

City of Las Vegas

Agenda Item No. 106

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: AUGUST 16, 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - Z-0076-98(16) -
**MICHAEL GREENBAUM AND WENDY SCHWARTZ ON BEHALF OF NEWMARK
 MERRILL COMPANIES** - Request for a Site Development Plan Review FOR A
 PROPOSED 102,400 SQUARE FOOT RETAIL SHOPPING CENTER on 10.96 Acres on the
 east side of Buffalo Drive, approximately 1,350 feet north of Ann Road (APN's: 125-27-301-005
 and 006), TC (Town Center) Zone, Ward 6 (Mack). The Planning Commission (4-0 vote) and
 staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

Hearing Officer Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

Hearing Officer Meeting

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

Submitted at the meeting: elevation plans and a site plan that are made a part of the Final Minutes.

MOTION:

MACK - APPROVED subject to conditions, deleting Condition Nos. 5 and 6, amending Condition Nos. 1 and 11, and adding two new conditions as follows:

1) Plaza/outdoor seating areas, with protection from the elements, shall be provided for adjacent to the fast food restaurant, the 7,400 square foot restaurant, and retail Pad 3 if developed as a restaurant.

11) The site plan shall be revised to depict landscape planters of at least eight feet in width along both sides of the primary access off of Buffalo Drive.

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

CITY COUNCIL MEETING OF AUGUST 16, 2000

Planning & Development

Item 106 – Z-0076-98(16)

MOTION – Continued:

No utility vault exceeding 27 cubic feet in size may encroach and approach landscaped areas along public street frontages. No waivers from the required landscaping or approved signage standards shall be allowed due to the placement of any utility vault.

An encroachment agreement shall be submitted for all public improvements and landscaping in the Buffalo Road public right-of-way prior to the issuance of any permits for this site.

UNANIMOUS**MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

DAVID FRANK, Newmark Merrill Companies, 5625 South Rainbow Boulevard, Suite C, and JAMES GRINDSTAFF, Perlman Architects, 2230 Corporate Circle, #200 were present. MR. GRINDSTAFF thanked staff for all its assistance. He concurred with the conditions, but asked if Condition No. 11 involves the entryway, which is the only portion of the site that is required to have the landscape planters as the special entry feature. DAVE PETROVICH, Current Planning Supervisor, Planning and Development Department, stated that MR. GRINDSTAFF is correct. MR. PETROVICH read a suggested amendment to Condition No. 11.

CAROL LEDUC, 7575 Rome Boulevard, Northwest Network of Neighborhoods, praised the applicant for doing a fine job in working with the neighborhoods and holding various meetings on the development. This is a wonderful project, and she would like to see this developer do more business in town. MAYOR GOODMAN stated that it was very refreshing to hear that the developers are getting along well with the community. It certainly makes the Council's job much easier.

COUNCILMAN MACK noted that MR. FRANK has done an outstanding job of reaching out to the community, which he greatly appreciates. He read a supplement to Condition No. 1 and two additional conditions, to which MR. FRANK agreed. MR. PETROVICH confirmed with COUNCILMAN MACK the deletion of Condition Nos. 5 and 6 as was previously discussed.

**Agenda Item No. 106**

CITY COUNCIL MEETING OF AUGUST 16, 2000

Planning & Development

Item 106 – Z-0076-98(16)

MINUTES - Continued:

MAYOR GOODMAN asked if the pending lawsuit regarding this property would be dismissed upon approval by the City Council. DEPUTY CITY ATTORNEY STEVE GEORGE indicated that JIM LEAVITT, who is representing MRS. SCHWARTZ, stated that the lawsuit was filed because of a timing limitation, but it will be dismissed as soon as this application is approved.

COUNCILMAN BROWN asked who would be responsible for enforcing the condition regarding the utility boxes. DEPUTY CITY ATTORNEY STEVE GEORGE replied that the condition runs with the property, so whoever wants to develop the property is responsible for that condition. The development cannot go forward and no final certificate of occupancy should be issued unless those conditions are satisfied. If those conditions are not satisfied or breached at a future time, the City has the legal ability to revoke any approval given based on those conditions. MR. FRANK understood and concurred.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:50 – 2:58)

4-1636

CONDITIONS:

Planning Commission

1. Plaza/outdoor seating areas, with protection from the elements, shall be provided for adjacent to the fast food restaurant, the 7,400 square foot restaurant.
2. Landscaping shall utilize drought tolerant varieties of plants, shrubs and trees.
3. As part of the proposed Town Center Multi-Use Trail, the sidewalk along the Buffalo alignment (westerly side of the project) shall be 10 foot wide and meandering within the landscape amenity zone. Applicant is to provide pedestrian walkway easements for all sidewalks not located within the public right-of-way.
4. Pedestrian access points shall be provided on the southwest corner, for the Desert Creek Community, and near retail pad #3 at the northwest corner.

*City of Las Vegas***Agenda Item No. 106****CITY COUNCIL MEETING OF AUGUST 16, 2000****Planning & Development****Item 106 – Z-0076-98(16)****CONDITIONS - Continued:**

5. Monument sign(s) shall have a maximum area of 75 square feet, minimum setback of 5 feet, and a maximum height of 8 feet.
6. Signs on the face of the buildings shall be compatible throughout the project site.

Planning and Development

7. The impact statement required by Senate Bill 191 shall be submitted to the Planning and Development Department by August 1, 2000 for staff review.
8. The site plan shall be revised to depict the required parking space count.
9. The site plan shall be revised to depict a substantial outdoor plaza to encourage pedestrian gathering, including seating areas and appropriate landscaping.
10. The landscape plan shall be revised to depict landscaping to Town Center Frontage Road standards including a four-foot wide amenity zone and a five-foot wide sidewalk. Within the amenity zone is required minimum twenty-foot brown trunk height Mexican Fan Palm trees planted thirty-five feet on-center, five-gallon ground cover, and hardscape areas of a minimum sixty square feet area every three palm tree plantings. Within the landscape setback planters, minimum width of ten feet, are required a mixture of the four tree species (Mexican Fan Palm, Rio Grande Ash, Chitalpa, Purple Robe Locust); the palm is required to be a minimum of 25 feet brown trunk height, and each of the other three species at least 18 feet in height.
11. The site plan shall be revised to depict landscape planters of at least eight feet in width along both sides of all proposed internal drives between parking lot areas.
12. The landscape plan shall be clarified to depict the method for compliance with the requirement of Title 19A.06.110 regarding 20 percent of the gross site acreage in open space, recreation area, pedestrian/bikeway facilities, and landscaped areas in public rights-of-way.
13. Building elevations shall be submitted demonstrating to the satisfaction of Planning and Development Department staff side and rear retail building elevations consistent with submitted front (west) elevations, reflecting at a minimum the varied rooflines, and regularly-spaced vertical facade elements.



Agenda Item No. 106

CITY COUNCIL MEETING OF AUGUST 16, 2000

Planning & Development

Item 106 – Z-0076-98(16)

CONDITIONS - Continued:

14. The building elevations shall be revised to the satisfaction of Planning and Development Department staff for the 'pad' buildings demonstrating consistency with submitted elevations for the retail buildings, reflecting at a minimum the varied rooflines, and regularly-spaced vertical facade elements.
15. The building elevations shall be revised to depict a loading dock enclosure, consisting of a solid masonry wall of at least ten feet in height, along the length of the east side of loading spaces depicted at the rear (north) of Retail building 1.
16. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
17. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
18. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).
19. A signage plan for all free-standing and wall signage shall be submitted for approval of Planning and Development Department staff prior to the issuance of a Certificate of Occupancy for any building on the site.
20. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
21. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.
22. The applicant shall have constructed a six-foot high decorative block wall, with at least 20 percent contrasting materials, along the entire length of the southern site boundaries.

Public Works

23. Submit an application to vacate all existing public right-of-way in conflict with this site plan. The Order of Vacation shall record prior to the issuance of permits for this site.

**Agenda Item No. 106**

CITY COUNCIL MEETING OF AUGUST 16, 2000
Planning & Development
Item 106 – Z-0076-98(16)

CONDITIONS - Continued:

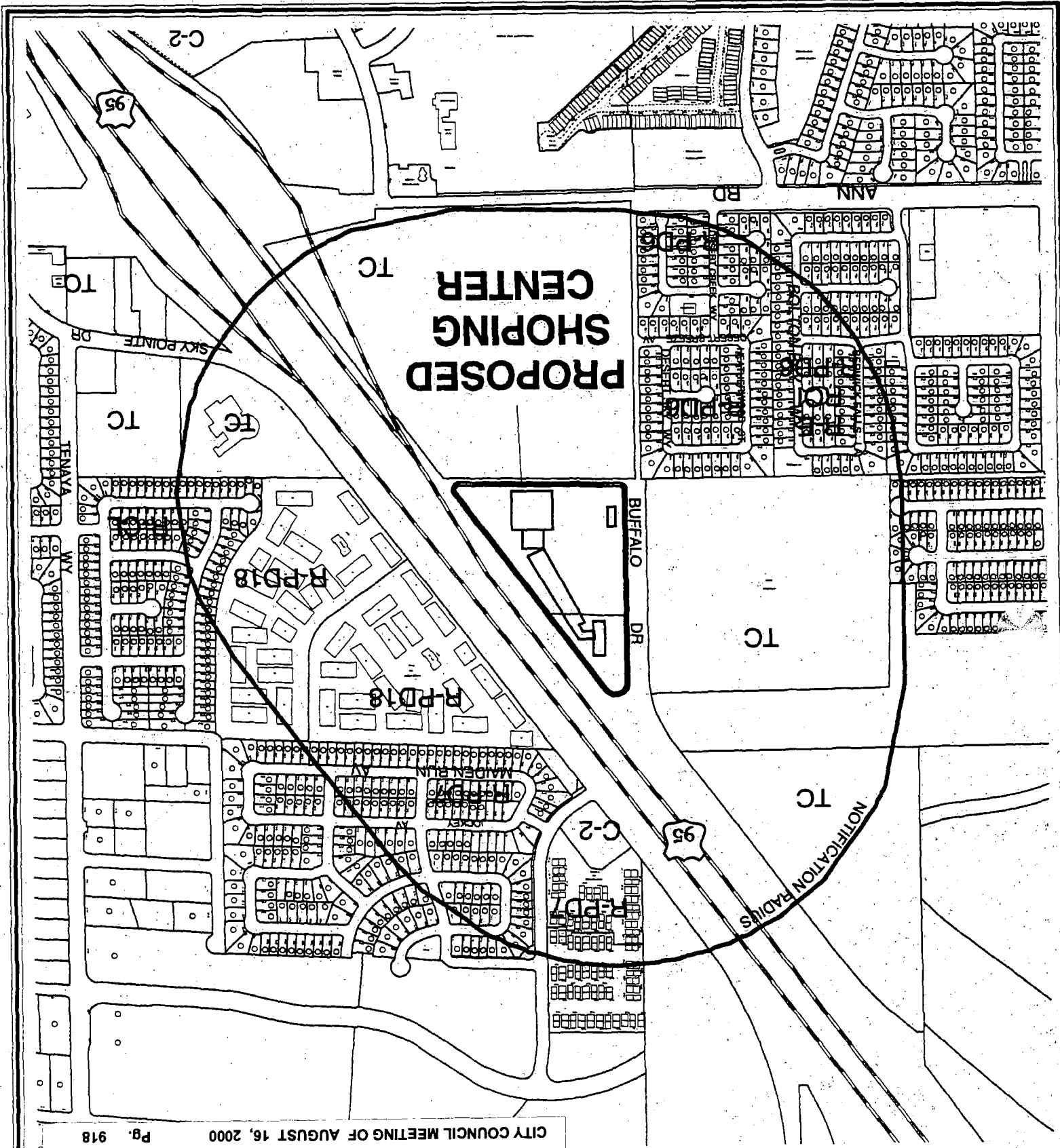
24. Construct all incomplete half-street improvements on Buffalo Drive adjacent to this site concurrent with development of this site. Required improvements shall be in accordance with Town Center standards. Also, if not already in place at the time of development, provide paved legal access to this site along a logical route concurrent with development of this site.
25. 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 #234.2 and #234.3 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, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
26. Identify the sewer service on this site as either public or private prior to the issuance of any permits for this site.
27. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

ZONING OF SUBJECT PROPERTY: TC (TOWN CENTER)

RADIUS: 1320 FT

CASE: Z-0076-98(16)

0 400 800 Feet



Z-0076-98(16) - Page One
August 16, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is a Site Development Plan Review for a 102,400 square foot commercial project. Proposed uses consist of 'major' (big box) retail, retail line shops and retail/ restaurant and fast food pad sites. The subject site is 10.96 acres on the east side of Buffalo Drive, approximately 1,350 feet north of Ann Road. The applicant's justification letter states the opinion that this proposed development is the best use of the parcel.

BACKGROUND DATA

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

03/01/00 The City Council denied a General Plan Amendment request (GPA-0049-99) to GC-TC (General Commercial-Town Center), and struck a Site Development Plan Review request (Z-0076-98(12)) for two auto dealerships on the subject site.

DETAILS OF APPLICATION REQUEST

Site Area	11.56	Acres
Building Area Total	102,500	Square Feet
Retail 1	40,000	Square Feet
Retail 2, 3	18,400	Square Feet
Retail In-Line 1, 2	32,600	Square Feet
Restaurants	11,500	Square Feet
FAR	0.20	
Building Height	50	Feet (1 story)
Total Parking Required	499	Spaces (including 10 handicap accessible)
Retail 1	160	Spaces (40,000/250)
Retail 2, 3	74	Spaces (18,400/250)
Retail In-Line 1, 2	131	Spaces (32,600/250)
Restaurants	134	Spaces (3,750/50=75+3,750/200=19, +4,000/100=40)
Total Parking Provided	490	Spaces (including 20 handicap accessible)
Loading Required	4	Spaces
Loading Provided	7	Spaces

Z-0076-98(16) - Page Two
August 16, 2000 City Council Meeting

Access to the site will be via a total of three driveways off of Buffalo Road; the primary access will consist of a two-way divided driveway off of Buffalo Road near the center of the western site boundary.

The site plan depicts commercial uses located primarily along the eastern perimeter of the site, backing on the US 95 freeway, with the parking lots west (in front) of all buildings except three pads. The largest retail store will be located in the southeastern corner of the site, connected to the smaller retail stores by in-line retail shops. Two pads for restaurants are depicted, including one with drive-through located adjacent to Buffalo Drive, and the other located at the northern end of the site.

The landscaping plan depicts a landscape theme including a 30-foot wide planter zone abutting the Buffalo Drive street frontage incorporating palm trees approximately 40 feet on-center. The landscaping plan also shows a 15-foot wide planter incorporating 24-inch box trees approximately 40 feet on-center at the east lot line of the site, abutting the US 95 freeway, and an eight-foot wide planter abutting the south (interior) lot line, and 24-inch box trees within parking lot landscape islands.

The conceptual elevations for the retail buildings depict a consistent Mediterranean design, providing façade features such as arcades, insets indicative of window openings, and variation of rooflines. The building elevations indicate a pedestrian arcade with rounded or square columns and openings either arched or squared with canopies. Larger retail space entrances will include a larger arch and domed roofline feature. Exterior materials will consist of concrete tiles for pitched roof elements, painted stucco on walls, and painted stucco and stone columns.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North		US 95
South	TC (Town Center)	Undeveloped
West	R-PD6 (Residential-Planned Development - 6 Units per Acre)	Single Family Residential
East		US 95
West	TC (Town Center)	Undeveloped

ANALYSIS & FINDINGS

ZONING

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

Z-0076-98(16) - Page Three
August 16, 2000 City Council Meeting

The State of Nevada Legislature enacted, during the 1999 legislative session, Senate Bill 191 (SB 191) which requires developments "of a significant impact" (as defined in that legislation) to submit an impact statement. Upon an initial review of this application, staff has determined that the "significant impact" threshold has been crossed, therefore, a development impact statement is required. This statement must be submitted to staff at least 15 days prior to final action on this application (September 6, 2000 City Council).

SITE PLAN

Staff finds the proposed site plan presents an orderly placement of buildings, internal access roads and parking. In addition, the site plan shows consistency with the intent of the Town Center Development Standards by providing pedestrian and seating areas in several locations adjacent to retail stores and restaurants. Staff recommends the site plan shall be revised to depict seating areas and appropriate landscaping within the proposed plazas.

Staff also notes the site plan provides 9 fewer parking spaces than required by Title 19A.10.010 for the proposed building area. The site plan must be revised to depict the required parking space count; potentially, fewer handicap accessible spaces could be provided as the requirement for such spaces is one-half the number proposed.

LANDSCAPE PLAN

Las Vegas Municipal Code Section 19A.06.110 requires each development site within the Town Center to provide a minimum of 20 percent of the gross site acreage of the site in open space, recreation area, pedestrian/bikeway facilities, and landscaped areas in public rights-of-way. The landscape plan should be clarified to depict the method for compliance with this requirement.

Staff finds the submitted landscape plan depicts the required planters, and overall depicts an attractive landscape plan for on-site planting. The Town Center Development Standards require landscaping to Town Center Frontage Road standards where abutting a designated Frontage Road such as the western boundary of the site. These Frontage Road standards include a four-foot wide amenity zone and a five-foot wide sidewalk. Within the amenity zone is required minimum twenty-foot brown trunk height Mexican Fan Palm trees planted thirty-five feet on-center, five-gallon ground cover, and hardscape areas of a minimum sixty square feet area every three palm tree plantings. Within the landscape setback planters, minimum width of ten feet, are required a mixture of the four tree species (Mexican Fan Palm, Rio Grande Ash, Chitalpa, Purple Robe Locust) as identified in the Town Center Development Standards; the palm is required to be a minimum of 25 feet brown trunk height, and each of the other three species at least 18 feet in height. Staff finds the submitted landscape plans do not demonstrate compliance with the requirements regarding minimum tree heights, hardscape areas within the amenity zone, or trees within the setback planters.

Z-0076-98(16) - Page Four
August 16, 2000 City Council Meeting

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

ELEVATIONS

Staff finds the building elevations for the retail and pad buildings should be expanded to reflect consistent rooflines and regularly spaced vertical facade elements on all sides of all buildings. The submitted elevations did not include side or rear elevations for the retail buildings; staff recommends elevations be submitted demonstrating side and rear retail building elevations consistent with submitted front (west) elevations, reflecting at a minimum the varied rooflines, and regularly-spaced vertical facade elements. Staff also recommends revised elevations be submitted for the 'pad' buildings demonstrating consistency with submitted elevations for the retail buildings, reflecting at a minimum the varied rooflines, and regularly-spaced vertical facade elements.

The rear elevations of the Retail 1 building will be substantially visible from the US 95 roadway. In order to enhance the aesthetics of the development in roadway views, the Retail 1 building elevations should be revised to depict loading dock enclosures, consisting of solid masonry walls of at least ten feet in height, along the length of loading spaces at the rear of Retail 1 building.

FINDINGS

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

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

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

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

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

Z-0076-98(16) - Page Five

August 16, 2000 City Council Meeting

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

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

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

Staff finds the proposed project will incorporate appropriate building and landscape materials for the Town Center area, with implementation of the conditions presented below regarding landscaping, building elevations, and pedestrian areas within plazas.

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

Staff finds the proposed project will create an orderly site plan. Staff finds the landscaping and building elevations will provide an aesthetically pleasing environment with implementation of the conditions presented below regarding landscaping, building elevations, screening and outdoor lighting. With the condition below regarding rear loading enclosures, the buildings will provide sufficient visual screening in views from surrounding roads.

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

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

NOTICES MAILED 491 by Planning Department

APPROVALS 2

[Note: Public testimony was received in favor for reasons that the applicant cooperated with area residents in the design of the project. However, additional conditions of approval were submitted by the residents.]

PROTESTS 1

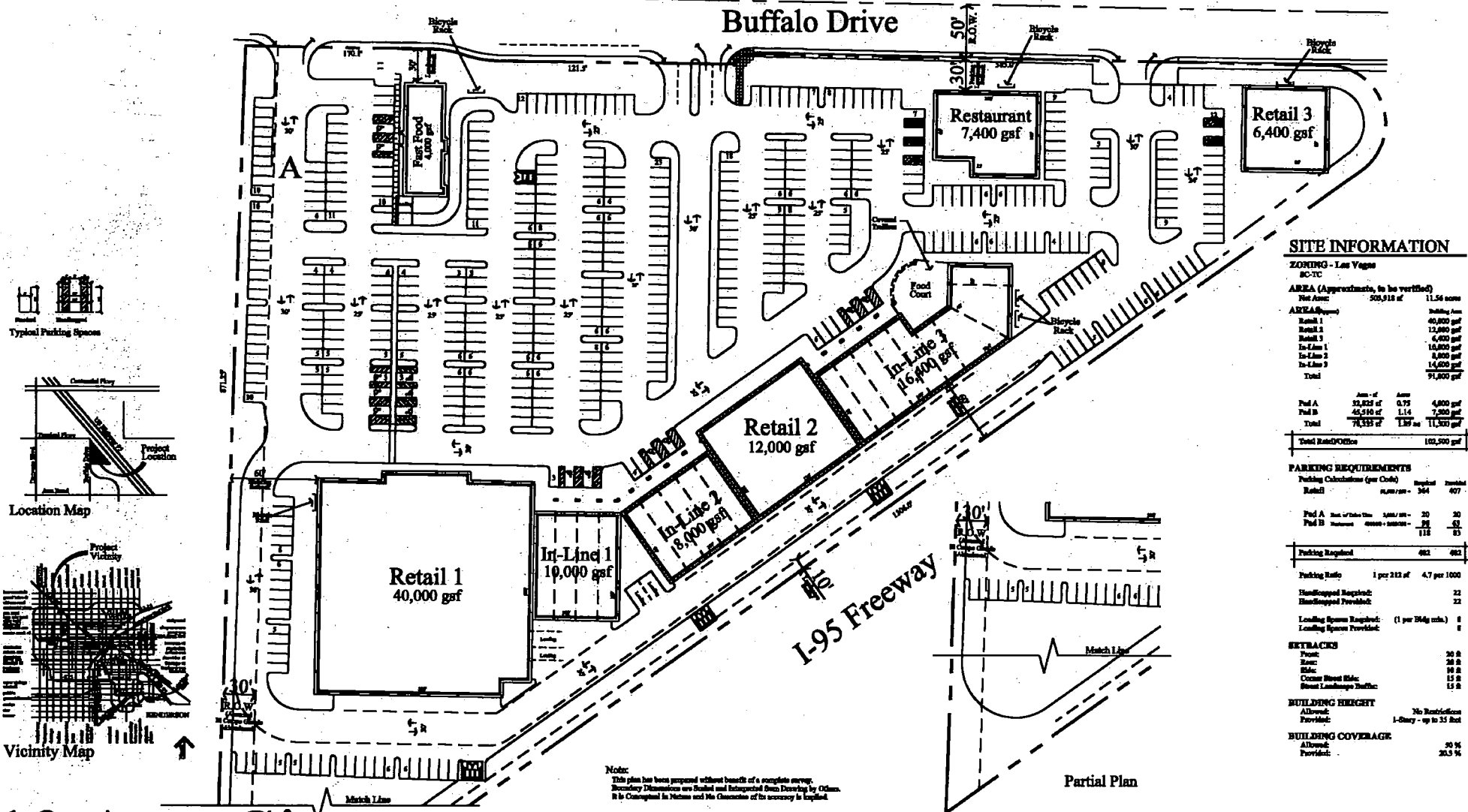
Z-0076-98(16) - Page Six
 August 16, 2000 City Council Meeting

[Note: The Planning Commission revised the staff recommended Conditions of Approval by adding conditions one through six based upon the conditions were suggested by surrounding property owners, and agreed to by the applicant.]

AGENCY COMMENTS

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

Z-C 6-98(16)
7-13-00 PC REVISED



SITE INFORMATION

ZONING - Las Vegas			
BC-TC			
AREA (Approximate, to be verified)			
Net Area:	200,918 sq'	11.54 acres	
AREAS (Approximate)			
Building Area			
Retail 1	40,000 gsf		
Retail 2	12,000 gsf		
Retail 3	6,400 gsf		
In-Line 1	10,000 gsf		
In-Line 2	8,000 gsf		
In-Line 3	16,400 gsf		
Total	91,800 gsf		
Parking Calculations (per Code)			
Rate	Area	Rate	Area
Per A	32,835 sq'	0.75	4,800 gsf
Per B	45,510 sq'	1.14	7,200 gsf
Total	78,345 sq'	1.89	12,000 gsf
Total Rate/Portion			100,000 gsf

PARKING REQUIREMENTS			
Parking Calculations (per Code)			
Rate	Area	Rate	Area
Per A	32,835 sq'	0.75	4,800 gsf
Per B	45,510 sq'	1.14	7,200 gsf
Total	78,345 sq'	1.89	12,000 gsf
Parking Required			
Per A	32,835 sq'	0.75	4,800 gsf
Per B	45,510 sq'	1.14	7,200 gsf
Total	78,345 sq'	1.89	12,000 gsf
EXTRACTIONS			
Per A	32,835 sq'	0.75	4,800 gsf
Per B	45,510 sq'	1.14	7,200 gsf
Total	78,345 sq'	1.89	12,000 gsf
BUILDING HEIGHT			
Allowed:	No Restrictions		
Provided:	1-story - up to 35 feet		
BUILDING COVERAGE			
Allowed:	50 %		
Provided:	20.5 %		

10 Acre Site West Town Center

Buffalo Drive and Tropical Parkway at I-95 Freeway, Las Vegas, Nevada

For: NewMark Merrill
818-996-0700

Conceptual Landscape Plan - Scheme B

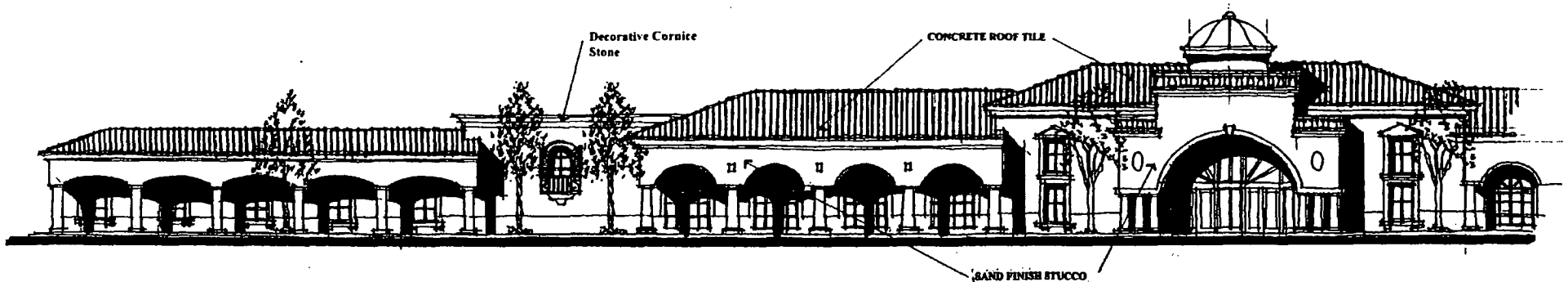
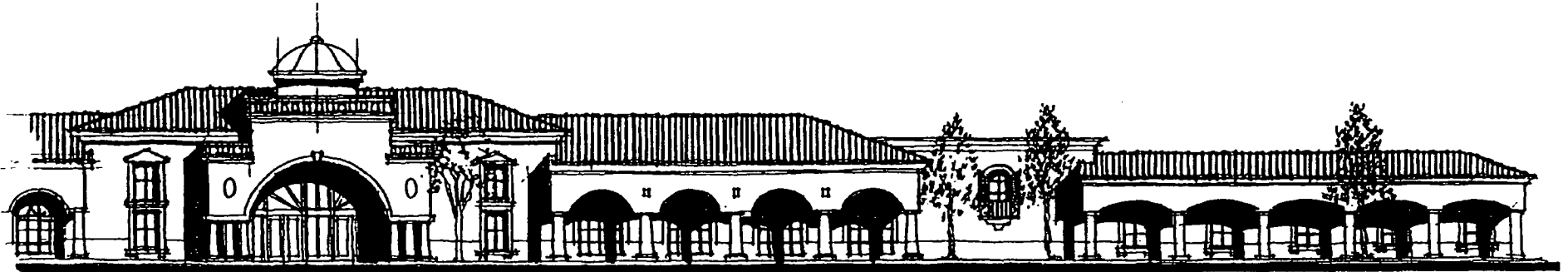
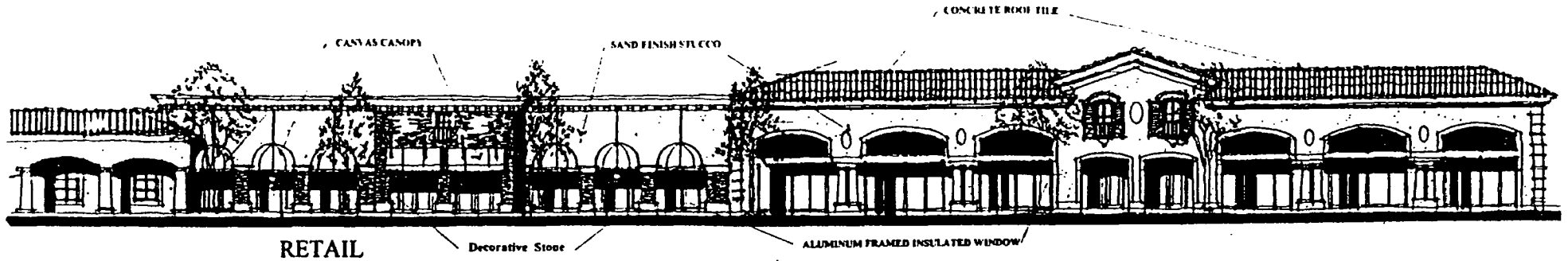


Scale: 1" = 40'

Perlmar
ARCHITECT
2230 Corporate Circle, Suite 200
Henderson, Nevada 89014
702.990.9900 702.932.3222

STAFF

Z-0076-98(16)
7-13-00 PC



West Town Center (10 Acres)

For: NewMark Merrill
818-996-0700



Perlman
ARCHITECTS
2230 Corporate Circle, Suite 200
Henderson, Nevada 89014
702.996.9900 702.932.3222 fax

Scale: 1/8" = 1'

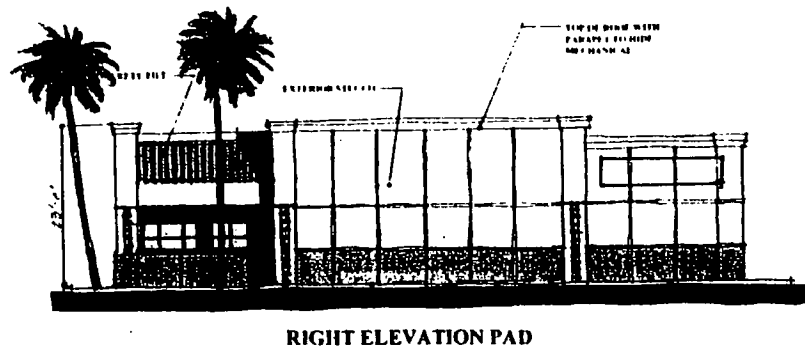
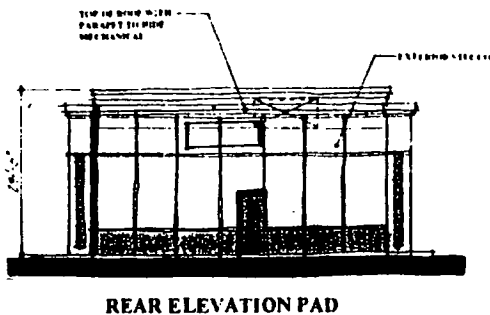
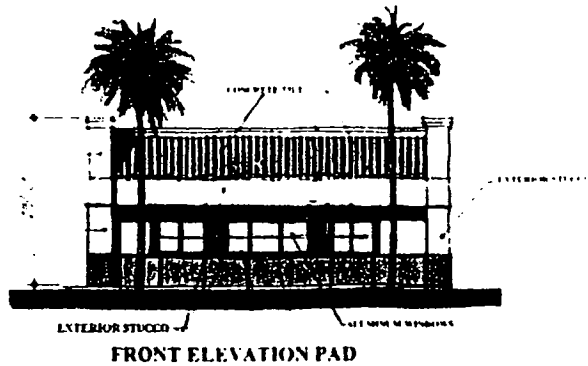
Buffalo Drive and Tropical Parkway at I-95 Freeway, Las Vegas, Nevada

Concentual Elevations

©COPYRIGHT 2000 PERLMAN ARCHITECTS INC. June 13, 2000

Z-0076-98(16)
7-13-00 PC

STAFF



West Town Center (10 Acres)

Buffalo Drive and Tropical Parkway at I-95 Freeway, Las Vegas, Nevada

For: NewMark Merrill
818-996-0700



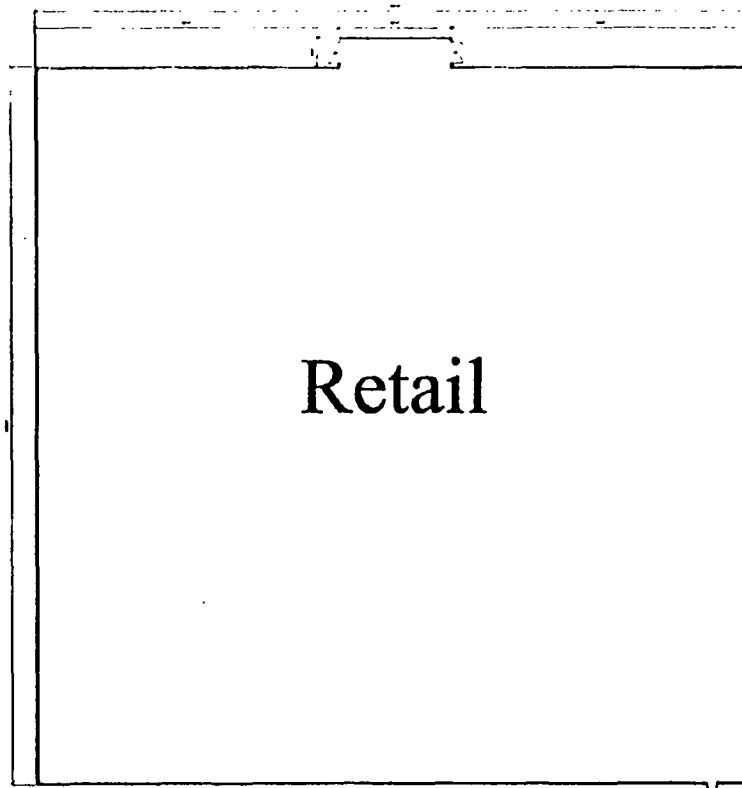
Scale: 1" = 40'

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

©COPYRIGHT 2000 PERLMAR ARCHITECTS, INC. May 1, 2000

STAFF

Z-0076-98(16)
7-13-00 PC



40,000 Square Feet

West Town Center (10 Acres)

For: NewMark Merrill
818-996-0700



Scale: 1/16" = 1'

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

Buffalo Drive and Tropical Parkway at I-95 Freeway, Las Vegas, Nevada

Conceptual Floor Plan Retail 1

©COPYRIGHT 2001, PERLMAN ARCHITECTS, INC. JUNE 13, 2000

STAFF

Z-0076-98(16)
7-13-00 PC



12,000 Square Feet

West Town Center (10 Acres)

For: NewMark Merrill
818-996-0700



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

Scale: 1/8" = 1'

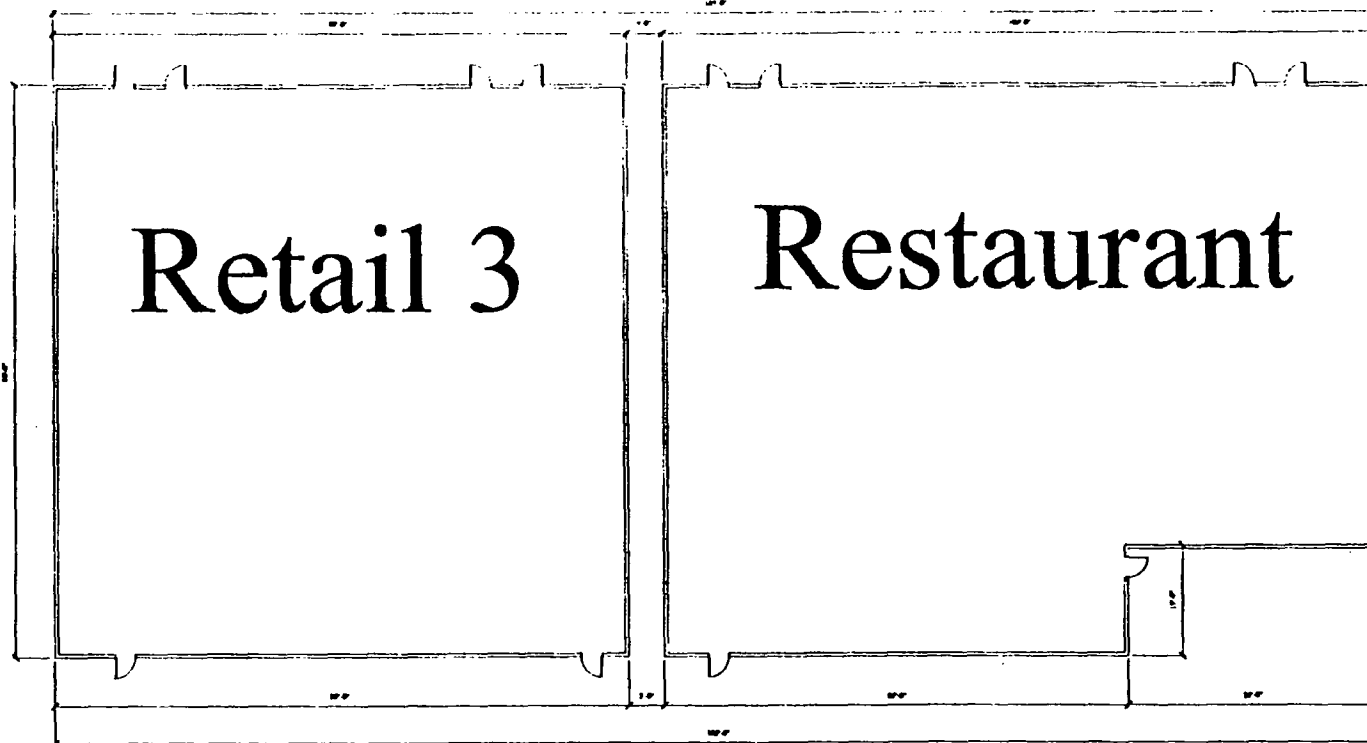
Buffalo Drive and Tropical Parkway at I-95 Freeway, Las Vegas, Nevada

Conceptual Floor Plan Retail 2

©COPYRIGHT 2000 PERLMAN ARCHITECTS, INC. June 13, 2000

STAFF

Z-0076-98(16)
7-13-00 PC



6,400 Square Feet

7,400 Square Feet

West Town Center (10 Acres)

For: NewMark Merrill
818-996-0700



Scale: 1/8" = 1'

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

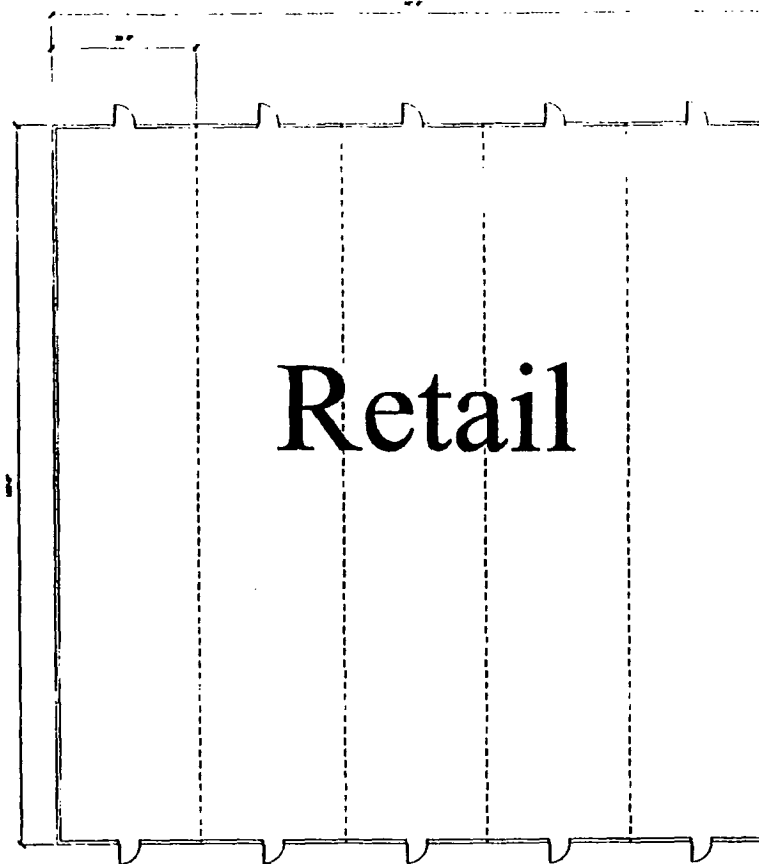
©COPYRIGHT 2000 PERLMAN ARCHITECTS, INC. JUNE 13, 2000

Buffalo Drive and Tropical Parkway at I-95 Freeway, Las Vegas, Nevada

Conceptual Floor Plan Retail 3 & Restaurant

STAFF

Z-0076-98(16)
7-13-00 PC



10,000 Square Feet

West Town Center (10 Acres)

For: NewMark Merrill
818-996-0700

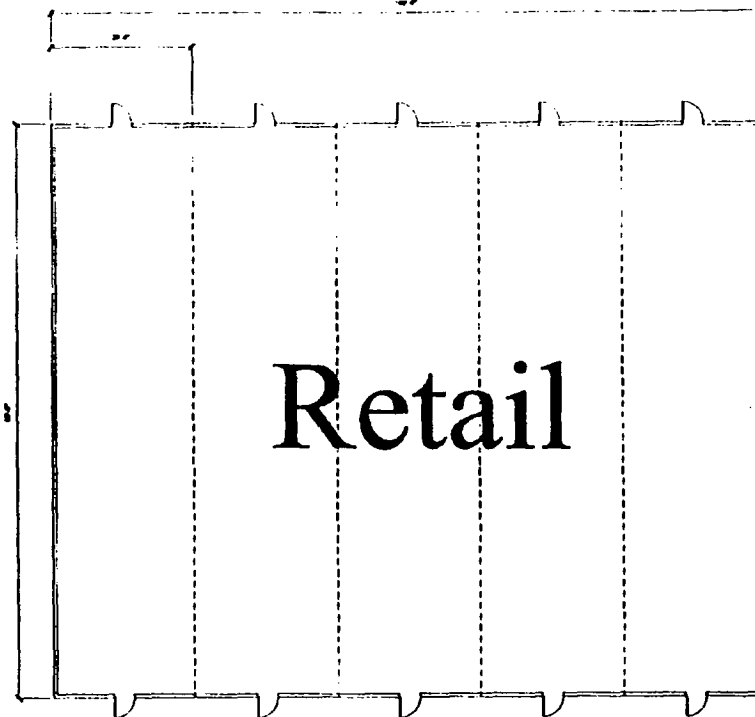


Perlman
ARCHITECTS
2230 Corporate Circle, Suite 200
Henderson, Nevada 89014
702.990.8900 702.932.3222 fax

Scale: 1/8" = 1'

STAFF

Z-0076-98(16)
7-13-00 PC



Retail

8,000 Square Feet

West Town Center (10 Acres)

Buffalo Drive and Tropical Parkway at I-95 Freeway, Las Vegas, Nevada

For: NewMark Merrill
818-996-0700



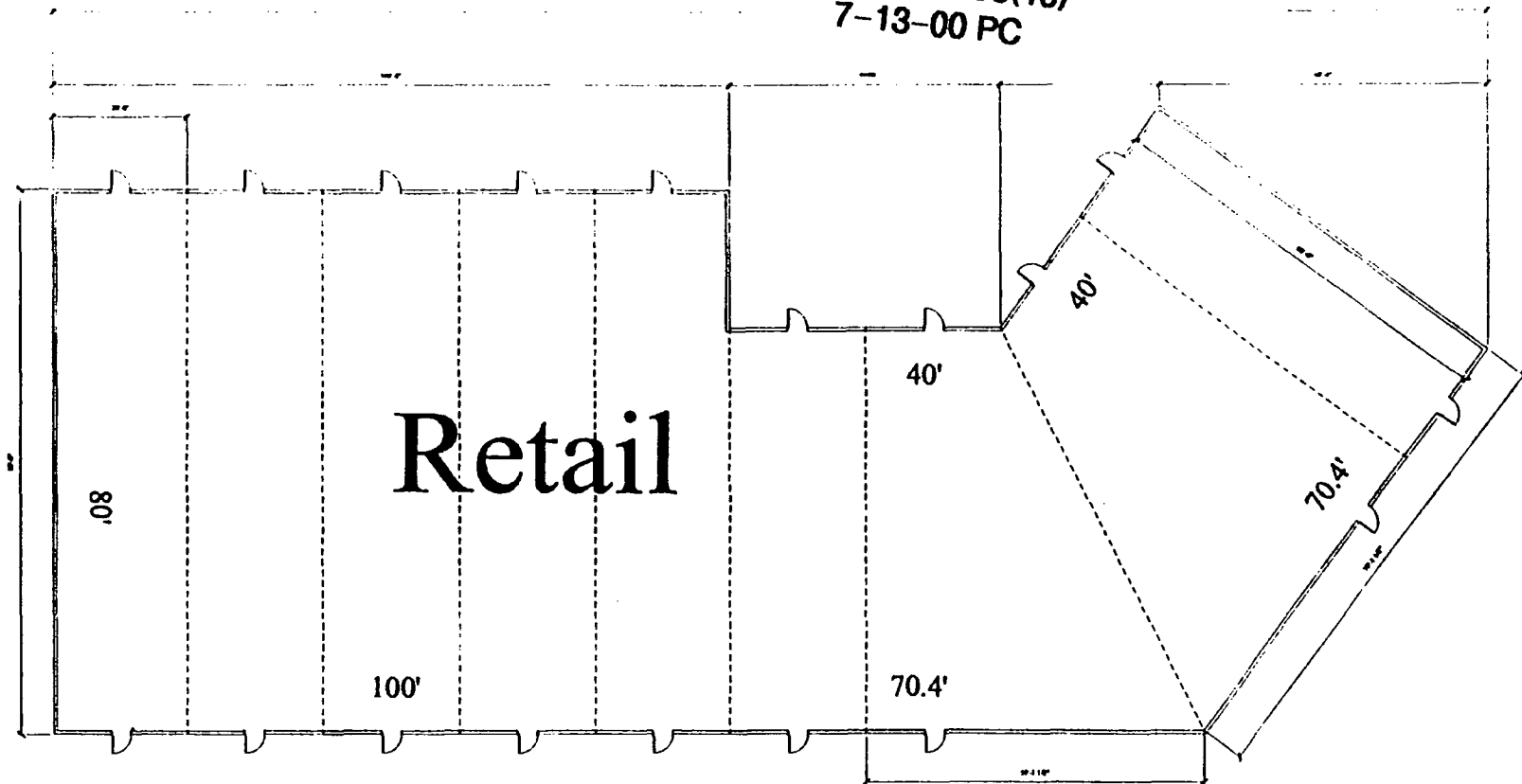
Scale: 1/8" = 1'

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

©COPYRIGHT 2000 PERLMAN ARCHITECTS, INC. AUGUST 18, 2000

STAFF

Z-0076-98(16)
7-13-00 PC



14,600 Square Feet

West Town Center (10 Acres)

For: NewMark Merrill
818-996-0700



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

Scale: 1/8" = 1'

Buffalo Drive and Tropical Parkway at I-95 Freeway, Las Vegas, Nevada

Conceptual Floor Plan In-Line 3

©COPYRIGHT 2000, PERLMAN ARCHITECTS, INC. June 13, 2000



For: NewMark Merrill
818-996-0700



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

Scale: 1/4" = 1'

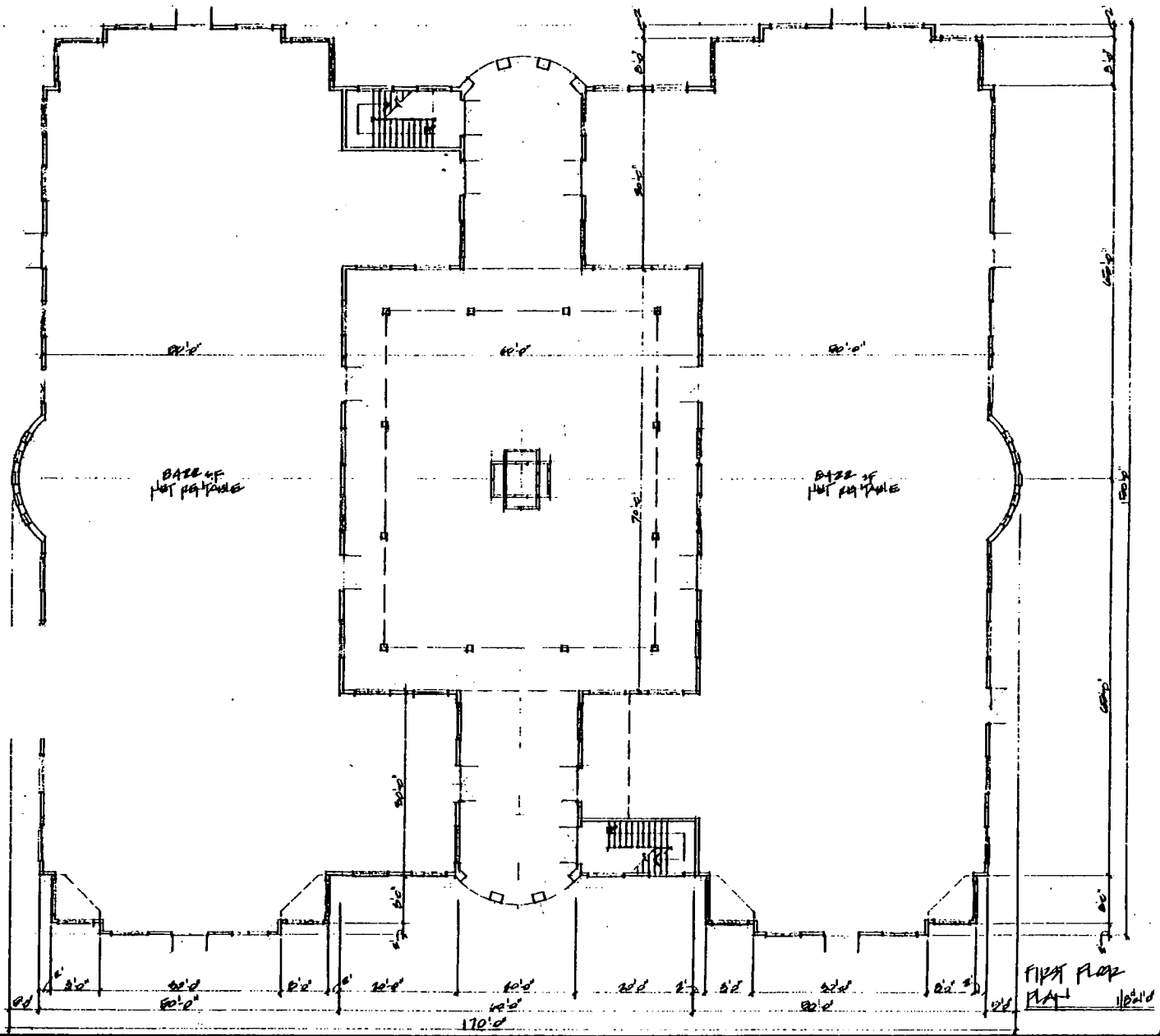
Conceptual Floor Pad A

STAFF

Z-0076-98(16)
7-13-CX PC

STAFF

Z-0076-98(16)
7-13-00 PC



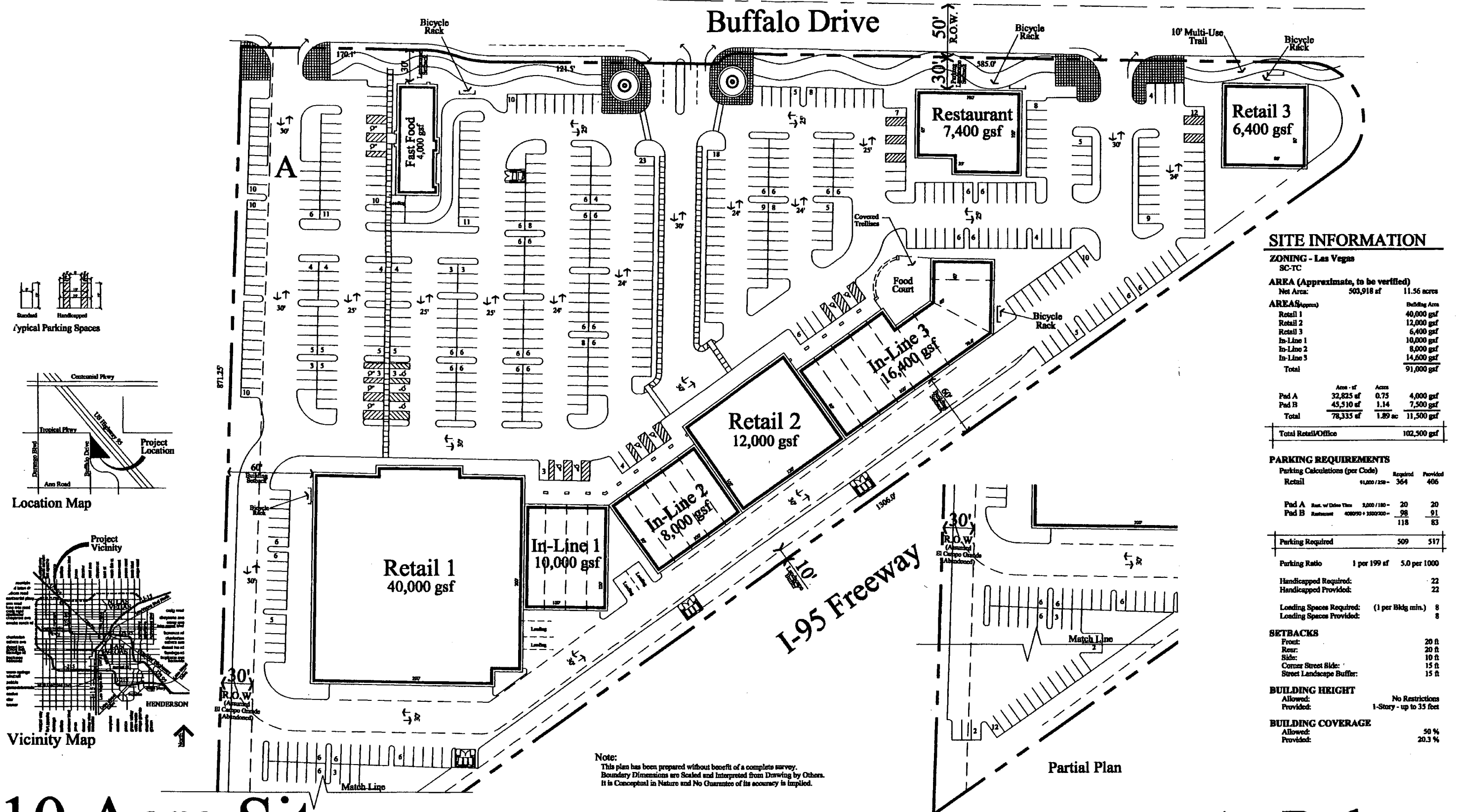
REVISION	BY

Item #106 – Z-76-98(16)

Add a condition:

Submit an encroachment agreement for all public improvements and landscaping in the Buffalo Road public right of way prior to the issuance of any permits for this site.

