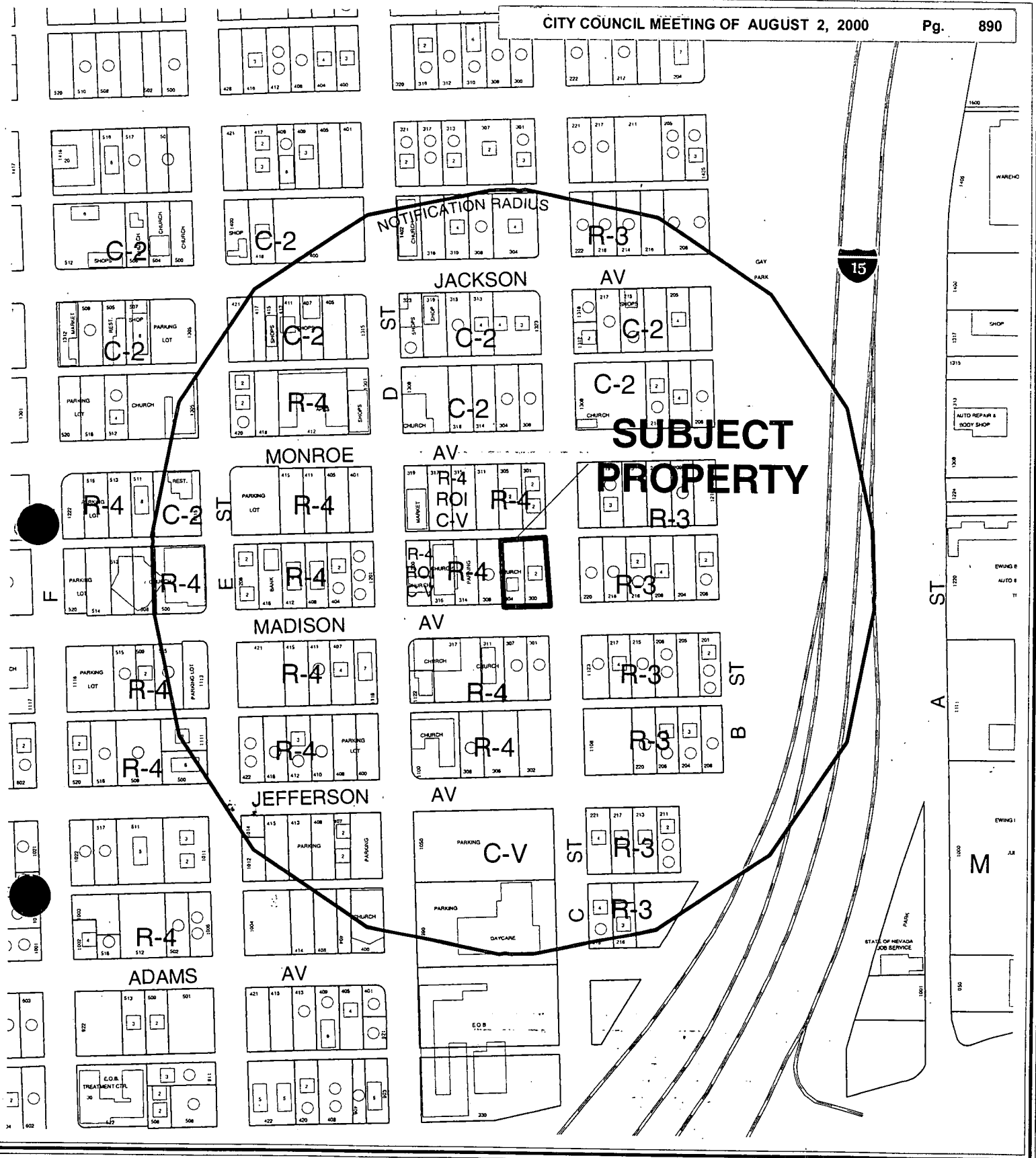
9. Dedicate appropriate right-of-way for a total radius of 25 feet on the northwest corner of Madison Avenue and "C" Street in accordance with current City standards prior to the issuance of any permits.
10. Construct all incomplete half-street improvements (sidewalk) on Madison Avenue and "C" Street adjacent to this site and construct full-width alley paving adjacent to this site concurrent with development of this site.
11. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 125 – U-0074-00

CONDITIONS - Continued:

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #224a.
13. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon Ms. Lafayette Moseley information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
14. Landscape and maintain all unimproved right-of-way on "C" Street and Madison Avenue adjacent to this site.
15. Submit an Encroachment Agreement for all landscaping and private improvements located in the "C" Street and Madison Avenue public right-of-way adjacent to this site prior to occupancy of this site.



CASE: U-0074-00

RADIUS: 750 FT

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

0 200 400 Feet



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: AUGUST 2, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: U-0074-00 - Lafayette Moseley**

**** CONDITIONS ****

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

Planning and Development

1. Provide 24-inch box trees 20 feet on-center along the Madison Avenue and "C" Street frontages and the west property line.
2. The existing duplex shall be removed and the area incorporated into the new parking lot prior to the issuance of a Certificate of Occupancy unless it will be utilized as housing for the clergy of the new church.
3. All development shall be in conformance with the Site Development plan and building elevations as amended by the above conditions.
4. 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.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
6. All City Code requirements and design standards of all City departments must be satisfied.
7. 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.
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.

U-0074-00 - Page Two

August 2, 2000 City Council Meeting

Public Works

9. Dedicate appropriate right-of-way for a total radius of 25 feet on the northwest corner of Madison Avenue and "C" Street in accordance with current City standards prior to the issuance of any permits.
10. Construct all incomplete half-street improvements (sidewalk) on Madison Avenue and "C" Street adjacent to this site and construct full-width alley paving adjacent to this site concurrent with development of this site.
11. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #224a.
13. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon Ms. Lafayette Moseley information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

14. Landscape and maintain all unimproved right-of-way on "C" Street and Madison Avenue adjacent to this site.

U-0074-00 - Page Three

August 2, 2000 City Council Meeting

15. Submit an Encroachment Agreement for all landscaping and private improvements located in the "C" Street and Madison Avenue public right-of-way adjacent to this site prior to occupancy of this site.

U-0074-00 - Page One
August 2, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Special Use Permit and Site Development Plan Review for a 3,800 square foot church to replace an existing church and for a waiver of the landscaping requirements on 0.33 acres on the northwest corner of Madison Avenue and C Street. The applicant's justification letter indicates the existing church building at 304 Madison Avenue will be removed and replaced with a new building. They will also utilize the adjacent parcel to the east to provide parking for the new church. No justification was given for the waiver of landscaping requirements.

BACKGROUND DATA

04/28/66 The Board of Zoning Adjustment approved a Special Use Permit (U-12-66) for the existing church at 304 Madison Avenue.

DETAILS OF APPLICATION REQUEST

Site Area	.33	Acres
Building Area	3,800	Square Feet
Parking Required	14	Spaces (Including one handicap accessible)
Parking Provided	26	Spaces (Including one handicap accessible)
Building Height	15	Feet (One-story)

The applicant is proposing to construct a new 3,800 square foot church building to replace the existing church. The proposed new building is located on the west side of the overall site with the parking located on the east side and along the north, adjacent to the alley. Access is provided via one driveway from Madison Avenue for the parking lot and from the alley for the spaces on the north of the site. There is an existing duplex on the lot at the corner of Madison Avenue and "C" Street with no indication of how that structure will be utilized or if it will be removed. Landscaping is shown adjacent to the south, east and west sides of the new church building. Although a 5-foot wide planter area is shown, no landscaping materials are proposed around the proposed parking lot.

The building elevations depict a stucco exterior with a composition shingle roof.

U-0074-00 - Page Two

August 2, 2000 City Council Meeting

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-4 (High Density Residential)	Multi-Family Residential
South	R-4 (High Density Residential)	Single-Family Residential
East	R-3 (Medium Density Residential)	Single-Family Residential
West	R-4 (High Density Residential)	Single-Family Residential

ANALYSIS & FINDINGS

ZONING

Staff finds the proposed church is allowed in the R-4 (High Density Residential) zoning district with the approval of a Special Use Permit.

USE

The proposed church is a permitted use subject to a Special Use Permit. Staff finds that the new church building and expanded parking lot are compatible with the R-4 (High Density Residential) zoning district and surrounding neighborhood.

This Special Use Permit is necessary because the previous Special Use Permit approved in 1966 did not include the lot that will now be utilized by the church for parking.

SITE PLAN

Staff finds the site plan depicts proposed church that will meet the minimum requirements of the Zoning Code with regards to setbacks, building height and parking. However, staff does recommend a condition requiring the existing duplex be removed and that area be incorporated into the parking lot, unless it will serve as housing for the clergy of the new church.

LANDSCAPE PLAN

Staff finds the proposed landscape plan does not meet the minimum requirements of the Urban Design Guidelines and Standards regarding minimum 15-foot wide landscape planters along Madison Avenue and C Street and minimum 8-foot wide planters along the north and west property lines. The standards would also require 24-inch box trees 20 feet on-center around the perimeter of the site. Staff supports the waiver of landscape requirements regarding the reduction of planter width due to the small size of the site and the deletion of the planter along the north property line due to required vehicle access to the alley. However, staff recommends a condition requiring the planters to contain 24-inch box trees 20 feet on-center along both street frontages and the west property line.

U-0074-00 - Page Three
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 church will be appropriate with other development in the area and can be conducted in a manner that is compatible and harmonious with surrounding land uses.

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

Staff finds no physical constraints to the proposed new church building with additional parking 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 subject site will have access to Madison Avenue and C Street, both 60-foot wide collector streets.

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

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

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

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

U-0074-00 - Page Four

August 2, 2000 City Council Meeting

Staff finds the proposed church will be appropriate with other development in the area and can be conducted in a manner that is 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 church will be consistent with Title 19A and applicable City plans, policies and standards with implementation of the conditions presented below regarding the placement of landscaping and approval of the waiver to allow the reduction in width of the landscape planters.

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

Staff finds the subject site will have access to Madison Avenue and C Street, both 60-foot wide collector streets.

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

Staff finds the proposed building and landscape 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 and orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area."**

Staff finds the proposed church will utilize exterior materials and colors similar to other development in the area, and will create an aesthetically pleasing environment.

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

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

U-0074-00 - Page Five

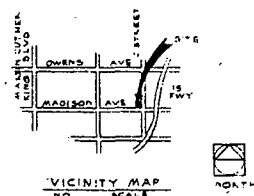
August 2, 2000 City Council Meeting

NOTICES MAILED 117 by City Clerk**APPROVALS** 1**PROTESTS** 1**AGENCY COMMENTS**

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

WEST

EAST



VICINITY MAP

PARCEL NO: 159-37 211-006
 ZONE: C4
 LOT AREA: 7000 SQ FT
 OCCUPANCY: A3
 SEATING:
 SANCTUARY 39'x 33' = 1365 SQ FT
 1365'x 7' DOOR 164 PERSONS 19 CALS
 19 CALS KEOO 26 CALS 1470 DEE

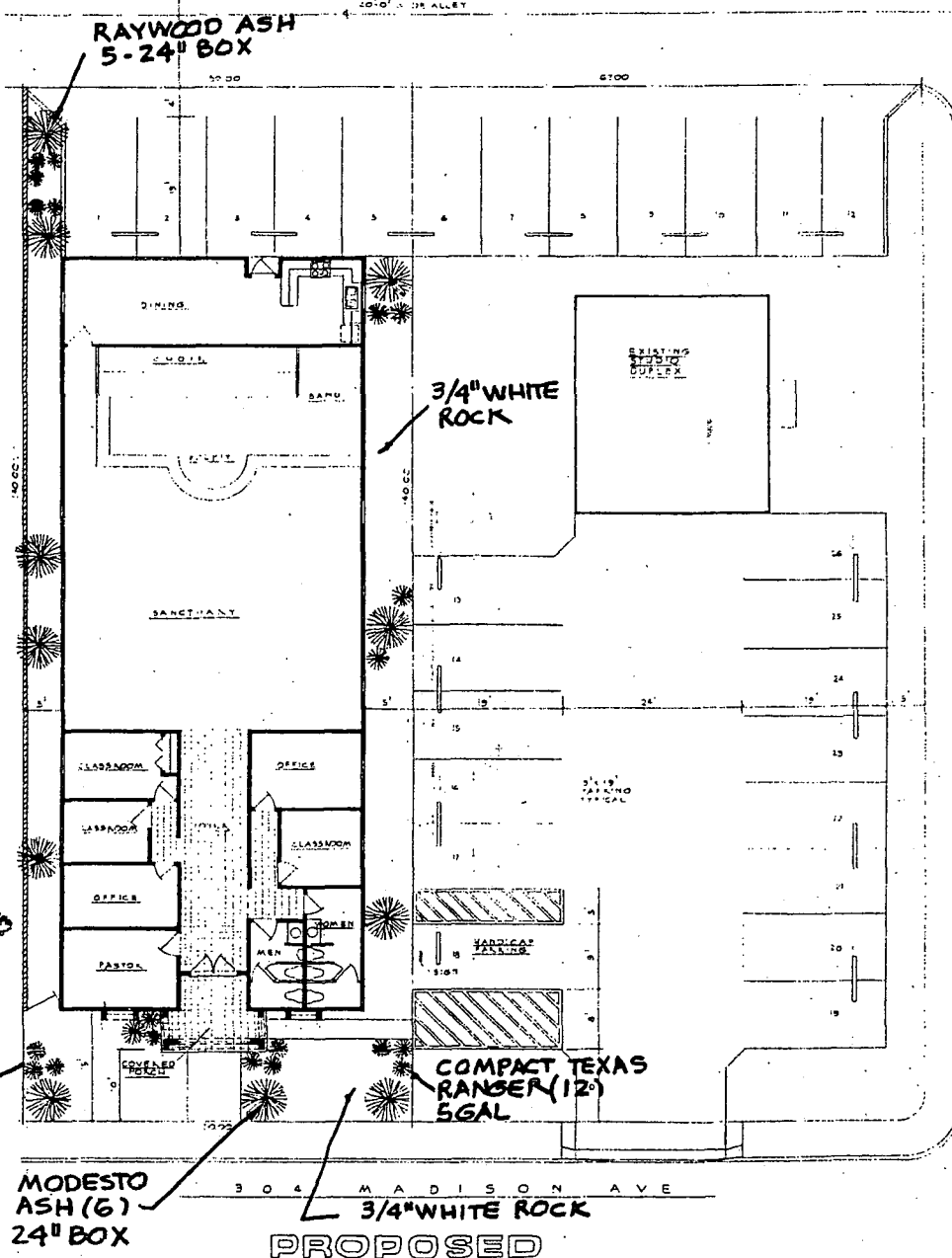


SGAL
MAY HOMES INC.
GENERAL CONTRACTOR

LICENSE NO.
0037389

504-0671
097-1162

5 PEARMENT
JUNIPER (6)
5 GAL



RAYWOOD ASH
5-24" BOX

3/4" WHITE
ROCK

COMPACT TEXAS
RANGER (12°)
5 GAL

MODESTO
ASH (6) -
24" BOX

3/4" WHITE ROCK
PROPOSED

PRAISE TEMPLE

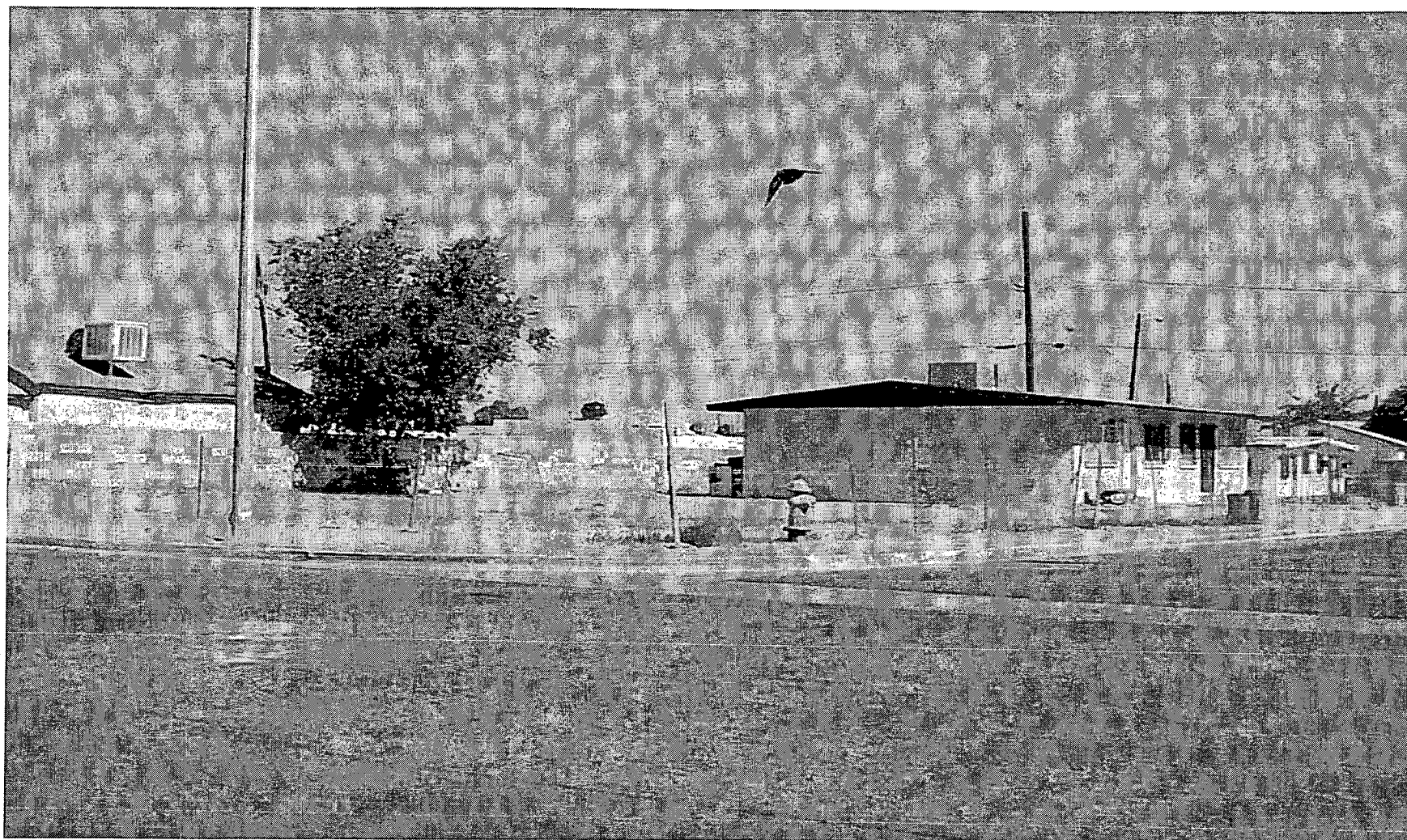
304 MADISON AVENUE

PASTOR MOSELY

REVISIONS	B



U-0074-00 - LAFAYETTE MOSELEY
NORTHWEST CORNER OF THE INTERSECTION OF MADISON AVENUE AND "C" STREET
JUNE 22, 2000 PLANNING COMMISSION



U-0074-00 - LAFAYETTE MOSELEY
NORTHWEST CORNER OF THE INTERSECTION OF MADISON AVENUE AND "C" STREET
JUNE 22, 2000 PLANNING COMMISSION

City of Las Vegas

Agenda Item No. 126

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 - PUBLIC HEARING - U-0076-00 - LEONARD****SCHWINGDORF** - Request for a Special Use Permit for the SALE OF BEER AND WINE

FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A PROPOSED

CONVENIENCE STORE at 1518 Scotland Lane (APN: 162-04-404-014), M (Industrial) Zone,

Ward 3 (Reese). 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:

REESE - APPROVED subject to conditions, adding a condition that this Special Use Permit shall be reviewed by the Planning Commission in one year (1) to verify compliance with the conditions of approval for this site, and amending the following conditions:

6. Dedicate a 15-foot radius on the northeast corner of Highland Drive and Scotland Lane within one year of approval of this action by the City Council. (Public Works);
7. Remove all substandard public improvements adjacent to this site and replace with new improvements meeting current City standards and construct a handicap ramp on the northeast corner of Highland Drive and Scotland Avenue within one year (1) of approval of this action by the City Council;

City of Las Vegas

Agenda Item No. 126

CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 126 – U-0076-00

MOTION – Continued:

8. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout within one year (1) of approval of this Special Use Permit by the City Council. All new or modifications to existing Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a;
10. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #243.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works;

-- UNANIMOUS with L.B. McDONALD excused

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

DAVID STRAIT, 101 West Brooks Avenue, appeared on behalf of the applicant and concurred with staff's conditions, including Public Works Department added conditions.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(3:04 – 3:05)

4-860

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

CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 126 – U-0076-00

CONDITIONS:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. If this Special Use Permit is not exercised within two years of the approval, this Special Use Permit shall be void unless an Extension of Time is granted.
4. All city Code requirements and all City departments' design standards shall be met.
5. The sale of individual containers of any size of beer, wine cooler or screw cap wine is prohibited.

Public Works

6. Dedicate a 15-foot radius on the northeast corner of Highland Drive and Scotland Lane prior to the issuance of any permits.
7. Remove all substandard public improvements adjacent to this site and replace with new improvements meeting current City standards prior to occupancy of this site. Construct a handicap ramp on the northeast corner of Highland Drive and Scotland Avenue.
8. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new or modifications to existing Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
9. Provide to the City a copy of a recorded Joint Access and Parking Agreement between this site and the abutting properties to the north and east prior to occupancy of this site, as it appears that this site shares parking and access with those neighbors.

CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 126 – U-0076-00

CONDITIONS – Continued:

10. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis.



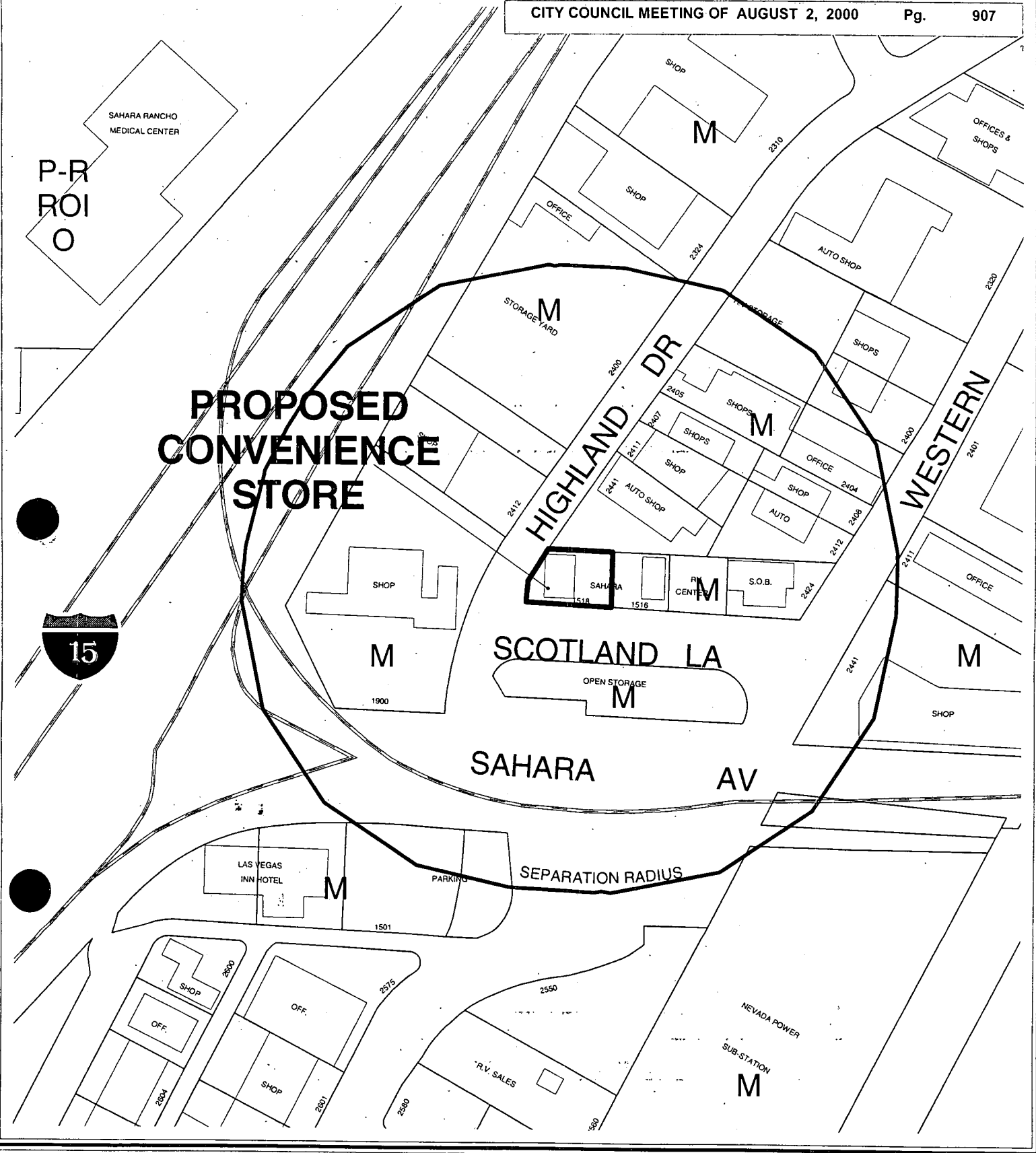
CASE: U-0076-00

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 300 600 Feet



**PROPOSED
CONVENIENCE
STORE****CASE: U-0076-00****SEPARATION RADIUS: 400 FT**

0 100 200 Feet



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: AUGUST 2, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: U-0076-00 - Leonard Schwingdorf**

**** CONDITIONS ****

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

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. If this Special Use Permit is not exercised within two years of the approval, this Special Use Permit shall be void unless an Extension of Time is granted.
4. All city Code requirements and all City departments' design standards shall be met.
5. The sale of individual containers of any size of beer, wine cooler or screw cap wine is prohibited.