#106

**SITE INFORMATION****ZONING - Las Vegas**
SC-TC**AREA (Approximate, to be verified)**
Net Area: 503,918 sf 11.56 acres

AREAS (Approx)	Building Area
Retail 1	40,000 gsf
Retail 2	12,000 gsf
Retail 3	6,400 gsf
In-Line 1	10,000 gsf
In-Line 2	8,000 gsf
In-Line 3	14,600 gsf
Total	91,000 gsf

Pad A	32,825 sf	0.75	4,000 gsf
Pad B	45,310 sf	1.14	7,500 gsf
Total	78,135 sf	1.89 ac	11,500 gsf

Total Retail/Office 102,500 gsf**PARKING REQUIREMENTS**

Parking Calculations (per Code)	Required	Provided
Retail	91,000 / 250 = 364	406

Pad A	Ret. w/ Drive Thru	3,000 / 180 =	20	20
Pad B	Restaurant	40,000 / 200 =	98	91
			118	83

Parking Required 509 517**Parking Ratio** 1 per 199 sf 5.0 per 1000**Handicapped Required:** 22
Handicapped Provided: 22**Loading Spaces Required:** (1 per Bldg min.) 8
Loading Spaces Provided: 8

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

BUILDING HEIGHT
Allowed: No Restrictions
Provided: 1-Story - up to 35 feet**BUILDING COVERAGE**
Allowed: 50 %
Provided: 20.3 %

10 Acre Site West Town Center

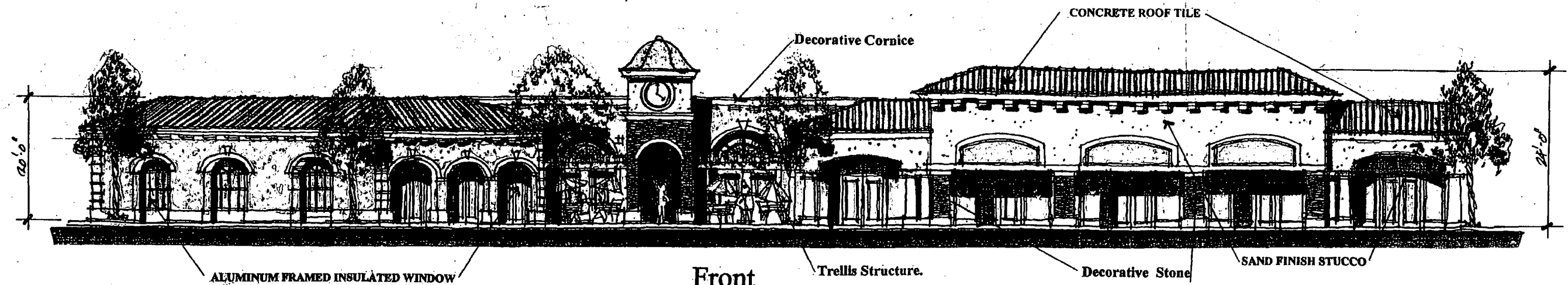
For: NewMark Merrill
818-996-0700



North

Scale: 1" = 40'

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



Front
IN LINE 3

10 Acre Site West Town Center

For: NewMark Merrill
818-996-0700



Scale: 1/8" = 1'

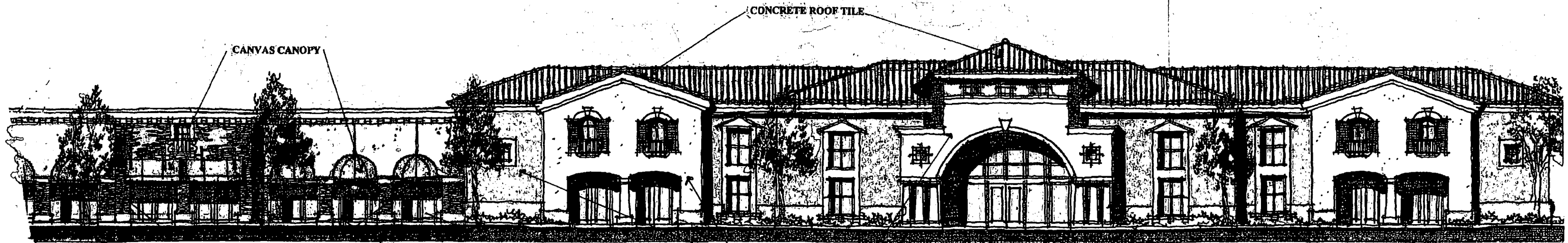


2230 Corporate Circle, Suite 200
Henderson, Nevada 89014
702.990.9900 702.932.3222 fax

© COPYRIGHT 2000, PERLMAN ARCHITECTS, INC. July 12, 2000

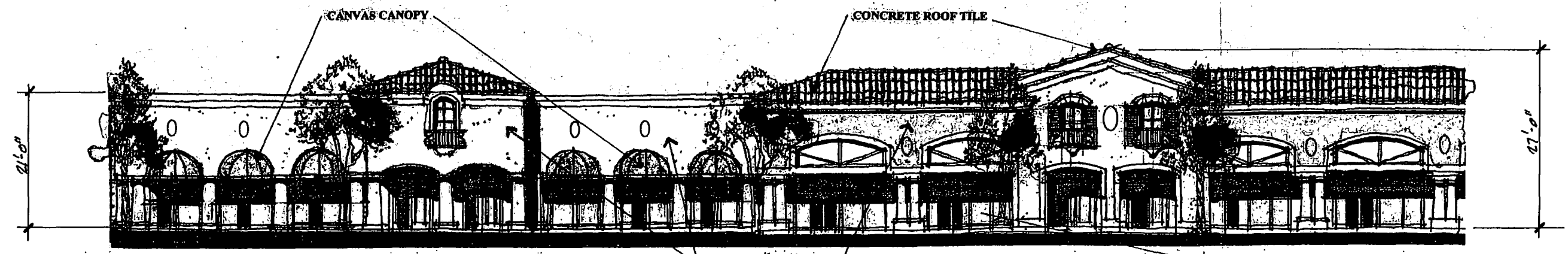
Buffalo Drive and Tropical Parkway at I-95 Freeway, Las Vegas, Nevada

Conceptual Elevations



Decorative Stone Front
IN LINE 1

Front
RETAIL 1



Front
RETAIL 2

Front
IN LINE 2

10 Acre Site West Town Center

For: NewMark Merrill
818-996-0700



Scale: 1/8" = 1'



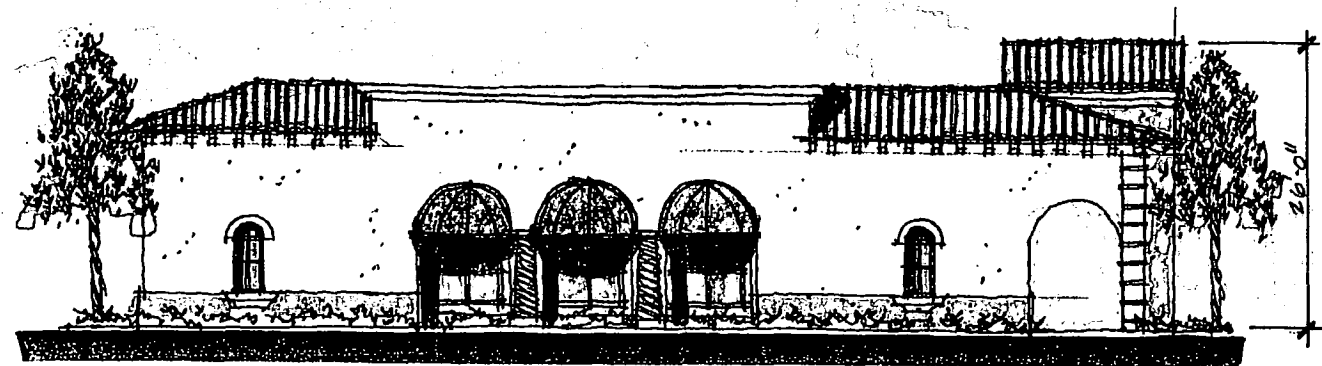
Perlman
ARCHITECTS
2230 Corporate Circle, Suite 200
Henderson, Nevada 89014
702.990.9900 702.932.3222 fax

©COPYRIGHT 2000, PERLMAN ARCHITECTS, INC. July 12, 2001

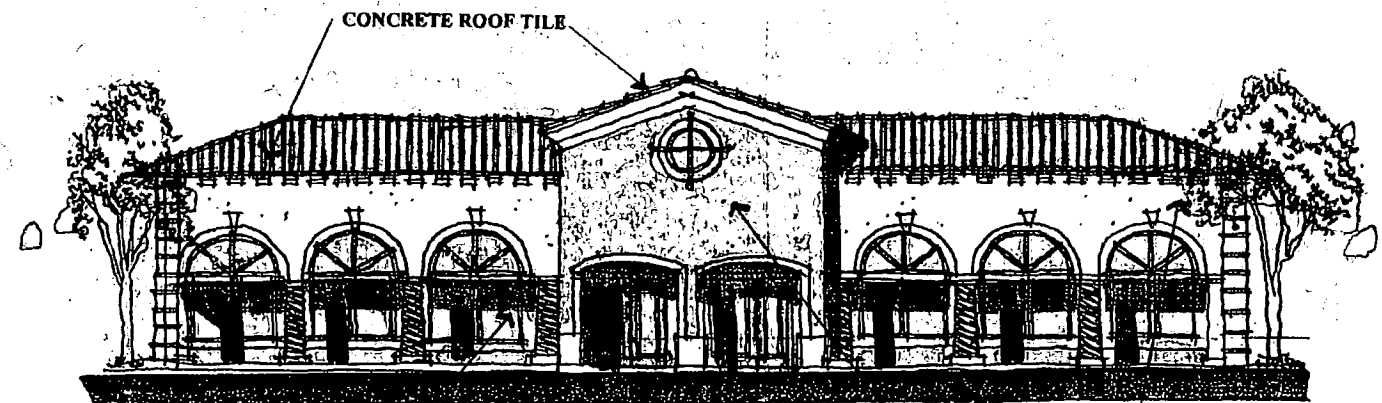
Buffalo Drive and Tropical Parkway at I-95 Freeway, Las Vegas, Nevada

Conceptual Elevations

P:\2000 Projects\100005\10 Acre Site Plans\100057 10 Acre Layout Site Plan Scheme 02 070000.dwg Wed Jul 12 11:42:42 2000 Perlman Architects Inc. copyright 2000 James



Typical Side



ALUMINUM FRAMED INSULATED WINDOW Front SAND FINISH STUCCO

RETAIL 3



Rear

10 Acre Site West Town Center

For: NewMark Merrill
818-996-0700



Scale: 1/8" = 1'

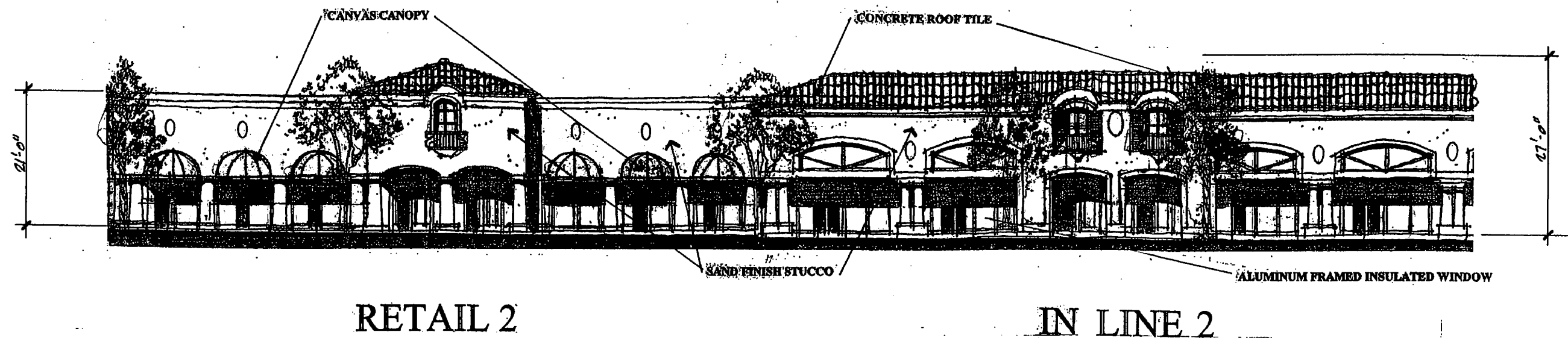
Perlman
ARCHITECTS

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

© COPYRIGHT 2000, PERLMAN ARCHITECTS, INC. July 12, 2000

Buffalo Drive and Tropical Parkway at I-95 Freeway, Las Vegas, Nevada

Conceptual Elevations



Typical Rear

10 Acre Site West Town Center

For: NewMark Merrill
818-996-0700



Scale: 1/8" = 1'

Perlman
ARCHITECTS

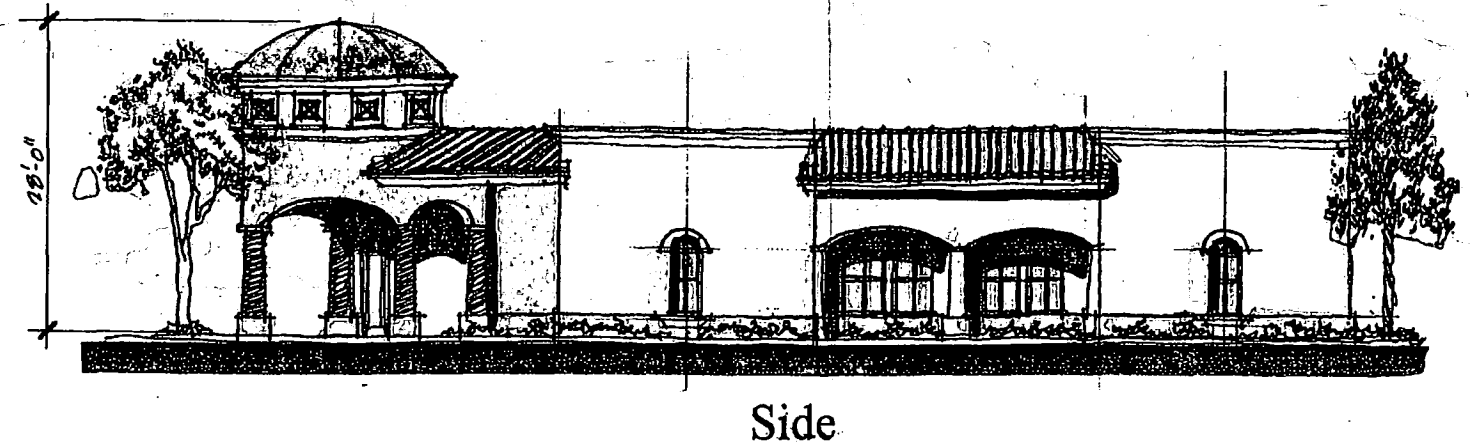
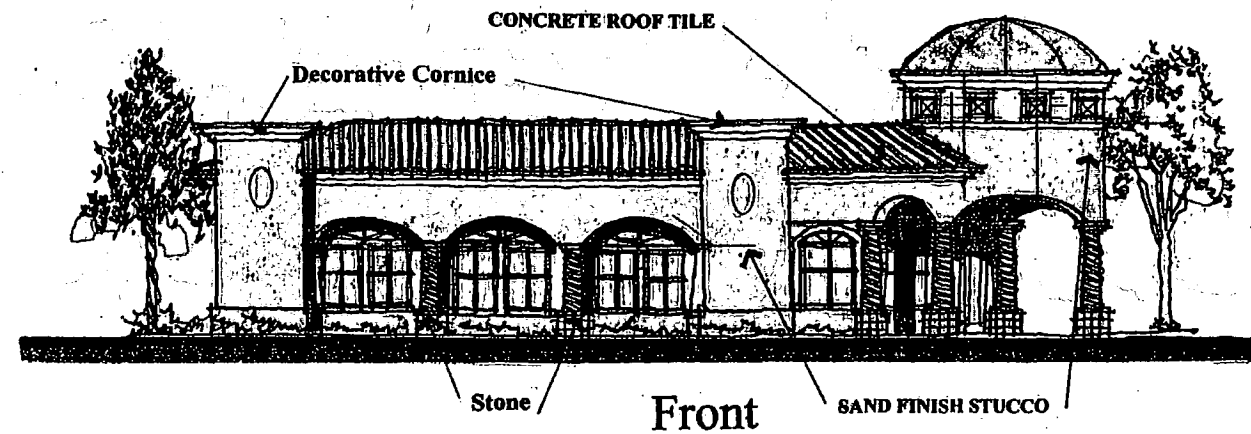
2230 Corporate Circle, Suite 200
Henderson, Nevada 89014
702.990.9900 702.932.3222 fax

0 4 8

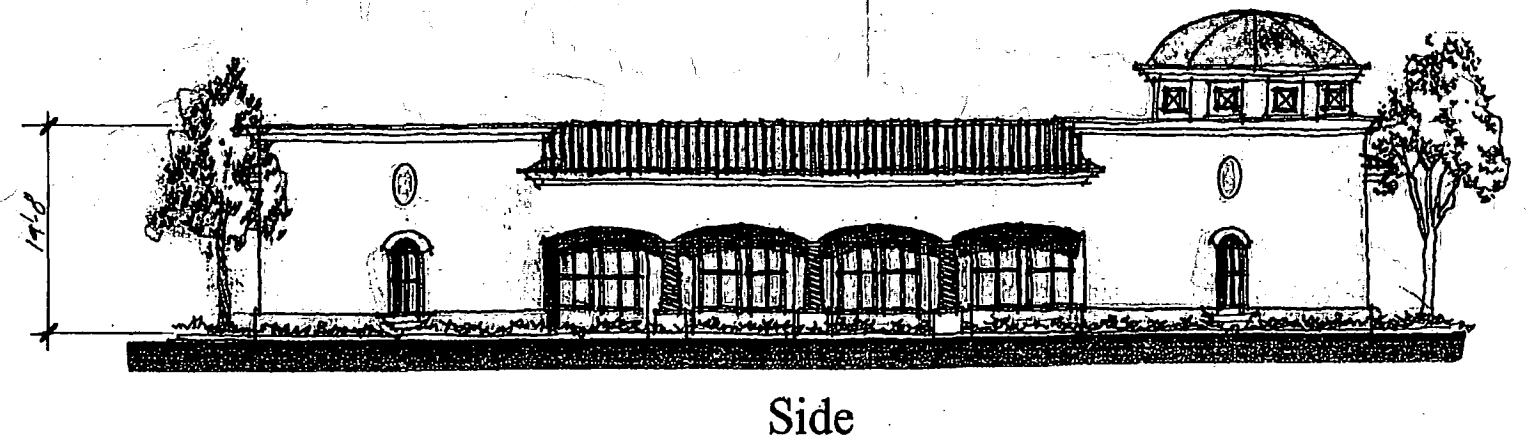
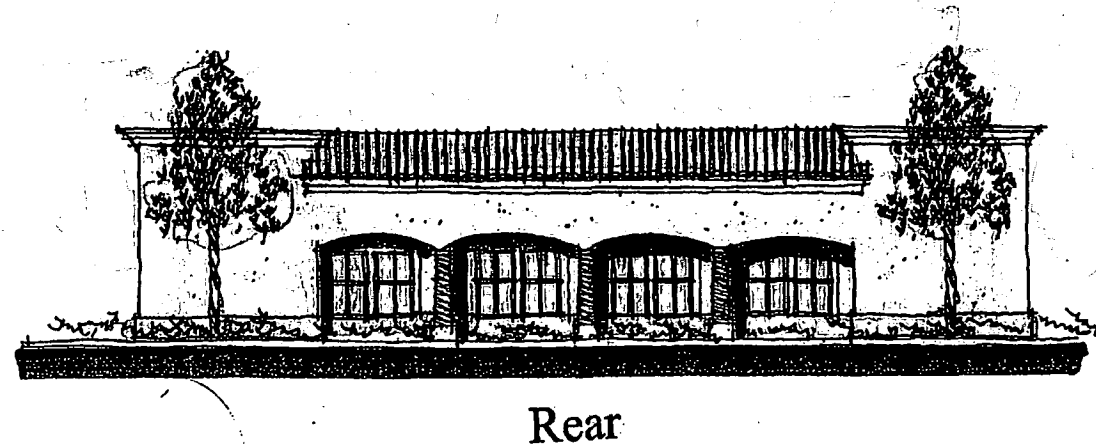
© COPYRIGHT 2000, PERLMAN ARCHITECTS, INC. July 12, 2000

Buffalo Drive and Tropical Parkway at I-95 Freeway, Las Vegas, Nevada

Conceptual Elevations



RESTAURANT



10 Acre Site West Town Center

For: NewMark Merrill
818-996-0700



Scale: 1/8" = 1'

0 4 8

Perlman
ARCHITECTS

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

© COPYRIGHT 2000, PERLMAN ARCHITECTS, INC. July 12, 2000

Buffalo Drive and Tropical Parkway at I-95 Freeway, Las Vegas, Nevada

Conceptual Elevations

City of Las Vegas

Agenda Item No. 107

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: AUGUST 16, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:****VACATION - PUBLIC HEARING - VAC-0012-00 - CENTENNIAL****PARKWAY/BUFFALO DRIVE, A LIMITED PARTNERSHIP** - Petition for a Vacation for a portion of Buffalo Drive, generally located north of the U.S. 95 Frontage Road, Ward 6 (Mack). The Planning Commission (4-0 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 (4-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

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

MAYOR GOODMAN declared the Public Hearing open.

TERRI PASTORELLI, Tetra Tech ISG, 401 North Buffalo Drive, Suite 100, appeared representing the applicant and concurred with the conditions.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:58 - 2:59)

4-1975

**Agenda Item No. 107**

CITY COUNCIL MEETING OF AUGUST 16, 2000

Planning & Development

Item 107 – VAC-0012-00

CONDITIONS:**Public Works**

1. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation as required by the Department of Public Works.

Planning and Development

2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
3. All development shall be in conformance with code requirements and design standards of all City departments.

Public Works

4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

Standard Conditions

5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

**RIGHT OF
WAY TO BE
VACATED**

FUTURE BELTWAY

BUFFALO DR

ROME

BLVD

TIOGA WY

PIONEER WY

DARLING RD

CASE: VAC-0012-00

RADIUS: SPECIAL

0 200 400 Feet



107

VAC-0012-00 - Page One
August 16, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is a petition to Vacate a portion of Buffalo Drive, north of Sky Pointe Drive (the U.S. 95 Frontage Road). The applicant's justification letter states that the Vacation of this portion of Buffalo Drive is a condition of approval attached to the Tentative Map (TM-58-99) for Buffalo/95 (Regency), which is directly west of this site.

BACKGROUND DATA

- 12/07/98 The City Council approved a Rezoning (Z-76-98) 1,468 acres of land adjacent to this site to T-C (Town Center) as part of a larger request.
- 01/19/00 The City Council approved a Site Development Plan Review [Z-76-98(10)] adjacent to this site for a proposed commercial center.
- 01/27/00 The Planning Commission approved a Tentative Map (TM-58-99) for a commercial subdivision [Buffalo/95 (Regency)] adjacent to this site.
- 03/23/00 The Planning Commission approved a Final Map (FM-0017-00) for a commercial subdivision [Buffalo/95 (Regency)] adjacent to this site.

ANALYSIS & FINDINGS

Due to the development of the subject site as a commercial subdivision and the realignment of Buffalo Drive, this portion of street is no longer needed. Staff finds that the vacation of these rights-of-way will not adversely affect this site or the surrounding properties.

NOTICES MAILED 5 by the City Clerk

APPROVALS 0

PROTESTS 0

VAC-0012-00 - Page Two
 August 16, 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>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>Fire Services - Communications</i>	YES	NO	NO
<i>Metro - Intergovernmental Svcs</i>	YES	NO	NO
<i>Las Vegas Valley Water District</i>	YES	NO	NO
<i>Nevada Power Company</i>	YES	NO	NO
<i>Southwest Gas Corporation</i>	YES	NO	NO
<i>Sprint-Central Telephone of Nevada</i>	YES	NO	NO
<i>Cox Communications</i>	YES	NO	NO

City of Las Vegas

Agenda Item No. 108

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: AUGUST 16, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

VACATION - PUBLIC HEARING - VAC-0013-00 - CITY OF LAS VEGAS - Petition for a Vacation of a portion of 26th Street, generally located east of Eastern Avenue between Sunrise Avenue and Stewart Avenue, Ward 3 (Reese). The Planning Commission (4-0 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 (4-0 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 - UNANIMOUS with M. McDONALD not voting

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

RITA LUMOS, City Surveyor, Public Works Department, 3001 Ronemus Drive, appeared representing the City of Las Vegas and agreed with staff's conditions. She requested that if the vacation is approved, that the ordinance specify that the property be retained by the City of Las Vegas as part of the Hadland Park area.

No one appeared in opposition.

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

CITY COUNCIL MEETING OF AUGUST 16, 2000
Planning & Development
Item 108 – VAC-0013-00

MINUTES - Continued:

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:59 – 3:00)

4-2001

CONDITIONS:**Public Works**

1. This Vacation Application shall be revised to retain a 20 foot wide public sewer easement centered over the existing sewer line and for a Public Drainage Easement to be publicly maintained. This condition shall not be enforced if the applicant submits for approval by the City Engineer, a public sewer relocation or abandonment plan, provided the applicant agrees to relocate or abandon the existing sewer line in accordance with such plan.
2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

Planning and Development

3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
4. All development shall be in conformance with code requirements and design standards of all City departments.

Public Works

5. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #2 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

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

CITY COUNCIL MEETING OF AUGUST 16, 2000

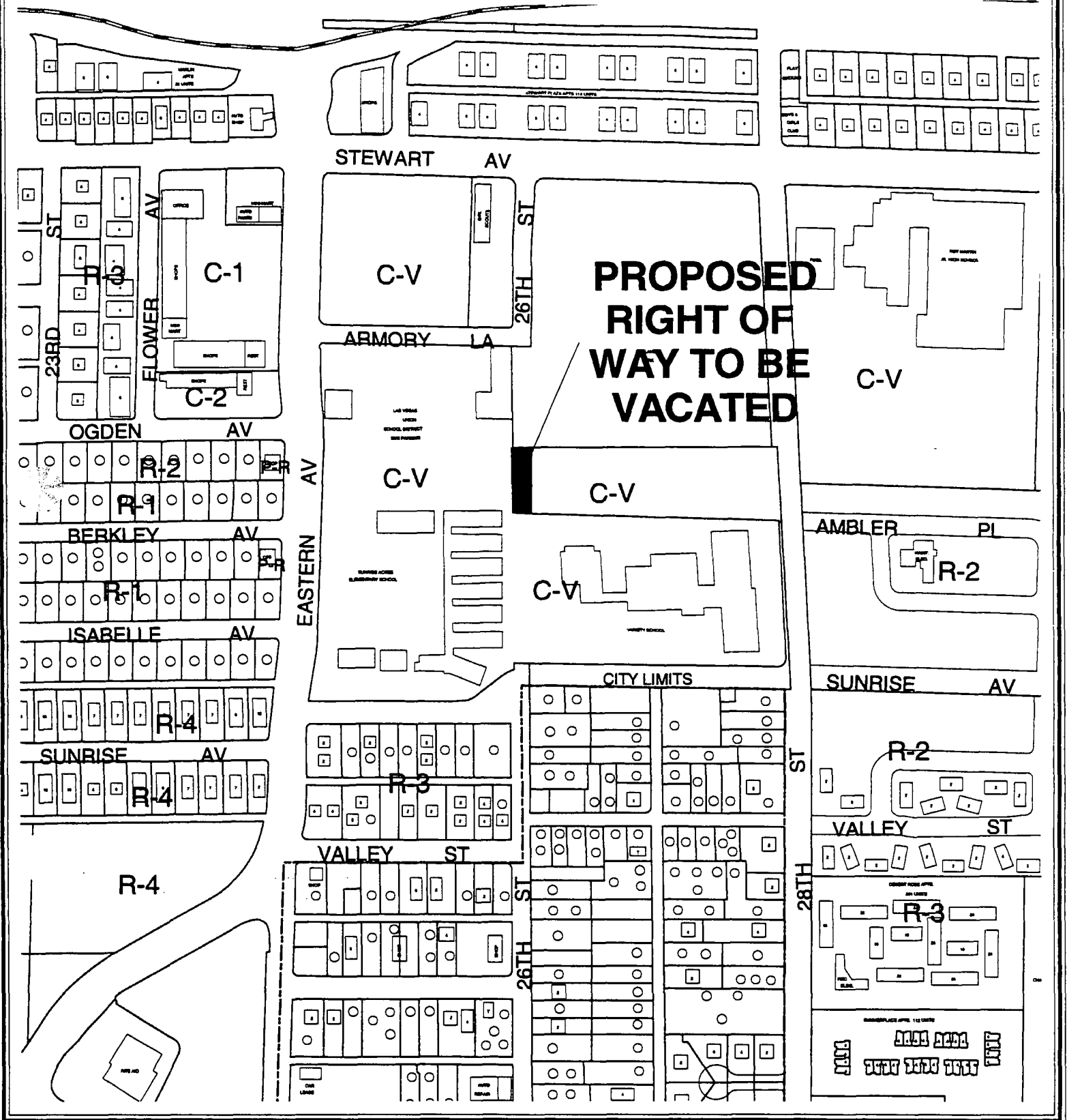
Planning & Development

Item 108 – VAC-0013-00

CONDITIONS - Continued:

Standard Conditions

6. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.



CASE: VAC-0013-00

0 300 600 Feet



VAC-0013-00 - Page One
August 16, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is a petition to Vacate a portion of 26th Street, between Stewart Avenue and Sunrise Avenue. As stated in the justification letter, vacation of this section of public right-of-way will make way for a new elementary school on the adjacent parcel.

BACKGROUND DATA

No land use history exists on this property.

ANALYSIS & FINDINGS

Due to the development of the subject site as an elementary school, this portion of street is no longer needed. Staff finds that the vacation of these rights-of-way will not adversely affect this site or the surrounding properties.

NOTICES MAILED 1 by City Clerk

APPROVALS 0

PROTESTS 0

VAC-0013-00 - Page Two
August 16, 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>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>Fire Services - Communications</i>	YES	NO	NO
<i>Metro - Intergovernmental Svcs</i>	YES	NO	NO
<i>Las Vegas Valley Water District</i>	YES	NO	NO
<i>Nevada Power Company</i>	YES	NO	NO
<i>Southwest Gas Corporation</i>	YES	NO	NO
<i>Sprint-Central Telephone of Nevada</i>	YES	NO	NO
<i>Cox Communications</i>	YES	NO	NO

City of Las Vegas

Agenda Item No. 109

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: AUGUST 16, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:****VACATION - PUBLIC HEARING - VAC-0015-00 - MOUNT JAMESON M.B.****CHURCH** - Petition for a Vacation for portions of Morgan Avenue and "E" Street, Ward 5 (Weekly). The Planning Commission (4-0 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 (4-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

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

MAYOR GOODMAN declared the Public Hearing open.

PASTOR JAMES BATES, Mount James M.B. Church, 6356 Copperfield Avenue, appeared representing the applicant and stated that he was present to assure the City Council that the Church would comply with all of the requirements.

At the request of COUNCILMAN WEEKLY, CHERI EDELMAN, Public Works Department, explained that staff is recommending approval of the Vacation because the streets in the area were built smaller than what the public right-of-way is. Staff does not feel that the streets are needed to expand in this area.

COUNCILMAN WEEKLY noted that PASTOR BATES and his congregation have been very cooperative. He indicated that the City is diligently trying to upgrade the neighborhood.

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

CITY COUNCIL MEETING OF AUGUST 16, 2000
Planning & Development
Item 109 – VAC-0015-00

MINUTES - Continued:

Hopefully the Church will be a good neighbor to the upcoming Ethel Pearson Park. PASTOR BATES promised to work with the City to beautify the entire area.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(3:00 – 3:03)

4-2048

CONDITIONS:**Public Works**

1. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

Planning and Development

2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
3. All development shall be in conformance with code requirements and design standards of all City Departments.

Public Works

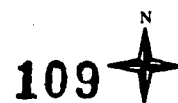
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition # 1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

**Agenda Item No. 109**

CITY COUNCIL MEETING OF AUGUST 16, 2000
Planning & Development
Item 109 – VAC-0015-00

CONDITIONS - Continued:**Standard Conditions**

5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.



VAC-0015-00 - Page One
August 16, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is to Vacate portions of public rights-of-way located on E Street and Morgan Avenue. The applicant's justification letter indicates the rights-of-way are being vacated to allow for further development and improvements to the property.

Staff notes that this Vacation is necessary to match the right-of-way with the existing street improvements.

BACKGROUND DATA

05/17/00 The City Council approved a Site Development Plan Review (SD-0038-99) for a proposed 1,408 square foot addition to the Mount Jameson M.B. Church.

05/17/00 The City Council approved a Special Use Permit (U-0012-00) to allow for the expansion of an existing church.

ANALYSIS & FINDINGS

The existing street improvements in this area are narrower than the dedicated rights-of-way. Staff finds the vacation of the rights-of-way will not adversely affect this site or the surrounding properties.

NOTICES MAILED 4 by City Clerk

APPROVALS 0

PROTESTS 0

VAC-0015-00 - Page Two
August 16, 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>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>Fire Services - Communications</i>	YES	NO	NO
<i>Metro - Intergovernmental Svcs</i>	YES	NO	NO
<i>Las Vegas Valley Water District</i>	YES	NO	NO
<i>Nevada Power Company</i>	YES	NO	NO
<i>Southwest Gas Corporation</i>	YES	NO	NO
<i>Sprint-Central Telephone of Nevada</i>	YES	NO	NO
<i>Cox Communications</i>	YES	NO	NO



Agenda Item No. 110

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: AUGUST 16, 2000

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: WILLARD TIM CHOW**
☐
CONSENT
☒
DISCUSSION**SUBJECT:**

ONE YEAR REQUIRED REVIEW - VARIANCE - PUBLIC HEARING - V-0079-98(1) - STEVEN WOLFSON AND JACALYN GLASS-WOLFSON - One Year Required Review on an approved Variance WHICH ALLOWED 16 PARKING SPACES WHERE 25 PARKING SPACES ARE THE MINIMUM REQUIRED at 601 South 7th Street (APN: 139-34-801-001), R-1 (Single Family Residence) Zone under Resolution of Intent to P-R (Professional Office and Parking), Ward 5 (Weekly). The Hearings Officer 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 Hearings Officer and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

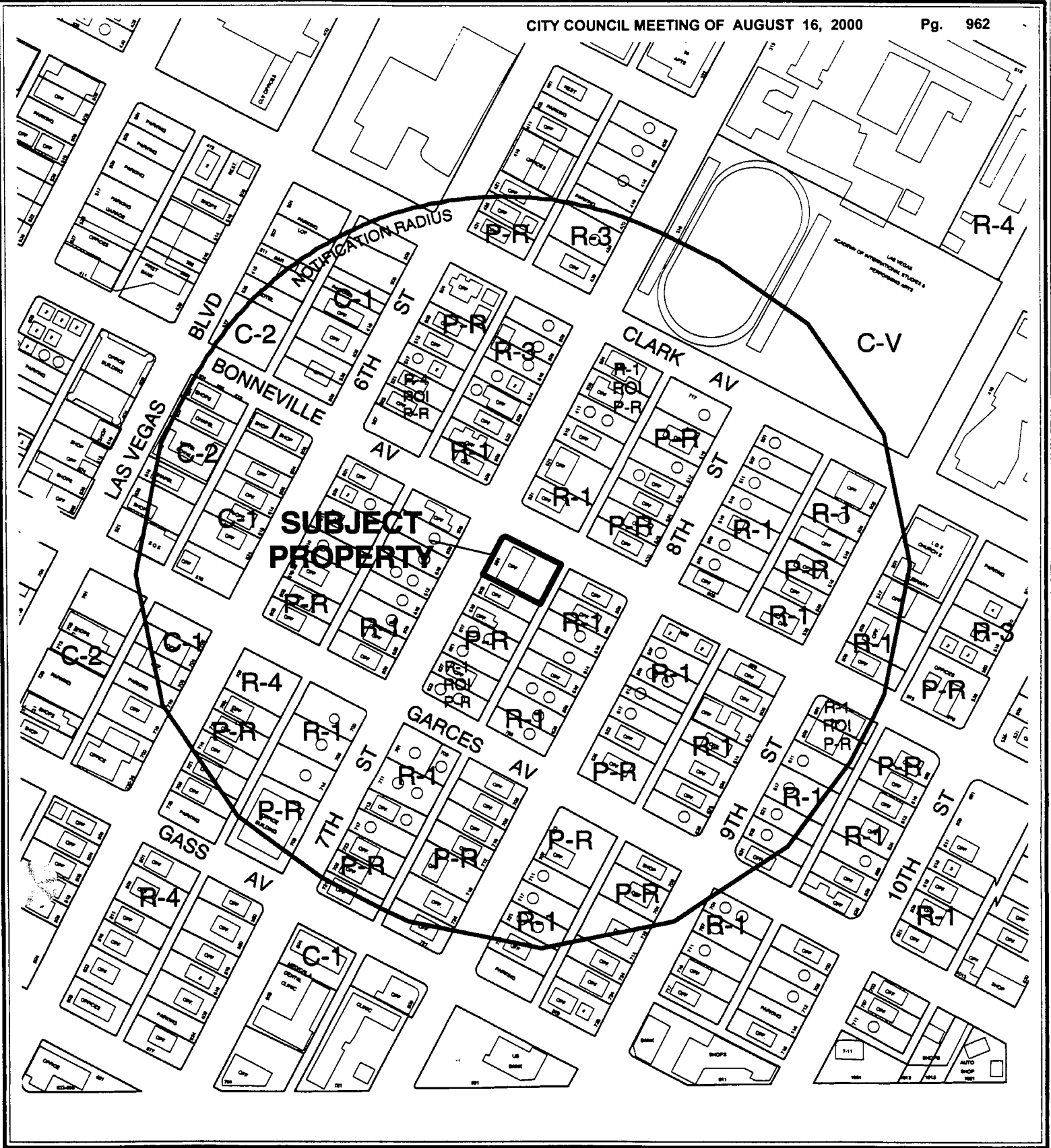
M. McDONALD – Motion to bring forward and accept WITHDRAWAL of Item 103 [SD-0034-00] without prejudice and hold in ABEYANCE Item 110 [V-0079-98(1)] to 9/6/2000 – UNANIMOUS

MINUTES:

There was no discussion.

(2:04 – 2:05)

4-1



CASE: V-0079-98(1)

RADIUS: 750 FT

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

0 200 400 Feet



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: AUGUST 16, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: V-0079-98(1) - Steven Wolfson and Jacalyn Glass-Wolfson**

**** CONDITIONS ****

The Hearings Officer and staff recommend APPROVAL, subject to:

1. No further reviews shall be required on this site.
2. Conformance to all applicable conditions of approval for Variance (V-79-98).

V-0079-98(1) - Page One
August 16, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a one year required review on an approved Variance to allow reduced on-site parking of 16 spaces where 25 spaces is required for an office building.

BACKGROUND DATA

- 12/01/98 The Board of Zoning Adjustment approved a Variance (V-79-98) to allow reduced parking of 16 spaces where 25 is required for an office building.
- 12/03/98 The City Council approved a Rezoning (Z-81-98) from R-1 (Single Family Residential) to P-R (Professional Office and Parking) Zone.

SITE DETAILS

Current Zoning:	P-R (Professional Office and Parking)
Existing Land Use:	Office (Law Office)
Site Area:	0.31 Acres
Building Area:	7,806 Square Feet
Parking Required:	25 Spaces
Parking Provided:	16 Spaces

ANALYSIS

The applicant constructed a 7,800 square foot office building consisting of a total of 10 individual office spaces. This office use requires a minimum of 25 on-site parking spaces. The site is on the southeast corner of 7th Street and Bonneville Avenue within the Historic District. Access to the site and all parking is from an existing alley in the rear.

FINDINGS

Section 19A.18.070B of the LVMC states:

“B. Scope and Limitations

V-0079-98(1) - Page Two

August 16, 2000 City Council Meeting

Pursuant to NRS Chapter 278 and this Chapter, the Planning Commission, a Hearings Officer who has been appointed for that purpose, or the City Council has the authority to grant Variances as it determines appropriate. A Variance shall not be granted in order to:

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

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

"L. Determinations

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

Staff finds that in the initial Variance application there was found to be sufficient physical hardship on the subject parcel, because of the location within the Historic Las Vegas High School District. The Historic District has design guidelines that prohibit parking in the front yard area, in order to remain residential in character. Furthermore, access and parking is prohibited along Bonneville Avenue. At the time of the initial Variance, staff was of the opinion that although the site is not exceptional with regard to size or shape, the on-site design restrictions warrant the consideration of the Variance. In addition, staff found that there were numerous other parking Variances in the surrounding area.

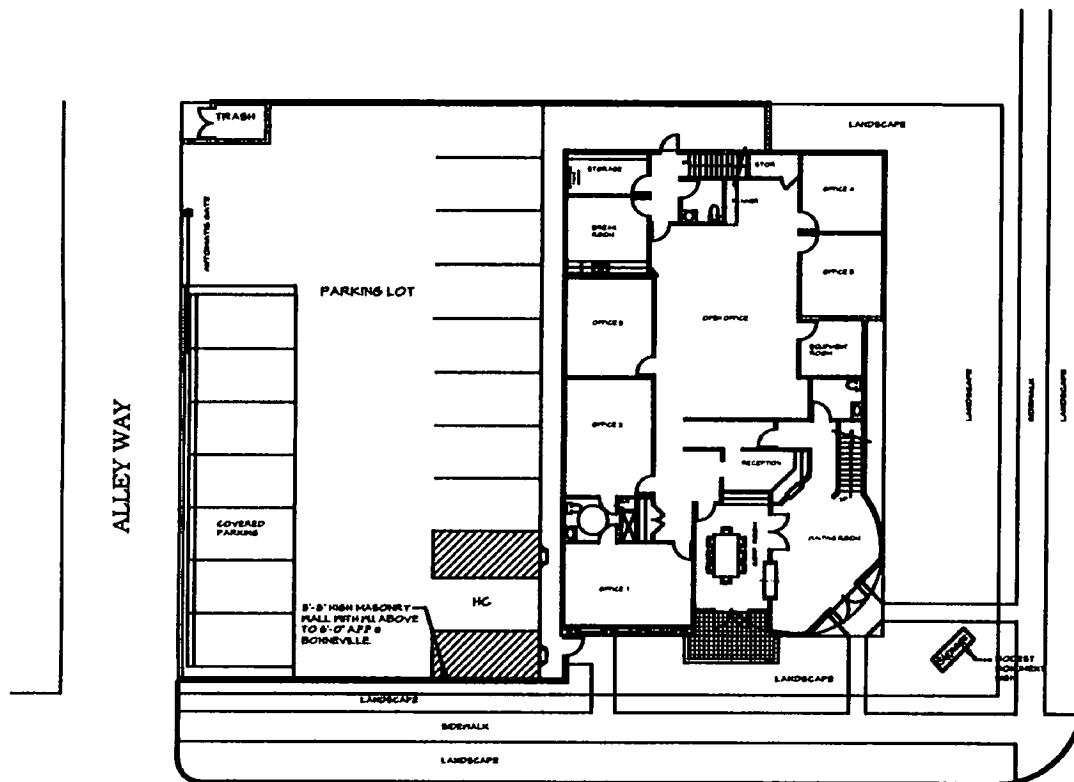
V-0079-98(1) - Page Three
August 16, 2000 City Council Meeting

In the one year of operation, staff has made numerous site visits and has not witnessed any parking problems in relation to this Variance, nor has the Planning and Development Department received any complaints about the parking on the subject site. Staff finds no need for any additional reviews of this parking Variance. Therefore, staff recommends approval.

NOTICES MAILED 156

APPROVALS 0

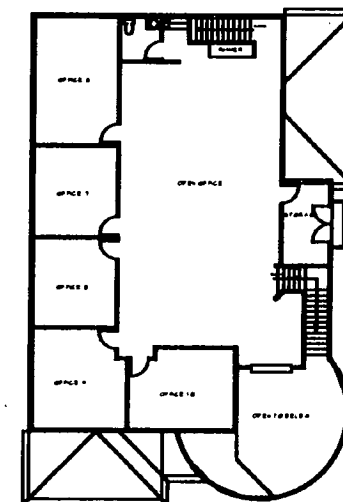
PROTESTS 0



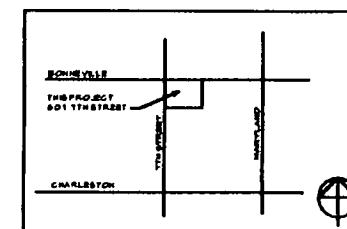
BONNEVILLE

7 TH STREET

SITE PLAN



2 ND FLOOR



PROJECT DATA

FIRST FLOOR - 4,950 S.F.

SECOND FLOOR - 3,060 S.F.

TOTAL - 8,010 S.F.

LOT SIZE: 100' X 140' = 14,000 S.F.

LOT COVERAGE: 57.2%

REQUEST ZONING - PR

16 SPACES X 300 = 4,800 S.F. GROSS
(NEED VARIANCE)

NEED WAIVER ON 8' LANDSCAPE
REQUIREMENT FOR REAR YARD

WOLFSON & GLASS
OFFICE BUILDING
SITE PLAN / FLOOR PLANS

RICHARD P. THRELFALL ARCHITECT, INC.
711 S. 9TH ST. LAS VEGAS, NEVADA 89101
(702) 588-0716



REVISIONS

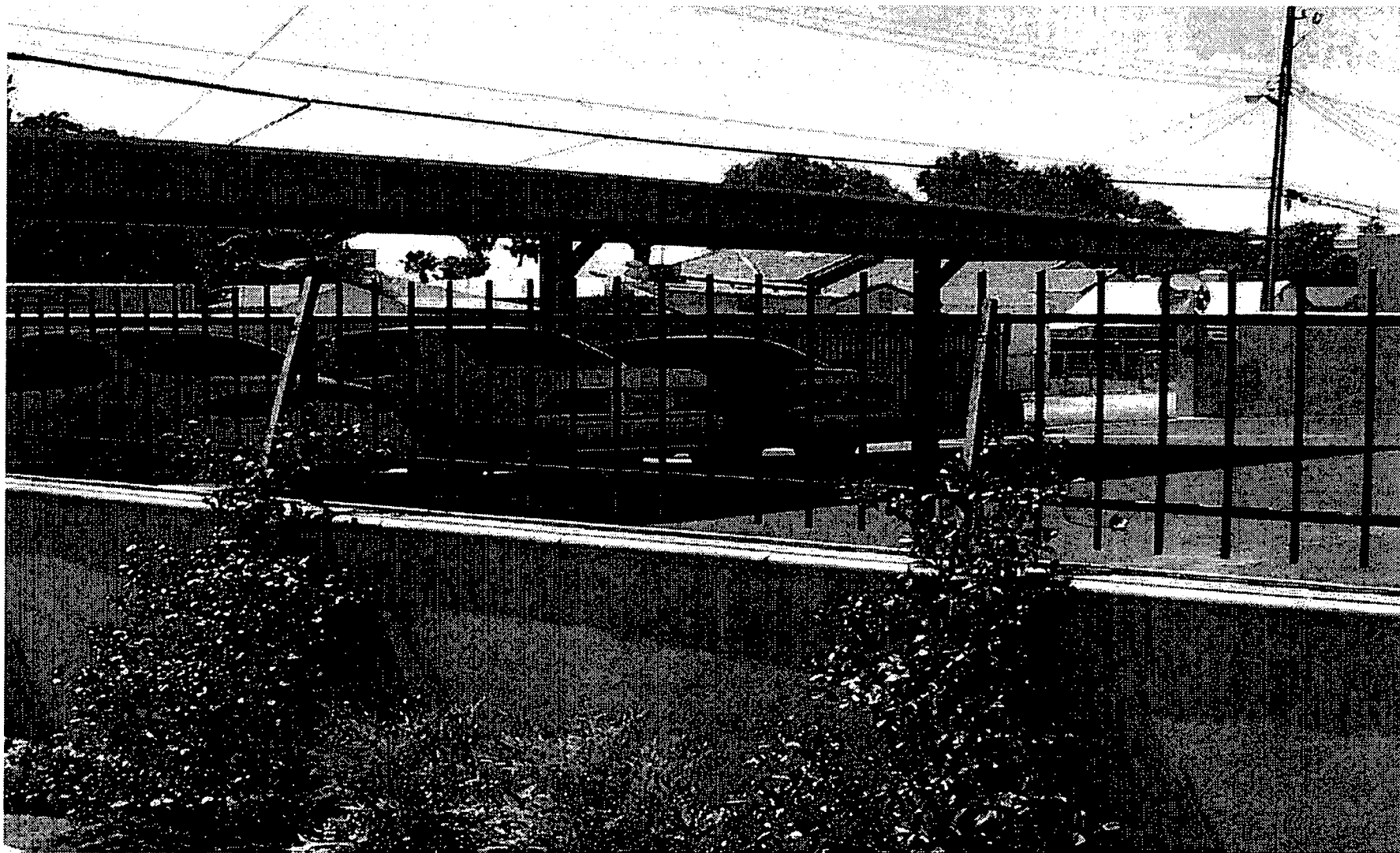
NO.	DATE	DESCRIPTION
1		
2		
3		
4		

A-1

V-0079-98(1) 7-11-2000 H.O. STAFF



V-0079-98(1)
7/11/00 Hearings Officer



V-0079-98(1)
7/11/00 Hearings Officer

City of Las Vegas

Agenda Item No. 111

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: AUGUST 16, 2000

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

THREE YEAR REQUIRED REVIEW - VARIANCE - PUBLIC HEARING - V-0066-92(3)
- MISSION SPRINGS, LIMITED LIABILITY COMPANY ON BEHALF OF BILL KENDALL - Three Year Required Review for an approved Variance for firearm sales in conjunction with an approved Site Development Plan Review which allowed the expansion of a non-conforming use at 1104 Fremont Street (APN: 139-35-310-002), C-1 (Limited Commercial) and C-2 (General Commercial) Zones, Ward 5 (Weekly). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

Hearing Officer Meeting

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Hearing Officer Meeting

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:**WEEKLY - APPROVED subject to condition - UNANIMOUS****MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

BILL KENDALL, 3055 Capistrano Court, appeared representing the application and concurred with staff's conditions.

COUNCILMAN REESE indicated that he had a close working relationship with MR. KENDALL when this project was in Ward 3. MR. KENDALL always does a great job and is very pleasant to work with. He wished him much success.

No one appeared in opposition.

**Agenda Item No. 111**

CITY COUNCIL MEETING OF AUGUST 16, 2000
Planning & Development
Item 111 – V-0066-92(3)

MINUTES - Continued:

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(3:03 – 3:04)

4-2172

CONDITIONS:

1. This use shall be reviewed in by the City Council three (3) years at which time the Council may require cessation of the secondhand sales.



V-0066-92(3) - Page One
August 16, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Required Three-Year Review of an approved Variance that allows secondhand sales at 1104 Fremont Street where such use is not permitted by Code along Fremont Street.

BACKGROUND DATA

- 07/01/1992 The City Council approved a Variance (V-0066-92) to allow a secondhand dealership where such use is not allowed.
- 06/13/1993 The City Council approved a One-Year Required Review [V-0066-92(1)] of an approved Variance which allowed a secondhand dealership where such use is not allowed.
- 08/25/1997 The City Council approved a Site Development Plan Review [V-0066-92(2)] to allow the expansion of an approved Variance which permitted a secondhand dealer where such use is not allowed.

SITE DETAILS

The applicant has been operating Bill's Buy and Sell as a Class II secondhand store with a Federal Firearms License to buy and sell new and used firearms. The business has been in operation for approximately 8 years. At the present time, the sale of used firearms constitutes over 90 percent of the store's business. In 1992, the applicant applied for and received a Variance to allow a secondhand business at 1104 Fremont Street. The zoning code at the time prohibited secondhand sales along any portion of Fremont Street. In 1997, the applicant applied for and was granted a Site Development Plan Review to allow the expansion of the business into an adjoining suite. A condition of approval for the Site Development Plan Review was a three-year required review.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	C-2 (General Commercial)	Motel
East	C-2 (General Commercial)	Undeveloped
South	C-1 (Limited Commercial)	Undeveloped
West	C-2 (General Commercial)	Commercial/Retail

V-0066-92(3) - Page Two
August 16, 2000 City Council Meeting

ANALYSIS & FINDINGS

Section 19A.18.070B of the LVMC states:

“B. Scope and Limitations

Pursuant to NRS Chapter 278 and this Chapter, the Planning Commission, a Hearings Officer who has been appointed for that purpose, or the City Council has the authority to grant Variances as it determines appropriate. A Variance shall not be granted in order to:

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

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

“L. Determinations

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

Staff has reviewed police records regarding this site for the last three years. In that time, there have been a total of 22 Metro Police calls which are as follows:

- 7 Officer-initiated person stops
- 6 Burglar alarm responses
- 2 Officer-initiated perimeter checks

V-0066-92(3) - Page Three

August 16, 2000 City Council Meeting

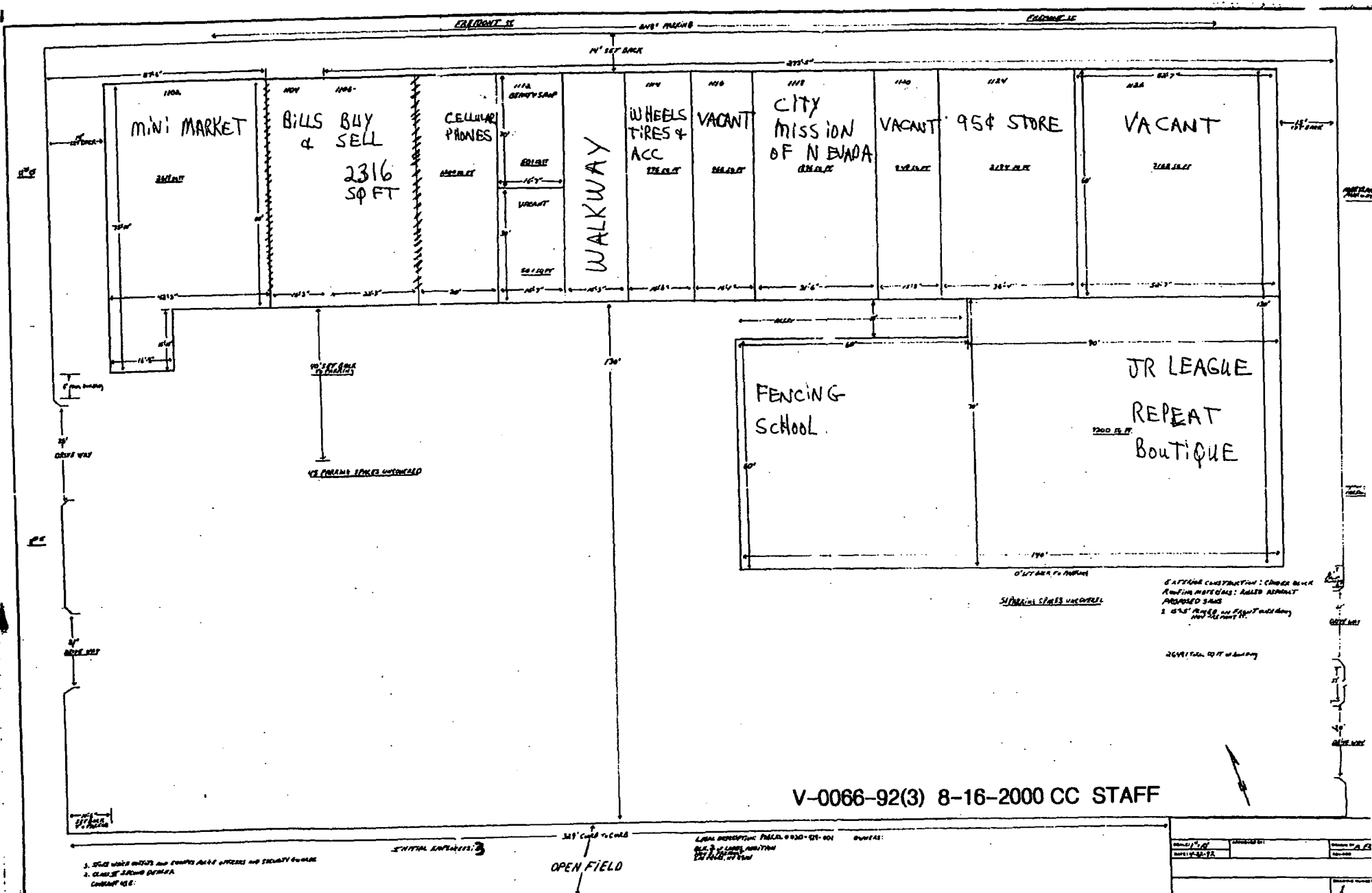
- 1 Grand Larceny on June 11, 1999
- 1 Report of stolen property
- 1 Civil dispute
- 1 Report of suspicious situation
- 1 Report of missing/found property
- 1 Report of vandalism
- 1 Report of officer initiated investigation follow-up

Staff finds that with the exception of the grand larceny call on June 11, 1999, the business has operated with little serious crime. Furthermore, staff finds the area has not changed significantly in the last three years to warrant removal of the business.

NOTICES MAILED 108 by Planning Department

APPROVALS 0

PROTESTS 0



RECEIVED
CITY CLERK

2000 AUG 10 A 10:40

FITZGIBBONS & ANDERSON

A PROFESSIONAL LAW CORPORATION

214 SOUTH MARYLAND PARKWAY

LAS VEGAS, NEVADA 89101

(702) 382-2721

FAX (702) 388-4488

OUR FILE NUMBER _____

August 8, 2000

Barbara Jo Ronemus
City Hall, 1st Floor
400 East Stewart Ave.
Las Vegas, NV 89101

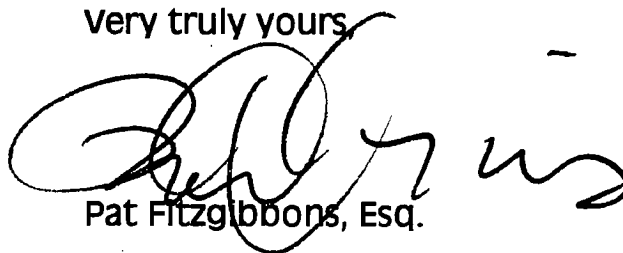
re: V-0066-92(3) Application for Variance by Mission Springs, Limited Liability
Company and Bill Kendall

Dear Clerk:

I would like to go on record as formally objecting to a variance allowing
firearm sales at this particular location.

Although I am a life member of the National Rifle Association and a
veteran of WWII, as well as a hunter and fisherman, I do not feel that firearm
sales is appropriate at this particular location. This neighborhood, as you are
well aware, has gone downhill immensely in the last few years and is now
frequented by drug users/pushers and prostitutes as well as a heavy transit
population.

Very truly yours,



Pat Fitzgibbons, Esq.

PF:bf

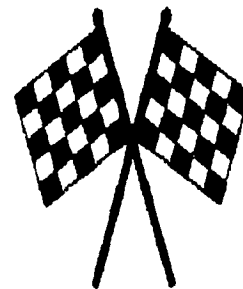
Protest

#111



**WHEEL ALIGNMENT
& BRAKE SERVICE**

1001 Ogden Avenue
Las Vegas, NV 89101
(702) 384 - 5375
Same Location Since 1959



Date: 08/12/00

RE: City Council Meeting 08/16/00 Case # V-006692(3)

Dear Sirs:

Chick's Wheel & Brake and Bills Buy and Sell have shared some of the same customers for many years. We at Chick's Wheel & Brake believe that Bills Buy and Sell is a positive fixture in the down town area. We are proud to have this business as our neighbor.