Public Works

6. Dedicate a 15-foot radius on the northeast corner of Highland Drive and Scotland Lane prior to the issuance of any permits.
7. Remove all substandard public improvements adjacent to this site and replace with new improvements meeting current City standards prior to occupancy of this site. Construct a handicap ramp on the northeast corner of Highland Drive and Scotland Avenue.
8. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new or modifications to existing Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
9. Provide to the City a copy of a recorded Joint Access and Parking Agreement between this site and the abutting properties to the north and east prior to occupancy of this site, as it appears that this site shares parking and access with those neighbors.

U-0076-00 - Page Two

August 2, 2000 City Council Meeting

10. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis.

U-0076-00 - Page One

August 2, 2000 City Council Meeting

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

This request is for a Special Use Permit for the sale of beer and wine for off-premise consumption in conjunction with a proposed convenience store at 1518 Scotland Lane. The applicant's justification letter indicates the exiting retail commercial building is being converted to a convenience store and that this use will be conducted in a manner compatible with existing development in the area.

BACKGROUND DATA

There is no zoning case history available for this site.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	M (Industrial)	Commercial
South	M (Industrial)	Open Storage
East	M (Industrial)	Commercial
West	M (industrial)	Commercial

ANALYSIS & FINDINGS**ZONING**

Staff finds the proposed sale of beer and wine for off-premise consumption in conjunction with the proposed convenience store is allowed in the M (Industrial) zoning district with the approval of a Special Use Permit.

USE

Section 19A.040.050 of the City of Las Vegas Zoning Code establishes the criteria for the approval of alcohol related uses. The Code requires the sale of beer and wine for off-premise consumption to be a minimum of 400 feet from any church, synagogue, school, child care facility licensed for more than twelve children, or City park as measured from property line to property line. In this case there is no protected use within the minimum distance requirement. Staff finds the proposed sale of beer and wine for off-premise consumption in conjunction with the proposed convenience store can be conducted in a manner that is harmonious and compatible with the development in the area and recommends approval of this request.

U-0076-00 - 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 sale of beer and wine for off-premise consumption will be an accessory use to the proposed convenience store. The proposed use will not adversely affect the surrounding uses.

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

Staff finds the proposed sale of beer and wine for off-premise consumption will be located within an existing commercial building and will not change the physical characteristics of the site.

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

Staff finds the proposed sale of beer and wine for off-premise consumption will be located in an existing commercial building that presently has adequate access to Scotland Lane and Highland Drive.

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

Staff finds because the business will be subject to regular inspection by City and County staff for licenses and permits; the sale of beer and wine for off-premise consumption will not compromise the public health, safety and welfare.

NOTICES MAILED 57 by City Clerk

APPROVALS 0

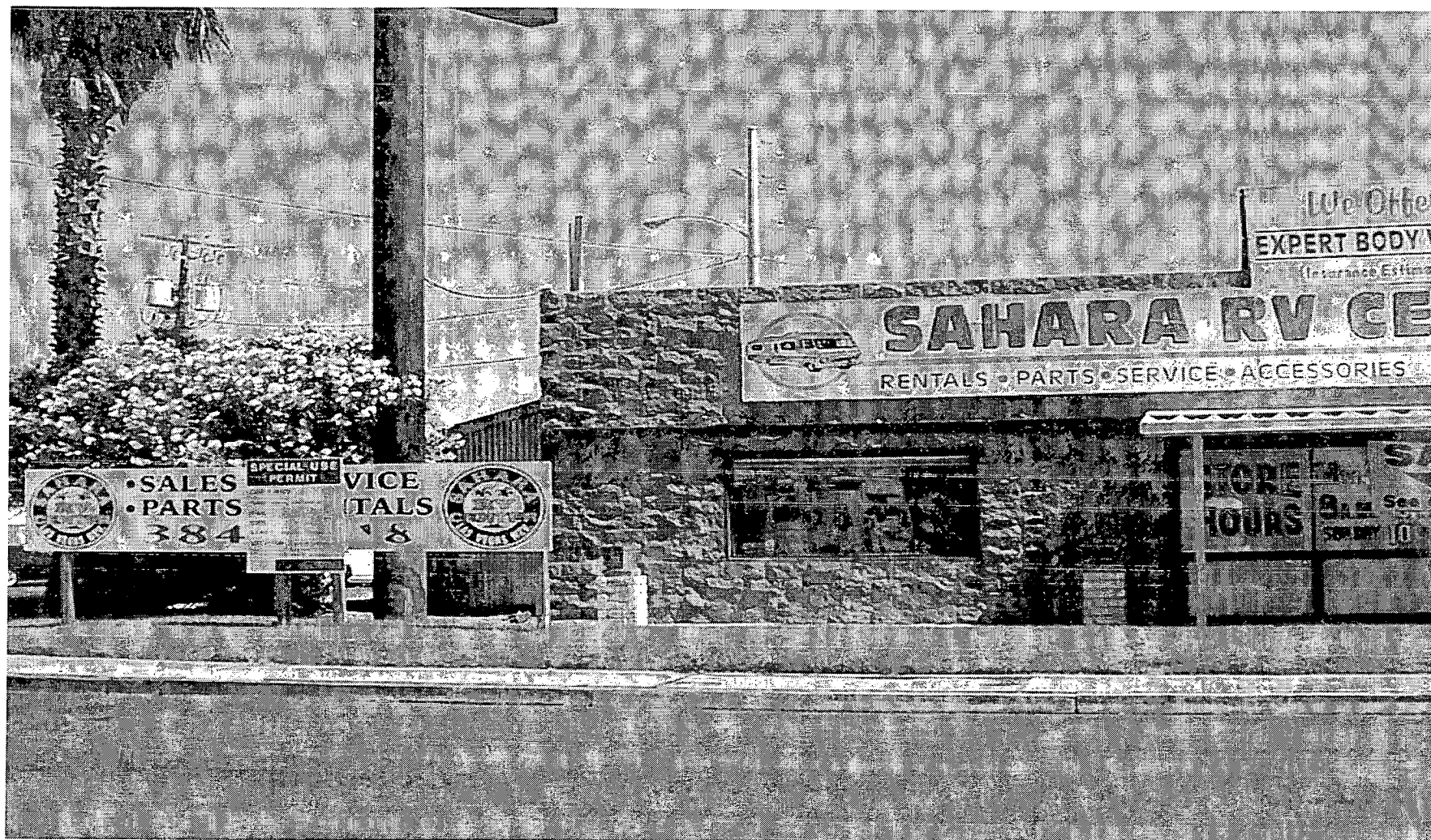
PROTESTS 0

U-0076-00 - Page Three

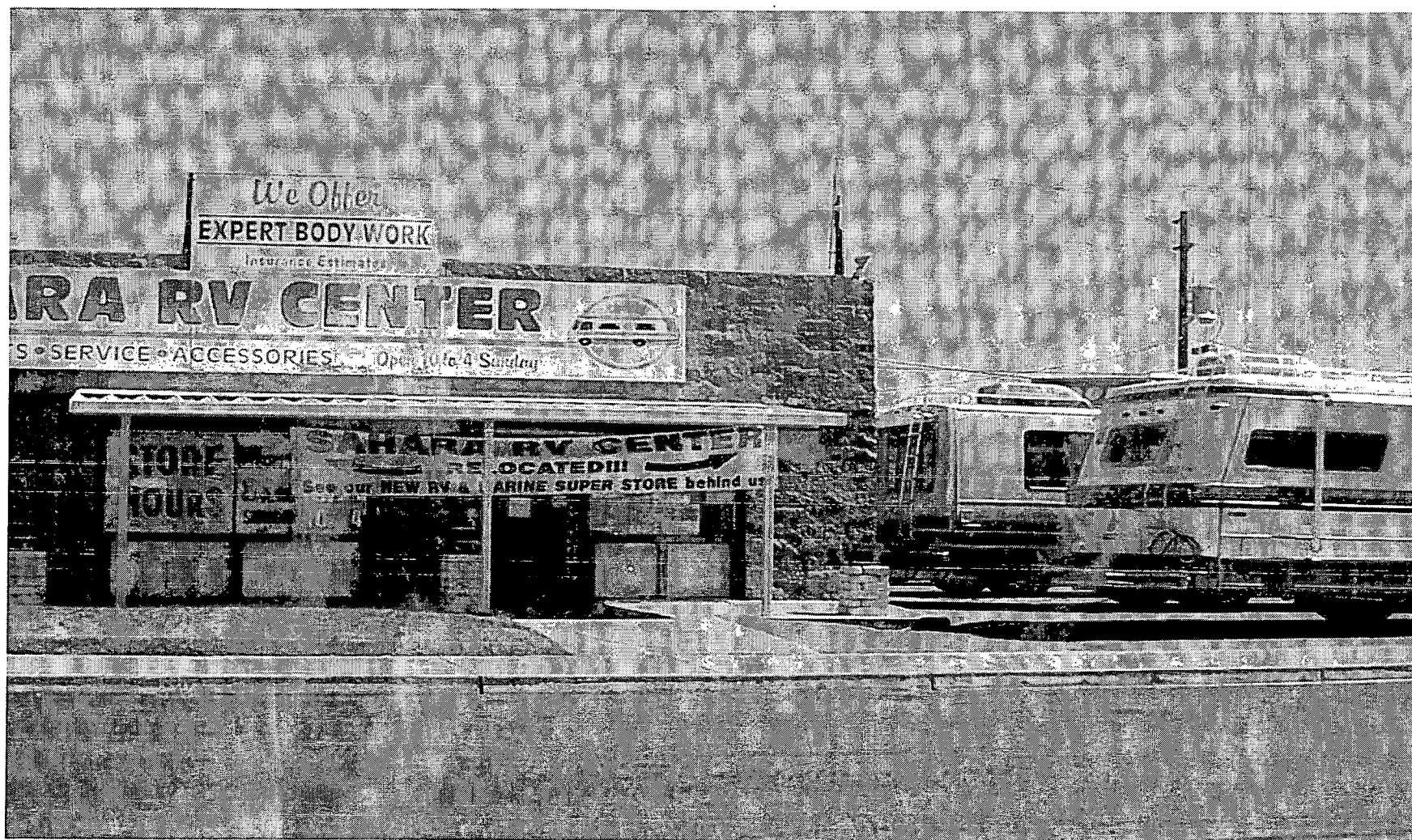
August 2, 2000 City Council Meeting

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	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
<i>Metro - Crime Prevention</i>	YES	NO	NO



U-0076-00 - LEONARD SCHWINGDORF
1518 SCOTLAND AVENUE
JUNE 22, 2000 PLANNING COMMISSION



U-0076-00 - LEONARD SCHWINGDORF
1518 SCOTLAND AVENUE
JUNE 22, 2000 PLANNING COMMISSION

City of Las Vegas

Agenda Item No. 127

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: AUGUST 2 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE ITEM - REZONING - PUBLIC HEARING - **Z-0007-00** - **EWING BROS., INC.** - Request for a Rezoning FROM: C-2 (General Commercial) TO: C-M (Commercial/Industrial) of 14.35 acres at 300 West Owens Avenue (APN: 139-22-404-001, 003, and 004), PROPOSED USE: TOWING AND IMPOUND YARD, Ward 5 (Weekly). Staff recommends APPROVAL. The Planning Commission (6-0 vote) recommends DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

17

BZA Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

BZA Meeting

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-0 vote) recommends DENIAL. Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

WEEKLY - DENIED – UNANIMOUS with REESE abstaining due to his close relationship with MR. EWING and L.B. McDONALD excused

NOTE: DEPUTY CITY ATTORNEY STEVE GEORGE directed that COUNCILMAN REESE's past statements made on the record about his friendship with the EWINGS be made a part of his abstention.

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

MINUTES:

APPEARANCES:

STEVE GEORGE, Deputy City Attorney

ATTORNEY BILL CURRAN, Curran & Parry, 601 South Rancho Drive

REX EWING, Ewing Bros., Inc., 5521 North Torrey Pines Avenue

City of Las Vegas

Agenda Item No. 127

CITY COUNCIL MEETING OF AUGUST 2, 2000
 Planning and Development Department
 Item 127 – Z-0007-00

MOTION – Continued:**APPEARANCES - Continued:**

TODD FARLOW, 240 North 19th Street
 BILLY McCURDY, 1117 Hart Avenue
 DONALD BROWN, 408 Leonard Avenue JAY TRIPP
 ODELLE RHODES
 ART JORDAN, 509 Freeman Avenue
 NORMA ANDERSON, West Las Vegas Neighborhood Association
 CHRIS CHRISTOFF, 335 West Cincinnati
 GENE COLLINS, President, NAACP and of the Neighborhood Preservation
 ROBERT RHODES, 9697 ????
 ANTHONY SNOWDEN, 601 Freeman Avenue
 BEATRICE TURNER
 CORDELIA FREEMAN, 16 West Van Buren Avenue
 GLORIA GRAY, 122 Paul Avenue

(3:05 – 4:27)
 4-960/5-1

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application shall be approved by the Planning and Development Department staff prior to issuance of any building permits, any site grading, and all new development activity on the site.
3. Landscape plans for the site shall include a 25-foot wide planter along the northern site boundary, containing a minimum of 24-inch and 36-inch box trees 15 to 20 feet on-center, consisting of more evergreen than deciduous trees.

Public Works

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

City of Las Vegas

Agenda Item No. 127

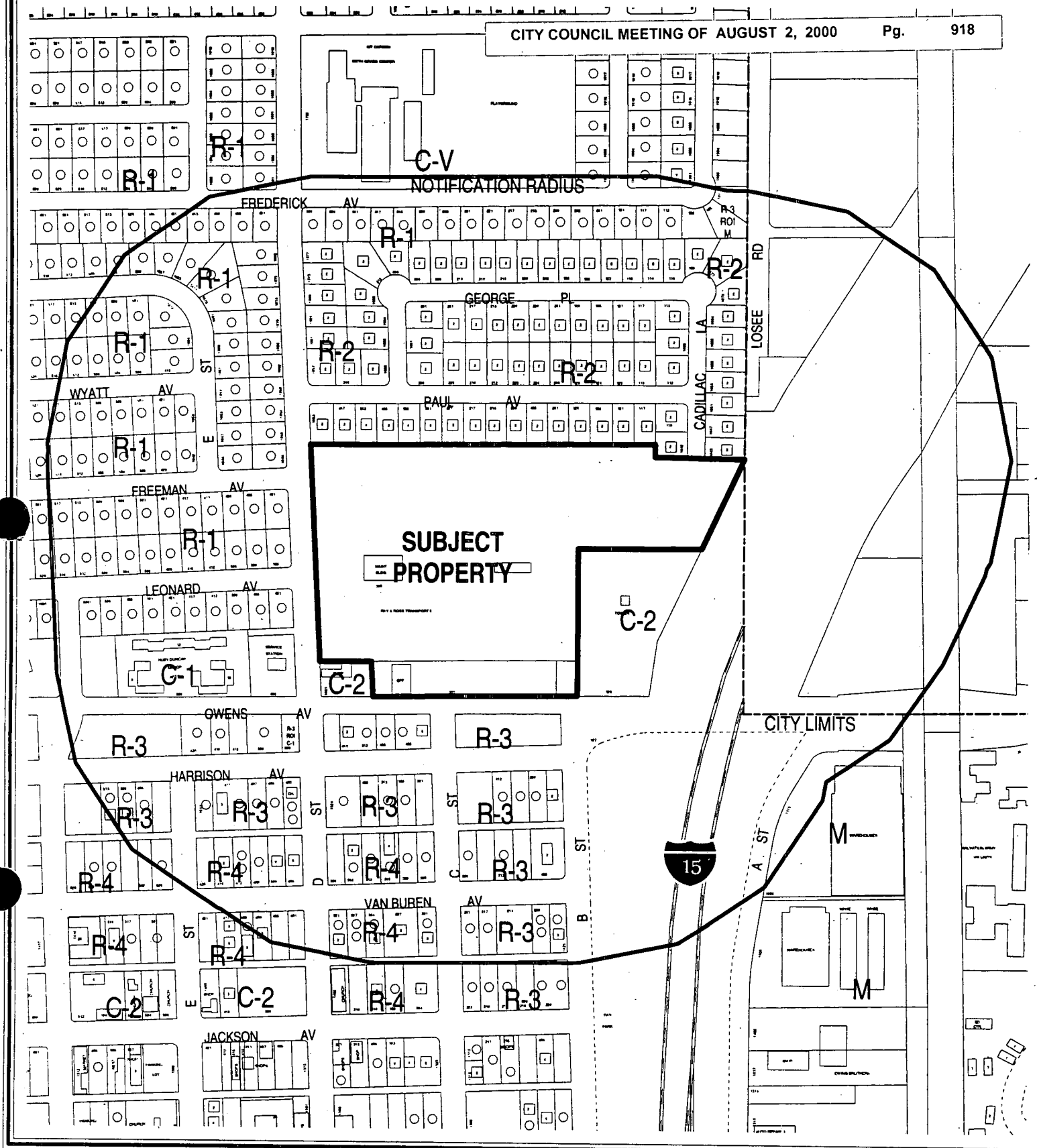
CITY COUNCIL MEETING OF AUGUST 2, 2000

Planning and Development Department

Item 127 – Z-0007-00

CONDITIONS – Continued:

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



CASE: Z-0007-00

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

PROPOSED ZONING: C-M (COMMERCIAL/ INDUSTRIAL)

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 - Z-0007-00 - Ewing Bros., Inc.

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

**** CONDITIONS ****

The Planning Commission (6-0 vote) recommends DENIAL.

Staff recommends APPROVAL, subject to:

Planning

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application shall be approved by the Planning and Development Department staff prior to issuance of any building permits, any site grading, and all new development activity on the site.
3. Landscape plans for the site shall include a 25-foot wide planter along the northern site boundary, containing a minimum of 24-inch and 36-inch box trees 15 to 20 feet on-center, consisting of more evergreen than deciduous trees.

Public Works

4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.
5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

Z-0007-00 - Page One
August 2, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Rezoning from C-2 (General Commercial) to C-M (Commercial/ Industrial), on 14.35 acres located at 300 West Owens Avenue. The proposed use of the site is a vehicle towing and impound yard.

BACKGROUND DATA

There is no zoning history available for this site.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-2 (Medium-Low Density Residential)	Duplex Residential
South	R-3 (Medium Density Residential)	Single Family & Duplex Residential, Park
East	C-2 (General Commercial) Right-of-Way	Utility I-15 Freeway
West	R-1 (Single Family Residential) C-1 (Limited Commercial)	Single Family Residential Vacant Commercial

ANALYSIS & FINDINGS

GENERAL PLAN

The 12.99-acre parcel comprising most of the 14.35-acre subject site is currently designated Light Industrial/Research on the West Las Vegas Plan. The two parcels abutting Owens Avenue, comprising the remaining 1.36 site acres are currently designated Downtown Redevelopment on the General Plan, and Neighborhood Corridor under the Downtown Redevelopment Plan Implementation Designations. Staff finds the requested rezoning will be consistent with the West Las Vegas Plan, and is not inconsistent with the Downtown Redevelopment Plan Implementation Designation which calls for streetscape improvements but does not address land use.

ZONING

Staff finds the requested C-M (Commercial/Industrial) zone will be consistent with the proposed towing and impound yard use. Las Vegas Municipal Code Title 19A.04.040 allows this use in a C-M (Commercial/Industrial) zone as a Conditional Use subject to two conditions:

Z-0007-00 - Page Two

August 2, 2000 City Council Meeting

1. All areas for the parking and storage of operable vehicles shall be paved.
2. All stored, damaged, or wrecked vehicles; parts and equipment shall be effectively screened so as not to be visible from adjoining properties or public rights-of-way.

The materials submitted with the rezoning application included landscape plans for the site, depicting a 25-foot wide planter along the northern site boundary where this site abuts residences. Within that proposed planter are depicted 24-inch and 36-inch box trees between 15 feet and 20 feet on-center, which staff finds will be adequate to meet the Code requirement for screening if a landscape plan is submitted to staff depicting these trees consist of more evergreen than deciduous trees.

FINDINGS

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

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

The 12.99-acre parcel comprising most of the site is designated Light Industrial/Research on the West Las Vegas Plan. The two parcels comprising the remaining 1.36 site acres are currently designated Downtown Redevelopment on the General Plan. Staff finds the requested rezoning will be consistent with the West Las Vegas Plan, and is not inconsistent with the Downtown Redevelopment Plan Implementation Designation which calls for streetscape improvements but does not address land use.

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

Staff finds that the type of uses allowable under the requested C-M (Commercial/Industrial) zoning can generally be compatible with the adjacent residential uses and zoning districts to the north and northeast with substantial buffering and, potentially, limits on hours of operation for higher-intensity uses. The requested rezoning also allows sexually oriented businesses as a conditional use, a type of use generally not consistent with the adjacent residential uses.

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

The subject site is designated Light Industrial/Research on the West Las Vegas Plan. Therefore, staff finds the proposed rezoning will be consistent with the planned future land use designation of the site, and therefore the proposed zoning will meet anticipated need for C-M (Commercial/ Industrial) zoning in the community.

Z-0007-00 - Page Three

August 2, 2000 City Council Meeting

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

Staff finds Owens Avenue is a developed Primary street (100 foot width), and will be appropriate for commercial traffic.

NOTICES MAILED 243 by Planning Department

APPROVALS 0

PROTESTS 17

[Note: There was significant public testimony in opposition to this request for reasons that the proposed vehicle impound yard would be noisy, dirty, unsightly, would generate unwanted traffic at all hours and attract criminal activity, and therefore lacks any compatibility with the existing surrounding residential development, the proposed use is a of a type and size that would significantly decrease property values in the area, and reduced property values would hinder the revitalization that the area has begun to experience.]

[Note: The Planning Commission determined that, although the requested Rezoning is in compliance with the LI/R (Light Industrial/Research) land use designation for the subject site as contained in the West Las Vegas Plan, the proposed vehicle impound yard would be incompatible with the neighborhood; therefore, an alternative use for the property should be explored or a change in the land use designation should be considered.]

Z-0007-00 - Page Four
 August 2, 2000 City Council Meeting

AGENCY COMMENTS

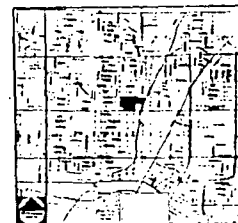
<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES	NO	NO
<i>B&S - Permits/Inspections</i>	YES	NO	NO
<i>PW - DEVCO</i>	YES	YES	YES
<i>City Centre Development Corp</i>	YES	NO	NO
<i>Redevelopment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

'D' STREET/OWENS TOWING FACILITY

PAUL AVENUE

CADILLAC LANE

INTERSTATE 15

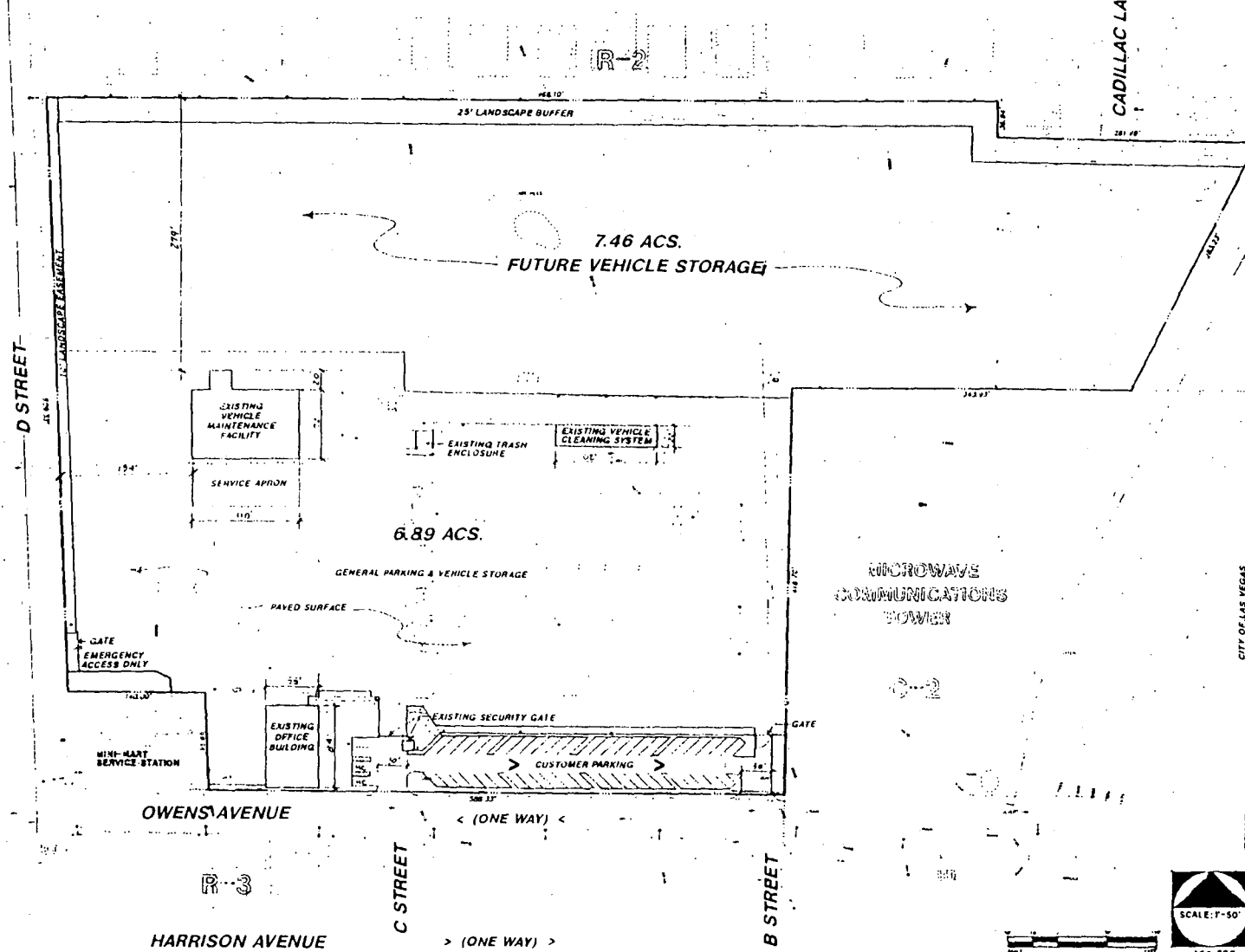


CITY COUNCIL MEETING OF AUGUST 2, 2000

Pg. 924

SITE DATA:

TOTAL ACRES	14.35
CURRENT TOWING & STORAGE FACILITY	6.89
FUTURE STORAGE	7.46
OFFICE BUILDING	4620 s.f.
MAINTENANCE FACILITY	8380 s.f.
VEHICLE CLEANING BUILD	2240 s.f.
GUARO HOUSE	120 s.f.
TOTAL STRUCTURAL COVERAGE	15360 s.f.
FLOOR AREA RATIO	0.02



G.C. WALLACE
Engineering Architecture
1500 W. 20TH AVENUE, SUITE 100, DENVER, CO 80202

STAFF

Z-0007-00
2-23-00 PC

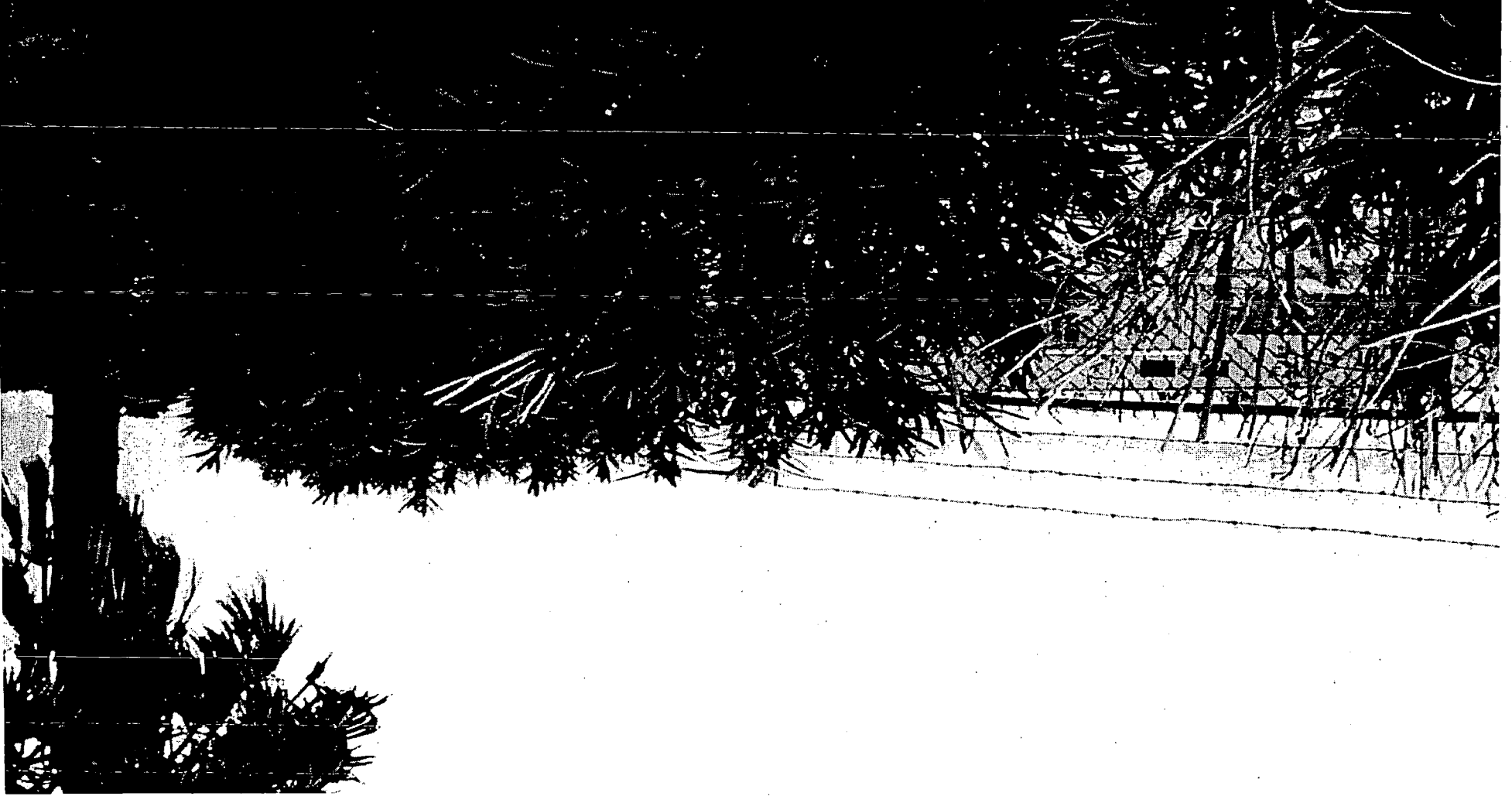


Z-0007-00 - EWING BROS., INC.
300 WEST OWENS AVENUE
MARCH 23, 2000 PLANNING COMMISSION



Z-0007-00 - EWING BROS., INC.
300 WEST OWENS AVENUE
MARCH 23, 2000 PLANNING COMMISSION

Z-0007-00 - EWING BROS., INC.
300 WEST OWENS AVENUE
MARCH 23, 2000 PLANNING COMMISSION





Z-0007-00 - EWING BROS., INC.
300 WEST OWENS AVENUE
MARCH 23, 2000 PLANNING COMMISSION

TO: ALL

CITIZEN'S CONCERNS – "Hot Topics"

Date of Council Meeting: Aug. 2nd, 2000		Subject Ewing Bros. Inc.		Agenda Item #: 127 Z - 0007-00		
DATE	NAME	ADDRESS	PHONE	APPROVE		
				Y	N	WARD
8-1	Betty Glasper	516 Freeman	642-5322		X	5
8-1	Ernestine Glasper	516 Freeman	642-5322		X	5
8-1	Ruth D'Handt	500 Freeman	642-0332		X	5
8-1	Joe Alston	504 Freeman			✓	5
8-1	Hazel Winters	420 Freeman	642-5337		✓	5
8-1	Kenneth Ewan	830 N. Sloan #20 Ln	438-4777		✓	County
8-1	Shondra Armstrong	1931 Fair Ave	24576001		✓	
8-1	Bill Curran	Representing Attorney	471-4000	✓		
	- stated he spoke to councilman weekly					

- Say that the Ewing Bros. were led to believe there would be no problems before purchase.
- Ewing Brothers will act strictly as a tow yard only
- weekly opposes because project doesn't fit with West LV Plan.

#127

CITY COUNCIL MINUTES
MEETING OF
AUGUST 2, 2000

Page 1

VERBATIM TRANSCRIPT: ITEM 127 – Z-0007-00 – EWING BROS., INC.

MAYOR GOODMAN

Item 127. This is an Abeyance Item. Rezoning on a Public Hearing Z-0007-00 – Ewing Bros., Inc – Request for a Rezoning from: C-2 to C-M of 14.35 acres at 300 West Owens Avenue. Proposed Use is Towing and Impound Yard. The Planning Commission recommends denial, the staff recommends approval subject to conditions. It's a Public Hearing. I now declare it open.

Mr. Curran, you're representing the applicant?

COUNCILMAN REESE

Mayor, if I could please?

MAYOR GOODMAN

Certainly.

COUNCILMAN REESE

I would like to just disclose the fact that I have abstained from past hearings on this item. I checked with my City Attorney. I explained to him my relationship, and he concurs. I am very close to the Ewings, and so I'm going to be abstaining on this.

MAYOR GOODMAN

Is that correct?

DEPUTY CITY ATTORNEY
GEORGE

That is correct, Your Honor and just for the record that we will incorporate the past statements made by Councilman Reese as basis for exception. That's it.

MAYOR GOODMAN

All right. Thank you very much. May I ask by a show of hands how many folks in the audience plan to or would like to speak on this issue.

Okay. Seeing that, I'm going to limit each person to 3 minutes, and I'm going to enforce that rigidly. Okay, and Mr. Curran, of course, you're not subject to that restraint.

ATTORNEY BILL CURRAN

Thank you very much Mr. Mayor and Members of the Council. My name is Bill Curran. I am from Curran & Parry. My address is 601 South Rancho. Appearing with me today is Mr. Rex Ewing, General Manager of Ewing Bros. Businesses, which particularly include towing and the desired use we're talking about today is for a Towing and Impound Yard.

As you've seen, I've distributed to you and at this time and earlier to staff a document submittal which contains a number of documents including photographs, maps, site plans, copies of the staff report, copies of the City's Master Plan, and I want to just go through those with you very briefly. I know, I realize that you're pressed for time.

If I could refer first just to Tab 2, which is a Site Plan, or is an aerial photo of the property. As you can see on the

CITY COUNCIL MINUTES
MEETING OF
AUGUST 2, 2000

Page 2

VERBATIM TRANSCRIPT: ITEM 127 – Z-0007-00 – EWING BROS., INC.

south side of the property is Owens. On the West is D Street. On the eastside is I-15. Coincidentally, this is an area that's very well known to Mr. Ewing and to his family. They were not only – not only was Mr. Ewing born there but his father was in the 20's, back in the days when this was called Old Town, and that's what appears on his father's birth certificate.

This is an area where they've not only lived but done business. They are concerned that they not do things that are exploitive and detrimental to the neighborhood. But on the other hand, we must be frank and recognize that there are some challenges that are presented to trying to do business in this neighborhood.

MAYOR GOODMAN

Mr. Curran, would you be kind enough to point out on the overhead what property we're talking about?

ATTORNEY BILL CURRAN

It's the large 15 acre property. The only thing that's excluded is this property I am illustrating with my finger. It's immediately on the south-east side by I-15. That area has a antenna – a radio antenna – a large radio antenna that is not owned by the Ewings. It's owned by an out-of-state owner, and it's not concerned on this application.

MAYOR GOODMAN

All right. Thank you.

ATTORNEY BILL CURRAN

The next tab is a Site Plan that perhaps illustrates that point a little better. As you may be able to tell, part of this property is paved and improved. There's 15,000 plus square feet of improved structures; some of them were in less than ideal shape at the time that Mr. Ewing purchased them. They've now all been rehabbed. There's been substantial improvements done to them; things for example, a customer service counter. That area – customer area – has been improved very dramatically. I've visited it, and it's a very attractive area. It does have though some very expensive security arrangements put there for the protection of all who would visit or work at the site.

As you can see, the lower portion of the property is the paved improved area. That's where Ray and Ross Bus Lines previously operated. They had the entirety of the property, but the dirt part on the northern part of the property was not utilized all the time by the buses. It apparently was to some degree, (we do have an aerial photograph that shows a number of buses parked up on that dirt area), but we fully understand that we would have to make improvements there, so we could not park any vehicles on the dirt.

CITY COUNCIL MINUTES
MEETING OF
AUGUST 2, 2000

Page 3

VERBATIM TRANSCRIPT: ITEM 127 – Z-0007-00 – EWING BROS., INC.

If I can just rapidly for your benefit go through the next tab, No. 4, an order – a number of photographs illustrating some of the improvements on the location, illustrating the paved parking areas and security gates. Finally, the last two illustrate the landscaping that's on the perimeter. One that's noted is No. 5 would be along Owens looking to the east; the other one that's marked No. 6 is taken on D Street looking to the north. Just to give you a sense of the (sic) what's been done with the property.

I've given you a copy of the next tab of your Staff Report which you already have. I won't spend any time on the next two exhibits that are copies of the existing Land Use and the Proposed Future Land Uses as reflected in your Master Plan. As you will see, this property is shown for the kind of use that we contemplate.

Next, the document that speaks for itself, is a report by Harold Foster, who is a certified Land Use Planner. I know that he is well known to the City because he was your former Planning Director and retired after thirty – roughly thirty years of service with the City. He has supplemented the report done by your own stamp.

Finally, and I'll come back to this, are some maps indicating work that my client has done in the neighborhood – canvassing the neighborhood – trying to get response from the citizens.

I submit all this just as background to give you a visual picture of the neighborhood of the proposed project. I want to talk just a moment about the project itself, if I could, and how we come to be standing before you today, because I think the history here is quite important.

When Ray and Ross went out of business, this property fell into fairly grievous disrepair.

MAYOR GOODMAN

When was that, Mr. Curran?

ATTORNEY BILL CURRAN

I believe it was about four or five years ago. Two or three years ago, at least. At the time that Mr. Ewing first looked at the land and before he acquired it, it had become very much of a community eyesore. It was very filled with trash. It was occupied by vagrants. There was criminal activity in the area and on the property. It was a real problem for the neighborhood.

Mr. Ewing operates a number of businesses, some of which are wrecking yards, and others, but that's not what's to be done at this location. Mr. Ewing has a contract with

CITY COUNCIL MINUTES
MEETING OF
AUGUST 2, 2000

Page 4

VERBATIM TRANSCRIPT: ITEM 127 – Z-0007-00 – EWING BROS., INC.

the Police Department and with other entities, whereby his employees will tow vehicles that fall into a number of different categories; everything from... I suppose that the least offensive or least negative from the standpoint of somebody who has their car there would be somebody who simply plans to leave town for a few days or a few weeks and wants to have a secure place to place his car. Well, they would simply drive their own car there and ask could you please store this for me for a period of time.

Then, another category would be people who are in accidents. They are either they are injured and can't drive the car, or the car is disabled and it has to be removed. The car would be towed there, impounded, and held until such time, in a typical case, the insurance adjuster comes, looks at the case, makes a decision, whether it's a total loss, in which case it would be sent out to a wrecking yard or decides that it's susceptible to repair, in that case, notifies a body shop and works with the owner to make arrangements to have it taken off the premises for repair.

An important point, I think, is no repairs will be done on this premises of any of the cars that are towed there. The only cars that really are there for any very long period at all, typically, are the cars that are considered abandoned. The Police Department may notify Ewing that there's an abandoned vehicle someplace; in that case, the vehicle would be towed to this location; legal processes would be undertaken to give notice to the last known owner of the vehicle to publish by notice, intention to have the car destroyed. After the statutory period runs, the car can then be sent out for wrecking and destroyed. That process typically takes six to eight weeks. In some cases, in fairness, it can take somewhat longer than that if the vehicle is located in another state, then there has to be a little more time spent trying to track somebody down. But the normal period for that is six to eight weeks.

There's been a number of rumors about what would happen at the sight. Let me try to dispel those. First, this is not a wrecking yard. Cars are not going to be stacked on top of each other. They're not going to be shredded. They're not going to be in any way destroyed on the site. Repairs aren't going to be there. This is an impound lot for safekeeping.

MAYOR GOODMAN

How many cars could be impounded there at any given time?

ATTORNEY BILL CURRAN

Well, the entirety fifteen acres –

REX EWING

On the – our entire fifteen acres, I would assume maybe a

CITY COUNCIL MINUTES
MEETING OF
AUGUST 2, 2000

Page 4

VERBATIM TRANSCRIPT: ITEM 127 – Z-0007-00 – EWING BROS., INC.

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There's been a number of rumors about what would happen at the site. Let me try to dispel those. First, this is not a wrecking yard. Cars are not going to be stacked on top of each other. They're not going to be shredded. They're not going to be in any way destroyed on the site. Repairs aren't going to be there. This is an impound lot for safekeeping.

MAYOR GOODMAN

How many cars could be impounded there at any given time?

ATTORNEY BILL CURRAN

Well, the entirety fifteen acres –

REX EWING

On the – our entire fifteen acres, I would assume maybe a thousand, maybe twelve hundred cars.

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provide safekeeping for the vehicles, and I think there's a benefit – a side benefit – to the community from that.

Their duty to protect the vehicles is also going to provide security that will protect against vagrants or ne'r-do-wells who may try to use this very property.

I have to tell you this story. I was on this property this Monday, early in the morning with Mr. Ewing and others, and while we were there, people in his employ, searching the perimeter of the property and maintaining the landscaping, came across a large plastic bin, which was filled with chemicals. Being suspicious, they called the Police, who responded and reprimanded one and all, saying it should not have been moved. This was clearly a met amphetamine operation and that these chemicals could have, had they become mixed during the movement, could have put off either poisonous gas or even exploded. But it's the kind of thing that the careful security in the neighborhood, I think, provides a benefit to all. There are challenges in this area that we just have to recognize.

So, I think it's significant to tell how Mr. Ewing acquired this property and why he is before you today, almost on his knees, asking for your consideration, because he did everything that I think you could ask a developer to do.

Before he brought this property, he knew that it was very challenged. He knew that the – he had been told by the develop (sic) by the salesman that marketing the property for nearly two years with virtually no interest because of the high crime rate in the area.

They contacted him as being somebody –

UNIDENTIFIED FEMALE IN THE
AUDIENCE

(Inaudible)

ATTORNEY BILL CURRAN

– who could possibly –

MAYOR GOODMAN

Please.

ATTORNEY BILL CURRAN

– make use of the property. The salesman, Mr. Ewing and his father came to the City. They made contact with the Planning and Development Department. They inquired about this very intended use to see if it was something that was possible and was something that was desirable from the City's standpoint.

They were told that it was – although this is currently C-2 Zone, General Commercial Zoning, a high – high level of commercial use permitted, that it would require a C-M

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Zone, so there would have to be a zone change. They did check with the County - with the City's Master Plan, found that it did comply and, after discussion, indicated to Mr. Ewing, that they believed that the City would recommend that the City Staff would recommend to the Council the approval of the zone change. They did say that there maybe some conditions placed on that approval, but that since it conformed to the Master Plan, they thought that it would be a good way to make use of a vacant and troubled site.

Not satisfied simply with doing that and trying to do a little more due diligence before actually closing on the property, during the escrow period Mr. Ewing asked an employee of his, O. J. Tripp, who I believe may be known to many of you, to canvass the neighborhood to see if what the reaction would be from nearby residents. He did do that. He brought back to Mr. Tripp (sic) a document that contained 65 indications of support from residents. That is attached to the end of document No. 1, Mr. Ewing's letter.

Seeing all that support from the neighborhood; all of it from people, in fact, some of them are people who now have come forward and protested this. They saw that this was an opportunity to improve and upgrade a troubled parcel that was not being used, and it was a magnet to trouble.

In reliance on all those things, he went forward with the purchase and acquired the land. He has now spent a substantial amount of money in the vicinity of hundreds of thousands of dollars on improving that property, putting the, those structures into condition that they are now usable. They're usable for this purpose. I don't know what else, what other purpose they could be put to unless a bus operation came back or something, and nothing like that is on the horizon. We fear that if this application is not approved, Mr. Ewing and his Company are going to be stuck with property that they cannot use and that they cannot realistically sell, and I submit that that is not good for the Ewings. It is not good for the City, and it is not good for the neighborhood itself.

MAYOR GOODMAN

I have one question of you. If you would turn to your Exhibit No. 9. You know hope you don't mind Councilman? Councilman Weekly?

COUNCILMAN WEEKLY

No.

MAYOR GOODMAN

All right.

Exhibit No. 9, there appears to be a survey. Could you tell us about that?

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ATTORNEY BILL CURRAN

Yes, I have to – during the period of abeyance, while this or at least while this application was pending, the Ewings sent, again sent Mr. Tripp out into the neighborhood and he just simply went door to door. He didn't do what politicians often do where they get a walking list where they get the names and addresses

MAYOR GOODMAN

Be careful Mr.

ATTORNEY BILL CURRAN

Of registered voters and everything else. He simply went door to door. He talked to whoever answered and made a note for himself or obtained a document which we have attached as No. 10. At the back you'll see it contains several hundred expressions of support. That document stands on its own, and I understand questions have been raised about that, and we're prepared to address that. But at No. 9, what we've tried to do is we marked in yellow, we coded in yellow, the addresses that were within the City's notification period.

MAYOR GOODMAN

Okay, so basically you took Exhibit No. 10 and illustrated it in Exhibit No. 9. Is that right?

ATTORNEY BILL CURRAN

That's right.

MAYOR GOODMAN

Okay, fair enough. I understand.

ATTORNEY BILL CURRAN

So, yellow indicates that it's in the notification area. If it's got an orange spot, it indicates that the people at that residence indicated support. There are apparently, I believe, it's nine that have blue. Those were people who indicated opposition. There are some that have x's through them. Those are the properties that are boarded up, abandoned, or simply appears nobody is living there.

As you can see, there are a number of places where there was no response one way or another, simply because people either wouldn't talk or didn't come to door or whatever.

MAYOR GOODMAN

Okay.

ATTORNEY BILL CURRAN

So, in preparation for this hearing, and I do want to thank Councilman Weekly, he has been willing to talk to us. He has visited the site so that he can see the property itself, see the improvements. He's advised me that there have been some questions raised with regard to the legitimacy of some of the people who have signed the document that we've submitted in No. 10.

Apparently, some of the names that are there are people

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who are reported no longer to be living in this neighborhood or, in some cases, not living at all. All I can respond is that Mr. Tripp went to the doors, he took the names that were given to him by the people who responded. He has no way of knowing who's living, who is not living, who if people chose to give him some name other than their own, we have no way of controlling that. We have acted in good faith and simply taken the name and reported faithfully whether they approved, disapproved –

MAYOR GOODMAN

Very good.

ATTORNEY BILL CURRAN

– or simply did not respond.

MAYOR GOODMAN

Okay. Does anybody have any questions for Mr. Curran at this time. I'd like to get the public comment on the record unless – May we do that? All right. Very good. Anybody object to that procedure?

All right. We're going to go to public comment now, and what I'd like just by a show of hands, so I know how to handle this, how many are going to be speaking in favor of the project?

FEMALE IN THE AUDIENCE

In favor?

MAYOR GOODMAN

In favor of the project. All right.

And how many opposed to the project intend to speak. All right, as I say, we're going to limit it in the beginning to three minutes, and then if it becomes repetitious, we'll cut it down to two minutes, and then if it's repetitious, we'll cut it down to one minute.

– but –

MALE IN THE AUDIENCE
(PORTIONS INAUDIBLE)

– is that right?

MAYOR GOODMAN

All right.

TODD FARLOW

Todd Fallow, 240 North 19th Street and I want to state right off the fact that – bat – that I'm quite prejudiced and emotional on this. There's some mention on some rumors there and I'd like dispel that. I worked with Rex Ewing, and I want to tell you right now that he's a very fair employer. He does a service that's needed to this community. He's very, very good to his workers, and he just runs a tight ship, and what I mean by tight ship, I mean that there's no junk laying around that, is not unnecessary, There is not holier that, he runs a clean operation.

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One other thing. This gentlemen said something about there wouldn't be any dogs there, and I can tell you right now. Rex Ewing takes very good care of his dogs, and they do a meaningful service, and I would suggest that maybe he should get, keep a couple of dogs around. He's a wonderful man, runs a clean ship.

MAYOR GOODMAN

Thank you.

All right, somebody oppose?