Sincerely:

Douglas DeMasi
Owner

RECEIVED
CITY CLERK
2000 AUG 15 A 11:00

Support

#111

NOTICE OF PUBLIC HEARING

THREE YEAR REQUIRED REVIEW - VARIANCE

MEETING: CITY COUNCIL
 DATE: AUGUST 16, 2000
 TIME: 1:00 P.M.
 LOCATION: COUNCIL CHAMBERS, CITY HALL
 400 EAST STEWART AVENUE
 LAS VEGAS, NEVADA

RECEIVED
 CITY CLERK
 2000 AUG 11 P 3:38

V-0066-92(3)

THREE YEAR REQUIRED REVIEW BY MISSION SPRINGS, LIMITED LIABILITY COMPANY ON BEHALF OF BILL KENDALL FOR AN APPROVED VARIANCE FOR FIREARM SALES IN CONJUNCTION WITH AN APPROVED SITE DEVELOPMENT PLAN REVIEW WHICH ALLOWED THE EXPANSION OF A NON-CONFORMING USE AT 1104 FREMONT STREET (APN: 139-35-310-002), C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL) ZONES, WARD 5 (WEEKLY).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.



CITY

LAUNDRY & CLEANERS

Any and all interested persons may appear and be heard at objections thereto or approvals thereof with the City Clerk, Las Vegas, Nevada 89101. For further information, see <http://www.ci.las-vegas.nv.us>.

125 SO. 13TH STREET • LAS VEGAS, NEVADA 89101

8-10-00



*As outlined on the Bank -
 We are against the Sale of Fire
 Arms in*

BARBARA JO RONEMUS
 CITY CLERK

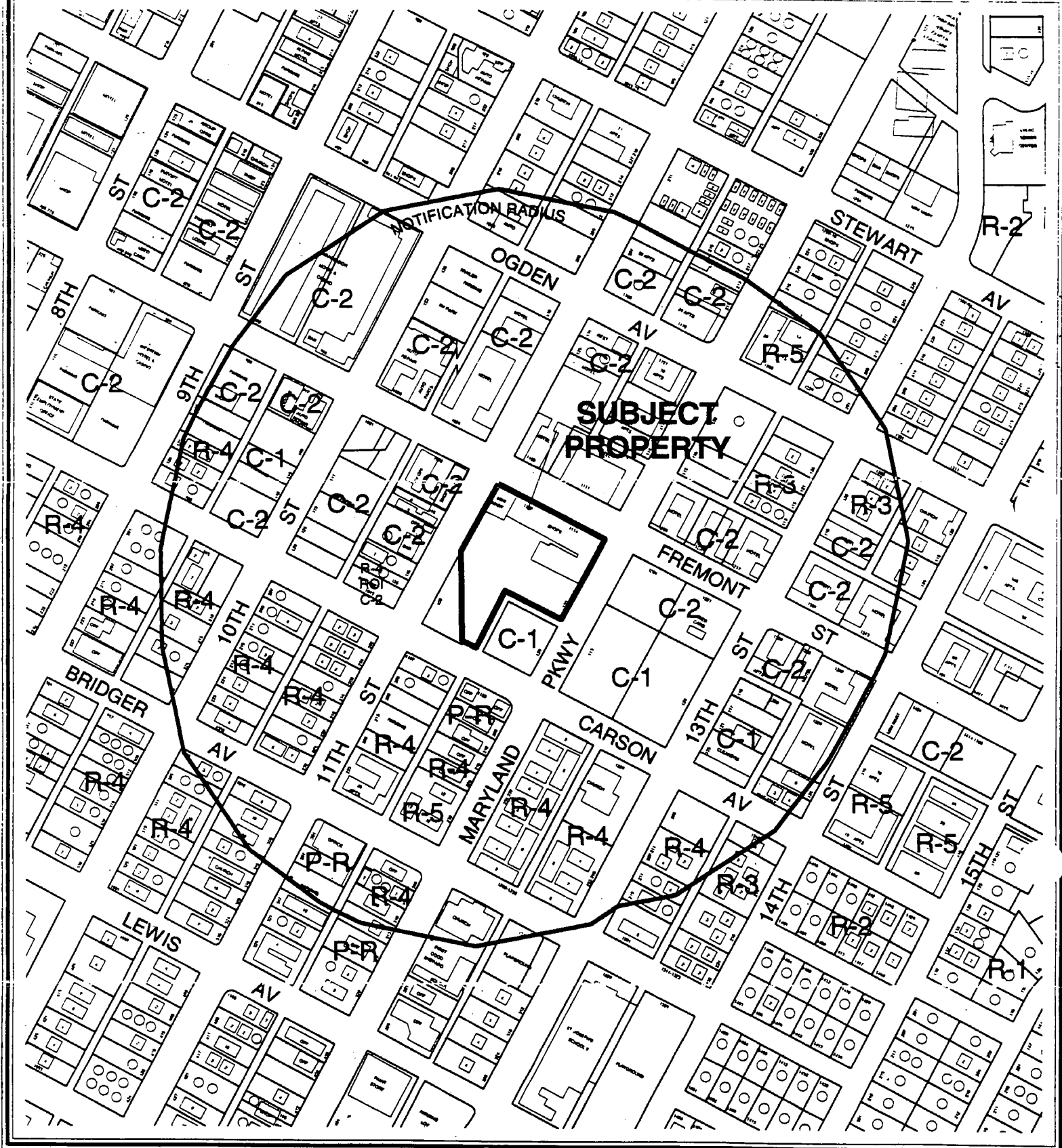
Protest

This Area

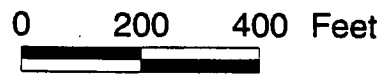
SEE LOCATION MAP ON REVERSE SIDE

Penny Shirley

#111



CASE: V-0066-073)
RADIUS: 750 FT



ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL)



City of Las Vegas

Agenda Item No. 112

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: AUGUST 16, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

BZA Meeting

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

BZA Meeting

City Council Meeting

RECOMMENDATION:

The Hearings Officer and staff recommend DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

WEEKLY - Granted the Appeal; thereby **APPROVING** the modified application for a Waiver to allow a free-standing ground sign to be 21 feet tall and 90 square feet in size, subject to conditions - **UNANIMOUS**

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

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

CITY COUNCIL MEETING OF AUGUST 16, 2000

Planning & Development

Item 112 – V-0018-00

MINUTES - Continued:

ATTORNEY ROBERT GRONAUER, Kummer, Kaempfer, Bonner, and Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of Laurich Properties. Referring to a map on the overhead, ATTORNEY GRONAUER described the boundaries of the Las Vegas Medical District – Alta Drive, Martin Luther King Boulevard, Charleston Boulevard, and Rancho Road. The subject property, where the old Wells Fargo Bank building was located fronting Charleston Boulevard, is located on a major arterial street where thousands of cars pass everyday. Originally the applicant was requesting a Variance for a sign 25 feet in height and 132 square feet in size, which is warranted due to other existing signs along Charleston Boulevard of similar or larger size and higher, of which he presented pictures. However, he indicated that an agreement was reached with COUNCILMAN WEEKLY for a sign 21 feet in height and 90 square feet in size.

TODD FARLOW, 240 North 19th Street, stated that Sav-On is dear to his heart, but the Variance should be denied because the sign is not needed. Sav-On is so well known because of its product and service that anyone who drives and sees that logo, no matter what size, will immediately recognize it. He also opposed the sign because he believes it would be a mistake, given the future monument-style signage intended for this area.

COUNCILMAN WEEKLY appreciated MR. FARLOW's comments, but stated that the Sav-On store cannot be seen from the street when driving by. A 21-foot-high, 90-square-foot sign is adequate and fair.

There was no further discussion.

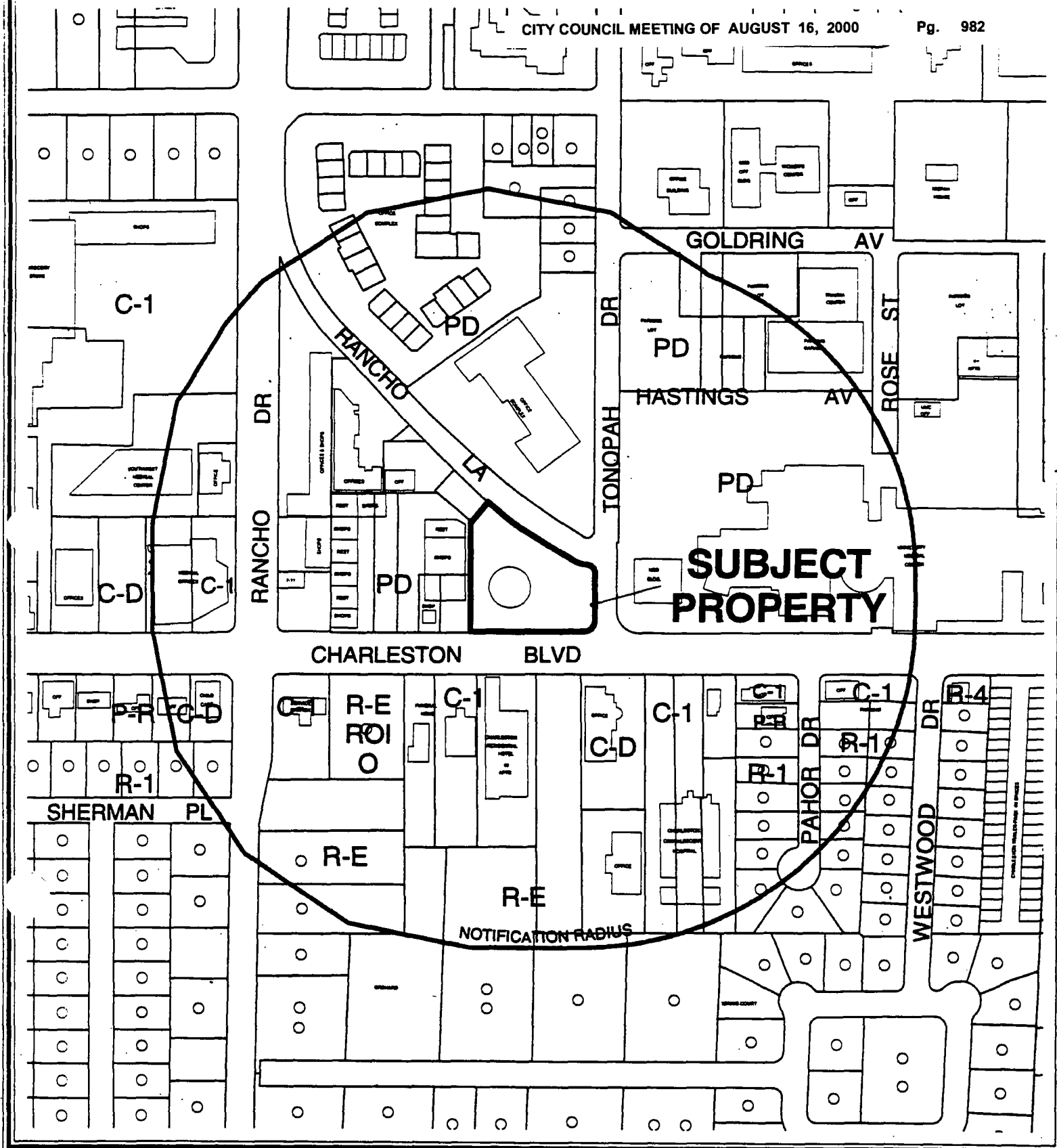
MAYOR GOODMAN declared the Public Hearing closed.

(3:04 – 3:11)

4-2224

CONDITIONS:

1. All development must be in conformance with the plot plans and elevations.
2. City Code requirements and design standards of all City Departments, which are not affected by approval of this Variance, must be satisfied.



CASE: V-0018-00

RADIUS: 750 FT

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

0 200 400 Feet

V-0018-00 - Page One

August 16, 2000 City Council Meeting

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

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

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

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

BACKGROUND DATA

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

SITE DETAILS

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

V-0018-00 - Page Two
August 16, 2000 City Council Meeting

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTY

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

ANALYSIS

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

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

FINDINGS

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

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

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

V-0018-00 - Page Three

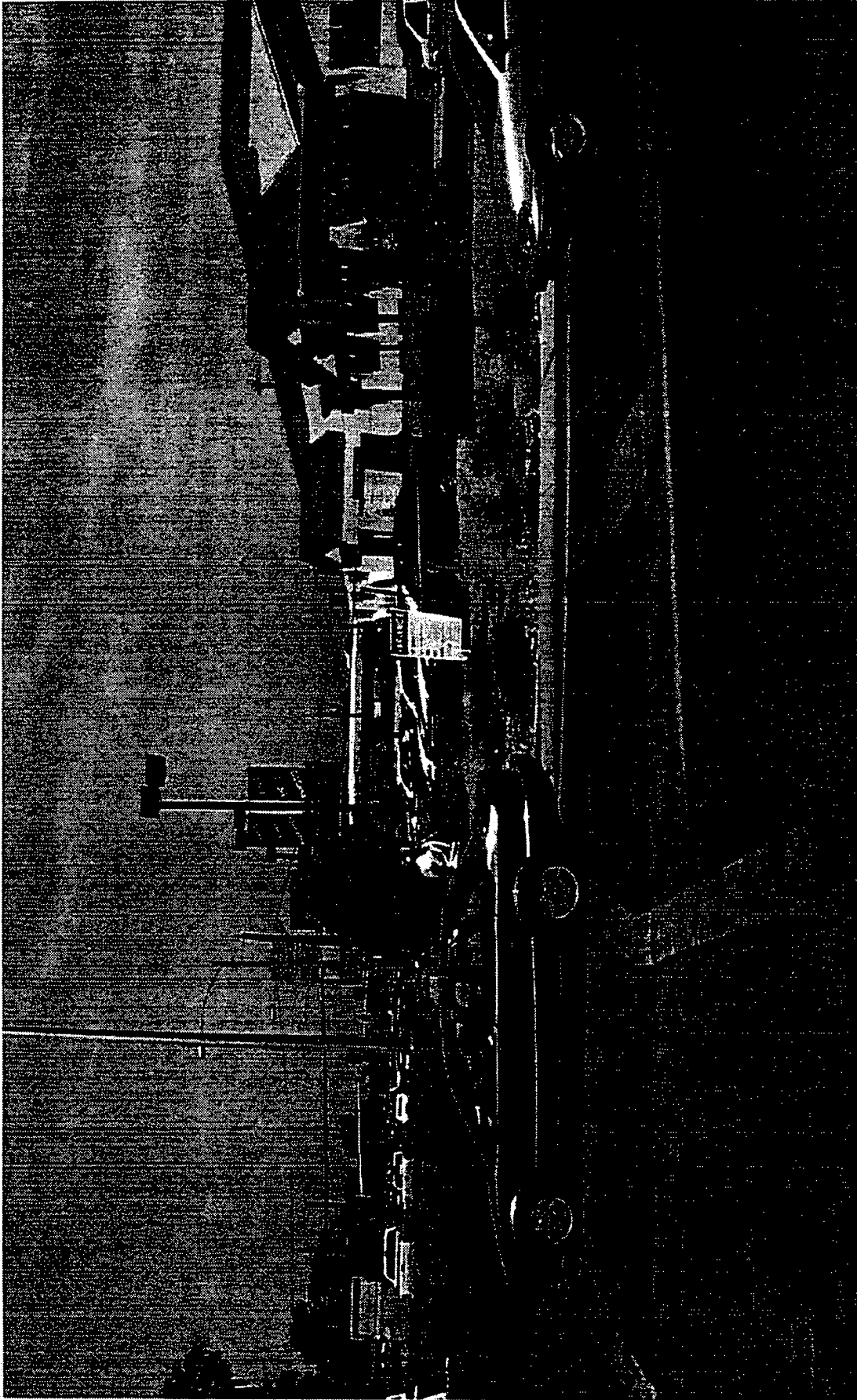
August 16, 2000 City Council Meeting

NOTICES MAILED 59 by City Clerk

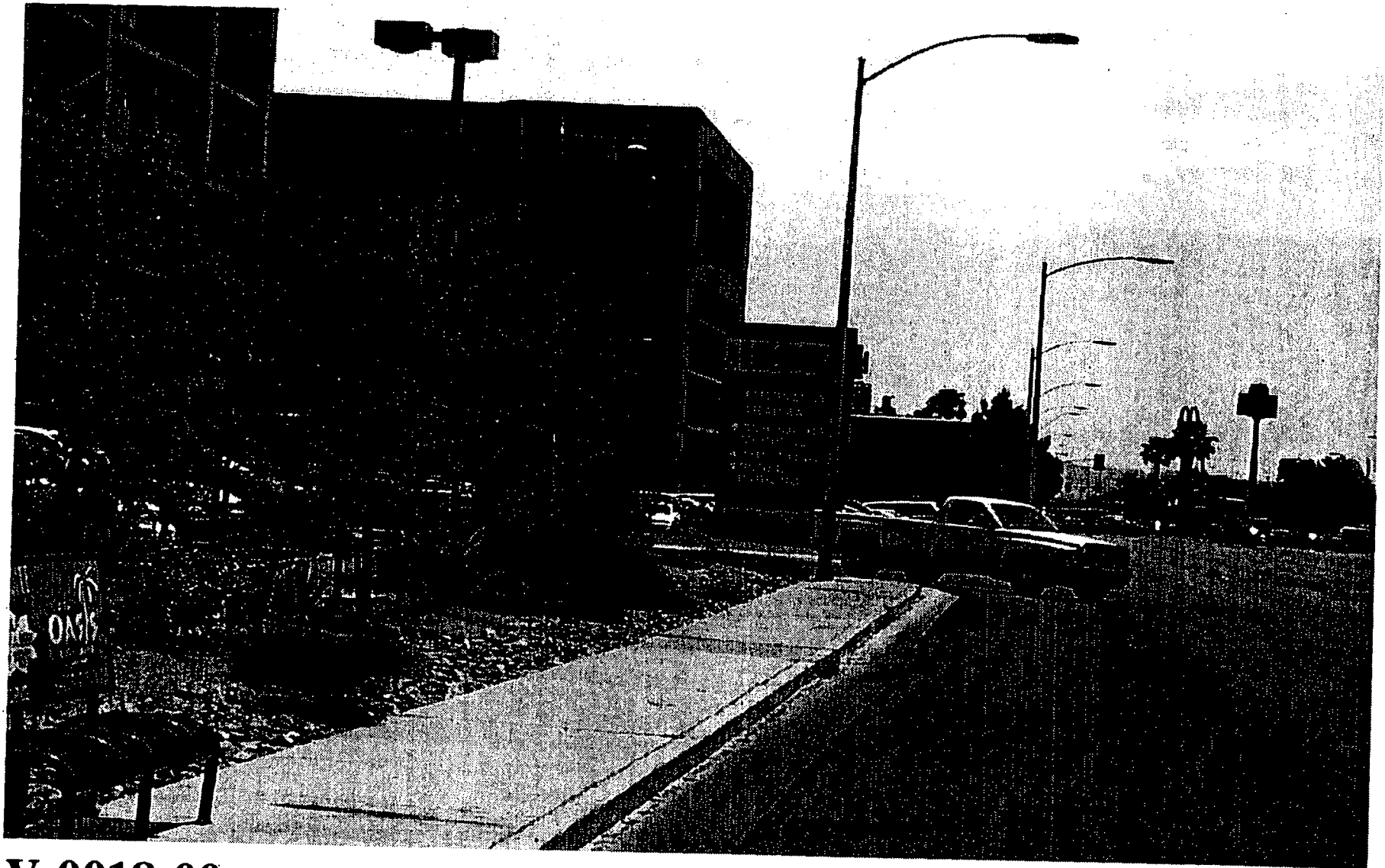
APPROVALS 0

PROTESTS 0

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



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



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

City of Las Vegas

Agenda Item No. 113

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: AUGUST 16, 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

Hearing Officer Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

8

Hearing Officer Meeting

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

M. McDONALD - APPROVED subject to conditions and deleting Condition No. 1-
UNANIMOUS with WEEKLY not voting

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ELMORE BACON, Westmark Commercial Group, 3737 Pecos-McLeod, Suite #101, appeared representing the application. He concurred with the conditions, except Condition No. 1, because it would be impossible to meet the 42 off-site parking spaces required, given the private properties surrounding this shopping center. This business use has been in existence in this

**Agenda Item No. 113**

CITY COUNCIL MEETING OF AUGUST 16, 2000

Planning & Development

Item 113 – V-0031-00

MINUTES - Continued:

project for quite some time and has never had any problems with parking because of the nature of the business, which operates when the rest of the project is shut down. DAVID PETROVICH, Current Planning Supervisor, Planning and Development Department, explained that staff placed Condition No. 1 because of the limitations on staff's authority to waive or dismiss certain code requirements, but the Council has the ultimate discretion in this matter.

BETH OLSEN, owner of Bells & Bows, 5243 West Charleston Boulevard, Suites 2 and 3, stated that she has never had a parking complaint. The business was established in 1980, closed in 1985 due to illness, and then reopened in 1999. She offered to submit letters from business owners within the complex and from homeowners behind the complex indicating that they have no problem with parking or the banquet facility. She noted that she was very pleased with the support of the Planning Commission.

No one appeared in opposition.

There was no further discussion.

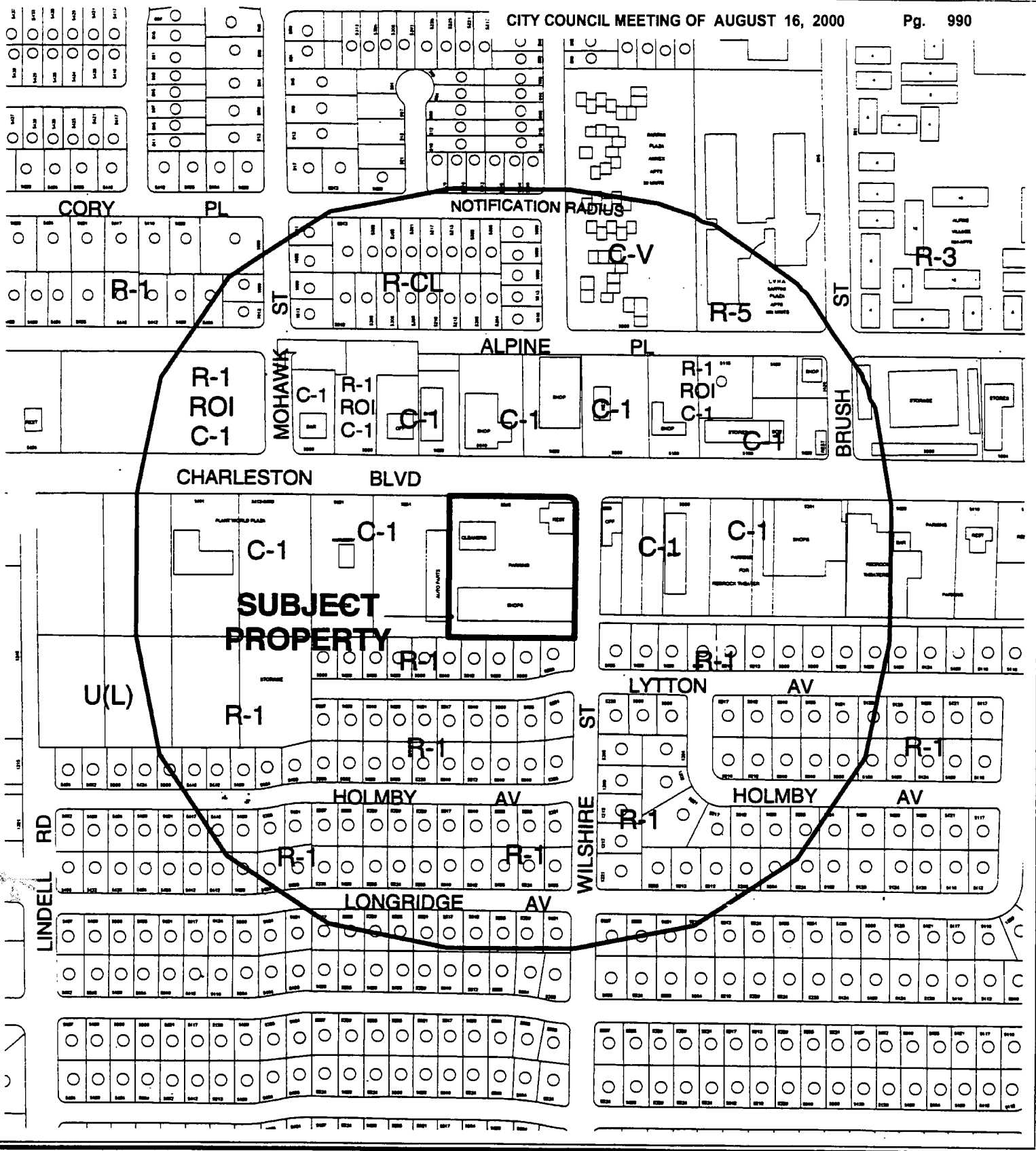
MAYOR GOODMAN declared the Public Hearing closed.

(3:14 – 3:18)

4-2669

CONDITIONS:

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



CASE: V-0031-00

RADIUS: 750 FT

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

0 200 400 Feet

V-0031-00 - Page One

August 16, 2000 City Council Meeting

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

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

BACKGROUND DATA

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

DETAILS OF APPLICATION REQUEST

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

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

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

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

V-0031-00 - Page Two
August 16, 2000 City Council Meeting

ANALYSIS & FINDINGS

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

“B. Scope and Limitations

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

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

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

“L. Determinations

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

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

V-0031-00 - Page Three

August 16, 2000 City Council Meeting

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

NOTICES MAILED 184 by City Clerk

APPROVALS 8

PROTESTS 1

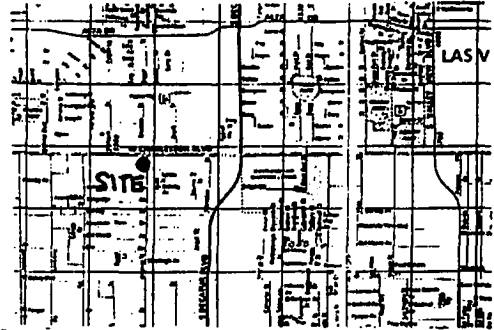
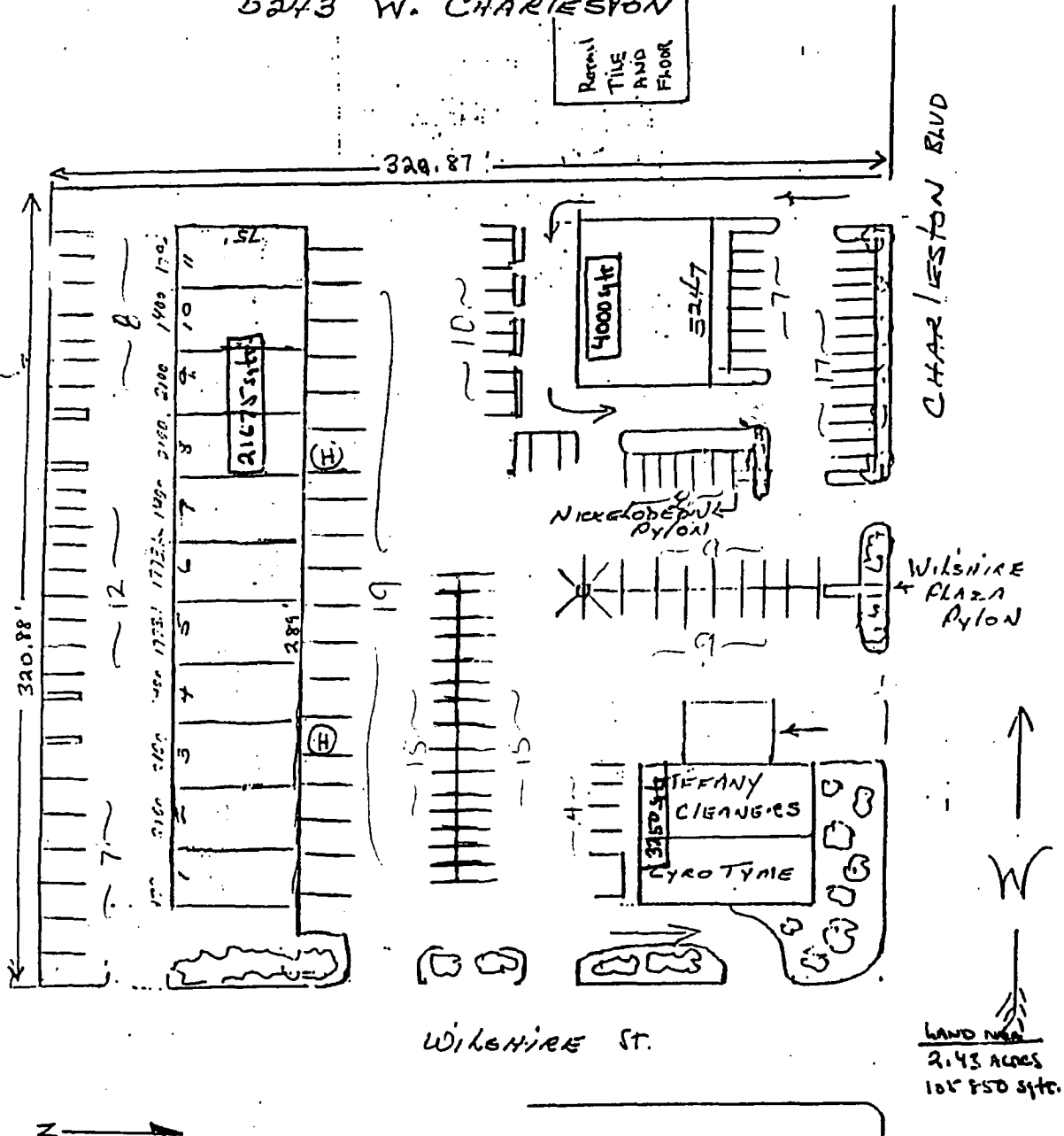
[Note: The Planning Commission noted that no owners of other stores in the shopping center appeared in protest of the requested parking Variance (indicating that there must not be a demonstrated parking shortage occurring on the subject site at the present time) and determined that since the proposed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

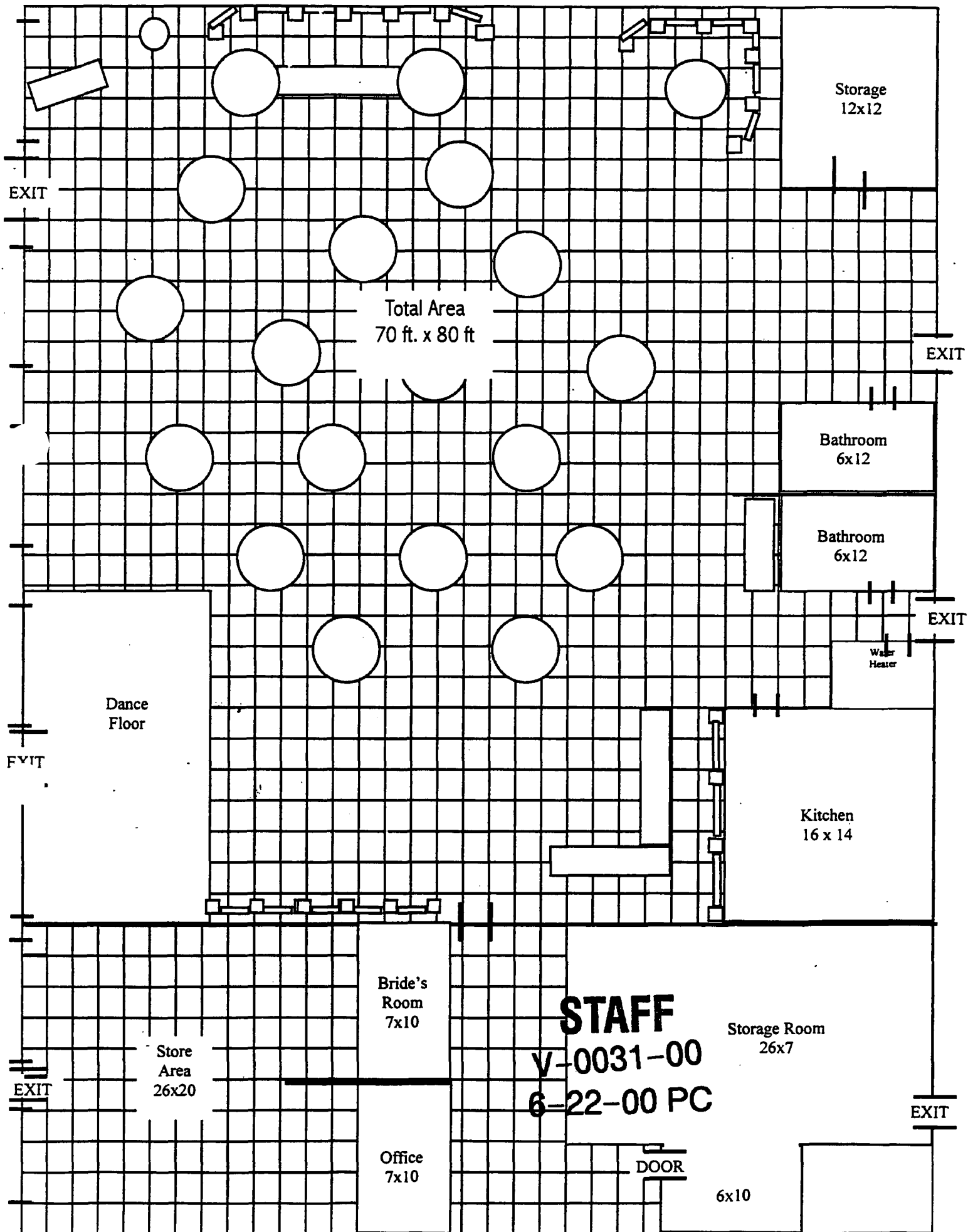
AGENCY COMMENTS

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

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

WILSHIRE PLAZA
 5243 W. CHARLESTON







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



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



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

City of Las Vegas

Agenda Item No. 114

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: AUGUST 16, 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

7

Hearing Officer Meeting

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

M. McDONALD - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ELMORE BACON, Westmark Commercial Group, 3737 Pecos-McLeod, Suite #101, appeared representing the application.

No one appeared in opposition.

NOTE: All discussion for Item 113 (V-0031-00) and Item 114 (U-0077-00) took place under Item 113.

**Agenda Item No. 114**

CITY COUNCIL MEETING OF AUGUST 16, 2000
Planning & Development
Item 114 – U-0077-00

MINUTES - Continued:

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(3:14 – 3:18)

4-2669

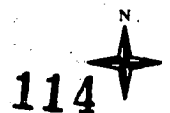
CONDITIONS:

Planning and Development

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

Public Works

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



U-0077-00 - Page One
August 16, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

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

BACKGROUND DATA

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

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

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

ANALYSIS & FINDINGS

ZONING

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

USE

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

U-0077-00 - Page Two
August 16, 2000 City Council Meeting

FINDINGS

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

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

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

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

Staff finds physical constraints to the proposed banquet facility use on this site, in that all necessary off-street parking cannot be accommodated on-site for this use.

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

Staff finds the proposed banquet facility on this site will be adjacent to Charleston Boulevard and Wilshire Street, both fully-developed streets adjacent to the site.

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

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

U-0077-00 - Page Three
August 16, 2000 City Council Meeting

NOTICES MAILED 184 by City Clerk

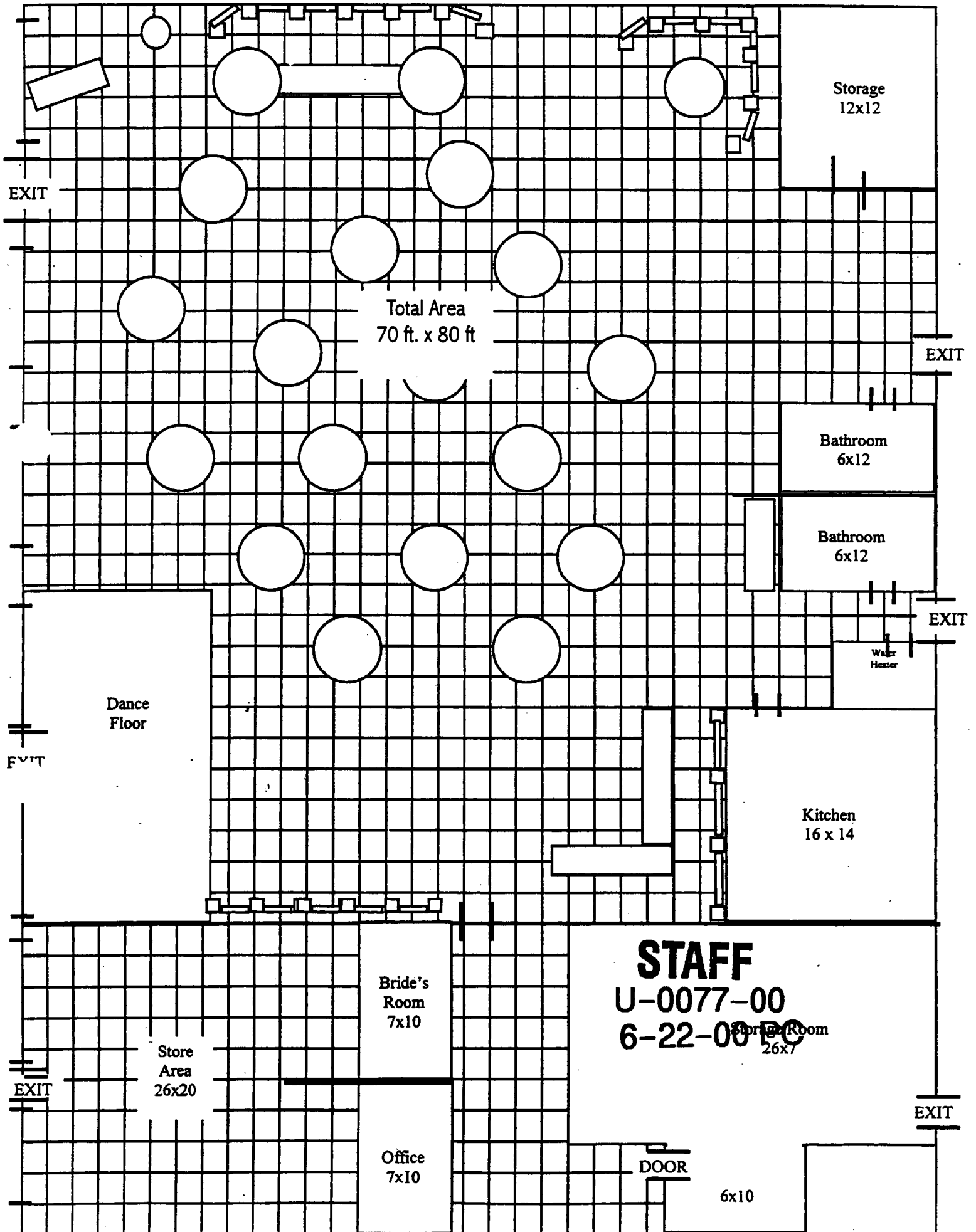
APPROVALS 7

PROTESTS 0

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

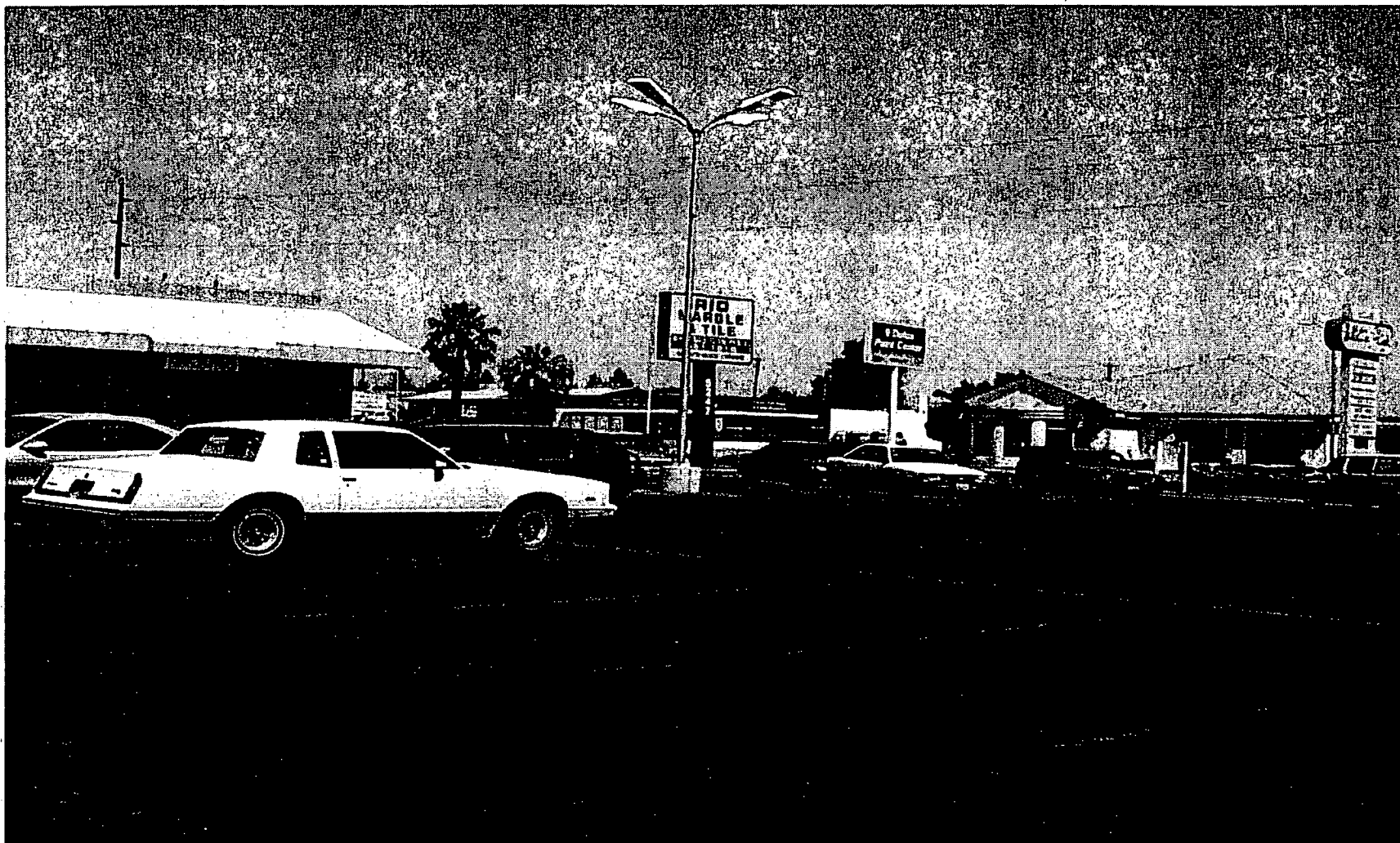
AGENCY COMMENTS

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

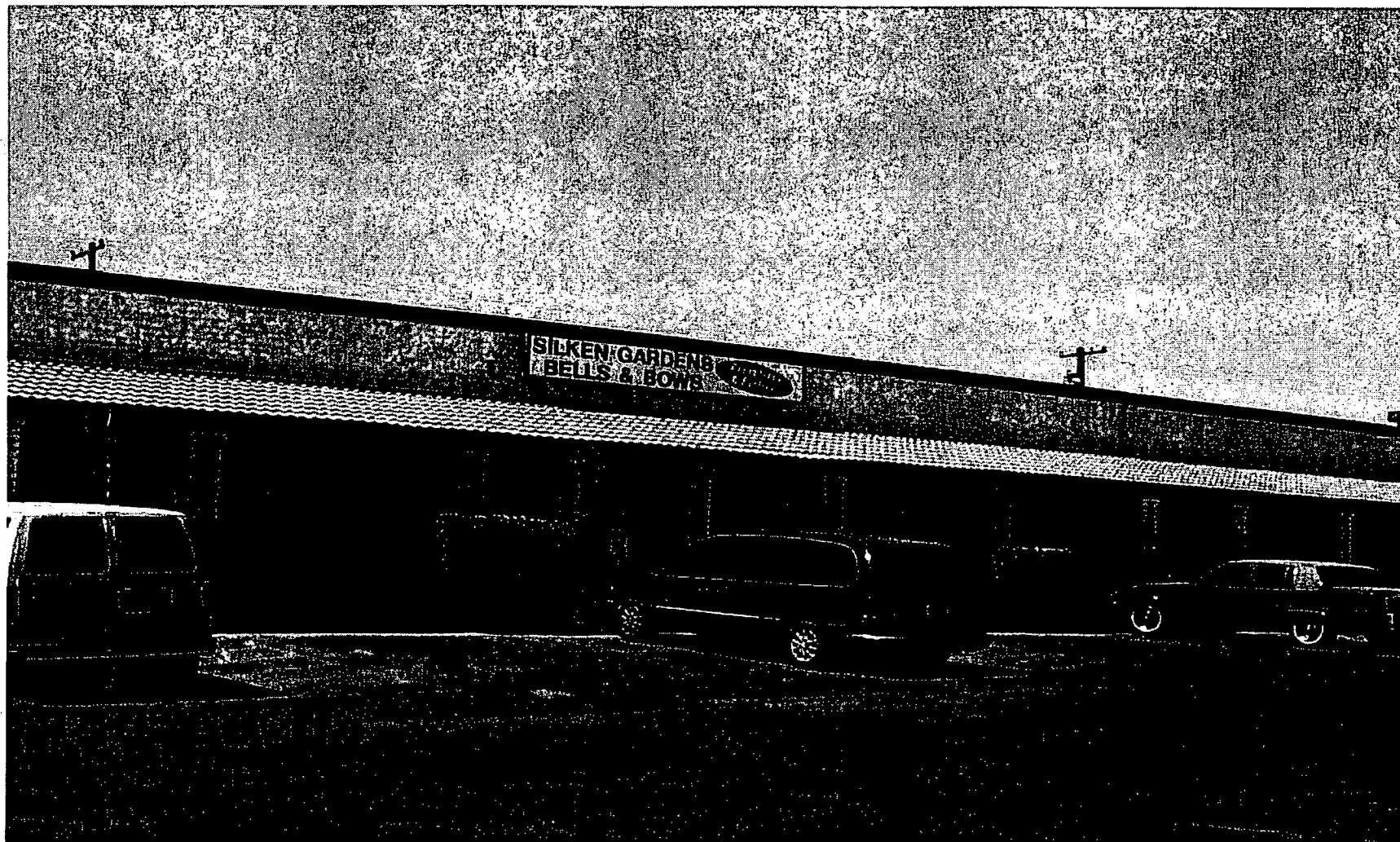




U-0077-00 AND V-0031-00 - WILSHIRE PLAZA DEVELOPMENT COMPANY
5243 WEST CHARLESTON BOULEVARD, SUITES 2 AND 3
JUNE 22, 2000 PLANNING COMMISSION



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



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

City of Las Vegas

Agenda Item No. 115

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: AUGUST 16, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

VARIANCE - PUBLIC HEARING - V-0033-00 - RICHARD AND SHEILA MCKNIGHT
- Appeal filed by Richard McKnight, Chtd. from the Denial by the Hearings Officer of a request by Richard and Sheila McKnight for a Variance TO ALLOW AN ATTACHED ACCESSORY STRUCTURE (GARAGE) TO HAVE A FIVE FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM SIDE YARD SETBACK ALLOWED at 3105 Sonia Drive (APN: 139-32-211-009), R-E (Residence Estates) Zone, Ward 1 (M. McDonald). The Hearings Officer and staff recommend DENIAL

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 Hearings Officer and staff recommend DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

M. McDONALD - Granted the Appeal; thereby APPROVING the Variance subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

RICHARD MCKNIGHT, 3105 Sonia Drive, was present. He presented pictures on the overhead of the properties in the nearby vicinity that have been granted similar variances and noted that no objection was expressed by anyone at any level of the process concerning the subject variance.

No one appeared in opposition.

*City of Las Vegas***Agenda Item No. 115**

CITY COUNCIL MEETING OF AUGUST 16, 2000
Planning & Development
Item 115 – V-0033-00

MINUTES - Continued:

There was no further discussion.

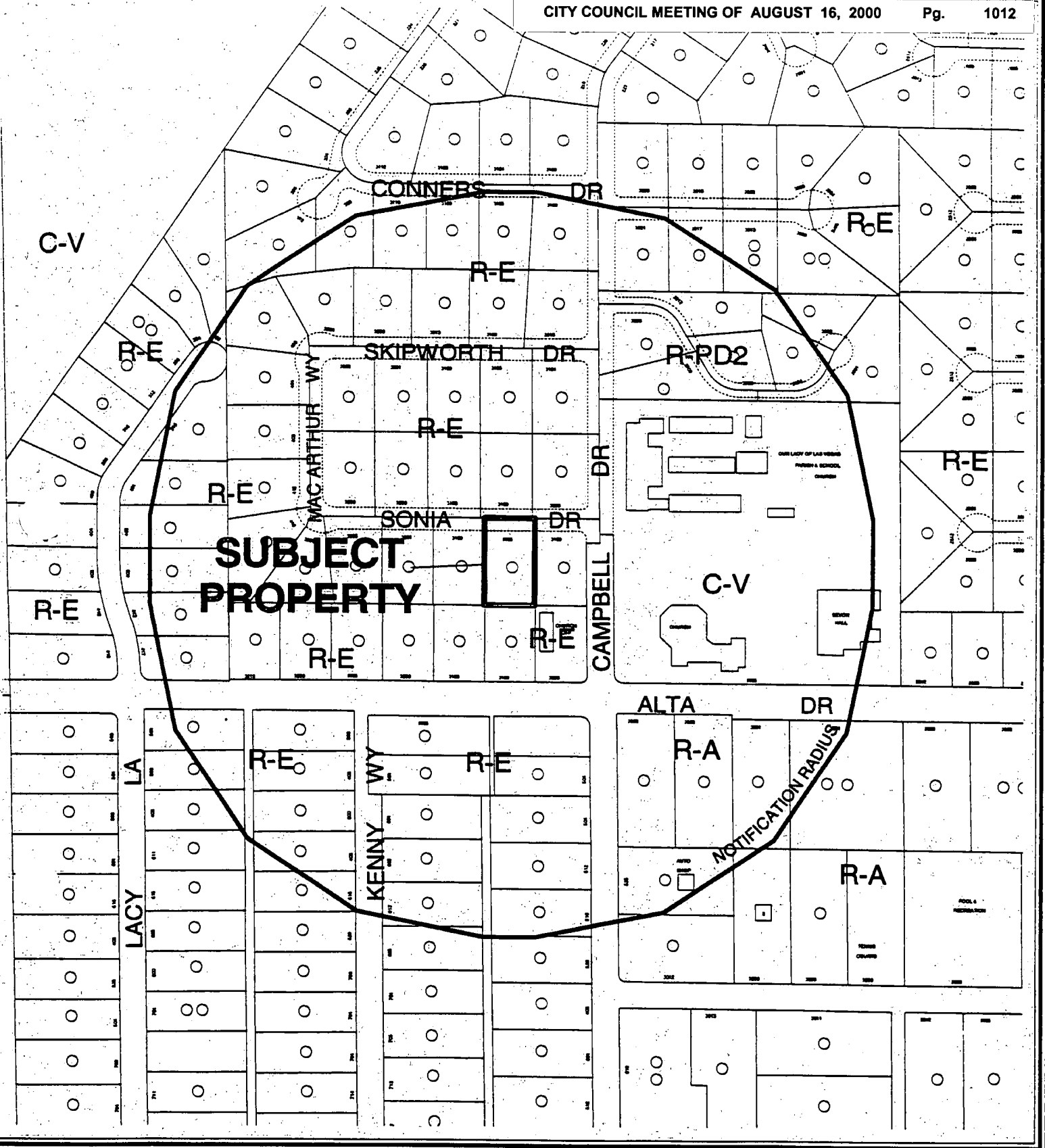
MAYOR GOODMAN declared the Public Hearing closed.

(3:18 – 3:20)

4-2883

CONDITIONS:

1. All development must be in conformance with the submitted site plans and elevations.
2. City Code requirements and design standards of all City Departments which are not affected by the approval of this Variance must be satisfied.
3. If this Variance is not exercised within two years from the date of approval or if an extension of time is not granted, this Variance will become Null and Void.



CASE: V-0033-00

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

0 200 400 Feet



V-0033-00 - Page One
August 16, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is an appeal filed by Richard McKnight, Chtd. from the Denial by the Hearings Officer of a request by Richard and Sheila McKnight for a Variance to allow a 5 foot side yard setback where a 10 foot side yard setback is the minimum allowed for a proposed garage on property located at 3105 Sonia Drive. The applicant states in the justification letter that this encroachment should be allowed because many homes in the Rancho Nevada neighborhood are within 5 feet of the property line and the structure, if built as proposed, would still be 20 feet from the dwelling to the west.

BACKGROUND DATA

There is no previous zoning history on this site.

SITE DETAILS

Existing Zoning:	R-E (Residence Estates)
Existing Land Use:	Single Family Home
Site Area:	0.53 Acres
Proposed Addition:	690 Square Feet

ANALYSIS

The applicant is proposing to construct a three-car garage that will encroach into the side yard setback by five feet. The garage that was previously associated with this dwelling has been enclosed to create an addition onto the home. The new garage will match the existing home in terms of color and materials.

FINDINGS

Section 19A.18.070B of the LVMC states:

"B. Scope and Limitations

V-0033-00 - Page Two
August 16, 2000 City Council Meeting

Pursuant to NRS Chapter 278 and this Chapter, the Planning Commission, a Hearings Officer who has been appointed for that purpose, or the City Council has the authority to grant Variances as it determines appropriate. A Variance shall not be granted in order to:

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

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

"L. Determinations

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

Section 19A.08 of the City of Las Vegas Zoning Code provides that in the R-E (Residence Estates) zoning district, the minimum side yard setback is 10 feet.

Staff finds no evidence of unique or extraordinary circumstances associated with this site in that the applicant has created a self-imposed hardship by attempting to overbuild the site. Staff also finds that there are alternatives that could be explored that would not require a Variance. For example, a two car garage could comfortably be constructed within the setback requirements or the proposed three car garage could be shifted to the east to meet the setback requirements. Therefore, staff cannot support this request and recommends denial.

V-0033-00 - Page Three
August 16, 2000 City Council Meeting

NOTICES MAILED 85 by City Clerk

APPROVALS 0

PROTESTS 0

PLOT PLAN

STAFF REAR PROPERTY

CASE: V-33-00

JUL 11 2000

PC ADMIN. HG BZA

200'

Richard & Sheila McKnight
3105 Sonia Drive 89107
Rancho Nevada Est Unit #1 Amd
Plat Book 10 Page 57
Lot 9 Block 1 & Vac Rd
APN# 139-32-211-009

McKnight Residence
3105 Sonia Dr. LV. NV.

24" Roof Overhang To Match
Existing

12'

3'

5'

55'

32'

110'

BOC

SONIA DRIVE

Law Offices Of
Richard McKnight, P.C.

RICHARD McKNIGHT +
DAVID MINGIN +

330 SOUTH THIRD STREET
SUITE 900
LAS VEGAS, NEVADA 89101-6032

TELEPHONE

VOICE: 702-388-7185
FAX: 702-388-0108

E-MAIL
mcknight@lawlasvegas.com

*ADMITTED IN NEVADA AND NEW YORK
+ADMITTED IN NEVADA AND CALIFORNIA

May 22, 2000

Dept of Planning

V-0033-00 STAFF
HO 7-11-00

Re: 3105 Sonia Drive
Our File No.:

Dear Sir:

I write to request a variance for the erection of a three car garage at my residence located at 3105 Sonia Drive 89107. All setoffs required will be complied with except along the West side of the garage which will be within five (5) feet of the property line where ten (10) feet is required. I believe that this request should be granted for a number of reasons outlined below.

AESTHETICS

This house was originally built with a two car garage which was converted to interior space. The original garage projects out the front toward the street and following those lines would give the feeling (in particular on the West side) of an overly long add on.

FIRE SAFETY

Even though the structure would be within five feet of the property line the structure next door would still be more than 20 feet from the new structure because of the manner in which that property is set back. Hence there would be no greater fire safety concerns than now exist.