BILL MCCURDY

– Bill McCurdy, 1117 Hart, Las Vegas, Nevada.

Also, I'd like to say, as being a member of Las Vegas 2020 Steering Committee again, we've been working over a number of months to try to come up with a comprehensive plan, not only for the entire city but also for West Las Vegas.

I've lived in West Las Vegas over 40 years, and I have seen virtually very little economic development in that community. I strongly feel that since the City of Las Vegas own a park down on B Street, or A Street –

FEMALE IN AUDIENCE

B

BILL MCCURDY

– B and a freeway, you have children. You have people that go to that park. Across the street when Councilman Reese was the Ward person, he put a very nice, beautiful entry into West Las Vegas. We've been trying to attract business to our community. Many of you I know and many of you I heard saying that you want to make sure West Las Vegas gets its fair share, be part of the overall economic development of this City. Well, one way to do it is make sure that a impound yard is not dropped off in the middle of the community. And the very reason why I say that is because of the simple fact, we need to attract business to West Las Vegas. We need to make sure West Las Vegas is able to survive and become a vibrant part of this community. West Las Vegas is a spin-off of downtown and a spin off of this enterprise or this redevelopment area. If the City happens to move to North; the City can't move no place but North, and if it moves North, you might someday need that particular property to expand your government. But if this impound yard is allowed to be placed in the community, it will not attract new businesses. It would not be the corridor that it should be because that is the entry to this community.

Let's look at the freeway exit and entrance that they possibly could use. Currently, they're located on A Street,

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and I think that's very admirable that Mr. Ewing, I have no disrespect for Mr. Ewing, because I know his family been there for a number of years. But I honestly in my heart, feel like if a piece of land came vacant across the street from City Hall, you woulda not allow him or no other developer to put a yard in your City. So in closing, I know my time is up, but I am pleading with this Council –

MAYOR GOODMAN

We understand.

BILL MCCURDY

– to look at all of the areas that which we as members of the City –

MAYOR GOODMAN

We understand.

BILL MCCURDY

– Council 2020 Board looked at.

MAYOR GOODMAN

Fine. Thank you.

Are you speaking for or against?

DONALD BROWN

Against.

Donald Brown, 408 Leonard Avenue, Las Vegas

First of all, I wanna say I resent the fact that, you know, that my community is looked at as a high crime area. There's no more high crime in West Las Vegas than there is in any other part of Las Vegas.

AUDIENCE

Applause.

DONALD BROWN

I wanna express the fact that I resent that it's looked at West Las Vegas as if there's a vacant piece of property the only thing it's good for is a junk yard, and you call a junk yard a junk yard. (Inaudible) Whatever you wanna call it, it's the junk yard, and the fact that the gentleman stated that that's the only thing that this property could be used for, you know, I resent that.

I own this property on 408 Leonard Avenue. I'd like for you to take a look at it, if you would. This property's been in my wife's family for 40 years.

MAYOR GOODMAN

Where's it located, Sir?

DONALD BROWN

408 Leonard Avenue.

MAYOR GOODMAN

Thank you.

DONALD BROWN

My house is three – three houses from the corner of D Street and Leonard. I open my door, and out my front door

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all I can see is this fence there where they want to put this, storage yard. Thank you. Storage facility. Thank you.

This property that I own; excuse me I'm a little nervous here because this is all new to me, but I, you know I couldn't not stand by. I couldn't stand by and let this happen. This property that I own is 6,710 square feet of property with the living space of 1,050 feet. Four bedroom, two bath, two bath house with two storage facilities on this property.

When my wife and I refinanced this house and had the appraisers appraised at \$60,000. You take this house and move it to anywhere in Las Vegas, the price of this house would triple. I mean, this is a \$150,000 house if it's worth a penny, and it's appraised at \$60,000.

AUDIENCE

Who said that area?

DONALD BROWN

Now, I cannot see having this Ewing Bros. yard placed there, decreasing my property value any more than that. You know today, if I wanted to leave this area, I couldn't sell my house for what it's worth in order to move to a better location, for a lack of another turn. You know. And it's just, you know, a part of me, you can drive through this valley, anywhere in this Las Vegas Valley, and you will not see a auto storage facility in somebody's front yard.

MAYOR GOODMAN

Thank you very much.

DONALD BROWN

Thank you.

MAYOR GOODMAN

We appreciate it.

All right. Anybody wanna speak for the project?

Yes, Sir.

JAY TRIPP

I'm Jay Tripp. I did do the survey. I walked from B Street to H Street, from Washington to Lake Mead. I knocked on the doors, and I talked to the people. Every name that I put in there, there was somebody wrote it down, and the approvals ran more than 20 to 1. As for those against, it was twenty in favor, and possibly one against in that entire neighborhood, and I'm not talking about over in Hart Street. I'm talking about B Street to H Street, from Lake Mead to Washington, which is the neighborhood in that area.

That's it. Thank you much.

MAYOR GOODMAN

Thank you very much.

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Anybody like to speak against.

ODELLE RHODES

I'm against it.

I was over at the property less than –

MAYOR GOODMAN

Ma'm, could you please –

ODELLE RHODES

Odelle Rae Rhodes.

I was over at the property less than three hours ago. They have a black body sitting in the security case with over a hundred bullets in it, sitting in the window of the security case where they'd been shooting at it. And I went over to the place on A Street. It's oil; I don't know if it's oil, gas or whatever; it's on the ground over there, where I guess they've been dragging the vehicles in. There's glass over there. I was on Maryland Parkway the other day; a tow truck was up on the back of the truck towing a vehicle that had been in a accident. Glass is falling off the truck, and the metal parts is falling off the truck that's been in a accident. And that, I got twelve grandchildren and seven children, and I've lived in California and Washington State, and they do not put this type of facility in a residential area because it's a safety hazard for my kids and for myself, for my grandkids. It's a safety hazard for the community, and we don't need it there, because our kids need something positive. They need positive resources in a neighborhood, something that will bring about cultural esteem and their self-esteem.

MAYOR GOODMAN

Thank you very much.

Anybody like to speak for?

ART JORDAN

Yeh. I'm a guest.

The name is Art Jordan. I've lived in this community since 1954. I came here as a teacher and also school administrator until I retired several years ago.

I live at 508 Freeman.

Several months ago, Mr. Tripp was by my house to sign a petition in favor of the storage facility. We had quite a discussion, and my remarks to him was that – no way. And I think most of the people on my street, which was Freeman, did not sign the petition.

I also resent the remark made by the gentlemen stating that that area is a high crime area. I think someone needs

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to do some research. It is definitely not a high crime area, no more than it is in other parts of Las Vegas.

Another remark that was made was about the value of the property. My house was appraised at approximately \$70,000. It's a five bedroom, three bath, large back yard, steel siding. Pick it up, take it to the Lakes, to Summerlin, Spring Valley, what have you. Couple hundred thousand. I know of no other city – I've lived in California, the Bay Area, Nebraska, Kansas, Missouri. I know of no other area where you'll find anyone who will put, I don't like to say junk yard, but that's exactly what it'll end up being, right in the midst of the community.

I'm not nervous. I'm really kind of pissed off because I can't understand how a person can have that kind of nerve to want to put something like that in my area. We are all, we're already taking in all of the homeless. Ninety percent of it. I don't know how many of you have toured Owens Street. All you have to do is start at Las Vegas Boulevard North and go West on Owens, nothing but homeless. Now this. It's something that we just won't stand for, you know, and I would appreciate it that you give it some deep thought.

Thank you.

MAYOR GOODMAN

Thank you very much for your comments.

Your Honor, if Jordan can give us his last name for the record, please?

ART JORDAN

Yes, Sir.

J-o-r-d-a-n, first name is Art.

MAYOR GOODMAN

All right, and your address, Sir, again?

Mr. Jordan?

ART JORDAN

What's that?

508 Freeman, F-r-e-e-m-a-n.

MAYOR GOODMAN

Thank you, Sir.

ART JORDAN

Two and half blocks.

MAYOR GOODMAN

Okay.

Yes, Ma'm.

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NORMA ANDERSON

Hi. My name is Norma Anderson, and I represent the West Las Vegas Neighborhood Association, which is in the area where we are talking about. And I always, and I represent the area close to it, that I have ability to talk to all the people there too, cuz we're aware of making all the area around there, good and nice and pretty and not half, half there. We have to watch what we're doing. And I'm reading from here because sometimes, as the Mayor knows, I lose my voice, and I can't think of the words, which is stupid, but -

MAYOR GOODMAN

You did just fine.

NORMA ANDERSON

- that's what happens with me. There are many ways of using this property, owned by Ewing Brothers, that could upgrade the area, which is now in redevelopment. Shoot, we could have, we could have stores over there for groceries; we could have all kinds, it - it's not saying, cuz we need it our area. That's the biggest problem. We need these things in our area. We don't need a big thing coming in there and ruining the area, which it would be in five years. If you, they go with this big heavy commercial property, forget the redevelopment. It's going to stink. Nobody's gonna want to do anything in that area, and we're working so hard to try and move it, even if it's just a little bit at a time.

Mr. Reese knows how much work he put into the area and how much places like Weed and Seed. You talk about the crime. Weed and Seed is bringing in fifty or sixty cases a week in that area. I'm sure that there's other areas that are serving, having the same problems in there, okay? And, well anyway - Oh yes, one other thing. This man is saying that we need that project of his there.

If you go north, you're gonna find two places there which takes in police cars. They eventually hand them over and they can be sold to the public. They are big yards, and we do go to them; I go to them. And in that area, you have it very closed off now, and Lossee used to be a dirt road, but now it's cleaned up. They've got places for used car pieces, used this pieces, used that pieces and the selling of other cars there. So, we don't necessarily need that yard there to bring in more cars. I'm sure there's other places in the City or the County that could do this.

And I thank you, and I'm sorry if I get so confused.

MAYOR GOODMAN

No problem. Thank you.

CHRIS CHRISTOFF

Good afternoon, Your Honor. Council.

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My name is Chris Christoff. I live at 335 West Cincinnati. It's called Meadow Village. I've had sorta a concern on this because it came in front of me, and, thank God, it's not in my neighborhood, because there would be a lot of problems. But the important thing is, ask these people who are trying to make what we call a hundred percent turn to get any kind of good business that's gonna be there to expand and provide revenue for the City as well as for their neighborhood and upgraded with schools and churches.

That area has suffered over the past forty years with all kinds of call-namings, dump area, a place you shouldn't desire to go to. And I think these people, when they come in here, and I think more could come in here, if they knew that this was being dumped in their backyard as they look out the window, as the traffic and the problem. And I believe that you're the type of person who said many times, we want good business in these areas of low income who never had the opportunity to progress, to have the opportunity to do it themselves.

Thank you.

MAYOR GOODMAN

Thank you very much.

Next please.

GENE COLLINS

My name is Gene Collins, and I wear several hats. No. 1, I'm the President of the Neighborhood Preservation. I'm also the President of NAACP, and I sit on EOB Board.

I grew up in West Las Vegas, in which I still reside. It's appalling that someone could come before this Council and utter the words that, what we have heard, about West Las Vegas being a high crime area, that somebody had a meth lab on the property, that vagrants was running on the property.

Until Chief Bolling passed away a few months ago, West Las Vegas has always and still is the lowest crime area of any area in Clark County, and I had the figures to attest to that now.

So when we hear people continue to come before this Board and give misleading statements to try to get their point across, is totally, totally unbelievable.

Mr. Curran also said that the property that the Ewings would lose money. Now, I'm the President of the Neighborhood Preservation. Any project like this suppose to come before us. Norma just left here. I have yet to see

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either one of these gentlemen come before us. Even when Mrs. Doritha William was alive. Miss William was against this.

None of these individuals brought their concern before us and got the really true feeling of what the community is all about, and yet and still, this is fourth or fifth time that they have come before this Board, asking for the approval of this impound yard.

Now, we all know what's going on. The City Master Plan, F Street is gonna be a thoroughfare because we have to dump the traffic. We're gonna build this monorail system down to Cashman Field. All of those things, you know, if the impound yard, if you'd have to approve it, Mr. Ewing has stumbled upon a valuable piece of property, because the traffic down F Street all way over to Carey, is gonna engulf his property. So, for Mr. Curran to say that if you don't, approve it, he is stuck with a worthless piece of property, that's incorrect.

AUDIENCE

(Applause)

GENE COLLINS

Totally incorrect. I think he has really stumbled on a valuable piece of property because the City will have to use eminent domain to condemn his property, and they must give him face value for the piece of property. So, what I'm saying is, and I'm gonna close, I would urge you all. And like I said I still live in West Las Vegas, and I live there because I choose to live there. I would urge this Council to take under consideration that the citizen in West Las Vegas do not want this type of business in our neighborhood.

Thank you.

MAYOR GOODMAN

Thank you very much.

Next please.

ROBERT RHODES

Hello, my name is Robert Rhodes, and –

MAYOR GOODMAN

Where you live, Mr. Rhodes?

ROBERT RHODES

3697 (inaudible) Street

MAYOR GOODMAN

Okay.

Be happy to hear from you.

ROBERT RHODES

All right.

If you guys need a towing and impound yard, how come

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you guys can't play in your backyard, instead of ours?

That's all I need to say.

So, just please don't play in my backyard. Thank you.

MAYOR GOODMAN

Thank you very much.

AUDIENCE

(Applause)

MAYOR GOODMAN

Next please.

ANTHONY SNOWDEN

Yes, good afternoon, Mayor, City Council.

Again, Anthony Snowden, 601 Freeman Street, Las Vegas, Nevada, 89106.

You know, before I came to this meeting today, I was cautioned on the fact that we need to use correct terminology when it comes to describing exactly what it is they intend to put within our community. I just was told that the word junk yard, wrecking yard, all those type of things was inappropriate for this, and that was gonna give the attorney here reason to object to whatever decision the City Council make if they approve this particular item, because of the term.

Well, I'm like this, you know I'm different and we all, we all different as people, and black people different and other folk are in a lot of different ways. You know, a lot of times, if we still in Las Vegas, Nevada, us black folks we go to the grocery store. We going make grocery, we don't shop for grocery. We go to the wash house instead of laundry mat and we still paying the light bill and not the power bill, so that kind of thing you wanna use to discredit the impact it's gonna have on our community, and I think that that that's quite unfortunate give us the insight into the personality and demeanor of people who want to come and force a project within a neighborhood or residential neighborhood they don't wanna have.

Additionally, two weeks ago, four weeks ago, I came to the City Council and I looked through the back up material that was submitted by Mr. Cur., (sic) I don't know your name, Sir?

JAY TRIPP

Tripp

ANTHONY SNOWDEN

Tripp, thank you Sir.

JAY TRIPP

T-r-i-p-p

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ANTHONY SNOWDEN

Anyway, the gentlemen went on the record as saying today that he had was told by various people the name of the persons that he came out to the houses and knocked on doors. They the ones who gave him the names of the people who lived there. Well, I'm trying, I'm – I'm still at a hard, hard decision trying to figure out how did you go and dig those dead people up out of the graveyard and had them to sign, had their names on there, they, it was in support of the graveyard.

If that's any indication of the measures that you will go through in order to push this issue, then I don't think this is something we wanna need in our community at all and it again indicates to me that as a business man that you don't have any concern or regard over the people nor their community. Only thing you want is your own personal interests to be pushed forward, and you're intent to do anything to do that.

Additionally, I can't tell you how frustrated it is for me to come before the City Council, and I've come here many times before talking about economic development, how we need to encourage economics and how we need to build a sustainable community. And we have to look at the fact is that make us not be a desirable community, and I think, it's the lack of responsibility and accountability on elected officials who have sat here in these very seats before you sat here, who have not made the right decisions, who have not did the right thing, but have allowed West Las Vegas to become the dumping ground for a lot of these various projects that we don't want in our community.

That gentleman said, he can take his house now, \$70,000, pick that house up, drop in Summerlin, automatically the price goes up a \$150,000 and what is that due to? The basic factor that it's due to a desirability of the area. If in fact these council people, these mayors, these county commissioners and whatever other people that's elected to do the business of the people, if in fact they were concerned about that, they would make sure that all the areas are desirable.

We have to have parks; we have to have infrastructure; we have to have businesses; we have to have economic development in all these areas, so all these areas are not blighted, are not those areas in which we receive a community development block grant for this, Southern Nevada Enterprise community monies.

But one thing occurred to me when I heard these people making these statements about the highest crime rate, the

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low socio-economical rate and all these other dramatic statements they make in reference to West Las Vegas, that if in fact you didn't have West Las Vegas existing over there in those areas, you wouldn't be receiving these community government block grant monies.

And in closing, I will close now, that I think that you know this is not a wise decision. This is inappropriate for neighbors; people who have lived in their houses for forty plus years to be forced to have this type –

MAYOR GOODMAN

Okay, you've made your position.

ANTHONY SNOWDEN

– of business in government within neighborhood

MAYOR GOODMAN

I understand.

ANTHONY SNOWDEN

– and I think you do wise to do the right thing for once, to start on the right track to doing the right thing –

MAYOR GOODMAN

Well, okay.

ANTHONY SNOWDEN

– and not pass this measure.

MAYOR GOODMAN

All right.

ANTHONY SNOWDEN

Thank you.

BEATRICE TURNER

Beatrice Turner.

You know, whenever you go and you meet with a attorney, the first the attorney go'n tell you if they go'n represent you, you tell me that if you don't tell nobody else the truth, you tell me the truth, cuz I'm the one go'n represent you.

Somebody then tell this man here the truth, okay?

MAYOR GOODMAN

Okay, I wanna ask you a question, Miss Turner. I'm not going to count this against your time, all right?

There's been certain statements about the propriety or impropriety of the various petitions that have been taken here. I have a petition right here that says, we the residents and owners of homes in the area of D Street and Freeman and Harrison Streets are not opposed to Ewing Brothers, Inc. to have an impound yard in the old Ray and Ross Bus Company property. Ewing Brothers Towing has agreed to something the fences and maintain the trees and shrubs and bushes to be as attractive as possible; and then there's on the third page, it says Beatrice Turner, as though you are a signatory to this statement that you have no objection to it with an address of 409 Freeman Street. And,

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I'm asking you right to your face, I'm asking you whether or not you signed this?

BEATRICE TURNER Do that look dat...do dat look like my signature? NO, dat's not my signature on there.

MAYOR GOODMAN That's why – I'm asking, that's why I'm asking you the question.

BEATRICE TURNER Dat is not my signature on there.

MAYOR GOODMAN Okay, do you know why your name is on there?

BEATRICE TURNER You know what?

MAYOR GOODMAN Or how it got on there?

BEATRICE TURNER This man here, came and when I lived on Freeman Street, he came around and he said he was gonna purchase that property over thea. I had several questions for him. Are you gonna put up a brick fence, are you gonna do this, are you gonna do dat, he told me, no.

He said – the neighbor next door to me, she was – deceased, and the other man on the other side of me was a mailman, he wasn't home. I say you need to speak to the neighbors over here, first, and see what they want over here.

Mrs. Doritha, as she rest in her grave, right now, me and her had terrible words behind that man purchasing that property and like I told her, he need to meet with the community first.

MAYOR GOODMAN Okay.

BEATRICE TURNER – and he ax me, say well ma'm, what is your name? I say, Beatrice Turner.

MAYOR GOODMAN Okay, and your address, of course.

BEATRICE TURNER And I gave – he – the address is right there, he was standing at my door.

MAYOR GOODMAN Okay, fair enough. Fair enough, I just want to find out how, why your name was on there in support, and you explained it to me, so there's no problem.

– Now you have two minutes and thirty-seven seconds to talk to us.

BEATRICE TURNER You know, every time I have took off to come down here for

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this Ray and Ross thing, I have to take off and I lose money of off my pay check when I have to come down here because of this storage yard, wrecking yard, whatever, impound yard, whatever they want it to be.

You know, and then you sit here and show me some petition in my face, that they say I sign. Well then Beatrice wouldn't be missing a dollar of off her check. She would be at work right now in your lovely neighborhood saying, oh, well, they gonna put it there, but evidently, it must mean Beatrice didn't sign that, didn't support that, cuz Beatrice took off work to be here today. You got that, Mr. Goodman?

MAYOR GOODMAN

That's why I asked her the question. Yes.

JAY TRIPP

I would like to answer that.

MAYOR GOODMAN

That's troubling to me, to be honest with you, because when I read this, I get the impression

JAY TRIPP

Yes, well, three years ago when I made that survey, Sir, at the time I had several –

AUDIENCE

(Inaudible)

MAYOR GOODMAN

All right. Let's – seats. Wait a second. We're gonna behave properly here. Go ahead.

JAY TRIPP

At that time, I had several sheets of paper, and I did consolidate there on that last page, and I may have made a mistake. If I did, I will –

MALE IN THE AUDIENCE

(Inaudible)

JAY TRIPP

– wait a minute. And truthfully, at no time, did I try to falsify anything, anywhere, anytime, and as you look at that, you can see that the handwriting is all different on every one, Sir, that I did not – almost –

MAYOR GOODMAN

Better be careful, better be careful.

JAY TRIPP

Yeah. On the back page there, and there's also a gentleman I wrote in because he had a stroke and he asked me to sign that one for him.

MAYOR GOODMAN

I'm not a handwriting expert, Sir, and I'm not calling anybody a liar or not. I'm just saying –

JAY TRIPP

If Mrs. Turner and I had – misunderstood her

MAYOR GOODMAN

Somebody.

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JAY TRIPP

Then I apologize.

MAYOR GOODMAN

Somebody wrote down at least one, two, three, four, five, six, seven, eight.

BEATRICE TURNER

(Inaudible)

MAYOR GOODMAN

You know, Miss Turner? We're either going to do this right, or we have to do something about it. Now there are about seven names that appear to be written in the same handwriting here. All with different addresses suggesting that in fact, they were in support of this project, and that's the reason, I wanted to ask Miss Turner, and she said that she was not, not in support, and that bothers me. I'm just telling you that.

Okay, yes, ma'm

CORDELIA FREEMAN

Okay. My name is Cordelia Freeman. I live at 610 West Van Buren. I am opposed to this wrecking yard moving into our neighborhood. The only people that this benefits is Ewing Brothers and this City, being that they do have a contract with the City to tow impounded vehicles.

And like the young man brought out, why not put it in your back yard? And of course, you wouldn't agree to that, so why would you think we would want anything less in our neighborhood.

Like I said, they're in it for the profit, but I'm in it for the quality of life, not only for myself, but also for my children, who I will be bringing up in this neighborhood. And I want to see a steady improvement in that community. It's been a long time coming. I think it's long overdue, and I'd like to see some changes coming in real soon, for the better.

MAYOR GOODMAN

Thank you.

CORDELIA FREEMAN

Also, to totally disregard what everybody who is opposed to it has spoken, would be a blatant disrespect and disregard for our feelings and what we want for our own community.

MAYOR GOODMAN

Thank you very much.

Ma'm, where do you live?

The address, I'm sorry.

CORDELIA FREEMAN

Van Buren.

Thank you.

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MAYOR GOODMAN

All Right. Next please.

GLORIA GRAY

My name is Gloria Gray, and I live at 122 Paul Avenue. My husband wanted to come down today, but he wasn't able to make it, so I'm here to stand for our family, to say that we oppose having the project there.

My husband and I, we have lived in the neighborhood for about 15 years, and we own ninety percent of the property that borders the north side of the Ewing property, and we have worked very hard without having any type of special funds. We've just, you know, just worked really hard and invested a lot in the property to bring the property value up, and we feel that it will adversely affect our tenants there.

We do not want to have to address an issue of noise on a twenty-four hour basis. And also, I had a chance to attend one of the other meetings, and I had talked to Mr. Tripp and Mr. Tripp had told me on the phone that there was going to be a block wall. That if they were able to get this project on, that there was going to be a block wall. But when I was at one of the other meetings, ~~it was~~ represented in a drawing that there was going to be a chain-link fence, like the one that exists now.

Well, all of my tenants and the families that are on Paul Avenue, we would have to look at this. It would not be a pleasant view at all. As I said, we've been down there for 15 years. We have worked very hard with, within our community to just make it a better place to live, and we're not for it.

MAYOR GOODMAN

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

DONALD BROWN

Your Honor, one quick comment.

MAYOR GOODMAN

Did you have any time remaining? Do you recall?

DONALD BROWN

Ah, no.

MAYOR GOODMAN

Make your quick comments.

DONALD BROWN

Okay, you raised the question of the signatures on the petition taken by Mr. Tripp. As a matter of fact, the last meeting that I attended here regarding this issue, that was put on abeyance, I saw a signature of a dear friend of mine on that petition, that's been dead for at least ten years.

Bottom line.

MAYOR GOODMAN

Well the reason that I brought it up, I had Miss Turner here,

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she answered the question directly. Often times, we here on the Council have petitions that are submitted to us, and I have to say, if I can't speak for my colleagues, but I would assume that they would agree with me that when a petition is given to us, we take it at face value. If it says people agree and there's a signature there or name there, we rely on that, and that's why I'm disturbed at this particular situation here, because I saw Miss Turner in the audience and I was looking at the names, and if you read it and you rely on the document, it would appear that she supported it, and she's obvious in her vehement disagreement with that. So that's disturbing to me, but I said it, and I got it off my chest. Okay.

All right. No others?

All right, we'll close the Public Hearings. We appreciate the comments.

Mr. Curran, we'll give you three minutes to respond.

ATTORNEY BILL CURRAN

Thank you, I'll try and go very quickly and respond to some of the questions raised. Let me just go in reverse order.

Miss Gloria Gray indicated her opposition to it, but I've submitted to you in the file at the end of Tab 1, a fax that she sent the rent to Rex Ewing on April 1, 1999. "Per your request, Rex, I plan to attend the April 13, 1999, meeting. I will express our favorable consent of your company's expansion." You can read the rest of it. I'll just summarize down to the bottom.

"Thank you for providing the above information. It was most helpful in addressing our concerns. We look forward to your company being a positive addition to the community."

These were kinds of things that Mr. Ewing relied on. Similarly, well, when Mr. Tripp went forward to gather these signatures, the document that you're talking about that has the seven or eight names that he wrote in his handwriting on the top, recognize this was never contemplated for something that was going to find its way before you today.

MAYOR GOODMAN

– but you gave it to us, Mr. Curran.

ATTORNEY BILL CURRAN

Well, I did, and the reason is to illustrate, first, the great majority of these names are signed by people in their own handwriting. But, Mr. Tripp indicated today is that, I think that he got cut off a little before he explained it, is that he consolidated some of the list onto this one page and that he wrote in those top names. Now he is here, and if I've

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mis-stated, I'll ask him to correct me. But I think that's what it is. This was done for Mr. Ewing's benefit.

I want to skip to the thing about the high crime area because I think I chose my words carefully; perhaps they weren't received as carefully as I spoke them. What I believe I said was that the real estate broker had indicated that he had a very difficult time marketing this property because of perception of this being in a high crime area.

I have gone to my file and pulled from it a copy of an affidavit which Mr. Larry Singer, President of Crown Partnership, a Licensed Real Estate Broker, filed in the Federal Bankruptcy Court in an affidavit dated the 11th of March, 1999, indicating that - I can give you this if you want it for your record - but, indicating that, if I can just summarize - he spent nearly two years marketing the property. It's been very difficult to market because among other things, it's located in a high-crime area. Several prospective purchasers have indicated their concern that the area is high in crime. That was the point that I was trying to make.

It's not relevant to me, we want the crime to be minimized. We're not saying it is or isn't. ~~We're saying it's perceived that way.~~

The last thing I want to make is in response to Mr. McCurdy's statements. I respect Mr. McCurdy greatly. I believe he is very well motivated in the desire to try to upgrade the community. He has indicated, why don't you wait and see if there is some new use comes, that could provide many more jobs that could be it retail expansion, a shopping center, or something like that. We would love to see that day come. If that day came, it would not take long that the property would have a much higher value. It would not take long to haul these cars off to a different location and allow this property to be put to a better economic use.

Unfortunately, that day is not here today. That's all I have to say. Mr. Ewing has begged me to allow him to just conclude very briefly.

MAYOR GOODMAN

Certainly, Mr. Ewing.

REX EWING

I thank you. I thank you for the time. On the part where Jay went out with all the handwritten stuff on regular legal paper; at that time, we hadn't purchased the property or anything. I just wanted him to go out in the community and see what their response was. He had came back and said the people he had talked to didn't have any problems. They'd like to see somebody come in and clean the facility

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up. They couldn't go down the sidewalks; they couldn't sit on the Bus Stop, and that was one of the part of the decisions to purchase the property.

As far as the crime rate, I wouldn't try to take and put a facility where somebody's going to be coming in and ripping me or the people off all the time.

Where the property was located at, it's not in the center of West side, it's barely on the west side of Interstate 15. It has a block wall; it has oleander plants at the time. I've told people, you know, come over. I've told Mr. Weekly, I'm willing to do anything. I'm not here to try to cause anybody any problems.

What we wanted to do was we wanted to take and build a facility that was built for the year 2000. We had taken the money, my family and I, that we've saved all our lives; we put into this piece of property. We continually buy new equipment all the time. Our trucks go into any hotel. They're welcome on their parking lots, and basically, this is all we're trying to build, is a parking lot that has block walls all the way around it. I have never ever said that I wouldn't put the block wall on the north side of the property. I've always intended it. There was two different things, and the staff, they had wanted the 25 ft. buffer between the wall and the existing cyclone fence, and I had talked to Mrs. Gray a couple times on the phone. She wanted the block wall put on her property line. I told her, either way, I will put the block wall. There was never no question of that. There was never no question of continuing the wall down D Street. I have no problem with plastering the wall that goes up Owens to fit in with the park or whatever.

When I had Mr. Weekly there, on the inside of the property on Owens, you don't see any cars coming up the street and when you're going up Owens, you don't see anything on the inside of that lot. The only people that would be going there are people that their vehicles are there, or insurance adjusters.

I've learned as far as the noise part, our drivers, they're sent their information on a beeper, which is soundless. When cars are taken into the yard, we move them into spaces with a forklift that has a four-cylinder gas motor. It doesn't make any noise. Each car goes into a parking space, just no different than any other parking lot, and they usually sit there until they go out.

We don't have semi-trailers or anything come in that load a bunch of cars up at one time. They go out the same way. They're either driven out or they're taken out on a tow truck.

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They're only there for a certain time basis in which either the owner has come to pick it up, an insurance adjuster has made arrangements to send it somewhere, or to a lien sale that ends up being sold to a wrecking yard.

I went through the part, and I was told if you have public auctions here, you're going to be parking cars up and down D Street. We do have inside parking. There's sixty spaces for customers, so there's no off-street parking there; however, on a public auction, I really, I told Mr. Weekly, I said I couldn't tell you how many people'd show up. I never know. I would be willing to continue to have the public auctions at my existing business.

We want something that we're proud of. We're putting our life savings into this deal. We've tried to show the people over there that we were there to clean the thing up. We've cleaned semi-trailers on and on; some with the help of the City of Las Vegas in their repeater property that nobody else seemed to care about. And if they're talking about what we're trying to do is an eyesore, I don't know what they think about what it was before. All we're trying to do is make something of where we're proud of it, and if we're proud of it, I'm sure anybody could be proud of it.

We're talking about, you know, put more asphalt inside there, doing a lot of dirt work, and making this thing where anybody from any State or whatever, would be welcome to go in there. We're welcome to give tours with the State of Nevada, with people who get new driver's license, to take them in there and show 'em what can happen, you know, if you drink and drive, on drugs or whatever, or just not paying attention to your driving.

We're willing to do anything for the community, and that's what we're trying to do, is to give back to the community a facility that the City of Las Vegas could be proud of. We're not trying to do anything with anybody's property value. We will continue to maintain everything where it's neat, and if anything, about property value, I think it would raise the property value.

AUDIENCE

(Inaudible)

REX EWING

We've - you can say one thing, right on the other side of Interstate 15, you do have an auto wrecking yard; you've got a recycling center; you've got the Salvation Army; you got homeless places with people that don't have a place to live and things like that. When we first went over there, there were people camped out all over the place through this yard. We don't have that no more. And when I'm over there, the people going up and down Owens Street is very

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nil. I mean it's normal compared to where it was before with people out on the street, pushing shopping carts and everything else.

MAYOR GOODMAN

Okay.

REX EWING

We've -

MAYOR GOODMAN

All right. Thank you very much.

REX EWING

I thank you.

MAYOR GOODMAN

I just want to let you know what I think about my comments regarding the - that Exhibit No. 1. I accept your representations that it was for a purpose, other than to be presented to us. I think my criticism of it is that it was presented to us in a manner that was, at least, confusing to me.

I'm not accusing anybody of trying to trick us, but we - we just in the future, we do rely on these presentations and on the prints.

REX EWING

Mr. Mayor, the ones that we submitted for the people, these were all signed by the people at their doorway. The one's that -

MAYOR GOODMAN

I understand. I know, it's clear now but I'm just saying when we got it, unless I raised the issue, we could have had a problem, but I appreciate that.

All right.

REX EWING

Thank you.

MAYOR GOODMAN

Thank you, Mr. Ewing.

DEPUTY CITY ATTORNEY
STEVE GEORGE

Your Honor? Can we get Mr. Ewing's full name and address for the record?

MAYOR GOODMAN

Yes. Mr. Ewing?

REX EWING

Okay. My name is Rex C. Ewing, III. My address is 5521 North Torrey Pines, Las Vegas.

MAYOR GOODMAN

Thank you very much. Thank you.

REX EWING

- and also one thing other. Different parts of the City, the property value has always been higher. I live on the east side of Rancho or 95, and I'm in the 89130 zip code, and whether I got a fabulous house or whatever, the people that live on the other side of 95, their property value is higher.

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So I mean it just - whatever part of the City you're in, there's different values on property.

MAYOR GOODMAN

All right. Thank you.

All right, we've closed the Public Hearing and I guess, is there any discussion on the part of Members of the Council, or any questions so far?

COUNCILMAN WEEKLY

I just have a couple comments on it, Your Honor, and I would like to ask a question also too, I think Mr. Tripp was going to answer it earlier. The lady who came up to the mike, I think it's Miss Rhodes, who indicated that there was some type of something on the yard there. I'd be interested in knowing what that was, but while he's coming down, I wanna say, first of all, as the representative of this area, I do just feel compelled to, if it's my place to apologize to the residents of this neighborhood, living and/or deceased, whose names have appeared on this petition against their will.

You know, the other day I had the opportunity to go out in your neighborhood, and I know at our last Council Meeting when we abeyed this item, Mr. Snowden did bring this to our attention about several other persons on this petition were deceased, and so I went out and met with the Ewings and again I do want to say - and let me make this comment also to Mr. Farlow. You indicated you had spoke in reference to Mr. Ewing, and I don't think there is any question about the type of person he is. I think many people who knew him, or know him - I know my parents have been here for a long time or were here for a long time, will say that, of course, very nice man, very professional, very hospitable, very hospitable when I was on his property, and had spent a lot of money in cleaning up the area, so, I don't think that's a question at all about the type of person that he is. I think we're talking about the issue of what's best for the neighborhood.

But I will say, in going out and touring the neighborhood, I had this petition also, and I will say that it was very hot, very hot that day, but we walked the neighborhood with the petition, and we went door to door, and there were residents that were absolutely outraged of the project. I would say we received over ninety-nine percent of those who were in total opposition and then those who were outraged that their names were even on the petition.

You know, I invited them to be here or even to call your office because again, when you and I met, Mr. (inaudible), we all met, and I wouldn't dare call you a liar to your face. How the names got on the petition - because if you

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knocked on my door, if you didn't know my name, you wouldn't know me from Adam, but still on top of that, there were those who were very upset because their deceased loved ones were names on the petition, and we kinda didn't think that was very fair for that. But in reference to the question.

What's the – what's this piece of whatever this is, Mr. Rhodes?

ROBERT RHODES

Very simple. I'm a retired police officer, been a police officer 28 years before I retired.

COUNCILMAN WEEKLY

Yes, Sir.

ROBERT RHODES

I still shoot every two months, and I'm rather proud, I'm fairly good marksman. I shoot at a silhouette target every two months to make sure that I can handle my weapon right way, just like I did when I was with Metro. I fired fifty rounds at five, ten, fifteen and twenty yards. Out of that, forty-seven of the rounds were in the nine and the ten ring. Two rounds were in the eight ring and one round was in the seven ring. That's a normal shooting exercise for me. That's exactly what that was, and I – little proud of it and one of my employees put it up by the window there. He was proud of it too. But that's a regular shooting exercise. I do it every two months.

COUNCILMAN WEEKLY

I appreciate that, and I respect that. I'm just sharing that –

ROBERT RHODES

If you can't shoot good, don't carry a gun.

COUNCILMAN WEEKLY

– and I will say, on top of that, I think it's probably inappropriate -um- in a residential neighborhood to practice.

AUDIENCE

Amen.

COUNCILMAN WEEKLY

Your skills, I mean I'm not good at all in that so,

ROBERT RHODES

No, Sir. This was at a shooting range where I do that. I don't do that at the yard there. This is at a shooting range, certainly.

COUNCILMAN WEEKLY

Oh, you were just displaying – well, you just displayed the showings of your work. Okay. All right.

At any rate, I will move on to say, Your Honor, after I guess very careful consideration, I've reviewed the General Plan for this area, and I will just say that this is just something that um, in reviewing the General Plan, you know, in talking with the residents and thinking in terms of the vision that

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we have as far as revitalizing the area there, I don't think that the zoning personally is compatible to the residents over there. It does have a lot of concern as far as the property value is concerned in the residential area, and it's just, again something that I think that would not be compatible to this residential, to this residential area here. I know the City has spent millions of dollars in addressing the homeless situation that we deal there when we look at , again, talking about, what is it, Las Vegas Boulevard and Main, coming up to Owens Avenue, traveling, what's that north, up Owens -

(Inaudible)

COUNCILMAN WEEKLY

Is it west? Okay, thank you. Traveling west on Owens there. Yeh, we do enter into the homeless corridor, and I would say that there has been a lot of meetings, there have been a lot of interest in redeveloping that particular area there and this is the entrance to these folks neighborhood, into West Las Vegas.

Councilman Reese, and I know again, rest her soul, Doritha Williams, in that community, was very instrumental in implementing a entry way there, which is very beautiful and landscaped there in that area.

One of the concerns that was bought up was that, the homeless population have inundated Jimmy Gate Park, but Jimmy Gate Park is on the record for the City of Las Vegas and will be in the process of a redesign phase, where this park is going to be redesigned and rededicated back to this community. And so, there are many efforts that are being made in lieu of revitalizing this area. I know the lady in the rear there, who works with the Westside New Pioneers, who works very carefully with doing in-field housing. They've been meeting very diligently, and I attended the meeting on the night before last, West Las Vegas Meeting, in discussing the West Las Vegas Plan. And just again, the vision and the ideas that they have for this neighborhood is just definitely something that the neighborhood can be proud of, something that the neighborhood services that could be of use to the community, and this is just something that the residents - Maybe there are those out there who may feel like they don't want to develop in this neighborhood because they have those type of issues with the community, but there are people who have lived over there for a long time who feel very proud about the neighborhood. I know something that was very dear to me was the lady who lives on Freeman Street, a seventy-three year old lady who purchased her home there in 1951, and the lady indicated to me, she says, you know we fought for years when they wanted to come in and put a

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neighborhood casino there, even when they went in to put Ray and Ross there. You know, and now we're looking at a possible impound yard. You know, she says, you know I've owned my home for years. I'm 73 years of age, I cannot continue to fight with the City of Las Vegas.

Many of the residents in their neighborhoods are elderly people whom have lived in their homes thirty, forty, and fifty years, have a very vested interest in their community. They may not be of high value to a lot of people, but it's of course, their life savings, and this is something that they're very proud of. So I think, for the community again - they ask me the question, is it suitable to cross town; would the Council like this in their neighborhood? You know, we want something that we would be proud of in this neighborhood, and I do appreciate Mr. Ewing's undue diligence in this process.

He and his brother have worked very hard, and they've invested a lot of money. I went inside the offices there and, they have spent lots of money in upgrading this facility over here, but there are a lot of residents, as you heard here, who have spent lots of money in their property.

So, I mean, my motion, Your Honor, is I'm going to move for denial on this request, and that's my motion.

MAYOR GOODMAN

I thank you, and -

COUNCILMAN MACK

Councilman Weekly?

I just have one comment, and I support your motion, but I guess my question is for our City Attorney Steve George. In relation to this property and the hard zoning that it has today, is there a possibility that a more intensive use might go into this property without the City Council's consent?

DEPUTY CITY ATTORNEY
STEVE GEORGE

I guess so I understand the question correctly, Councilman, the question is under the hard zoning, which is C-2 on this particular property, is there a zoning use under C-2 that is more intense than what is being asked for here today.

COUNCILMAN MACK

Or is there a type of use that can go in that'll probably have a larger impact on this community?

DEPUTY CITY ATTORNEY
STEVE GEORGE

Talking about C-2 zoning?

COUNCILMAN MACK

~~Yes, Sir.~~

DEPUTY CITY ATTORNEY
STEVE GEORGE

There very well could be. That would be a determination made by the City Council, and that does bring up a very

CITY COUNCIL MINUTES
MEETING OF
AUGUST 2, 2000

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VERBATIM TRANSCRIPT: ITEM 127 - Z-0007-00 - EWING BROS., INC.

good point, because the zoning that's being requested is C-M zoning.

When we take into consideration a zone change request, we need to take into consideration all the possible --

COUNCILMAN WEEKLY

Various uses, yeh.

DEPUTY CITY ATTORNEY
STEVE GEORGE

-- uses that are allowed under that C-M zoning classification, and the Council needs to determine whether or not all of those uses would be appropriate for this area.

MAYOR GOODMAN

And that, of course, uh, uh...

Mayor Pro-Tem.

COUNCILMAN MCDONALD

Thank you, Your Honor.

Couple comments in listening to this. I've had the opportunity to work with the Ewing Family for a long time, as a Metropolitan Police Officer, and I think, far and above, they're honest and forth going. They've always given the commitment to excellence, shows in the trucks as it was mentioned, as well as the, service level, the service they have when a car gets impounded or towed.

That being said, I think looking at what Councilman Weekly has described and what was started years ago when Councilman Hawkins had the area, then I had it, then the commitment that Councilman Reese, then Councilman Weekly give, is that we, we started the concept that we wanna go back to the neighborhoods and hear what the neighborhood has to say because it is their community. We are elected by the community to serve as their representatives. They're our bosses, and I think anytime we've set up Boards, when Frank set it up, I took it over, it was to have that air of communication, where it was flown back that they'd said okay, yeh, this is something we like, this is something we consider.

In lieu of that, I think some of the actions as Gene mentioned, it didn't go back to that. It didn't go back to that Board, and other members have spoken that, and to that fact, it is a very difficult situation. There's a piece of property that needs to be developed, that needs to be kept monitored. It's a very large piece of property. But in hearing the neighbors speak for this, that they do not want this in their neighborhood, that speaks very highly, especially when a representative has gone out and walked the neighborhood and talked to them face to face.

So that being said, I think it's been pointed out this is not

CITY COUNCIL MINUTES
MEETING OF
AUGUST 2, 2000

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VERBATIM TRANSCRIPT: ITEM 127 - Z-0007-00 - EWING BROS., INC.

compatible harmonious with what they want to see in the neighborhood, and I would support your motion.

MAYOR GOODMAN

Any other comments?

AUDIENCE

Applause.

DEPUTY CITY ATTORNEY
STEVE GEORGE

Your Honor, all I would like to do before the Council takes the vote on this application is submit for the record just a graph that provides the General Plan Land Use Categories that are found in the General Plan for this area. It's just a one-page document, and it provides the different zoning classifications which are allowed under the LI/R General Plan. This page.

MAYOR GOODMAN

All right. We'll make that part of the record.

DEPUTY CITY ATTORNEY
STEVE GEORGE

Any other comments, Mr. George?

No, Your Honor, that'll be it.

Thank you.

MAYOR GOODMAN

All right. Fine.

Anybody else?

All right.

Councilman? Was that a motion?

COUNCILMAN WEEKLY

Yes.

MAYOR GOODMAN

All right. Go to the motion, please. Post, please. Motion carries. **(Motion carried unanimously with Reese abstaining due to his close relationship with Mr. Ewing and L. B. McDonald excused)**

I will say this to you, Mr. Curran, that depending on what you do after these proceedings, if you want to come up and talk to Councilman Weekly and myself, as to whether or not that piece of property could be developed in a way that it would meet what we're trying to accomplish over in that particular area of town we'd be delighted to talk to you and any help that the City can give you to accomplish that, we'd certainly consider that.

ATTORNEY BILL CURRAN

Well, we would very much appreciate that offer. The Ewings at this point have property that they're not going to be able to make use of, and that's in nobody's interest, including the residents, to have that property sit there vacant and become problematic again. So, we very much

CITY COUNCIL MINUTES
MEETING OF
AUGUST 2, 2000

Page 36

VERBATIM TRANSCRIPT: ITEM 127 – Z-0007-00 – EWING BROS., INC.

appreciate that offer and –

MAYOR GOODMAN

We appreciate your presentation.

ATTORNEY BILL CURRAN

– we'll try to follow up on it

MAYOR GOODMAN

Thank you very much.

END OF DISCUSSION

/da

City of Las Vegas

Agenda Item No. 128

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: AUGUST 2, 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING - PUBLIC HEARING - Z-0025-00 - CHARLEY L. DICKEY, IV - Request for a Rezoning FROM: R-1 (Single Family Residential) TO: P-R (Professional Offices and Parking) of 0.14 acres at 3715 Vegas Drive (APN: 139-30-514-041), PROPOSED USE: OFFICE, Ward 5 (Weekly). 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:

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

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY PAUL LARSEN, 300 South 4th Street, appeared on behalf of the applicant and stated that the applicant has a business pursuant to a contract with the Department of Housing and Urban Development (HUD) to acquire, renovate and resell HUD foreclosures. They propose to administer that program to an existing home, which is a HUD foreclosure. ATTORNEY LARSEN concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

*City of Las Vegas***Agenda Item No. 128**

CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 128 – Z-0025-00

MINUTES – Continued:

MAYOR GOODMAN declared the Public Hearing closed.

(4:27 – 4:28)

5-630

CONDITIONS:

Planning and Development

1. A Site Development Plan shall be approved by the City Council prior to the issuance of any building permits for this site as required by the Planning and Development Department.
2. Resolution of Intent with a two-year time limit.

Public Works

3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
4. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. New driveways or modifications to existing driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a.
5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis.

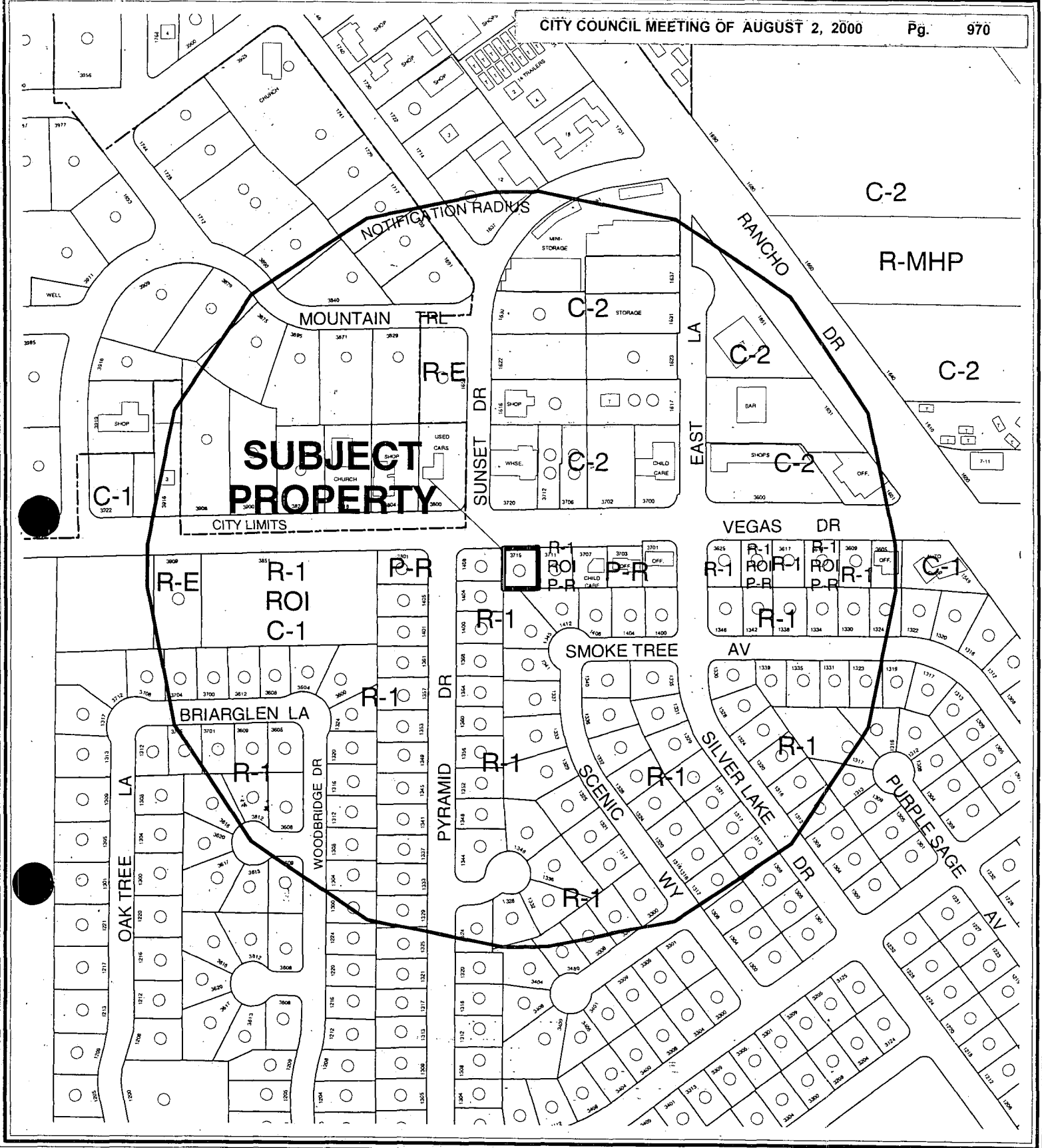
City of Las Vegas

Agenda Item No. 128

CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 128 – Z-0025-00

CONDITIONS – Continued:

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, 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.