COMPATIBLE WITH NEIGHBORHOOD

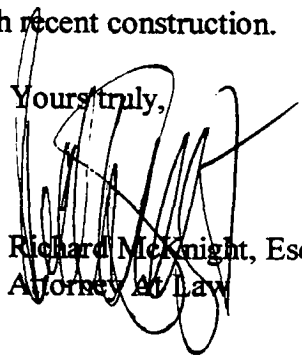
Many homes in the Rancho Nevada neighborhood are within five feet of the property line. See pictures. Thus this variance would not be a great departure from past

Page 2

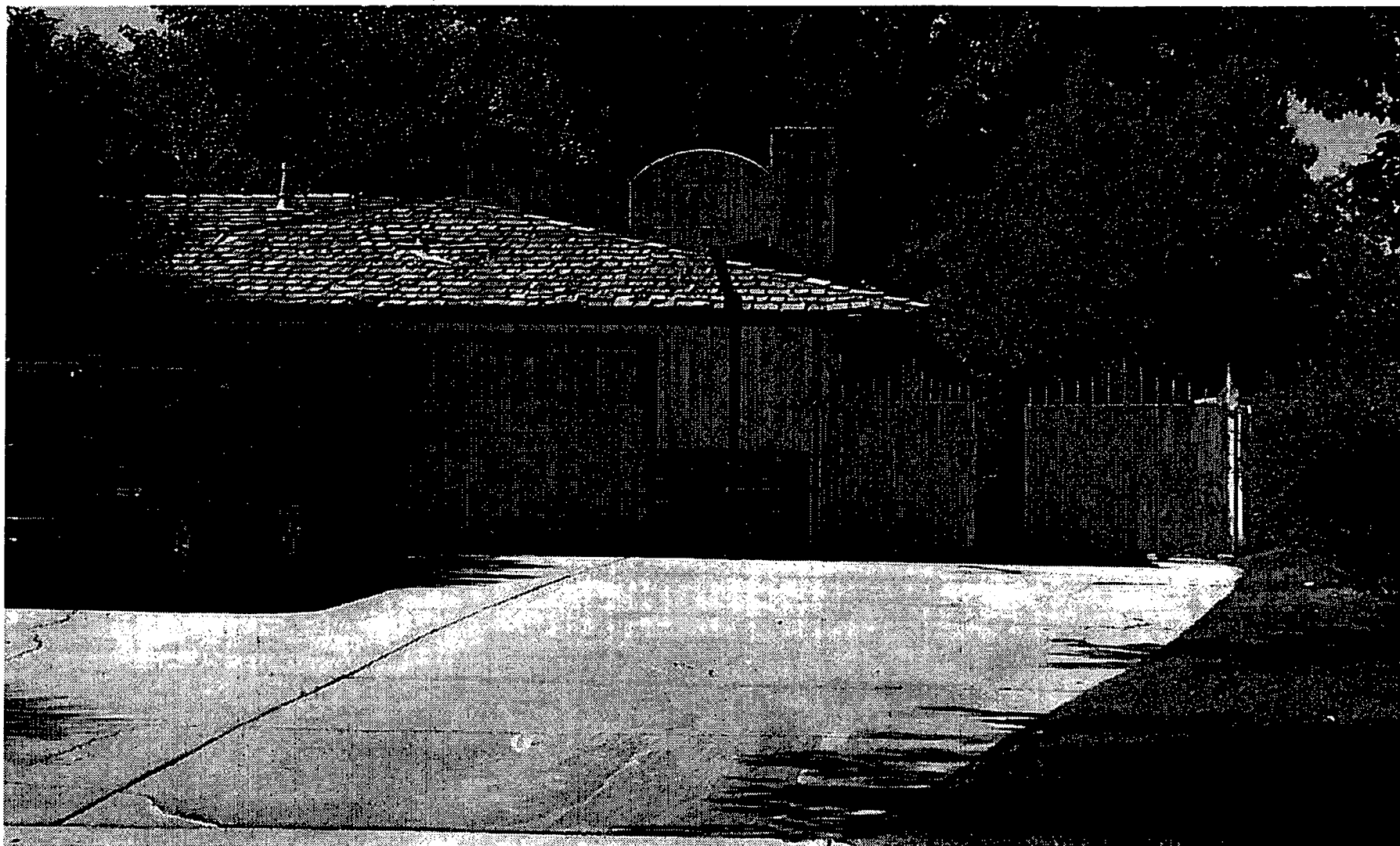
May 26, 2000

practice and in fact would be compatible with recent construction.

Yours truly,


Richard McKnight, Esq.
Attorney At Law

V-0033-00 STAFF
HO 7-11-00



V-0033-00
7/11/00 Hearings Officer



V-0033-00

7/11/00 Hearings Officer

Law Offices Of
Richard McKnight, Chtd.

RICHARD McKNIGHT +
DAVID MINCIN +

330 SOUTH THIRD STREET
SUITE 900
LAS VEGAS, NEVADA 89101-6032

TELEPHONE

VOICE: 702-388-7185

FAX: 702-388-0108

E-MAIL: MHPC@LVDI.NET

*ADMITTED IN NEVADA AND NEW YORK
+ADMITTED IN NEVADA AND CALIFORNIA

July 12, 2000

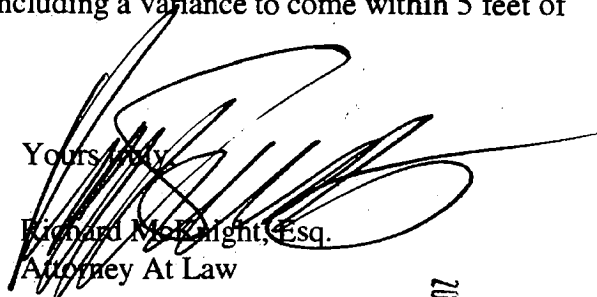
City Clerk's Office
400 Stewart Avenue, 1st Flr.
Las Vegas, NV 89101

Re: V-0033-00 - VARIANCE
Hearing Date: July 11, 2000

Dear Sir or Madam:

With reference to the above, I am requesting a hearing before the City Counsel to appeal the decision that was rendered by the Hearings Officer on July 11, 2000. The hearing officers decision was arbitrary and capricious and failed to take into account that there were no objections to the variance. The hearing officer further failed to consider site considerations and the fact that variances had been granted in the immediate area including a variance to come within 5 feet of the property line at 412 Mac Arthur (Guinn).

Yours truly,


Richard McKnight, Esq.
Attorney At Law

RECEIVED
CITY CLERK

2000 JUL 13 P 4:30

City of Las Vegas

Agenda Item No. 116

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: AUGUST 16, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

VARIANCE - PUBLIC HEARING - V-0037-00 - GERALD AND ILENE SRABERG ON BEHALF OF KEVIN CHURNOCK - Request for a Variance TO ALLOW EIGHTEEN (18) PARKING SPACES WHERE TWENTY-FOUR (24) PARKING SPACES ARE REQUIRED AND TO ALLOW NO LOADING SPACE WHERE ONE LOADING SPACE IS REQUIRED FOR A PROPOSED RETAIL BUILDING on 0.45 Acres located at 15 West Charleston Boulevard (APN's: 162-03-110-110 and 111), C-M (Commercial Industrial) and C-2 (General Commercial) Zones, Ward 3 (Reese). The Planning Commission (3-1 vote) and staff recommend DENIAL

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

The Planning Commission (3-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:**REESE - Motion to STRIKE from the Agenda - UNANIMOUS****MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

ROBERT SHERMAN, Sherman Architecture, 2701 Crimson Canyon Drive, Suite 120, and KEVIN CHURNOCK, 1296 E. Katella Avenue, Anaheim, California, were present. MR. SHERMAN explained that the parking variance was necessary for a feasible building on the property. However, at the Planning Commission meeting staff indicated that the new Centennial Plan was finished and the developer opted for the right to review it, which resulted very beneficial to the project because the Plan reflects reduced setbacks on the street frontages and additional landscaping, eliminating the need for a reduction in parking.

*City of Las Vegas***Agenda Item No. 116****CITY COUNCIL MEETING OF AUGUST 16, 2000****Planning & Development****Item 116 – V-0037-00****MINUTES - Continued:**

COUNCILMAN REESE made the motion to strike this matter and confirmed with DAVID PETROVICH, Current Planning Supervisor, Planning and Development Department, that the Variance is not required under the Centennial Plan.

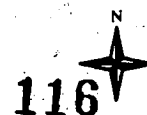
No one appeared in opposition.

NOTE: See Item 117 (SD-0038-00) for related discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(3:20 – 3:24)

4-2980



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 16, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: V-0037-00 - Gerald and Ilene Sraberg on behalf of Kevin Churnock

**** CONDITIONS ****

The Planning Commission (3-1 vote) and staff recommend DENIAL. If approved, subject to:

Planning and Development

1. If this Variance is not exercised within two years from the date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council

Standard Conditions

2. All development must be in conformance with the plot plan and elevations.
3. City Code requirements and design standards of all City departments must be satisfied.

V-0037-00 - Page One
August 16, 2000 City Council Meeting

**** STAFF REPORT ****

Subsequent to the July 13, 2000 Planning Commission meeting, the applicant revised the site plan for compliance with the recently adopted Las Vegas Downtown Centennial Plan. The revised site plan provides the minimum required number of parking spaces; therefore, this Variance request to allow a reduction in on-site parking is no longer necessary. The contents of this staff report reference the original, rather than revised, site plan.

APPLICATION REQUEST

This application is for approval of a Variance to allow reduced onsite parking of 18 spaces where 24 are required and for zero loading spaces where one is the minimum required for a proposed retail building.

BACKGROUND DATA

No historical zoning data could be obtained for this parcel.

07/13/00 The Planning Commission recommended approval of a Site Development Plan Review (SD-0038-00) for a retail building on this site.

DETAILS OF APPLICATION REQUEST:

Site Area	20,475	Square Feet
Proposed Building Area	6,000	Square Feet
Parking Required	24	Spaces
Parking Provided	18	Spaces
Loading Spaces Required	1	Space
Loading Spaces Provided	0	Spaces

ANALYSIS

The site is currently developed with two retail buildings. The applicant is proposing to demolish the existing buildings and construct a new 6,000 square foot, one-story retail building. The 6,000 square foot retail building use requires a minimum of 24 parking spaces. The site is located on the southeast corner of the intersection of Commerce Street and Charleston Boulevard within the Las Vegas Redevelopment Area.

V-0037-00 - Page Two

August 16, 2000 City Council Meeting

Access to the site and all parking will be from an existing alley in the rear of the property and one drive onto Charleston Boulevard. The applicant indicates that this Variance is justified because of the severely restricted vehicular access to Charleston Boulevard and Commerce Street and the landscaping requirements of the Las Vegas Urban Design Guidelines and Standards, which include 15 foot wide planters along the street frontages and eight foot wide planters along the side property lines. Furthermore, the applicant feels that by providing a loading space, more parking would be taken away from the site.

FINDINGS

Section 19A.18.070B of the LVMC states:

“B. Scope and Limitations

Pursuant to NRS Chapter 278 and this subchapter, the Planning Commission, a Hearings Officer who has been appointed for that purpose, or the City Council has the authority to grant Variances as it determines appropriate. However, the Variance process is not available to:

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

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

“L. Determinations

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

V-0037-00 - Page Three
August 16, 2000 City Council Meeting

Section 19A.18.070 of the City of Las Vegas Municipal Code which regulates Variances requires the existence of unique or extraordinary circumstances. The site's location within the Redevelopment Area does not cause the site to be unique. In addition, staff feels the fifteen-foot wide landscape planters will help to aesthetically improve the surrounding area. However, staff notes that the proposed building would be a great improvement to the site in comparison to the existing condition of the site.

Staff finds it would be possible to reduce the overall size of the building and provide the required number of parking spaces and loading space, and therefore this Variance application would become unnecessary. Furthermore, staff finds no evidence of a hardship on this site and believes that the applicant is trying to overbuild the site. Therefore, staff is recommending denial.

NOTICES MAILED 81 by City Clerk

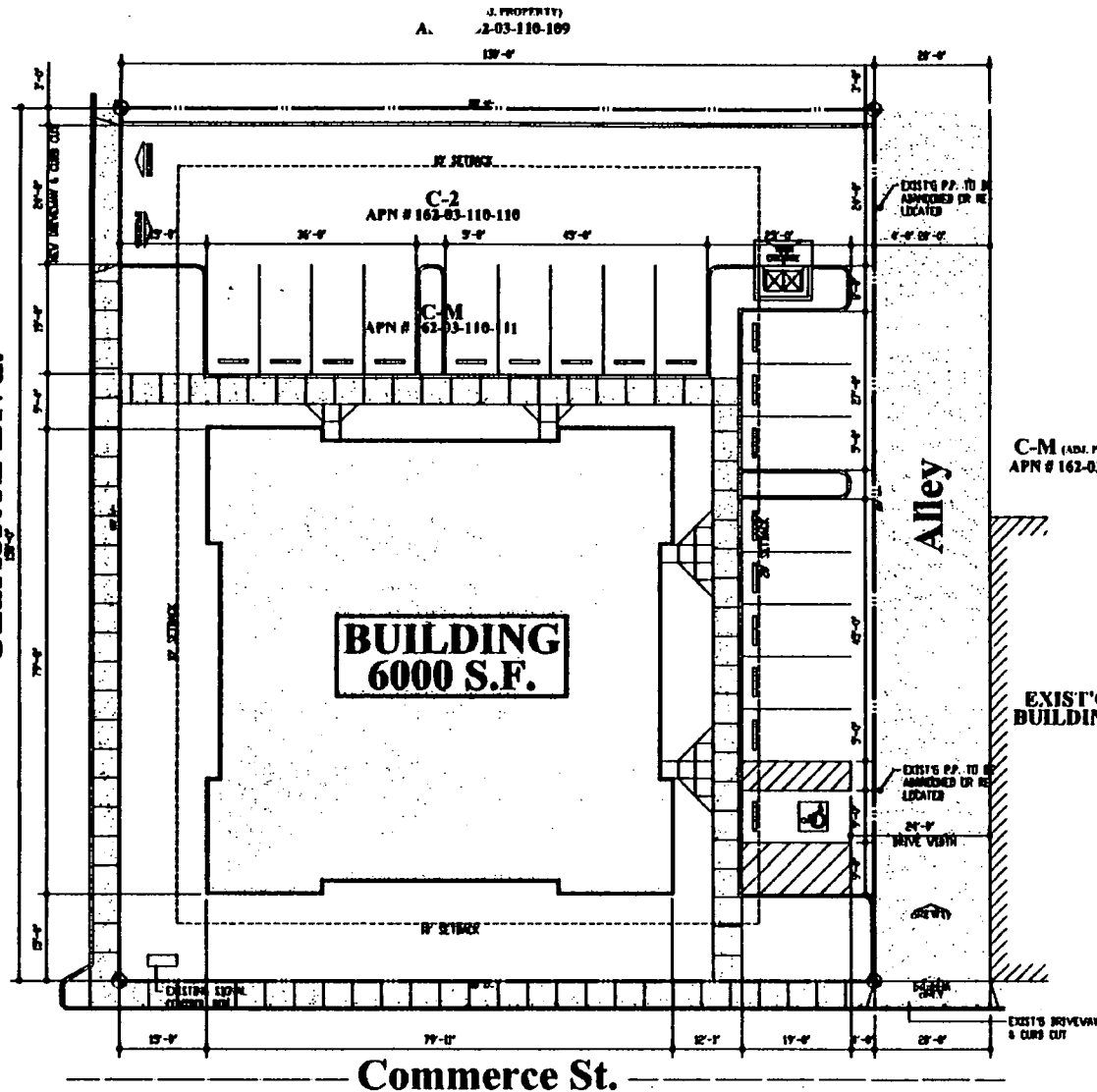
APPROVALS 0

PROTESTS 1

AGENCY COMMENTS

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

Charleston Blvd.



PROPOSED SITEPLAN

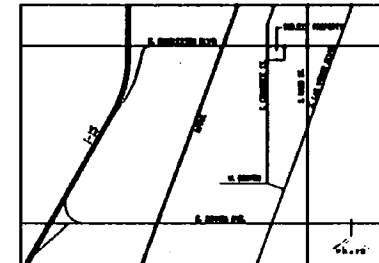
C-M (ADM. PROPERTY)
APN # 162-03-110-112

PROJECT DATA

SITE AREA:	19,500 S.F. +/-
BLDG. AREA:	6,000 S.F. +/-
FLOOR/AREA RATION:	30.8%
PARKING:	
REQUIRED:	24
PROVIDED:	18

* REDUCED PARKING: VARIANCE REQUIRED

SITE LOCATION MAP



STAFF

V-0037-00

SD-0038-00

7-13-00 PC

PROPOSED RETAIL

15 W. CHARLESTON BLVD.

CHARLESTON BLVD.
LAS VEGAS, NV

SHERMAN
ARCHITECTURE

1000 CHARLESTON BLVD., SUITE 100
LAS VEGAS, NV 89102
702.735.1111

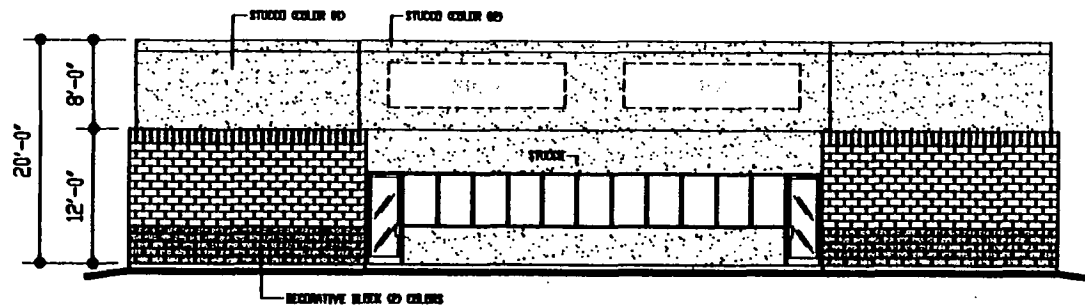
REVISIONS

1	
2	
3	

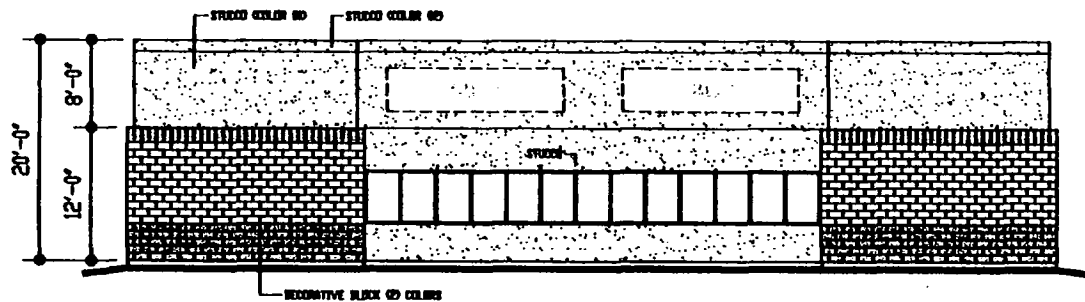
File Name:	ROAD
Job No:	000
Rev. No:	00/2000
Scale:	SCALE
Drawn:	EV0001
Checked:	

Drawn No.

1



SOUTH & EAST ELEVATIONS
SCALE 3/16" = 1'-0"



NORTH & WEST ELEVATION
SCALE 3/16" = 1'-0"

STAFF

V-0037-00
SD-0038-00
7-13-00 PC

PROPOSED RETAIL
15 W. CHARLESTON BLVD.
at
CHARLESTON BLVD.
LAS VEGAS, NV

**SHERMAN
ARCHITECTURE**
1000 CHARLESTON BLVD., SUITE 100
LAS VEGAS, NV 89102
702.735.1234
www.shermanarch.com

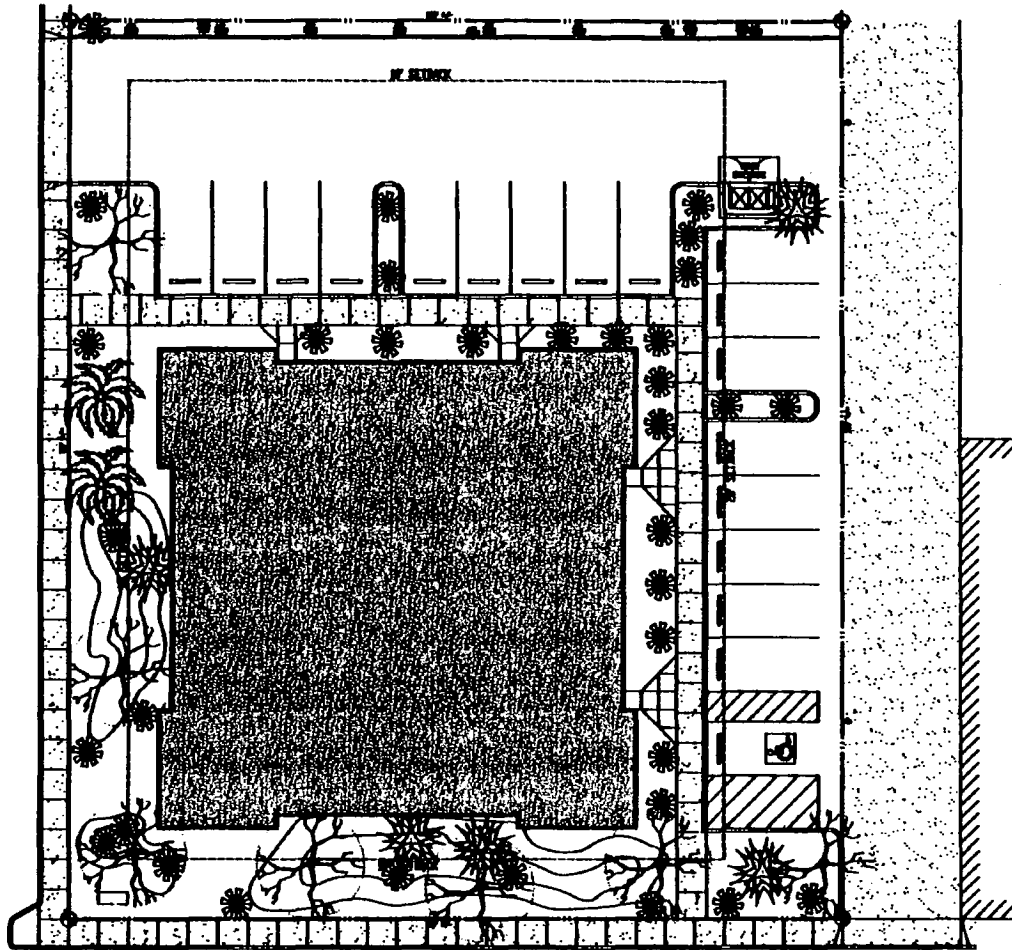
REVISIONS	
1	
2	
3	

File Name: ACAD
Job No: 0007
Rev No: 00/0000
Scale: SCALE
Drawn: KVOON
Checked:

Sheet No.
3

These drawings are the property of SHERMAN ARCHITECTURE and shall not be reproduced or distributed in any way without written authorization from SHERMAN ARCHITECTURE.

Charleston Blvd.



Commerce St.

PROPOSED LANDSCAPE



LANDSCAPE LEGEND

24" BOX ¹ MESQUITE (THORNLESS)	15 GAL. MONDALE PINE	5 GAL. BUFFALO JUNIPER	1 GAL. SAGE

1. ALL PLANTER AREAS SHALL HAVE 2" THICK LAYER OF 1/2" CRUSHED
DECORATIVE STONE, BROWN COLOR.
2. ONE L.P. FRONTAGE @ 100' - 9 24" BOX TREES ALONG CHARLESTON &
CORNER.

V-0037-00
SD-0038-00
7-13-00 PC

STAFF

PROPOSED RETAIL

15 W. CHARLESTON BLVD.

CHARLESTON BLVD.
LAW OFFICE, INC.

SHERMAN
ARCHITECTURE
P.C.
1000 CHANDLER AVENUE, SUITE 100
DALLAS, TEXAS 75201
TEL: 214-760-0000 FAX: 214-760-0001

REVISIONS	
1	
2	
3	

File Name: ACAD
Job No: 000
By: JH
Date: 08/2000
Scale: SCALE
Drawn: JH/000
Checked:

Sheet No.
2

City of Las Vegas

Agenda Item No. 117

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: AUGUST 16, 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO V-0037-00 - PUBLIC HEARING - SD-0038-00 - GERALD AND ILENE SRABERG ON BEHALF OF KEVIN CHURNOCK - Request for a Site Development Plan Review and a Waiver of Landscaping Requirements on the rear and side property lines FOR A PROPOSED 6,000 SQUARE FOOT RETAIL BUILDING on 0.45 Acres located at 15 West Charleston Boulevard (APN's: 162-03-110-110 and 111), C-M (Commercial Industrial) and C-2 (General Commercial) Zones, Ward 3 (Reese). The Planning Commission (3-1 vote) recommends DENIAL. Staff recommends 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 (3-1 vote) recommends DENIAL. Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

REESE - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ROBERT SHERMAN, Sherman Architecture, 2701 Crimson Canyon Drive, Suite 120, and KEVIN CHURNOCK, 1296 E. Katella Avenue, Anaheim, California, were present. MR. SHERMAN presented the elevations on the overhead. He stated that the developer has been assured that he would not be required to be involved in redesigning the signals for Main Street, but that was not made clear in any documentation. Therefore, he requested clarification because he does not want the developer to be strapped with unnecessary expenses.

City of Las Vegas

Agenda Item No. 117

CITY COUNCIL MEETING OF AUGUST 16, 2000
Planning & Development
Item 117 – SD-0038-00

MINUTES - Continued:

CHERI EDELMAN, Public Works, indicated that the City's Traffic Engineer has assured staff that there is nothing in the traffic cabinet to warrant additional radius. If additional radius is required, Condition No. 5 will not be enforced. MR. SHERMAN verified with COUNCILMAN REESE that he would support the developer at its meeting on August 29 before NDOT regarding the turning radius.

COUNCILMAN REESE thanked staff for working with the applicant on this project, which is key to the downtown redevelopment corridor.

No one appeared in opposition.

NOTE: See Item 116 (V-0037-00) for related discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(3:20 – 3:24)

4-2980

CONDITIONS:

Planning and Development

1. All proposed signage shall meet the standards of LVMC Section 19A.14.090(B)3.
2. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).
3. No roof lighting shall be allowed. Wallpack lighting shall utilize 'shoe-box' fixtures and shields, and parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and shields to prevent glare to off-site locations.

Public Works

4. Coordinate with the City Surveyor to determine whether a Reversionary Map to revert the underlying lot lines to acreage is necessary; if such reversionary map is required, it shall record prior to the issuance of any building permits for this site.
5. Dedicate a 25 foot radius on the southeast corner of Charleston Boulevard and Commerce Street prior to the issuance of any permits.

**Agenda Item No. 117**

CITY COUNCIL MEETING OF AUGUST 16, 2000
Planning & Development
Item 117 – SD-0038-00

CONDITIONS - Continued:

6. Construct full-width alley improvements adjacent to this site extending westward to tie into existing improvements along Commerce Street.
7. 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.
8. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Also, the proposed driveway accessing Charleston Boulevard shall receive approval from the Nevada Department of Transportation (NDOT).
9. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine 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 or #234.3, and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

City of Las Vegas

Agenda Item No. 117

CITY COUNCIL MEETING OF AUGUST 16, 2000
Planning & Development
Item 117 – SD-0038-00

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.

10. Submit an application for an NDOT Occupancy Permit for all landscaping and private improvements (such as driveways) in the public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
11. Landscape and maintain all unimproved rights-of-way on Charleston Boulevard and Commerce Street adjacent to this site.
12. Submit an Encroachment Agreement for all landscaping and private improvements located in the Charleston Boulevard and Commerce Street public rights-of-way adjacent to this site prior to occupancy of this site.

Standard Conditions

13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from abutting streets.
14. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
15. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever comes first.

SD-0038-00 - Page One

August 16, 2000 City Council Meeting

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

This application is for a Site Development Plan Review and a waiver of the landscape requirements on the side and rear property lines for a proposed retail building.

BACKGROUND DATA

No historical zoning data could be obtained for this parcel.

07/13/00 The Planning Commission recommended denial of a Variance (V-0037-00) to allow reduced parking and loading spaces for this site. Subsequent to the Planning Commission meeting, the applicant revised the site plan for compliance with the recently adopted Las Vegas Downtown Centennial Plan. The revised site plan provides the minimum required number of parking spaces; therefore, the Variance to allow a reduction in parking is no longer necessary.

DETAILS OF APPLICATION REQUEST

Site Area	20,475	Square Feet
Proposed Building Area	6,000	Square Feet
Building Height	20	Feet (1 story)
Parking Required	24	Spaces (including 1 handicap accessible)
Parking Provided	24	Spaces (including 1 handicap accessible)
Loading Spaces Required	1	Space
Loading Spaces Provided	1	Space

The site is currently developed with two retail buildings. The applicant is proposing to demolish the existing buildings and construct a new 6,000 square foot one-story retail building. Access to the site will be from an existing alley adjacent to the rear of the property and one drive onto Charleston Boulevard along the east side of the property. The site is located on the southeast corner of the intersection of Commerce Street and Charleston Boulevard within the Las Vegas Redevelopment Area and the City of Las Vegas Downtown Centennial Plan.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	C-M (Commercial/Industrial) C-2 (General Commercial)	Warehouse Retail Shop
East	C-2 (General Commercial)	Retail and auto repair garage
South	C-M (Commercial/Industrial)	Retail and auto repair garage
West	M (Industrial)	Retail Shop

SD-0038-00 - Page Two
August 16, 2000 City Council Meeting

ANALYSIS & FINDINGS

ZONING

Staff finds the proposed retail building will be within the range of uses permitted within the existing C-M (Commercial/Industrial) and C-2 (General Commercial) Zoning Districts of the site.

SITE PLAN

The revised site plan depicts a roughly square retail building in the northwest corner of the site with parking along the south and east sides of the building. Access to the site and all parking areas will be from an existing public alley adjacent to the rear of the property and one 24 foot wide driveway onto Charleston Boulevard along the east side of the property. Pursuant to the Las Vegas Downtown Centennial Plan, the building has been pushed toward the intersection of Commerce Street and Charleston Boulevard.

A total of 24 parking spaces are provided, 7 on the north side of the alley and 17 on both sides of the driveway along the east end of the site. By revising the site plan to accommodate the on-site parking requirements, the Variance (V-0037-00) to allow a reduction in parking is no longer needed. One loading space is depicted directly southeast of the building adjacent to the alley along the south property line. Trash removal is accomplished from the alley.

LANDSCAPE PLAN

The City of Las Vegas Downtown Centennial Plan requires new buildings to have seventy percent of the building streetwall aligned along the edge of the sidewalk. The proposed building meets this requirement by being situated along the sidewalk in excess of 70% of its length. The building has been setback five feet from the property lines along Commerce Street and Charleston Boulevard and an extra five feet of sidewalk space is proposed for a total width of ten feet. Along the street frontages, 24-inch box tree planters are depicted 20 feet on-center within the sidewalk area. Along the east property line, a five foot wide planter is depicted with 24-inch box trees spaced 30 feet on-center. Landscape fingers are shown within the parking area. However, the landscape finger adjacent to the east property line in the parking area does not have a tree in it. Staff requires a 24-inch box tree to be planted within all landscape fingers.

ELEVATIONS

The revised elevations depict stucco and brick exteriors. The walls feature recessed windows with stucco features pop-out elements and decorative brick landscape planters below the windows and along the bottom portions of the building. The building features a flat roof with a decorative horizontal band around the top portions of the wall and a raised vertical signage element on the

SD-0038-00 - Page Three

August 16, 2000 City Council Meeting

northwest corner of the building. Staff notes that the elevations depict the public entrances on the south elevation of the building along the alley. The Las Vegas Downtown Centennial Plan states "Buildings shall orient their public entrances toward major street frontages as much as possible, particularly on major pedestrian streets."

FINDINGS

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

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

Staff finds the proposed retail building will be an appropriate use adjacent to the existing retail and warehouse uses along both Charleston Boulevard and Commerce Street.

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 retail building is consistent with the Las Vegas Downtown Centennial Plan, Title 19A, the Design Standards Manual, or the Landscape Wall And Buffer Standards in that it meets the onsite parking, loading and landscaping requirements.

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

Staff finds that the subject application will not adversely impact the circulation pattern of Charleston Boulevard, Commerce Street or any other street in the vicinity.

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

Staff finds that the proposed building and landscaping is appropriate for the area and for the City and meets the intent of the Las Vegas Downtown Centennial Plan.

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

SD-0038-00 - Page Four

August 16, 2000 City Council Meeting

Staff finds the building elevations will create an aesthetically interesting and overall pleasing development, depicting articulated facades, multi-planed elevations and horizontal decorative bands.

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

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

NOTICES MAILED 78 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



(SD-0038-00) from west of site looking easterly to site (Commerce Street seen in foreground)

City of Las Vegas

Agenda Item No. 118

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: AUGUST 16, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

VARIANCE - PUBLIC HEARING - V-0041-00 - ALBERTO DE LA PAZ - Request for a Variance TO ALLOW A 10 FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM DISTANCE REQUIRED at 5113 Alpine Place (APN: 138-36-803-012), R-1 (Single Family Residential) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (M. McDonald). The Planning Commission (4-0 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 (4-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

M. McDONALD - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

CHAD LEE, 1867 Woodhaven Drive, was present to represent the application and concurred with the conditions.

No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(3:24 - 3:27)

4-3294

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

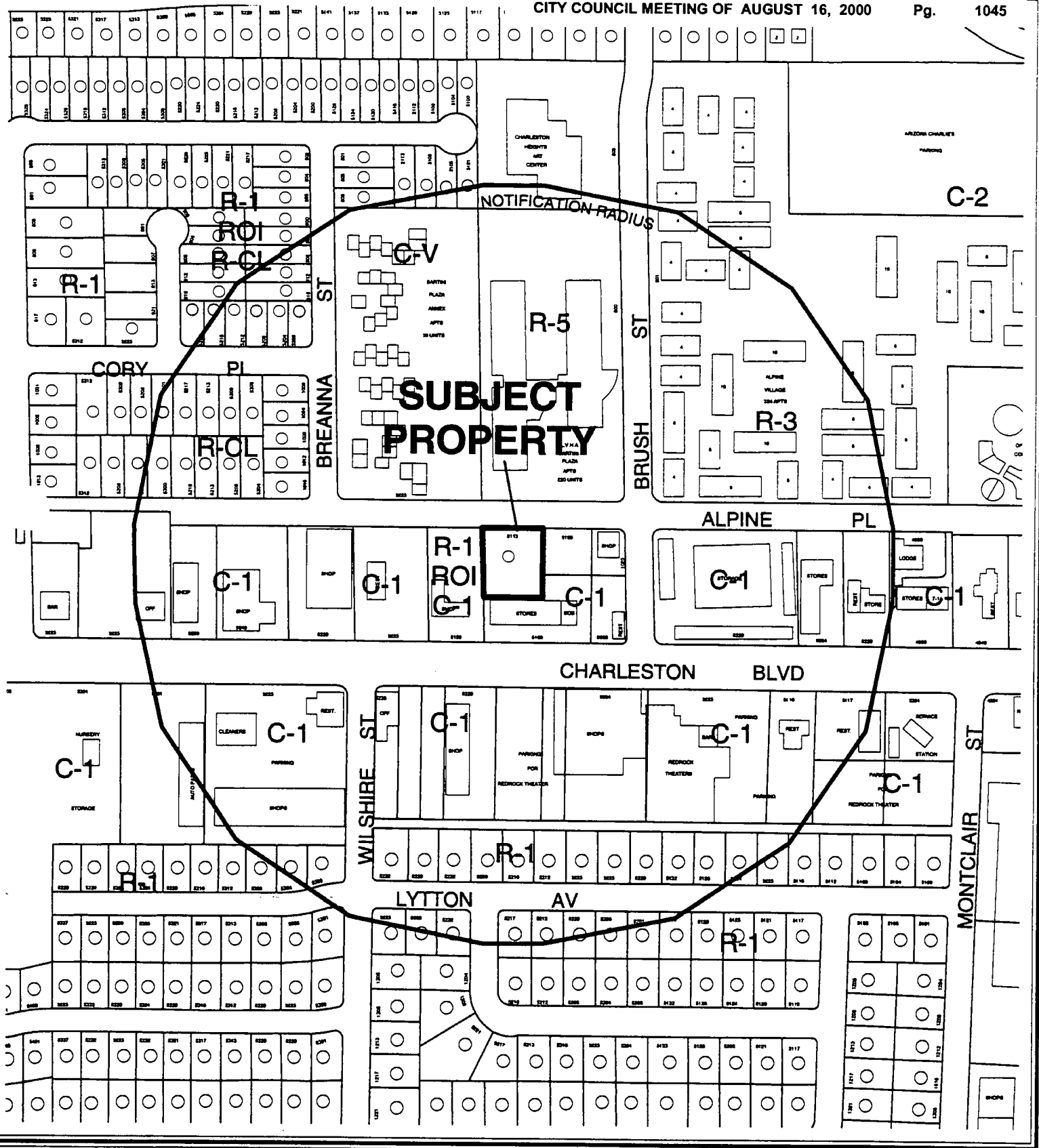
CITY COUNCIL MEETING OF AUGUST 16, 2000
Planning & Development Department
Item 118 – V-0041-00

CONDITIONS:**Planning and Development**

1. If this Variance is not exercised within two years from the date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council.
2. The Variance approval is subject to the approval of the Site Development Plan Review by the City Council. If Z-0006-66(45) is not approved, this Variance shall be null and void.
3. City Code requirements and design standards of all City Departments, which are not affected by approval of this Variance, must be satisfied.
4. All development must be in conformance with the plot plans and elevations.
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. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

Building and Safety

7. The City of Las Vegas Building and Safety Department requires commercial structures that are less than twenty (20') feet from the rear property line must have one-hour fire resistant walls.



CASE: V-0041-00

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION
OF INTENT TO C-1 (LIMITED COMMERCIAL)

0 200 400 Feet



V-0041-00 - Page One
August 16, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Variance to allow a 10 foot rear yard setback where the required minimum setback is 20 feet for a proposed 5,454 square foot office building on property located at 5113 Alpine Place.

The applicant states the Variance is required in order to construct a 5,454 square foot office building on this site. The applicant indicates the Variance is justified because the commercial center to the south has a six foot rear setback, and the properties on the east and west sides of the subject site are parking lots.

BACKGROUND DATA

03/02/66 The City Council approved a Rezoning (Z-6-66) for C-1 (Limited Commercial) zoning for this site.

04/23/98 The Planning Commission approved a Site Development Plan Review [Z-0006-66(40)] for the conversion of a residence to an office on this property.

07/13/00 The Planning Commission recommended approval of a Site Development Plan Review [Z-0006-00(45)] on this property.

SITE DETAILS

Site Area	0.36	Acres
Proposed Office Building	5,454	Square Feet
Building Height	24	Feet
Parking Required	18	Parking Spaces (including 1 HC space) (Office @ one space for each 300 sf)
Parking Provided	18	Parking Spaces (including 1 HC space)

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-5 (Apartment)	LVHA Santini Plaza Apts - 220 Units
South	C-1 (Limited Commercial)	Commercial Center
East	C-1 (Limited Commercial)	Parking Lot / Commercial Center
West	C-1 (Limited Commercial)	Parking Lot / Commercial Center

V-0041-00 - Page Two
August 16, 2000 City Council Meeting

ANALYSIS

The applicant is proposing to demolish the existing single-family dwelling and construct a 5,454 square foot office building on the site. The proposed building would encroach into the required rear yard setback by a maximum of ten feet. To the east and west side of the subject parcel are parking lots. A commercial center is located to the south.

FINDINGS

Section 19A.18.070B of the LVMC states:

“B. Scope and Limitations

Pursuant to NRS Chapter 278 and this subchapter, Planning Commission or Hearings Officer has the authority to grant Variances as it determines appropriate. However, the Variance process is not available to:

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

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

“L. Determinations

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

V-0041-00 - Page Three
August 16, 2000 City Council Meeting

Section 19A.08 of the City of Las Vegas Zoning Code requires the minimum rear yard setback in the C-1 Zone to be 20 feet. Staff finds the proposed 5,454 square foot building is being located towards the rear of the property in order to meet the 15 foot front landscaping requirement, and to provide the minimum number of parking spaces required for a building of this size. Staff notes this type of project would be an improvement to the subject property and an enhancement to the neighborhood in general. Staff believes approval of this Variance will in no way infringe upon the rights of the surrounding property owners or jeopardize their health, safety, or welfare.

Section 19A.18.070 of the Las Vegas Zoning Code, which regulates Variances, requires that a unique or extraordinary circumstance exist with regard to the size, shape or configuration of a parcel, in order to warrant the granting of a Variance. Staff is of the opinion that the strict or literal interpretation and enforcement of this specific regulation would deprive the applicant of privileges enjoyed by other property owners within this area of the City, and therefore has no objection to this request.

NOTICES MAILED 84 by City Clerk

APPROVALS 0

PROTESTS 0

AGENCY COMMENTS

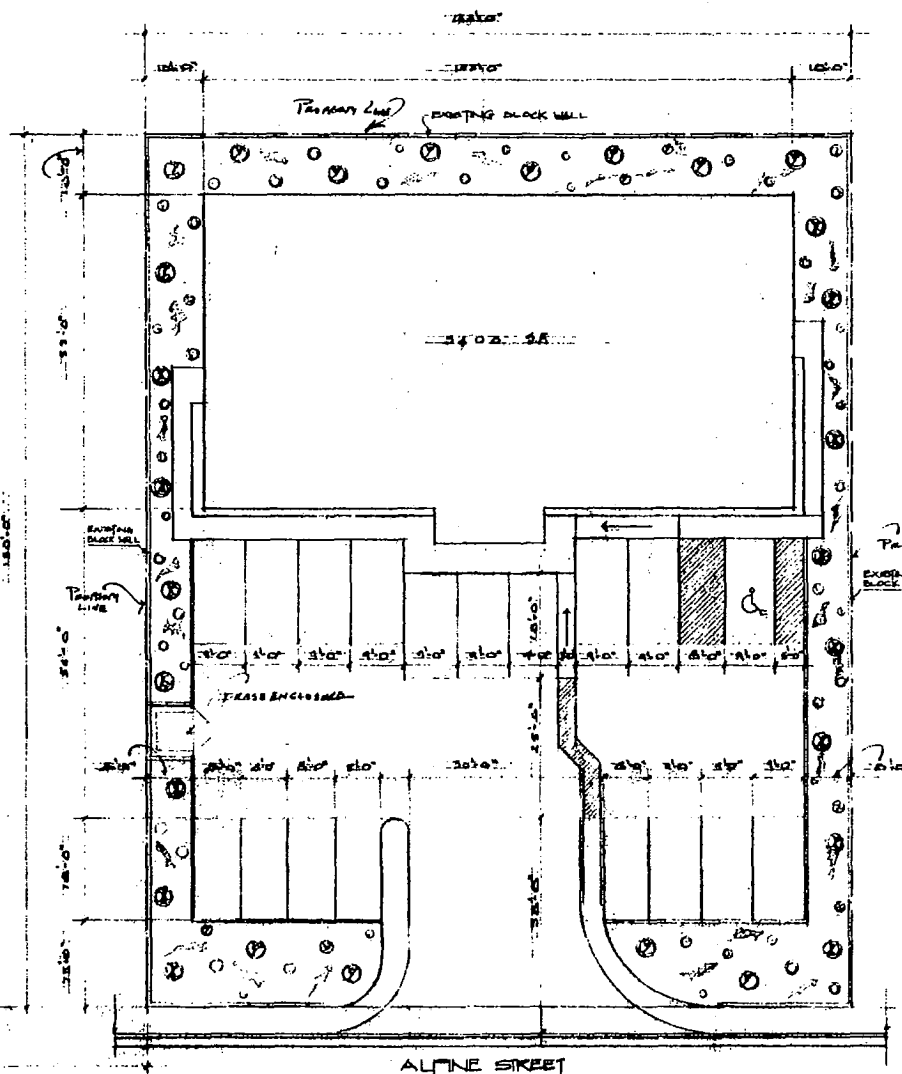
<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES	YES	NA
<i>B&S - Permits/Inspections</i>	YES	YES	YES
<i>PW - DEVCO</i>	YES	NO	NO
<i>City Center Development Corp</i>	YES	NO	NA
<i>Redevelopment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

Plant Schedule

- 24" Box African Ironwood
- 24" Box Uruguayan
- 24" Box Mistletoe
- 18" Golden Ash Tree
- 18" Golden Chaste Tree
- 6" Golden Autumn Tree
- 6" Golden Fraxinus Tree
- 6" Golden Mexican Primrose
- 6" Golden Verbena

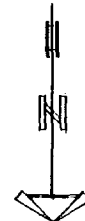
ADJACENT USE
PARKING LOT FOR
REAR STRIP CENTER

ADJACENT LAND USE
STRIP CENTER

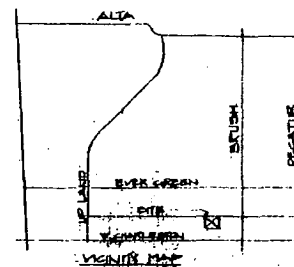


ALPINE STREET

SITE PLAN



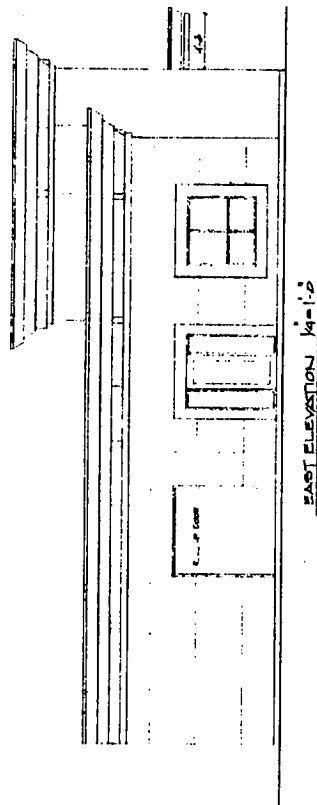
ADJACENT USE
PARKING LOT FOR
PRECISION TUNE
AUTO CARE



BUILDING SIZE	8424 SQFT
LOT SIZE	13300 SQFT
COVERAGE RATIO	30.0%
NUMBER OF PARKING STALLS	
REQUIRED	18
PROVIDED	18

Z-0006-66(45)
V-0041-00
REVISED

ALPINE OFFICE BUILDING	
NOV 10 2000	CONSTRUCTION

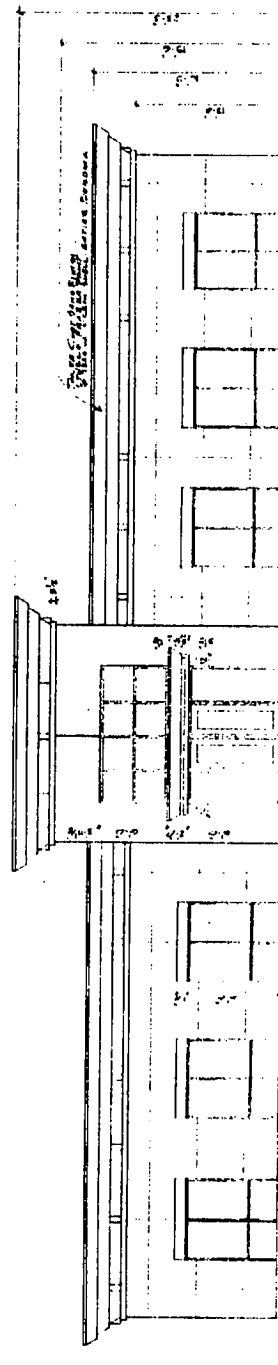


STAFF

V-0041-00
Z-0006-88(45)

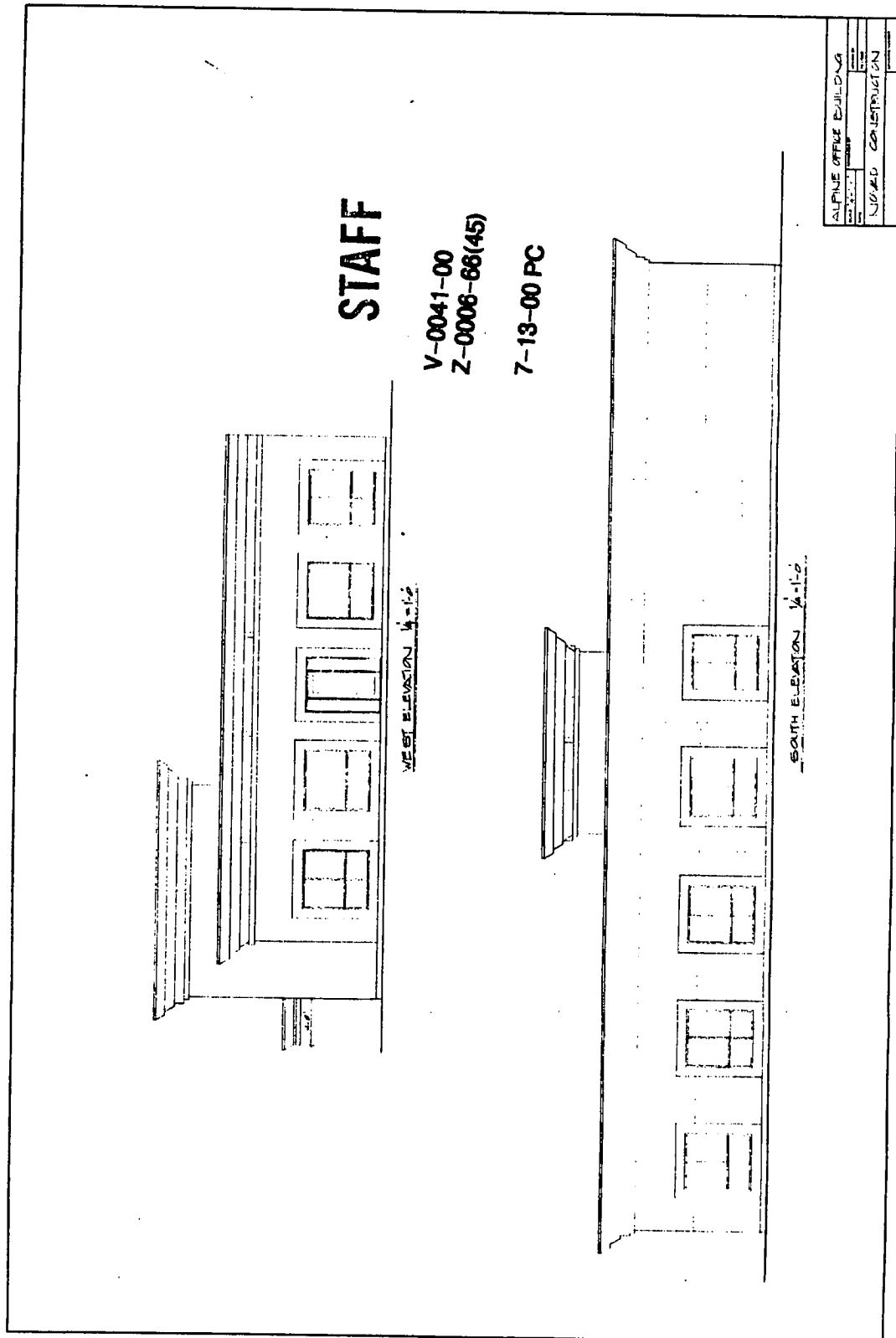
7-13-00 PC

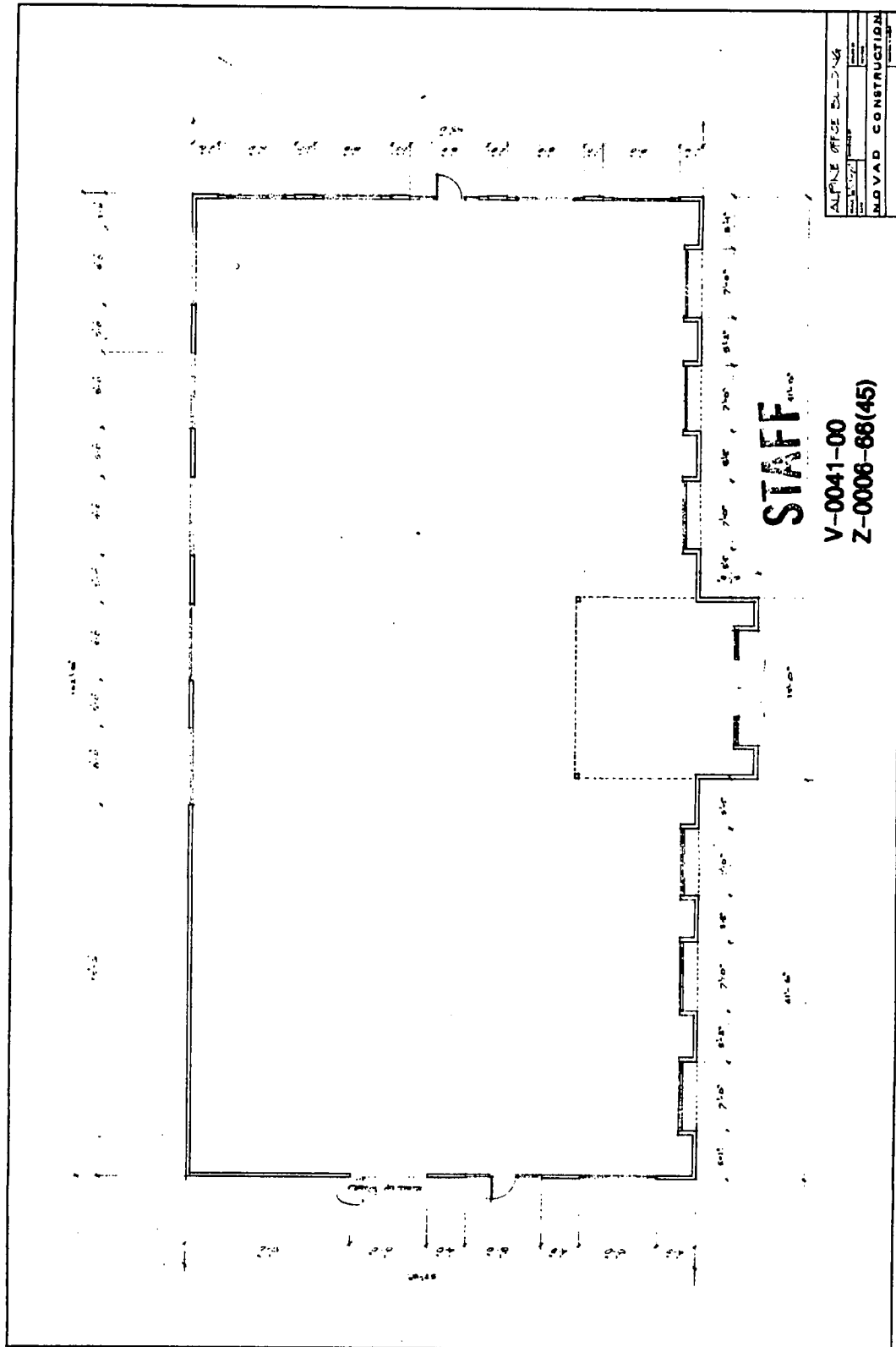
EAST ELEVATION 1/4"=1'-0"



NORTH ELEVATION 1/4"=1'-0"

ALPINE OFFICE BUILDING	DATE	BY
NOV. 13, 2000	CONSTRUCTION	





City of Las Vegas

Agenda Item No. 119

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: AUGUST 16, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO V-0041-00 - PUBLIC HEARING - Z-0006-66(45) - ALBERTO DE LA PAZ - Request for a Site Development Plan Review FOR A PROPOSED 5,454 SQUARE FOOT OFFICE BUILDING on 0.36 Acres located at 5113 Alpine Place (APN: 138-36-803-012), R-1 (Single Family Residential) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (M. McDonald). The Planning Commission (4-0 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 (4-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

M. McDONALD - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

CHAD LEE, 1867 Woodhaven Drive, was present to represent the application.

No one appeared in opposition.

NOTE: See Item 118 (V-0041-00) for related discussion.

**Agenda Item No. 119**

CITY COUNCIL MEETING OF AUGUST 16, 2000
Planning & Development
Item 119 – Z-0006-66(45)

MINUTES - Continued:

MAYOR GOODMAN declared the Public Hearing closed.

(3:24 – 3:27)

4-3294

CONDITIONS:

Planning and Development

1. If the associated Variance, to allow a reduced rear setback is not approved (V-0041-00), a revised site plan must be submitted to the Planning and Development Department indicating compliance with required setbacks.
2. Prior to obtaining a building permit, submit for approval by the Planning and Development Department a revised, dimensioned, landscape plan depicting twenty-four (24") box trees spaced a maximum of 20 linear feet on-center with the perimeter planter areas.
3. All development shall be in conformance with the Site Development plan and building elevations.
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. 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

**Agenda Item No. 119****CITY COUNCIL MEETING OF AUGUST 16, 2000****Planning & Development****Item 119 – Z-0006-66(45)****CONDITIONS - Continued:**

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. 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.
10. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
11. A Traffic Impact Analysis must be submitted to and approved by the Department of public works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. 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.

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

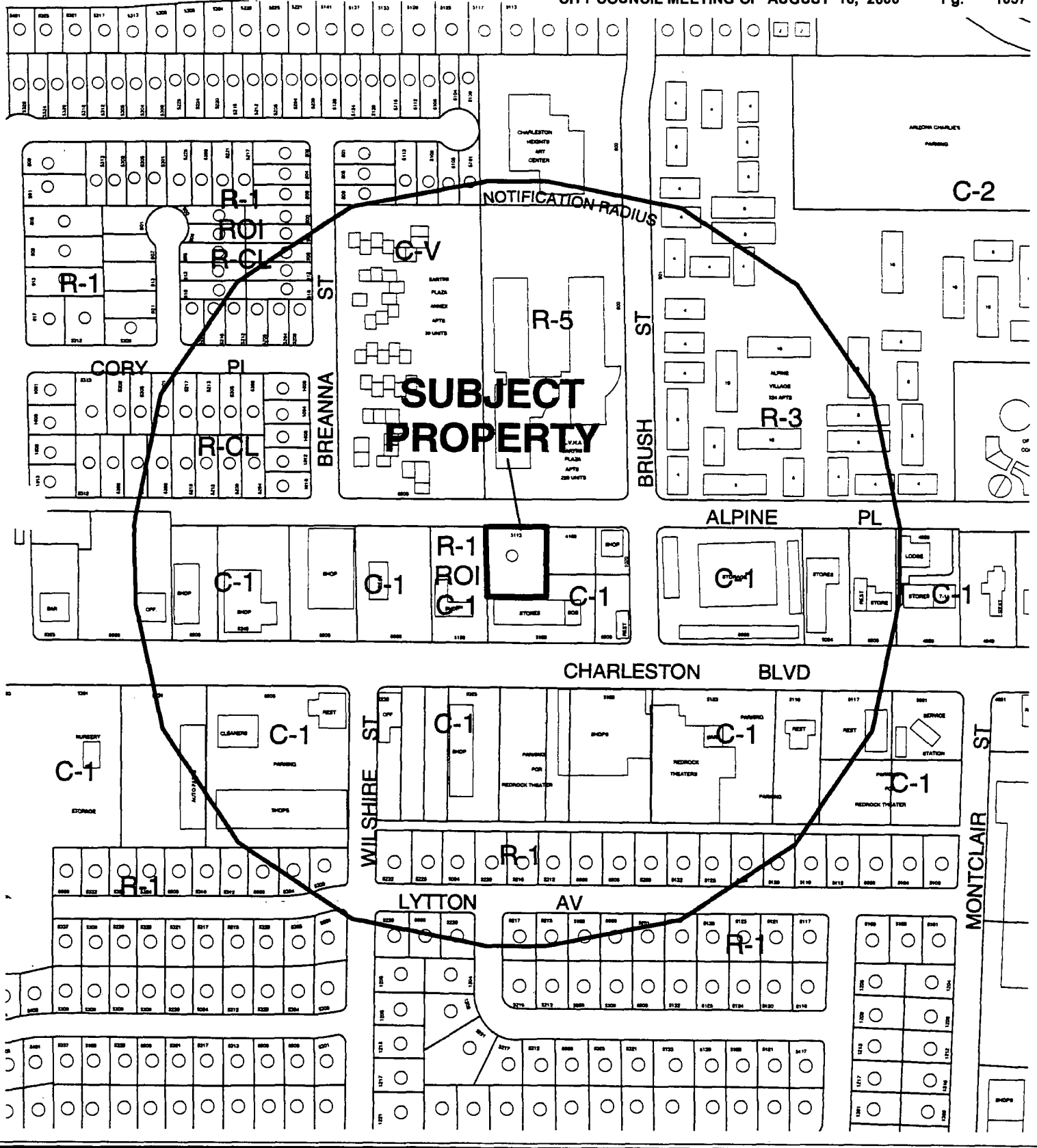
CITY COUNCIL MEETING OF AUGUST 16, 2000
Planning & Development
Item 119 – Z-0006-66(45)

CONDITIONS - Continued:

12. Site development to comply with all applicable conditions of approval for Z-6-66 and all other subsequent site-related actions.