CASE: **Z-0025-00**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: **R-1 (SINGLE FAMILY RESIDENTIAL)**PROPOSED ZONING: **O (OFFICE)**

0 200 400 Feet



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: AUGUST 2, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: Z-0025-00 - Charley L. Dickey, IV**

**** CONDITIONS ****

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

Planning and Development

1. A Site Development Plan shall be approved by the City Council prior to the issuance of any building permits for this site as required by the Planning and Development Department.
2. Resolution of Intent with a two-year time limit.

Public Works

3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
4. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. New driveways or modifications to existing driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a.
5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis.

Z-0025-00 - Page Two

August 2, 2000 City Council Meeting

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, 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.

Z-0025-00 - Page One

August 2, 2000 City Council Meeting

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

This request is for a Rezoning from R-1 (Single Family Residential) to P-R (Professional Office and Parking) at 3715 Vegas Drive. The applicant's justification letter indicates rezoning of the site would allow the existing single-family residence to be converted to an office due to increased vehicle travel on Vegas Drive.

BACKGROUND DATA

There is no zoning case history on this site.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	C-2 (General Commercial)	Commercial
South	R-1 (Single Family Residential)	Residential
East	R-1 (Single Family Residential) under Resolution of Intent to P-R (Professional Office and Parking)	Residential
West	R-1 (Single Family Residential)	Residential

ANALYSIS & FINDINGS**GENERAL PLAN**

The Southeast Sector Map of the General Plan designates this site as SC (Service Commercial). The proposed P-R (Professional Office and Parking) zoning is compatible with land use category.

ZONING

Staff finds the proposed P-R (Professional Office and Parking) zoning is compatible with the surrounding lands along this segment of Vegas Drive. Other single-family residences have been rezoned and converted to offices to the north and south of this site.

FINDINGS

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

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

Z-0025-00 - Page Two

August 2, 2000 City Council Meeting

Staff finds the Southeast Sector Map of the General Plan designates this site as SC (Service Commercial). The proposed P-R (Professional Office and Parking) zoning is compatible with land use category.

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

Staff finds the proposed P-R (Professional Office and Parking) zoning district will allow uses such as medical and general offices similar to the previously converted properties along the segment of Vegas Drive.

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

Staff finds the proposed P-R (Professional Office and Parking) zoning is appropriate for this site due to the increased traffic volumes on Vegas Drive and similar office conversions in the area.

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

Staff finds the subject site will have access to Vegas Drive, an 80-foot wide secondary arterial, which will be adequate for the proposed rezoning.

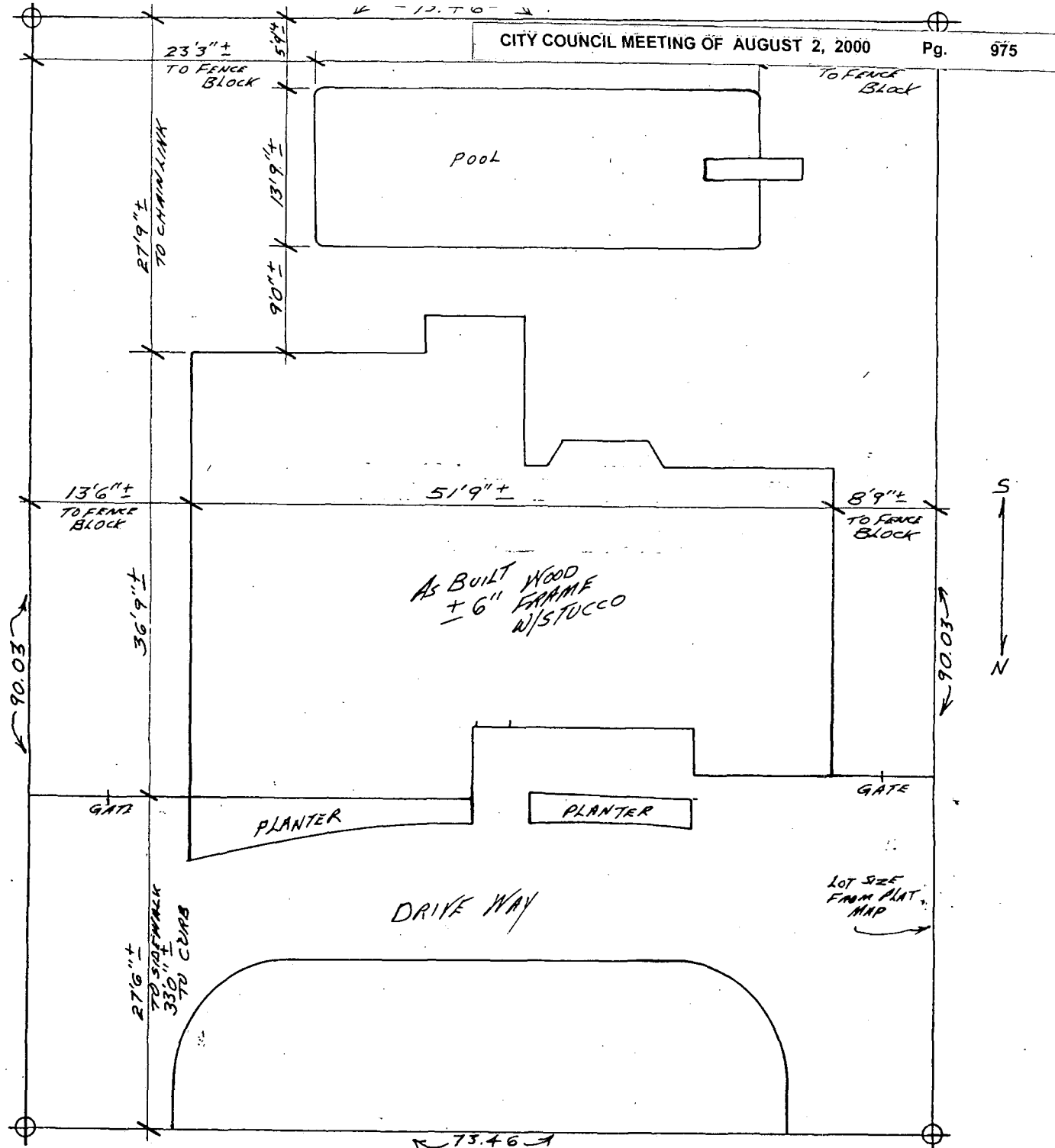
NOTICES MAILED 146 by Planning Department

APPROVALS 0

PROTESTS 0

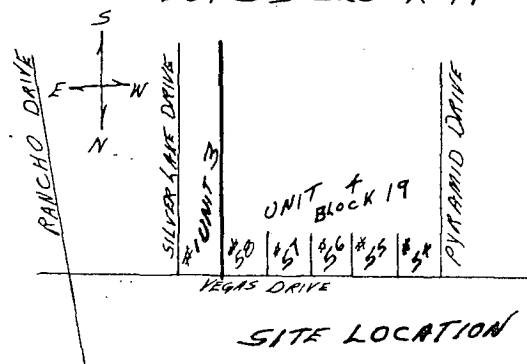
AGENCY COMMENTS

<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



3715 VEGAS DRIVE

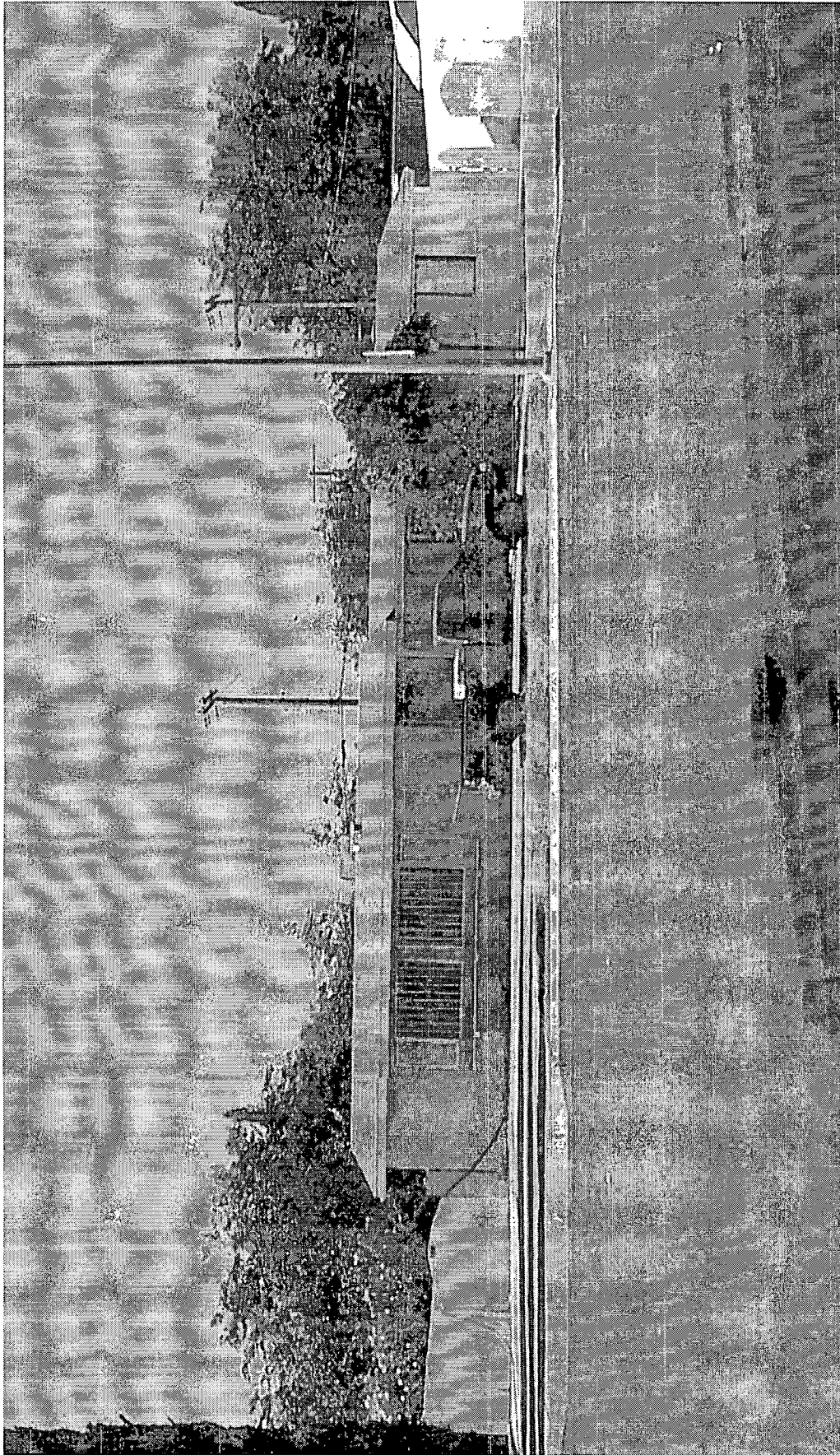
TWIN LAKES VILLAGE UNIT 4
 PLAT BOOK 4 PAGE 98
 LOT 55 BLOCK 19



SITE LOCATION

MARGARET HAMIK
 3715 VEGAS DRIVE
 LAS VEGAS, NEVADA
 89108

STAFF Z-0025-00
 6-22-00 PC



Z-0025-00 - CHARLES L. DICKEY, IV
3715 VEGAS DRIVE
JUNE 22, 2000 PLANNING COMMISSION

City of Las Vegas

Agenda Item No. 129

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: AUGUST 2, 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING - PUBLIC HEARING - Z-0042-00 - ROLANDO HERNANDEZ - Request for a Rezoning FROM: R-1 (Single Family Residential) TO: P-R (Professional Office and Parking) on 0.17 acre at 324 South Jones Boulevard (APN: 138-36-210-006), PROPOSED USE: OFFICE, Ward 1 (M. McDonald). The Planning Commission (7-0 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 (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

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

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

CARLOS HERNANDEZ, 320 South Jones, appeared on behalf of the applicant and concurred with staff conditions. He clarified that the landscaping would be similar to that of the property at 320 South Jones. MAYOR GOODMAN verified with MR. HERNANDEZ that the landscape planter runs the perimeter of the entire property, including the front, except for the entrances and exists

No one appeared in opposition.

There was no further discussion.

*City of Las Vegas***Agenda Item No. 129**

CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 129 – Z-0042-00

MINUTES – Continued:

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All related discussion for Item 129 [Z-0042-00] and Item 130 [Z-0042-00(1) and Z-0002-95(2)] was held under Item 129.

(4:28 – 4:30)

5-667

CONDITIONS:

Planning and Development

1. Approval of and Conformance to the Conditions of Approval for Site Development Plan Review Z-0042-00(1) and Z-0002-95(2).
2. Resolution of Intent with a two-year time limit.

Public Works

3. A Reversionary Map to revert the underlying lot lines to acreage shall record prior to the issuance of any building permits for this site.
4. The proposed driveway access, on site circulation and parking lot layout shall meet the approval of the Traffic Engineering representative with Land Development prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways should be designed, located and constructed to meet the intent of Standard Drawing #222a.
5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be

**Agenda Item No. 129**

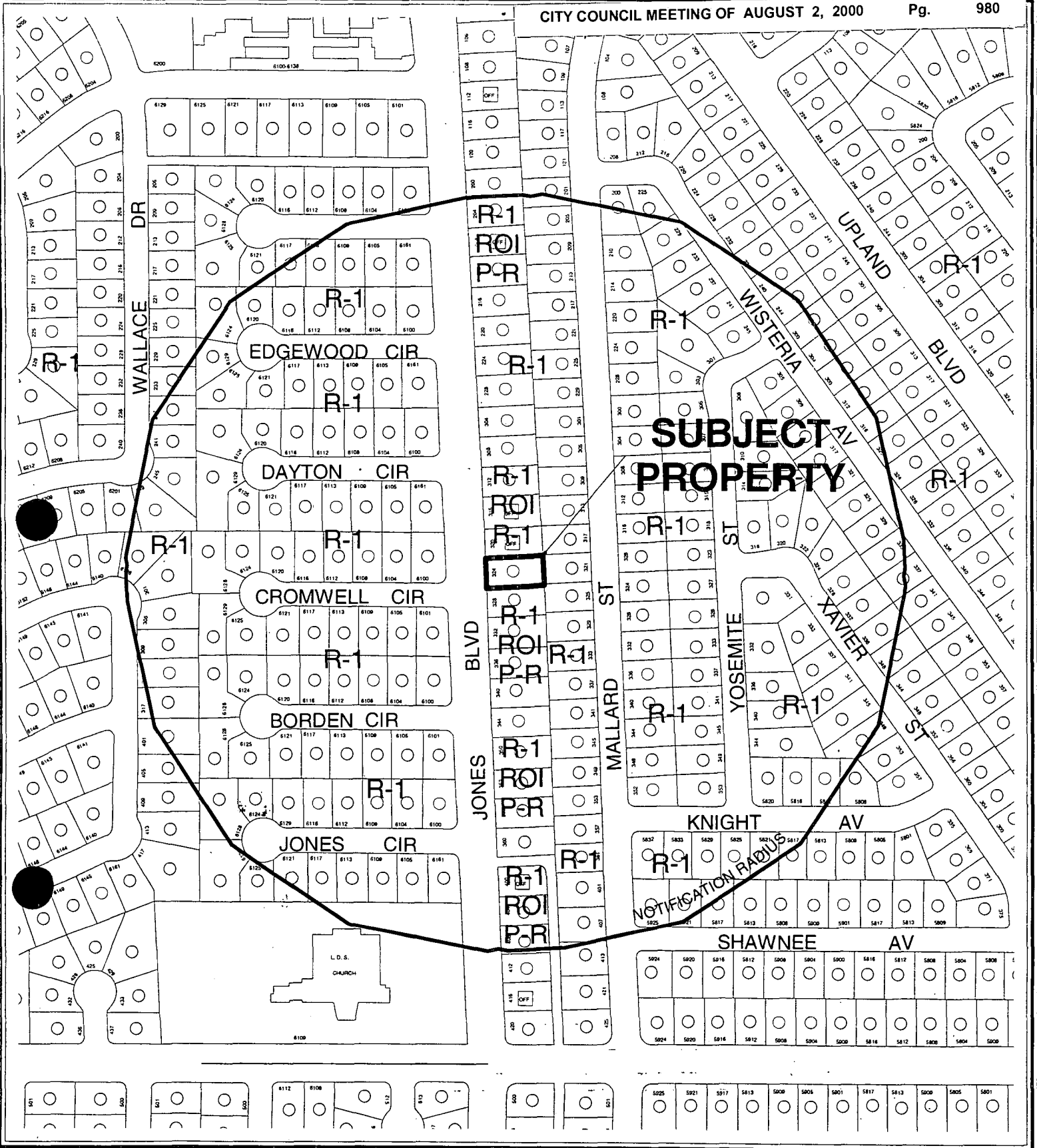
CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 129 – Z-0042-00

CONDITIONS - Continued:

contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, 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. Provide a copy of a recorded Joint Access and Parking Agreement between this parcel and the existing professional building site(s) to the north of this site prior to the issuance of permits.
8. If on street parking is not already prohibited adjacent to this site, submit a written request to the Traffic Engineer to eliminate on-street parking on Jones Boulevard adjacent to this site.
9. Submit an Encroachment Agreement for all landscaping and private improvements located in the Jones Boulevard public right-of-way adjacent to this site prior to occupancy of this site.
10. Landscape all unimproved right-of-way, if any unimproved area exists, on Jones Boulevard adjacent to this site prior to the issuance of a business license as required by the Department of Public Works. Maintain all such improvements in perpetuity. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.



CASE: **Z-0042-00**

RADIUS: 750 FT

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

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

0 200 400 Feet



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: AUGUST 2, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: Z-0042-00 - Rolando Hernandez**

**** CONDITIONS ****

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

Planning and Development

1. Approval of and Conformance to the Conditions of Approval for Site Development Plan Review Z-0042-00(1) and Z-0002-95(2).
2. Resolution of Intent with a two-year time limit.

Public Works

3. A Reversionary Map to revert the underlying lot lines to acreage shall record prior to the issuance of any building permits for this site.
4. The proposed driveway access, on site circulation and parking lot layout shall meet the approval of the Traffic Engineering representative with Land Development prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways should be designed, located and constructed to meet the intent of Standard Drawing #222a.
5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis.

Z-0042-00 - Page Two

August 2, 2000 City Council Meeting

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, 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. Provide a copy of a recorded Joint Access and Parking Agreement between this parcel and the existing professional building site(s) to the north of this site prior to the issuance of permits.
8. If on street parking is not already prohibited adjacent to this site, submit a written request to the Traffic Engineer to eliminate on-street parking on Jones Boulevard adjacent to this site.
9. Submit an Encroachment Agreement for all landscaping and private improvements located in the Jones Boulevard public right-of-way adjacent to this site prior to occupancy of this site.
10. Landscape all unimproved right-of-way, if any unimproved area exists, on Jones Boulevard adjacent to this site prior to the issuance of a business license as required by the Department of Public Works. Maintain all such improvements in perpetuity. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

Z-0042-00 - Page One

August 2, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Rezoning from R-1 (Single Family Residential) to P-R (Professional Office and Parking) at 324 South Jones Boulevard. The applicant's justification letter indicates that the rezoning of the site would allow a 2,031 square foot addition to the existing office on the property north of this site.

BACKGROUND DATA

06/22/00 The Planning Commission recommended approval of a request for a Site Development Plan Review [Z-0042-00(1) and Z-0002-95(2)] for the proposed 2,031 Square Foot Office Addition on the subject site.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-1 (Single Family Residential) under Resolution of Intent to P-R (Professional Office and Parking)	Office
South	R-1 (Single Family Residential) under Resolution of Intent to P-R (Professional Office and Parking)	Single-Family Residential
East	R-1 (Single Family Residential)	Single-Family Residential
West	R-1 (Single Family Residential)	Single-Family Residential

ANALYSIS & FINDINGS

GENERAL PLAN

The Southwest Sector Map of the General Plan designates this site as SC (Service Commercial). The proposed P-R (Professional Office and Parking) zoning is compatible with this land use category.

ZONING

Staff finds the proposed P-R (Professional Office and Parking) zoning is compatible with the surrounding lands along this segment of Jones Boulevard. Other adjacent single-family residences have been rezoned and converted to offices to the east and west of this site. The design of the site will be reviewed with the Site Development Plan Review also to be considered on this agenda.

Z-0042-00 - Page Two

August 2, 2000 City Council Meeting

FINDINGS

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

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

Staff finds the Southwest Sector Map of the General Plan designates this site as SC (Service Commercial). The proposed P-R (Professional Office and Parking) zoning is compatible with land use category.

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

Staff finds the proposed P-R (Professional Office and Parking) zoning district will allow uses such as medical and general offices similar to the previously converted properties along the segment of Jones Boulevard.

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

Staff finds the proposed P-R (Professional Office and Parking) zoning is appropriate for this site due to the increased traffic volumes on Jones Boulevard and similar office conversions in the area.

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

Staff finds the subject site will have access to Jones Boulevard, a 100-foot wide primary arterial, which will be adequate for the proposed rezoning.

NOTICES MAILED 252 by Planning Department

APPROVALS 0

PROTESTS 0

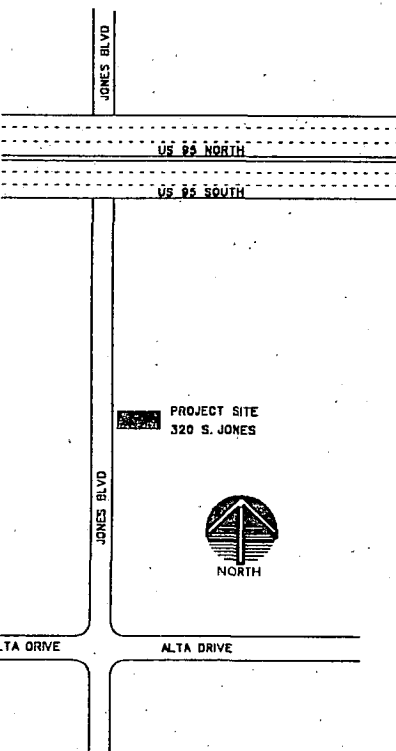
Z-0042-00 - Page Three

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	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

VICINITY MAP



SITE ANALYSIS

C-1 ZONING DISTRICT PROPOSED NEW BUILDING SQUARE FOOTAGE 4,320 S.F.