Building and Safety

13. The City of Las Vegas Building and Safety Department requires commercial structures that are less than twenty (20') feet from the rear property line must have one-hour fire resistant walls.



CASE: Z-0006-66(45)

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

0 200 400 Feet



Z-0006-66(45) - Page One
August 16, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Site Development Plan Review for a proposed 5,454 square foot office building on property located at 5113 Alpine Street.

BACKGROUND DATA

03/02/66 The City Council approved a Rezoning (Z-6-66) for C-1 (Limited Commercial) zoning for this site.

04/23/98 The Planning Commission approved a Site Development Plan Review [Z-0006-66(40)] for the conversion of a residence to an office on this property.

07/13/00 The Planning Commission recommended approval of a Variance (V-0041-00) to allow a ten foot rear yard setback where twenty feet is the minimum required on this property.

DETAILS OF APPLICATION REQUEST

Site Area	0.36 Acres
Proposed Office Building	5454 Square Feet
Building Height	23 Feet 3 Inches
Parking Required	18 Parking Spaces (including 1 HC space) (Office @ one space for each 300 sf)
Parking Provided	18 Parking Spaces (including 1 HC space)

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-5 (Apartment)	LVHA Sartini Plaza Apts - 220 Units
South	C-1 (Limited Commercial)	Commercial Center
East	C-1 (Limited Commercial)	Parking Lot / Commercial Center
West	C-1 (Limited Commercial)	Parking Lot / Commercial Center

Presently, a single-family residence exists on the property. The applicant proposes to demolish the house and construct a 5,454 square foot office building on the on the south portion of the parcel. An existing perimeter block will remain. Ingress and egress to the site is by a 30 foot wide driveway onto Alpine Street. One handicap space with access aisles, and 17 standard parking spaces will be located in front of the building. A 15 foot wide landscape planter is depicted along the street frontage, and eight-foot wide planters are along the east and west property lines. Behind the building, a ten foot landscape planter is shown.

Z-0006-66(45) - Page Two
August 16, 2000 City Council Meeting

The elevations depict a single story building, approximately 19 feet 6 inches in height. The entrance to the building extends outward from the main structure, and is embellished with a parapet, extending the height for that portion of the building to 23 feet 3 inches. Windows are placed equidistance along the face and sides of the building. Side entrances are shown on the east and west sides of the building. A roll up door is depicted on the east side elevation. Exterior treatment of the building will consist of a stucco finish. The body of the building will be painted an off white, and trimwork will be accented with a muted tan color.

ANALYSIS & FINDINGS

ZONING

The subject property is currently under a Resolution of Intent to C-1(Limited Commercial). With the exception of the rear property line setback, which will be considered by Variance (V-0041-00). The proposed development conforms to the zoning requirements.

SITE PLAN

In order to provide a fifteen 15 foot front landscape planter and the required number of parking spaces the building will be located toward the rear portion of the site, causing the building to encroach 10 feet into the required 20 foot rear yard setback. Staff is recommending approval because there are existing buildings in the area, with similar setbacks.

LANDSCAPE PLAN

Staff finds the landscape planter depicted along the street frontage to be of sufficient size. No dimensions are indicated as to the spacing of the trees or the size of the plant material. In order to comply with City Standards, the landscape planters shall be a twenty-four inch box tree spaced a minimum of 20 feet on-center. No landscape fingers are indicated in the parking area adjacent to the front of the building. A 5 foot wide landscape planter containing a 24-inch box tree shall be incorporated into the parking area adjacent to the building. Proposed plant material is suitable for the desert climate.

ELEVATIONS

Staff finds the building design to be acceptable.

FINDINGS

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

Z-0006-66(45) - Page Three
August 16, 2000 City Council Meeting

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

Staff finds the character of the proposed project is compatible with the existing development in the area.

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

Staff finds the site is being overbuilt. The proposed building is sited ten feet into the rear yard setback in order to provide the required parking spaces and landscape areas.

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

Staff finds site access and circulation will not negatively impact the adjacent roadways or neighborhood traffic.

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

Staff notes the proposed project will utilize exterior building materials and plant material that are suitable to the area.

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

Staff finds the appearance of the proposed building is acceptable, not unsightly or obnoxious.

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

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

Z-0006-66(45) - Page Four
August 16, 2000 City Council Meeting

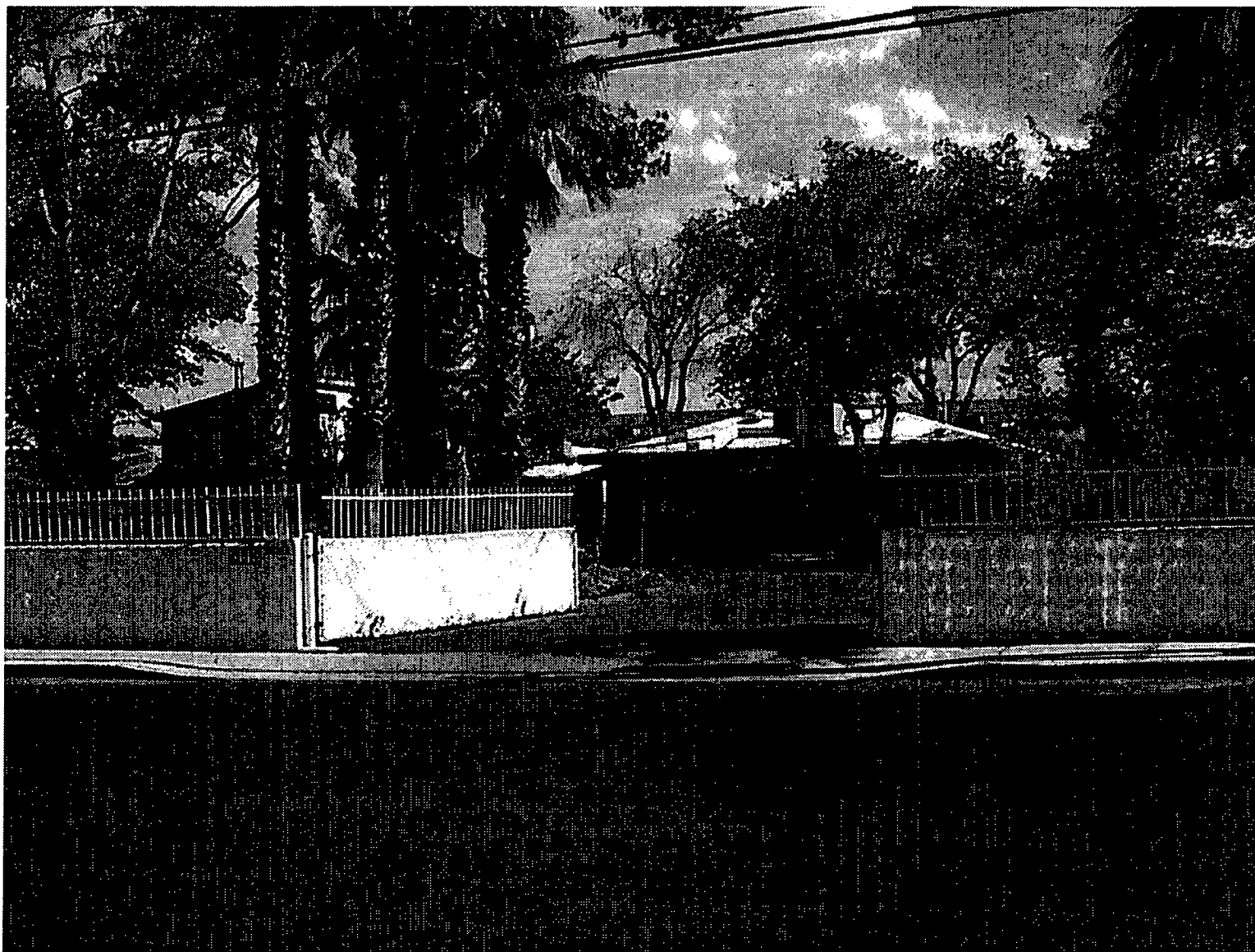
NOTICES MAILED 79 by Planning Department

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	YES	N/A
<i>B&S - Permits/Inspections</i>	YES	NO	N/A
<i>PW - DEVCO</i>	YES	YES	YES
<i>City Center Development Corp</i>	YES	NO	N/A
<i>Redevelopment Agency</i>	YES	NO	N/A
<i>Fire Services - Prevention</i>	YES	NO	N/A



[Z-0006-66(45) & V-0041-00] from north of site looking southerly to site (Alpine Place seen in foreground)

City of Las Vegas

Agenda Item No. 120

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: AUGUST 16, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

RIO VISTA PLANNED DEVELOPMENT REVIEW - PUBLIC HEARING - Z-0074-97(8) - RIO VISTA PLAZA, LIMITED LIABILITY COMPANY - Request for a Review of approved uses within the Rio Vista Planned Development TO ALLOW SECONDHAND SALES OF CHILDREN'S CLOTHING, FURNITURE AND ACCESSORIES on property located on the south side of Ann Road, west of Rio Vista Street (APN: 125-34-515-003) PD (Planned Development) Zone, Ward 6 (Mack). The Planning Commission (5-0 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 (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

LILLIAN MORROW, 805 Royal Elm Lane, appeared representing the application and concurred with the conditions.

No one appeared in opposition.

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

CITY COUNCIL MEETING OF AUGUST 16, 2000

Planning & Development

Item 120 – Z-0074-97(8)

MINUTES - Continued:

There was no further discussion.

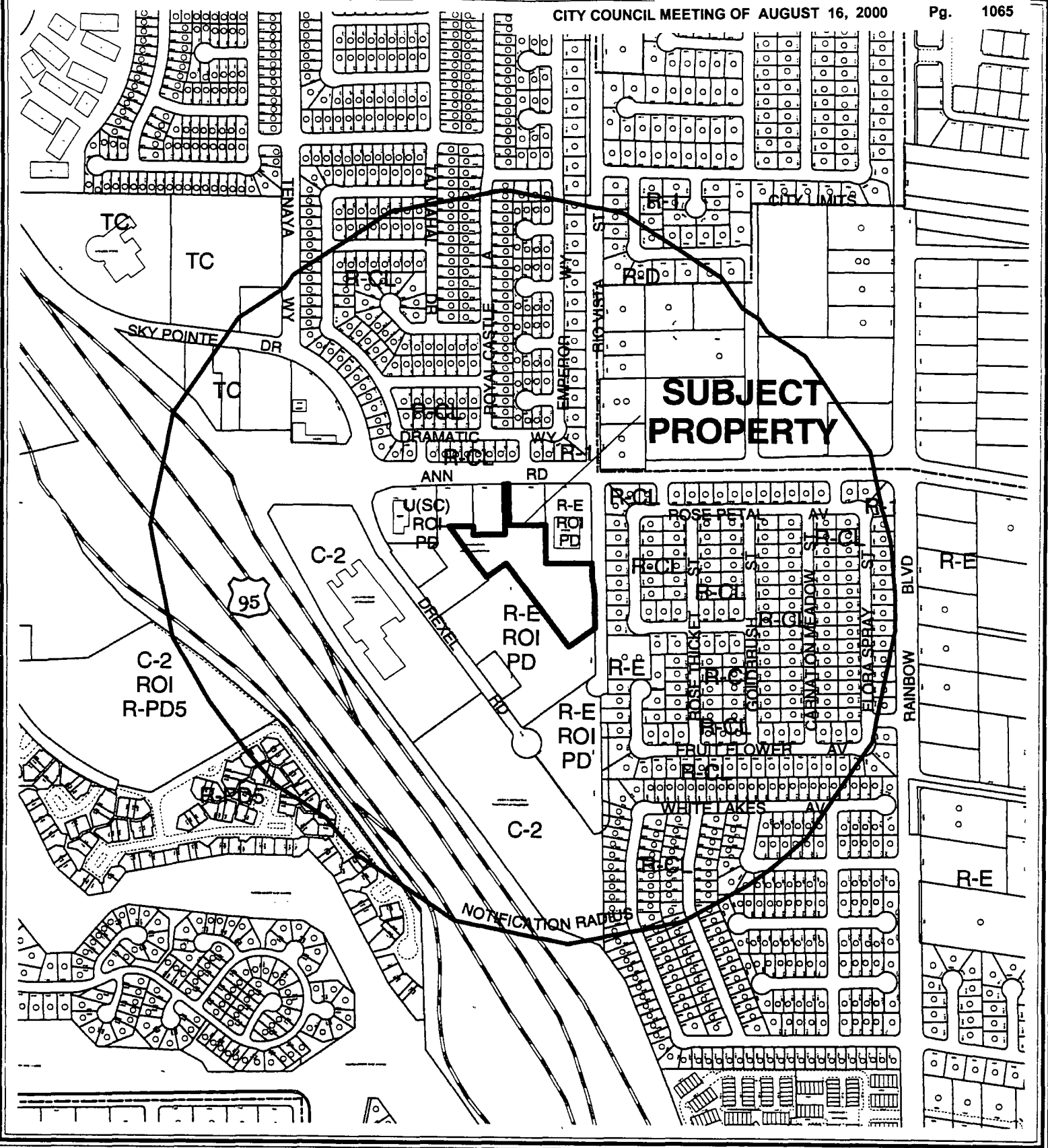
MAYOR GOODMAN declared the Public Hearing closed.

(3:27 – 3:28)

4-3383**CONDITIONS:**

Planning and Development

1. This approval adds the secondhand sales of children's clothing, furniture and accessories to the list of approved uses within the Rio Vista Planned Development. This approval does not constitute approval of other types of secondhand businesses.
2. All City Code requirements and design standards of all City departments must be satisfied.



CASE: **Z-0074-97(8)**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: **R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)**

0 400 800 Feet

120

Z-0074-97(8) - Page One
August 16, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

The applicant intends to sell secondhand children's clothing, furniture and accessories within a 1,200 square foot suite of the Rio Vista shopping center. A letter provided by the applicant indicates this is not a consignment business. The letter also states that the applicant is operating identical stores at 1000 North Green Valley Parkway, and 881 South Rainbow Boulevard.

BACKGROUND DATA

12/08/97 The City Council approved a Rezoning (Z-74-97) to PD (Planned Development) on this site as part of a larger request.

02/08/99 The City Council approved a Site Development Plan Review [Z-74-97(4)] for the revised overall Rio Vista Plaza Master Site Plan.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-CL (Single Family Compact-Lot)	Single Family Residential
South	PD (Planned Development)	Commercial
East	PD (Planned Development)	Commercial
West	PD (Planned Development)	Commercial

ANALYSIS & FINDINGS

Staff notes that this type of business is often found in shopping centers, and recommends approval of this request. However, because other types of secondhand sales may not be appropriate for this site, staff has added a condition, which limits the approval to the sale of the types of merchandise being requested.

NOTICES MAILED 527 by Planning Department

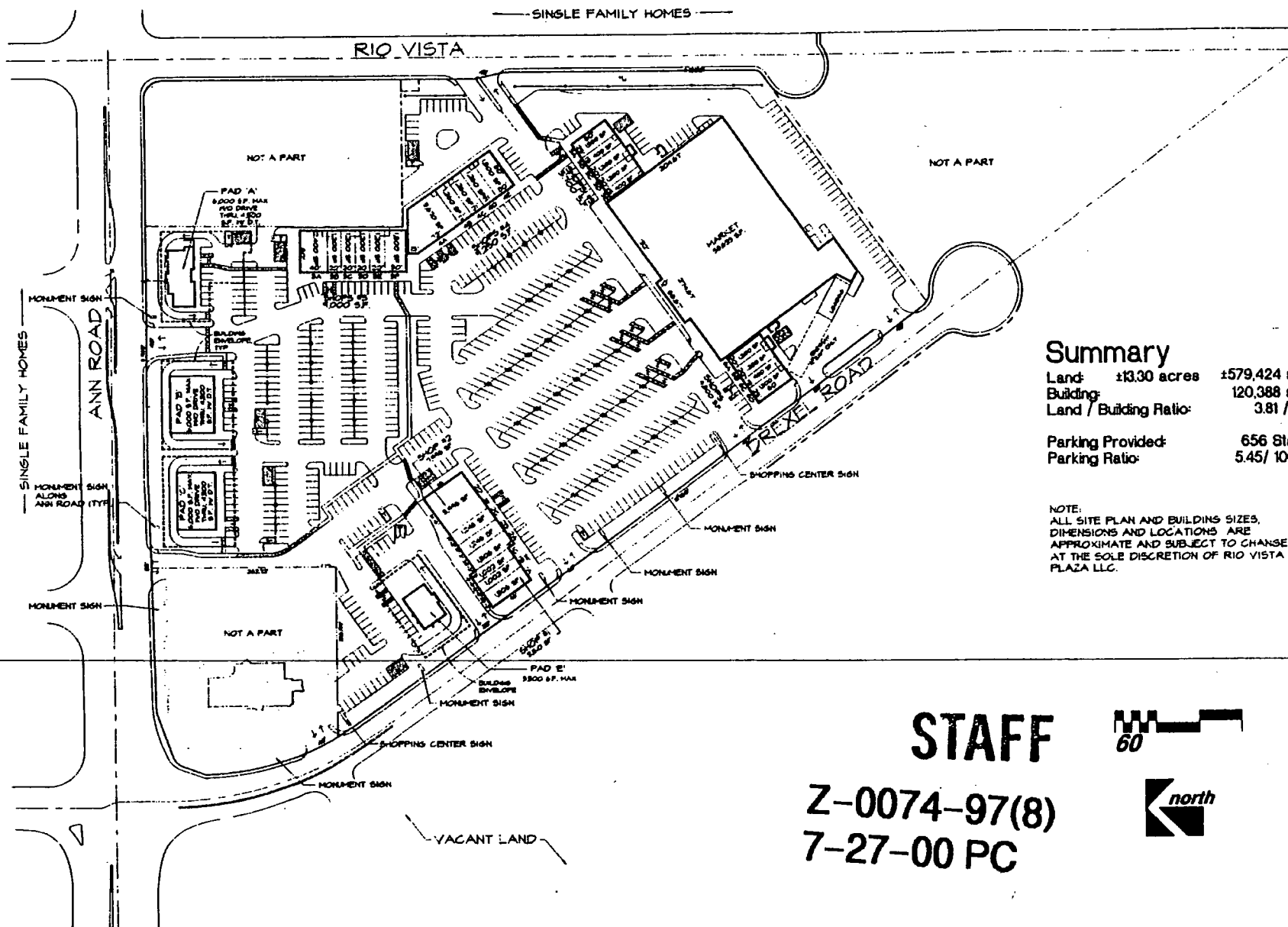
APPROVALS 0

PROTESTS 0

Z-0074-97(8) - Page Two
 August 16, 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



Summary

Land: ±13.30 acres ±579,424 s.f.
 Building: 120,388 s.f.
 Land / Building Ratio: 3.81 / 1

Parking Provided: 656 Stalls
 Parking Ratio: 5.45 / 1000

NOTE:
 ALL SITE PLAN AND BUILDING SIZES,
 DIMENSIONS AND LOCATIONS ARE
 APPROXIMATE AND SUBJECT TO CHANGE
 AT THE SOLE DISCRETION OF RIO VISTA
 PLAZA LLC.

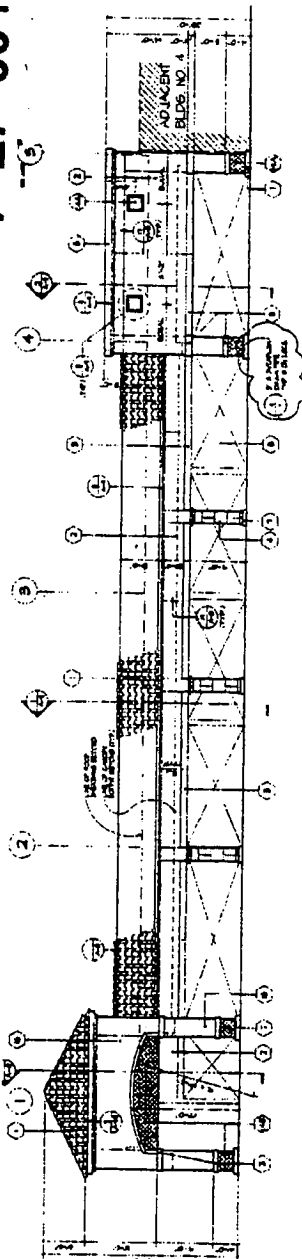
STAFF

Z-0074-97(8)
 7-27-00 PC

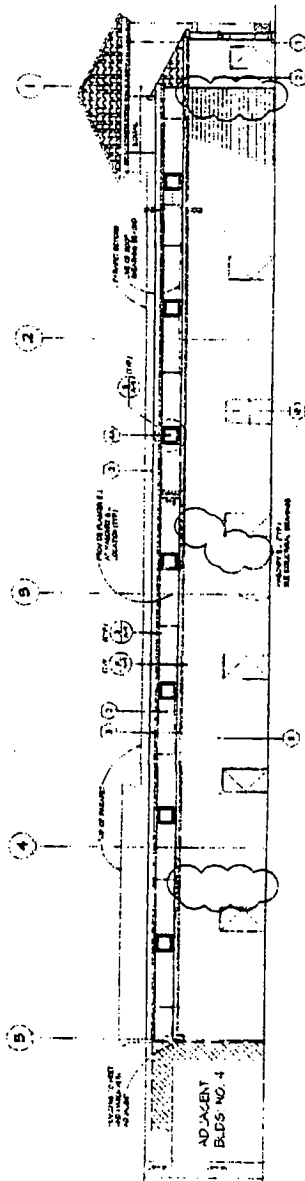


Nadel Planning Engineering 1100 N. 4th St. Suite 100 Las Vegas, NV 89101 (702) 250-2851	
FOR: INTERSTATE PROPERTIES 4000 QUAIL STREET, SUITE 400 NEWPORT BEACH, CA 92660 (714) 250-2851	PROJECT TITLE RIO VISTA PLAZA LAS VEGAS, NEVADA
DATE: 8-1-00 JOB NO: 47221 SHEET: 1	LEASING PLAN

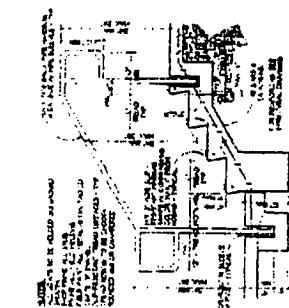
STAFF
Z-0074-97(8)
7-27-00 PC



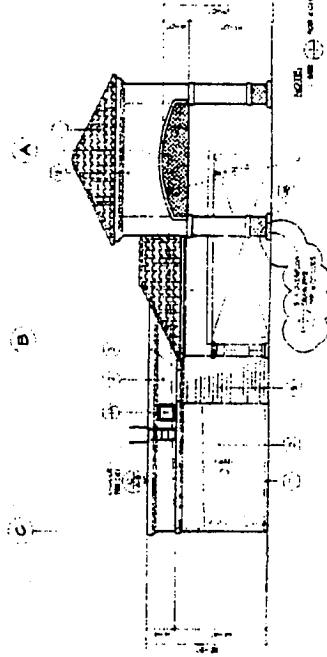
WEST ELEVATION - SHOPS #3



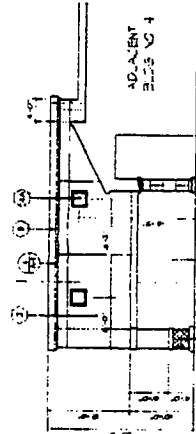
EAST ELEVATION - SHOPS #3



NORTH ELEVATION - SHOPS #3



PARTIAL SOUTH ELEVATION - SHOPS #3



ADJACENT BLDG NO. 4

NOTE:
1. FOR EXTERIOR FLOOR SLAB SEE
2. FOR TYPICAL STAIRWELL SEE

Nadel
Herbert Nadel AIA
Architect
1000 Las Vegas Blvd. S.
Suite 1000
Las Vegas, NV 89101
Tel: 702/735-1111
Fax: 702/735-1112

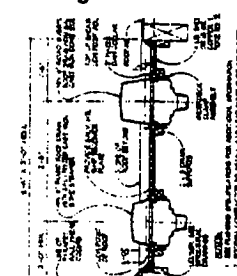
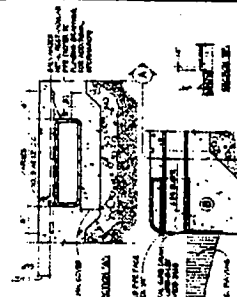
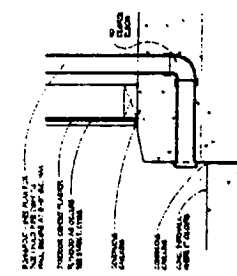
CITY COUNCIL MEETING OF AUGUST 16, 2000

Pg. 1069

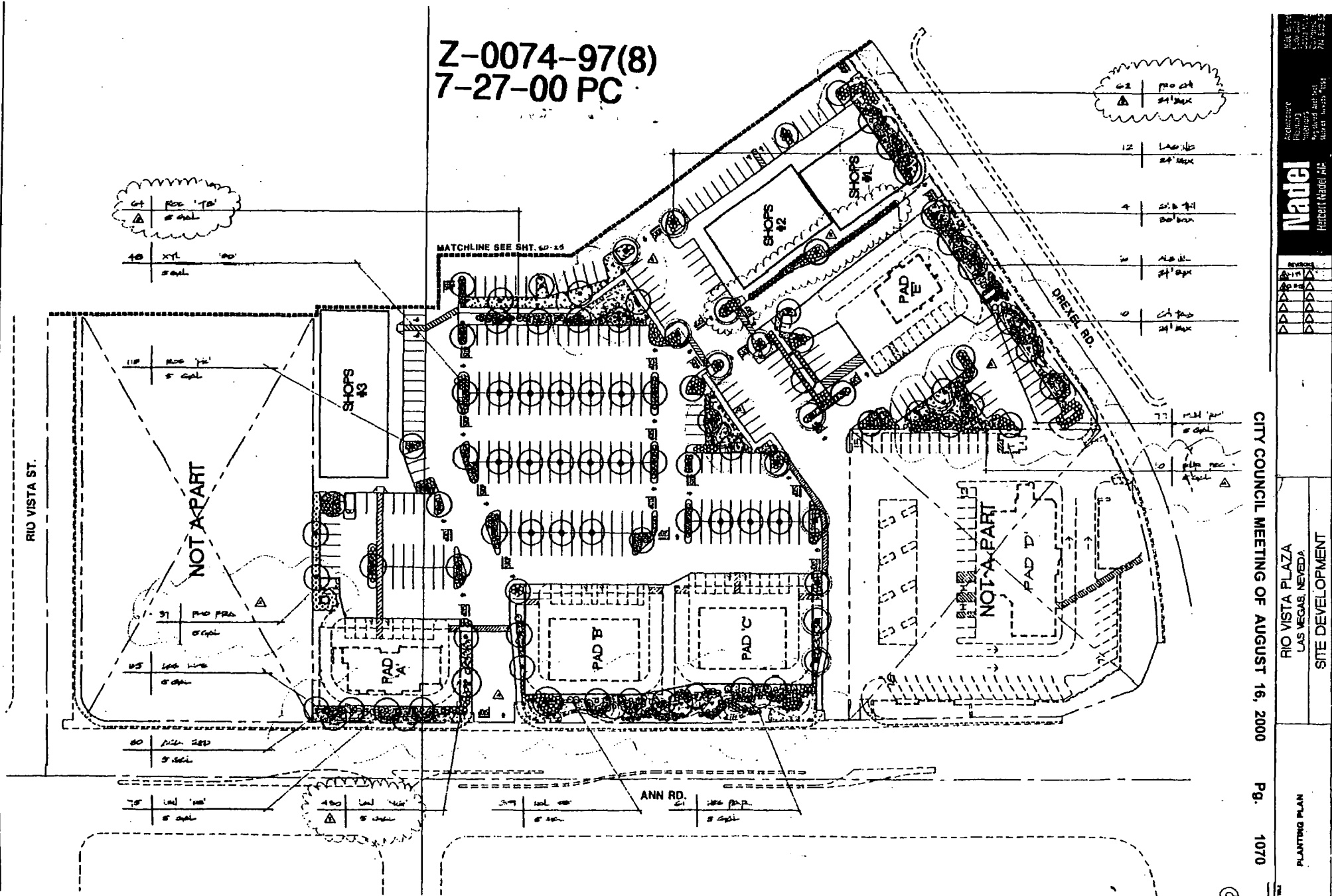
RIO VISTA PLAZA
LAS VEGAS, NEVADA
SHOP BUILDINGS

EXTERIOR ELEVATIONS
AND MATERIAL SCHEDULE
(SHOP BLDG. #3)

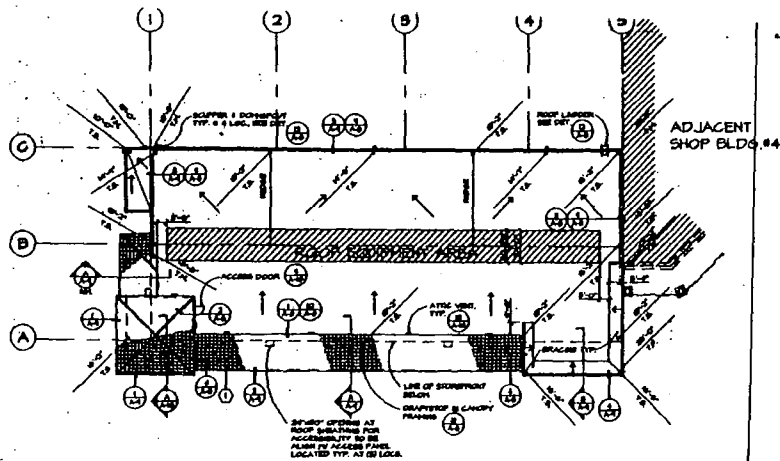
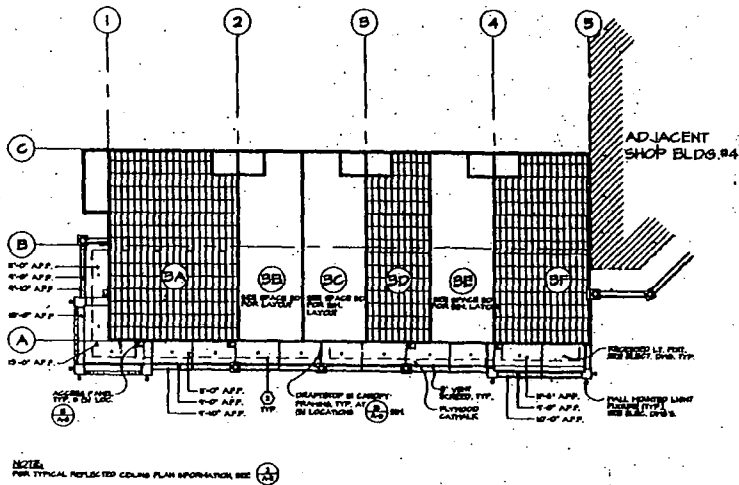
EXTERIOR MATERIALS SCHEDULE



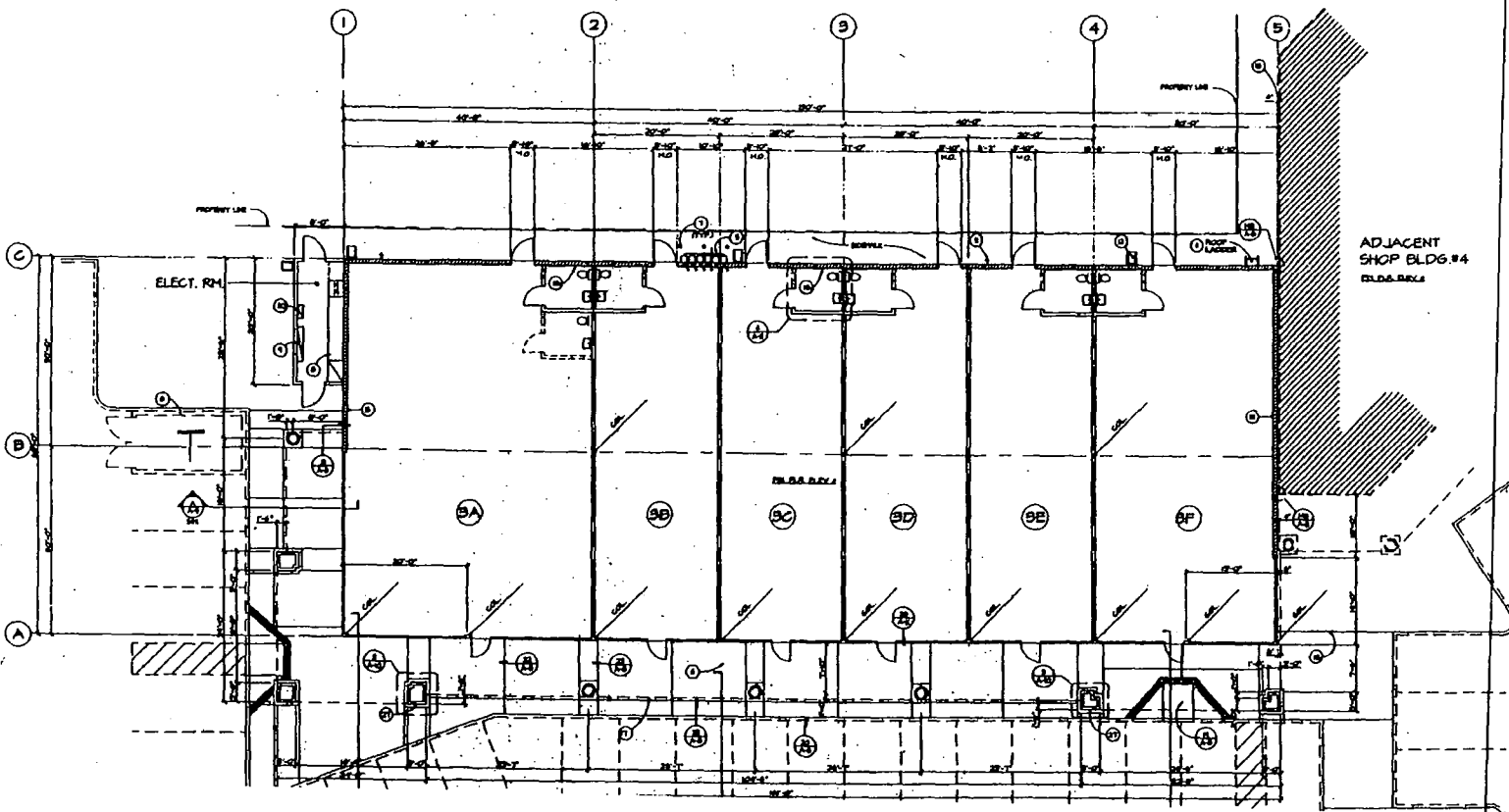
Z-0074-97(8)
7-27-00 PC



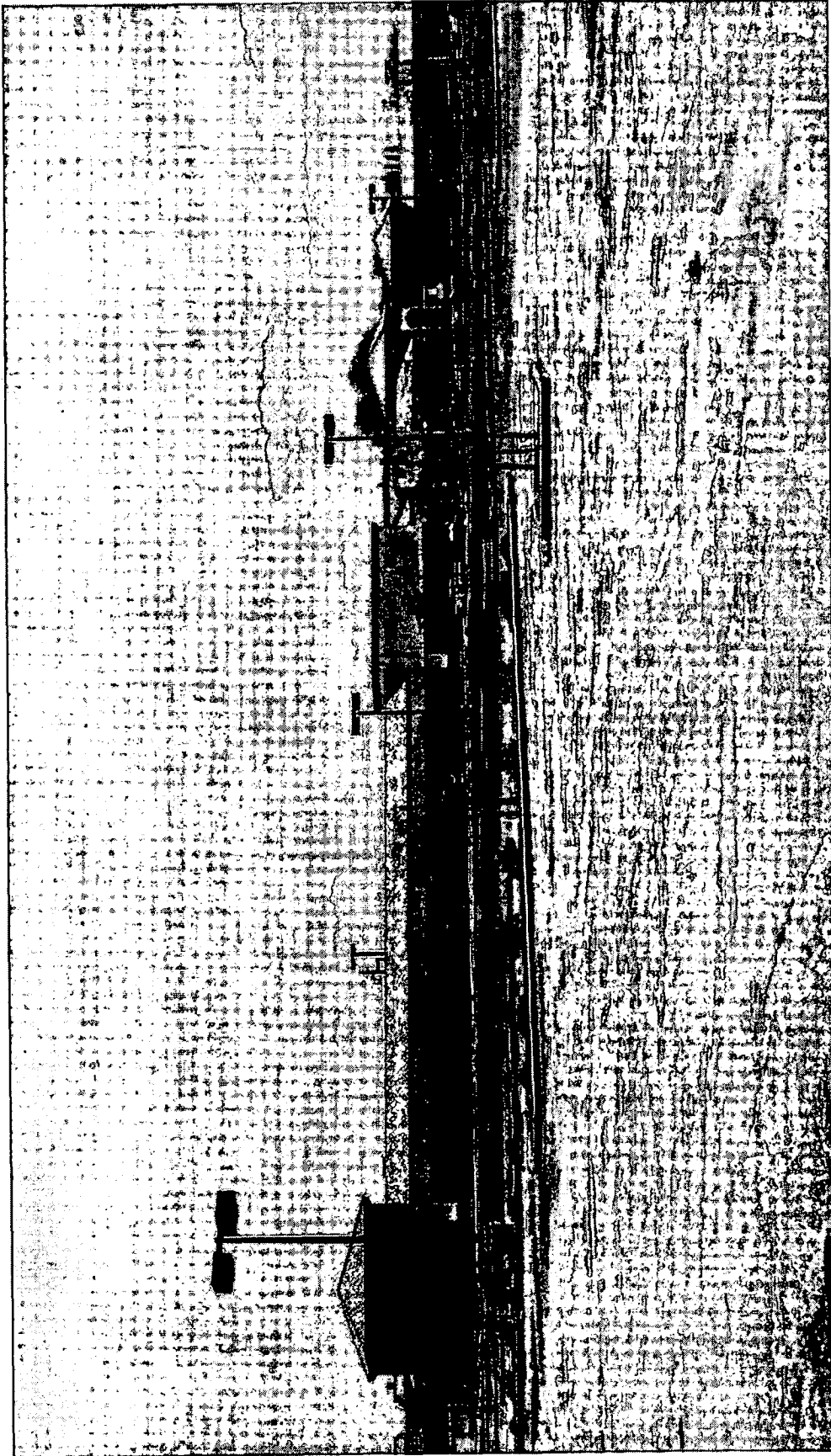
2 J074-97(8)
7-27-00 PC,



- [illegible]



- # FLOOR PLAN CONSTRUCTION KEY NOTES
- ① SEE GENERAL NOTES ON SHEET 14
 - ② FOR TOTAL ROOMS APPROXIMATELY 14,000 SQ. FEET. ROUGH LAYOUT AND ROOM TYPES ARE SHOWN - SUBJECT TO CHANGE
 - ③ 1. HALL SPACES AND ROOMS AS OF THE FIRST AND SECOND OF FIVE FLOOR SPACES ARE APPROXIMATE AND THE LAYOUT OF TYPE OF ROOMS SHOULD BE APPROVED BY ARCHITECT AND OWNER BEFORE ANY WORK. ALL ROOMS SHOULD BE APPROVED BY ARCHITECT AND OWNER BEFORE ANY WORK. ALL ROOMS SHOULD BE APPROVED BY ARCHITECT AND OWNER BEFORE ANY WORK.
 - ④ ROOF LAYOUT SEE (A)
 - ⑤ SEE HATCH LOCATION FOR PLUMBING CONNECTIONS
 - ⑥ DRAWING INDICATES PART OF SITE CONNECTIONS
 - ⑦ FIVE SPACES PART OF BUILDING CONNECTIONS (A)
 - ⑧ ELECTRICAL CONNECTIONS ARE ELECTRICAL CONNECTIONS
 - ⑨ ELECTRICAL PANELS ARE ELECTRICAL CONNECTIONS
 - ⑩ POWER PANELS ARE ELECTRICAL CONNECTIONS
 - ⑪ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ⑫ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ⑬ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ⑭ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ⑮ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ⑯ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ⑰ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ⑱ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ⑲ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ⑳ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ㉑ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ㉒ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ㉓ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ㉔ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ㉕ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ㉖ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ㉗ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ㉘ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ㉙ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ㉚ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ㉛ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ㉜ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ㉝ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ㉞ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ㉟ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ㊱ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ㊲ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ㊳ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ㊴ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ㊵ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ㊶ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ㊷ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ㊸ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ㊹ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ㊺ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ㊻ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ㊼ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ㊽ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ㊾ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS
 - ㊿ ROOMS ARE AS OF 1st FLOOR. CONNECTIONS TO BUILDING ARE AS REQUIRED. SEE PLUMBING CONNECTIONS



Z-0074-97(8) - RIO VISTA PLAZA, LIMITED LIABILITY COMPANY
SOUTH SIDE OF ANN ROAD, WEST OF RIO VISTA STREET
JULY 27, 2000 PLANNING COMMISSION

City of Las Vegas

Agenda Item No. 121

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: AUGUST 16, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE ITEM - 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.

Hearing Officer Meeting

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Hearing Officer Meeting

City Council Meeting

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL.

BACKUP DOCUMENTATION:

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

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

MAYOR GOODMAN declared the Public Hearing open.

KELLEEN COTA, Lamar Outdoor Advertising Company, 1863 Helm Drive, appeared on behalf of the applicant and agreed with the conditions.

COUNCILMAN REESE clarified that a one-year review was imposed on this Item rather than a four-year review, as was done with Item 122, because this matter involves an area that is going through a lot of redevelopment changes. Therefore, it is necessary for the City to retain the right to review the Special Use Permit in one year. MS. COTA stated that Lamar Outdoor Advertising

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

CITY COUNCIL MEETING OF AUGUST 16, 2000

Planning & Development

Item 121 – U-0052-95(1)

MINUTES - Continued:

also reviewed the area and concurs with a one-year review because Lamar wants to be in conformance with the City's plans.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

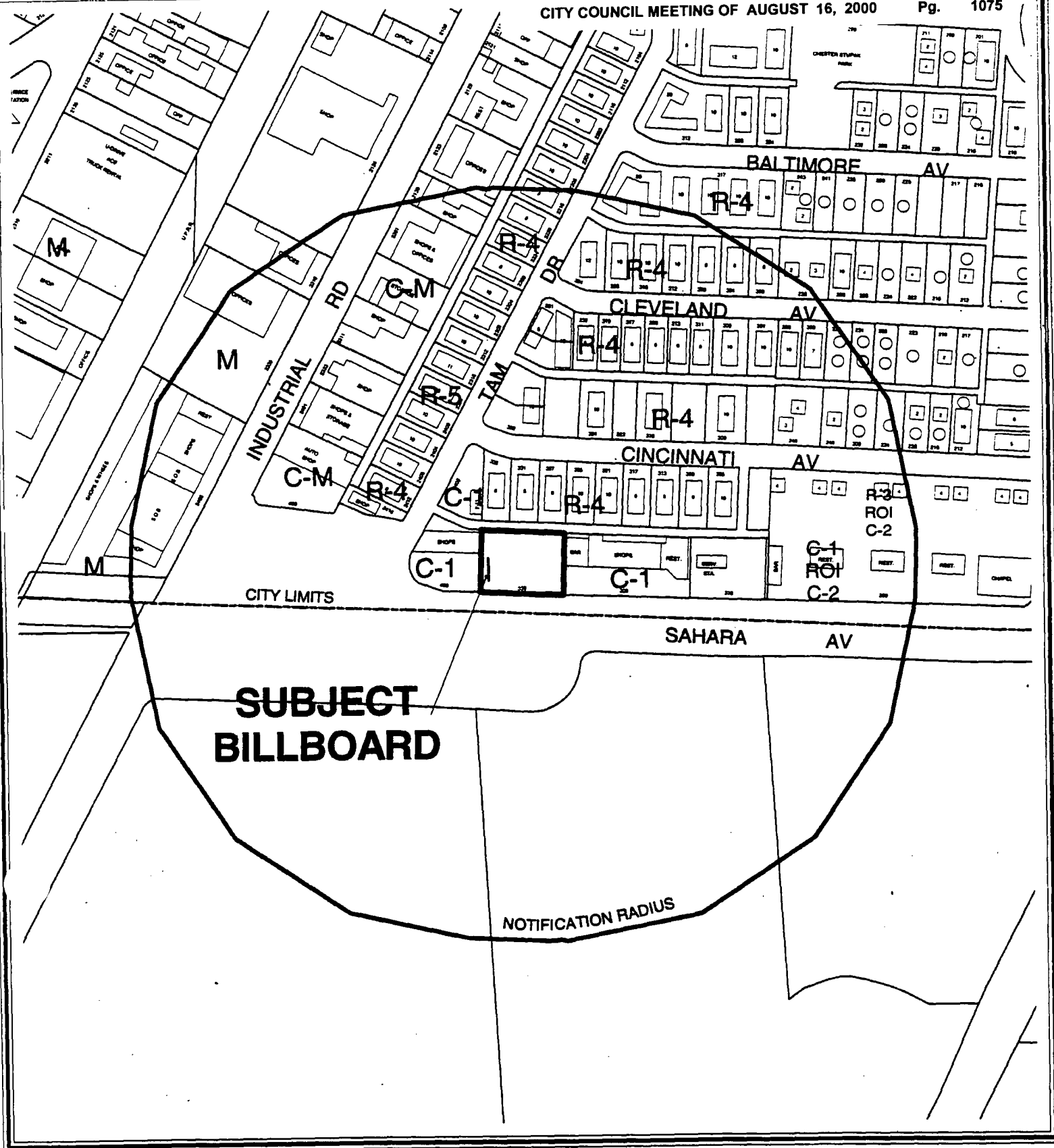
(3:28 – 3:30)

4-3435

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)

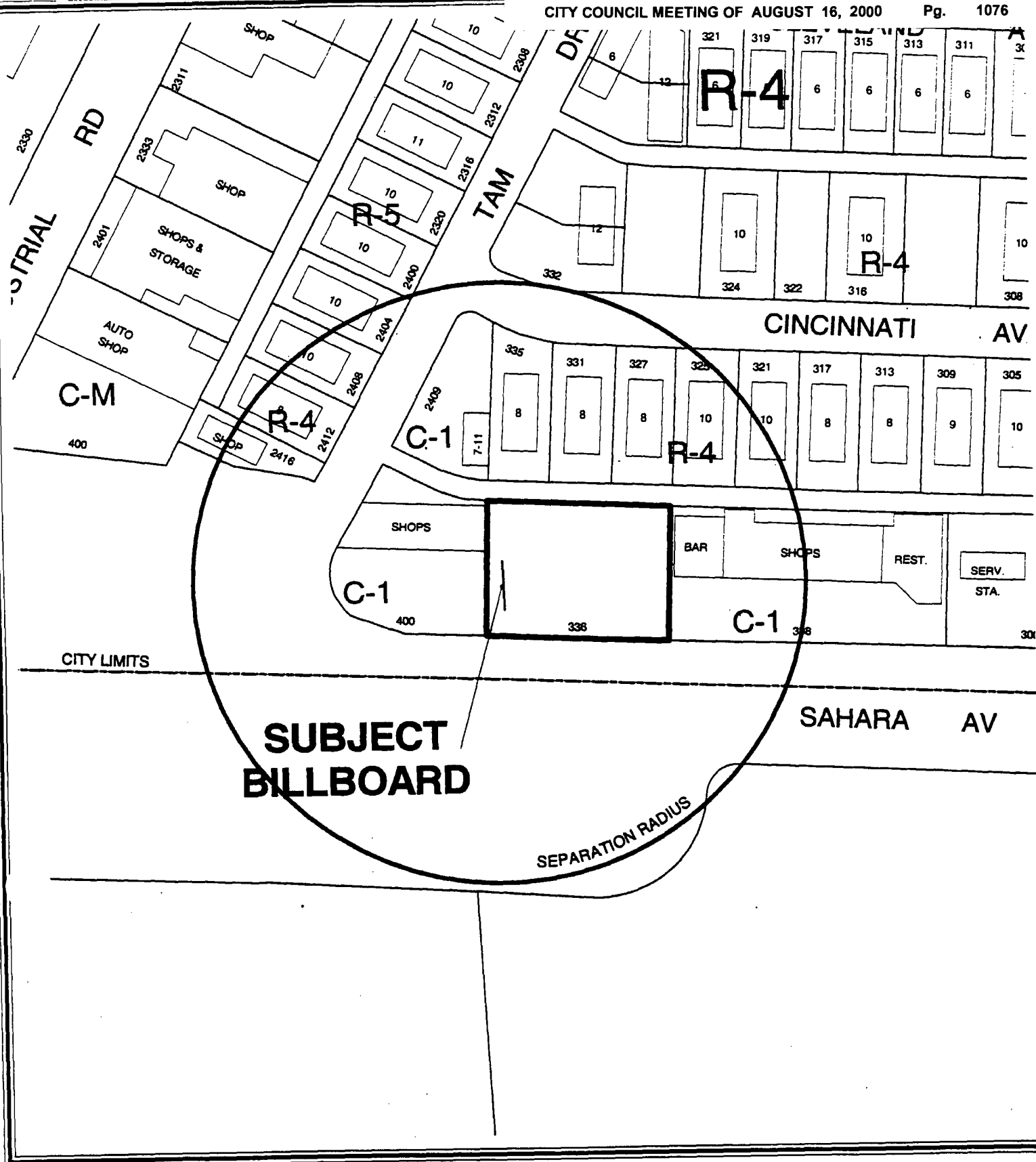
RADIUS: 750 FT

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

0 200 400 Feet

121





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

0 90 180 Feet



U-0052-95(1) - Page One
August 16, 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 16, 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 16, 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 16, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE ITEM - 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.

BACKUP DOCUMENTATION:

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

MOTION:

REESE - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

KELLEEN COTA, Lamar Outdoor Advertising Company, 1863 Helm Drive, appeared on behalf of the applicant and agreed with the conditions.

No one appeared in opposition.

NOTE: See Item 121 (U-0052-95(1) for related discussion.

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

CITY COUNCIL MEETING OF AUGUST 16, 2000
Planning & Development
Item 122 – U-0055-95(1)

MINUTES - Continued:

MAYOR GOODMAN declared the Public Hearing closed.

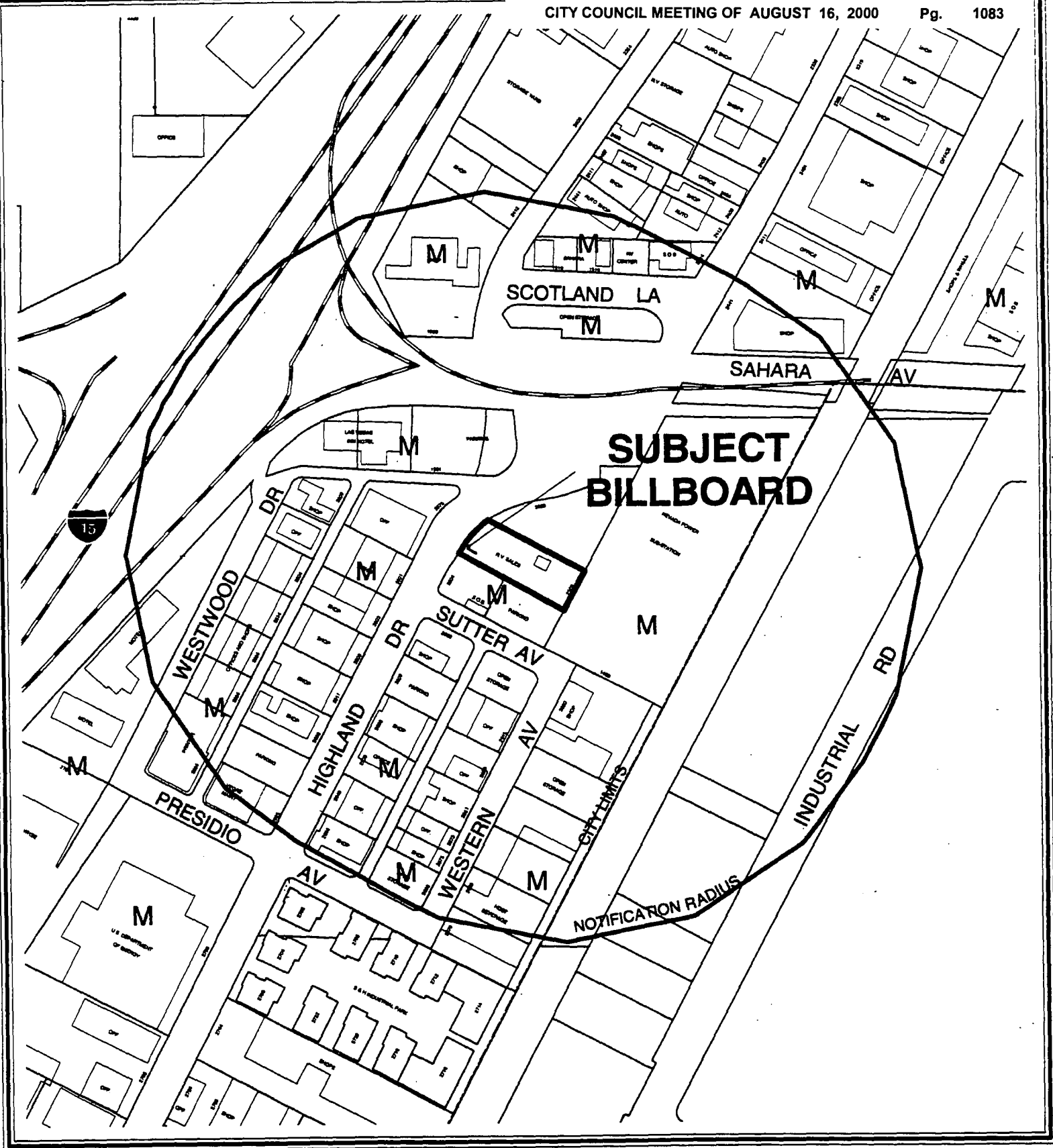
(3:28 – 3:30)

4-3435

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.



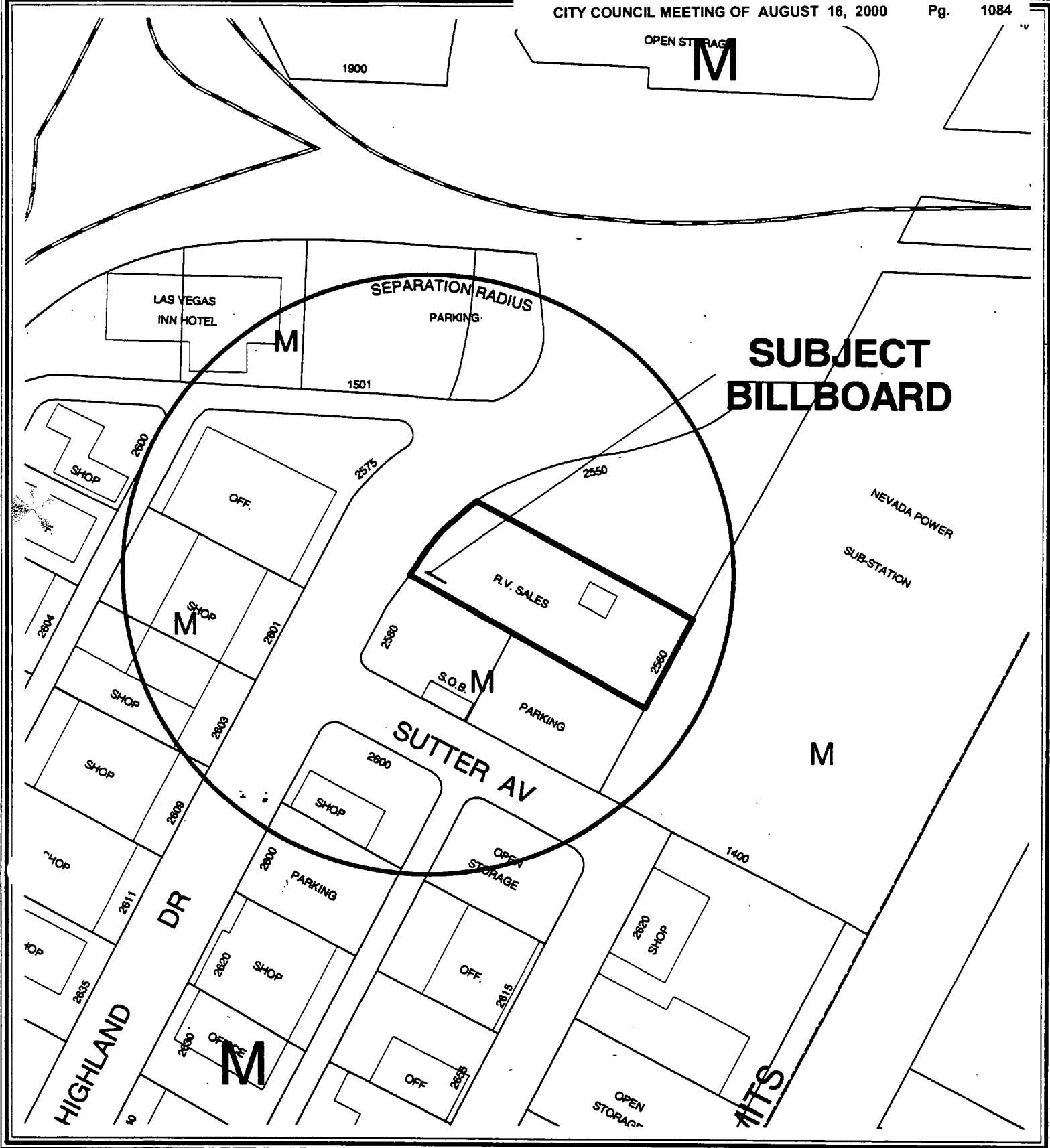
CASE: U-0055-95(1)

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



U-0055-95(1) - Page One
August 16, 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 16, 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

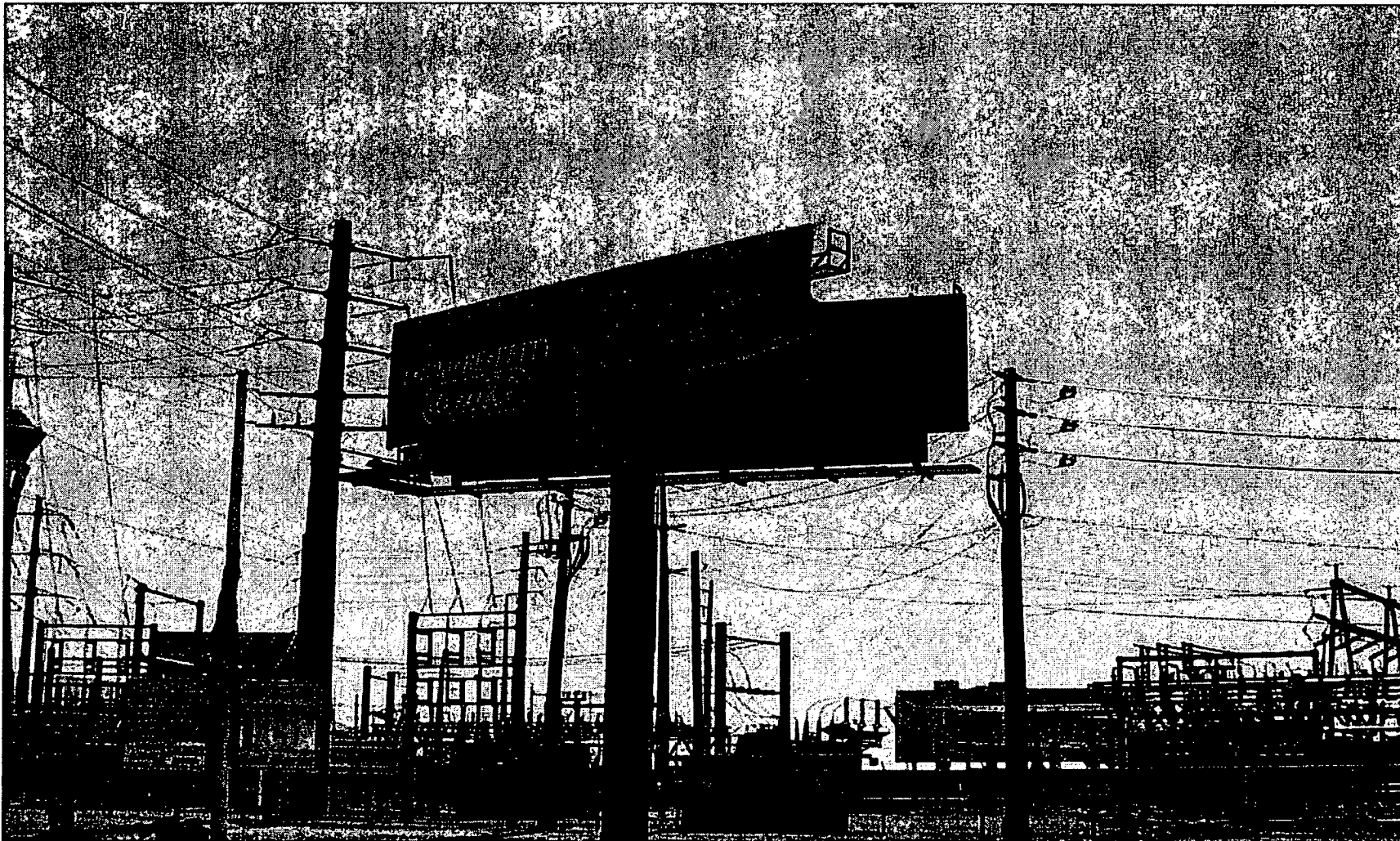
APPROVALS 0

PROTESTS 0

U-0055-95(1) - Page Three
 August 16, 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 16, 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

Submitted at the meeting: photo simulations of the existing and proposed pole that are made a part of the Final Minutes.

MOTION:

M. McDONALD - Granted the Appeal; thereby APPROVING the Special Use Permit subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

CHRIS WENER, Spectrum Surveying and Engineering, 3002 Rigel Avenue, appeared representing the applicant. He referred to photo simulations of the existing and proposed pole. The new pole will be approximately 17 to 18 inches in diameter at the top, which will match the diameter at the bottom.

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

CITY COUNCIL MEETING OF AUGUST 16, 2000
Planning & Development Department
Item 123 – U-0067-00

MINUTES - Continued:

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(3:31 – 3:33)

4-3633

CONDITIONS:

Planning and Development

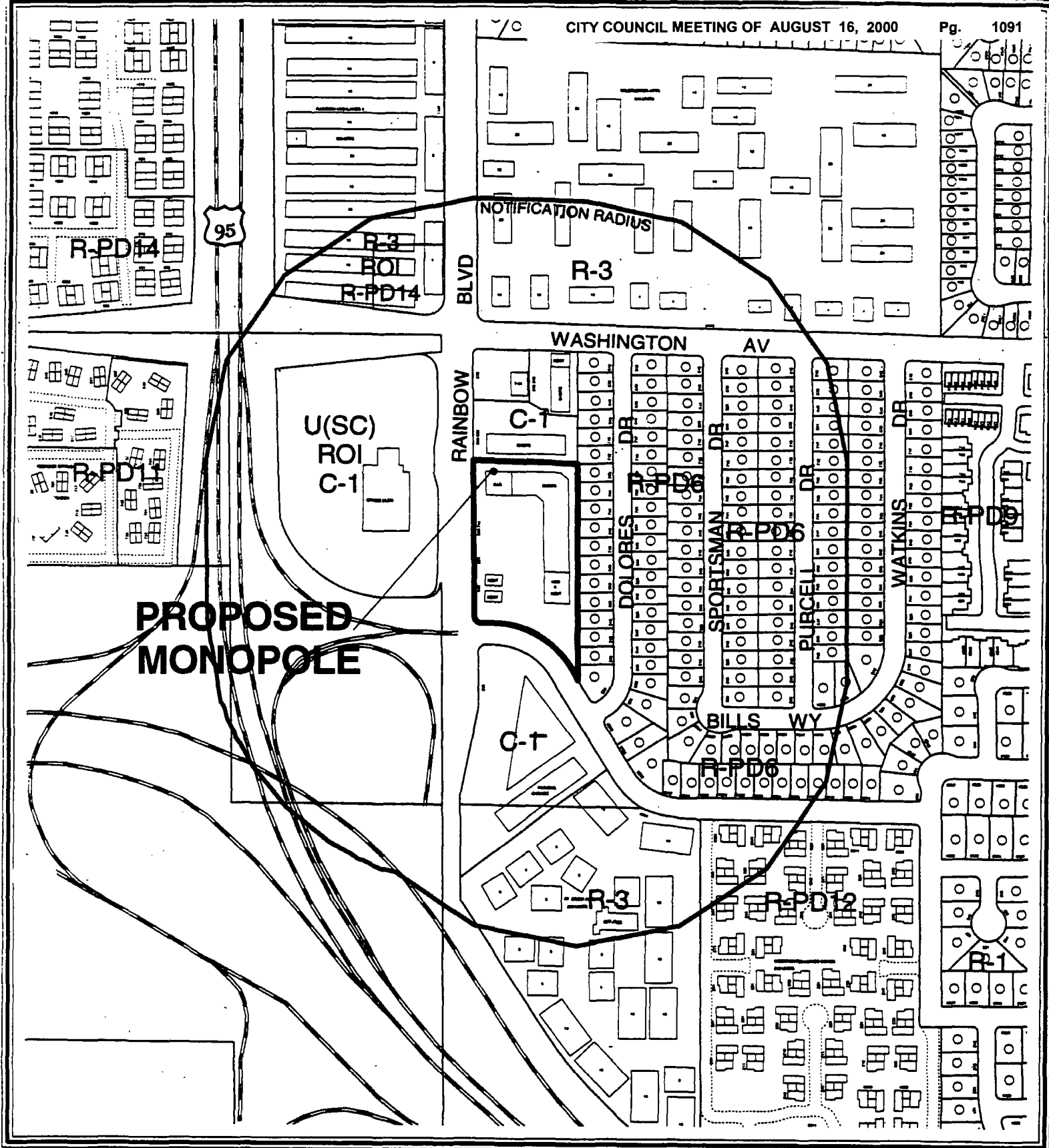
1. The tower shall be a cross-pole style design.
2. If this Special Use Permit is not exercised within one (1) year of the approval, this Special Use Permit shall be void unless an Extension of Time is granted.

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.
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



U-0067-00 - Page One

August 16, 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 16, 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

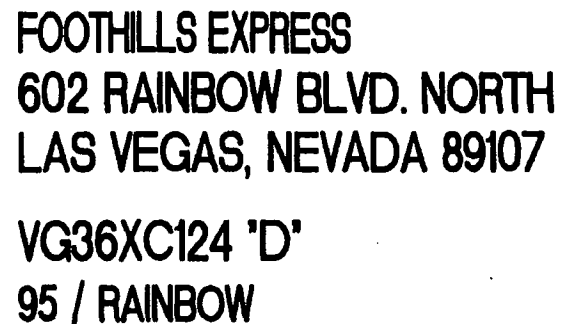
APPROVALS 0

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

[illegible]**PROJECT INFORMATION:**

95 & RAINBOW
VG35XC124 "O"
802 RAINBOW BLVD. NORTH
LAS VEGAS, NEVADA 8910
CLARK COUNTY

CURRENT ISSUE DATE: 3

03/31/00

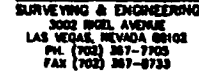
ISSUED FOR:

LAND USE PERMIT

REV.	DATE	DESCRIPTION	BY
1	01/01/01	Initial Issue	J. Smith
2	01/01/02	Revised for compliance	J. Smith
3	01/01/03	Updated for new regulations	J. Smith
4	01/01/04	Minor corrections	J. Smith
5	01/01/05	Major revision	J. Smith
6	01/01/06	Updated for new standards	J. Smith
7	01/01/07	Revised for clarity	J. Smith
8	01/01/08	Updated for new requirements	J. Smith
9	01/01/09	Revised for consistency	J. Smith
10	01/01/10	Updated for new regulations	J. Smith
11	01/01/11	Revised for accuracy	J. Smith
12	01/01/12	Updated for new standards	J. Smith
13	01/01/13	Revised for clarity	J. Smith
14	01/01/14	Updated for new requirements	J. Smith
15	01/01/15	Revised for consistency	J. Smith
16	01/01/16	Updated for new regulations	J. Smith
17	01/01/17	Revised for accuracy	J. Smith
18	01/01/18	Updated for new standards	J. Smith
19	01/01/19	Revised for clarity	J. Smith
20	01/01/20	Updated for new requirements	J. Smith
21	01/01/21	Revised for consistency	J. Smith
22	01/01/22	Updated for new regulations	J. Smith
23	01/01/23	Revised for accuracy	J. Smith
24	01/01/24	Updated for new standards	J. Smith
25	01/01/25	Revised for clarity	J. Smith
26	01/01/26	Updated for new requirements	J. Smith
27	01/01/27	Revised for consistency	J. Smith
28	01/01/28	Updated for new regulations	J. Smith
29	01/01/29	Revised for accuracy	J. Smith
30	01/01/30	Updated for new standards	J. Smith
31	01/01/31	Revised for clarity	J. Smith
32	01/01/32	Updated for new requirements	J. Smith
33	01/01/33	Revised for consistency	J. Smith
34	01/01/34	Updated for new regulations	J. Smith
35	01/01/35	Revised for accuracy	J. Smith
36	01/01/36	Updated for new standards	J. Smith
37	01/01/37	Revised for clarity	J. Smith
38	01/01/38	Updated for new requirements	J. Smith
39	01/01/39	Revised for consistency	J. Smith
40	01/01/40	Updated for new regulations	J. Smith
41	01/01/41	Revised for accuracy	J. Smith
42	01/01/42	Updated for new standards	J. Smith
43	01/01/43	Revised for clarity	J. Smith
44	01/01/44	Updated for new requirements	J. Smith
45	01/01/45	Revised for consistency	J. Smith
46	01/01/46	Updated for new regulations	J. Smith
47	01/01/47	Revised for accuracy	J. Smith
48	01/01/48	Updated for new standards	J. Smith
49	01/01/49	Revised for clarity	J. Smith
50	01/01/50	Updated for new requirements	J. Smith
51	01/01/51	Revised for consistency	J. Smith
52	01/01/52	Updated for new regulations	J. Smith
53	01/01/53	Revised for accuracy	J. Smith
54	01/01/54	Updated for new standards	J. Smith
55	01/01/55	Revised for clarity	J. Smith
56	01/01/56	Updated for new requirements	J. Smith
57	01/01/57	Revised for consistency	J. Smith
58	01/01/58	Updated for new regulations	J. Smith
59	01/01/59	Revised for accuracy	J. Smith
60	01/01/60	Updated for new standards	J. Smith
61	01/01/61	Revised for clarity	J. Smith
62	01/01/62	Updated for new requirements	J. Smith
63	01/01/63	Revised for consistency	J. Smith
64	01/01/64	Updated for new regulations	J. Smith
65	01/01/65	Revised for accuracy	J. Smith
66	01/01/66	Updated for new standards	J. Smith
67	01/01/67	Revised for clarity	J. Smith
68	01/01/68	Updated for new requirements	J. Smith
69	01/01/69	Revised for consistency	J. Smith
70	01/01/70	Updated for new regulations	J. Smith
71	01/01/71	Revised for accuracy	J. Smith
72	01/01/72	Updated for new standards	J. Smith
73	01/01/73	Revised for clarity	J. Smith
74	01/01/74	Updated for new requirements	J. Smith
75	01/01/75	Revised for consistency	J. Smith
76	01/01/76	Updated for new regulations	J. Smith
77	01/01/77	Revised for accuracy	J. Smith
78	01/01/78	Updated for new standards	J. Smith
79	01/01/79	Revised for clarity	J. Smith
80	01/01/80	Updated for new requirements	J. Smith
81	01/01/81	Revised for consistency	J. Smith
82	01/01/82	Updated for new regulations	J. Smith
83	01/01/83	Revised for accuracy	J. Smith
84	01/01/84	Updated for new standards	J. Smith
85	01/01/85	Revised for clarity	J. Smith
86	01/01/86	Updated for new requirements	J. Smith
87	01/01		

	03/21/00	SCR SPRING	P

PLANS PREPARED BY:



CONSULTANTS

FORM NO. 10-70 DAK APV

2.0. NEWCOM

ENCLOSURE:

SWEET **WIND**

LAND USE PERMIT

CHART NUMBER _____ **REVISION** _____

LUP1	0
	XCI24

The vicinity map shows a network of roads. A star marks the 'PROPOSED LOCATION' at the intersection of I-95 and I-85. Other roads shown include US-17, US-1, and various local streets like 'LOVE HILL BL', 'TOWN BL', 'HARRISON BL', 'BUTLER BL', 'WILSON BL', 'HARRISON BL', 'BUTLER BL', 'WILSON BL', 'HARRISON BL', 'BUTLER BL', 'WILSON BL'. A 'ROAD KEY' is provided on the right side of the map.

WOLF

CONTACTS

ARMSTRONG, JAC
2025 262-7700
571 SOUTH DOUGL, SUITE A
LAS VEGAS, NEVADA 89109
(702) 692-6400

ARMSTRONG, JAC
SPECIAL INVESTING & CONSULTING
2025 262-7700
LAS VEGAS, NV 89102
(702) 267-7700
(702) 267-6700 (FAX)

ARMSTRONG, JAC
SPECIAL INVESTING & CONSULTING
2025 262-7700
LAS VEGAS, NV 89102
(702) 267-7700
(702) 267-6700 (FAX)

ARMSTRONG, JAC
PAPER DEVELOPMENT INC.
2025 262-7700
LAS VEGAS, NEVADA 89117-2700

SITE INFORMATION

STREET ADDRESS:
200 WILSON BLVD
LAS VEGAS, NEVADA 89047

CITY:
WAS. PARKED = 1.20 ACRES
LEASE PAVED = 3.20 SQUARE FEET, MORE OR LESS.

PROPERTY OWNER:
J.M. - (MANAGED FACILITY)

ADDRESS: CANTILLAN BLVD.
130-10-101-001

PROPERTY USE:
RECREATION SHOPPING CENTER

DEVELOPER: ATWOOD INC.
CANTILLAN BLVD. MANAGED FACILITY (UNPAVED STATION)

1. A FIELD BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED ON MARCH 17, 2008

2. THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES.

TABLE OF RECORDS
 NORTH AVENUE OF ILL. BEING THE WEST LINE OF THE NEIGHBORHOOD PLANNED SUB L&S
 OF SECTION 36, TOWNSHIP 24 NORTH, RANGE 10 EAST, S.W. 1/4, CLARK COUNTY, ILLINOIS
 AS SHOWN ON FILE 2, PAGE 17 OF RECORD OF SURVEY.

REMARKS:
 CITY OF LAKE MICHIGAN, COOKING, PORT "LIVE BIRD" BEING A GUEST AND PLAIN
 IS TOP OF CURB, REPEL-REACH RETURN BARBERS BOULEVARD AND WASHINGTON AVENUE.

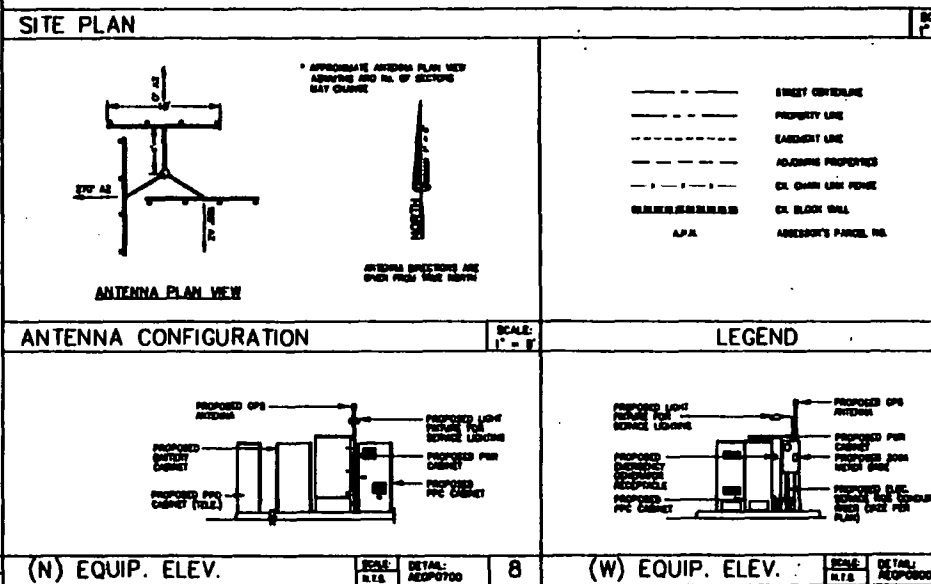
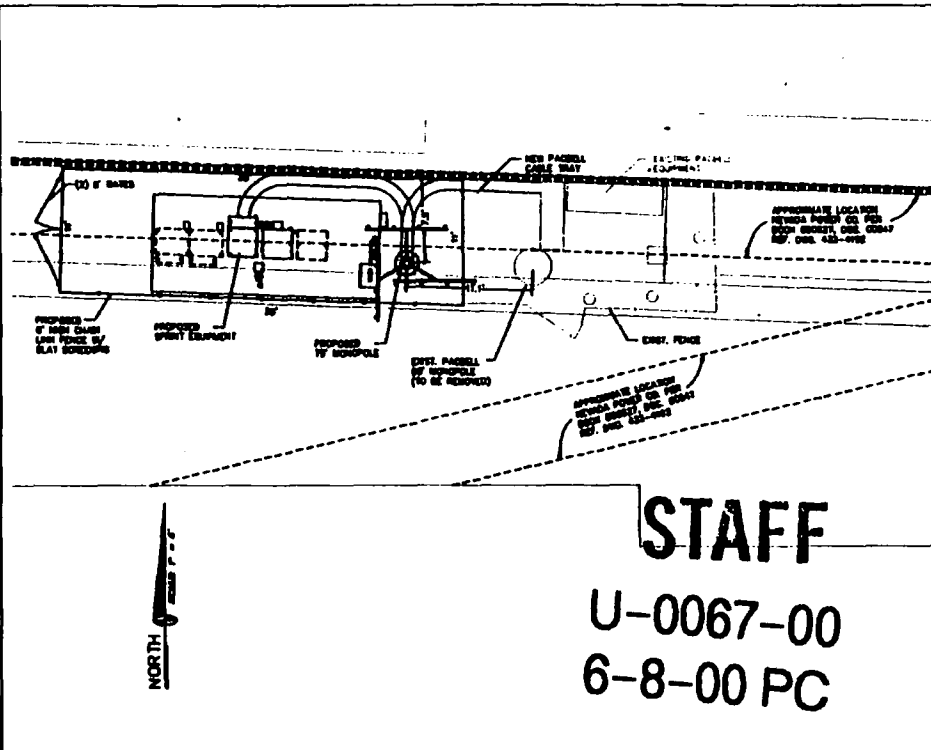
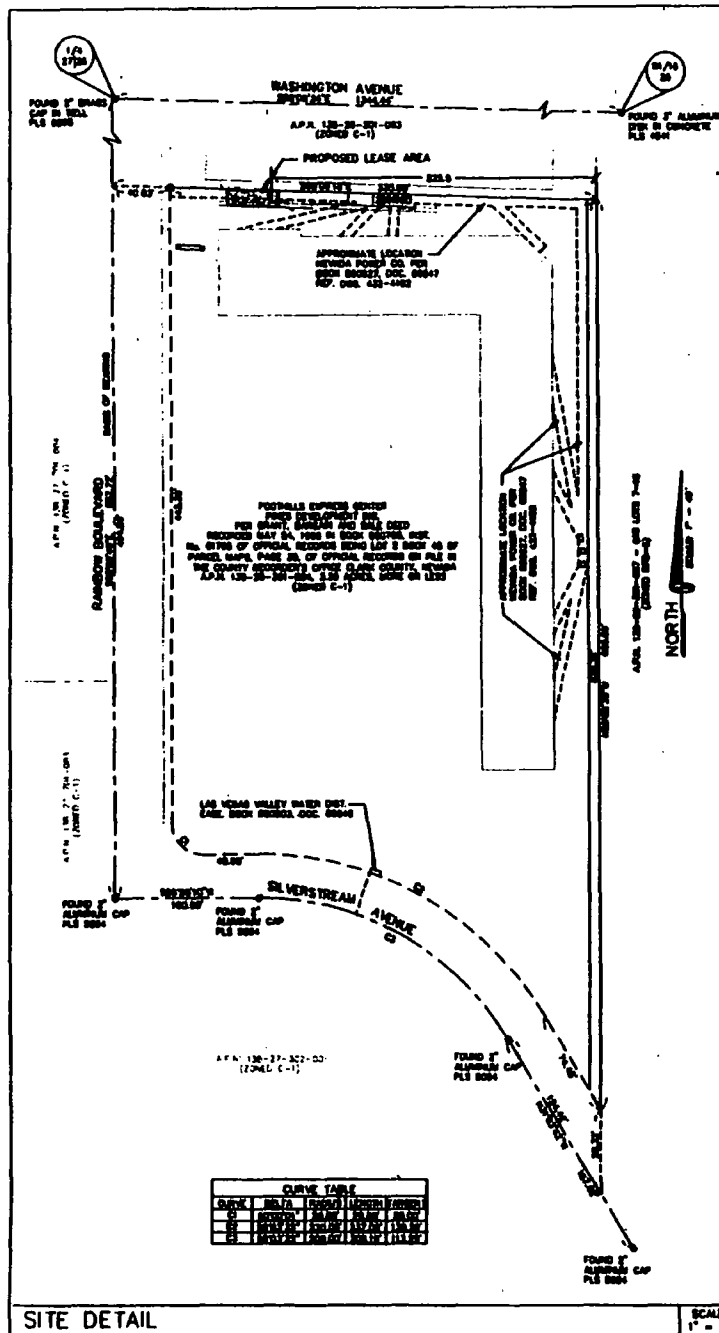
ELEVATION: 734.7600 - INTERIOR
5377.00 - FOOT

MADE 1988 DATUM

APPROVAL SIGN OFF OF LAND USE PERMIT DRAWING			
	DATE	PRINT NAME	SIGNATURE
PL/CONSTRUCTION MANAGER			
BY ENGINEER			
PLANNING REPRESENTATIVE			
USE ACQUISITION REPRESENTATIVE			
SPRINT PROGRAM MANAGER/IT			
NETWORK OPERATIONS			

APPROVAL SIGN OFF OF LAND USE PERMIT DRAWINGS

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



Sprint
Sprint PCS
871 ORION DRIVE, SUITE A
LAS VEGAS, NEVADA 89119

PROJECT INFORMATION:
95 & RAINBOW
VG35XC124 "D"
802 RAINBOW BLVD. NORTH
LAS VEGAS, NEVADA 89107
CLARK COUNTY

CURRENT ISSUE DATE:
4/12/00

ISSUED FOR:
LAND USE PERMIT

REV. DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
1	04/12/00	ISSUE EDITION	AM
2	02/01/00	ISSUE EDITION	PD

PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
3002 WOOD AVENUE
LAS VEGAS, NEVADA 89102
TEL (702) 367-7700
FAX (702) 367-6733

CONSULTANT:

DRAWN BY: OKL **APV:**

P.D. DENSON

LICENSURE

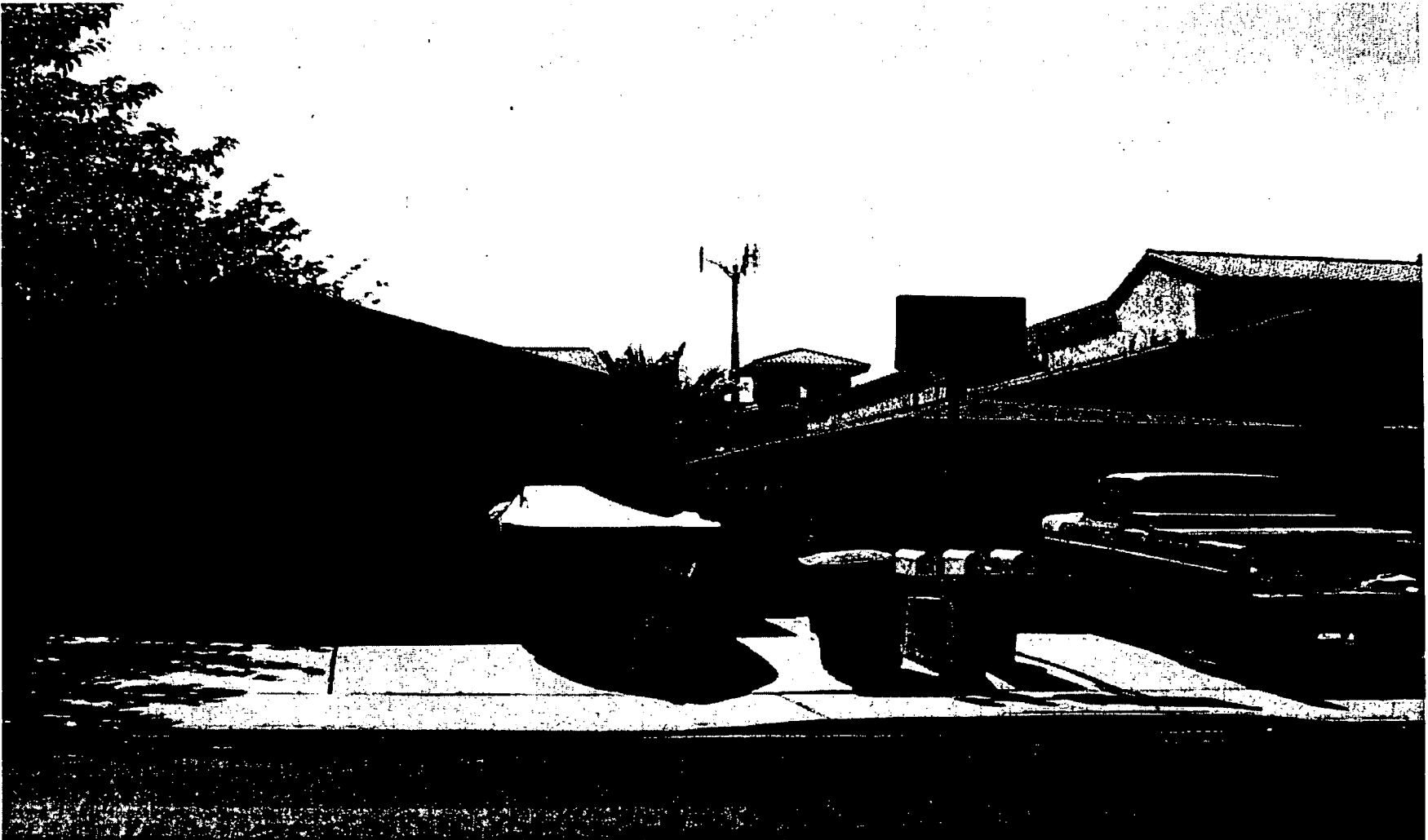
SHEET TITLE:
LAND USE PERMIT

SHEET NUMBER: LUP2 **REVISION:** 1

XC124"0"

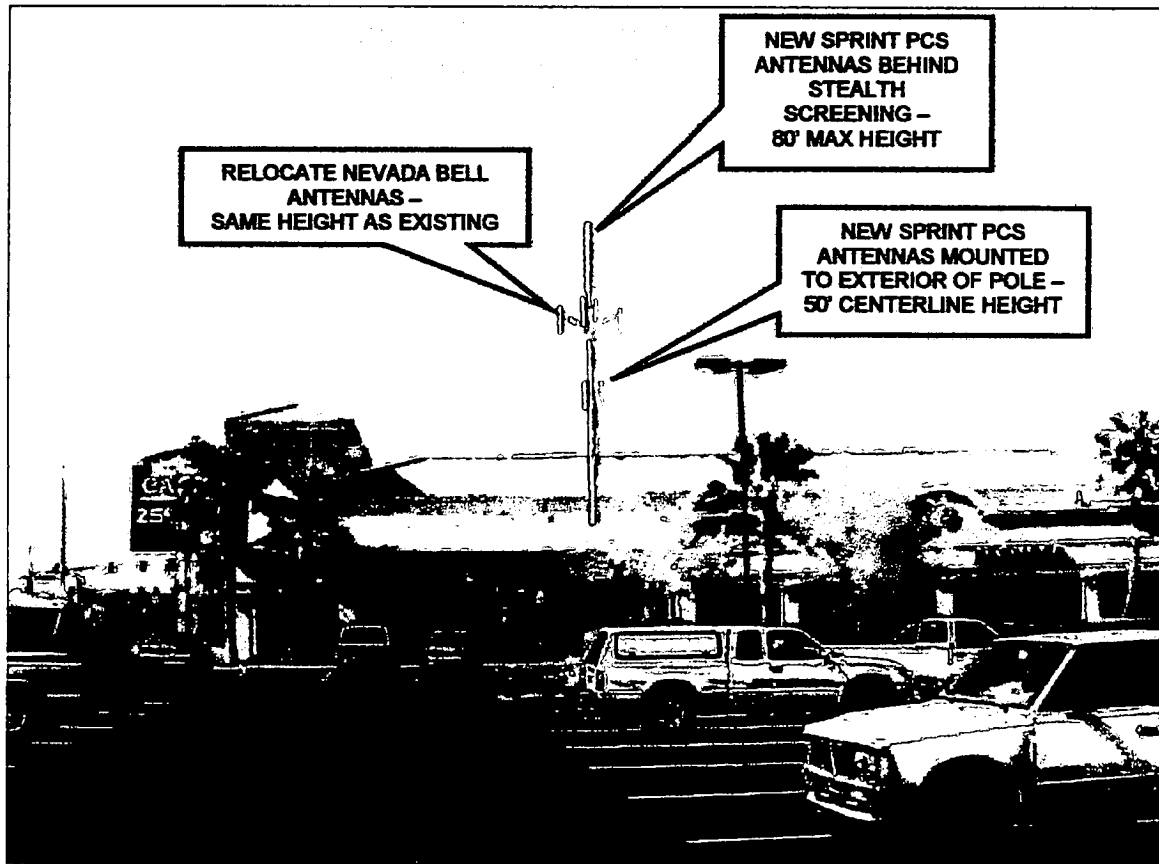


U-0067-00 - FROM SOUTHWEST OF SITE LOOKING NORTHEASTERLY TO EXISTING MONOPOLE
(RAINBOW BOULEVARD SEEN IN FOREGROUND)



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

**SPRINT PCS
SITE VG36XC124 95 & RAINBOW
CANDIDATE "D"
602 RAINBOW BLVD.**



**PHOTO SIMULATION OF PROPOSED FACILITY
LOOKING NORTH**

**SPRINT PCS
SITE VG36XC124 95 & RAINBOW
CANDIDATE "D"
602 RAINBOW BLVD.**



**EXISTING NEVADA BELL FACILITY
LOOKING NORTH**

**SPRINT PCS
SITE VG36XC124 95 & RAINBOW
CANDIDATE "D"
602 RAINBOW BLVD.**



**EXISTING FACILITY COMPARED TO PROPOSED COLLOCATION FACILITY
LOOKING NORTH**

City of Las Vegas

Agenda Item No. 124

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: AUGUST 16, 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE ITEM - 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.

1

Hearing Officer Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

Hearing Officer Meeting

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-1 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, deleting Condition No. 2, and an additional condition amending the month-to-month lease agreement for the corner parcel to include a \$50 per month lease fee, requiring a 60-day notice of termination be provided to the Director of the Planning and Development Department, and that an alternative and acceptable means of parking be approved should such termination occur - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

TEDDY MAY, 1151 Shady Run, appeared representing the applicant. He indicated that the landscaping was agreed to as required by City staff. Regarding Condition No. 2, a copy of the original lease was submitted to CITY ATTORNEY BRAD JERBIC who amended it to the City's satisfaction, with which he and the Pastor concur.

**Agenda Item No. 124**

CITY COUNCIL MEETING OF AUGUST 16, 2000

Planning & Development

Item 124 - U-0074-00

MINUTES - Continued:

COUNCILMAN WEEKLY thanked the Pastor of the church for working closely with City staff in addressing all of the concerns.

DEPUTY CITY ATTORNEY STEVE GEORGE noted that the City Attorney's office determined that the original lease agreement is invalid. However, the City Council was free to move for approval, subject to an additional condition amending the lease agreement to include a \$50 per month lease fee on the month-to-month lease, requiring a 60-day notice of termination be provided to the Director of the Planning and Development Department, and that alternative and acceptable means of parking be approved subject to that. MR. MAY concurred with the lease amendments.

DAVID PETROVICH, Current Planning Supervisor, Planning and Development Department, clarified with COUNCILMAN WEEKLY that Condition No. 2 should be deleted.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(3:33 - 3:37)

4-3772

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.
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.

*City of Las Vegas***Agenda Item No. 124****CITY COUNCIL MEETING OF AUGUST 16, 2000****Planning & Development****Item 124 – U-0074-00****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.
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.

**Agenda Item No. 124**

CITY COUNCIL MEETING OF AUGUST 16, 2000

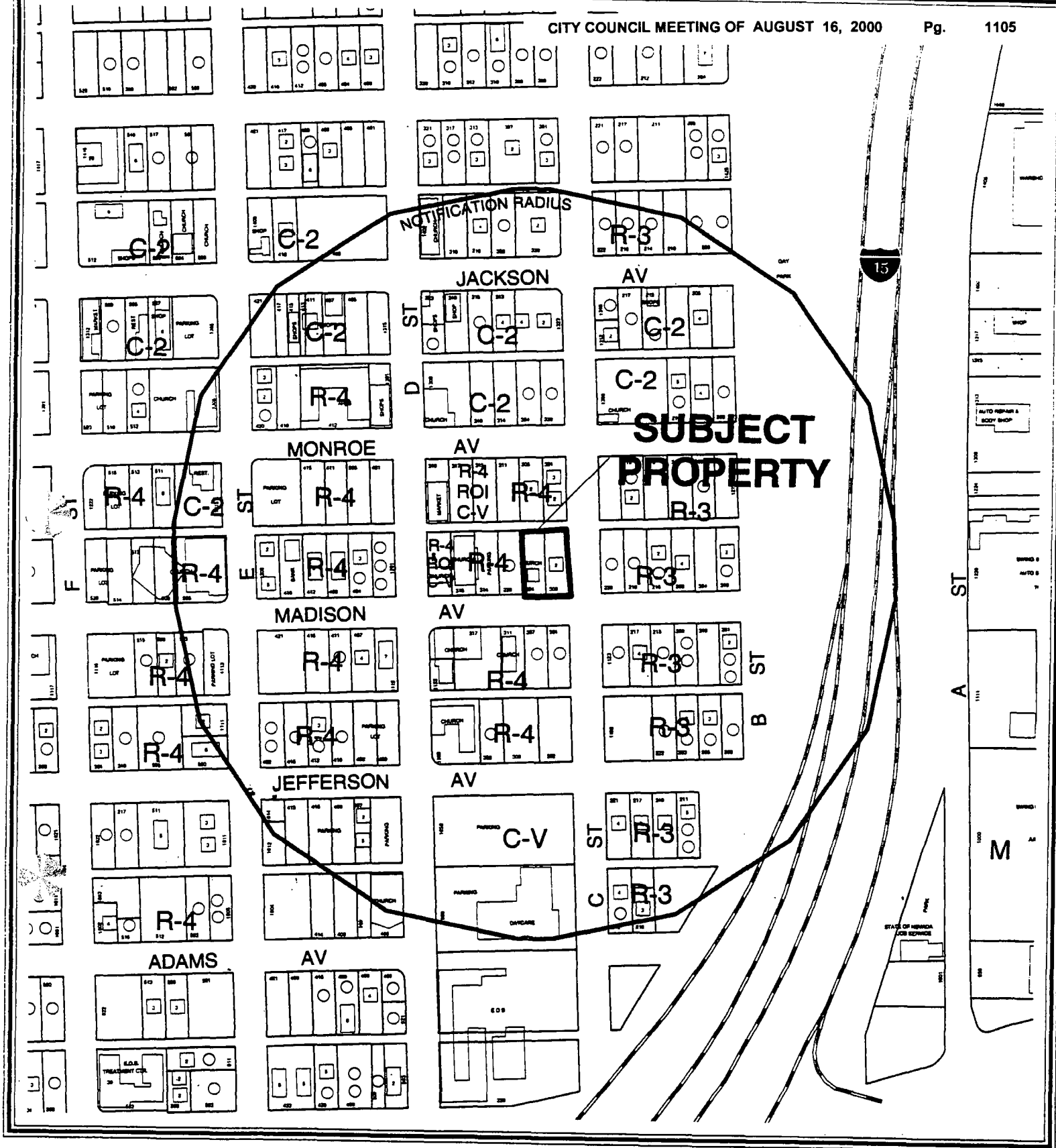
Planning & Development

Item 124 – 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

124



U-0074-00 - Page One
August 16, 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 16, 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 16, 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 16, 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 16, 2000 City Council Meeting

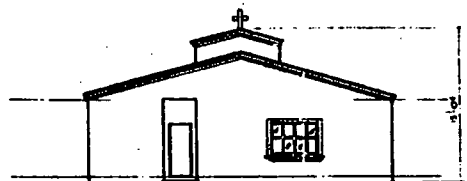
NOTICES MAILED 117 by City Clerk

APPROVALS 1

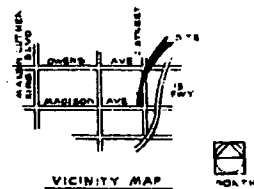
PROTESTS 1

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



NORTH



PAGE NO. 122-7 2p-006
 ZONE: 4
 LOT AREA: 7000 SQ FT
 OCCUPANCY: AS
 SEATING
 TANGUARY 39' 81' 1965 SQ FT
 1965 1200 FT 164 PERSON 1965
 1965 1800 164 CALS 1965



MAY HOMES INC.
GENERAL CONTRACTOR

LICENSE NO
0037309

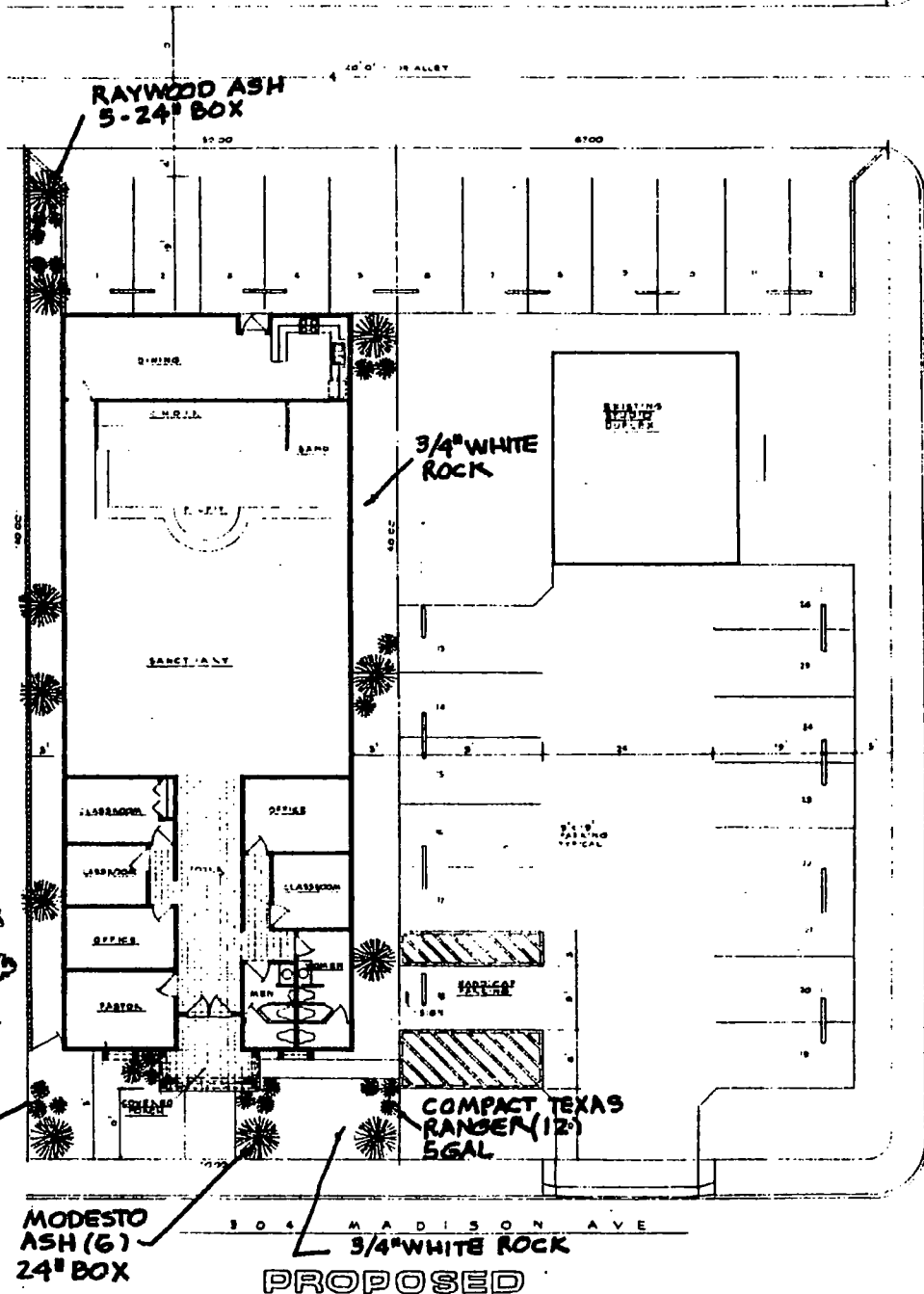
304-6671
492-1162



PRAISE TEMPLE

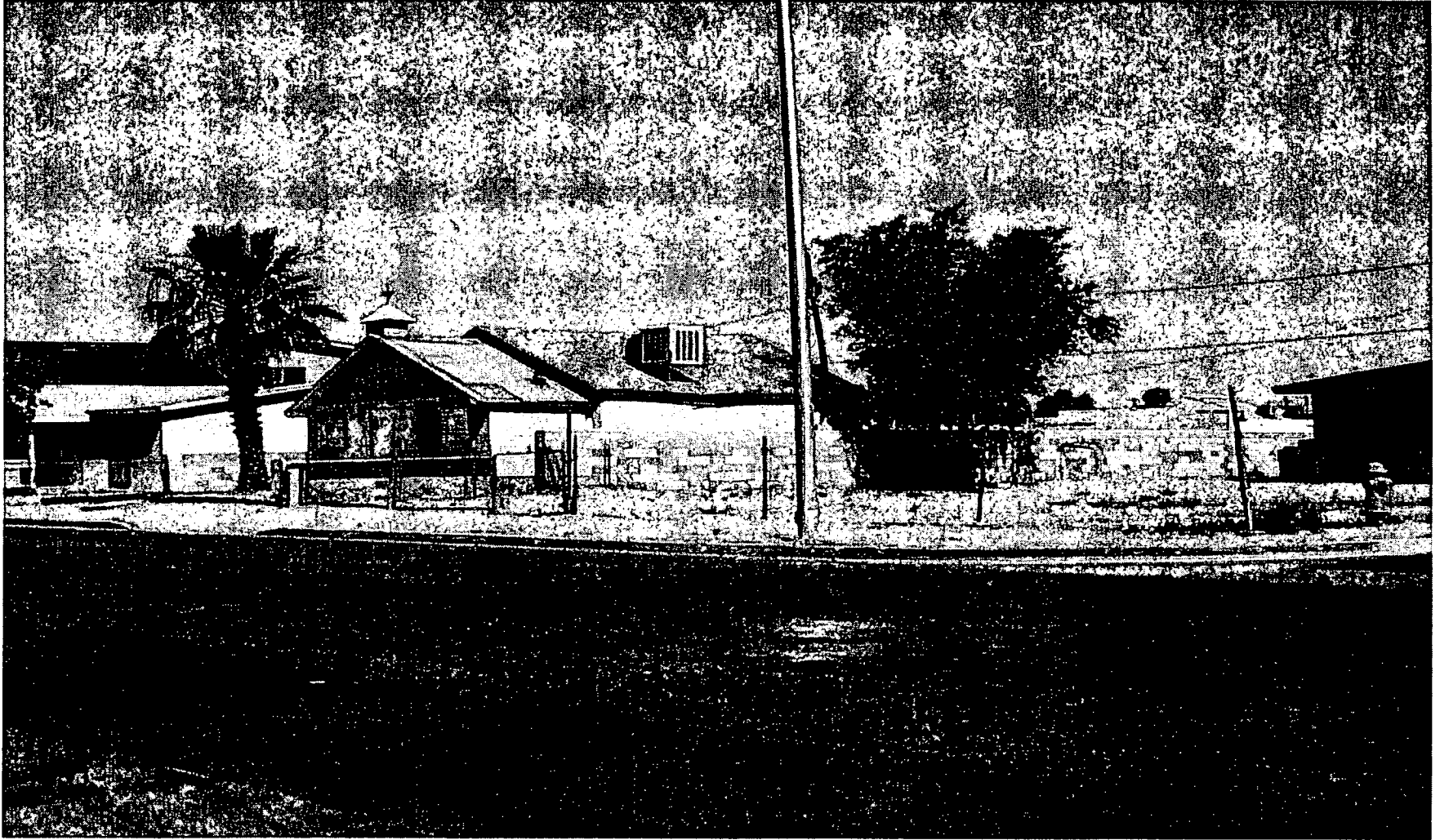
304 MADISON AVENUE

PASTORAL MODEL

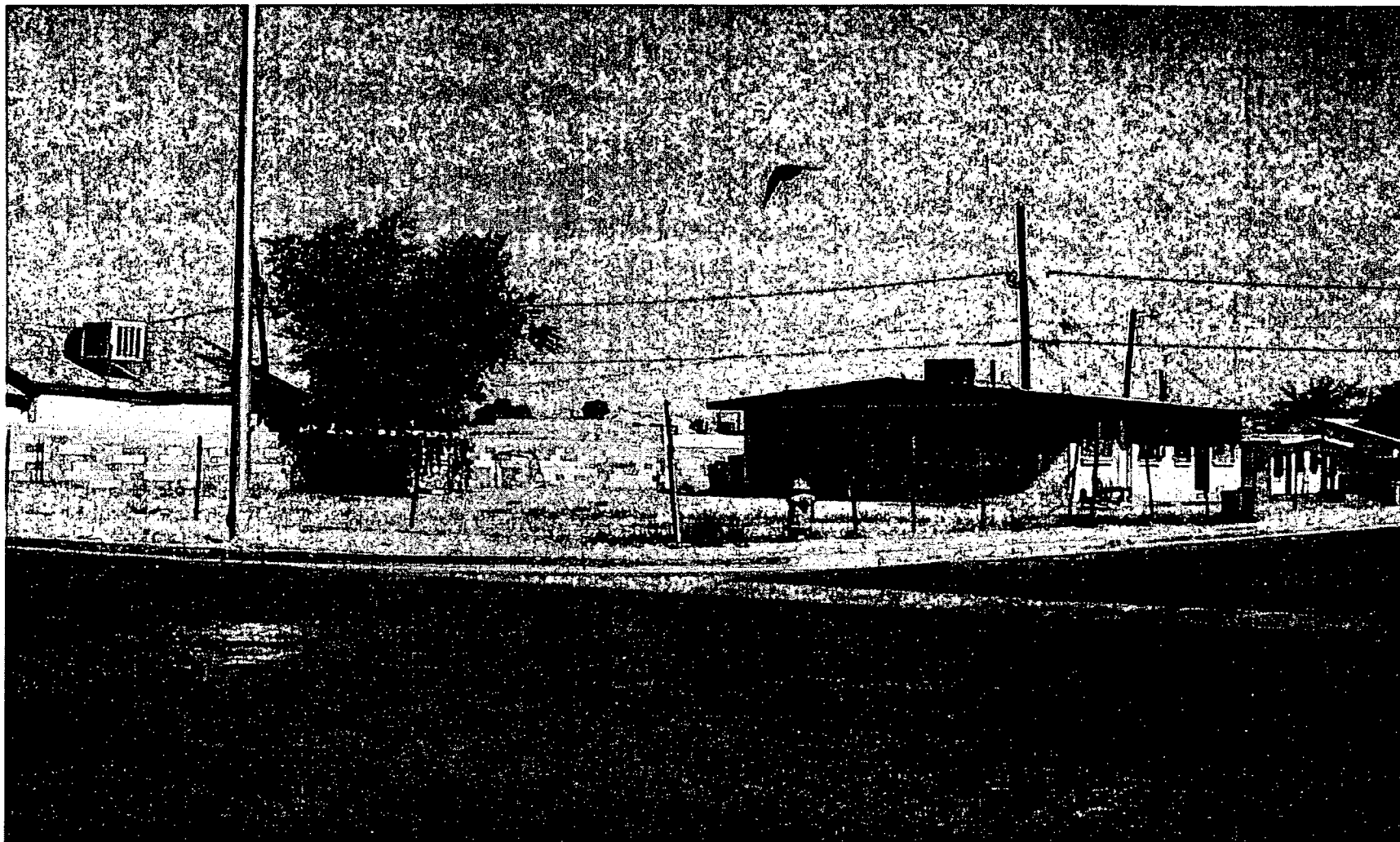


STAFF

U-0074-00
6-22-00 PC



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. 125

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: AUGUST 16, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SPECIAL USE PERMIT - PUBLIC HEARING - U-0068-00 - NORWEST BANK NEVADA FSB - Request for a Special Use Permit FOR THE SALE OF PACKAGE LIQUOR WITHIN A PROPOSED SAV-ON DRUG STORE at 9350 West Lake Mead Boulevard (APN: 138-18-812-004), P-C (Planned Community) Zone, Ward 4 (Brown). The Planning Commission (4-0 vote) and staff recommend APPROVAL

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

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

BACKUP DOCUMENTATION:

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

MOTION:

BROWN - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY THOMAS AMICK, Kummer, Kaempfer, Bonner, and Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and agreed with the conditions.

No one appeared in opposition.

There was no further discussion.

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

CITY COUNCIL MEETING OF AUGUST 16, 2000

Planning & Development

Item 125 – U-0068-00

MINUTES - Continued:

MAYOR GOODMAN declared the Public Hearing closed.

(3:37 – 3:38)

5-159**CONDITIONS:**

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. Conformance to all applicable Conditions of Approval for Rezoning Z-44-87 and Site Development Plan Review SC-0001-00.
4. If not exercised within two years of approval, this Special Use Permit shall be void unless an Extension of Time is granted.
5. All City Code requirements and all City departments' design standards shall be met.

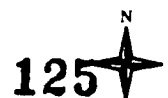


CASE: **U-0068-00**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

0 300 600 Feet



U-0068-00 - Page One
August 16, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Special Use Permit on property located at 9350 West Lake Mead Boulevard for the sale of package liquor within a proposed Drugstore (Sav-on).

BACKGROUND DATA

- 06/03/87 The City Council approved a Rezoning (Z-44-87) on this property from N-U (Non-Urban) to P-C (Planned Community) as part of a larger request.
- 06/10/87 This property was annexed into the City of Las Vegas as part of larger request [A-20-86(A)].
- 05/31/00 The City Referral Group approved a Site Development Plan Review (SC-0001-00) on this property for a proposed 15,618 square foot drugstore.
- 06/08/00 The Planning Commission held this request (U-0068-00) in abeyance to re-notice the public hearing. The applicant changed the request from the sale of beer and wine for off-premise consumption to the sale of package liquor.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	P-C (Planned Community)	Office
South	P-C (Planned Community)	Single-Family Residences
East	P-C (Planned Community)	Veterinarian
West	P-C (Planned Community)	Commercial Center

ANALYSIS

USE

Staff finds the sale of package liquor will take place as an accessory use to the proposed Sav-on drugstore. Section 19A.04.050 of the Zoning Code establishes the requirements for alcohol related uses. A liquor establishment that sells package liquor must be a minimum of 400 feet from any church, synagogue, school, childcare facility licensed for more than twelve children or City Park. The distance shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed liquor establishment which is closest to the existing use

U-0068-00 - Page Two

August 16, 2000 City Council Meeting

to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed liquor establishment. The subject liquor establishment (off-premise consumption) meets the minimum distance requirements.

SITE

The subject site is currently developed with a bank. The bank building (Norwest Bank) has been closed since November, 1999. The applicant intends to demolish the existing, vacant bank facility to make way for the proposed Sav-on drugstore.

FINDINGS

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

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

The proposed use will operate within a drugstore with the sale of package liquor as an accessory use. Staff finds that the proposed accessory use will not adversely affect surrounding uses.

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

Staff finds that the proposed sale of package liquor will be located within a new building and that the site is physically suitable for the land use proposed.

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

The subject site is located on the northwest corner of Lake Mead Boulevard and Del Webb Boulevard. Lake Mead is a fully developed, one hundred foot (100') wide primary arterial and Del Webb Boulevard is developed as a four-lane street. The Department of Public Works notes that a bank currently occupies this site; all off-site improvements are in place and the proposed use is less intense than the previous use from a traffic perspective. Staff finds that the existing street facilities providing access to the property are adequate in size to meet the requirements of the proposed use.

U-0068-00 - Page Three
August 16, 2000 City Council Meeting

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

Staff finds that because the business will be subject to regular inspection by City staff for licenses and permits, the sale of package liquor will not compromise the public health, safety and welfare.