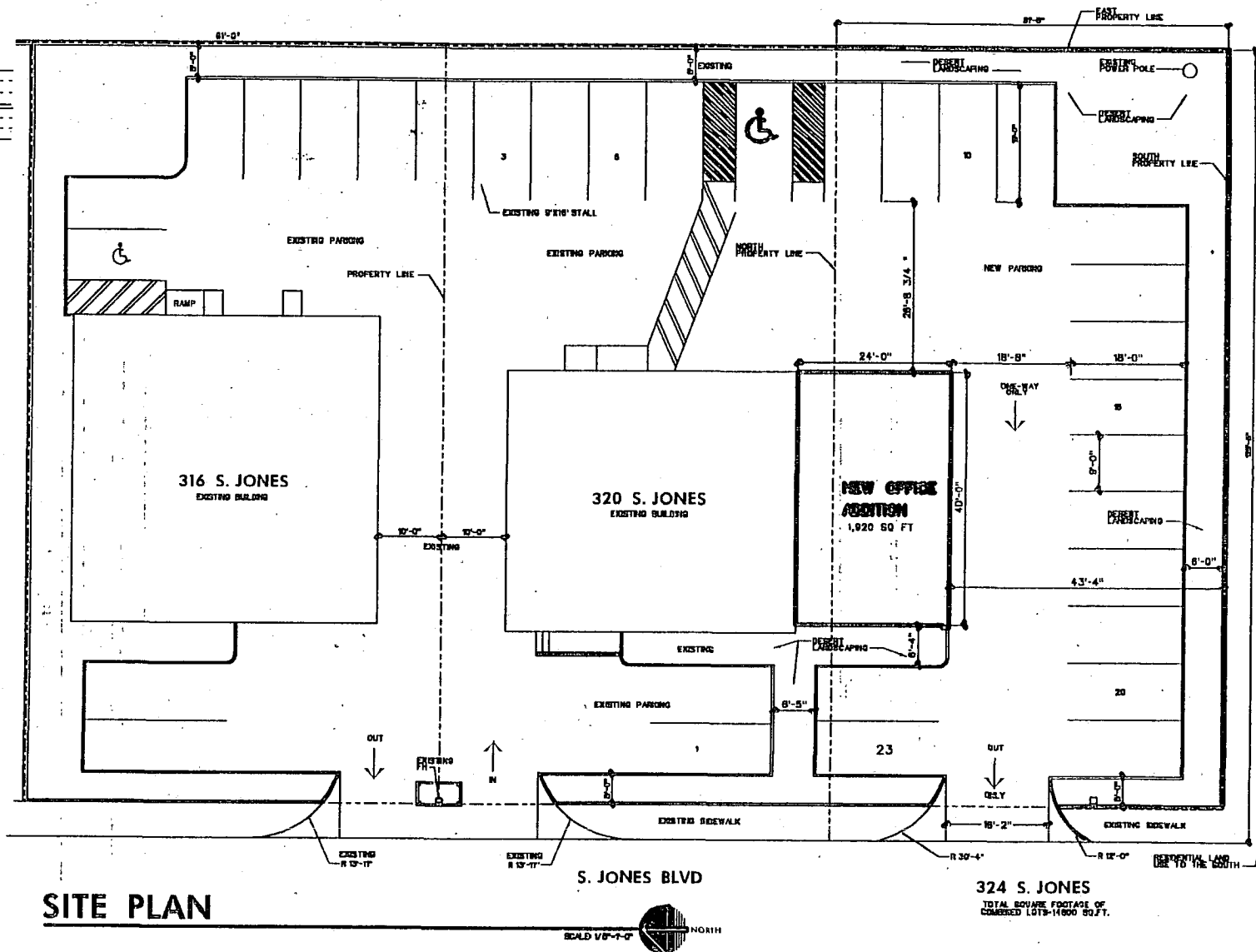
PARKING REQUIREMENTS:
OFFICE: 300/4320 SQFT - 14.4 SPACES
PARKING PROVIDED TOTAL OF 23 PARKING SPACES

HANDICAPPED SPACES - 1 @ 9'X10"

10' ONE-WAY DRIVEWAY UNLESS NOTED OTHERWISE

AREA .34 NET ACRE
4320/14800 - 29%

BUILDING HEIGHT 28'-2"



SITE PLAN

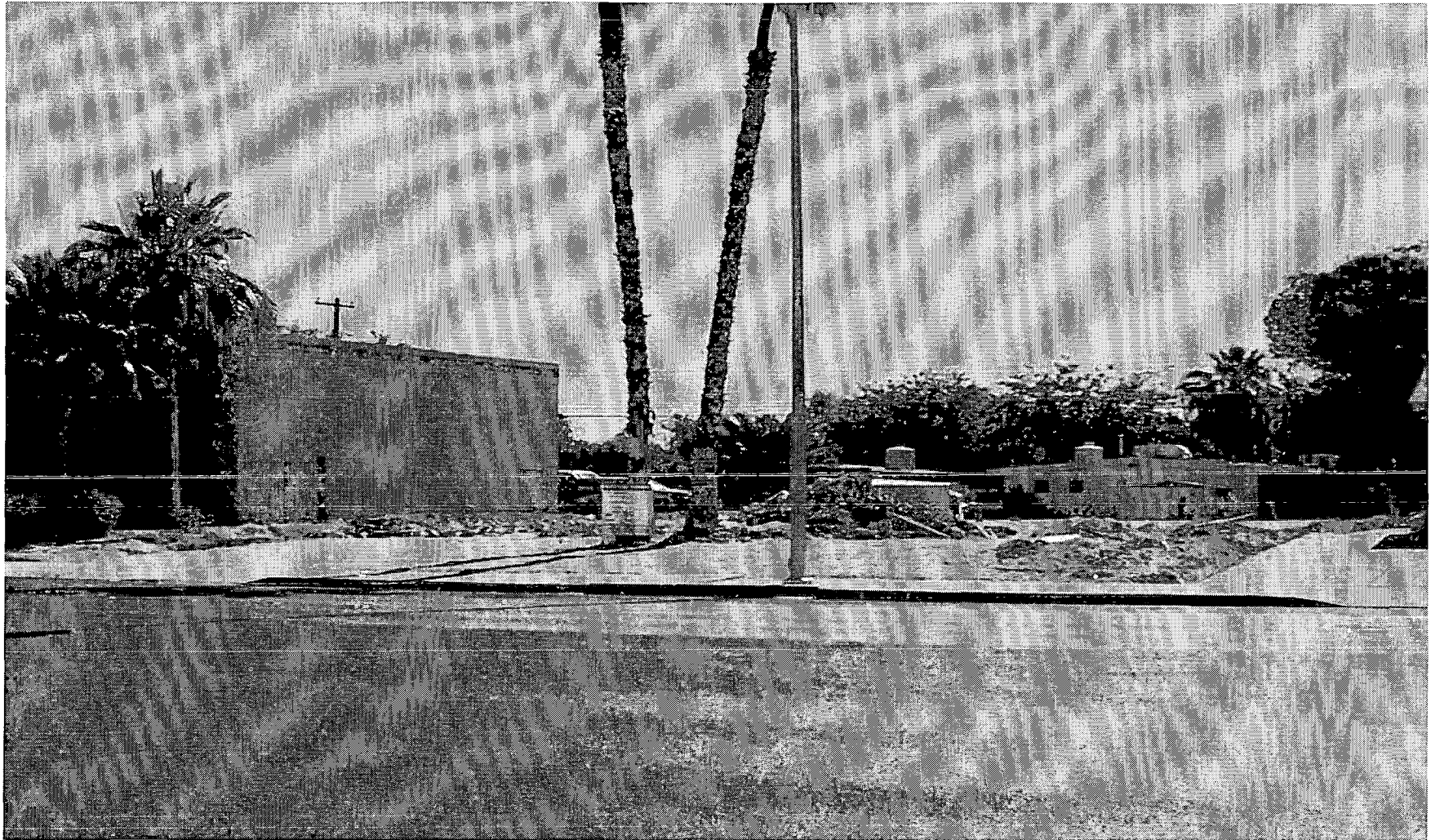
PROJECT	INVEST-TECH, LLC
PROFESSIONAL	PROFESSIONAL OFFICE BUILDING ADDITION
ADDRESS	320324 S. JONES BLVD
CITY	LAS VEGAS, NEVADA 89107
DATE	4/20/2000
SCALE	1/8" = 1'
DRAWN	
JOB NO.	100001/VT
SHEET	SHT

CITY COUNCIL MEETING OF AUGUST 2, 2000

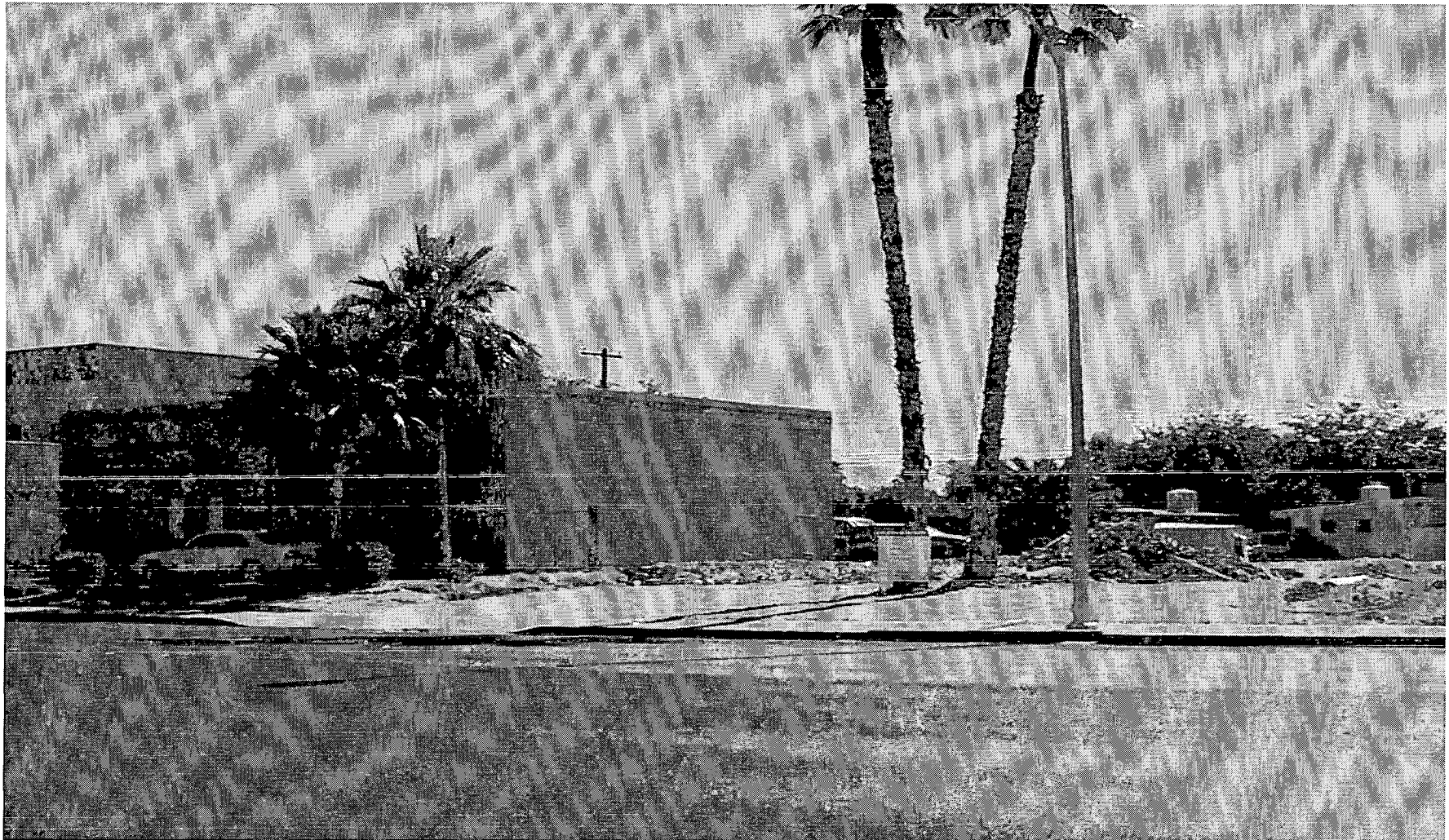
Pg. 986

STAFF

Z-0042-00
6-22-00 PC



Z-0042-00 AND Z-0042-00(1)/Z-0002-95(2) - ROLANDO HERNANDEZ
320 AND 324 SOUTH JONES BOULEVARD
JUNE 22, 2000 PLANNING COMMISSION



Z-0042-00 AND Z-0042-00(1)/Z-0002-95(2) - ROLANDO HERNANDEZ
324 SOUTH JONES BOULEVARD
JUNE 22, 2000 PLANNING COMMISSION

City of Las Vegas

Agenda Item No. 130

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 RELATED TO Z-0042-00 - PUBLIC HEARING - Z-0042-00(1) AND Z-0002-95(2) - **ROLANDO HERNANDEZ** - Request for a Site Development Plan Review for a PROPOSED 2,031 SQUARE FOOT OFFICE ADDITION; AND FOR A WAIVER OF LANDSCAPE REQUIREMENTS on 0.34 acres at 320 South Jones Boulevard and 324 South Jones Boulevard (APN: 138-36-210-005 and 006), R-1 (Single Family Residential) under Resolution of Intent to P-R (Professional Offices and Parking) and R-1 (Single Family Residential) [PROPOSED P-R (Professional Offices and Parking)], Ward 1 (M. McDonald). 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:

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

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

CARLOS HERNANDEZ, 320 South Jones, appeared on behalf of the applicant.

No one appeared in opposition.

There was no further discussion.

CITY COUNCIL MEETING OF AUGUST 2, 2000

Planning and Development Department

Item 130 – Z-0042-00(1) & Z-0002-95(2)

MINUTES – Continued:

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All related discussion for Item 129 [Z-0042-00] and Item 130 [Z-0042-00(1) and Z-0002-95(2)] was held under Item 129.

(4:28 – 4:30)

5-667**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning Z-0042-00 and conformance to all applicable Conditions of Approval for Rezoning Z-0002-95.
2. Provide 24-inch box trees 20 feet on center in the planters along Jones Boulevard and the east property line and 24-inch box trees 30 feet on center along the south property.
3. All development shall be in conformance with the Site Development plan and building elevations as amended by the above conditions.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
7. All City Code requirements and design standards of all City departments must be satisfied.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 130 – Z-0042-00(1) & Z-0002-95(2)

CONDITIONS – Continued:

9. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.
10. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Public Works

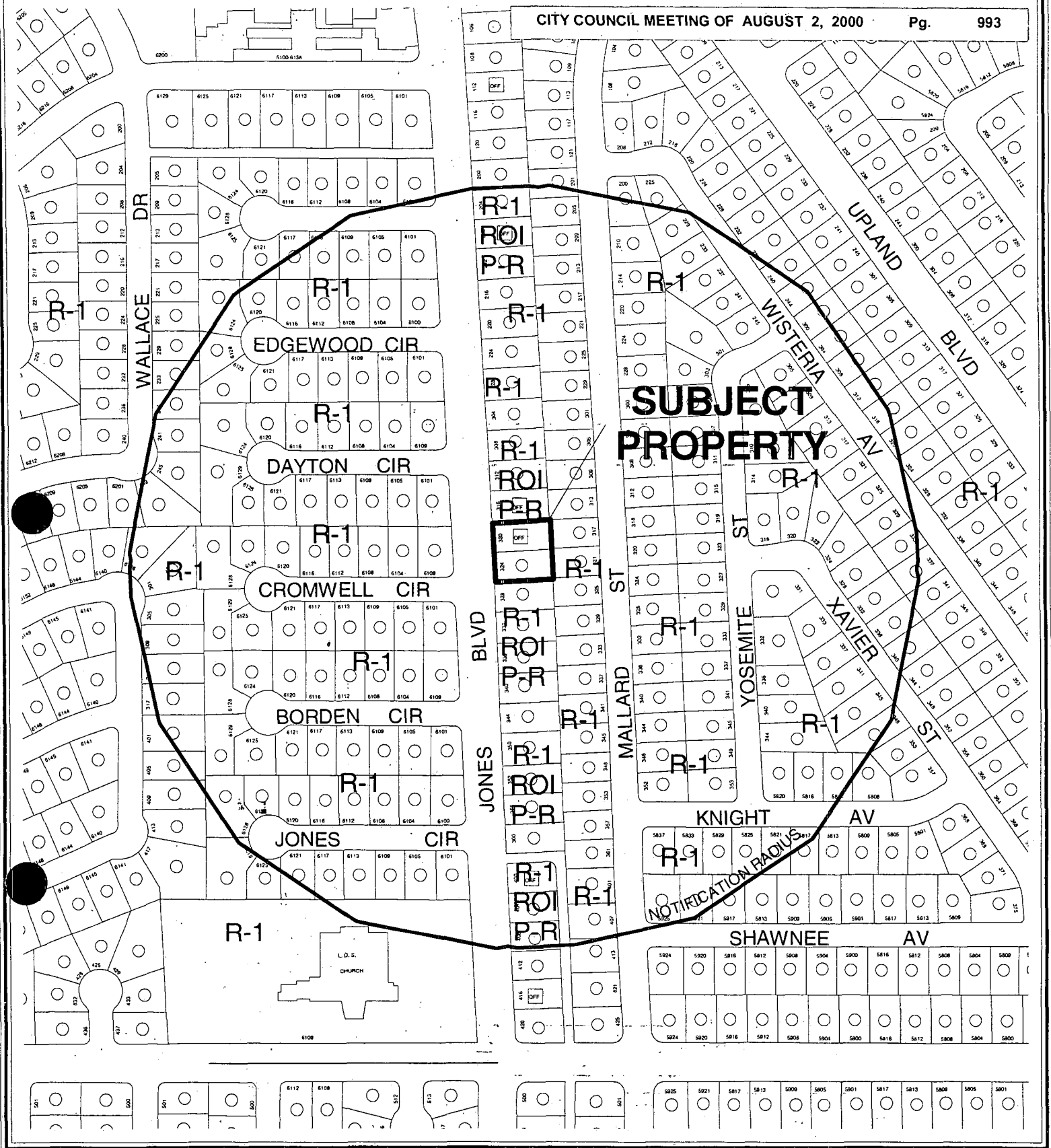
11. A Reversionary Map to revert the underlying lot lines to acreage shall record prior to the issuance of any building permits for this site.
12. The proposed driveway access, on site circulation and parking lot layout shall meet the approval of the Traffic Engineering representative with Land Development prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways should be designed, located and constructed to meet the intent of Standard Drawing #222a.
13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site.
14. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis.

CITY COUNCIL MEETING OF AUGUST 2, 2000
Planning and Development Department
Item 130 – Z-0042-00(1) & Z-0002-95(2)

CONDITIONS – Continued:

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. (Public Works)

15. Provide a copy of a recorded Joint Access and Parking Agreement between this parcel and the existing professional building site(s) to the north of this site prior to the issuance of permits.
16. If on-street parking is not already prohibited adjacent to this site, submit a written request to the Traffic Engineer to eliminate on-street parking on Jones Boulevard adjacent to this site.
17. Submit an application for a Nevada Department of Transportation Occupancy Permit for all landscaping and private improvements located in the Jones Boulevard public right-of-way adjacent to this site prior to occupancy of this site.
18. Landscape all unimproved right-of-way, if any unimproved area exists, on Jones Boulevard adjacent to this site prior to the issuance of a business license as required by the Department of Public Works. Maintain all such improvements in perpetuity. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.



CASE: Z-0042-00(1) AND Z-0002-95(2)

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING) AND R-1 (SINGLE FAMILY RESIDENTIAL)

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

0 200 400 Feet



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: AUGUST 2, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: Z-0042-00(1) and Z-0002-95(2) - Rolando Hernandez**

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning Z-0042-00 and conformance to all applicable Conditions of Approval for Rezoning Z-0002-95.
2. Provide 24-inch box trees 20 feet on center in the planters along Jones Boulevard and the east property line and 24-inch box trees 30 feet on center along the south property.
3. All development shall be in conformance with the Site Development plan and building elevations as amended by the above conditions.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
7. All City Code requirements and design standards of all City departments must be satisfied.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.

Z-0042-00(1) and Z-0002-95(2) - Page Two
August 2, 2000 City Council Meeting

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

Public Works

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13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site.
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Z-0042-00(1) and Z-0002-95(2) - Page Three
August 2, 2000 City Council Meeting

15. Provide a copy of a recorded Joint Access and Parking Agreement between this parcel and the existing professional building site(s) to the north of this site prior to the issuance of permits.
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17. Submit an application for a Nevada Department of Transportation Occupancy Permit for all landscaping and private improvements located in the Jones Boulevard public right-of-way adjacent to this site prior to occupancy of this site.
18. Landscape all unimproved right-of-way, if any unimproved area exists, on Jones Boulevard adjacent to this site prior to the issuance of a business license as required by the Department of Public Works. Maintain all such improvements in perpetuity. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

Z-0042-00(1) and Z-0002-95(2) - Page One
August 2, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Site Development Plan Review for a proposed 2,031 square foot office addition and a waiver of landscape requirements at 320 and 324 South Jones Boulevard.

BACKGROUND DATA

- 03/01/95 The City Council approved a Rezoning (Z-0002-95) to P-R (Professional Office and Parking) for the property at 320 South Jones Boulevard.
- 06/22/00 The Planning Commission recommended approval of a request for a Rezoning (Z-0042-00) from R-1 (Single Family Residential) to P-R (Professional Office and Parking) for the property at 324 South Jones Boulevard.

DETAILS OF APPLICATION REQUEST

Site Area:	0.34	Acres
Building Area:	4,431	Square Feet (Total)
	2,400	Square Feet (Existing)
	2,031	Square Feet (Proposed Addition)
Building Height:	28	Feet (Two Story)
Parking Required:	15	Spaces (Including one handicap accessible)
Parking Provided:	20	Spaces (Including one handicap accessible)

The applicant is proposing to construct a 2,031 square foot addition to the existing 2,400 square foot office. Access to the site is via two driveways from Jones Boulevard. One driveway is an ingress/egress that is shared with the existing office at 316 South Jones Boulevard and the other is an egress only on the south portion of the site. Parking is located along the south and east side to the site with spaces also located in front of the building adjacent to Jones Boulevard. Landscaping is shown is minimum 5-foot wide planters along the Jones Boulevard frontage, the south property line, the east property line and adjacent to the building.

The building elevations depict a stucco exterior with tile trim to match the existing building. There is also a decorative parapet detail on the front of the addition similar to that of the existing office building.

Z-0042-00(1) and Z-0002-95(2) - Page Two
August 2, 2000 City Council Meeting

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-1 (Single Family Residential) under Resolution of Intent to P-R (Professional Office and Parking)	Office
South	R-1 (Single Family Residential) under Resolution of Intent to P-R (Professional Office and Parking)	Single-Family Residential
East	R-1 (Single Family Residential)	Single-Family Residential
West	R-1 (Single Family Residential)	Single-Family Residential

ANALYSIS & FINDINGS

ZONING

Staff finds the proposed addition to the existing office building is a permitted use in the P-R (Professional Office and Parking) zoning district.

SITE PLAN

Staff finds the site plan depicts the proposed addition will meet the minimum requirements of the Zoning Code with regard to setbacks, building height and parking.

LANDSCAPE PLAN

Staff finds the proposed landscape plan does not meet the minimum requirements of the Urban Design Guidelines and Standards that require a minimum 15-foot wide landscape planter along Jones Boulevard and 8-foot wide planters along the south and east property lines. The standards would also require 24-inch box trees twenty feet on center along the Jones Boulevard frontage and east property line, and 24-inch box trees 30 feet on center along the south property line. Staff supports the request for waiver of the landscape requirements regarding the reduction of planter width due to the small size of the site and that the new planters will match the existing planters on the properties north of this request. However, staff recommends a condition requiring the planters contain 24-inch box trees at the spacing mentioned above.

Z-0042-00(1) and Z-0002-95(2) - Page Three
August 2, 2000 City Council Meeting

ELEVATIONS

Staff finds the proposed elevations depict an architectural design that matches the exiting office building and are acceptable 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:

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

Staff finds the proposed office addition will be appropriate with other development in the area and can be conducted in a manner that is 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 office addition will be consistent with Title 19A and applicable City plans, policies and standards with implementation of the conditions presented below regarding place of landscaping and a waiver to allow the reduction in width of the landscape planters.

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

Staff finds the subject site will have access to Jones Boulevard; a 100-foot wide fully developed primary arterial.

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

Staff finds the proposed building and landscaping materials are consistent and compatible with surrounding development in the area.

Z-0042-00(1) and Z-0002-95(2) - Page Four
August 2, 2000 City Council Meeting

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 building elevations depict the proposed addition will match the architecture of the existing building and are 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 addition will be subject to inspection for Certificate of Occupancy, and therefore will not compromise the public health, safety and welfare.

NOTICES MAILED 252 by Planning Department

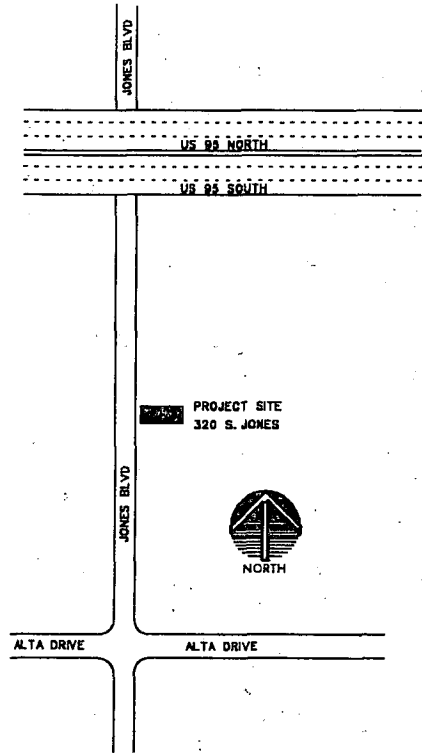
APPROVALS 0

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

VICINITY MAP



SITE ANALYSIS

C-1 ZONING DISTRICT PROPOSED NEW BUILDING SQUARE FOOTAGE 4,320 S.F.