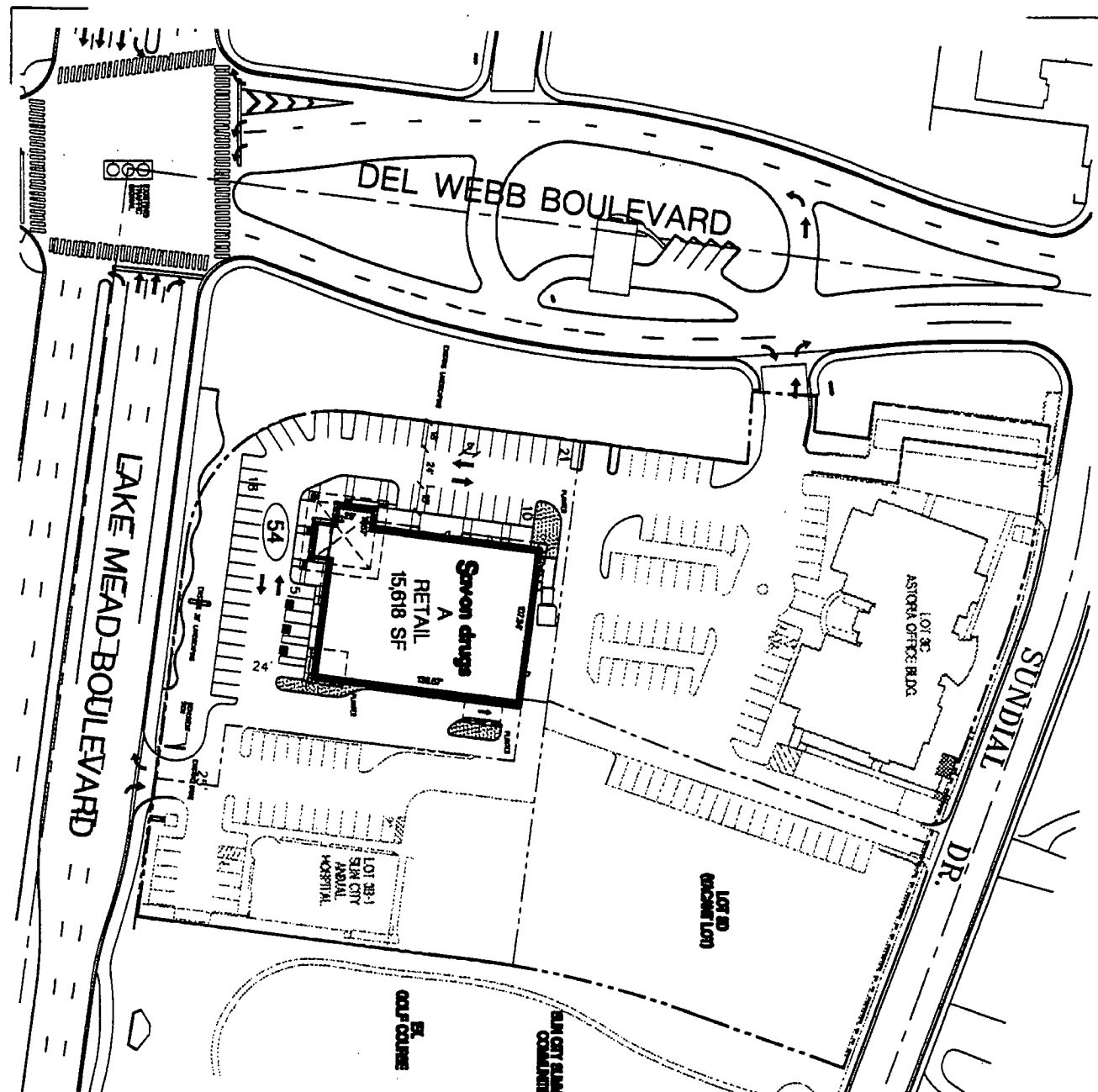
NOTICES MAILED 276 by City Clerk

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



SITE PLAN SUMMARY TABLE

CONCEPT 'A'

BUILDINGS AREA:	
33 SF OF ROOFING:	13.415 SF
36 SF OF WALLS:	0 SF
TOTAL OF ALL OTHERS BUILDINGS:	13.415 SF
3700 SF OF ALL OTHERS BUILDINGS:	0 SF
TOTAL OF ALL BUILDINGS AND SITE:	13.415 SF

SITE AREA INFORMATION:

SITE AREA INFORMATION

5042c P08 ALBERTSONS PHAZER	$\pm 52.479 \text{ }^\circ \pm (1.2) \text{ }^\circ \text{C}$
5042c P08 WOODS SITE	$\pm 52.479 \text{ }^\circ \pm (1.2) \text{ }^\circ \text{C}$

PARKING INFORMATION:

STANDARD STALLS	61 STALLS
CORPORATE STALLS	8 STALLS
BOARDING STALLS	8 STALLS
PEDESTAL POWER	64 STALLS
PEDESTAL EQUIPMENT	42 STALLS

1/25	PHOTO TAKEN FOR 1,000 SQ. FT. OF TOTAL BUILDING AREA.
1/26	PHOTO TAKEN FOR 1,000 SQ. FT. (PERS. COPY) OF TOTAL BUILDING AREA FOR ALTERNATE PHASE.
1/27	PHOTOGRAPH OF TOTAL SIZE, HORIZONTAL CHANGES, FINAL SIZE, HORIZONTAL AND VERTICAL
1/28	
1/29	
1/30	
1/31	
1/32	

STAFF

U-0068-00

7-13-00 PC

Perlowitz + Ruth Architects
111 W Ocean Blvd, Floor 21
Long Beach, CA 90802-4455
562-478-8000 FAX
562-478-8915 FAX

Client Information _____
LAURICH PROPERTIES

2700 WEST SAGHAI AVENUE • STE 211
LOS ANGELES, CALIFORNIA 90042
(714) 278-4500 FAX (714) 278-4900

Project Information
REC #
LAST OFFICE BIRM. & CO. BIRM.
LAS VEGAS, NV

Revisions

Issue Date 06/17/98

Contact By K. Pappas

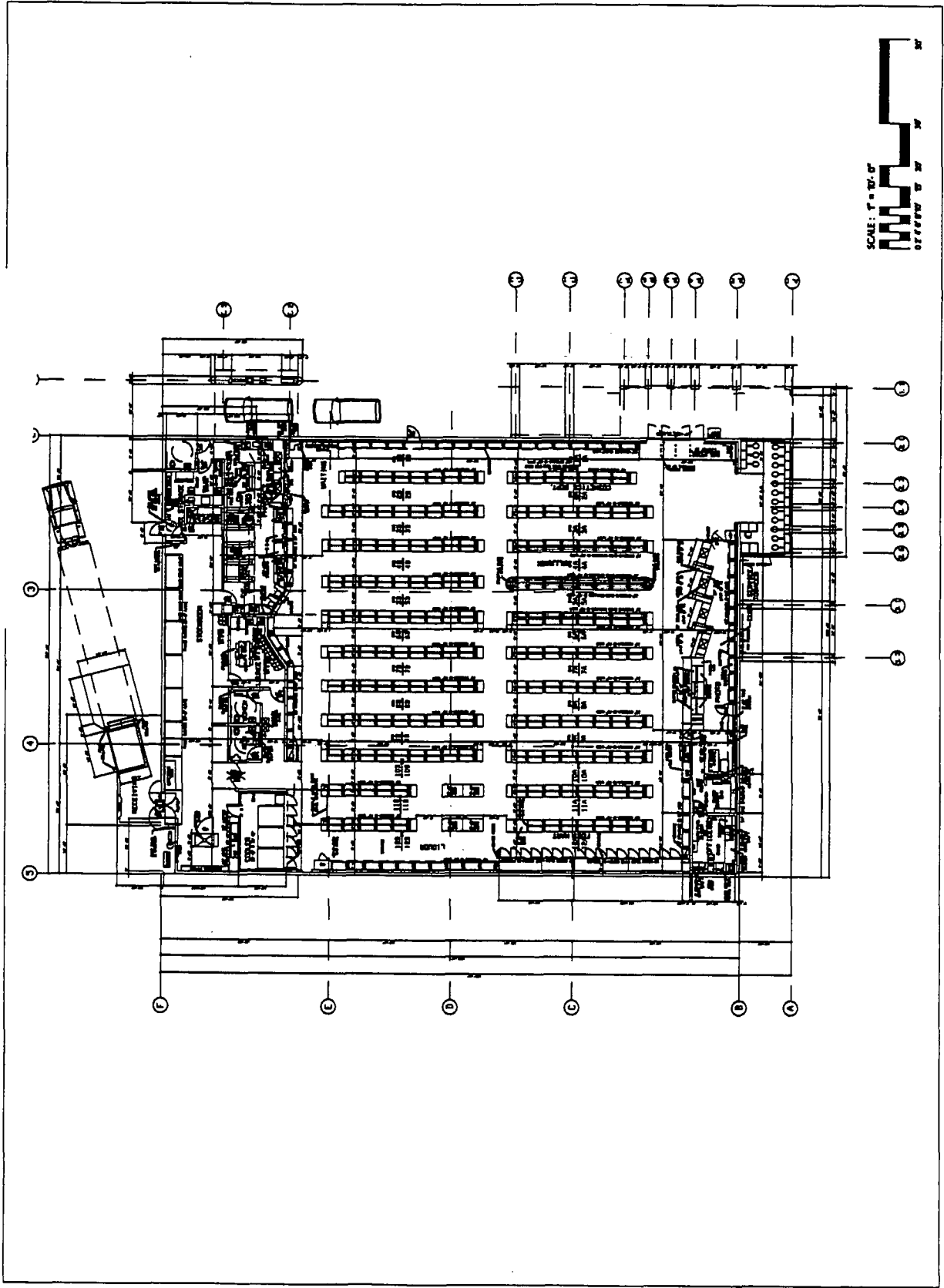
Date 6/17/98

Country USA
 Resident Name Mr Peter J
 Project Number 4477146
 City Name San Jose
 Date 14

SITE PLAN

A 1.6

U-0068-00
7-13-00 PC
STAFF



PR
Perkowitz + Roth
Architects
111 W Ocean Blvd. Floor 21
Long Beach, CA 90802-4455
310-431-9000 FAX
310-431-9033 FAX

Client Information
**LAURICH PROPERTIES
INC.**

7000 WEST SAGAMORE AVENUE - SUITE 111
LAS VEGAS, NEVADA 89103
(702) 735-2000 FAX (702) 735-2000

Project Information

NAME OF
LACE HALL RENOV. & ADDITION

LAS VEGAS, NV

Revisions

NO.	DATE	BY	REVISION
1	08/16/00	JL	ISSUED FOR PERMITTING
2	08/16/00	JL	ISSUED FOR PERMITTING
3	08/16/00	JL	ISSUED FOR PERMITTING
4	08/16/00	JL	ISSUED FOR PERMITTING
5	08/16/00	JL	ISSUED FOR PERMITTING
6	08/16/00	JL	ISSUED FOR PERMITTING
7	08/16/00	JL	ISSUED FOR PERMITTING
8	08/16/00	JL	ISSUED FOR PERMITTING
9	08/16/00	JL	ISSUED FOR PERMITTING
10	08/16/00	JL	ISSUED FOR PERMITTING

FLOOR PLAN

A 3.0



U-0068-00 - FROM SOUTH OF SITE LOOKING NORTHERLY TO EXISTING BANK BUILDING TO BE DEMOLISHED (LAKE MEAD BOULEVARD SEEN IN FOREGROUND)

City of Las Vegas

Agenda Item No. 126

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: AUGUST 16, 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - U-0071-00 - SAHARA WESTLAKE ASSOCIATES ON BEHALF OF THE EGG & I - Request for a Special Use Permit FOR THE SALE OF BEER AND WINE FOR ON-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING 3,264 SQUARE FOOT RESTAURANT (THE EGG & I) at 4533 West Sahara Avenue (APN: 162-07-101-008), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald). The Planning Commission (4-0 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 (4-0 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, deleting Condition No. 2, and amending Condition No. 1 as follows:

If this Special Use Permit is not exercised within one year of the date of approval, it shall expire unless an Extension of Time is granted.

UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

BRAD BURDSALL, The Egg & I, 4533 West Sahara Avenue, appeared on behalf of the applicant and concurred with the conditions.

**Agenda Item No. 126**

CITY COUNCIL MEETING OF AUGUST 16, 2000

Planning & Development

Item 126 – U-0071-00

MINUTES - Continued:

DAVID PETROVICH, Current Planning Supervisor, Planning and Development Department, recommended and read an amendment to Condition No. 1. He also recommended that Condition No. 2 be stricken because it attempts to restate existing Code language that is better addressed in Condition No. 4. MR. BURDSALL concurred with the recommendations of MR. PETROVICH.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(3:38 – 3:40)

5-204

CONDITIONS:

1. The Special Use Permit shall expire in one year, unless an Extension of Time has been granted.
2. The sale of beer/wine/cooler shall be in conjunction with a restaurant and alcoholic beverages may only be served with a meal in the restaurant.
3. Customers shall not be permitted to purchase alcoholic beverages directly from the bar.
4. Conformance to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.



126

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

RADIUS: 1000 FT

CASE: U-0071-00

0 300 600 Feet



U-0071-00 - Page One
August 16, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Special Use Permit to allow the sale of beer/wine/cooler for on-premise consumption in conjunction with an existing restaurant (The Egg & I). The applicant's justification letter states that the intent is to only serve beer and wine in conjunction with a dinner theatre show held three nights a week.

BACKGROUND DATA

08/28/63 The Board of City Commissioners approved a Rezoning (Z-111-63) on this property from R-1 to C-1 as part of a larger request.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	C-1 (Limited Commercial)	Retail/Restaurant
South	C-1 (Limited Commercial)	Shops
	R-1 (Single Family Residential)	Residences
East	C-1 (Limited Commercial)	Shops
West	C-1 (Limited Commercial)	Offices

ANALYSIS

ZONING

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

USE

Pursuant to Las Vegas Municipal Code Section 6.50.080, a beer/wine/cooler on-sale license authorizes the sale only of beer, wine and coolers for consumption only in connection with a meal on the premises where the same is sold and may only be issued in connection with a restaurant in which forty-five or more people may be served with meals at any one time at tables or stools. The applicant is proposing serving beer and wine in conjunction with a dinner show from a bar to be used only during show times. The existing restaurant's capacity exceeds forty-five people.

U-0071-00 - Page Two
August 16, 2000 City Council Meeting

Section 19A.04.050 of the Zoning Code establishes the requirements for alcohol related uses. An establishment that sells beer/wine/cooler for on-premise consumption must be a minimum of 400 feet from any church, synagogue, school, childcare facility licensed for more than twelve children or City Park. The distance shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed liquor establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed liquor establishment. The subject establishment meets the minimum distance requirements.

FINDINGS

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

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

Staff finds that because the subject establishment is surrounded by retail shopping centers and other restaurants with similar liquor licenses, the use will be harmonious and compatible with existing and future surrounding land uses.

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

Staff finds that 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."**

The subject site is located adjacent to a fully-developed, one hundred fifty feet (150') wide primary arterial (Sahara Avenue), which is adequate in size to meet the requirements of the proposed use.

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

Staff finds that the subject establishment meets the minimum distance requirements for protected uses. The use will not be inconsistent with, or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

U-0071-00 - Page Three
 August 16, 2000 City Council Meeting

NOTICES MAILED 163 by City Clerk

APPROVALS 0

PROTESTS 0

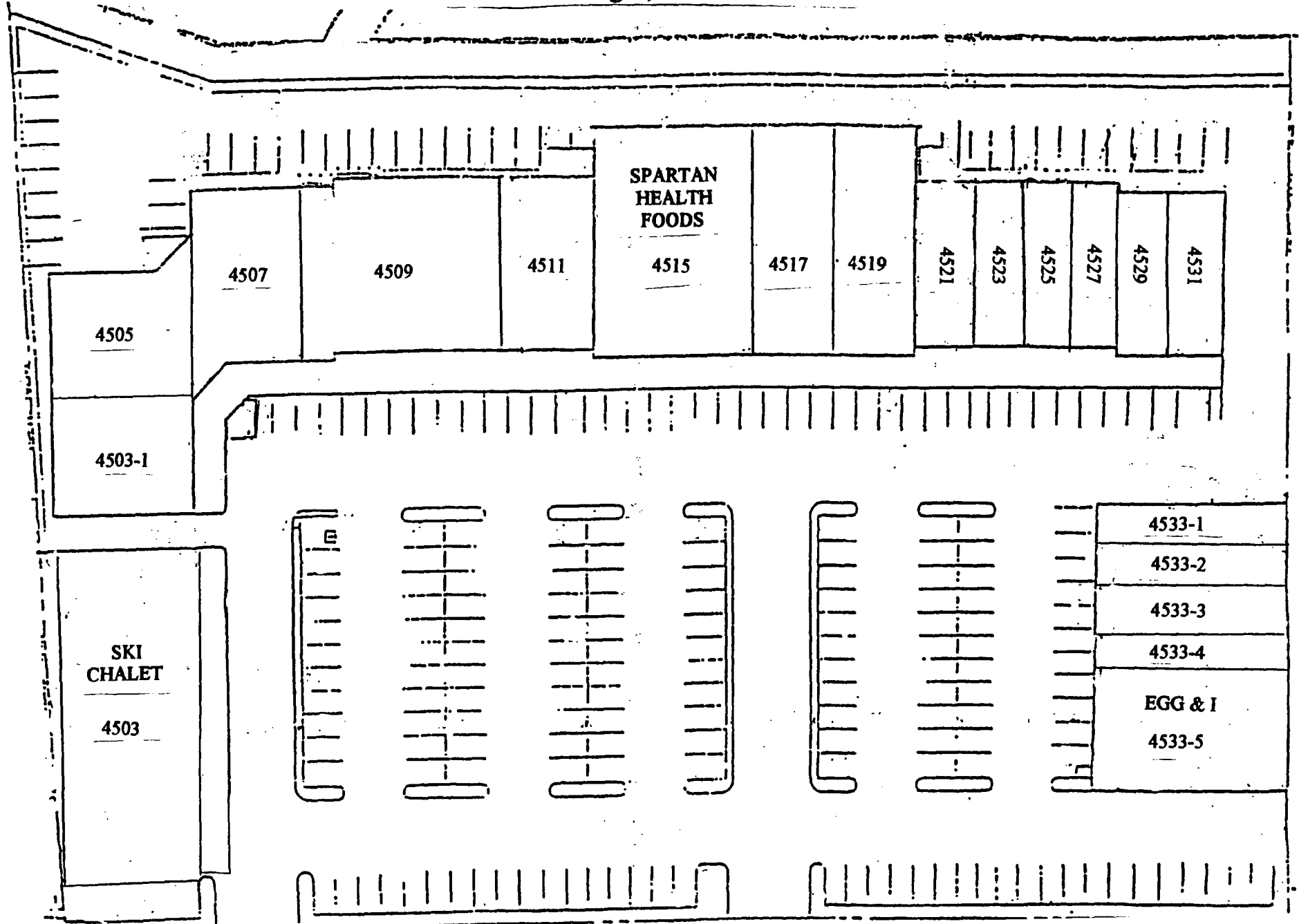
AGENCY COMMENTS

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

Rev. 10/28/99

STAFF
WESTLAKE SHOPPING CENTER
4501-4533 W. Sahara Blvd.
Las Vegas, NV 89102

U-0071-00
7-13-00 PC



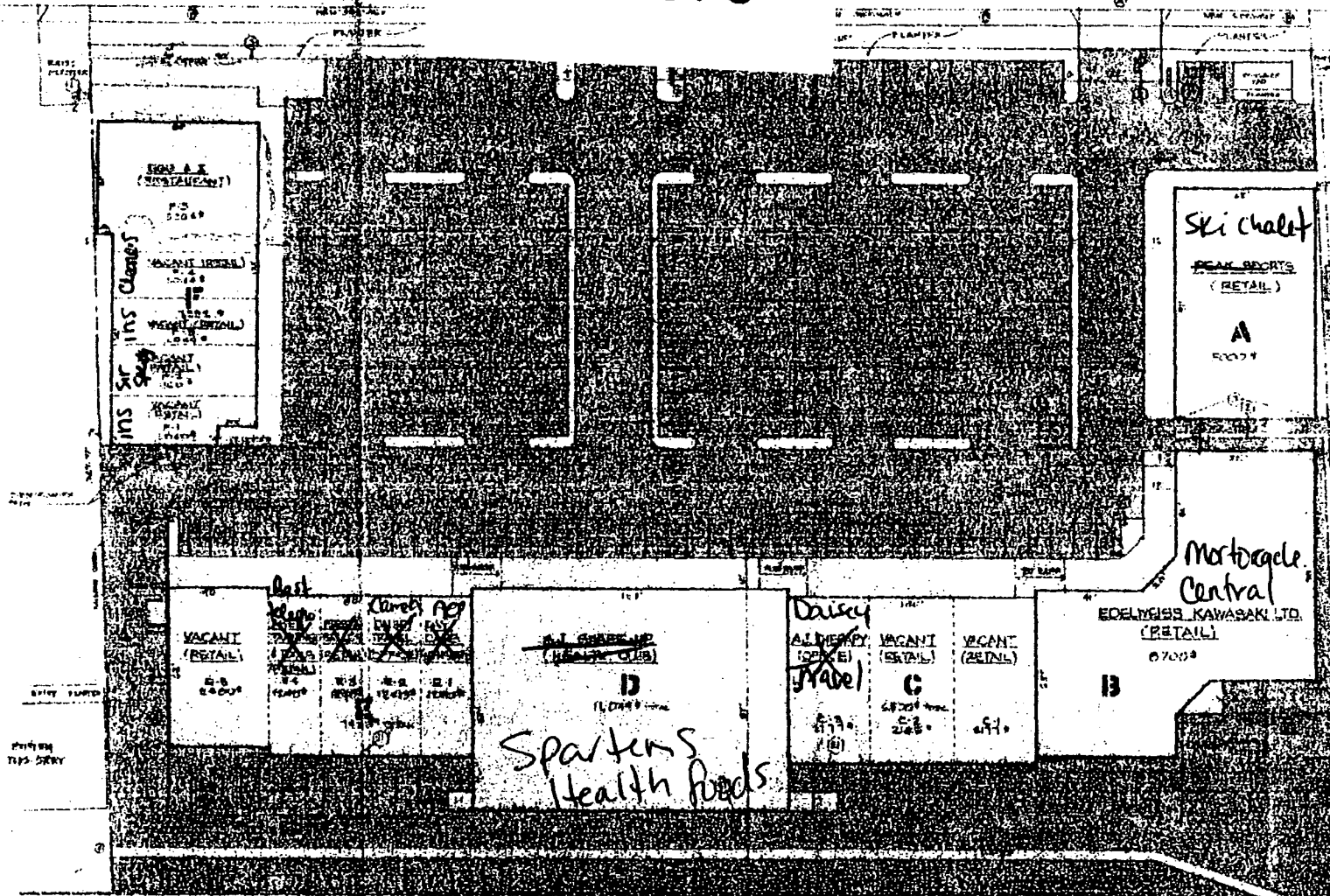
U-0071-00

7-13-00 PC

35A AVE.

STAFF

DETAIL SCHEDULE		
MARK	DETAIL	DETAIL NO.
1	CONCRETE CURB	37
2	CONCRETE DRIVE	38
3	CONCRETE DRIVE	39
4	CONCRETE DRIVE	40
5	CONCRETE DRIVE	41
6	CONCRETE DRIVE	42
7	CONCRETE DRIVE	43
8	CONCRETE DRIVE	44
9	CONCRETE DRIVE	45
10	CONCRETE DRIVE	46
11	CONCRETE DRIVE	47
12	CONCRETE DRIVE	48
13	CONCRETE DRIVE	49
14	CONCRETE DRIVE	50
15	CONCRETE DRIVE	51
16	CONCRETE DRIVE	52
17	CONCRETE DRIVE	53
18	CONCRETE DRIVE	54
19	CONCRETE DRIVE	55
20	CONCRETE DRIVE	56
21	CONCRETE DRIVE	57
22	CONCRETE DRIVE	58
23	CONCRETE DRIVE	59
24	CONCRETE DRIVE	60
25	CONCRETE DRIVE	61
26	CONCRETE DRIVE	62
27	CONCRETE DRIVE	63
28	CONCRETE DRIVE	64
29	CONCRETE DRIVE	65
30	CONCRETE DRIVE	66
31	CONCRETE DRIVE	67
32	CONCRETE DRIVE	68
33	CONCRETE DRIVE	69
34	CONCRETE DRIVE	70
35	CONCRETE DRIVE	71
36	CONCRETE DRIVE	72
37	CONCRETE DRIVE	73
38	CONCRETE DRIVE	74
39	CONCRETE DRIVE	75
40	CONCRETE DRIVE	76
41	CONCRETE DRIVE	77
42	CONCRETE DRIVE	78
43	CONCRETE DRIVE	79
44	CONCRETE DRIVE	80
45	CONCRETE DRIVE	81
46	CONCRETE DRIVE	82
47	CONCRETE DRIVE	83
48	CONCRETE DRIVE	84
49	CONCRETE DRIVE	85
50	CONCRETE DRIVE	86
51	CONCRETE DRIVE	87
52	CONCRETE DRIVE	88
53	CONCRETE DRIVE	89
54	CONCRETE DRIVE	90
55	CONCRETE DRIVE	91
56	CONCRETE DRIVE	92
57	CONCRETE DRIVE	93
58	CONCRETE DRIVE	94
59	CONCRETE DRIVE	95
60	CONCRETE DRIVE	96
61	CONCRETE DRIVE	97
62	CONCRETE DRIVE	98
63	CONCRETE DRIVE	99
64	CONCRETE DRIVE	100



- SCOPE OF WORK**
- 1. PREPARE FINAL SITE PLAN
 - 2. PREPARE FINAL CONSTRUCTION
 - 3. PREPARE FINAL CONSTRUCTION
 - 4. PREPARE FINAL CONSTRUCTION
 - 5. PREPARE FINAL CONSTRUCTION
 - 6. PREPARE FINAL CONSTRUCTION
 - 7. PREPARE FINAL CONSTRUCTION
 - 8. PREPARE FINAL CONSTRUCTION
 - 9. PREPARE FINAL CONSTRUCTION
 - 10. PREPARE FINAL CONSTRUCTION

PAVING SCHEDULE

PREPARE AT APPROPRIATE OVER 4" BASE COURSE.

CAUTION

SEE ATTACHED DRAWING DATED: AUG. 5, 00



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

RMCA ARCHITECTURE DESIGN PLANNING

7083

AL

August
Twenty-Ninth
1963

U-0071-00

Mr. Fred B. Allen
911 South Main Street
Las Vegas, Nevada

Re: Zone Change - Z-111-63

Dear Sir:

At their regular meeting on August 28, 1963, the Board of City Commissioners considered your application for reclassification of property generally located on the southwest corner of Sahara Avenue and Arville Street, to be rezoned as follows:

	<u>Parcel "A"</u>	<u>Parcel "B"</u>	<u>Parcel "C"</u>
From:	R-1	R-1	R-1
To:	C-1	R-3	R-3

By motion duly made, seconded and carried, this application (Z-111-63) was APPROVED.

Yours very truly,

(Mrs.) Juanita A. Frary
City Records Clerk

jaf

cc - Planning
cc - Public Works



U-0071-00 - FROM EAST SIDE OF SITE LOOKING WESTERLY TO EXISTING RESTAURANT (SAHARA AVENUE IS AT RIGHT)

City of Las Vegas

Agenda Item No. 127

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: AUGUST 16, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SPECIAL USE PERMIT - PUBLIC HEARING - U-0079-00 - RIO VISTA PLAZA, LIMITED LIABILITY COMPANY ON BEHALF OF GRAND CHINA 2 - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR IN CONJUNCTION WITH A PROPOSED 2,699 SQUARE FOOT RESTAURANT at 7045 West Ann Road, (APN: 125-34-515-003), R-E (Residence Estates) Zone under Resolution of Intent to PD (Planned Development), Ward 6 (Mack). The Planning Commission (4-0 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 (4-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS with M. McDONALD not voting

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

MIN JIAN DIEP, 4402 Cinema Avenue, appeared representing Grand China 2 and concurred with the conditions.

COUNCILMAN MACK noted that the Special Use Permit is for a service bar, not a full service bar.

*City of Las Vegas***Agenda Item No. 127**

CITY COUNCIL MEETING OF AUGUST 16, 2000
Planning & Development
Item 127 – U-0079-00

MINUTES - Continued:

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

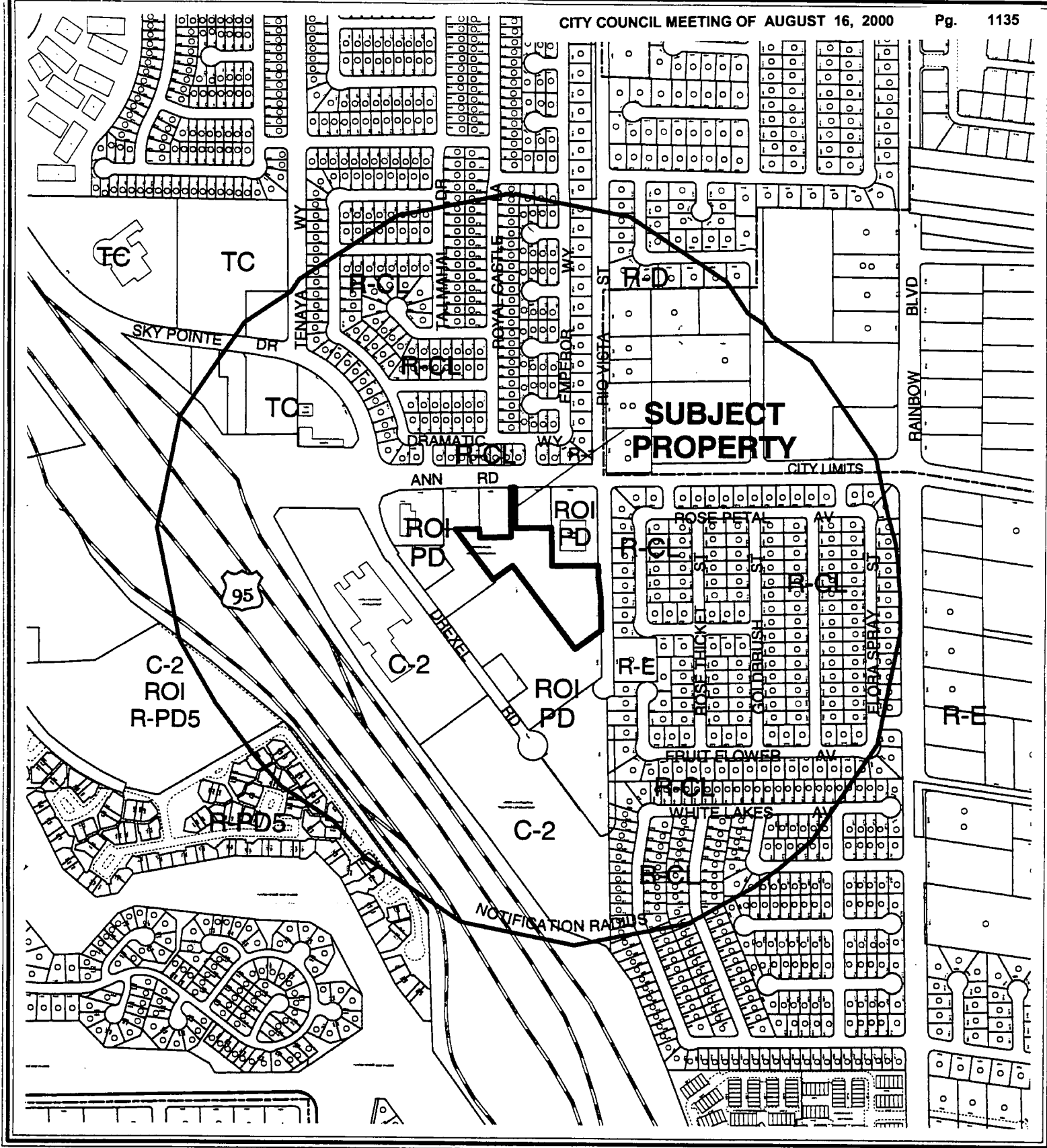
(3:41 – 3:42)

5-299

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. Conformance to all applicable Conditions of Approval for Rezoning Z-0074-97 and Site Development Plan Review Z-0074-97(4).
4. If this Special Use Permit is not exercised within two (2) years of the approval, this Special Use Permit shall be void unless an Extension of Time is granted.
5. All City Code requirements and all City departments' design standards shall be met.



CASE: U-0079-00

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) UNDER RESOLUTION
OF INTENT TO P-D (PLANNED DEVELOPMENT)

0 400 800 Feet





U-0079-00 - Page One

August 16, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Special Use Permit on property located at 7045 West Ann Road for a Restaurant Service Bar in conjunction with a proposed restaurant.

BACKGROUND DATA

12/08/97 The City Council approved a Rezoning (Z-0074-97) to PD (Planned Development) on this site as part of a larger request.

05/28/98 The Planning Commission approved the Final Map (FM-0038-98) for the Rio Vista Plaza (Commercial Subdivision) which was subsequently recorded.

02/08/99 The City Council approved a Site Development Plan Review [Z-0074-97(4)] for the revised overall Rio Vista Plaza Master Site Plan.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	PD (Planned Development)	Commercial
East	R-CL (Single Family Compact-Lot)	Single-Family Residential
South	PD (Planned Development)	Commercial
West	PD (Planned Development)	Commercial
	C-2 (General Commercial)	Commercial

ANALYSIS & FINDINGS

ZONING

Staff finds the proposed use of a Restaurant Service Bar to be an allowed use in the PD (Planned Development) zoning and the Rio Vista Plaza Development Plan with approval of a Special Use Permit.

USE

Staff finds the Restaurant Service Bar use will only operate in conjunction with a proposed Chinese Restaurant. The applicant has stated that alcohol will only be served with meals in the restaurant.

U-0079-00 - Page Two
August 16, 2000 City Council Meeting

Section 19A.04.050 of the Las Vegas Zoning Code establishes the requirements for alcohol related uses. Such uses must be a minimum of 400 feet from any church, synagogue, school, childcare facility licensed for more than twelve children or City Park. Staff finds that this use meets the distance separation requirements.

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 Restaurant Service Bar 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 Restaurant Service Bar use will be located within a new 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 Restaurant Service Bar use will be located within an approved shopping center and will not require any additional access to Drexel Road or to Ann Road.

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

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

U-0079-00 - Page Three
 August 16, 2000 City Council Meeting

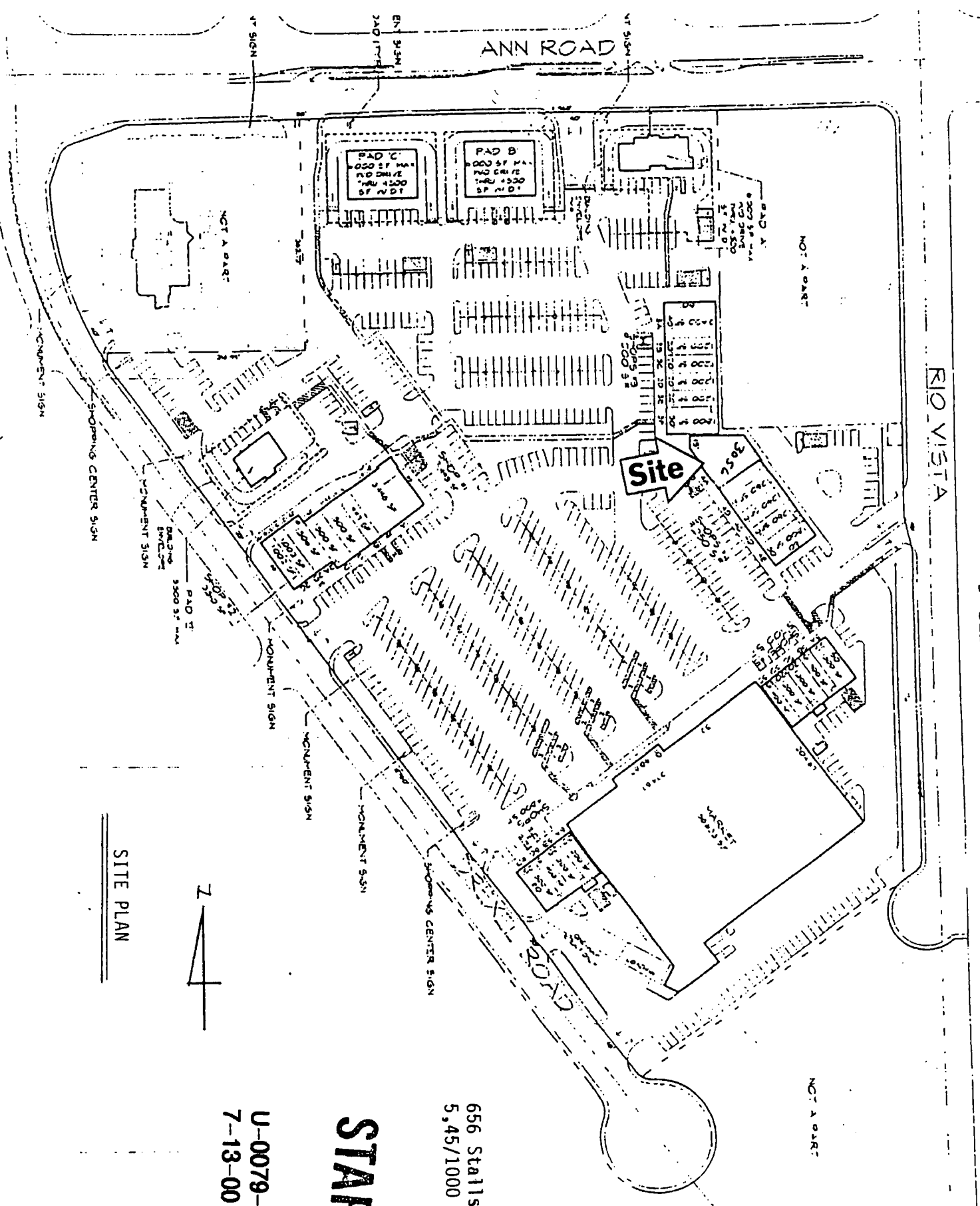
NOTICES MAILED 529 by City Clerk

APPROVALS 0

PROTESTS 0

AGENCY COMMENTS

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



Summary

Land: ±13.30 acre

Building:

Land / Building Ratio

656 Stalls Parking Provided:

5,45/1000 Parking Ratio:

STAFF

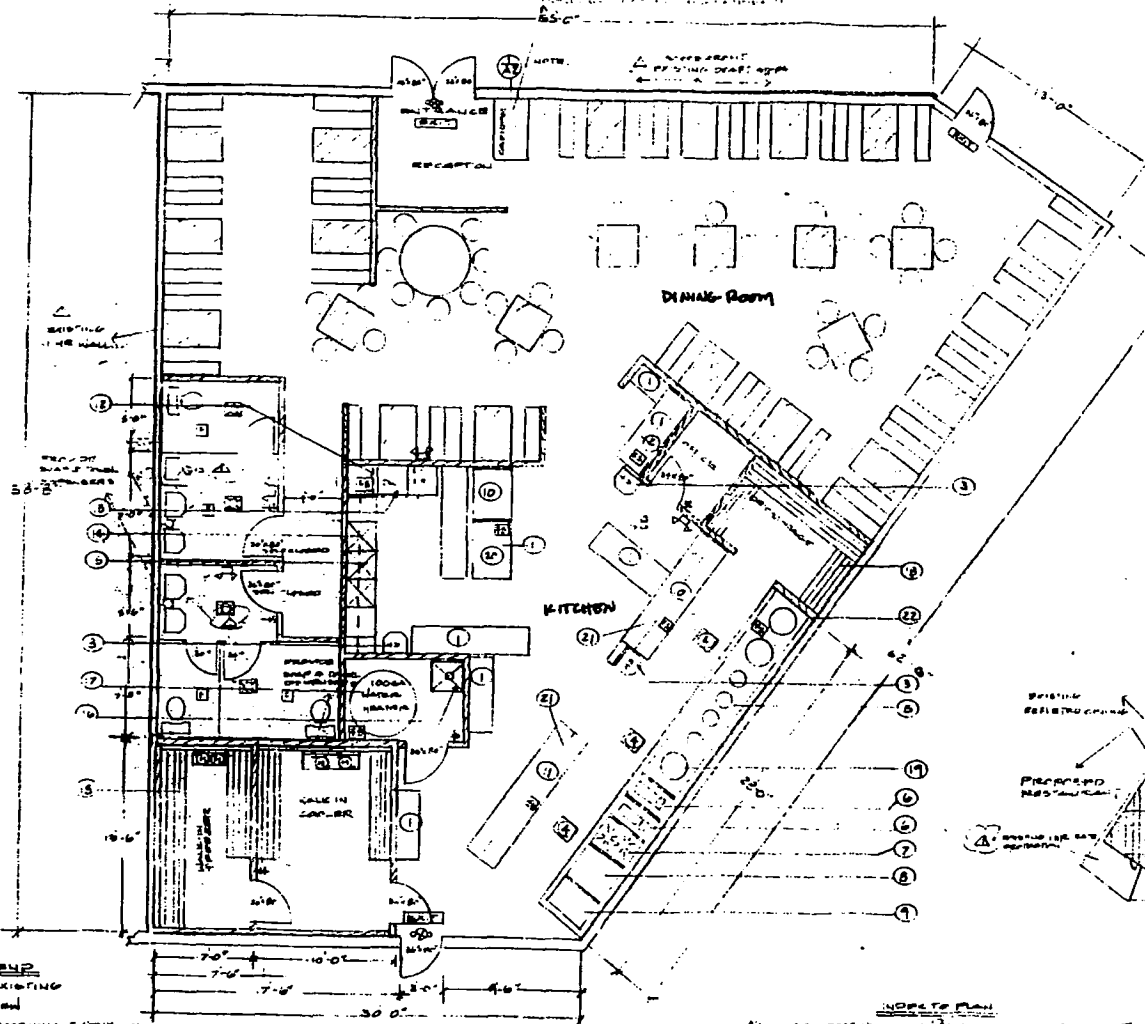
U-0079-00

7-13-00 PC

SITE PLAN

STAFF

U-0079-0
7-13-00 PC

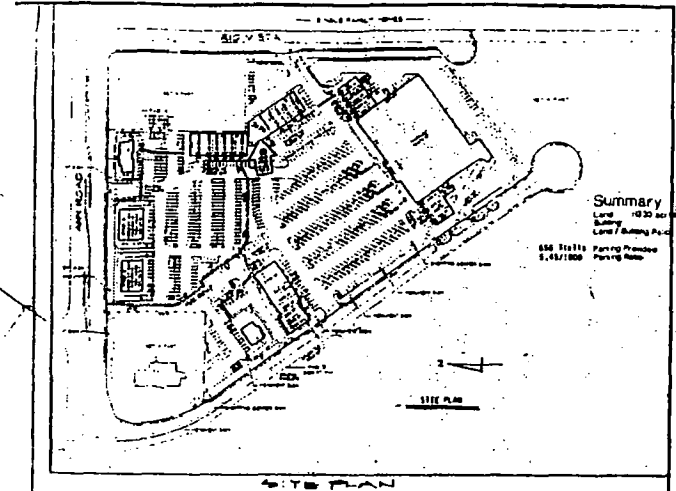


FLOOR PLAN

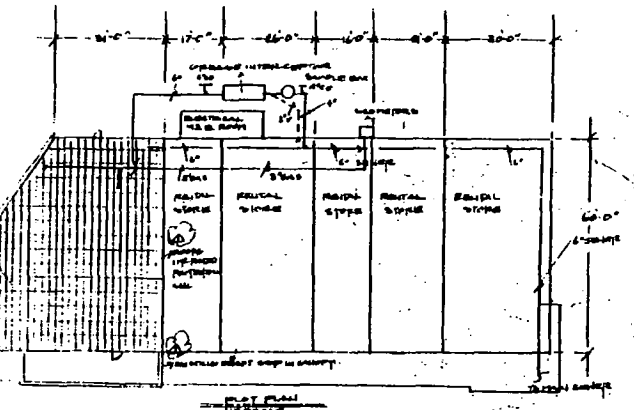
SCALE 1/4" = 1'-0"

PAKING ANALYSIS
Public 1,500 SF 30
Kitchen 1,199 SF 6

PROPERTY SIZE: 7,056 SF



Summary
Lot: 10.20 AC
Lot: 1.50 AC
Total: 11.70 AC



ST PLAN

- NOTES TO PLAN
- A1 - ARCHITECTURAL PLAN (1st FLOOR)
 - A2 - ARCHITECTURAL PLAN (2nd FLOOR)
 - P - PLUMBING PLAN
 - E - ELECTRICAL PLAN
 - M - MECHANICAL PLAN
 - ME - MECHANICAL PLAN

TYPE OF CONSTRUCTION V-H
TYPE OF OCCUPANCY AS
NO. OF STORIES 6
NO. OF UNIT 1
TOTAL S/F 11,700
S/F OF OCCUPANT 11,700

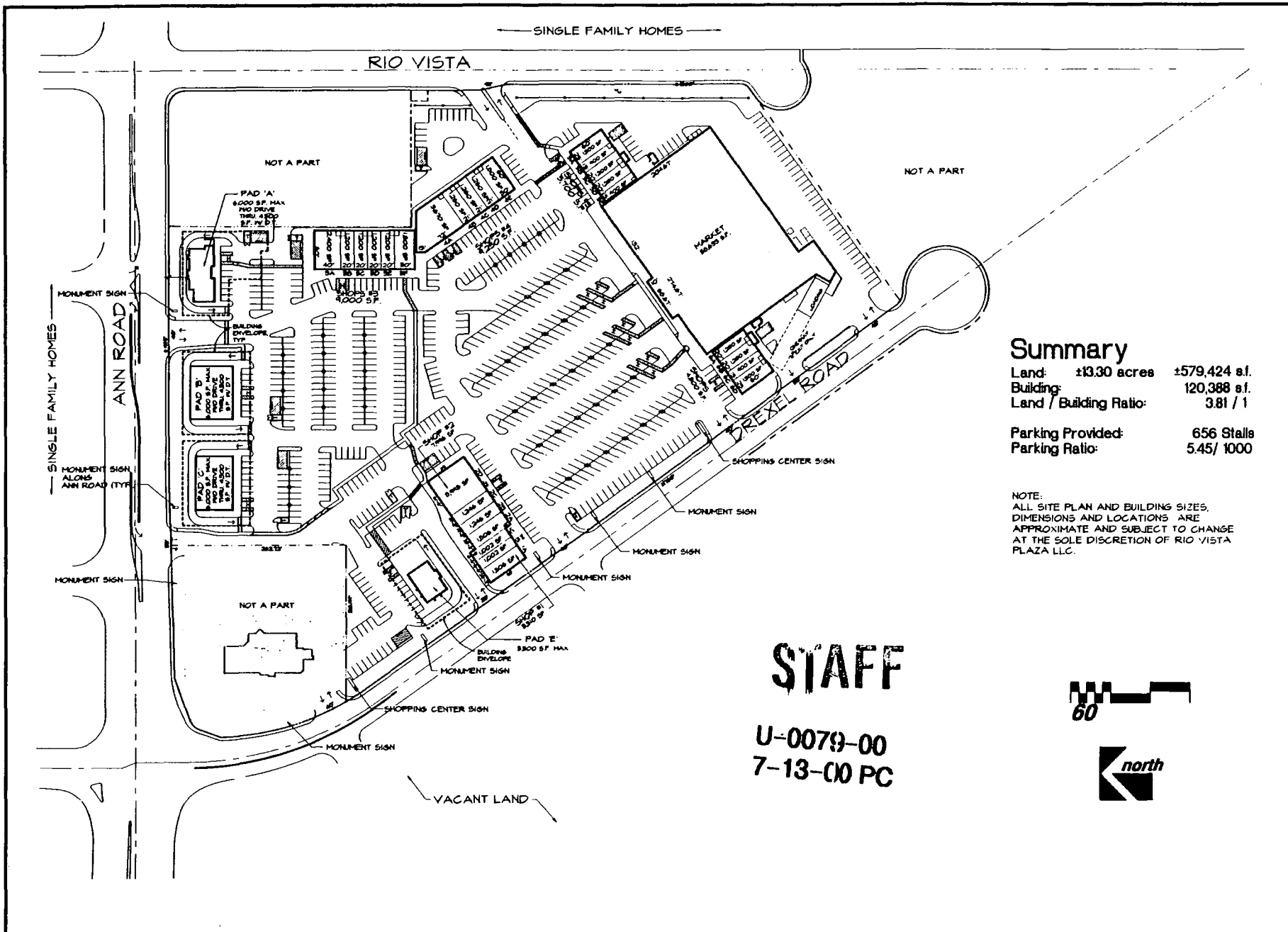
U-0079-00
CASE:
JUL 13 2000
ADMIN. BZA

997 USC ANALYSIS

STRENGTH ANALYSIS (1995)
LITIGATION: 11/1/95
BUILDING: 11/1/95
RECEPTION: 11/1/95

REVISION	DATE	BY
1	11/1/95	AS
2	11/1/95	AS
3	11/1/95	AS
4	11/1/95	AS
5	11/1/95	AS
6	11/1/95	AS
7	11/1/95	AS
8	11/1/95	AS
9	11/1/95	AS
10	11/1/95	AS

FOR CONSTRUCTION & ASSOCIATES
Grand China II
2040 WEST ANN RD. #110
LAS VEGAS, NV 89150



Summary

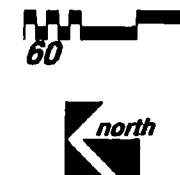
Land: ± 13.30 acres $\pm 579,424$ s.f.
 Building: 120,388 s.f.
 Land / Building Ratio: 3.81 / 1

Parking Provided: 656 Stalls
 Parking Ratio: 5.45 / 1000

NOTE:
 ALL SITE PLAN AND BUILDING SIZES,
 DIMENSIONS AND LOCATIONS ARE
 APPROXIMATE AND SUBJECT TO CHANGE
 AT THE SOLE DISCRETION OF RIO VISTA
 PLAZA LLC.

STAFF

U-0079-00
 7-13-00 PC



Nadel
 Herbert Nadel AIA

REVISIONS

NO.	DATE	DESCRIPTION
1	5-1-00	ISSUED FOR PERMITTING
2	5-1-00	ISSUED FOR PERMITTING
3	5-1-00	ISSUED FOR PERMITTING
4	5-1-00	ISSUED FOR PERMITTING
5	5-1-00	ISSUED FOR PERMITTING
6	5-1-00	ISSUED FOR PERMITTING
7	5-1-00	ISSUED FOR PERMITTING
8	5-1-00	ISSUED FOR PERMITTING
9	5-1-00	ISSUED FOR PERMITTING
10	5-1-00	ISSUED FOR PERMITTING

FOR: INTERSTATE PROPERTIES
 1000 QUAIL STREET, SUITE #90
 NEWPORT BEACH, CA 92660
 (714) 250-2651

RIO VISTA PLAZA
 LAS VEGAS, NEVADA

LEASING
 PLAN

DRAWING TITLE: DATE: 5-1-00
 JOB NO: 41221
 SHEET: 1 OF 1



(U-0079-00) from west side of site looking easterly at shops

City of Las Vegas

Agenda Item No. 128

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: AUGUST 16, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SPECIAL USE PERMIT - PUBLIC HEARING - U-0080-00 - LAKE MEAD & BUFFALO PARTNERSHIP ON BEHALF OF HOLLYWOOD VIDEO - Request for a Special Use Permit FOR SECONDHAND SALES OF VIDEO GAMES at 7450 West Lake Mead Boulevard (APN: 138-22-211-009), C-1 (Limited Commercial) Zone, Ward 4 (Brown). The Planning Commission (4-0 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 (4-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

BROWN - APPROVED subject to conditions - UNANIMOUS with M. McDONALD not voting

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

MATTHEW DEON appeared representing the applicant and concurred with the conditions.

No one appeared in opposition.

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

CITY COUNCIL MEETING OF AUGUST 16, 2000
Planning & Development
Item 128 – U-0080-00

MINUTES - Continued:

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(3:42 – 3:43)

5-337

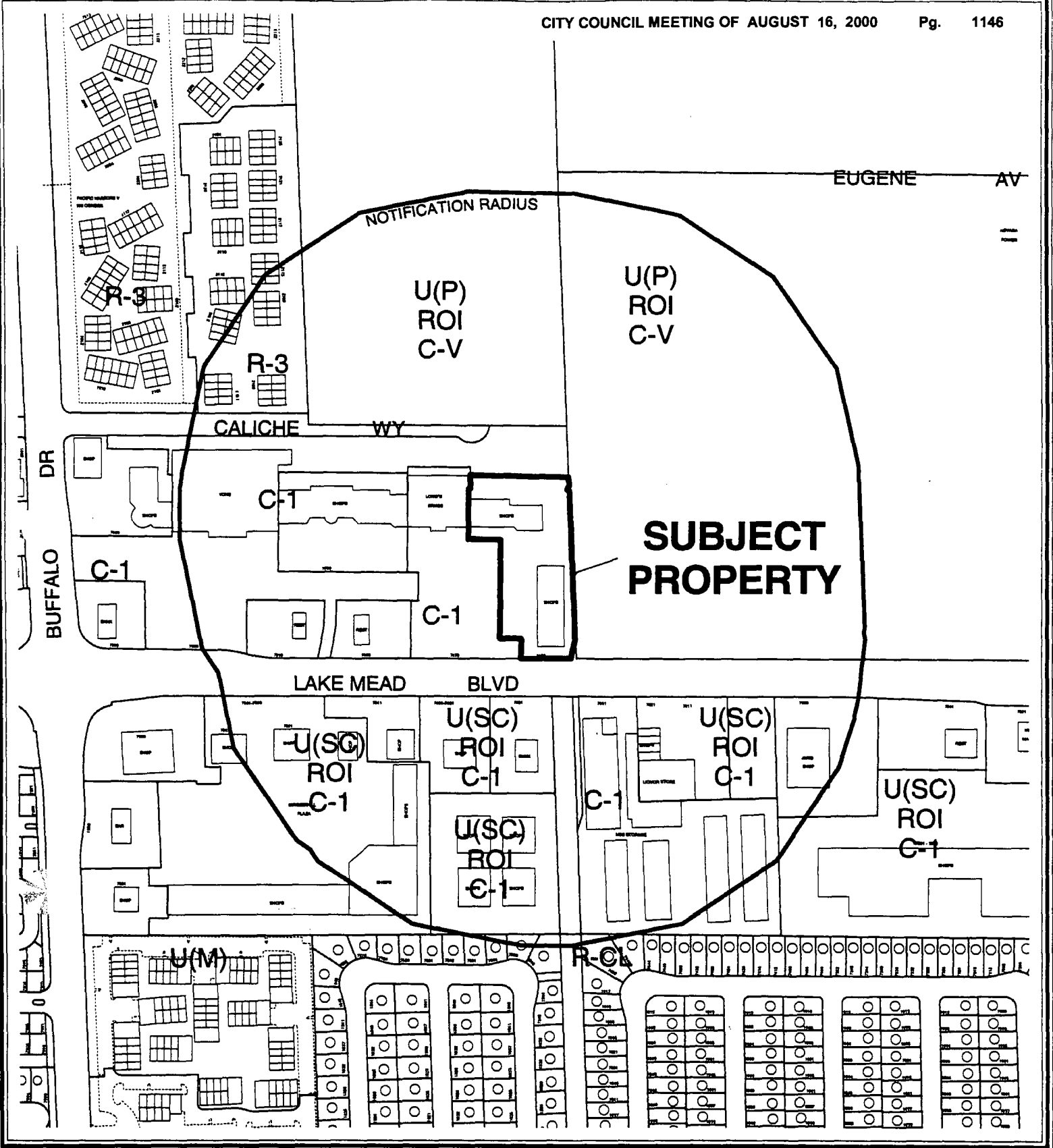
CONDITIONS:

Planning and Development

1. If this Special Use Permit is not exercised within one (1) year of the approval date, this Special Use Permit shall be void unless an Extension of Time is granted.
2. This Special Use Permit is for second-hand sales of video games only.
3. No outdoor display, sales or storage of any merchandise shall be permitted.
4. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.
5. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

6. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0030-96 and all other subsequent site-related actions for the Lake Mead Center (Commercial Subdivision) as required by the Planning and Development Department and the Department of Public Works.

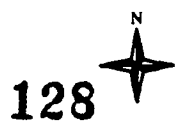


CASE: U-0080-00

RADIUS: 750 FT

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

0 200 400 Feet



U-0080-00 - Page One
August 16, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Special Use Permit for the secondhand sales of video games in conjunction with an existing retail video store (Hollywood Video) on property located at 7450 West Lake Mead Boulevard.

BACKGROUND DATA

- 04/17/96 The City Council approved a Rezoning (Z-30-96) from N-U (Non-Urban) to C-1 (Limited Commercial) zone on this site.
- 02/25/97 A Site Development Plan Review [Z-30-96(1)] was administratively approved for a 142,691 square foot commercial retail center on this site.
- 02/02/00 The City Council approved a Special Use Permit (U-0129-99) for Secondhand Sales in the Lake Mead Center (Computer Renaissance).

DETAILS OF APPLICATION REQUEST

Located within an existing commercial center, the subject use would be an accessory use to an existing business located within a 7,200 square foot space in the Lake Mead Center (Gateway Plaza shopping center), on the northeast corner of Lake Mead Boulevard and Buffalo Drive. The applicant indicates the store will not give cash for their trade-in; instead, customers are given store credit towards another purchase.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

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

U-0080-00 - Page Two
August 16, 2000 City Council Meeting

ANALYSIS & FINDINGS

ZONING

The site is zoned C-1 (Limited Commercial) and the General Plan designation is SC (Service Commercial). The C-1 District is intended to provide most retail shopping and personal services. The district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 District is consistent with the Service Commercial category of the General Plan.

USE

The sale of used merchandise (Secondhand Dealer) requires a Special Use Permit in the C-1 zoning district. Section 19A.04.050 of the City of Las Vegas Zoning Code states three requirements for the approval of Secondhand Dealers.

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

Staff finds this use meets the Special Use Permit criteria for Secondhand Dealer uses.