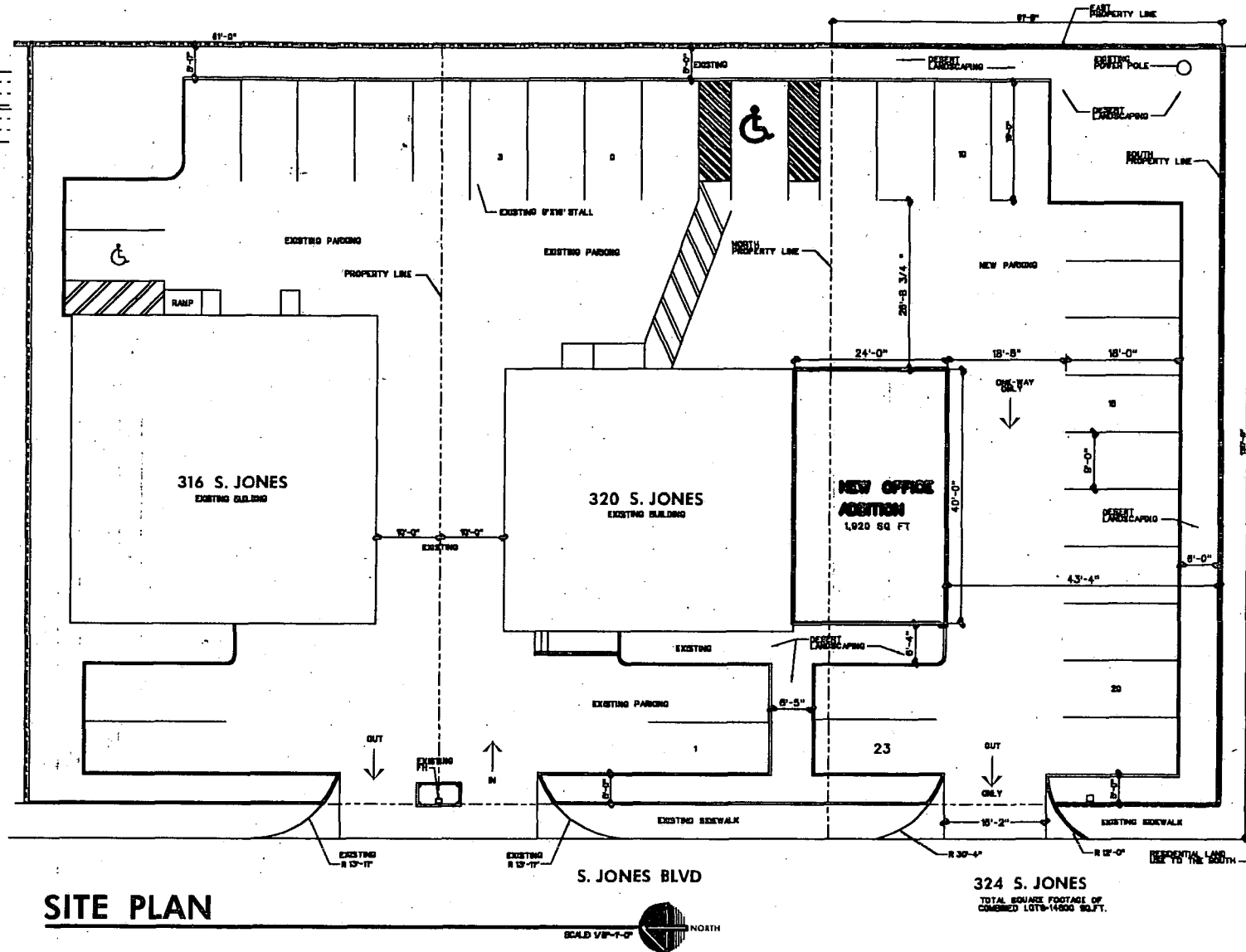
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PARKING PROVIDED TOTAL OF 23 PARKING SPACES

HANDICAPPED SPACES = 1 @ 9'X19"

18' ONE-WAY DRIVEWAY UNLESS NOTED OTHERWISE

AREA .34 NET ACRE
4320/14800 = 29%

BUILDING HEIGHT 28'-2"



SITE PLAN

STAFF

Z-0042-00(1)
6-22-00 PC

INVEST-TECH, LLC
PROFESSIONAL OFFICE BUILDING ADDITION
320/324 S. JONES BLVD
LAS VEGAS, NEVADA 89107

CITY COUNCIL MEETING OF AUGUST 2, 2000

Pg. 1001

WEST ELEVATION

SOUTH ELEVATION

WEST ELEVATION

NORTH ELEVATION

REVISIONS	BY

CONSULTANTS

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CITY COUNCIL MEETING OF AUGUST 2, 2000

Pg. 1

CON-TECH DEVELOPMENT GROUP
PROFESSIONAL OFFICE BUILDING ADDITION
320-324 S. JONES BLVD
LAS VEGAS, NEVADA 89107

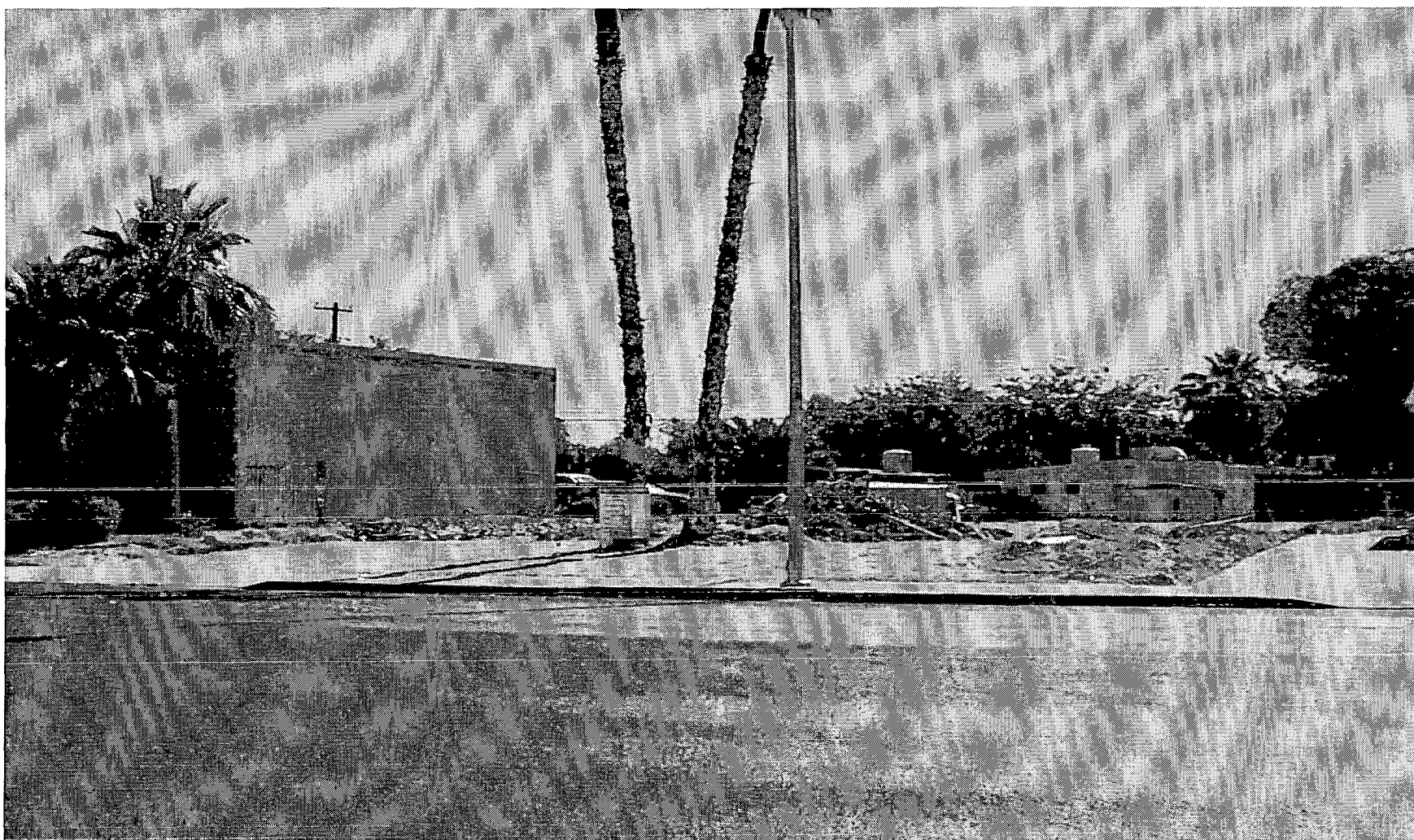
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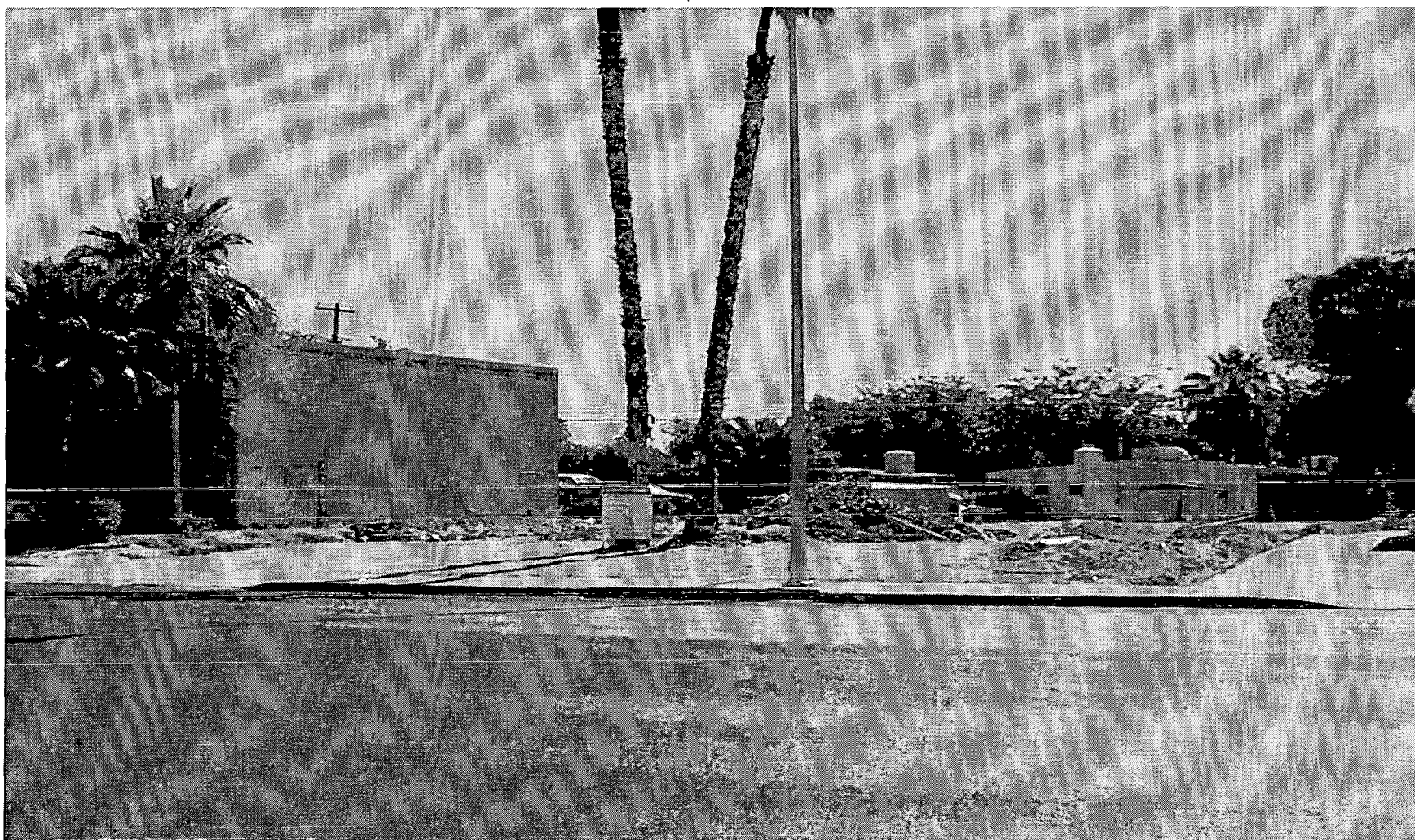
SHEET

STAFF

Z-0042-00(1)
6-22-00 PC



Z-0042-00 AND Z-0042-00(1)/Z-0002-95(2) - ROLANDO HERNANDEZ
320 AND 324 SOUTH JONES BOULEVARD
JUNE 22, 2000 PLANNING COMMISSION



Z-0042-00 AND Z-0042-00(1)/Z-0002-95(2) - ROLANDO HERNANDEZ
320 AND 324 SOUTH JONES BOULEVARD
JUNE 22, 2000 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 131

AGENDA SUMMARY PAGE**CITY COUNCIL MEETING OF: AUGUST 2, 2000****DEPARTMENT: CITY CLERK****DIRECTOR: BARBARA JO (RONI) RONEMUS** ☐ **CONSENT** ☐ **DISCUSSION****SUBJECT:**

SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE
CITY PLANNING COMMISSION AND HEARINGS OFFICER MEETINGS AND
DANGEROUS BUILDINGS OR NUISANCE/LITTER ABATEMENTS

U-0068-00, U-0071-00, U-0079-00, U-0080-00, U-0095-00, V-0037-00, V-0041-00, VAC-0012-00, VAC-0013-00, VAC-0015-00 – 8/16/2000 Agenda

City of Las Vegas

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: AUGUST 2, 2000

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO (RONI) RONEMUS ☐ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

ADDENDUM:

None.



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: AUGUST 2, 2000

CITIZENS PARTICIPATION:

Items raised under this portion of the City Council Agenda cannot be deliberated or acted upon until the notice provisions of the Open Meeting Law have been met. If you wish to speak on a matter not listed on the agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes. To ensure all persons equal opportunity to speak, each subject matter will be limited to ten (10) minutes.

MAYOR GOODMAN accommodated BROTHER DAVE BUER and GERALD SCHMIDT by letting them speak during the Citizen Participation portion of the City Centre Development Corporation meeting about the homeless issue and the need for additional funding for the homeless restroom facilities.

(11:16 – 11:25)

2-1501

BEATRICE TURNER asked that the streetlight in front of 1309 Madison Avenue be replaced as soon as possible as there are only two streetlights on the entire street. She expressed her distress regarding Item 127 [Z-0007-00] in that she did not sign a petition in support of the proposed project.

(4:31 – 4:33)

5-770

TODD FARLOW, 240 North 19th Street, urged the City Council to consider the monument style signs over the pole signs. COUNCILMAN BROWN replied that the Planning Department is in the process of drafting language for the City Attorney's review on the City's overall sign program. Currently, the City allows certain feet in certain designations and is looking at flipping that over and starting with monument signs as the mandate.

(4:33 – 4:35)

5-840

JOHNNY VENTURA, 601 Rain Tree Lane, referred to an article in the Review Journal Newspaper addressing the increase of the parking meter fee. The increase to a \$1.00 per hour is too much.

(4:35 – 4:36)

5-900

City of Las Vegas

CITY COUNCIL MEETING OF AUGUST 2, 2000 CITIZEN PARTICIPATION

CITIZEN PARTICIPATION – Continued:

CHRIS CHRISTOFF, 335 West Cincinnati, presented MAYOR GOODMAN with a video tape of interviews conducted by Channel 3 and Channel 13 of local residents and private investigators from the State of Nevada discussing the issue of taxi drivers that would not go into the outlining areas.

(4:36 – 4:39)

5-940

ANTHONY SNOWDEN, 601 Freeman Avenue, referred to Item 29 from the morning agenda regarding a non-restricted gaming license for Las Vegas Gaming Company doing business as the Moulin Rouge and if that particular license was granted. MAYOR GOODMAN explained that the City Council gave the permission for the premises to remain open for one day so that the applicant can retain the gaming license for the premises. DEPUTY CITY ATTORNEY STEVE GEORGE added that under the law this particular applicant is grandfathered in. However, if the business is not operating for a period of time that license expires. The City Council this morning applied a common lawful operation to preserve the value of that license so that the applicant gets to keep it without it automatically expiring. This action has been applied to similarly situated businesses in other areas. The applicant would need to come back every two years to apply for the same thing. MR. SNOWDEN noted that it is a privilege to enter into gaming in the State of Nevada. The representatives of the Gaming Control Board should look at how it benefits the whole population of people before they grant these privileged licenses. His concern is that the City of Las Vegas grants an unlimited gaming license and does not do anything to benefit the community.

MR. SNOWDEN asked how much space is in undedicated land and if other additional square footage of land is available in the Enterprise Park. DEPUTY CITY MANAGER STEVE HOUCHENS replied that 20 to 25 acres of land is available. MR. SNOWDEN requested a copy of the minutes from the last meeting of the Southern Nevada Enterprise Community and what projects are being funded. CITY MANAGER VIRGINIA VALENTINE noted that those might be obtained from the City Clerk's Office.

MR. SNOWDEN noted that he was made aware that the Urban Chamber of Commerce sent a letter to MAYOR GOODMAN expressing their desire that he be part of the Blue Ribbon Committee to discuss racism in Las Vegas. He suggested that MAYOR GOODMAN obtain a copy of the Regent Disparity Study conducted by the County addressing this issue. MAYOR GOODMAN replied that he would request that information from the County.

City of Las Vegas

CITY COUNCIL MEETING OF AUGUST 2, 2000 CITIZEN PARTICIPATION

CITIZEN PARTICIPATION – Continued:

Lastly, Mr. SNOWDEN asked if someone in the City could take the lead in evaluating the process or measures used by the power company regarding power bills. He had several senior citizens in his community that have received power bills that were higher than the May bill. CITY MANAGER VIRGINIA VALENTINE explained that there have been a number of changes in both industries. The Public Utility Commission was created to oversee utility rates. However, Nevada Power does have a government-relation person who is assigned to the City and he could contact MR. SNOWDEN to discuss this issue. However, the City does not have the jurisdiction to regulate those rates.

(4:39 – 4:46)

5-1070

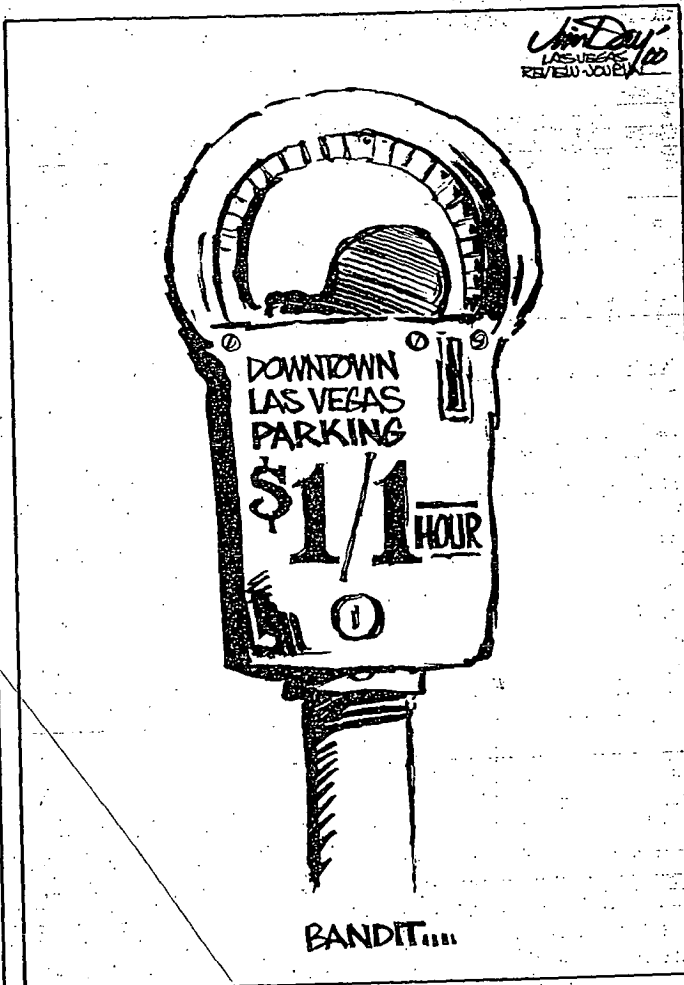
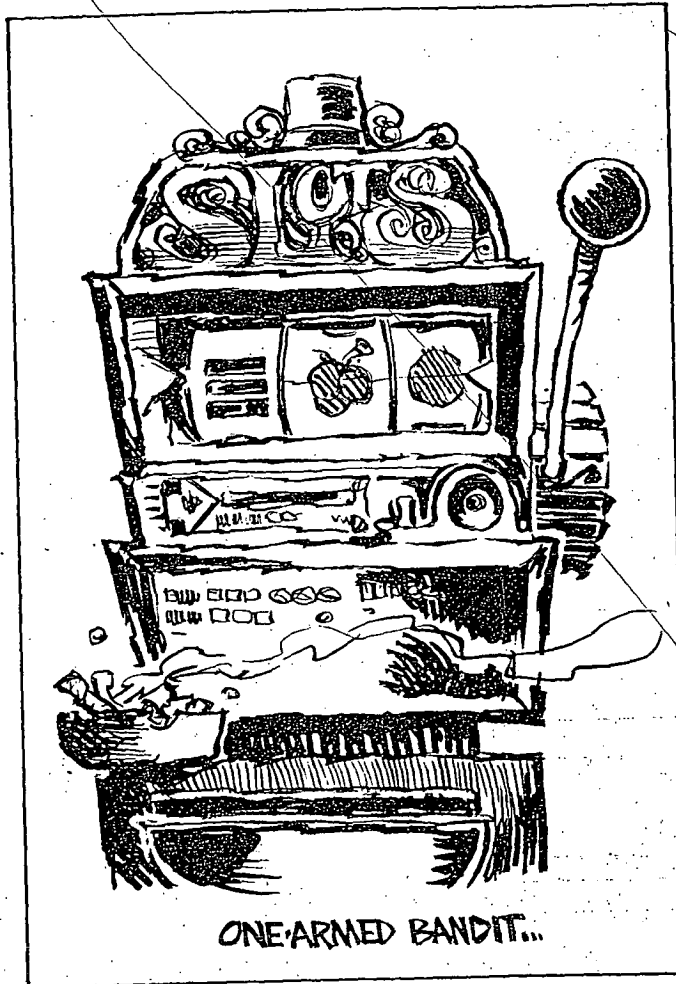
AL GALLEG0, Citizen of Las Vegas, expressed his distress about the military vehicle issue. He has been driving a military vehicle for a long time and there are many vehicles that were made for the military that are being driven every single day. The applicant's vehicle is licensed by the State of Nevada and the City should not be responsible to change that law.

(4:46 – 4:47)

5-1318

MEETING ADJOURNED AT 4:47 P.M.

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AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: AUGUST 2, 2000

NOTES AND DIRECTIVES:

At the suggestion of COUNCILMAN MACK, MAYOR GOODMAN directed CITY ATTORNEY JERBIC to discuss with the Lady Luck representatives the possibility of an arrangement to provide gratis public parking at the Lady Luck Parking Garage on City Council meeting days and for other functions at City Hall. (See Item No. 81)

(9:41 – 9:43)

1-1280

COUNCILMAN MACK directed DEPUTY CITY MANAGER HOUCHENS to look into the possibility of an agreement with the Lady Luck Hotel and other downtown hotels to allow public parking in their garages on City Council days or for any other special functions being held at City Hall. (See Item No. 82)

The City Council members directed MR. SHELDON to perform ample public outreach before the 30-day effective date on the increase and the reason for the increase in meter parking fees. (See Item No. 82)

COUNCILMAN McDONALD directed MR. SHELDON to keep track of the meter keys that are sold to ensure that fraudulent activity is not occurring and to obtain feedback from senior citizens. MR. SHELDON indicated that he would report back within six months on the number of keys being sold to senior citizens. (See Item No. 82)

MAYOR GOODMAN indicated that keeping track might be a good way to ascertain parking demographics in the downtown area. He directed MR. SHELDON to put together, with the assistance of the City Manager's office, a simple questionnaire for key buyers to fill out to find out who the users are and whether or not they are being impacted. (See Item No. 82)

(9:43 – 10:19)

1-1335

MAYOR GOODMAN directed that MR. DALE meet with each Council member for input due to the diversity of the Wards. (See Item No. 85)

COUNCILMAN McDONALD requested that MR. DALE provide the City Council with the projections on the Salt Lake City light rail system, as well as information on the number of tram stations it has, the number of miles it encompasses, a breakdown of the type of dollars used to fund it – federal, state, local, and private sector – and how it was financed. (See Item No. 85)

City of Las Vegas

CITY COUNCIL MEETING OF AUGUST 2, 2000 Notes and Directives Continued

COUNCILMAN MACK strongly felt that the homeless issue should be reviewed as part of the Regional Plan. MR. DALE indicated that it is not one of the elements mandated by the State, but certainly it could be incorporated. MR. CHOW concurred with MR. DALE. (See Item No. 85)

(10:19 – 11:03)

1-2898/2-1

COUNCILMAN REESE directed CITY MANAGER VALENTINE to schedule an item on the agenda to recognize former Planning Commission members MARILYN MORAN and MARK SOLOMON. (See Item No. 91)

(11:05 – 11:08)

2-1092

COUNCILMAN MACK instructed Planning staff to find out before the next Council meeting whether any zone change applications or land entitlements have been submitted to Clark County for this property. (See Item No. 94)

(11:10 – 11:11)

2-1248

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. (See Item 112 – [V-0024-00])

COUNCILMAN McDONALD requested that staff research the issue regarding illegal structures and bring it before the City Council workshop in September. (See Item 112 – [V-0024-00])

(2:23 – 2:35)

3-2870