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 sale of like-new merchandise is essentially a retail use. The Secondhand Dealer use will be ancillary in nature to the retail sales of video games and will not intensify the use on the site. The use is compatible with the other retail uses within the shopping center.

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

U-0080-00 - Page Three

August 16, 2000 City Council Meeting

Staff finds the site is located within an approved commercial shopping center, and the use will not change the physical appearance or characteristics of the retail center in any way.

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

Staff finds the proposed use will be located in a commercial center with surrounding streets that are fully developed: Lake Mead Boulevard and Buffalo Drive are both Primary Arterial Roadways with 100 foot rights-of-way, and are adequate in size to meet the requirements of the proposed use.

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

Staff finds the proposed secondhand dealer use in conjunction with an existing retail video retail store will not compromise the public health, safety, and welfare because it will be subject to regular City inspections for licensing.

NOTICES MAILED 117 by City Clerk

APPROVALS 0

PROTESTS 0

U-0080-00 - Page Four
 August 16, 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	NA
<i>B&S - Permits/Inspections</i>	YES	NO	NA
<i>PW - DEVCO</i>	YES	YES	YES
<i>City Centre Development Corp</i>	YES	NO	NA
<i>Redevelopment Agency</i>	YES	NO	NA
<i>Fire Services - Prevention</i>	YES	NO	NA
<i>Metro - Crime Prevention</i>	YES	YES	NA

HOLLYWOOD
CREATING
THE FUTURE

ALL ARE ADDRESSING THE
CITY OF LAS VEGAS
OFFICE 100000-1000

ARCHITECT'S
NAME

ARCHITECT'S
ADDRESS

ARCHITECT'S
STAMP

DATE
01/27/98

DATE
02/09/98

PROJECT NO.
XXXXX

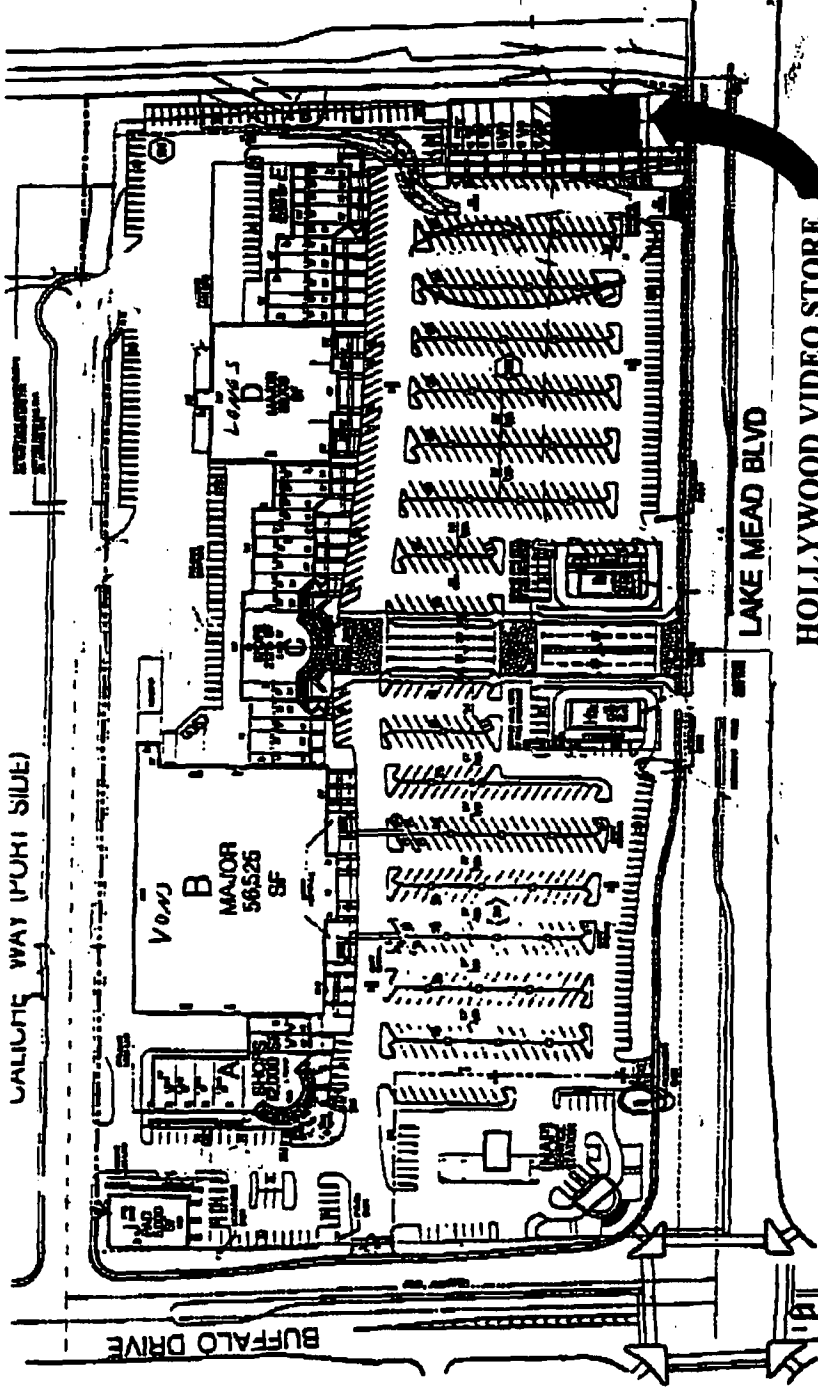
L.V./BUFFALO

LAKE MEAD BLVD
LAS VEGAS, NV
89101

PROJECT TITLE

DATE
01/27/98

DATE
02/09/98



HOLLYWOOD VIDEO STORE

LAKE MEAD BLVD

VALIENTE WAY (PCH SIDE)

BUFFALO DRIVE

A PROJECT FOR .
COMMERCIAL PROJECT .
NEO OF LAKE MEAD BLVD & BUFFALO ROAD
LAS VEGAS



SITE PLAN

U-0080-00
7-13-00 PC

STAFF



(U-0080-00) from west side of site looking easterly at store location

City of Las Vegas

Agenda Item No. 129

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: AUGUST 16, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SPECIAL USE PERMIT - PUBLIC HEARING - U-0095-00 - LVS GROUP - Request for a Special Use Permit FOR THE SALE OF PACKAGED LIQUOR IN CONJUNCTION WITH AN APPROVED RETAIL STORE (WALMART SUPERCENTER) on the southeast corner of the intersection of Charleston Boulevard and Decatur Boulevard (APN: 162-06-110-001 through 006 and 162-06-103-001), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald). The Planning Commission (5-0 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****1****RECOMMENDATION:**

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

BACKUP DOCUMENTATION:

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

MOTION:

M. McDONALD - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY PAUL LARSEN, Lionel, Sawyer, and Collins, 300 South Fourth Street, appeared representing the developer. He agreed with the conditions and clarified with DAVID PETROVICH, Current Planning Supervisor, Planning and Development Department, that Condition No. 4 requires that the standards be met solely as set by the prior approval for the subject site and the prior Special Use Permit for the Wal-Mart Supercenter.

No one appeared in opposition.

**Agenda Item No. 129**

CITY COUNCIL MEETING OF AUGUST 16, 2000
Planning & Development
Item 129 – U-0095-00

MINUTES - Continued:

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

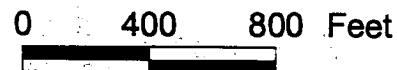
(3:40 – 3:41)

5-258

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.



U-0095-00 - Page One
August 16, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Special Use Permit for the sale of packed liquor in conjunction with an approved retail store (Walmart Supercenter) on the southeast corner of the intersection of Charleston Boulevard and Decatur Boulevard.

BACKGROUND DATA

06/21/00 The City Council approved a Site Development Plan Review [Z-0048-61(6) and Z-0075-62(16)] for the overall commercial center on this site, which included the Walmart Super Center.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	P-R (Professional Office and Parking)	Office
	C-1 (Limited Commercial)	Commercial
South	R-PD12 (Residential Planned Development – 12 Units Per Acre)	Multi-Family
East	P-R (Professional Office and Parking)	Office
	C-1 (Limited Commercial)	Office
West	C-1 (Limited Commercial)	Commercial

ANALYSIS & FINDINGS

ZONING

Staff finds the proposed package liquor sales in conjunction with a retail store are permitted in the C-1 (Limited Commercial) 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 was amended on June 21, 2000 by Ordinance No. 5234 to allow retail uses greater than 50,000 square feet to be exempt from the minimum distance separation requirement. Staff finds the proposed sale of package liquor in conjunction with the proposed retail store (Walmart Super Center) can be conducted in a manner that is harmonious and compatible with the development in the area and recommends approval of this request.

U-0095-00 - Page Two
August 16, 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 package liquor will be an accessory use to the proposed retail 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 package liquor will be located within a proposed 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 package liquor will be located in a proposed commercial building that will have adequate access to Charleston Boulevard and Decatur Boulevard.

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 package liquor will not compromise the public health, safety and welfare.

NOTICES MAILED 624 by City Clerk

APPROVALS 0

PROTESTS 0

U-0095-00 - Page Three

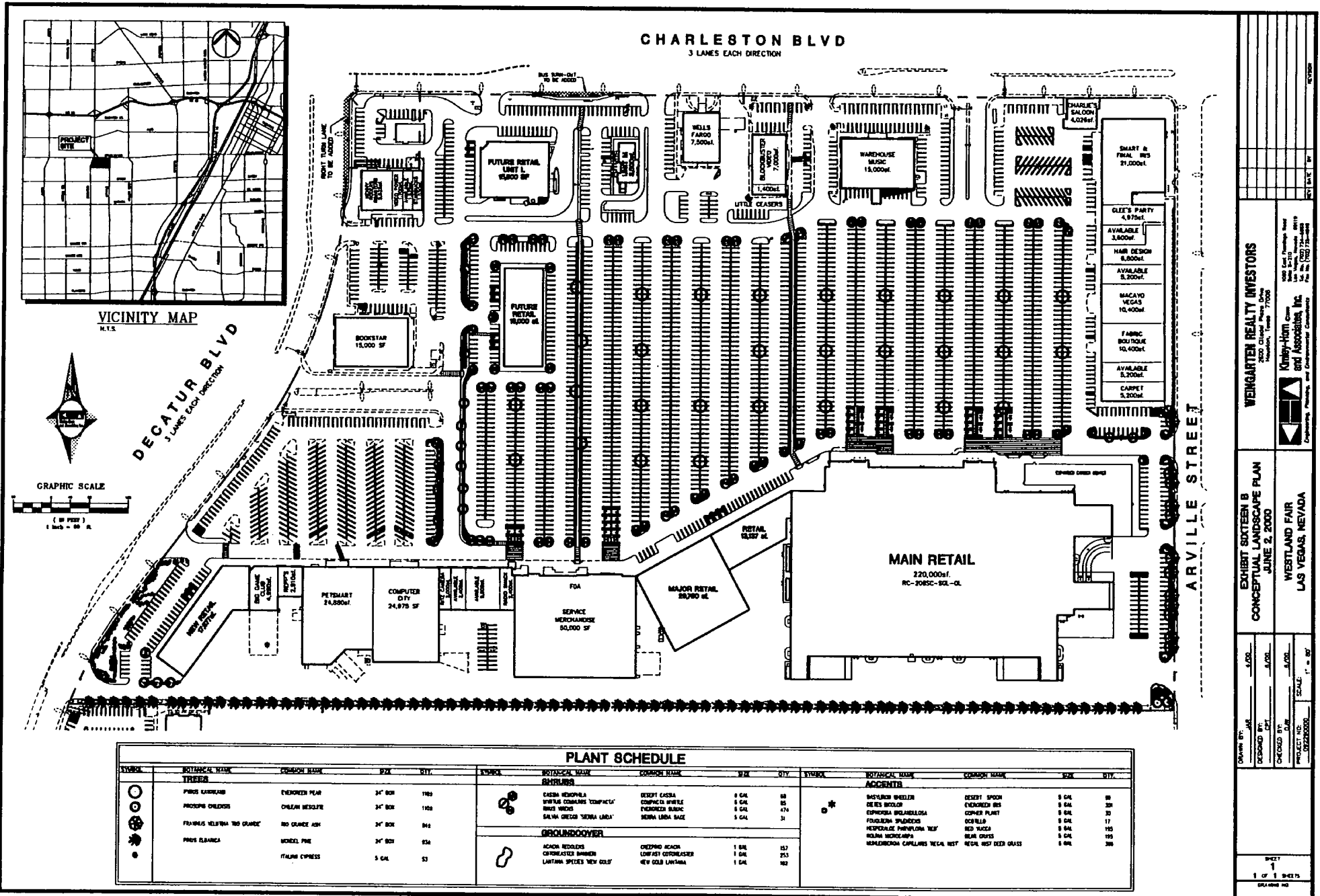
August 16, 2000 City Council Meeting

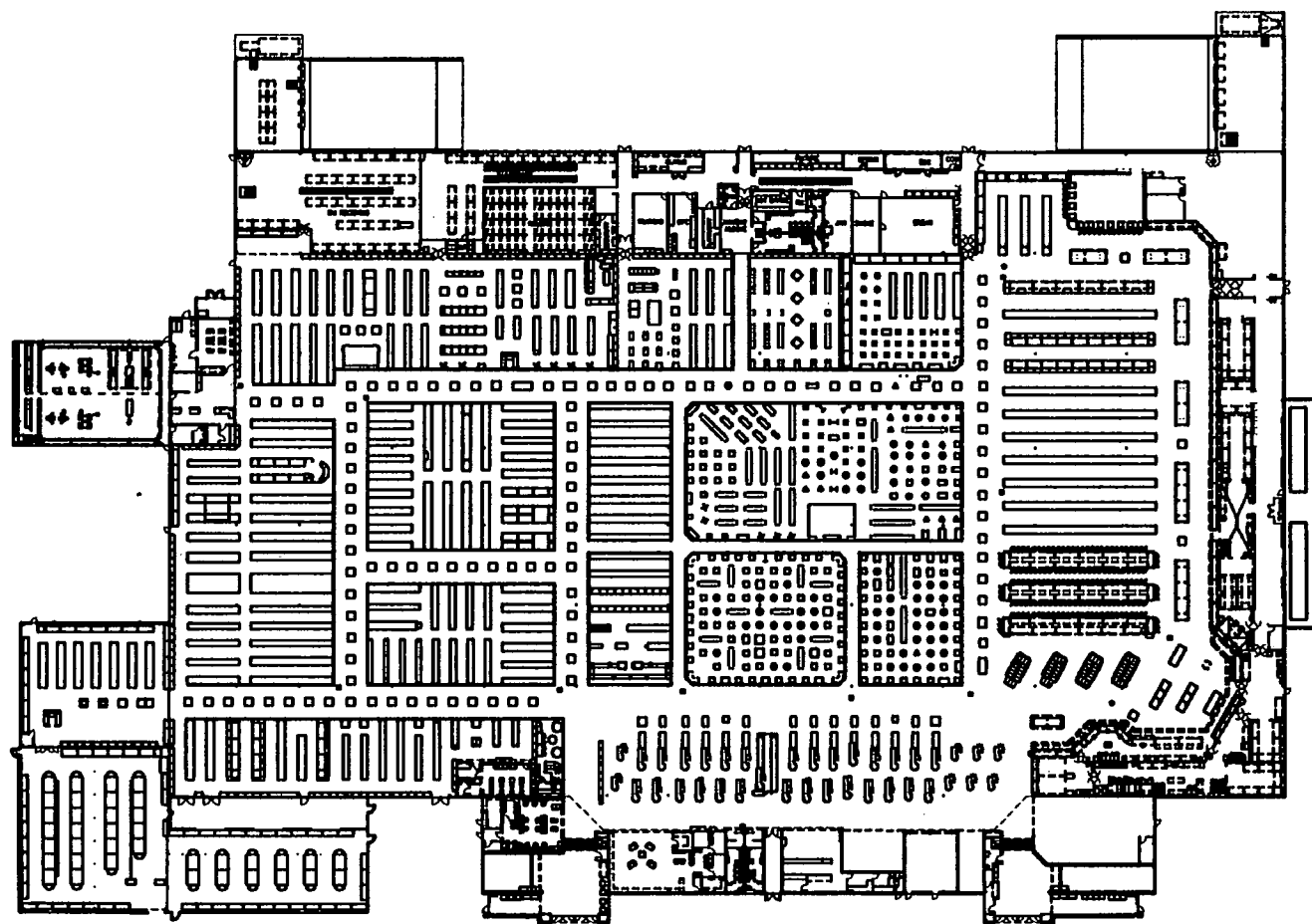
AGENCY COMMENTS

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

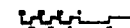
STAFF

U-0095-00
7-27-00 PC





STAFF U-0095-00
7-27-00 PC



**Kinley-Horn
and Associates, Inc.**

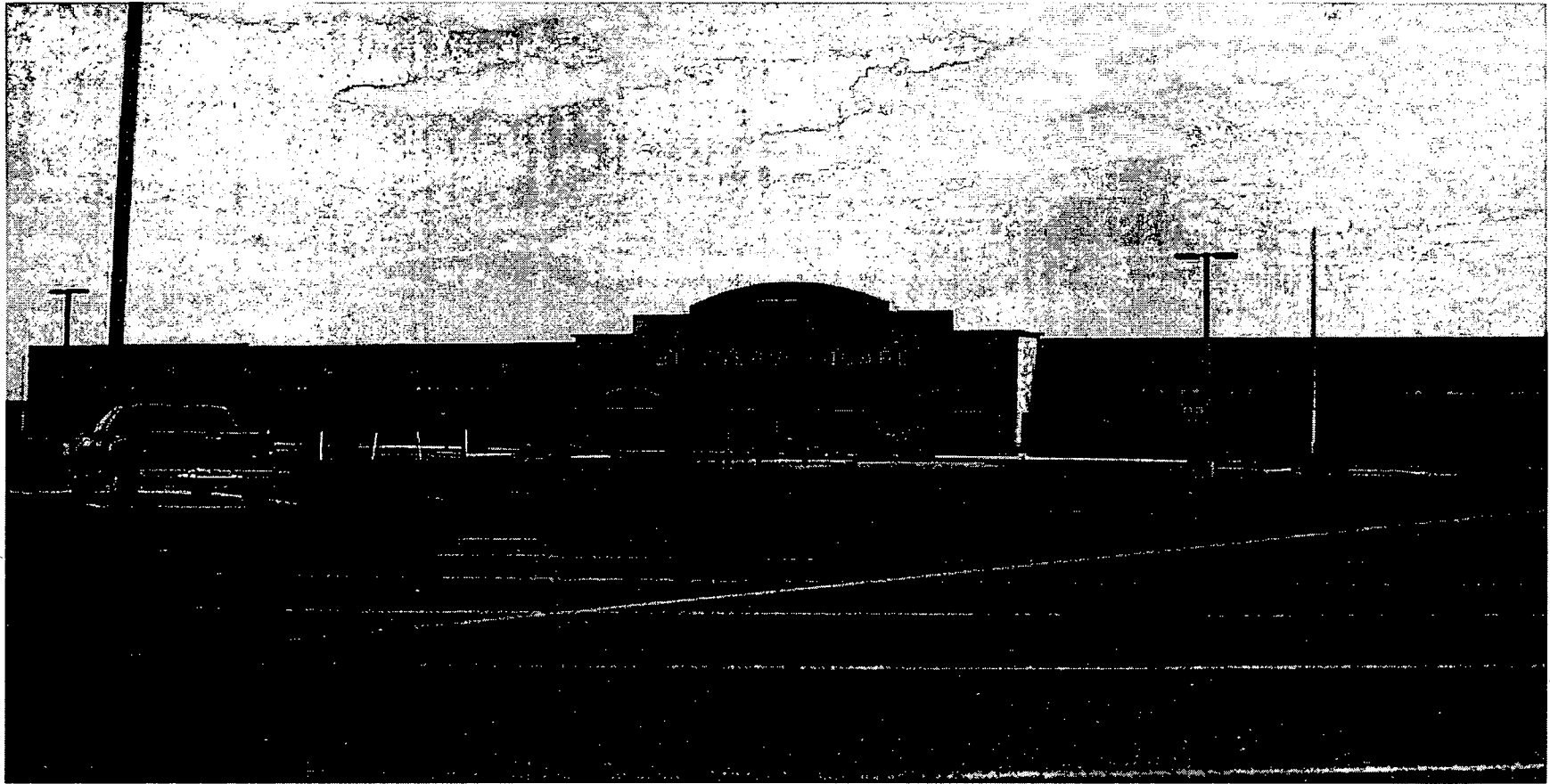
*Engineering
Planning
and
Environmental
Consultants*

Suite 5-210
1050 East Flamingo Rd
Las Vegas, Nevada
89119
Tel. (702) 734-5666
Fax (702) 735-4949

NO.	REVISION	BY	DATE

PREPARED BY CHECKED BY DATE SCALE	WAL-MART FLOOR PLAN PC-200002-001-01 (22/01/00)	1" = 30' 1" = 30' 1" = 30' 1" = 30'
LAS VEGAS, NEVADA CLARK COUNTY, NEVADA WEST CENTRAL SITE		1" = 30' 1" = 30' 1" = 30' 1" = 30'

1 1 OF 1 SHEETS



U-0095-00 - LVS GROUP
SOUTHEAST CORNER OF THE INTERSECTION OF CHARLESTON BOULEVARD AND DECATUR
BOULEVARD
JULY 27, 2000 PLANNING COMMISSION

NOTICE OF PUBLIC HEARING**SPECIAL USE PERMIT**

FRANKS LILA M & STEVEN LEE
5104 LYTTON AVE
LAS VEGAS NV 89146-1445

MEETING: CITY COUNCIL
DATE: AUGUST 16, 2000
TIME: 1:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
CITY HALL
400 STEWART AVENUE
LAS VEGAS, NEVADA

U-0095-00

REQUEST BY LVS GROUP FOR A SPECIAL USE PERMIT FOR THE SALE OF PACKAGED LIQUOR IN CONJUNCTION WITH AN APPROVED RETAIL STORE (WALMART SUPERCENTER) ON THE SOUTHEAST CORNER OF THE INTERSECTION OF CHARLESTON BOULEVARD AND DECATUR BOULEVARD (APN: 162-06-110-001 THROUGH 006 AND 162-06-103-001), C-1 (LIMITED COMMERCIAL) ZONE, WARD 1 (M. McDONALD).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

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



I have no objection to the above request.

Lila M. Franks

BARBARA JO RONEMUS
CITY CLERK

RECEIVED
CITY CLERK
2000 AUG 10 A 10:39

SEE LOCATION MAP ON REVERSE SIDE

Support

129

City of Las Vegas

Agenda Item No. 130

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: AUGUST 16, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:****REZONING - PUBLIC HEARING - Z-0049-00 - CLARK COUNTY SCHOOL**

DISTRICT - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-V (Civic) and a Site Development Plan Review with a Waiver of Landscaping Requirements TO ALLOW A 7,622 SQUARE FOOT ADDITION TO AN EXISTING 47,554 SQUARE FOOT ELEMENTARY SCHOOL on 8.19 Acres located at 4100 Thom Boulevard, (APN: 138-01-802-001), Ward 6 (Mack). The Planning Commission (3-0-2 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 (3-0-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to conditions and deleting Condition No. 1 – **UNANIMOUS** with M. McDONALD not voting

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

CAROL BAILEY, 4828 South Pearl, appeared on behalf of the applicant. She presented an improved drawing of an addition to the existing school.

NOTE: COUNCILMAN MACK requested that the Clark County School District keep the City informed about potential school sites, especially due to the recent allegations against the City regarding a school site in the Northwest.

*City of Las Vegas***Agenda Item No.: 130**

CITY COUNCIL MEETING OF AUGUST 16, 2000
Planning & Development
Item 130 – Z-0049-00

MINUTES - Continued:

DAVID PETROVICH, Current Planning Supervisor, Planning and Development Department, recommended the deletion of Condition No. 1 given that the school is already in existence.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

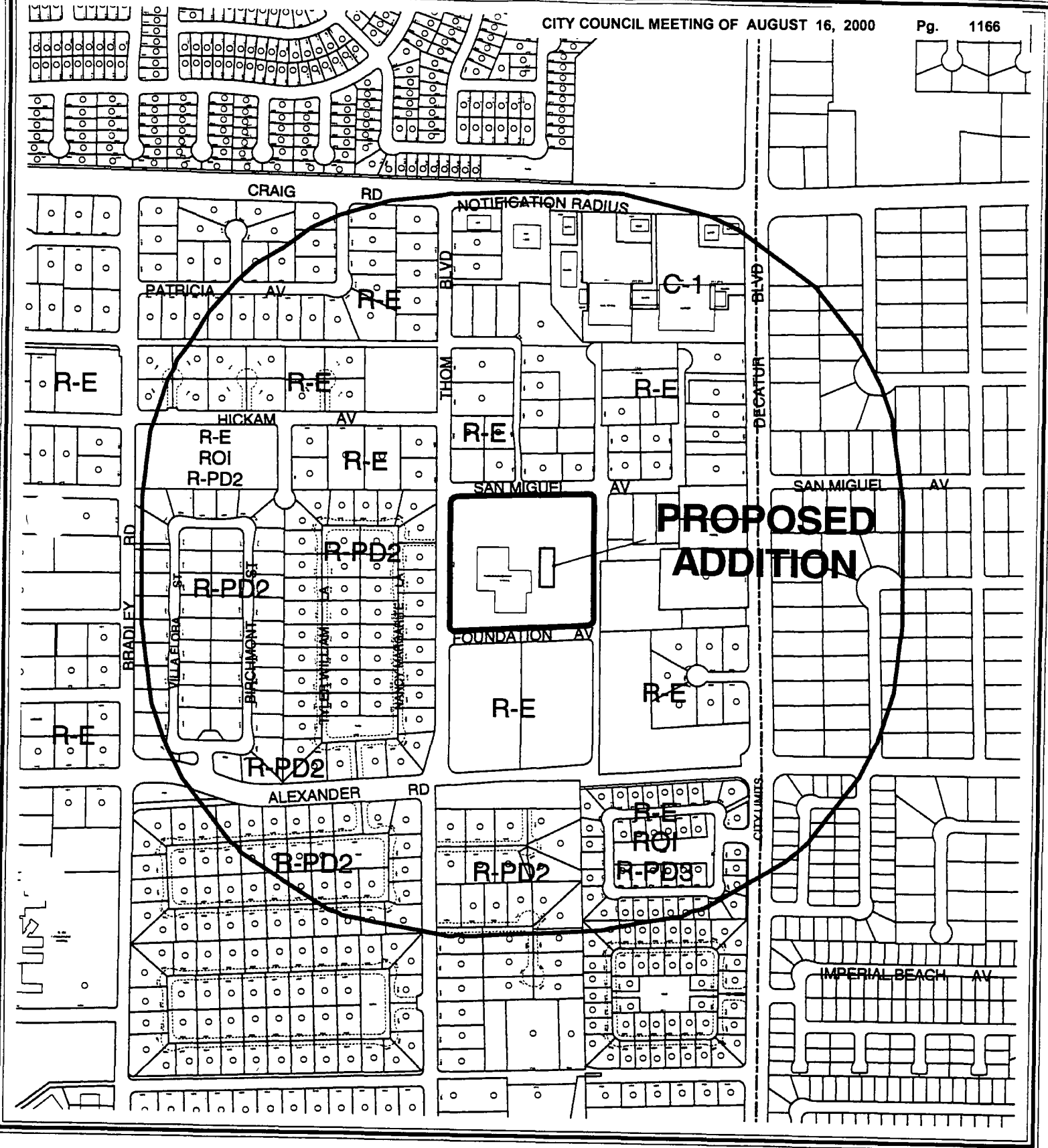
(3:43 – 3:46)

5-362

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Conformance to the site plan and elevations as submitted.
3. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from abutting streets (excluding single family development).
5. All City Code requirements and design standards of all City departments must be satisfied.



CASE: Z-0049-00

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

0 400 800 Feet



Z-0049-00 - Page One
August 16, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Site Development Plan Review for a proposed 7,622 square foot addition and for a Rezoning from R-E (Residence Estates) to C-V (Civic) on an 8.19 acres site located at 4100 Thom Boulevard. The site is currently occupied by an existing 47,554 square foot elementary school.

BACKGROUND DATA

No background zoning data could be obtained for this property.

DETAILS OF APPLICATION REQUEST

Site Area:	8.19	Acres
Building Area (Existing):	47,554	Square Feet
Building Area (Proposed):	7,622	Square Feet
Building Height:	19	Feet
Parking Provided:	54	Spaces (including 2 handicap accessible)

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-E (Residence Estates)	Single-Family Residential
East	R-E (Residence Estates)	Undeveloped
South	R-E (Residence Estates)	Undeveloped
West	R-PD2 (Residential Planned Development 2 Units per acre)	Single-Family Residential

Three driveways on Foundation Avenue and one driveway on Thom Boulevard provide access to the site. The existing school is located toward the southwest corner of the site with the new addition proposed for the east side of the building. There are two parking area along the southern and western property lines.

Landscaping is provided throughout the site with a large turf area provided to the east of the school. The elevations of the school addition depict a building that is compatible with the existing school in both color and architectural style.

Z-0049-00 - Page Two
August 16, 2000 City Council Meeting

ANALYSIS & FINDINGS

GENERAL PLAN

The subject site is currently designated PF (Public Facility) on the Northwest Sector Plan of the General Plan. Staff finds the proposed zoning is consistent with the General Plan designation.

ZONING

Staff finds the proposed C-V (Civic) zone will allow the existing school that is on the site. Approval of this request will result in making the existing school a conforming use under the General Plan and the Zoning Code. This request will not have a detrimental effect on the surrounding neighborhood or provide any negative effects on the existing street network.

SITE PLAN

The site plan as submitted is for a 7,622 square foot addition to an existing school. The addition is interior to the site so it will have little or no effect on the existing neighborhood. Because this is an existing elementary school and the addition is minor, staff is not requesting any additional landscaping or parking with this proposal.

FINDINGS

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

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

The subject site is currently designated PF (Public Facility) on the Northwest Sector Plan Map. The requested zoning to C-V (Civic) zoning will be consistent with the requested General Plan Designation.

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

Staff finds the proposed C-V (Civic) zoning is compatible with the adjacent residential land uses. Furthermore, the overall use of the property is remaining the same.

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

Staff finds the proposed rezoning is consistent with the existing use on the site, and with the existing adjacent residential zoning and land uses.

Z-0049-00 - Page Three
August 16, 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 the existing streets surrounding the site adequate for the existing school. Both Thom Boulevard and Foundation Avenue are 60-foot wide collector streets. Furthermore, the school is one block away from Alexander Road, which is a 100-foot primary arterial roadway as described in the Master Plan of Streets and Highways.

NOTICES MAILED 302 by Planning Department

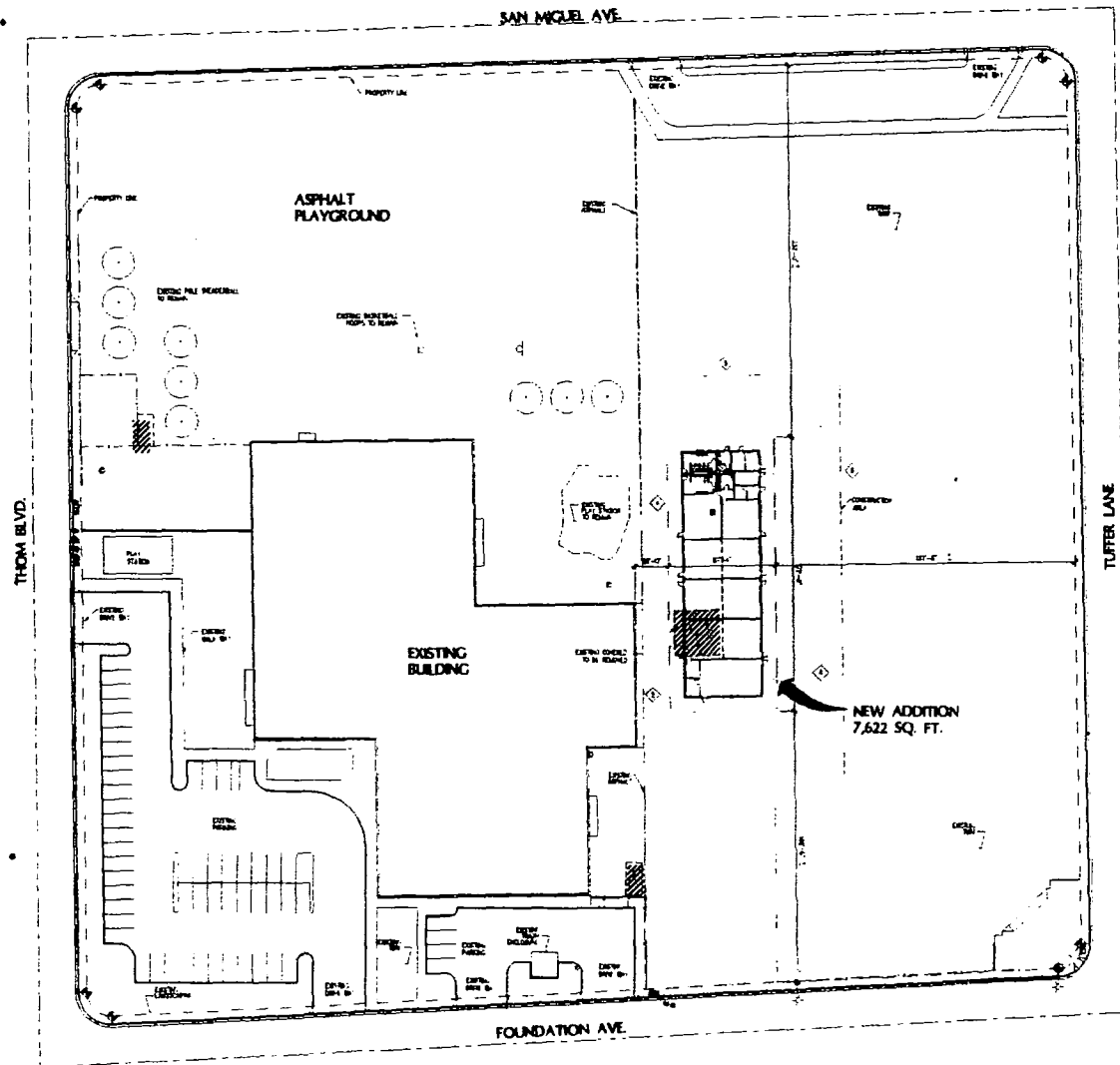
APPROVALS 0

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	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

Z-0049-00
7-27-00 PC



ARCHITECTURAL SITE PLAN
SCALE 1"=30'-0"



TEST

1. Press **END** key for an **END** key. Press **END** key for an **END** key.
2. Press **END** key for an **END** key. Press **END** key for an **END** key.
3. Press **END** key for an **END** key. Press **END** key for an **END** key.
4. Press **END** key for an **END** key. Press **END** key for an **END** key.
5. Press **END** key for an **END** key. Press **END** key for an **END** key.
6. Press **END** key for an **END** key. Press **END** key for an **END** key.
7. Press **END** key for an **END** key. Press **END** key for an **END** key.
8. Press **END** key for an **END** key. Press **END** key for an **END** key.
9. Press **END** key for an **END** key. Press **END** key for an **END** key.
10. Press **END** key for an **END** key. Press **END** key for an **END** key.

GENERAL CONSTRUCTION NOTES

- [illegible]

GENERAL NOTES

THIS CONTRACT IS FOR REFERENCE ONLY. REFER TO YOUR CONTRACT FOR ALL INFORMATION REGARDING A DETAILS.

CONTRACTOR TO VISIT SITE PRIOR TO BID TO DISCUSS/ASK SITE CONDITIONS.

ALL CONSTRUCTION PERMITS WILL BE OBTAINED BY TOWN/LOCAL PROPERTY. EXCEPT WITHIN THE ESTABLISHED CONSTRUCTION AREA.

THIS IS AN EXEMPTATORY SCHEDULE, THAT WILL BE IN ACCORDANCE WITHIN CONSTRUCTION. THE DURATION FOR A 24-HOUR CONSTRUCTION SCHEDULE. THIS WILL BE ALL INFORMATION TO BE OBTAINED IN PARTIAL OF THE CONTRACT. IN ACCORDANCE WITH LOCALS BE BEING WITHIN THE CITY OF PUEBLO, COLORADO. INFORMATION IS REQUESTED TO BE PROVIDED TO BE ABOUT THE CHALLENGER. CHALLENGER ACCESS UNRESTRICTED. THIS WILL BE ALLOWED.

PROJECT DATA

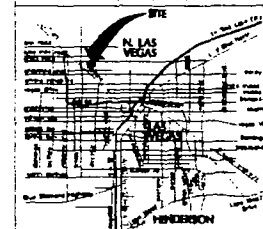
AREAS

LOT AREA	8.19 ACRES
EXISTING BUILDING AREA	47,554 S.F.
NEW ADDITION	7,622 S.F.
TOTAL:	<u>55,176 S.F.</u>

PARTICULARS:

HANDICAPPED SPACES : 7 SPACE
PROVIDED: 54 SPACE

VICINITY MAP



CLARK COUNTY SCHOOL DISTRICT

STANFORD UNIVERSITY
100 TROMBLY BLVD.
LAS VEGAS, NEVADA 89104

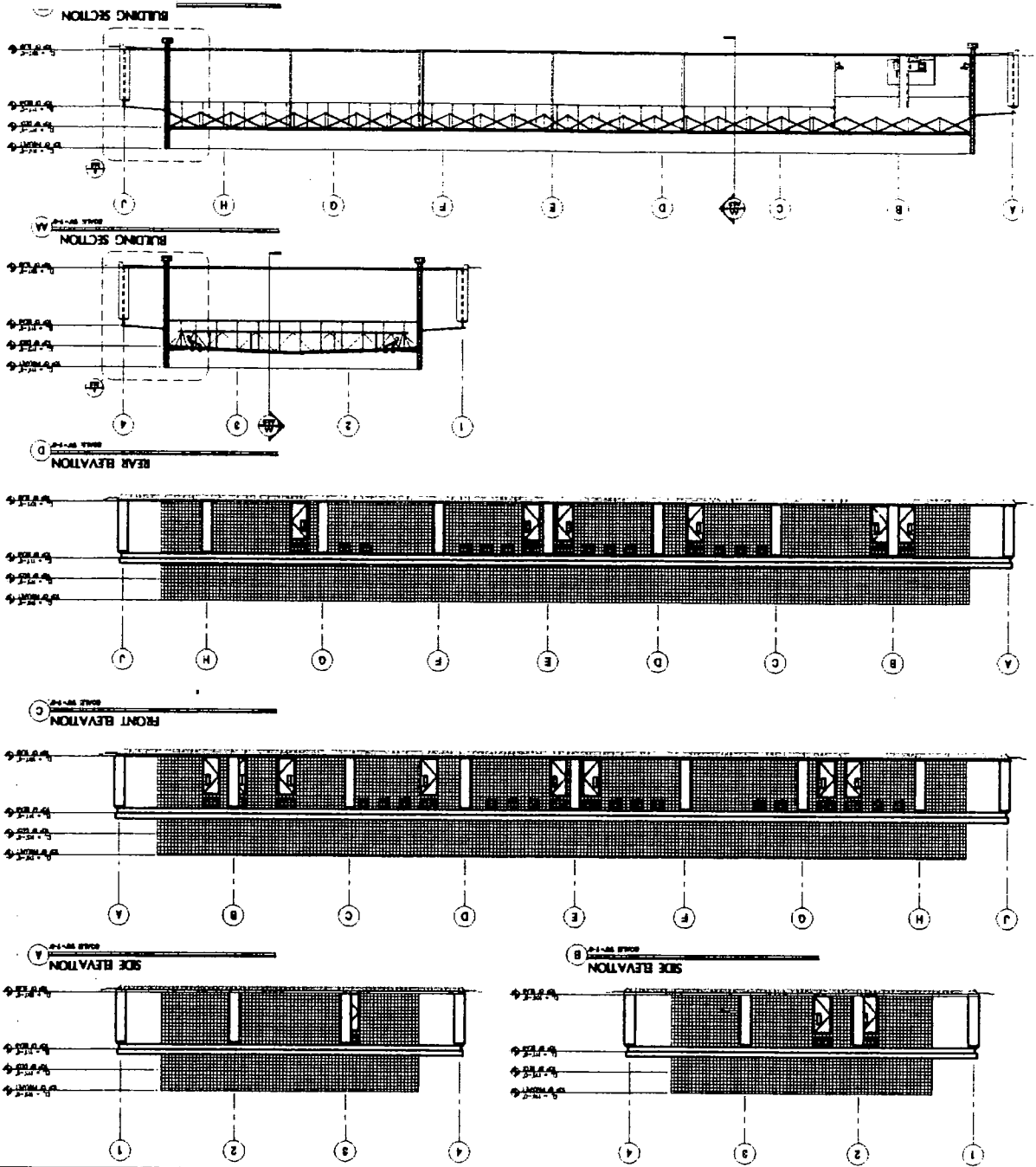
PARSON ELEMENTARY SCHOOL
CCED PROJECT 2022

ARCHITECTURAL SITE PLAN

ACHH

STAFF

Z-0049-00
7-27-00 PC



- KEY NOTES**
1. "FUTURE" SHALL BE USED FOR ALL FUTURE WORK.
 2. "EXISTING" SHALL BE USED FOR ALL EXISTING WORK.
 3. "REMOVE" SHALL BE USED FOR ALL WORK TO BE REMOVED.
 4. "REPAIR" SHALL BE USED FOR ALL WORK TO BE REPAIRED.
 5. "REPLACE" SHALL BE USED FOR ALL WORK TO BE REPLACED.
 6. "INSTALL" SHALL BE USED FOR ALL WORK TO BE INSTALLED.
 7. "CONSTRUCT" SHALL BE USED FOR ALL WORK TO BE CONSTRUCTED.
 8. "DEMOLISH" SHALL BE USED FOR ALL WORK TO BE DEMOLISHED.
 9. "ABANDON" SHALL BE USED FOR ALL WORK TO BE ABANDONED.
 10. "PRESERVE" SHALL BE USED FOR ALL WORK TO BE PRESERVED.
 11. "PROTECT" SHALL BE USED FOR ALL WORK TO BE PROTECTED.
 12. "MAINTAIN" SHALL BE USED FOR ALL WORK TO BE MAINTAINED.
 13. "MONITOR" SHALL BE USED FOR ALL WORK TO BE MONITORED.
 14. "TEST" SHALL BE USED FOR ALL WORK TO BE TESTED.
 15. "INSPECT" SHALL BE USED FOR ALL WORK TO BE INSPECTED.
 16. "APPROVE" SHALL BE USED FOR ALL WORK TO BE APPROVED.
 17. "SIGN" SHALL BE USED FOR ALL WORK TO BE SIGNED.
 18. "SEAL" SHALL BE USED FOR ALL WORK TO BE SEALED.
 19. "STAMP" SHALL BE USED FOR ALL WORK TO BE STAMPED.
 20. "RECORD" SHALL BE USED FOR ALL WORK TO BE RECORDED.
 21. "FILE" SHALL BE USED FOR ALL WORK TO BE FILED.
 22. "INDEX" SHALL BE USED FOR ALL WORK TO BE INDEXED.
 23. "SEARCH" SHALL BE USED FOR ALL WORK TO BE SEARCHED.
 24. "FIND" SHALL BE USED FOR ALL WORK TO BE FOUND.
 25. "LOCATE" SHALL BE USED FOR ALL WORK TO BE LOCATED.
 26. "IDENTIFY" SHALL BE USED FOR ALL WORK TO BE IDENTIFIED.
 27. "CLASSIFY" SHALL BE USED FOR ALL WORK TO BE CLASSIFIED.
 28. "CATEGORIZE" SHALL BE USED FOR ALL WORK TO BE CATEGORIZED.
 29. "GROUP" SHALL BE USED FOR ALL WORK TO BE GROUPED.
 30. "ORGANIZE" SHALL BE USED FOR ALL WORK TO BE ORGANIZED.
 31. "SYSTEMATIZE" SHALL BE USED FOR ALL WORK TO BE SYSTEMATIZED.
 32. "METHODIZE" SHALL BE USED FOR ALL WORK TO BE METHODIZED.
 33. "Simplify" SHALL BE USED FOR ALL WORK TO BE SIMPLIFIED.
 34. "Clarify" SHALL BE USED FOR ALL WORK TO BE CLARIFIED.
 35. "Simplify" SHALL BE USED FOR ALL WORK TO BE SIMPLIFIED.
 36. "Clarify" SHALL BE USED FOR ALL WORK TO BE CLARIFIED.
 37. "Simplify" SHALL BE USED FOR ALL WORK TO BE SIMPLIFIED.
 38. "Clarify" SHALL BE USED FOR ALL WORK TO BE CLARIFIED.
 39. "Simplify" SHALL BE USED FOR ALL WORK TO BE SIMPLIFIED.
 40. "Clarify" SHALL BE USED FOR ALL WORK TO BE CLARIFIED.

SANDBERG, GROPE ARCHITECTS

CLARK COUNTY SCHOOL DISTRICT

CCSD PROJECT 0862

ELEVATION AND SECTION PLAN

NOT FOR CONSTRUCTION

95 % SUBMITTAL

DATE: 7/27/00

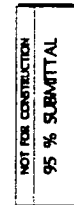
BY: [Signature]

FOR: [Signature]

DATE: 7/27/00

BY: [Signature]

FOR: [Signature]

[illegible]

ALAN WATTS TERENCE MCKENNA

Z-0049-00
7-27-00 PC

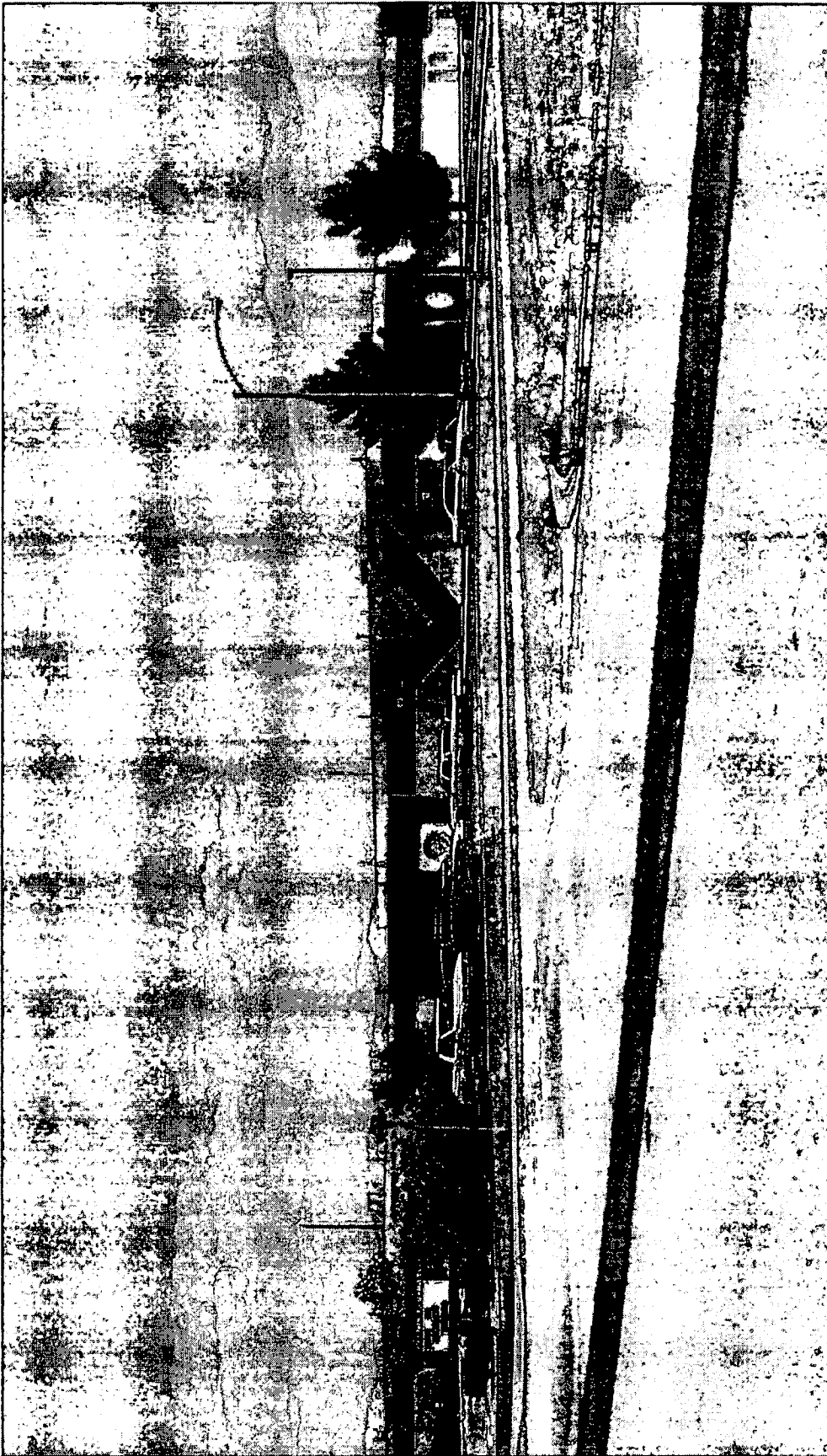
SANDBERG GROUP ARCHITECTS

CLARK COUNTY SCHOOL DISTRICT

(NEW) PARSONS, TROY, INDIANAPOLIS 46202-1000 FAX 317/254-8312

**PARSON ELEMENTARY SCHOOL
CCSD PROJECT 0862**

FLOOR PLAN



Z-0049-00 - CLARK COUNTY SCHOOL DISTRICT
4100 THOM BOULEVARD
JULY 27, 2000 PLANNING COMMISSION



Z-0049-00 - CLARK COUNTY SCHOOL DISTRICT
4100 THOM BOULEVARD
JULY 27, 2000 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 131

AGENDA SUMMARY PAGE**CITY COUNCIL MEETING OF: AUGUST 16, 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-0027-95(1), U-0041-95(1), U-0140-97(1), U-0081-00, U-0088-00, U-0090-00, U-0091-00, U-0094-00, VAC-0017-00, VAC-0019-00, VAC-0020-00, VAC-0022-00, V-0013-00, V-0020-00 – 9/6/00 Agenda

(3:46)

5-454

*City of Las Vegas***AGENDA SUMMARY PAGE****CITY COUNCIL MEETING OF: AUGUST 16, 2000**

DEPARTMENT: CITY CLERK**DIRECTOR: BARBARA JO (RONI) RONEUS** ☐ **CONSENT** ☐ **DISCUSSION****SUBJECT:****ADDENDUM:****CITY ATTORNEY - DISCUSSION**

71-A. Discussion and possible action to approve assignment of parking garage lease from Lady Luck Gaming Corporation to its operating company, Gemini, Inc.

See Page 71-A

City of Las Vegas

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: AUGUST 16, 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.

MINUTES:

ANTHONY CHACON, President and Founder of "Vencedores" Community Services, 5525 Charleston Boulevard, submitted documentation about his organization and himself. He indicated that the organization is a non-profit organization serving Las Vegas that provides two free meals a day six days a week to youth in need up to 18 years of age. After surveying the community, he realized that there is an immense need for education and job training in this community, and that there are a lot of youth involved in drugs and gangs. Many of these youngsters are Hispanics that are not allowed to seek help because their parents are afraid of Immigration or because of the language barrier. Therefore, he is working with the United Way on a donation of computers to set up a computer-training program to provide free classes to the community. The next step is to set up a rehabilitation center.

MAYOR GOODMAN advised MR. CHACON to contact SHARON SEGERBLOM, Director, Neighborhood Services Department, to obtain information on the Community Development Block Grant Program application process and how he can obtain funding for his facility.

(3:46 - 3:52)

5-463

THE MEETING ADJOURNED AT 3:52 P.M.

"VENCEDORES" COMMUNITY SERVICES

I Anthony M. Chacon was drawn to Las Vegas, Nevada after visiting a church in the community where I became overwhelmed with the need of education and the lack of job training availability.

The purpose of Vencedores is to give the community the opportunity to fulfill the needs of education and job training. Our purpose is to show that the lack of knowledge devastates many families and holds them in a world of a limited lifestyle. In the community drugs and gangs are not the problem. It is just an easy way out and we're here to make a difference. I believe many families desire to change their life styles and find a better way of living, yet they do not know how and are unable to do it. Vencedores is here to show them the way to a better and successful life.

vencedores goals are to instruct the community to grow in a better family environment and to achieve their goals through education and job skills they need to be successful in life. Together we can and will make a difference for the community. I believe together we can exceed to meet our goal in achieving the help that our community needs to be successful in accomplishing a better style of living.

I was born in East Los Angeles and educated at Belmont High School and L. A. Valley College with a major in Sociology. I am Federally Certified to work J.T.P.A. programs.

I started working with L. A.U.S.D. as an Assistant Youth Counselor with East Los Angeles Occupational Center. I also worked as an Assistant Coordinator for Jordan Lock Community Adult School for the Amnesty Preparation and Citizenship Program within the Hispanic community.

As the Coordinator of the J.T.P.A. Program funded by the County of Los Angeles and designed for senior citizens of the N.C.O.A. Organization, I took the initiative to translate all J.T.P.A. documents from English to Spanish in order to serve the monolingual population. As the Director of the J.T.P.A. Program funded by the City of Los Angeles Community Development Department for the M.A.O. F., I assisted in writing the proposals for federal funds and O.J.T. Contracts.

I provided free legal services to help the community, was a member of the L.B.A. also L.A.J.C.C. and the Montebello Lions Club.

Currently I am on the Board of Directors for Latinos for Social Justice. I am a Board Member for the Palmdale Hispanic Chamber of Commerce, and on the Board of Directors for Mexican-American Political Association (M.A.P.A.), and Director of the Community Social Action for M.A.P.A. Palmdale Chapter.



Certificate of Achievement

*The Community Development Department
Youth and Employment Services Division*

May it be known that

Anthony M. Chacon

has successfully completed the Job Training Partnership Act (JTPA)
Management Information System (MIS) training
and
is authorized to certify JTPA documents

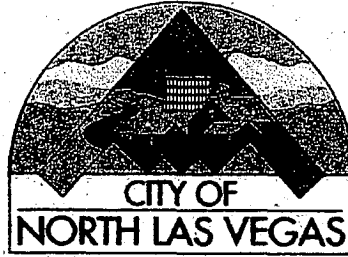
on this 12th day of December 19 90

Susan Cleere Flores

Susan Cleere-Flores, Director
Youth and Employment Services Division

Mayor
Michael L. Montandon

Council Members
William E. Robinson
John K. Rhodes
Stephanie S. Smith
Shari Buck



City Manager
Patrick Importuna

Assistant City Managers
Kurt Fritsch
Michele F. Richardson

Your Community of Choice

2200 Civic Center Drive • North Las Vegas, Nevada 89030-6307
Telephone: (702) 633-1336 • Fax: (702) 649-1302
www.cityofnorthlasvegas.com

June 19, 2000

Mr. Anthony M. Chacon
Movimiento Pentecostal Independiente, Inc.
4425 E. Stewart
Suite 109, 110
Las Vegas, NV 89110

Dear Mr. Chacon:

The City of North Las Vegas supports Movimiento Pentecostal Independiente in their endeavor to establish a Workforce Investment Act one-stop career center. The Workforce Investment Act furnishes the framework for a national workforce preparation and employment system designed to meet the needs of the nation's businesses and job seekers.

Such a program is essential to the overall strength of Southern Nevada employment. The City wishes Movimiento Pentecostal Independiente much prosperity with their program. If you require any additional information or if you have any questions, I can be reached at (702) 633-1336.

Sincerely,

William Robinson
Mayor Pro Tempore

City of Las Vegas

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: AUGUST 16, 2000

NOTES AND DIRECTIVES:

MAYOR GOODMAN directed the City Manager to ask Metro to conduct an investigation as to the allegations concerning the Sportspark issue. (See Item NO. 72)

COUNCILMAN BROWN requested that the three Sportspark partners fully disclose all documentation to the City Auditor and that MR. SCHLESINGER provide the City Auditor with any information in his possession that would be pertinent for full disclosure as it relates to the operation of Sportspark. (See Item No. 72)

(10:03 – 12:03)

1-1657/2-1

COUNCILMAN WEEKLY indicated that the public does not fully understand the pre-qualification process. He directed MR. VINCENT to schedule a workshop in the near future on the process of applying for Federal funding and what are the requirements that the City of Las Vegas looks for when requesting a bid. This might make it easier for the Council, as well as for the public, so as not to send messages that the City is playing favoritism to a specific contractor. (See Item No. 76)

(12:06 – 12:52)

2-3271/3-1

COUNCILMEN BROWN and WEEKLY directed the City Manager to open a dialogue regarding a policy for dedicating or allocating funds available, due to land sales, efficiencies or projects coming in under budget and to bring it back at a later City Council meeting. CITY MANAGER VALENTINE confirmed that the policy will include all discretionary funds from sales or savings. (See Item No. 80)

(12:56 – 1:05)

3-1463

MAYOR GOODMAN directed CITY MANAGER VALENTINE to devise a procedure to find out who all of the principals are in the various corporations that appear before the City Council, because he fears acting on a matter in which a person having interest in that corporation might have a partnership interest with him in another corporation. Having the applicant disclose on the application whether any member of the City Council has an interest is not sufficient. CITY MANAGER VALENTINE indicated that the current procedure would be reviewed. (See Item No. 98)

(2:10 – 2:15)

4-211

City of Las Vegas

CITY COUNCIL MEETING AUGUST 16, 2000

Notes and Directives – Continued

COUNCILMAN MACK requested that the Clark County School District keep the City informed about potential school sites, especially due to the recent allegations against the City regarding a school site in the Northwest. (See Item No. 130)

(3:43 – 3:46)

5-362